

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
(562) 590-5071



W12b

5-19-1284 (Sommerville)

October 7, 2020

EXHIBITS

Table of Contents

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – Approximate Bluff Edge Location



Laguna Beach

Pacific Coast Highway

Project Location

Three Arch Bay Beach



Project Site

Sea Cave



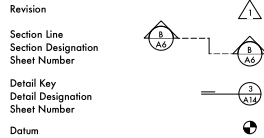
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CUSTOM RESIDENCE

3 North La Senda Drive
Laguna Beach • California • 92651

Symbols



Codes

This Project Shall Comply With The Following codes:

2016 C.B.C.	2016 C.R.C.
2016 C.E.C	2016 Cal Green Code
2016 C.M.C.	2016 Cal Energy code
2016 C.P.C.	2016 Cal Fire Code

Vicinity Map



Owner / Client

Mr. Somerville
3 North La Senda
Laguna Beach, CA 92651

Consultants

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Architect: Christian R. Light
Contact: Scott Schaffer

SURVEYOR:

Toal Engineering
139 Avenida Navarro
San Clemente, CA 92672
(949) 492-8586
Contact: Viktor Meum

T24 ENERGY ENGINEER

GMAEP, INC.
26439 Rancho Pkwy #120
San Clemente, CA 92630
(949) 267-9095
Contact: Gary Zhou

SOILS ENGINEER:

Borella Geology
1617 Hillcrest Drive
Laguna Beach, CA 92651
(949) 887-9846
Contact: Peter Borella

STRUCTURAL ENG.:

BSE, INC.
151 Kalmus Dr. East 140
Costa Mesa, CA 92626
(657) 289-0460
Contact: Thomas Burke

LIGHTING DESIGN:

RNLD, INC.
527 N. HWY 101 Suite A
Solana Beach CA 92075
(760) 942-4240
Contact: Ron Neal

Project Data

ZONING STANDARDS				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	CONFORMS (yes/no)
USE	SFD	SFD	SFD	Residential
ZONE	REC-JAB	REC-JAB	REC-JAB	Y
LOT AREA	4,000 s.f.	36,322 s.f. / 3,754 s.f. (NET)	No Change	Y
LOT WIDTH (AVG.)	70.0 ft.	41 ft.	No Change	N
LOT DEPTH (AVG.)	80.0 ft.	197.83 ft. Net	No Change	Y
LOT SLOPE (%)	N/A	9%	No Change	Y
MAX. BUILDING HEIGHT	N/A	7 ft.	No Change	Y
FRONT REAR LOT LINE	18.5 ft. above upper F.L.	22.5 ft.	No Change	N
MAX. HEIGHT FROM GRADE OR FINISHED FLOOR	19 ft.	22.5 ft.	No Change	N
SETBACKS:				
Front Yard	20 ft.	0.33 ft.	No Change	N
Rear Yard	25 ft.	12 ft.	No Change	N
Side Yard	5 ft.	5 ft.	No Change	Y
LOT COVERAGE (BSC)	35% / 3,046 S.F.	30% / 2,616 S.F.	No Change	Y
LANDSCAPE OPEN SPACE	28.3% / 2,978 S.F.	43% / 3,729 S.F.	No Change	Y
FLOOR AREA RATIO	1.3 31% / 4,549 S.F.	3.793 S.F.	3.893 S.F.	Y
PARKING	2 cover / 2 uncovered	2 cover / 2 uncovered	No Change	Y

PROJECT DATA			
DESCRIPTION	EXISTING	PROPOSED	REMODEL
LIVING AREA:			
UPPER LEVEL	1,857 s.f.	-5 s.f. / +105 s.f.	900 s.f.
LOWER LEVEL	1,263 s.f.	0 s.f.	600 s.f.
TOTAL	3,120 s.f.	+100 s.f. NET	1,500 s.f.
GARAGE	473 s.f.	0 s.f.	—
ELEVATED DECK	0 s.f.	0 s.f.	—
MECHANICAL (NON-HABIT)	0 s.f.	0 s.f.	—

SITE WORK			
GRADING (CUBIC YARDS)	OUTSIDE BUILDING FOOTPRINT	INSIDE BUILDING FOOTPRINT	POOL / SPA
CUT	0 C.Y.	0 C.Y.	5 C.Y.
FILL	0 C.Y.	0 C.Y.	0 C.Y.
NET EXPORT	0 C.Y.	0 C.Y.	5 C.Y.

IMPERVIOUS SURFACES			
EXISTING	PROPOSED	EXISTING	PROPOSED
STRUCTURE	2,022 s.f.	2,022 s.f.	19.2%
HARDSCAPE	4,450 s.f.	4,450 s.f.	42.3%
TOTAL	6,472 s.f.	6,472 s.f.	61.5%

DEMOLITION DATA			
DESCRIPTION	EXISTING	REMOVED	REMAINING
ROOF AREA:	2,022 s.f.	1,849 s.f.	8.6%
FLOOR AREA:	3,120 s.f.	15 s.f.	3,105 s.f.
TOTAL FLOOR + ROOF	5,142 s.f.	188 s.f.	4,954 s.f.
TOTAL EXTERIOR WALL	2,793 s.f.	1,564 s.f.	1,229 s.f.

EXTERIOR BUILDING LIGHTING			
EXISTING EGRESS DOORS	7	PROPOSED EGRESS DOORS	8
EXISTING FIXTURE COUNT	6	PROPOSED FIXTURE COUNT	9
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY
WALL SCONCE	3 LED		9
DOWNLIGHT	3 LED		12
DOWNLIGHT - LINEAR	4.8 / FT.	425 / FT.	1
TOTAL			22

LANDSCAPE LIGHTING			
EXISTING FIXTURE COUNT	N/A	PROPOSED FIXTURE COUNT	0
FIXTURE TYPE	WATTAGE	LUMENS	QUANTITY
NONE PROPOSED			
TOTAL			0

Legal Description

Lot : 3
Block: 14
APN : 056-180-51
Occupancy Group: R3 / U1
Number of Stories: 2 stories
Type of Construction: Type V / Non-Rated

Scope of Work

- Remodel existing two story home.
- Infill addition of existing covered Entry, converting to Bathroom.
- Replace interior/exterior finishes throughout, new doors/windows.
- Reconfigure existing pool w/new spa in existing Courtyard, replace existing hardscape throughout.

Notes

- Licensed civil engineer / architect that prepared the drainage plan shall certify that the site drainage is in substantial compliance with the approved drainage plan.
- Project shall comply with NPDES, SUSMP, and BMP requirements.
- Before digging contractor to contact Dig Alert.
- Pool construction shall implement leak prevention and detection measures.

Note: Title 24 requirements relating to energy conservation have been taken into consideration.

Sheet Index

Architectural	
G.0.1	Cover Sheet
G.0.2	Specifications 1
G.0.3	Specifications 2
G.0.4	Specifications 3
G.0.5	CalGreen & Mandatory Measures
G.0.6	Soils Recommendations 1
G.0.7	Soils Recommendations 1
AS 1.0	Site Plan
A 1.1	Lower Level and Upper Level Floor Plans
A 1.2	Roof Plan / Roof Demo Plan
A 1.3	Staking Plan
A 2.1	Front and Rear Elevations
A 2.2	Side / Courtyard Elevations
A 3.1	Proposed Sections
AD 1.0	Lower Level and Upper Level Existing/Demolition Plans
AD 2.0	Existing/Demolition Elevations
AP 1.0	Lower Level and Upper Level Floor Area Calculations
ELP	Exterior Lighting Plan
T24	
EN-0	Energy Calculations 1
EN-1	Energy Calculations 2
Civil	
TOPO	Topographic Survey

CUSTOM RESIDENCE
3 NORTH LA SENDA DRIVE
LAGUNA BEACH • CALIFORNIA • 92651

Cover Sheet

Job Number: 1821

Date:
Zoning Sub. I April 2, 2019
Zoning Sub. II May 23, 2019
Zoning Sub. III July 3, 2019
Zoning Sub. IV July 17, 2019
Building Sub. I Dec. 2, 2019



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Floor Area Calcs

Job Number: 1821
Scale: 1/4" = 1'-0"
Date:
Zoning Sub. I April 2, 2019
Zoning Sub. II May 23, 2019
Zoning Sub. III June 28, 2019
TAB Revisions Aug. 5, 2019

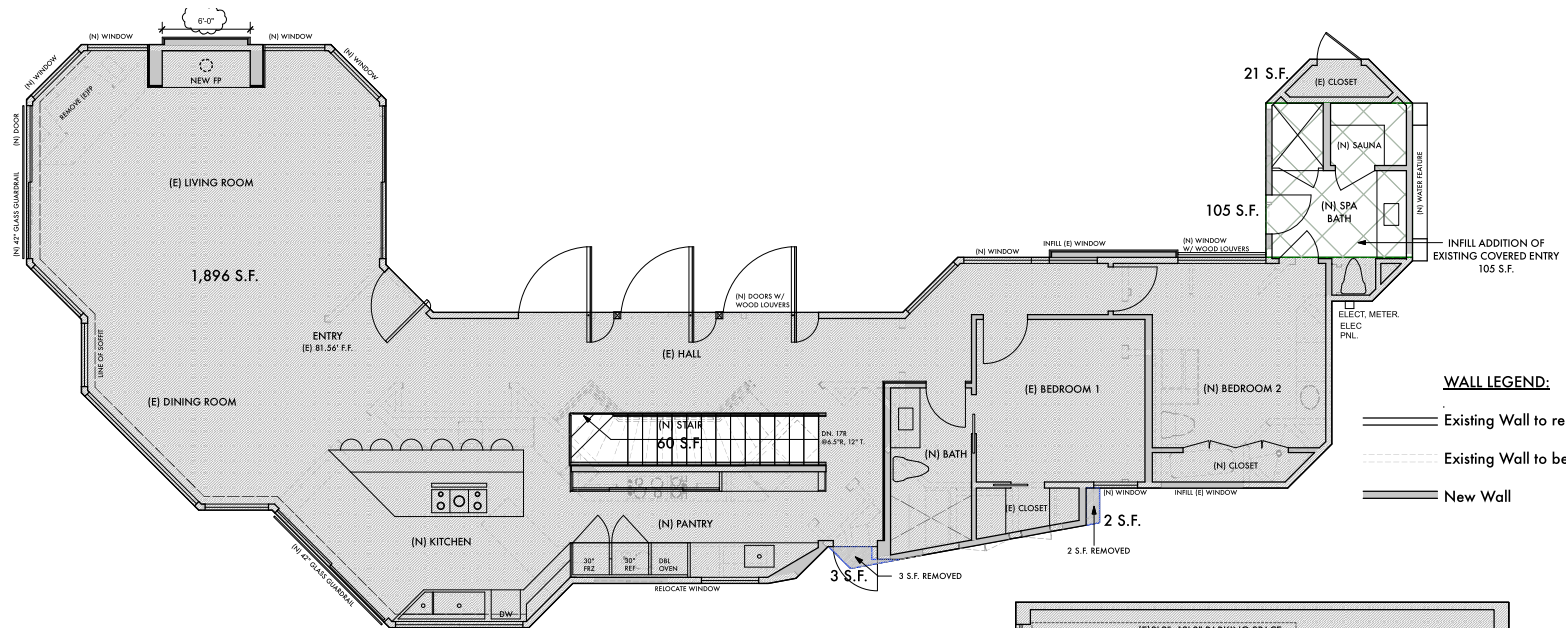
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California Coastal Commission

5-19-1284

Exhibit 2

Page 3 of 6



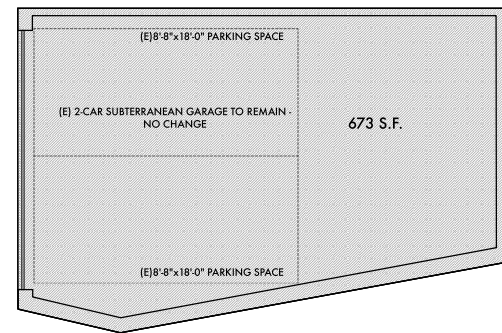
UPPER LEVEL SQUARE FOOTAGE:

LIVING AREA:

EXISTING:
- 1,896 S.F.
- 60 S.F. STAIR
+ 21 S.F. CLOSET
= 1,857 S.F.

PROPOSED:
- 3 S.F.
- 2 S.F.
+ 105 S.F. INFILL

TOTAL LIVING AREA: 1,957 S.F.



LOWER LEVEL SQUARE FOOTAGE: (NO CHANGE)

LIVING AREA:

EXISTING: 1,263 S.F.
PROPOSED: + 0 S.F.

TOTAL LIVING AREA: 1,263 S.F.

GARAGE SQUARE FOOTAGE: (NO CHANGE)

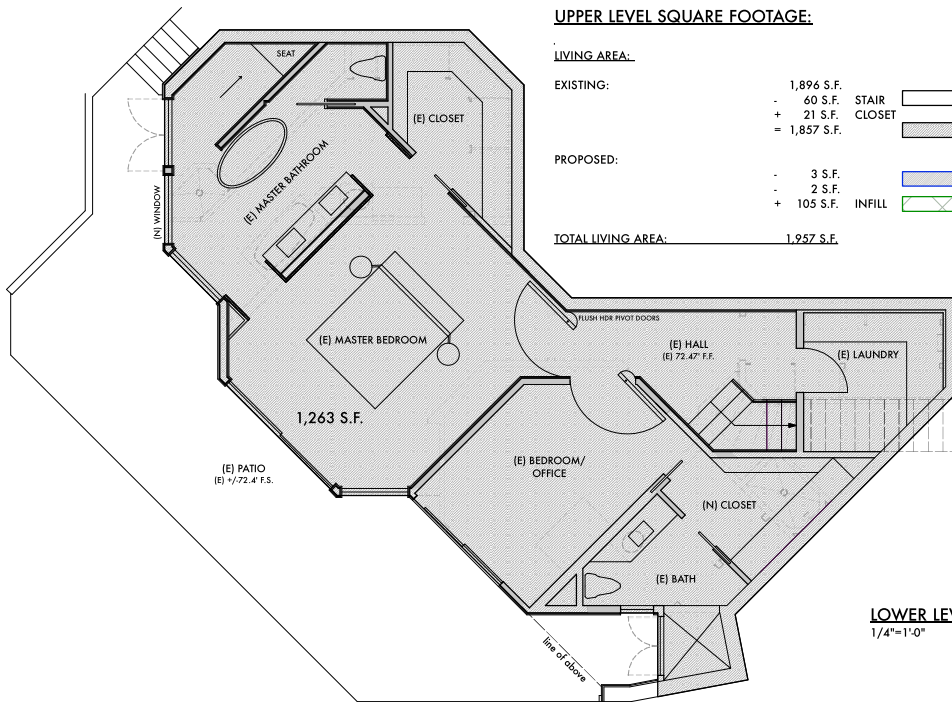
GARAGE AREA:

EXISTING: 673 S.F.
PROPOSED: + 0 S.F.

TOTAL LIVING AREA: 673 S.F.

LOWER LEVEL FLOOR PLAN

1/4"=1'-0"



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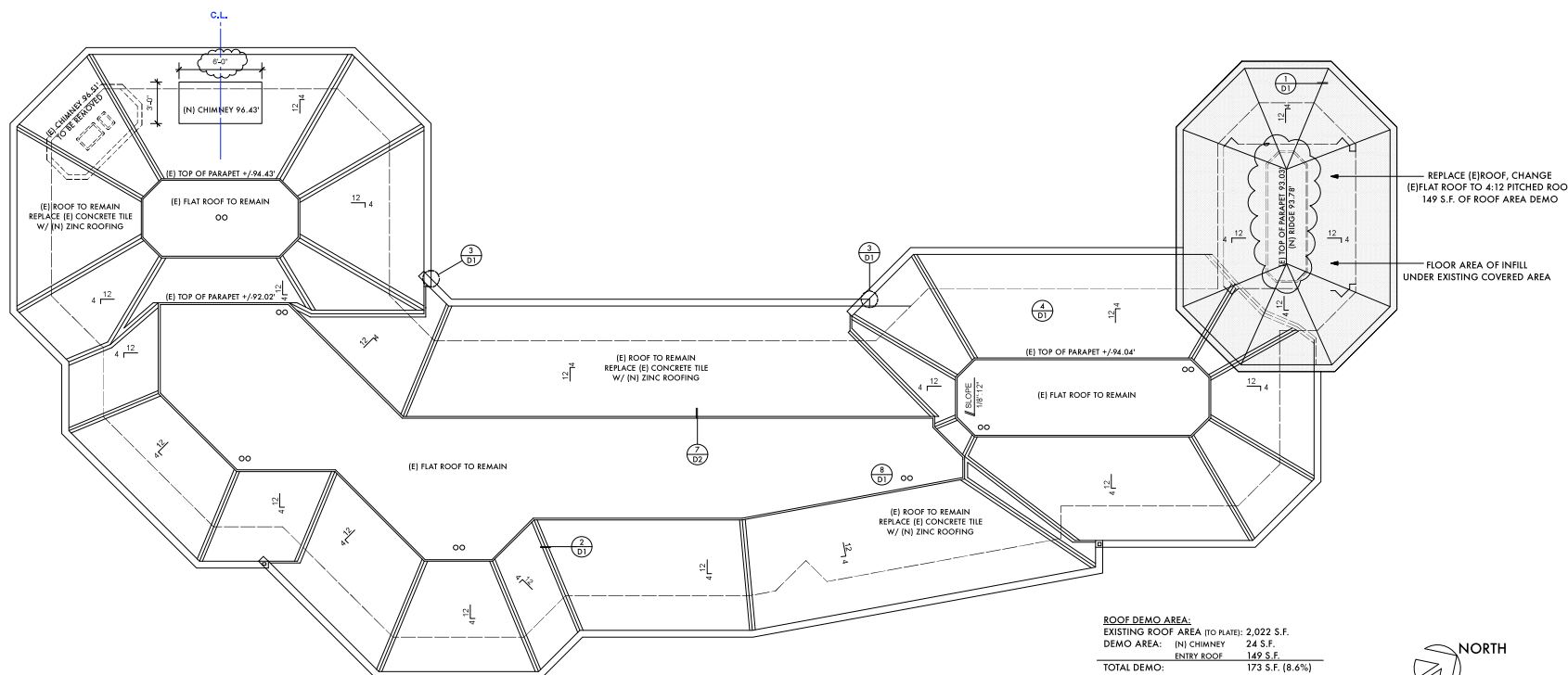
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Roof Plan /
Demo Plan

Job Number: 1821
Scale: 1/4" = 1'-0"
Date:

Zoning Sub. I April 2, 2019
Zoning Sub. II May 23, 2019
Zoning Sub. III June 28, 2019
TAB Revisions Aug. 5, 2019
Building Sub. I Dec. 2, 2019



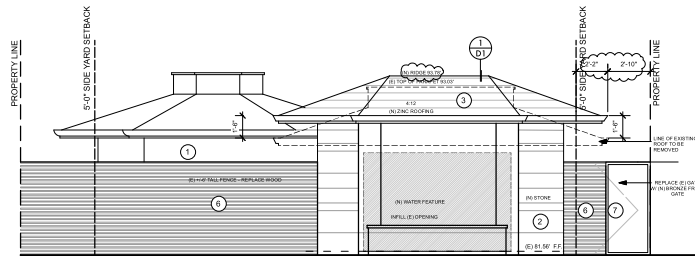
CONTRACTOR TO VERIFY VENTS COMPLY WITH CRC R806.2



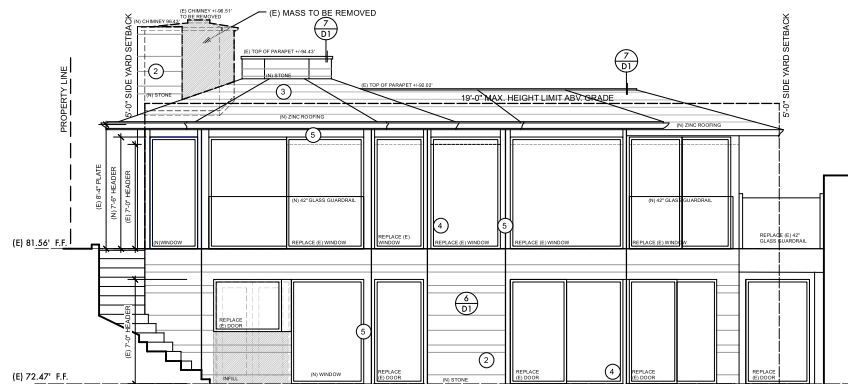
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FRONT / NORTH ELEVATION
1/4"=1'-0"



REAR / SOUTH ELEVATION
1/4"=1'-0"

MATERIAL LEGEND:

1. WALLS:	SMOOTH STUCCO
2. WALLS:	STONE
3. ROOF:	ZINC
4. DOOR/WINDOW FRAMES:	DARK BRONZE
5. DOOR/WINDOW TRIM:	DARK BRONZE
6. WALL TRIM:	WOOD LOUVERS
7. GATE:	DARK BRONZE

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**Proposed
Front & Rear
Elevations**

Job Number: 1821
Scale: 1/4" = 1'-0"
Date:
Zoning Sub III July 3, 2019
Zoning Sub IV July 17, 2019
TAB Revisions Aug. 5, 2019
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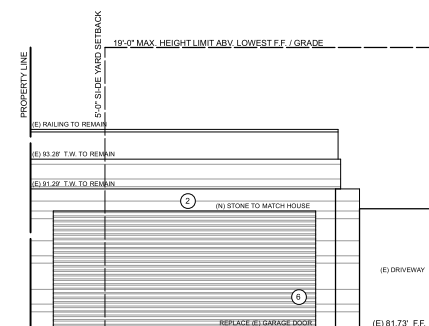
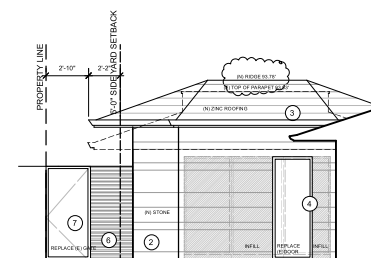
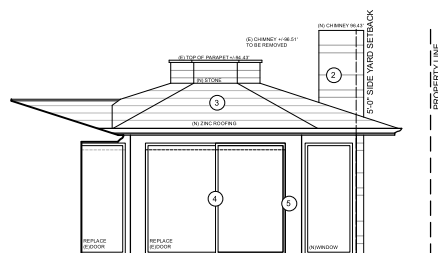
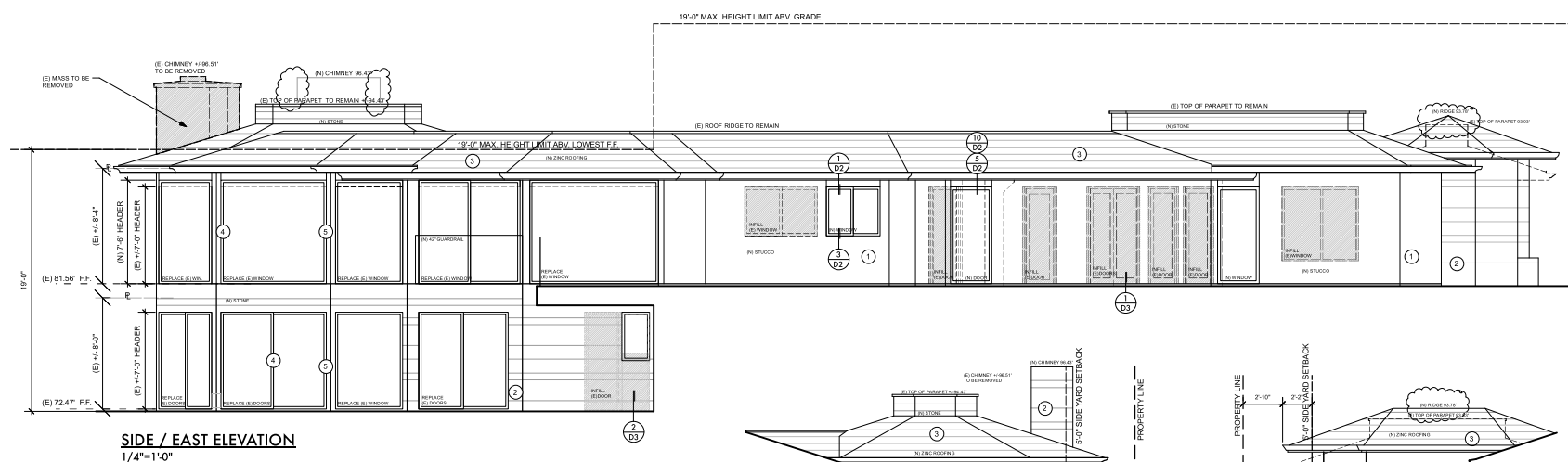
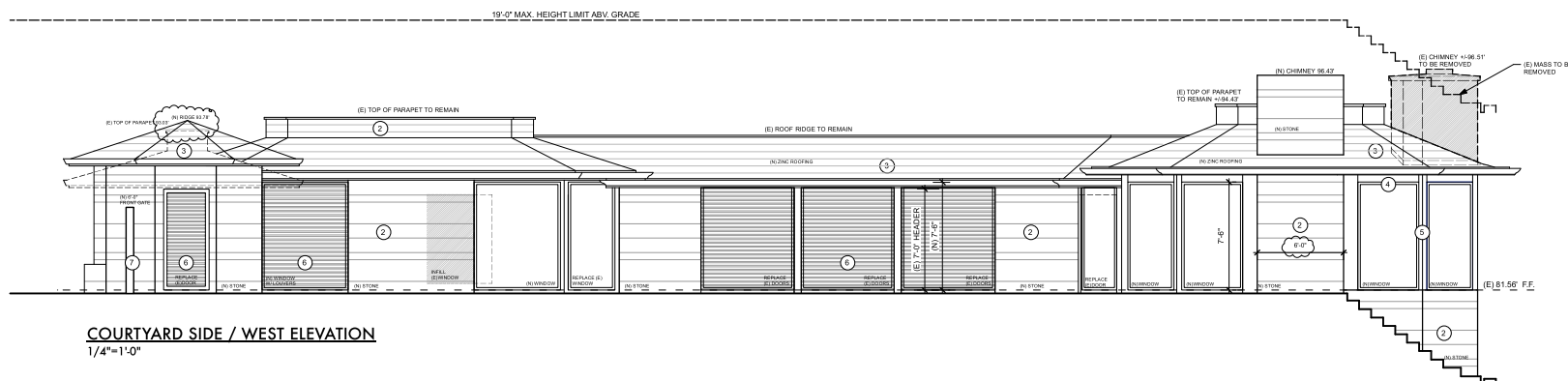
Proposed Side & Courtyard Elevations

Job Number: 1821
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Date:

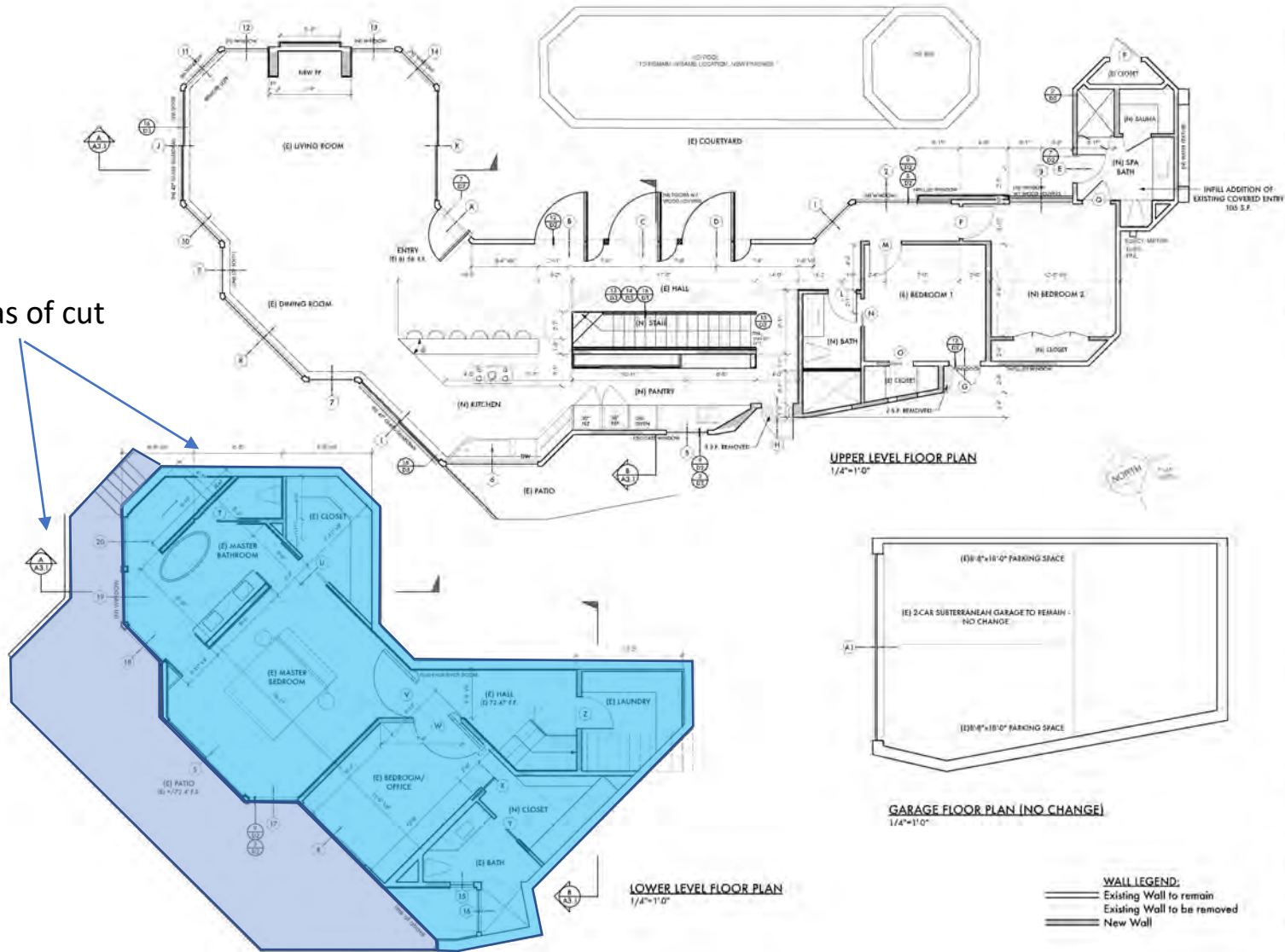
Zoning Sub	April 2, 2019
Zoning Sub III	July 3, 2019
Zoning Sub IV	July 17, 2019
TAB Revisions	Aug. 5, 2019
Building Sub. I	Dec. 2, 2019

MATERIAL LEGEND:

- | | |
|------------------------|---------------|
| 1. WALLS: | SMOOTH STUCCO |
| 2. WALLS: | STONE |
| 3. ROOF: | ZINC |
| 4. DOOR/WINDOW FRAMES: | DARK BRONZE |
| 5. DOOR/WINDOW TRIM: | DARK BRONZE |
| 6. WALL TRIM: | WOOD LOUVERS |
| 7. GATE: | DARK BRONZE |



Areas of cut



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Proposed
Floor Plans

Job Number: 1821
 Scale: 1/4" = 1'-0"
 Date: April 2, 2019
 Zoning Sub: May 23, 2019
 Zoning Sub: May 23, 2019
 TDR Revision: Aug 5, 2019
 TDR CCA: Aug 22, 2019
 Building Sub: Dec. 2, 2019

A1.1

