

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E. Ocean Blvd, Suite 300
Long Beach, CA 90802-4325
Voice (562) 590- 5071



W7a

5-19-1063 (MacDonald)

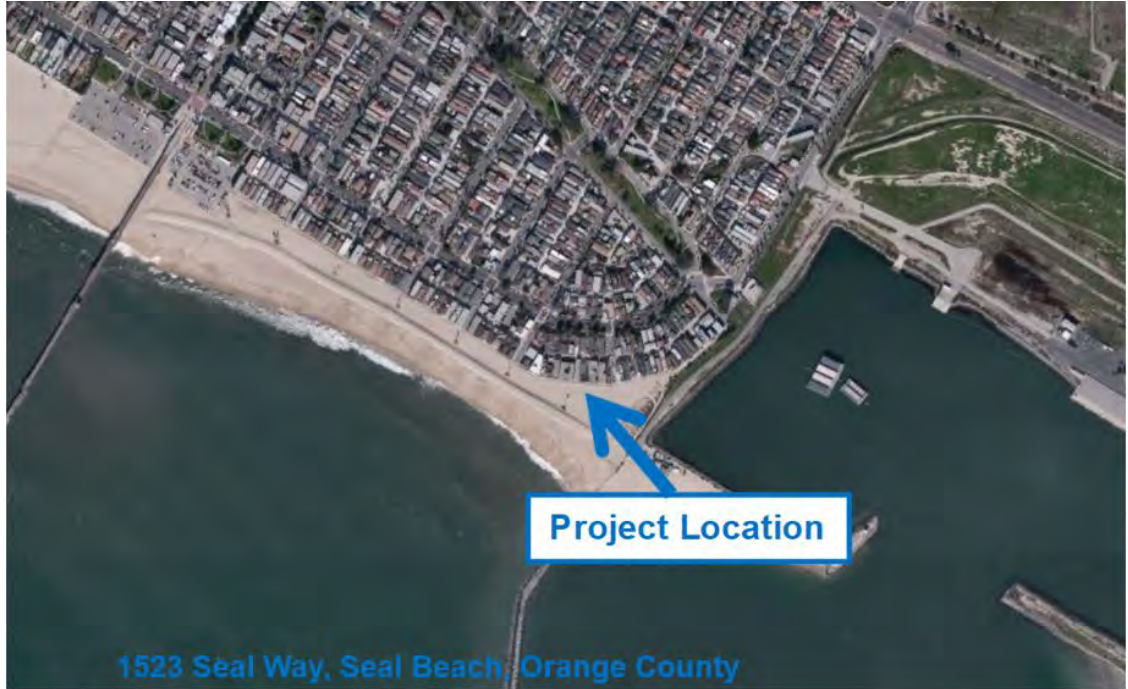
July 8, 2020

EXHIBITS

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Exhibit 1 – Project Location

Exhibit 2 – Site Plans



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED OR RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

STORMWATER BMP'S

- THE FOLLOWING BMP'S SHALL BE INSTALLED AT THE DISTRICT OF THE PROJECT TO PREVENT POLLUTION AND PROTECT WATER QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
1. Install sediment and siltation traps at all stormwater inlets and outlets to prevent sediment and siltation from entering the stormwater system.
 2. Install vegetative filter strips along all stormwater channels to filter sediment and siltation from stormwater runoff.
 3. Install a rainwater harvesting system to collect and store rainwater for use in irrigation and other non-potable uses.
 4. Install a permeable pavement system in all parking areas to allow stormwater to infiltrate the ground.
 5. Install a stormwater detention system to store stormwater during heavy rain events and release it slowly to the stormwater system.
 6. Install a stormwater treatment system to remove pollutants from stormwater before it enters the stormwater system.
 7. Install a stormwater management system to manage stormwater runoff from the project site.
 8. Install a stormwater management system to manage stormwater runoff from the project site.
 9. Install a stormwater management system to manage stormwater runoff from the project site.
 10. Install a stormwater management system to manage stormwater runoff from the project site.

SITE PLAN KEYNOTES

1. NEW TWO-CAR GARAGE
2. NEW TWO-STORY SINGLE-FAMILY HOME
3. EXISTING BANANA TREES
4. EXISTING BANANA TREES
5. EXISTING BANANA TREES
6. EXISTING BANANA TREES
7. EXISTING BANANA TREES
8. EXISTING BANANA TREES
9. EXISTING BANANA TREES
10. EXISTING BANANA TREES

EXISTING STRUCTURE INFORMATION

EXISTING BANANA TREES TO BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

EXISTING BANANA TREES

EXISTING BANANA TREES TO BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

LANDSCAPE NOTE

LANDSCAPE DESIGN TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

SITE DATA

PROJECT NAME	RESIDENTIAL REHABILITATION
PROJECT ADDRESS	512 344 5408
PROJECT CITY	REDWOOD CITY, CA
PROJECT COUNTY	SAN MATEO COUNTY, CA
PROJECT ZIP	94061
PROJECT PHONE	(650) 344-5408
PROJECT FAX	(650) 344-5409
PROJECT EMAIL	info@semikoff.com
PROJECT WEBSITE	www.semikoff.com
PROJECT SOCIAL MEDIA	Facebook: Semikoff Architects Twitter: SemikoffArch LinkedIn: Semikoff Architects

LANDSCAPE CALC'S

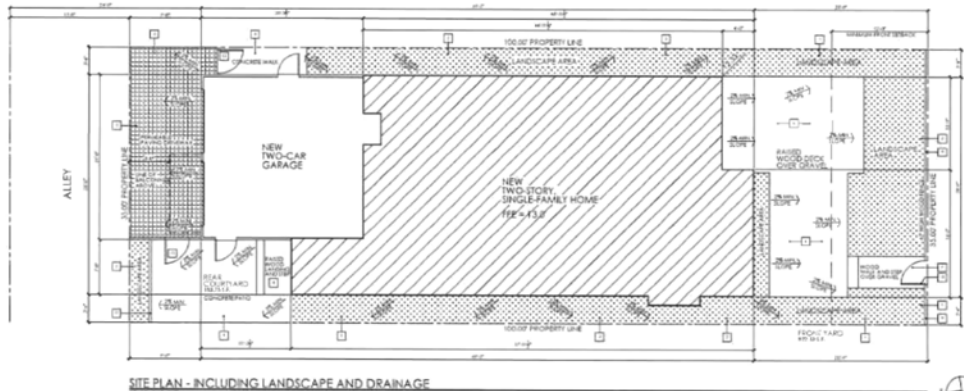
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SQUARE FOOTAGES

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PROJECT DESCRIPTION

RESIDENTIAL REHABILITATION PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



SITE PLAN - INCLUDING LANDSCAPE AND DRAINAGE

Semikoff ARCHITECTS

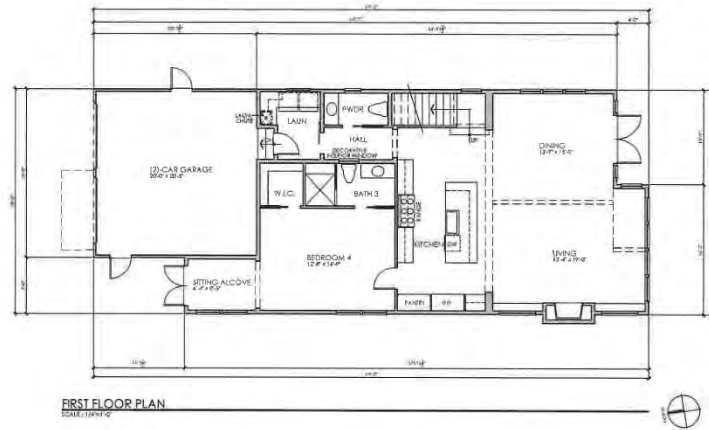
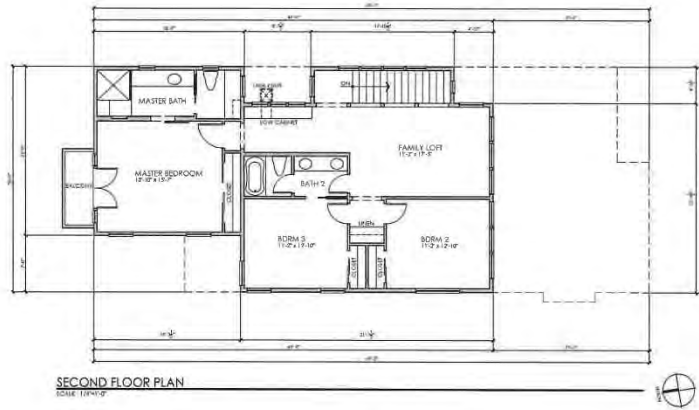
RESIDENTIAL REHABILITATION
The MacDonald Residence
SAN MATEO COUNTY, CALIFORNIA 94061

512 344 5408
info@semikoff.com
www.semikoff.com

21 JAN 2020
PROJECT NUMBER: 1813

A1

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FIRST FLOOR PLAN
 PROJECT NUMBER: 5-19-1063
 DATE: 21 JAN 2020
 PROJECT NUMBER: 1011

A2
 PROJECT NUMBER: 1011

RESIDENTIAL REMODEL/ADDITION
The MacDonald Residence
 1522 SEAS WAY
 SEASIDE, CALIFORNIA 92080

SENNIKOFF ARCHITECTS, INC.
 562.344.5838
 1600 East 2nd Street, Suite 2
 Long Beach, California 90802

Sennikoff
 ARCHITECTS

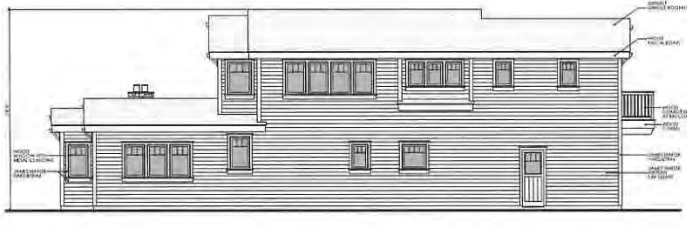
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EXTERIOR MATERIALS

ROOFING:	ASPH/FLT SHINGLES
SIDING:	CLAY TILE (UPPER FLOOR) / STUCCO (LOWER FLOOR)
TWOXID' TRAIL:	CLAY TILE (UPPER FLOOR) / STUCCO (LOWER FLOOR)
'STONE' VENEER:	CLAY TILE (UPPER FLOOR) / STUCCO (LOWER FLOOR)
WINDOWS:	WOOD FRAME (UPPER FLOOR) / ALUMINUM (LOWER FLOOR)
DOORS:	WOOD FRAME (UPPER FLOOR) / ALUMINUM (LOWER FLOOR)
DAMAGE DOORS:	WOOD FRAME (UPPER FLOOR) / ALUMINUM (LOWER FLOOR)



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

SENNIKOFF ARCHITECTS
 562.344.5688
 1000 East 2nd Street, Suite 200
 Long Beach, California 90802

RESIDENTIAL REMODEL/ADDITION
The MacDonald Residence
 1222 SEA WAY
 SEA BEACH, CALIFORNIA 90408

ELEVATIONS
 PREPARED BY: SENNIKOFF ARCHITECTS
 DATE: 21 JAN 2020
 PROJECT NUMBER: 5-19-1063
 DRAWING NUMBER: A4
 SHEET TITLE: COASTAL ARCHITECTURAL SUBMITTAL