

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



F5a

5-20-0489 (Kay)

APRIL 16, 2021

EXHIBITS

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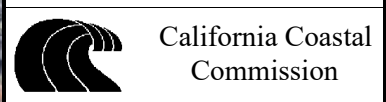
Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

Exhibit 3 – CoSMoS Pictures



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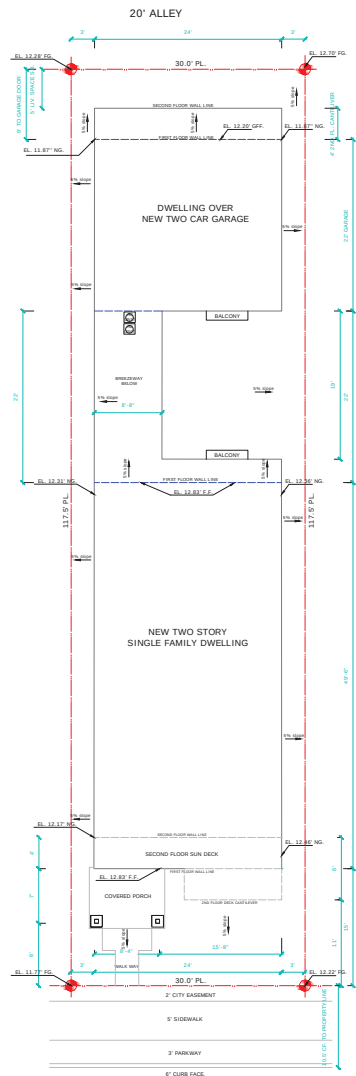


Project Site

210 2nd St, Seal Beach, CA 90740

Exhibit 1

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ELEVATION LEGEND:	
F.G.	FINISH GRADE
F.S.	FINISH SLAB
G.F.F.	GARAGE FINISH FLOOR
D.F.F.	DWELLING FINISH FLOOR

BUILDING HEIGHT TABULATION:	
NATURAL GRADE FRONT YARD	EL. 12.46'
NATURAL GRADE MID YARD	EL. 12.36'
NATURAL GRADE REAR YARD	EL. 11.87'
AVERAGE NATURAL GRADE	EL. 12.23'
MAXIMUM BUILDING HEIGHT	EL. 36.99'
PROPOSED BUILDING HEIGHT	EL. 36.99'
CALCULATION $12.46 + 12.36 + 11.87 = 36.69$	
$36.69 / 3 = 12.23$	

LOT DATA

- EXISTING LIVING SPACE
- NEW FIRST FLOOR LIVING SPACE
- NEW SECOND FLOOR LIVING SPACE
- TOTAL NEW LIVING SPACE
- NEW GARAGE
- NEW COVERED PORCH
- NEW SECOND FLOOR DECK
- NEW BALCONY
- NEW BREEZEWAY
- LOT SIZE
- REAR YARD OPEN SPACE
- LOT COVERAGE
- FLOOR AREA RATIO
- STORY
- BUILDING HEIGHT NEW
- CONSTRUCTION
- OCCUPANCY
- SPRINKLER
- LOT
- TRACT
- APN#
- ZONE

984.0 SF.
1188.0 SF.
1923.0 SF.
3145.0 SF.
528.0 SF.
58.0 SF.
146.0 SF.
12.0 SF.
190.0 SF.
3525.0 SF.
660.0 SF.
49%
44.2%
ONE
19'-4"
TYPE VB
R3
NO
95
17893
7071.007.018
R-1-N

SCOPE OF WORK:

- DEMOLISH A PORTION OF EXISTING 2 BEDROOM SINGLE FAMILY DWELLING
- DEMOLISH EXISTING TWO CAR GARAGE
- BUILD NEW TWO STORY SINGLE FAMILY DWELLING
- BUILD NEW OVERSIZED GARAGE

PROJECT ASSOCIATES

DESIGNER: JERRY MONTOYA
3517 DEERFORD STREET.
LAKEWOOD, CA 90712
562 627-0197 OFFICE
562 331-4673 MOBIL
kellsun13@aol.com EMAIL

OWNER: SEAN CUSSEN
210 2ND STREET.
SEAL BEACH, CA 90740
562 618-4357

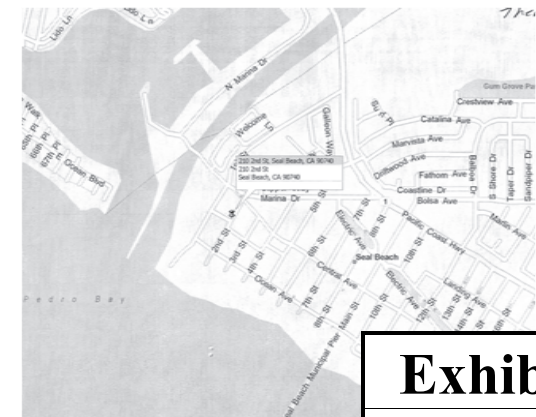
ENGINEER: MOKSUD RAHMAN PE.
6939 SCHAEFER AVE. SUITE #D-170
CHINO, CA 91710
213 400-8078

TITLE 24 ENGINEER: XAVIER HERNANDEZ (CEPZ.)
4280 DONALD AVE.
RIVERSIDE, CA 92503
951 830-2018

SHEET INDEX

ARCHITECTURAL SHEETS (4)

A1 NEW SITE PLAN
A2 EXISTING FLOOR & DEMO PLAN
A3 NEW FLOOR PLAN
A4 EXTERIOR ELEVATIONS



SITE PLAN

SCALE 1/2" = 1'-0"

REVISIONS BY

DESIGN DRAFTING SERVICES

NEW SITE PLAN
FOR: SEAN CUSSEN
210 2ND STREET.
SEAL BEACH, CA 90740
562 618-4357

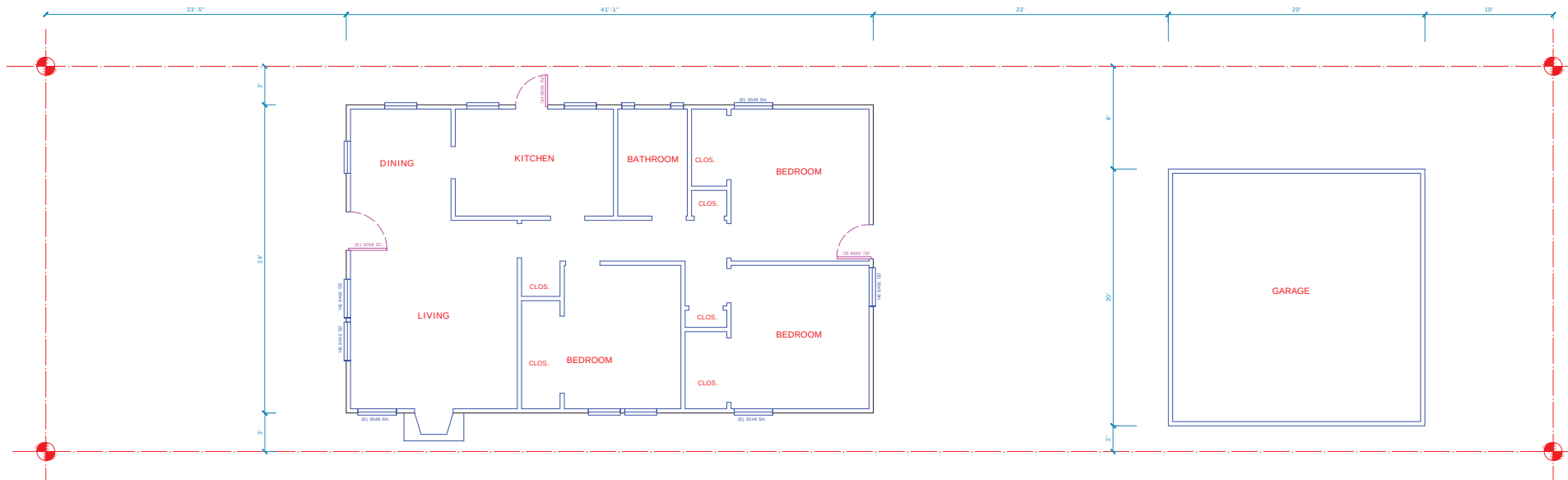
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Exhibit 2

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EXISTING FLOOR PLAN

- * EXISTING LIVING SPACE
- * EXISTING GARAGE

REVISIONS	BY

SEAN CUSSEN
210 2ND STREET
SEAL BEACH, CA 90808
562 618-4357



DESIGN DRAFTING SERVICES

EXISTING FLOOR PLAN
FOR SEAN CUSSEN
210 2ND STREET
SEAL BEACH, CA 90808
562 618-4357

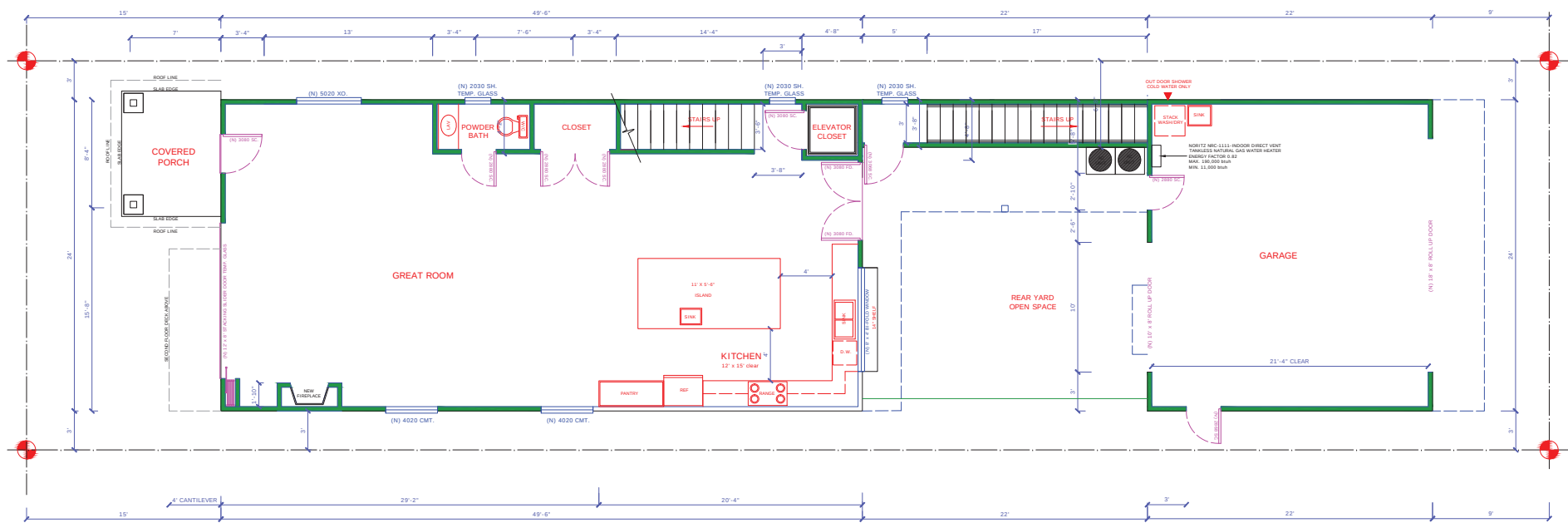
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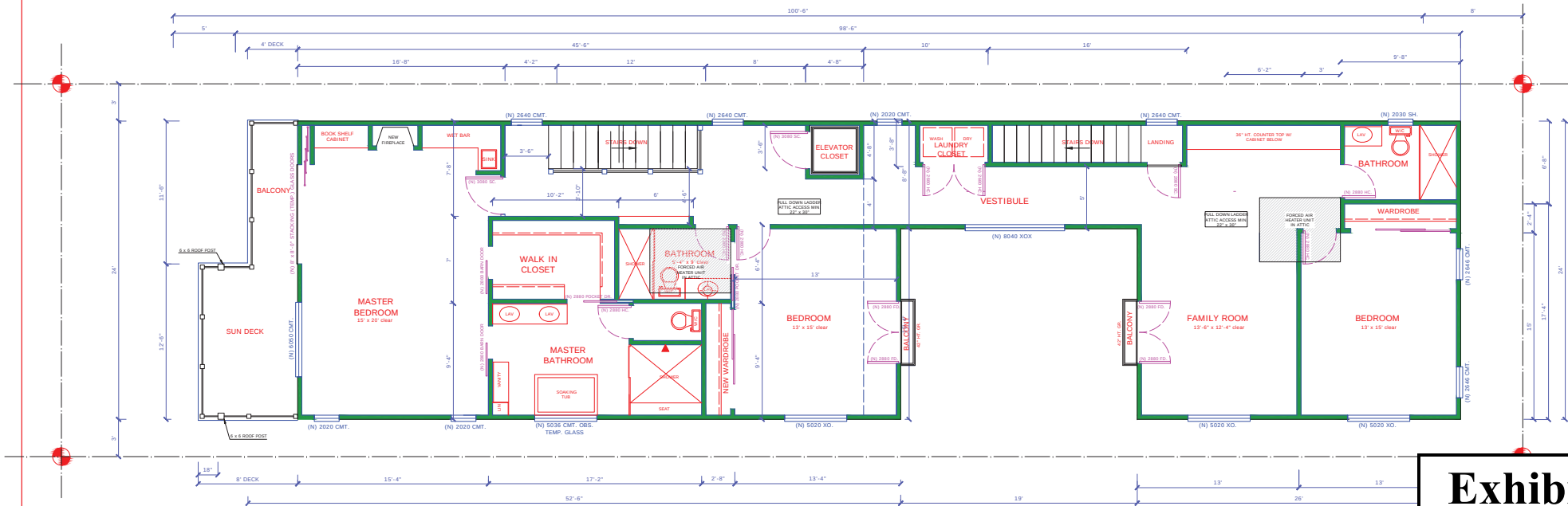
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NEW FIRST FLOOR PLAN



NEW SECOND FLOOR PLAN

- FIRST FLOOR LIVING SPACE
- SECOND FLOOR LIVING SPACE
- TOTAL
- COVERED PORCH
- SECOND FLOOR DECK
- (2) REAR BALCONY
- GARAGE

REVISIONS	BY

DESIGN
 DRAFTING
 SERVICES

NEW FIRST & SECOND FLOOR PLAN
 FOR SEAN CUSSEN
 210 2ND STREET.
 SEAL BEACH, CA 90808
 562 618-4357

DESIGN
 JMM
 CHECKED

Exhibit 2

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3517 DEER CROFT ST.
LAKEWOOD, CA 90712
(562) 627-0197
(562) 331-4673
(562) 429-5673 FAX

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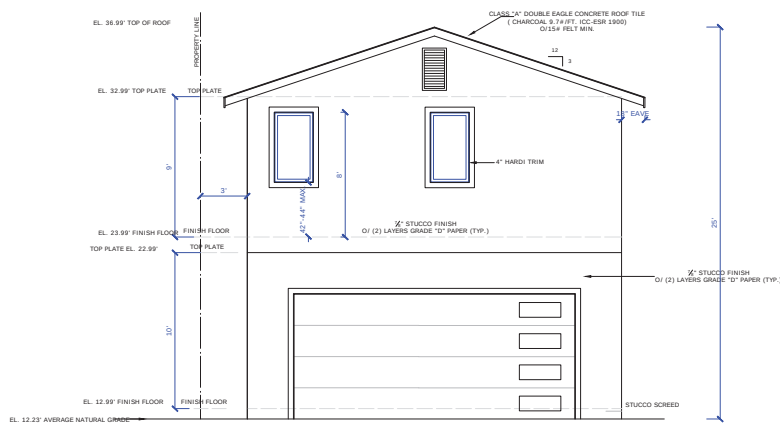


EXTERIOR ELEVATIONS
FOR: SEAN CUSSEN
210 2ND STREET.
SEAL BEACH, CA 90808
562 618-4357

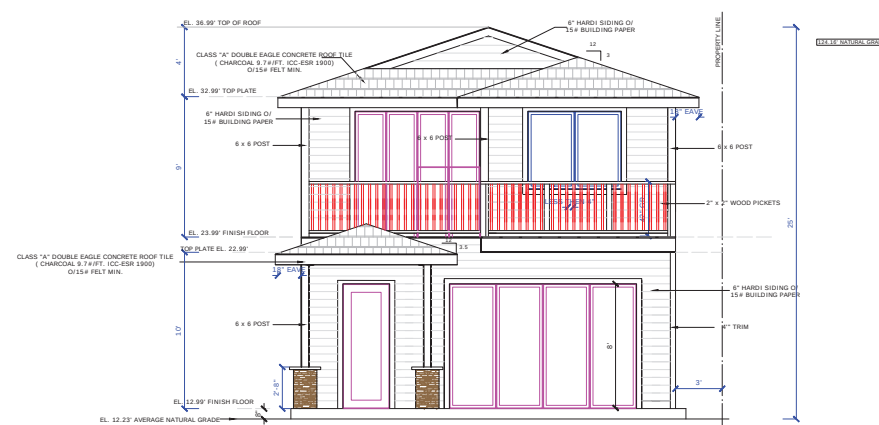
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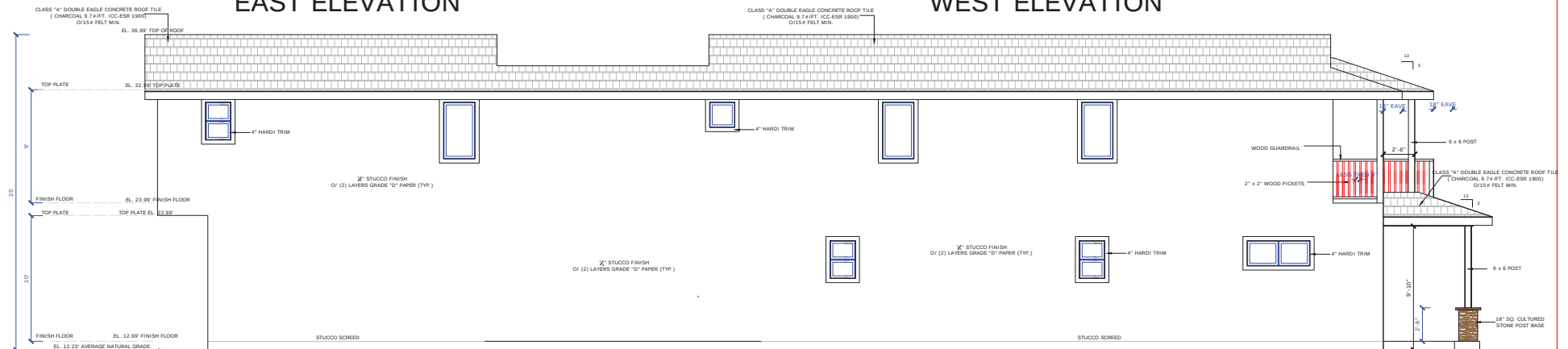
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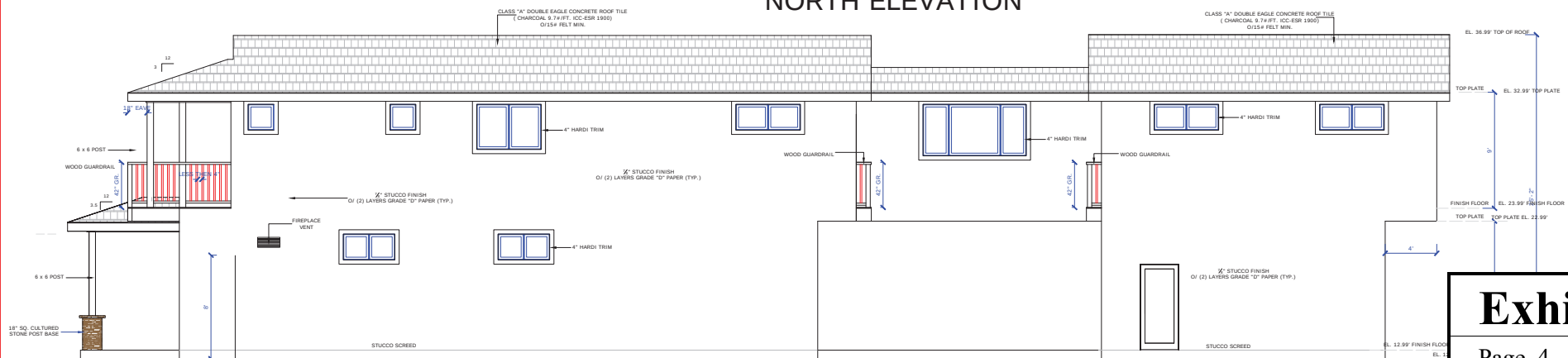
EAST ELEVATION



WEST ELEVATION

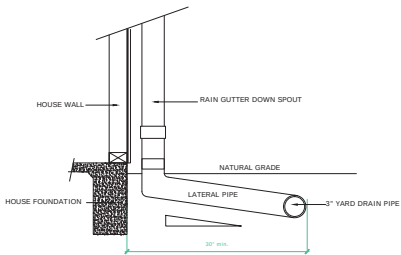
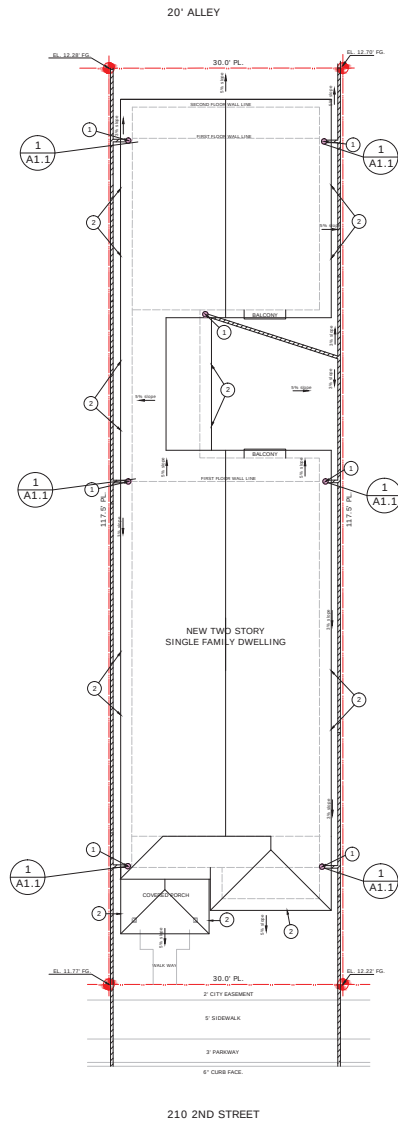


NORTH ELEVATION



SOUTH ELEVATION

- SCOPE OF WORK:
- 1 ADD RAIN GUTTERS AND DOWNSPOUTS
 - 2 NEW YARD DRAINS



1 DOWNSPOUT TO YARD DRAIN DETAIL

 NORTH
DRAINAGE PLAN
SCALE 1/4" = 1'-0"

REVISIONS	BY



DRAINAGE PLAN
FOR: SEAN CUSSEN
210 2ND STREET
SEAL BEACH, CA 90740
562 618-4357

DESIGN
DRAFTING
SERVICES

Projected Flooding with 5.7 ft. Sea Level Rise and No Storm Scenario



Exhibit 3

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Projected Flooding with 5.7 ft. Sea Level Rise and 100-yr Storm Scenario



Projected Flooding with 6.6 ft. Sea Level Rise and No Storm Scenario



Exhibit 3

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Projected Flooding with 6.6 ft. Sea Level Rise and 100-yr Storm Scenario



Exhibit 3

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