

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071
FAX (562) 590-5084



F16c

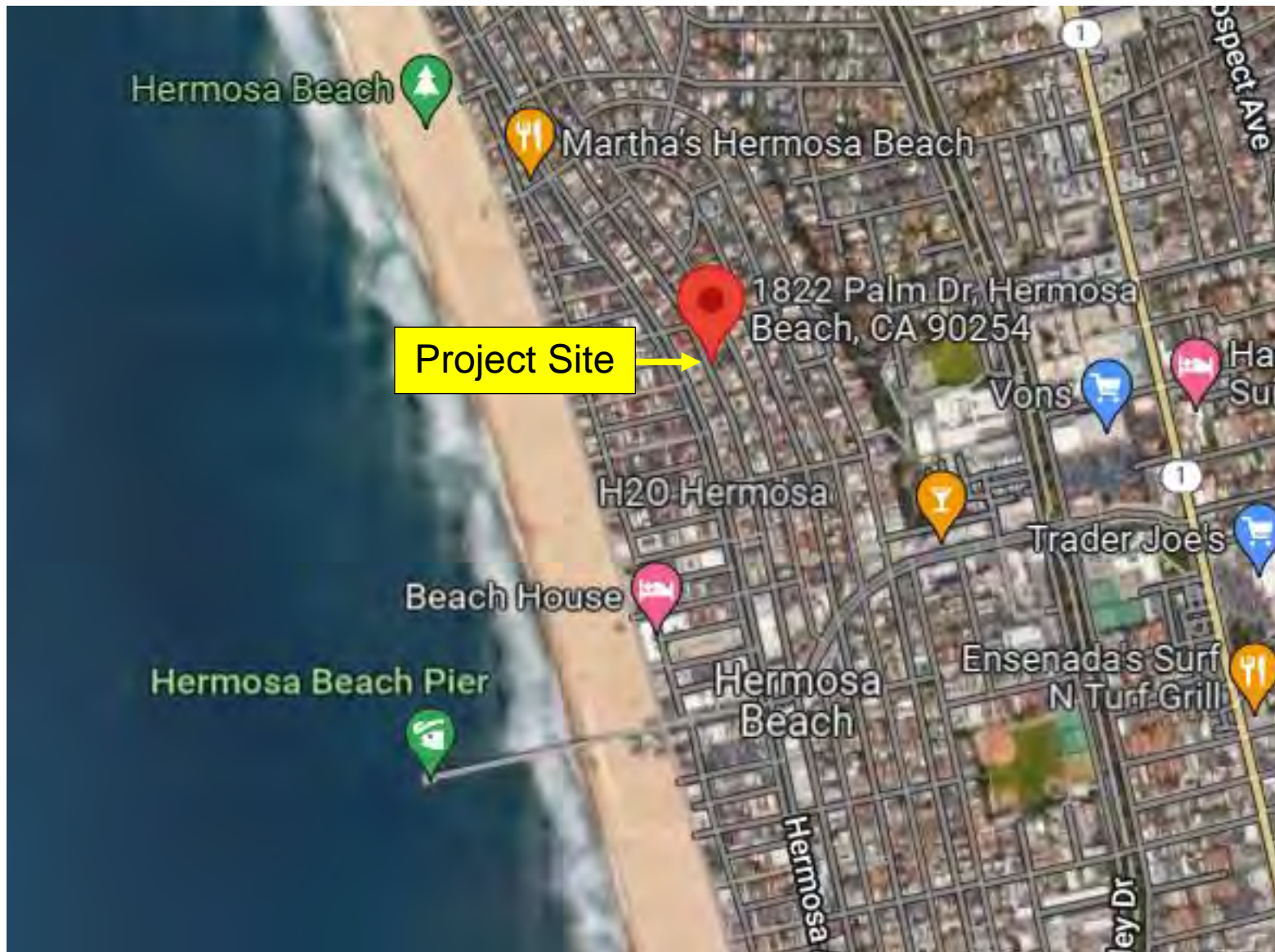
5-21-0608

(DONALD AND MICHELLE POPKES FAMILY TRUST)

SEPTEMBER 23, 2022

EXHIBITS

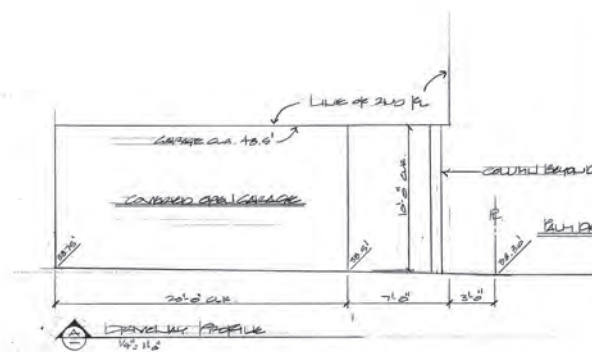
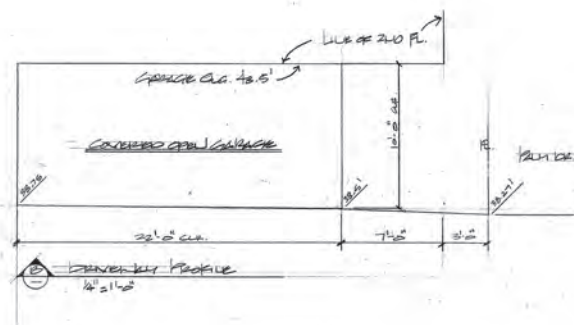
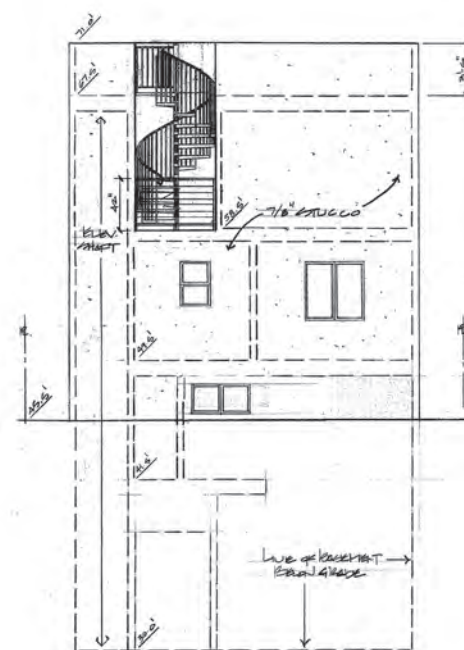
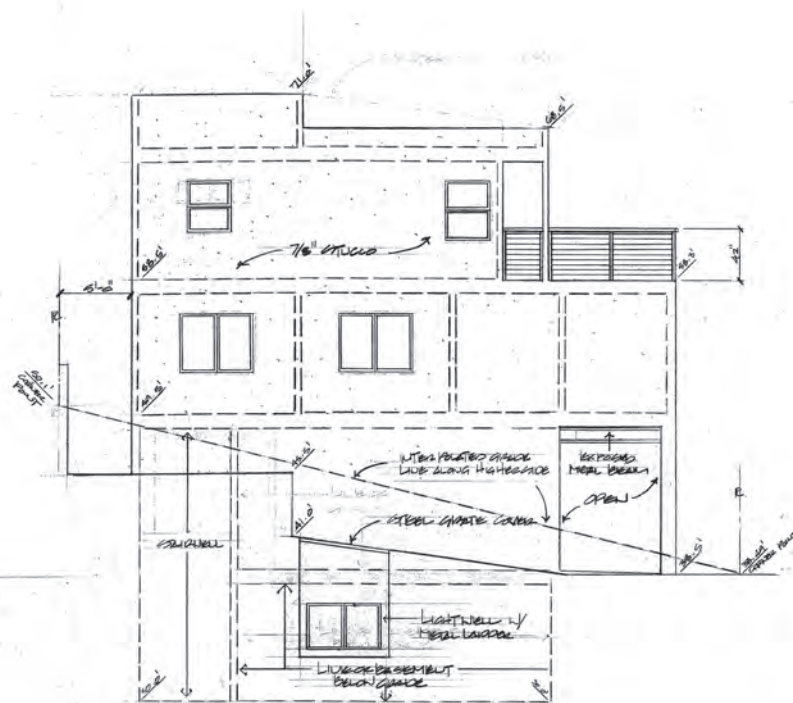
Exhibit 1 – Project Site and Vicinity Map.....	2
Exhibit 2 – Project Plans	4
Exhibit 3 – Structures Straddling the Property Line.....	10





Critical Height Calculation For: Address 1802 PALM DR. HERMOSA BEACH, CA. 90254

Elev. PL A	33.00
Elev. PL B	47.5
Length A-B	40.5
Length A-B	6.75
Elev. PL C	38.40
Elev. PL D	50.1
Length C-D	43.44
Length C-D	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL E	38.40
Elev. PL F	47.5
Length E-F	40.5
Length E-F	6.75
Elev. PL G	38.40
Elev. PL H	50.1
Length G-H	43.44
Length G-H	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL I	38.40
Elev. PL J	47.5
Length I-J	40.5
Length I-J	6.75
Elev. PL K	38.40
Elev. PL L	50.1
Length K-L	43.44
Length K-L	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL M	38.40
Elev. PL N	47.5
Length M-N	40.5
Length M-N	6.75
Elev. PL O	38.40
Elev. PL P	50.1
Length O-P	43.44
Length O-P	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL Q	38.40
Elev. PL R	47.5
Length Q-R	40.5
Length Q-R	6.75
Elev. PL S	38.40
Elev. PL T	50.1
Length S-T	43.44
Length S-T	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL U	38.40
Elev. PL V	47.5
Length U-V	40.5
Length U-V	6.75
Elev. PL W	38.40
Elev. PL X	50.1
Length W-X	43.44
Length W-X	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL Y	38.40
Elev. PL Z	47.5
Length Y-Z	40.5
Length Y-Z	6.75
Elev. PL AA	38.40
Elev. PL AB	50.1
Length AA-AB	43.44
Length AA-AB	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL AC	38.40
Elev. PL AD	47.5
Length AC-AD	40.5
Length AC-AD	6.75
Elev. PL AE	38.40
Elev. PL AF	50.1
Length AE-AF	43.44
Length AE-AF	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL AG	38.40
Elev. PL AH	47.5
Length AG-AH	40.5
Length AG-AH	6.75
Elev. PL AI	38.40
Elev. PL AJ	50.1
Length AI-AJ	43.44
Length AI-AJ	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL AK	38.40
Elev. PL AL	47.5
Length AK-AL	40.5
Length AK-AL	6.75
Elev. PL AM	38.40
Elev. PL AN	50.1
Length AM-AN	43.44
Length AM-AN	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL AO	38.40
Elev. PL AP	47.5
Length AO-AP	40.5
Length AO-AP	6.75
Elev. PL AQ	38.40
Elev. PL AR	50.1
Length AQ-AR	43.44
Length AQ-AR	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL AS	38.40
Elev. PL AT	47.5
Length AS-AT	40.5
Length AS-AT	6.75
Elev. PL AU	38.40
Elev. PL AV	50.1
Length AU-AV	43.44
Length AU-AV	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL AW	38.40
Elev. PL AX	47.5
Length AW-AX	40.5
Length AW-AX	6.75
Elev. PL AY	38.40
Elev. PL AZ	50.1
Length AY-AZ	43.44
Length AY-AZ	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL BA	38.40
Elev. PL BB	47.5
Length BA-BB	40.5
Length BA-BB	6.75
Elev. PL BC	38.40
Elev. PL BD	50.1
Length BC-BD	43.44
Length BC-BD	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL BE	38.40
Elev. PL BF	47.5
Length BE-BF	40.5
Length BE-BF	6.75
Elev. PL BG	38.40
Elev. PL BH	50.1
Length BG-BH	43.44
Length BG-BH	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL BI	38.40
Elev. PL BJ	47.5
Length BI-BJ	40.5
Length BI-BJ	6.75
Elev. PL BK	38.40
Elev. PL BL	50.1
Length BK-BL	43.44
Length BK-BL	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL BM	38.40
Elev. PL BN	47.5
Length BM-BN	40.5
Length BM-BN	6.75
Elev. PL BO	38.40
Elev. PL BP	50.1
Length BO-BP	43.44
Length BO-BP	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL BQ	38.40
Elev. PL BR	47.5
Length BQ-BR	40.5
Length BQ-BR	6.75
Elev. PL BS	38.40
Elev. PL BT	50.1
Length BS-BT	43.44
Length BS-BT	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL BU	38.40
Elev. PL BV	47.5
Length BU-BV	40.5
Length BU-BV	6.75
Elev. PL BW	38.40
Elev. PL BX	50.1
Length BW-BX	43.44
Length BW-BX	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL BY	38.40
Elev. PL BZ	47.5
Length BY-BZ	40.5
Length BY-BZ	6.75
Elev. PL CA	38.40
Elev. PL CB	50.1
Length CA-CB	43.44
Length CA-CB	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL CC	38.40
Elev. PL CD	47.5
Length CC-CD	40.5
Length CC-CD	6.75
Elev. PL CE	38.40
Elev. PL CF	50.1
Length CE-CF	43.44
Length CE-CF	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL CG	38.40
Elev. PL CH	47.5
Length CG-CH	40.5
Length CG-CH	6.75
Elev. PL CI	38.40
Elev. PL CJ	50.1
Length CI-CJ	43.44
Length CI-CJ	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL CK	38.40
Elev. PL CL	47.5
Length CK-CL	40.5
Length CK-CL	6.75
Elev. PL CM	38.40
Elev. PL CN	50.1
Length CM-CN	43.44
Length CM-CN	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL CO	38.40
Elev. PL CP	47.5
Length CO-CP	40.5
Length CO-CP	6.75
Elev. PL CQ	38.40
Elev. PL CR	50.1
Length CQ-CR	43.44
Length CQ-CR	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL CS	38.40
Elev. PL CT	47.5
Length CS-CT	40.5
Length CS-CT	6.75
Elev. PL CU	38.40
Elev. PL CV	50.1
Length CU-CV	43.44
Length CU-CV	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL CW	38.40
Elev. PL CX	47.5
Length CW-CX	40.5
Length CW-CX	6.75
Elev. PL CY	38.40
Elev. PL CZ	50.1
Length CY-CZ	43.44
Length CY-CZ	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL DA	38.40
Elev. PL DB	47.5
Length DA-DB	40.5
Length DA-DB	6.75
Elev. PL DC	38.40
Elev. PL DD	50.1
Length DC-DD	43.44
Length DC-DD	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL DE	38.40
Elev. PL DF	47.5
Length DE-DF	40.5
Length DE-DF	6.75
Elev. PL DG	38.40
Elev. PL DH	50.1
Length DG-DH	43.44
Length DG-DH	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL DI	38.40
Elev. PL DJ	47.5
Length DI-DJ	40.5
Length DI-DJ	6.75
Elev. PL DK	38.40
Elev. PL DL	50.1
Length DK-DL	43.44
Length DK-DL	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL DM	38.40
Elev. PL DN	47.5
Length DM-DN	40.5
Length DM-DN	6.75
Elev. PL DO	38.40
Elev. PL DP	50.1
Length DO-DP	43.44
Length DO-DP	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL DQ	38.40
Elev. PL DR	47.5
Length DQ-DR	40.5
Length DQ-DR	6.75
Elev. PL DS	38.40
Elev. PL DT	50.1
Length DS-DT	43.44
Length DS-DT	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL DU	38.40
Elev. PL DV	47.5
Length DU-DV	40.5
Length DU-DV	6.75
Elev. PL DW	38.40
Elev. PL DX	50.1
Length DW-DX	43.44
Length DW-DX	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL DY	38.40
Elev. PL DZ	47.5
Length DY-DZ	40.5
Length DY-DZ	6.75
Elev. PL EA	38.40
Elev. PL EB	50.1
Length EA-EB	43.44
Length EA-EB	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL EC	38.40
Elev. PL ED	47.5
Length EC-ED	40.5
Length EC-ED	6.75
Elev. PL EE	38.40
Elev. PL EF	50.1
Length EE-EF	43.44
Length EE-EF	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL EG	38.40
Elev. PL EH	47.5
Length EG-EH	40.5
Length EG-EH	6.75
Elev. PL EI	38.40
Elev. PL EJ	50.1
Length EI-EJ	43.44
Length EI-EJ	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL EK	38.40
Elev. PL EL	47.5
Length EK-EL	40.5
Length EK-EL	6.75
Elev. PL EM	38.40
Elev. PL EN	50.1
Length EM-EN	43.44
Length EM-EN	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL EO	38.40
Elev. PL EP	47.5
Length EO-EP	40.5
Length EO-EP	6.75
Elev. PL EQ	38.40
Elev. PL ER	50.1
Length EQ-ER	43.44
Length EQ-ER	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL ES	38.40
Elev. PL ET	47.5
Length ES-ET	40.5
Length ES-ET	6.75
Elev. PL EU	38.40
Elev. PL EV	50.1
Length EU-EV	43.44
Length EU-EV	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL EW	38.40
Elev. PL EX	47.5
Length EW-EX	40.5
Length EW-EX	6.75
Elev. PL EY	38.40
Elev. PL EZ	50.1
Length EY-EZ	43.44
Length EY-EZ	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL FA	38.40
Elev. PL FB	47.5
Length FA-FB	40.5
Length FA-FB	6.75
Elev. PL FC	38.40
Elev. PL FD	50.1
Length FC-FD	43.44
Length FC-FD	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL FE	38.40
Elev. PL FF	47.5
Length FE-FF	40.5
Length FE-FF	6.75
Elev. PL FG	38.40
Elev. PL FH	50.1
Length FG-FH	43.44
Length FG-FH	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL FI	38.40
Elev. PL FJ	47.5
Length FI-FJ	40.5
Length FI-FJ	6.75
Elev. PL FK	38.40
Elev. PL FL	50.1
Length FK-FL	43.44
Length FK-FL	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL FM	38.40
Elev. PL FN	47.5
Length FM-FN	40.5
Length FM-FN	6.75
Elev. PL FO	38.40
Elev. PL FP	50.1
Length FO-FP	43.44
Length FO-FP	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL FQ	38.40
Elev. PL FR	47.5
Length FQ-FR	40.5
Length FQ-FR	6.75
Elev. PL FS	38.40
Elev. PL FT	50.1
Length FS-FT	43.44
Length FS-FT	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL FU	38.40
Elev. PL FV	47.5
Length FU-FV	40.5
Length FU-FV	6.75
Elev. PL FW	38.40
Elev. PL FX	50.1
Length FW-FX	43.44
Length FW-FX	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL FY	38.40
Elev. PL FZ	47.5
Length FY-FZ	40.5
Length FY-FZ	6.75
Elev. PL GA	38.40
Elev. PL GB	50.1
Length GA-GB	43.44
Length GA-GB	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL GC	38.40
Elev. PL GD	47.5
Length GC-GD	40.5
Length GC-GD	6.75
Elev. PL GE	38.40
Elev. PL GF	50.1
Length GE-GF	43.44
Length GE-GF	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL GH	38.40
Elev. PL GI	47.5
Length GH-GI	40.5
Length GH-GI	6.75
Elev. PL GJ	38.40
Elev. PL GK	50.1
Length GJ-GK	43.44
Length GJ-GK	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL GL	38.40
Elev. PL GM	47.5
Length GL-GM	40.5
Length GL-GM	6.75
Elev. PL GN	38.40
Elev. PL GO	50.1
Length GN-GO	43.44
Length GN-GO	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL GP	38.40
Elev. PL GQ	47.5
Length GP-GQ	40.5
Length GP-GQ	6.75
Elev. PL GR	38.40
Elev. PL GS	50.1
Length GR-GS	43.44
Length GR-GS	11.73
Length A-B	22.5
Length A-B	3.0
Elev. PL GT	38.40
Elev. PL GU	47.5
Length GT-GU	40.5
Length GT-GU	6.75
Elev. PL GV	38.40
Elev. PL GW	50.1
Length GV-GW	43.44
Length GV-GW	11.73
Length A-B	22.5
Length A-B	3.0
Elev.	



APPROVED IN CONCEPT
CITY OF HERMOSA BEACH
JUL 22 2021

California Coastal Commission

5-21-0608

Exhibit 1

Page 4 of 6

DATE		SCALE		DRAWN		JOB		SHEET	
								A5	
								OF	

- Each ball-point canister shall be a shaver or a hairbrush/canister and shall have an equivalent RACR Ballpoint Canister Code No. 4, Division 6.
- New bathroom exhaust fans shall be humidity controlled per CMCA Chapter 4 and California Green Building Requirements, Section 4, Division 6.
- Hallways must have flamed plaster, tile or approved equal to TSP above the floor and showers or tub with showers. Materials other than effervescent materials to be moisture resistant. (CIRC R207.2.)
- Provide a temperature testing device for the showers, tub, shower/tub combinations and whirlpool bathtubs. The device shall be installed at the water heater or in the water heater in accordance with a code for meeting this provision. (CIRC #14.8 and #19.0)
- Provide safety glazing or tempered glass in the following hazardous locations per CIRC section 506:
- a) Floor and sitting panels of sliding door assemblies and panels in swinging doors.
 - b) Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, jacuzzis and showers and the interior of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and chain drain.
 - c) Fixed or operable panels in the same plane of a door where the nearest exposed edge of the glazing is more than 60 inches above the top of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above a walking surface.
 - d) Where glazing is perpendicular to the plane of the door, in a closed position, within 54" of the edge of the frame.
- Insulated fixed or operable panels, other than those locations described above, that result all of the following conditions:
- i) Exposed area of an individual panel is greater than 8 square feet; and
 - ii) Exposed bottom edge is less than 18 inches above the floor; and
 - iii) Exposed top edge is greater than 18 inches above the floor; and
 - iv) Each pane within the assembly is within 36 inches horizontally of the plane of the glazing;
- and ceilings, regardless of height, above a walking surface (including obstructed bascule panels and nonstructural in-fill panels). All glass panel areas shall have a top rail continuous over three panes minimum.
- Windows and doors used as the barrier for indoor and outdoor swimming pools and areas when all of the following conditions are present:
- i) The bottom edge of the glazing is less than 60 inches above the pool side of the glazing; and
 - ii) The glazing is within 5 feet of a swimming pool or spa's edge; and
 - iii) Visible extending stairway landings or within 5 feet of the bottom end of stairs and/or of stairways where the bottom edge of the glazing is less than 36 inches above a walking surface. Exception: The side of the pool or spa that is separated by a permanent wall or built-in partitions, complying with the provisions of Section #1013 and 1907.7 and no pane of glass is greater than 18 inches from the railing.
- All bedrooms, bathrooms or rooms used for sleeping shall have emergency rescue windows or doors. (CIRC #10.1.3.)
- a. Minimum net clear opening of 6.7 square feet. First floor may be 5.0 sq ft. minimum
 - b. Minimum net clear opening width of 20 inches.
 - c. Minimum net clear height of 24 inches.
- The bottom of the clear opening shall not be more than 44 inches above the floor.
- Ventilating installation and location of hard wired smoke detectors are follows: (CIRC R234.)
- a. Installation of smoke detectors shall comply with UL 217 and NFPA 72.
 - b. On the ceiling or well outside of each bedroom sleeping area in the immediate vicinity of the bedroom and within reach of the occupant for evacuation purposes.
 - c. Smoke detectors shall be inter-connected per CIRC R314.6.
 - d. Smoke detectors in new construction shall be "hard wired" and shall be equipped with battery back-up and be interconnected in a new construction. (CIRC R314.4 & R314.6)
 - e. Battery operated smoke detector installed in existing construction where the other alarm type is hardwired, and the battery unit is required for removal of nuisance alarms.
 - f. In existing construction smoke detectors that no longer function or are over 10 years old shall be replaced. (CIRC R314.3-2)
- For all new construction, carbon monoxide detectors are required per CIRC R316. Note that following:
- a. CO detectors are required within dwelling units that have fuel burning appliances, and in dwelling units with attached garages.
 - b. Provide CO detectors outside each sleeping area, and on each level of a dwelling independent of basement.
 - c. Provide CO detectors inside each sleeping room with a full gas appliance.
- Where more than one CO detector is required, they shall be interconnected per CIRC R316.1-2.
- CO detectors shall comply with UL 2034, UL 2078 and/or NFPA 720.
- f. In new construction CO detectors shall be hard wired with a battery backup.
- In existing construction, battery operated CO detectors are allowed where ceiling and wall mounted would be required to be removed to install electrical wiring.

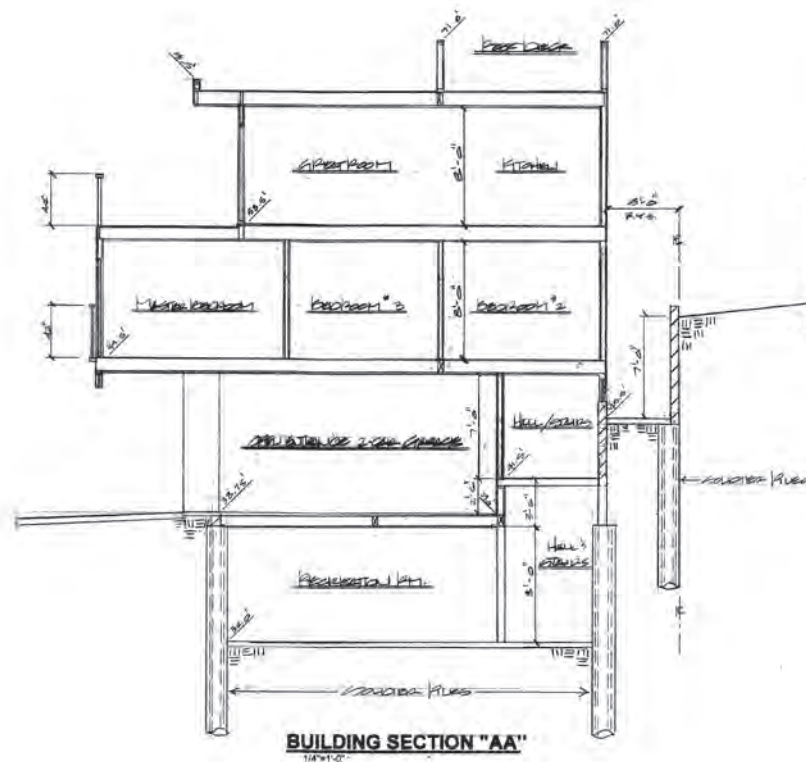
Unit 24 Energy

8. Provide a minimum of 30 dB(A) sound level reduction to the exterior with metal duct work. A ceiling or wall exhaust may be used to provide at least a 6 dB change per hour.
9. For kitchen, bath and other exhaust fans, state the duct per ASHRAE 62.2, Table 7.7, or Table 4-4 of the 2015 International Mechanical Code.
10. Intermittently operated (kitchen, bath, etc.) duct exhaust fans shall be rated at 3.0 cfm per sq. ft.
11. Provide R-8 duct insulation for ductwork in unconditioned spaces.
12. Connections of metal duct and inner core fans shall be mechanical.
13. For intermittent use, velocity shall be greater than 8.8 KSI/s or 2 KW, provide isolation valves.
14. Provide gas capacity of at least 200,000 Btu/hr for the smallest water heater. (CAC 160.1 (1) D)
15. In mechanical occupancies, all lighting fixtures should be high efficiency fixtures. (CAC 160 (1) A.)
17. High efficiency fixtures should be gas types or CFL - LED fixtures, unless an exception is noted.
18. Lower than rated ceiling lighting fixtures, LED luminaires, with a standard power base may be used unless:
 - a. The luminaires is identified as being JAB-2016 or JAB-2015-E compliant,
 - b. The fixtures are not so controlled by a dimmer switch or occupancy sensor,
 - c. Lighting provides at least one high efficiency fixture, controlled by a occupancy sensor.
19. Lighting in garages, laundry rooms, utility rooms and closets over 70 sq. ft., shall be high efficiency fixtures.
20. Note on panel: The builder must provide the owner with a luminaire schedule that includes a list of lamps installed in the luminaire, so the owner knows what light fixtures they are installing, and, when they take possession of the home.
22. For per lighting fixtures attached to the luminaires, provide high efficiency fixtures (medium and compact fluorescent) and LED lighting, and astronomical controls from a local or an energy

California Green Building Standards Code

23. All new plumbing fixtures need to be low water use as follows:
- | | |
|----------------|----------|
| Toilets: | 1.28 gpf |
| Lavatories: | 1.5 gpm |
| Kitchen Sinks: | 1.8 gpm |
| Showers: | 2.0 gpm |
- CMSSC 4.503.1

- in residence contracts before 1994, plumbing fixtures must be low flow fixtures as follows:
- | | |
|---------------|---------|
| Toilets | 1.6 gpf |
| Urinals | 0.5 gpf |
| Kitchen Sinks | 2.2 gpm |
| Showers | 2.0 gpm |
- or the fixture must be updated to the current standards.
25. When a shower is replaced with multiple shower heads, the sum of flow for all the heads shall not exceed the 2.5-gpm reduced flow, or the shower shall be designed so that only one head is on at a time.
26. A minimum of 60% of the operation needs shall be recycled. (CPC 404.409)
27. The builder is to provide an operation manual for the owner at the time of final inspection. (CPC603.4410)
28. All items on the plans "During construction all old ducts and other air circulation equipment shall be capped with caps, plastic sheet metal, or other methods to reduce the amount of dust or debris which may collect in the system."
29. VOC's are to be documented for:
Adhesives, Paints and Coatings,
Cement,
Composition Wood Products.
Documentation to be provided by Product Certifications & Specifications, Chain of Custody, Certificates, or other means acceptable to the enforcing agency. (CPC 404.404.3)
30. Moisture content of wood shall not exceed 16% before it is enclosed in construction. The moisture content should be certified by use of 3 methods acceptable. Building materials with visible signs of moisture damage but not used in construction, insulation that appears wet, or has a high moisture content should be removed, or allowed to dry prior to enclosure.
- Plumbing and Mechanical**
31. The plumbing and mechanical work shall be done in accordance with the following:
32. All pre-plumbing work shall be to low water use as follows:
- | | |
|---------------|--------------------|
| Toilets | 1.28 gpf |
| Urinals | 1.2 gpm (7.17 l/s) |
| Kitchen Sinks | 1.6 gpm |
| Showers | 2.0 gpm |
- (CPC 404.404.301.1)
- All new domestic hot water piping is to be maximum pipe (CPC 404.411)
33. Shower and toilet exhaust shall terminate not less than 3 feet from openings with the building. (CPC 502.21.2)
34. Purge and water heater installations shall comply with Code Chapter 3 and CPC Chapter 507.1.
35. All water heaters shall be vented to the exterior by a vent with a slope of 1/4" per foot.
36. Show how heat producing appliances (water heating/boilers) in garage will be protected from automobile damage (wheel blocks are not sufficient). Elements of appliances which cause a fire hazard shall be protected by a fire rated barrier to allow garage access.
37. Provide GFCI protection for all 120 volt, 15 and 20 amp receptacles installed outdoors, in bathrooms & bathing areas, in basements, at kitchen counter top surfaces, within 6 feet of a bar or utility sink, in swimming pools, and in garages. (Exception: Stove outlets serving the bar or grill area). (CPC 210.81A)
38. Provide GFCI protection for 19.5 amp outdoor swimming splash appliances within 6' of the curb. (Exception: Appliances not subject to water spray). (CPC 210.81A)
39. Provide GFCI protection for circulating swimming dishwashers. (CPC 210.81.2)
40. All electrical outlets specified for 200 volts shall be tamper resistant. (CPC 404.102.1A)
41. Ceilings serving 15 and 20 amp outlets in all rooms and closets, including bathrooms, laundry areas and bedrooms must be fire-rated floor joist protected and code compliant. (CPC 210.81.3)
42. Where outlets are located in areas subject to water spray and GFCI protection, such protection is required. (Exception: Outlets in areas subject to water spray and GFCI protection shall be installed in easily accessible room, bathroom, laundry, hall, attached garage, and all outdoor entrances. (CPC 210.750A))
43. Provide at least one outdoor weatherproof GFCI 120-volt receptacle at front and back of swimming pool. (CPC 210.81.3)
44. Provide at least one receptacle in garage or bathroom in addition to any receptacle provided for walking. (CPC 210.44.2)(CPC 404.404.2A) 81
45. Wells 2" or greater shall have no cover. Outlets and to space no more than 12" apart, and a maximum of 12" from each side of opening. (CPC 210.81.3)
46. In the kitchen and dining areas, a receptacle shall be provided for each counter space where more than 12" apart so that no point is more than 24" from an outlet. (4" max spacing between outlets.) (CPC 210.81.3)
47. Surface mounted fully enclosed lighting fixtures in clothes closets must be 12" from storage areas. (A) Flush mounted fully enclosed and fluorescent lights must be 6" away. (CPC 210.81.3)
48. As bathrooms, provide at least one GFCI outlet within 3 feet of each entryway in the house. (CPC 210.81.3)
49. Bathroom outlets must be on a 20 amp circuit, with no other outlets allowed. (CPC 210.61.1)



BUILDING SECTION "AA"

147

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF LABORATORY APPROVAL.

[illegible]

AUDELO DESIGN
COMMERCIAL | RESIDENTIAL | DESIGN | PLANNING
1612 Alameda Ave | Oceanside, CA 92057 | 760.672.5222 | pcaudelo@gmail.com
AUDELODESIGN.COM



THE POPKES RESIDENCE
1822 PALM DRIVE
HERMOSA BEACH, CA 90254

California Coastal Commission
5-21-0608
Exhibit 1
Page 5 of 6



