

**CALIFORNIA COASTAL COMMISSION**

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# Th12d

**5-19-0883 (Leibl)**

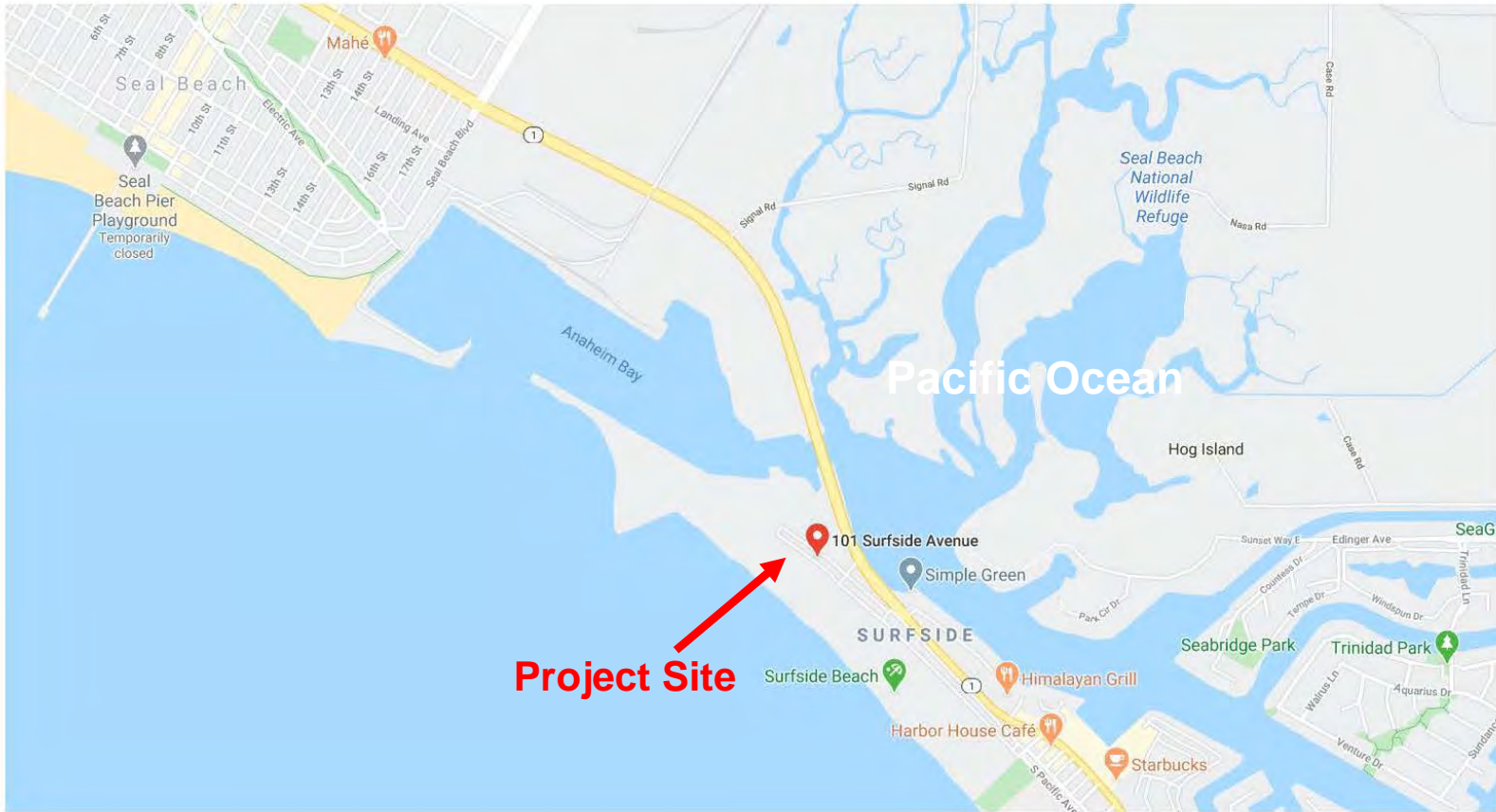
**AUGUST 13, 2020**

## EXHIBITS

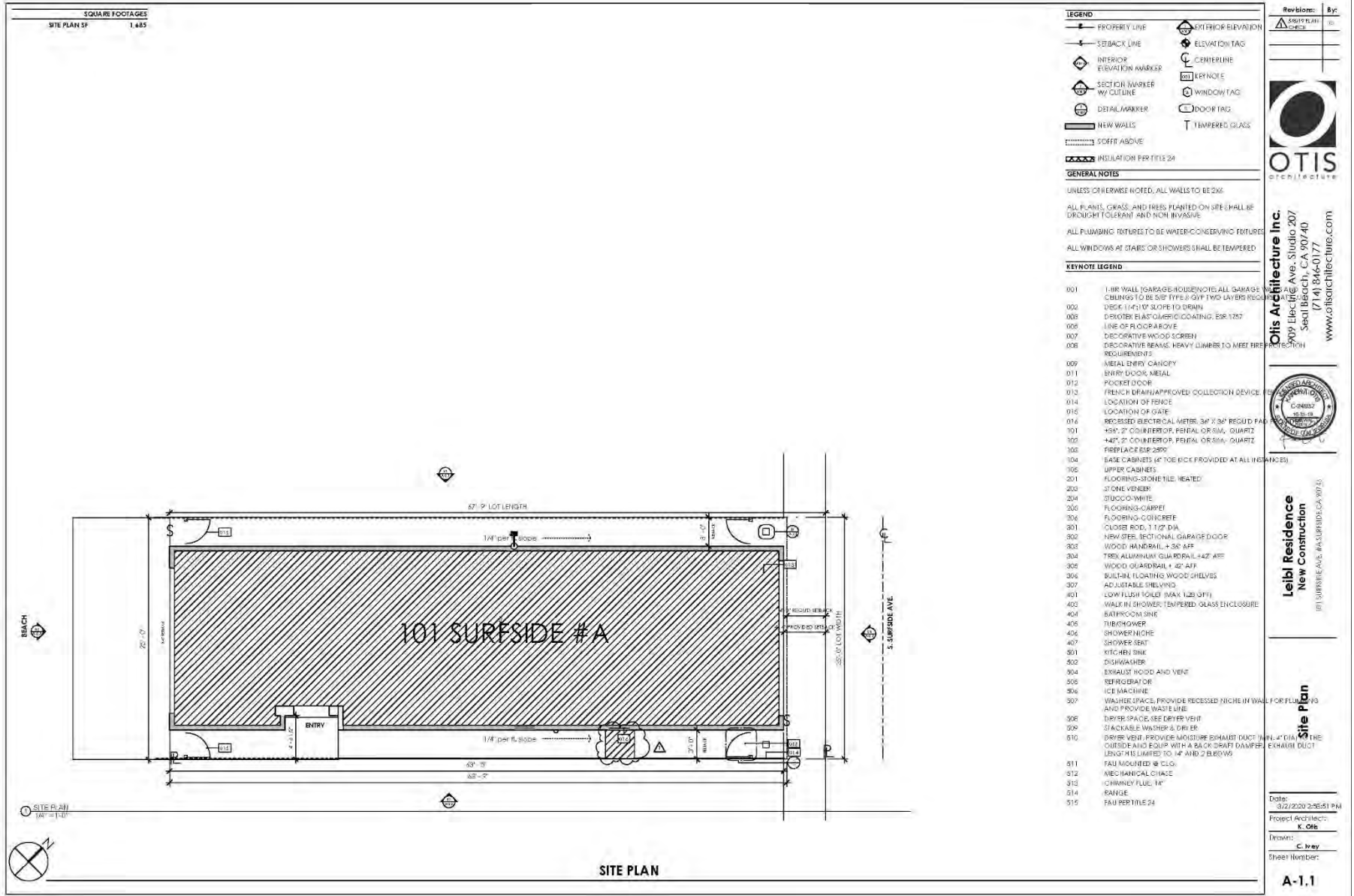
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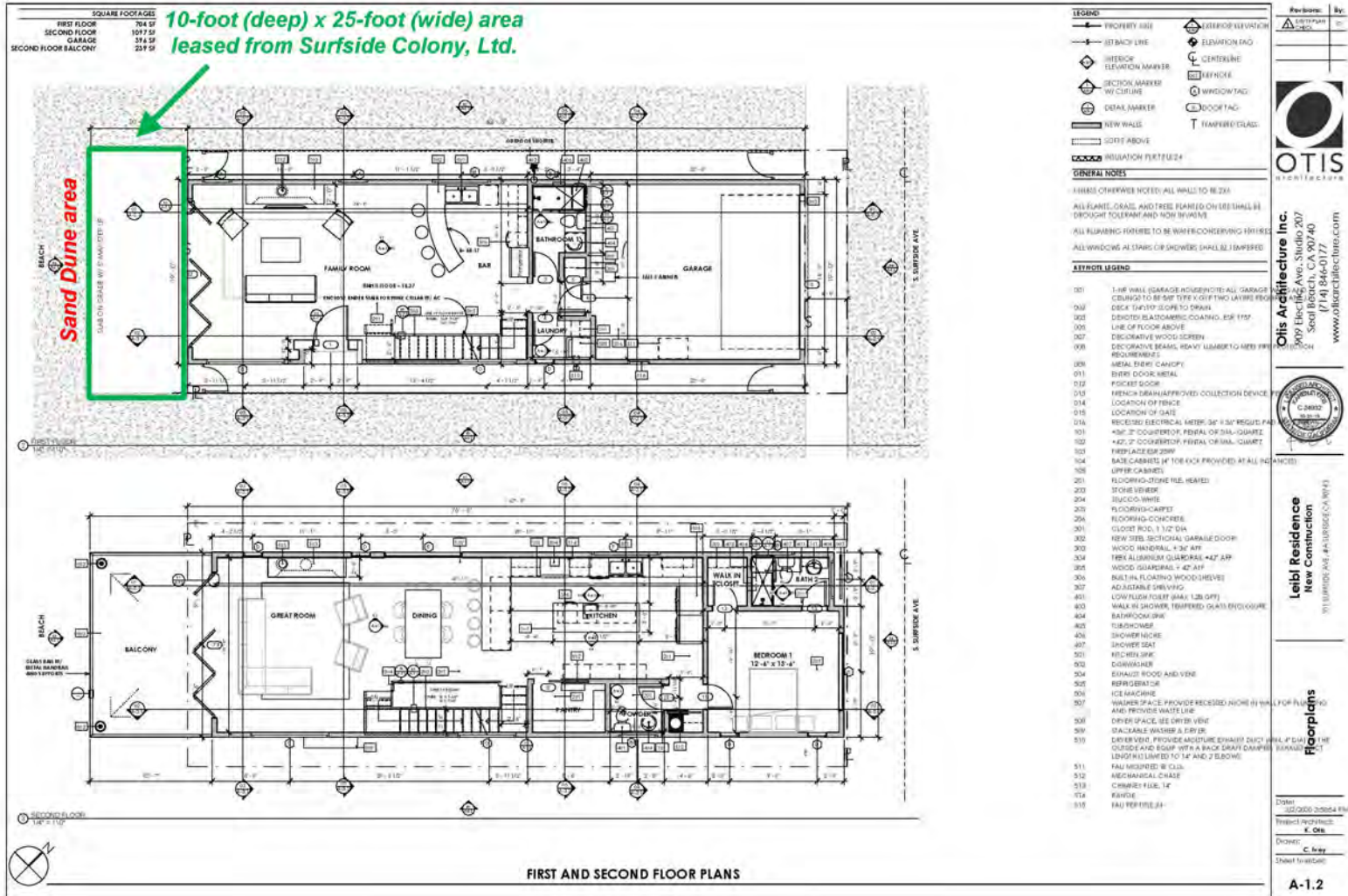
## Exhibit 1 – Location Map

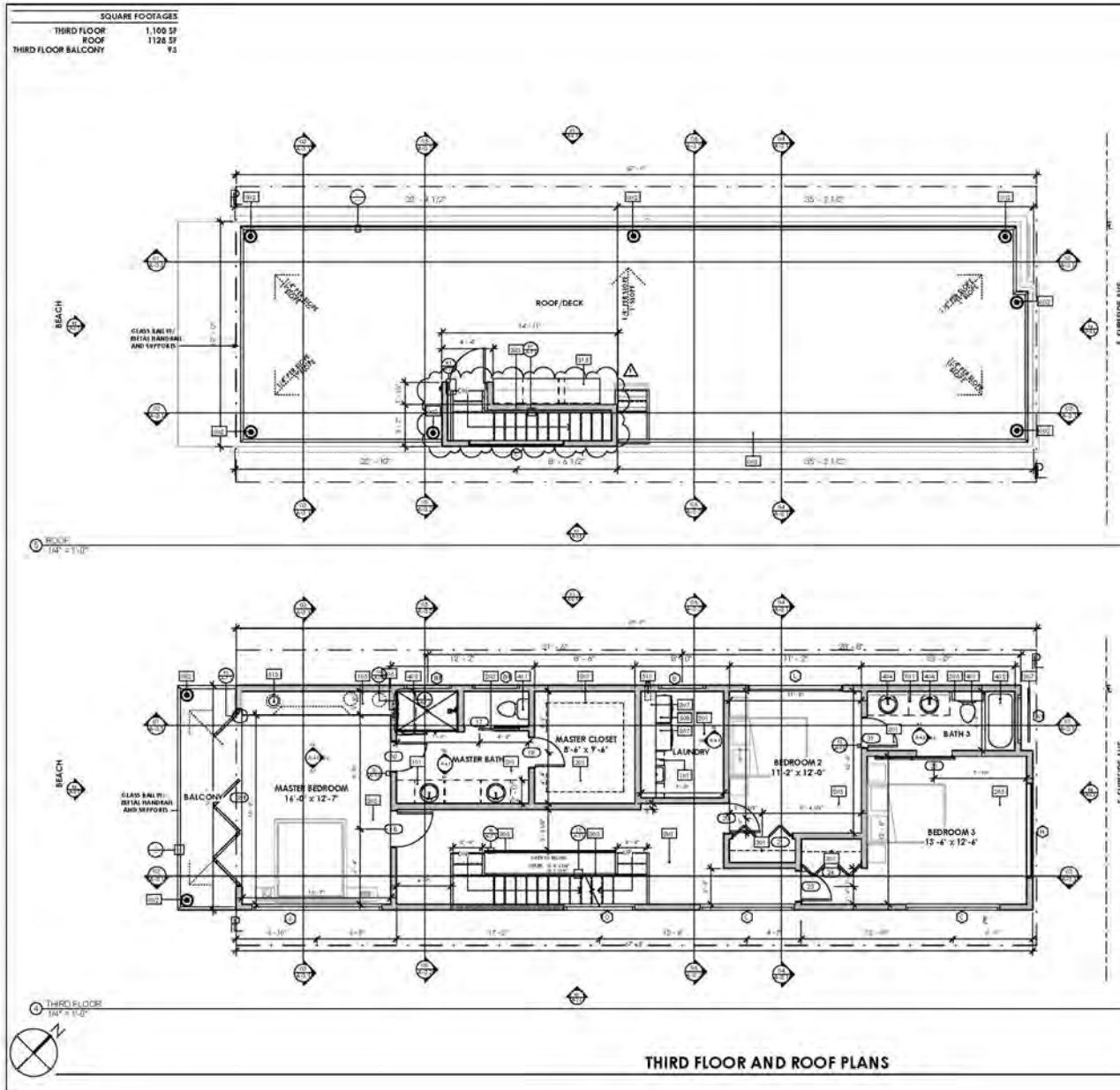


# Exhibit 2 – Site Plan



### Exhibit 3 – Floor Plans and Roof Plans





THIRD FLOOR AND ROOF PLANS

- LEGEND**
- PROPERTY LINE
  - SETBACK LINE
  - WATER/ELEVATION MARKER
  - SECTION MARKER W/CURTLINE
  - DETAIL MARKER
  - NEW WALL
  - SCORE ABOVE
  - INSULATION PER TYPE 24
  - EXTERIOR ELEVATION
  - ELEVATION TAG
  - CENTERLINE
  - EFFICIENCY
  - WINDOW TAG
  - DOOR TAG
  - TEMPERED GLASS
- GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL WALLS TO BE CMU.
- ALL FINISH, DWGS, AND FIXES PLANNED ON SITE SHALL BE BROUGHT TO LEIB AND NEW CONSTRUCTION.
- ALL PLUMBING FIXTURES TO BE WATER/ENERGY CONSERVING FIXTURES.
- ALL WINDOWS AT STAIRS OR SHOWERS SHALL BE TEMPERED.
- KEYNOT LEGEND**
- 001 L-STR WALL (GARAGE-HOUSE) (NOTE 4) GARAGE WALLS TO BE 8" TYPE X GYF TWO LAYER REDUCED
  - 002 DECK 1/4" VYF SLOPE TO DRAIN
  - 003 DENOTES ELASTOMERIC COATING, BUR 1537
  - 004 LINE OF FLOOR ABOVE
  - 007 DECORATIVE WOOD SCREEN
  - 008 DECORATIVE SHANK, HEAVY LUMBER TO MEET FIRE REQUIREMENTS
  - 009 METAL ENTRY CANOPY
  - 011 ENTRY DOOR, METAL
  - 012 POCKET DOOR
  - 013 FINISH DRINK/APPROVED COLLECTION DEVICE PER
  - 014 LOCATION OF FIXTURE
  - 015 LOCATION OF DATE
  - 016 PRECEDED ELECTRICAL METER, 3/4" X 3/4" REDUCED PASS
  - 101 42" COUNTERTOP, PEBBLE OR QUARTZ
  - 102 42" COUNTERTOP, PEBBLE OR QUARTZ
  - 103 FINISH FOR 350V
  - 104 BASE CABINETS 14" DECK PROVIDED AT ALL APPLIANCES
  - 105 UPPER CABINETS
  - 201 FLOORING OUT ONE TILE, BEATED
  - 202 BONE VENEER
  - 204 STUCCO WHITE
  - 205 FLOORING-CARPET
  - 206 FLOORING-CONCRETE
  - 301 CLOSET ROD, 1/2" DIA
  - 302 NEW STEEL SECTIONAL GARAGE DOOR
  - 303 WOOD HANDRAIL, 4" DIA
  - 304 TRIP ALUMINUM GUARDRAIL, 42" AFF
  - 305 WOOD GUARDRAIL, 42" AFF
  - 306 BUILT-IN FLOORING WOOD SHELVES
  - 307 ADJUSTABLE SHELVING
  - 401 LOW FLOW TOILET (MAX 1.28 GPF)
  - 402 WALL IN SHOWER, TEMPERED GLASS ENCLOSURE
  - 403 BATHROOM SINK
  - 404 TUB SHOWER
  - 405 SHOWER PAN
  - 407 SHOWER SEAT
  - 501 KITCHEN SINK
  - 502 DISHWASHER
  - 504 ENAMEL HOOD AND VENT
  - 505 REFRIGERATOR
  - 506 ICE MAKER
  - 507 WASH SPAC: PROVIDE PRECEDED HIGH W WALL AND PROVIDE WASTE LINE
  - 508 DRYER SPAC: SEE DRYER VENT
  - 509 STACKABLE WASHER & DRYER
  - 510 DRYER VENT PROVIDE INSULATED ENAMEL DUCT IN WALL, 4" DIA, 1/2" THICK ENAMEL DUCT (LENGTH IS LIMITED TO 10' AND 2 ELBOWS)
  - 511 FAULT MOUNTED @ CLOS.
  - 512 MECHANICAL CHASE
  - 513 CROWN MOULDING
  - 514 RANGE
  - 515 FAUCET TYPE 2A

Revisions: 

	By:

**OTIS**  
ARCHITECTURE

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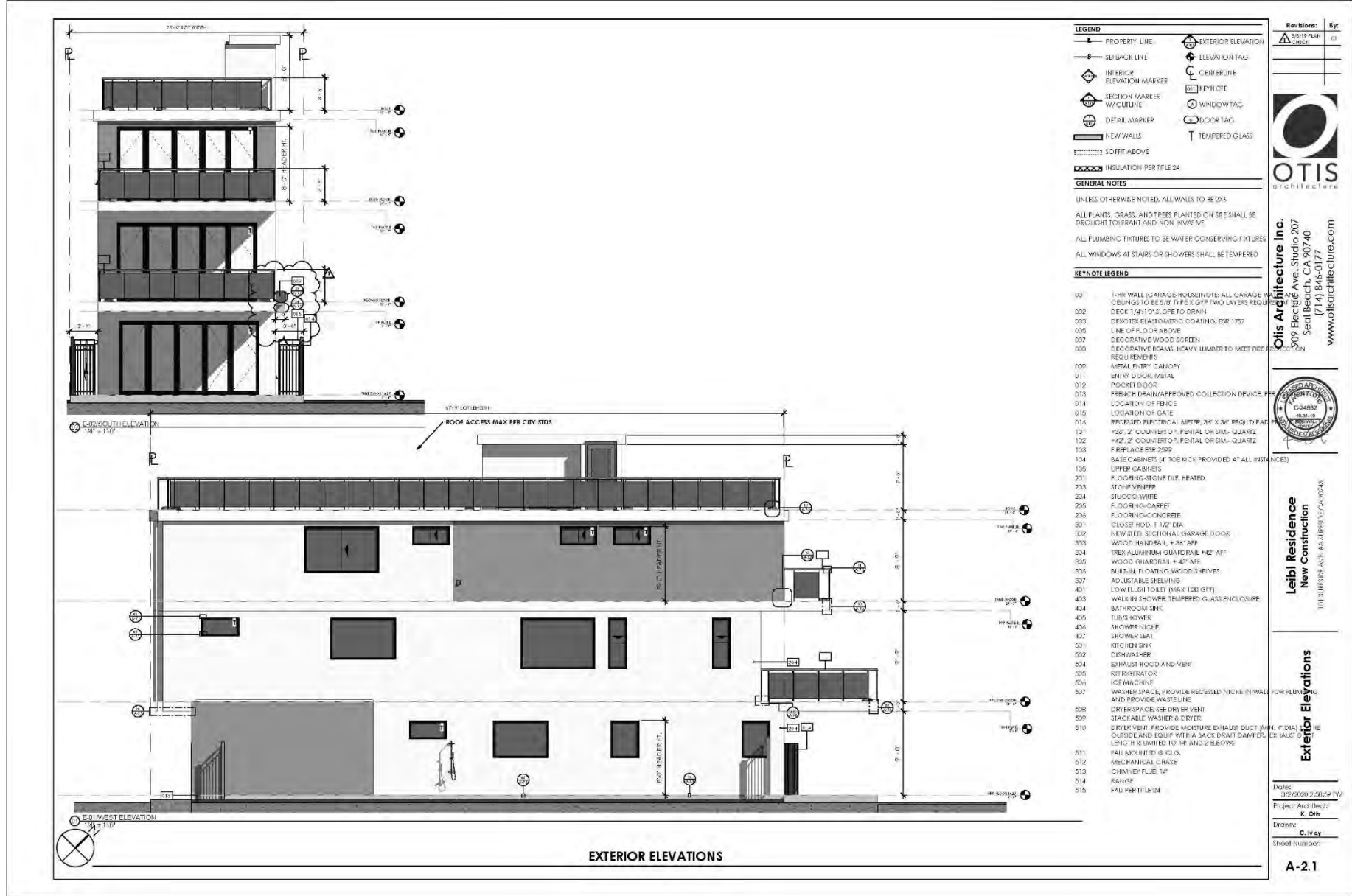
**Leib Residence**  
New Construction  
101 SURFSIDE AVE #A SURFSIDE, CA 92731

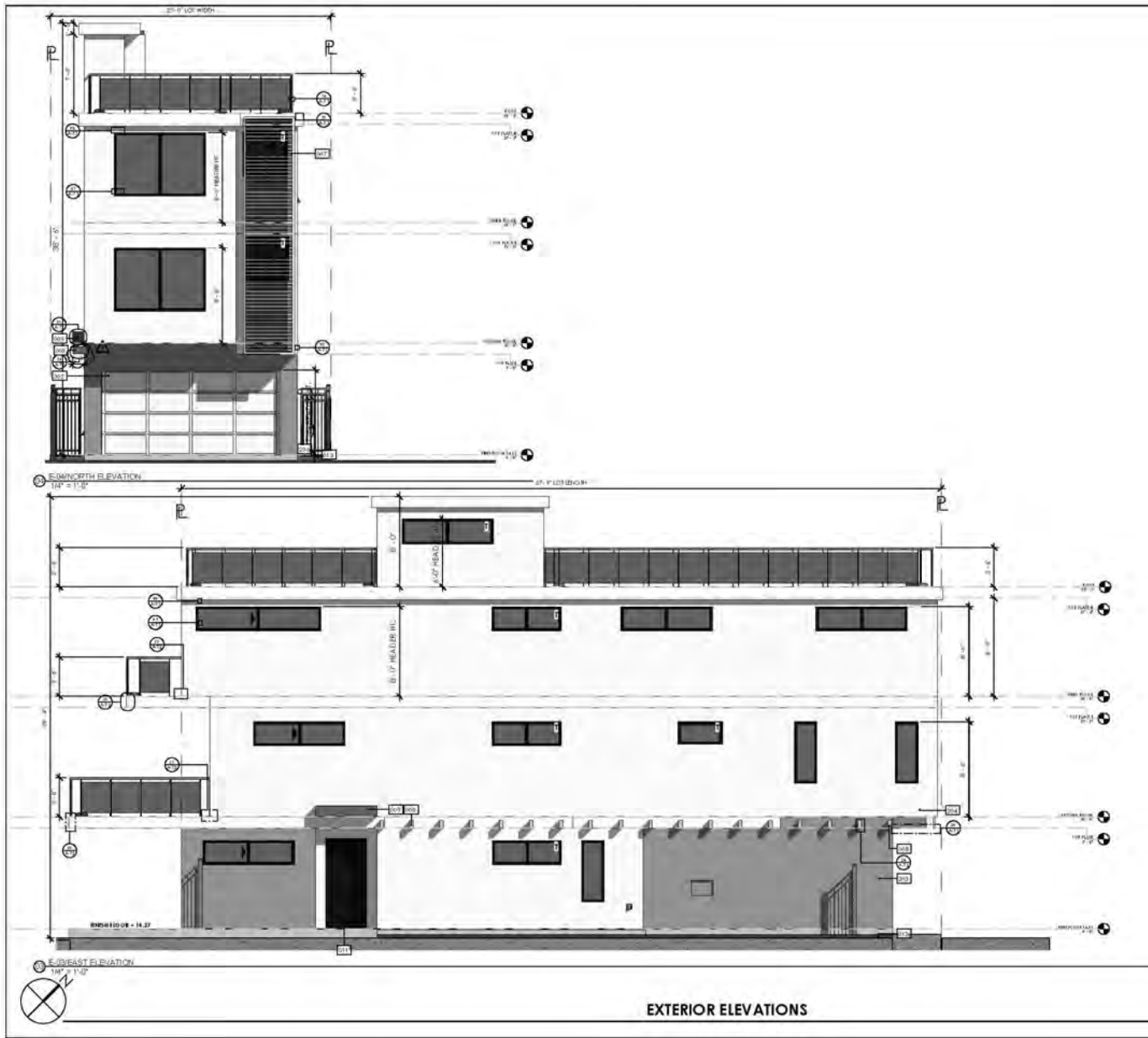
**Floorplans**  
FOR PLUMBING

Date: 05/20/2020 10:50 AM  
Project Architect: K. Otis  
Drawn: C. Ivry  
Sheet Number:



# Exhibit 4 – Elevation Plans





EXTERIOR ELEVATIONS

LEGEND	
—	PROPERTY LINE
—	SETBACK LINE
⊕	INTERIOR ELEVATION MARKER
⊙	SECTION MARKER W/CUTLINE
⊖	DETAIL MARKER
▬	NEW WALLS
▬	OFFIT ABOVE
▬	INSULATION FIBER TILE 24
⊕	EXTERIOR ELEVATION
⊙	ELEVATION TAG
—	CENTERLINE
⊕	KEYHOLE
⊙	WINDOW TAG
⊖	DOOR TAG
⊕	TEMPERED GLASS

GENERAL NOTES	
UNLESS OTHERWISE NOTED, ALL WALLS TO BE 2X6	
ALL PLANTS, GRASS, AND TREES PLANTED ON SITE SHALL BE DROUGHT TOLERANT AND NON-INVASIVE	
ALL PLUMBING FIXTURES TO BE WATER CONSERVING FIXTURES	
ALL WINDOWS AT STAIRS OR SHOWERS SHALL BE TEMPERED	

KEYNOTE LEGEND	
001	1 HR WALL (GARAGE HOUSE NOTE: ALL GARAGE CEILING TO BE 24\"/>
002	DECK 1/4\"/>
003	DEVOTEK ELASTOMERIC COATING, EP 1757
000	LINE OF FLOOR ABOVE
007	DECORATIVE WOOD SCREEN
008	DECORATIVE RAMB, HEAVY LUMBER TO MEET FIRE REQUIREMENTS
009	METAL ENTRY CANOPY
011	BURRY DOOR: METAL
012	POCKET DOOR
013	FRENCH DRAIN APPROVED COLLECTION DEVICE PER LOCATION OF FENCE
014	LOCATION OF GATE
018	RECESSED ELECTRICAL METER, 36\"/>
101	1/2\"/>
102	1/2\"/>
103	FIREPLACE EPK 2500
104	BASE CABINETS (4 TIE BICK PROVIDED AT ALL INTERSECTIONS)
105	UPPER CABINETS
201	FLOORING-STONE TILE, HEATED
203	STONE VENEER
204	STUCCO-WHITE
205	FLOORING-CARPET
206	FLOORING-CONCRETE
301	CLOSET ROD, 1\"/>
302	NEW STEEL SECTIONAL GARAGE DOOR
303	WOOD HANDRAIL + 3\"/>
304	TRIX ALUMINUM GUARDRAIL +42\"/>
305	WOOD GUARDRAIL + 42\"/>
306	BUILT-IN FLOATING WOOD SHELVES
307	ADJUSTABLE SHELVING
401	LOW FLUSH TOILET (MAX 1,20 OFF)
403	WALK IN SHOWER, TEMPERED GLASS ENCLOSURE
404	BATHROOM SINK
405	TUB/SHOWER
406	SHOWER NICHE
407	SHOWER SEAT
501	KITCHEN SINK
502	DISHWASHER
504	EXHAUST HOOD AND VENT
505	REFRIGERATOR
506	ICE MACHINE
507	WASHER SPACE, PROVIDE RECESSED NICHE IN WALL FOR PLUMBING AND PROVIDE WASTE LINE
508	DRYER SPACE, SEE DRYER VENT
509	STACKABLE WASHER & DRYER
210	DRYER VENT, PROVIDE MOISTURE EXHAUST DUCT (MIN 4\"/>
511	FAU HOOKED @ CLG.
512	MECHANICAL CHASE
513	CHIMNEY FLE, 14\"/>
514	RANGE
515	FAU FIB TILE 24

Revisions	By
1	SAVITRI PARIKH

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**Leibl Residence**  
New Construction  
101 SURFIDE AVE #4 SURFIDE CA 90240

**Exterior Elevations**

Date: 3/27/2020 2:55:01 PM  
Project Architect: **K. Ots**  
Drawn: **C. Ivrey**  
Sheet Number: **A-2.2**

# Exhibit 5 – Native Landscaping Plan



LSA

FIGURE 2



0 10 20  
FEET

SOURCE: Nearmap, 2019

I:\LPM2001\G\Concept\_Planting\_Exhibit.ai (6/4/2020)

101A Surfside Avenue  
Conceptual Planting Exhibit