

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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F5a

5-21-0059 (Dorey)

August 13, 2021

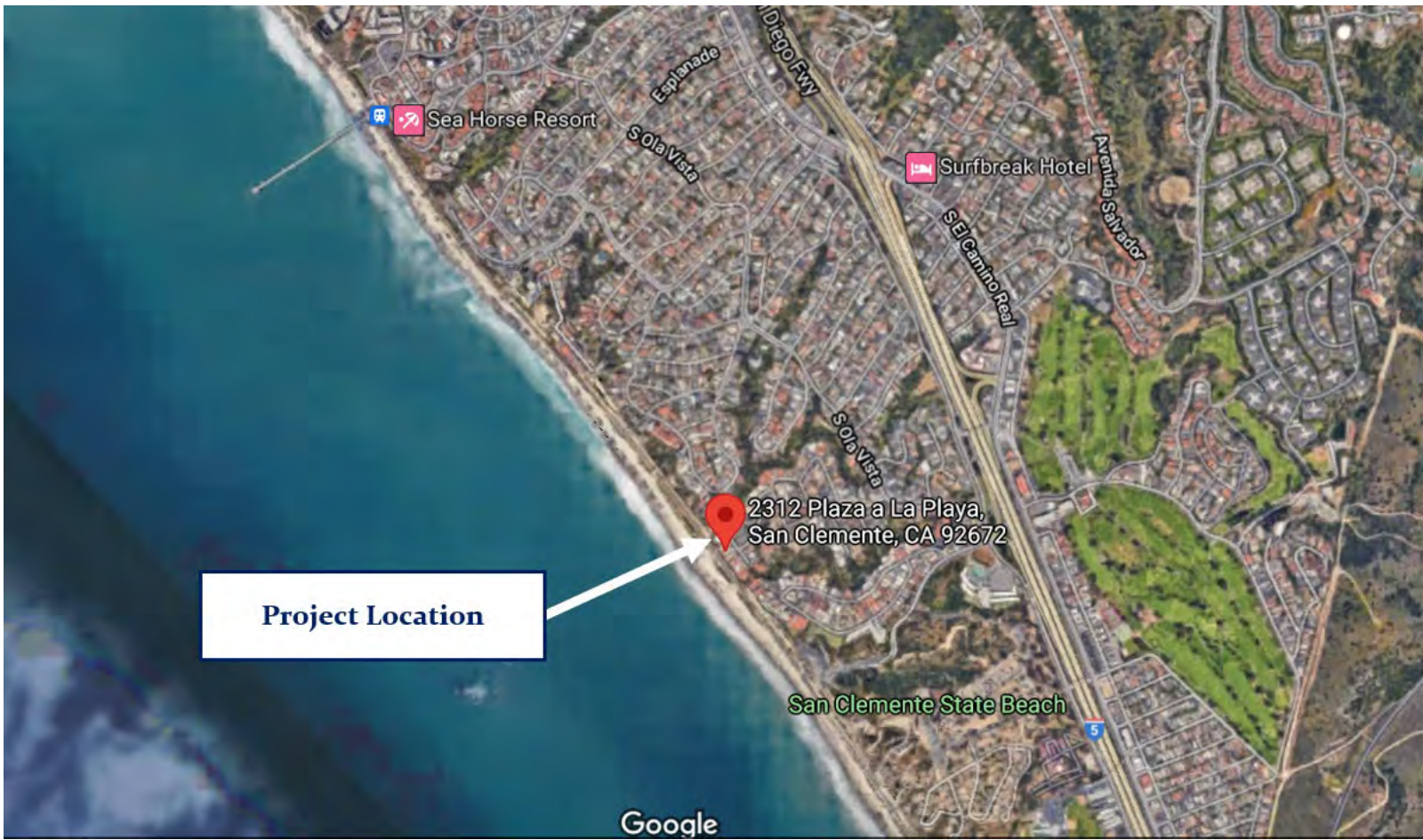
EXHIBITS

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Exhibit 1: Vicinity Map and Project Site

Exhibit 2: Project Plans

Exhibit 3: CoSMoS Sea Level Rise Projection (6.6 ft. with a 100-year storm)



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ARCHITECTURAL KEY NOTES

- 1 DEMO EXISTING WALL
- 2 DEMO EXISTING DOOR / WINDOW
- 3 DEMO EXISTING BATHROOM
- 4 DEMO EXISTING KITCHEN
- 5 DEMO EXISTING CABINETRY
- 6 DEMO EXISTING ROOF, SEE ALSO ROOF PLAN
- 7 DEMO EXISTING CEILING AND ROOF, SEE ALSO ROOF PLAN
- 8 DEMO EXISTING CHIMNEY, CAP GAS LINE FOR FUTURE USE
- 9 DEMO EXISTING WALL AS REQUIRED FOR NEW DOOR / WINDOW
- 10 REMOVE EXISTING WATER HEATER AND PLATFORM, CAP EXISTING GAS LINE (VERIFY NEW TANKLESS WATER HEATER REQUIREMENTS WITH HOMEOWNER), REROUTE EXISTING WATER LINES TO NEW TANKLESS WATER HEATER LOCATION. SEE SHEET A1.

FLOOR PLAN LEGEND

SYMB	DESCRIPTION	(REMODEL)
	EXISTING STUD WALL TO REMAIN	
	EXISTING ITEM TO BE REMOVED	
	NEW STUD WALL - SEE STRUCTURAL	
	WINDOW NUMBER	
	DOOR NUMBER	
	3'-0" x 8'-0" STYLE RAIL DOOR	
	2'-0" x 4'-0" CASEMENT WINDOW	
	WINDOW HEIGHT 8'-0"	
	CEILING AND SOFFIT HEIGHTS NOMINAL ABOVE FINISH FLOOR) VERIFY W/ INTERIOR ELEVATIONS	
	SECTION LETTER SHEET LOCATION	
	PLAN KEY NOTE	
	REVISION FLAG (CHANGE IN DRAWINGS-SEE REVISION BLOCK IN TITLE BLOCK AREA)	
	TRUE NORTH	
	AREA OF ADDITION / CONVERSION TO LIVING	
	AREA OF REMODEL	
	AREA OF DEMOLITION AND RECONSTRUCTION	
(E)	EXISTING	
(N)	NEW	
(RE)	REUSE / RELOCATED	
(RM)	REMODELED (ROOM / AREA)	

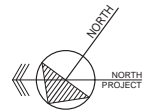
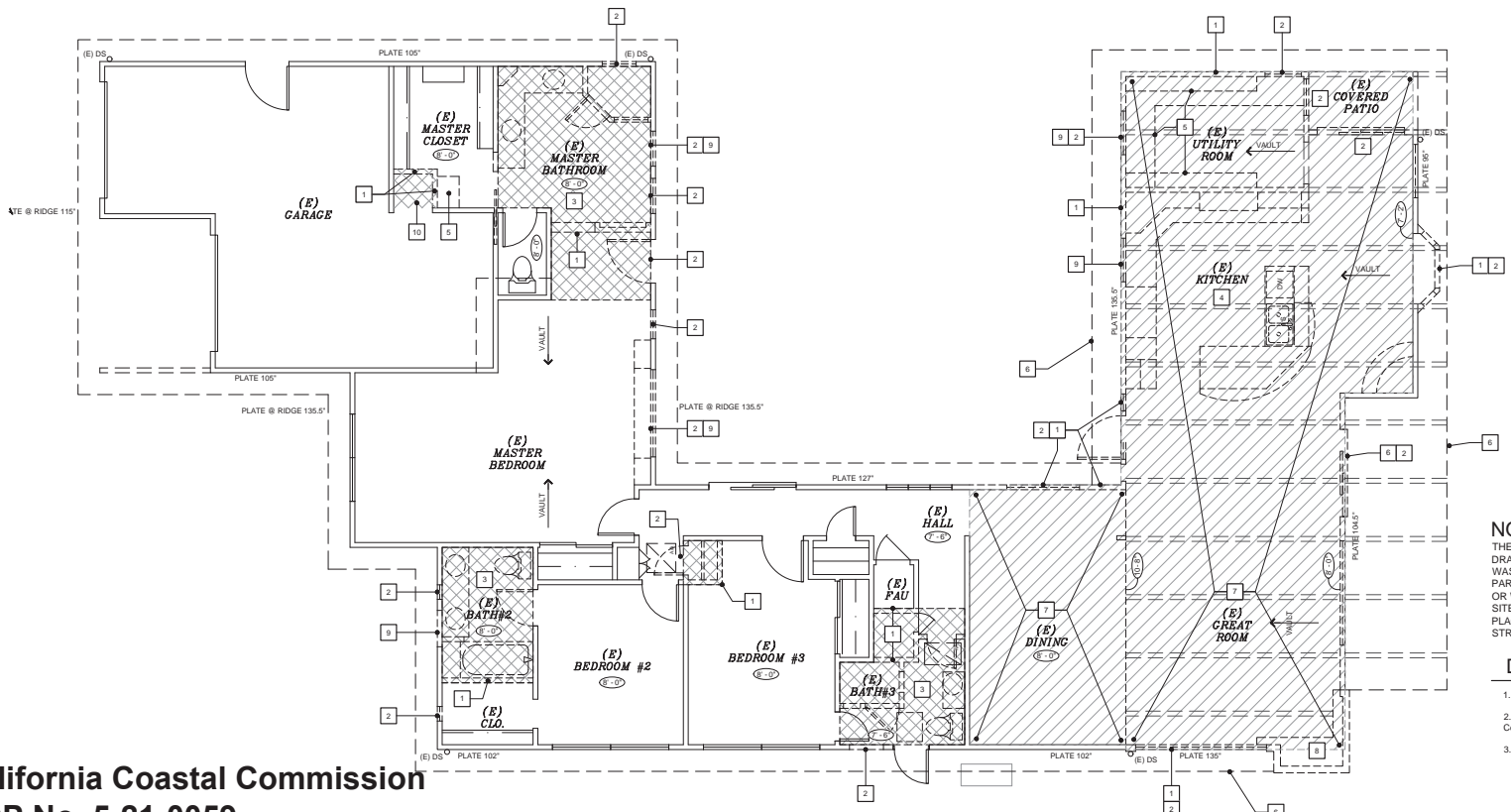
NOTE:
 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

DEMOLITION NOTES

1. Removal of all concrete to Ewells Recycle Plant
2. Removal of framing, stucco & misc materials to Orange County Dump
3. Small 4x6 bin for misc. material removal.

EXISTING FIRST FLOOR / DEMO PLAN

LIVING AREA - EXISTING	2,145 SQ.FT.	1/4" = 1'-0"
GARAGE - EXISTING	435 SQ.FT.	
COVERED PATIO - EXISTING	30 SQ.FT.	
REMODELED AREA	265 SQ.FT.	
DEMOLISHED AND RECONSTRUCTED AREA	1,005 SQ.FT.	
EXTERIOR WALL	333 LF (EXIST.) - 100 LF (DEMO) 30% = 233 LF (REMAINING) 70%	



ELECTRICAL LEGEND

SYM. DESCRIPTION

SWITCH, ROCKER, SINGLE POLE, (3-3 WAY;
4-4 WAY; L-LIGHTED; D-DIMMER)

RECESSED LIGHT FIXTURE (MC-MINI CAN LV-
LOW VOLTAGE; FL-FLUORESCENT; CFL-COMPACT FLUORESCENT)

LIGHT FIXTURE, WALL MOUNT, SURFACE
(S-SPOT F-FLUORESCENT; LV-LOW VOLTAGE; FL-FLUORESCENT
SC-SCENE; IS-MOTION PHOTO OPTIC SENSOR)
HEIGHT TO BE SPECIFIED BY OWNER AND/OR
INTERIOR DESIGNER

EXTERIOR LIGHTING LEGEND

SYM. MFR. PART QTY. DESCRIPTION

ARTCRAFT LIGHTING	AC02918K	Flarecore	3	LED 3 W 300 Lumens	WALLMOUNT
HELD			9	LED 3W 300 Lumens	RECESSED CAN LIGHT

L	LABATORY
LV	LOUVERED
LN	LINEN CLOUTE
M.W.	MICROWAVE
O.S.A.	OUTSIDE AIR
P.A.S.	POLE (CLOTHES) & SHELF
R.	RADIUS
REF.	REFRIGERATOR
S.	SINK
SC	SOLID CORE DOOR
SK	SKYLIGHT
SP	SPECIAL
SR	STYLE RAIL
T.	TRASH
T.C.	TRASH COMPACTOR
TEMP.	TEMPERED GLASS
T/S	TUB / SHOWER
FAU	FORCED AIR UNIT
F.D.	FLOOR DRAIN
F.C.	FINISH FLOOR
F.P.	FIRE PLACE
F.R.	FRENCH DOOR
H.H.	HEADER HEIGHT
V.	VANITY

ABBREVIATIONS

ABV. DESCRIPTION

A/A	ATTIC ACCESS
A/C	AIR CONDITIONER
A/W	AWNING WINDOW
B1	B1-FOLD DOOR/WINDOW
C	CASEMENT WINDOW
C.V.	CENTRAL VACUUM
D	DOOR
D.B.L	DOUBLE DOOR
D.H.	DOUBLE DOOR HEADER HEIGHT
D.S.	DISHWASHER
D.W.	DRAINAGE
D.S.	DOWNSPOUT
E	EXISTING
EX	EXTERIOR
F	FIBER WINDOW
F.A.U	FORCED AIR UNIT
F.D	FLOOR DRAIN
F.C.	FINISH FLOOR
F.P.	FIRE PLACE
F.R.	FRENCH DOOR
H.H.	HEADER HEIGHT
I.B.	IRONING BOARD

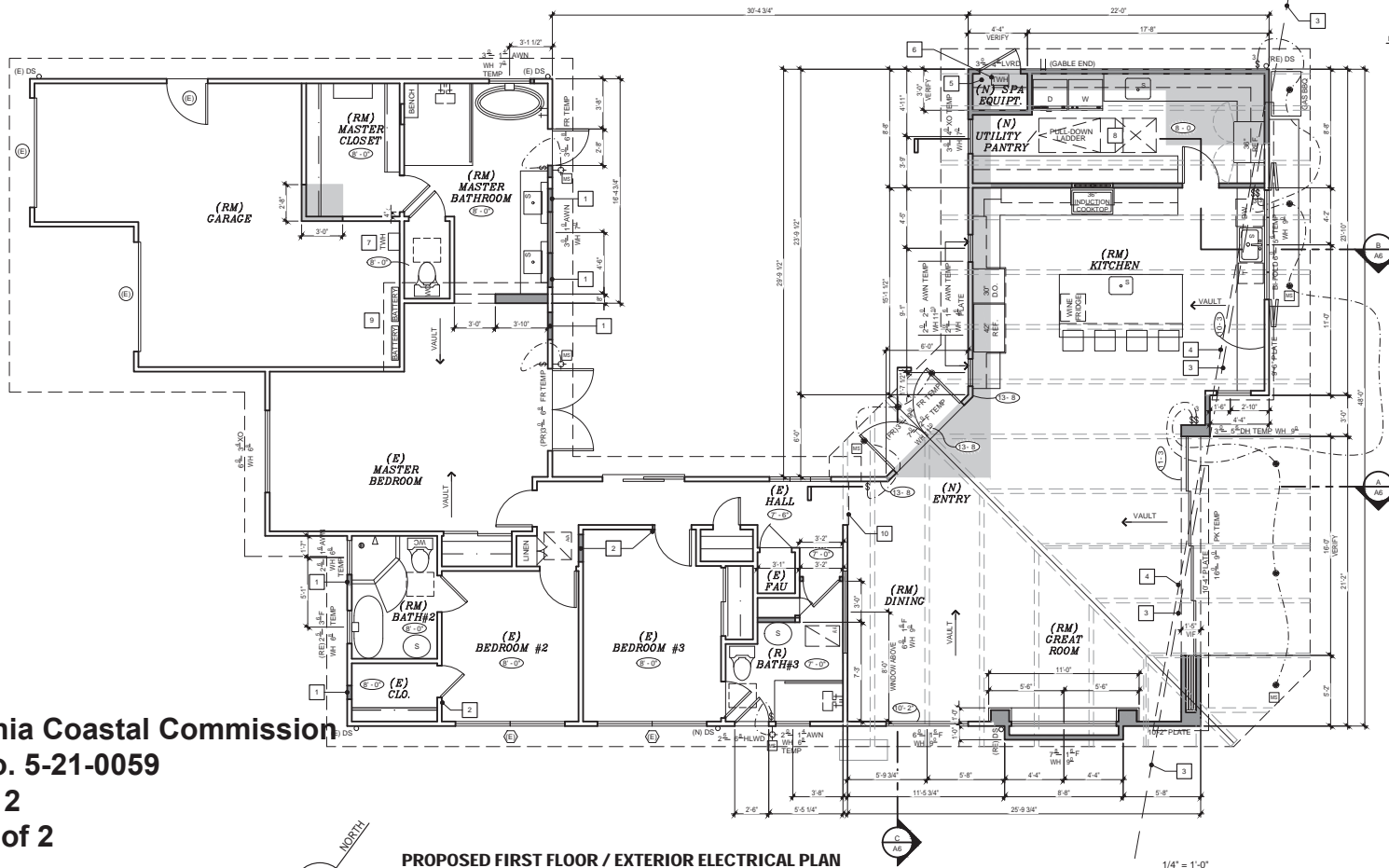
ARCHITECTURAL KEY NOTES

- FILL IN OPENING W/ (N) 2X STUDS @ 16" O.C. W/ MIN. 1/2" GYP. BD. INTERIOR FINISH AND STUCCO EXTERIOR FINISH. EXTERIOR MATERIAL, TEXTURE, FINISH AND COLOR TO MATCH EXISTING
- FILL IN OPENING W/ (N) 2X STUDS @ 16" O.C. W/ MIN. 1/2" GYP. BD. INTERIOR FINISH, FINISH AND COLOR TO MATCH EXISTING
- LINE OF STRING LINE SETBACK
- AREA OF EXISTING NON-CONFORMING STRUCTURE TO BE DEMOLISHED AND RECONSTRUCTED
- 48"W x 30"D x 60"H SPA EQUIPMENT NICHE W/ 36"W x 54"H LOUVERED DOOR. FUTURE SPA & EQUIPMENT UNDER SEPARATE PERMIT
- NEW TANKLESS WATER HEATER INSIDE OF PANTRY ABOVE SPA NICHE
- NEW TANKLESS WATER HEATER INSIDE OF GARAGE
- NEW 30"x54" PULL DOWN ATTIC ACCESS LADDER
- FUTURE SOLAR BATTERY'S. VERIFY SIZE AND LOCATION. UNDER SEPARATE PERMIT
- LINE OF SOFFIT STEP

FLOOR PLAN LEGEND

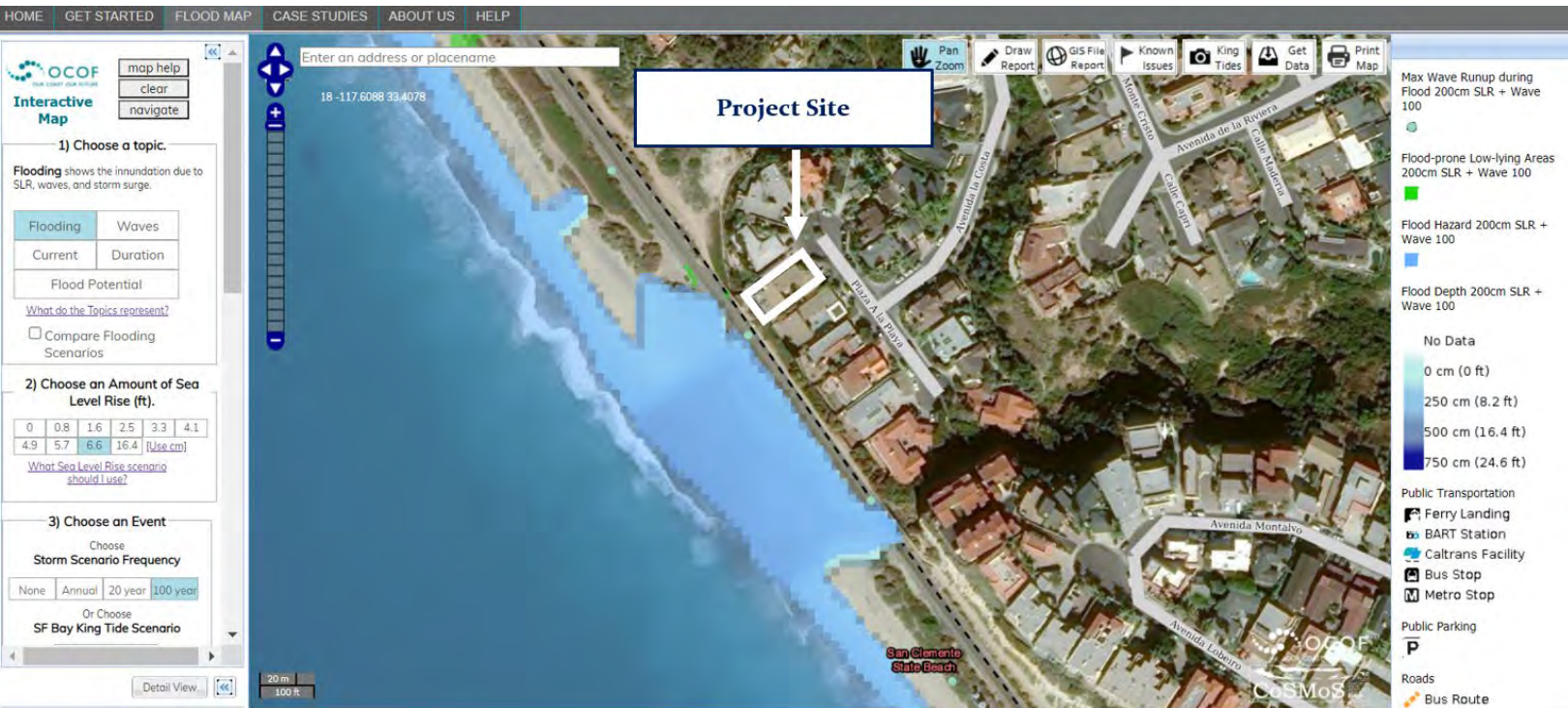
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- PLAN KEY NOTE
- KEY NOTE TAG SHEET LOCATION
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- EXISTING (E)
- NEW (N)
- REUSE / RELOCATED (RE)
- REMODELED (ROOM / AREA) (RM)



PROPOSED FIRST FLOOR / EXTERIOR ELECTRICAL PLAN

1/4" = 1'-0"



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