

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
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(562) 590-5071



Th6a

5-22-0971 (Christovich)

November 16, 2023

EXHIBITS

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Exhibit No. 1 – Location Map

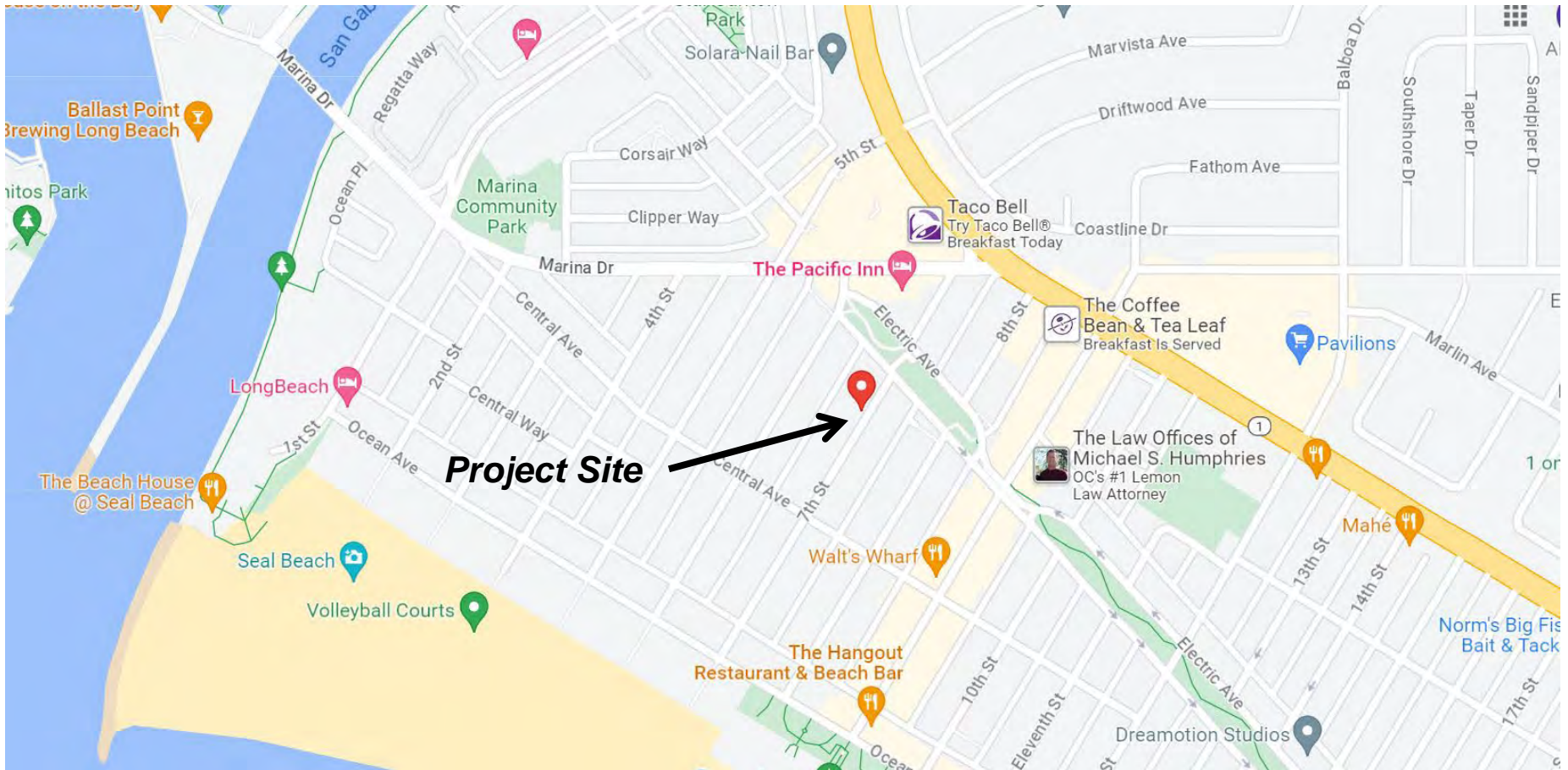


Exhibit No. 2 – Site Plan

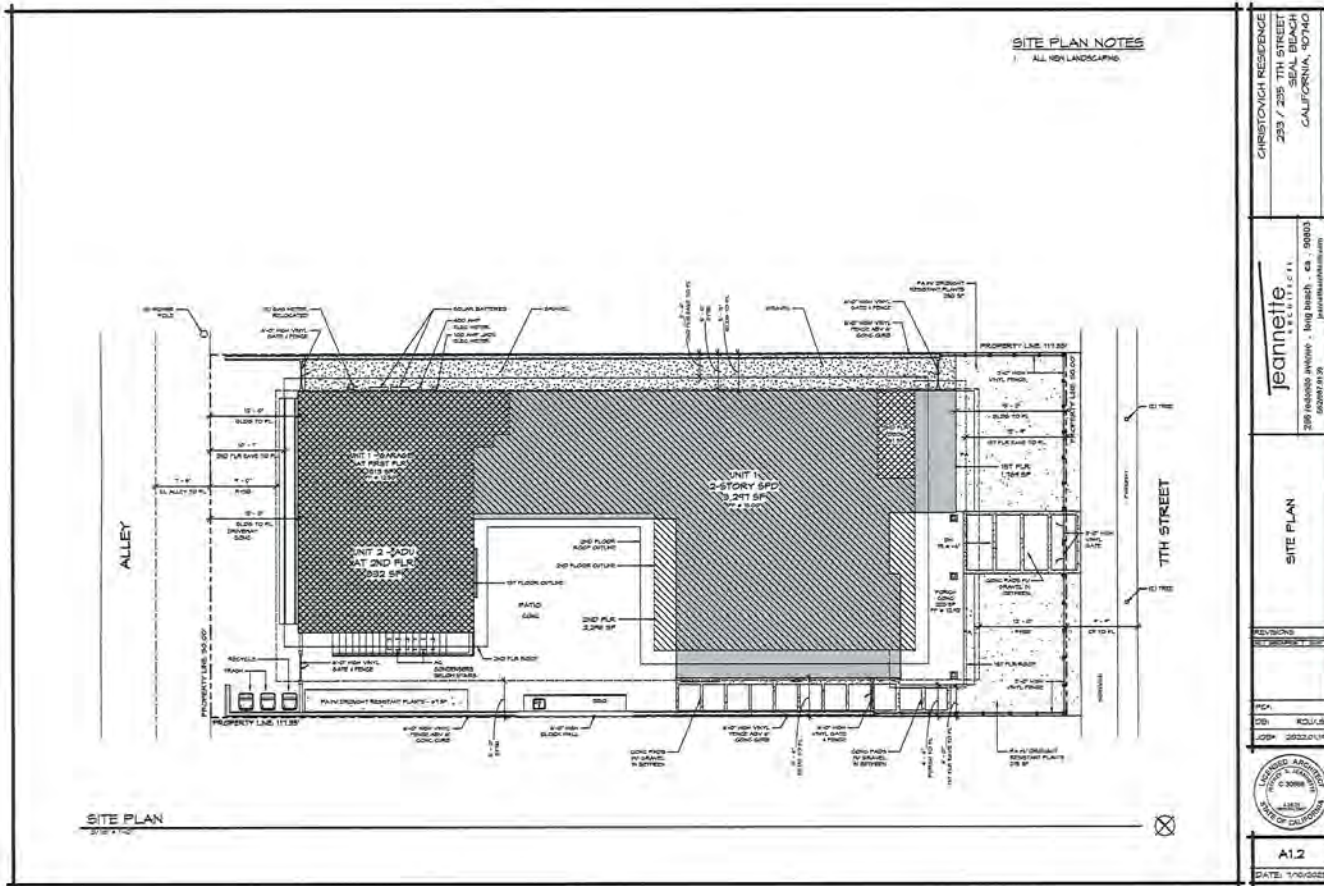
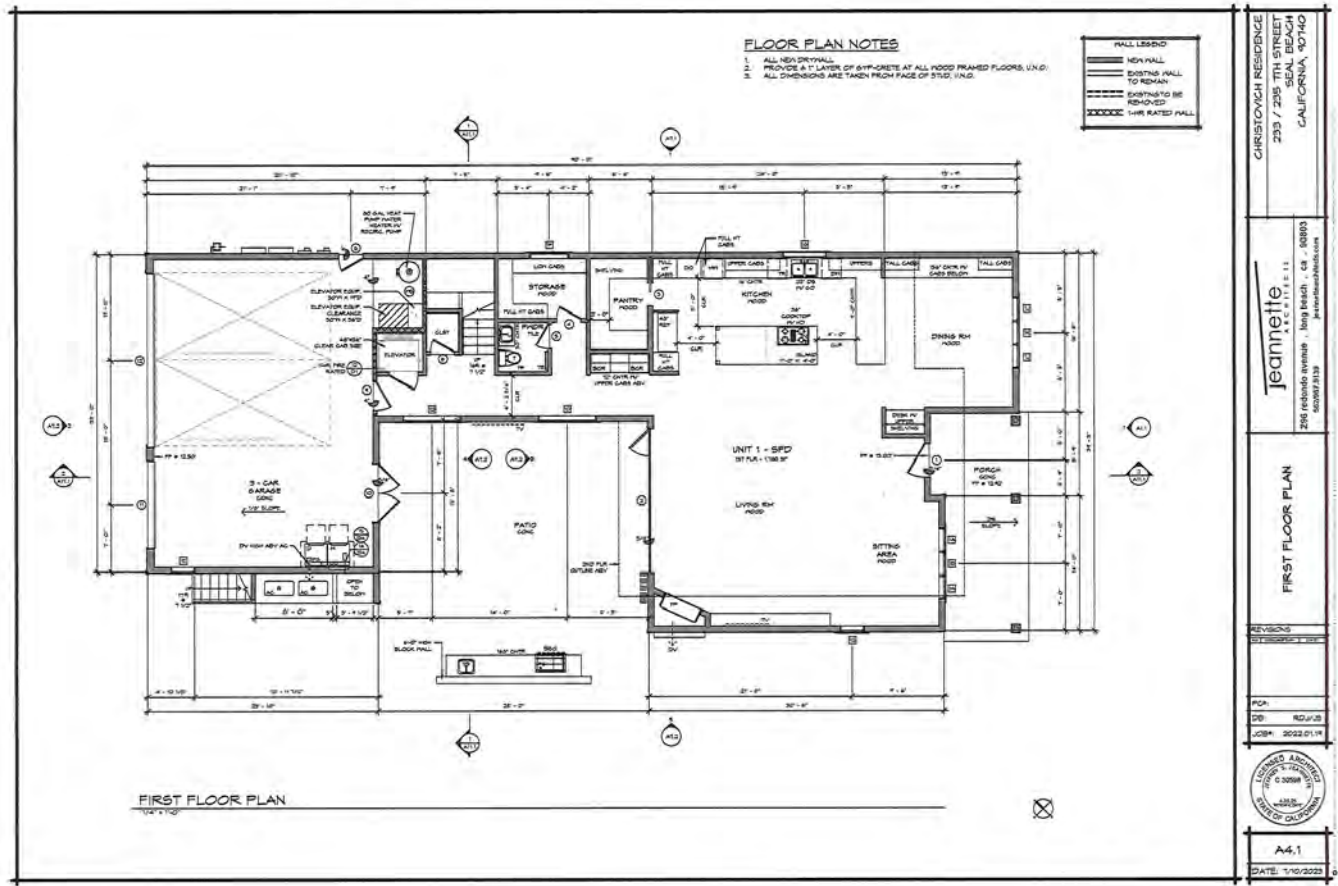


Exhibit No. 3 – Floor Plans



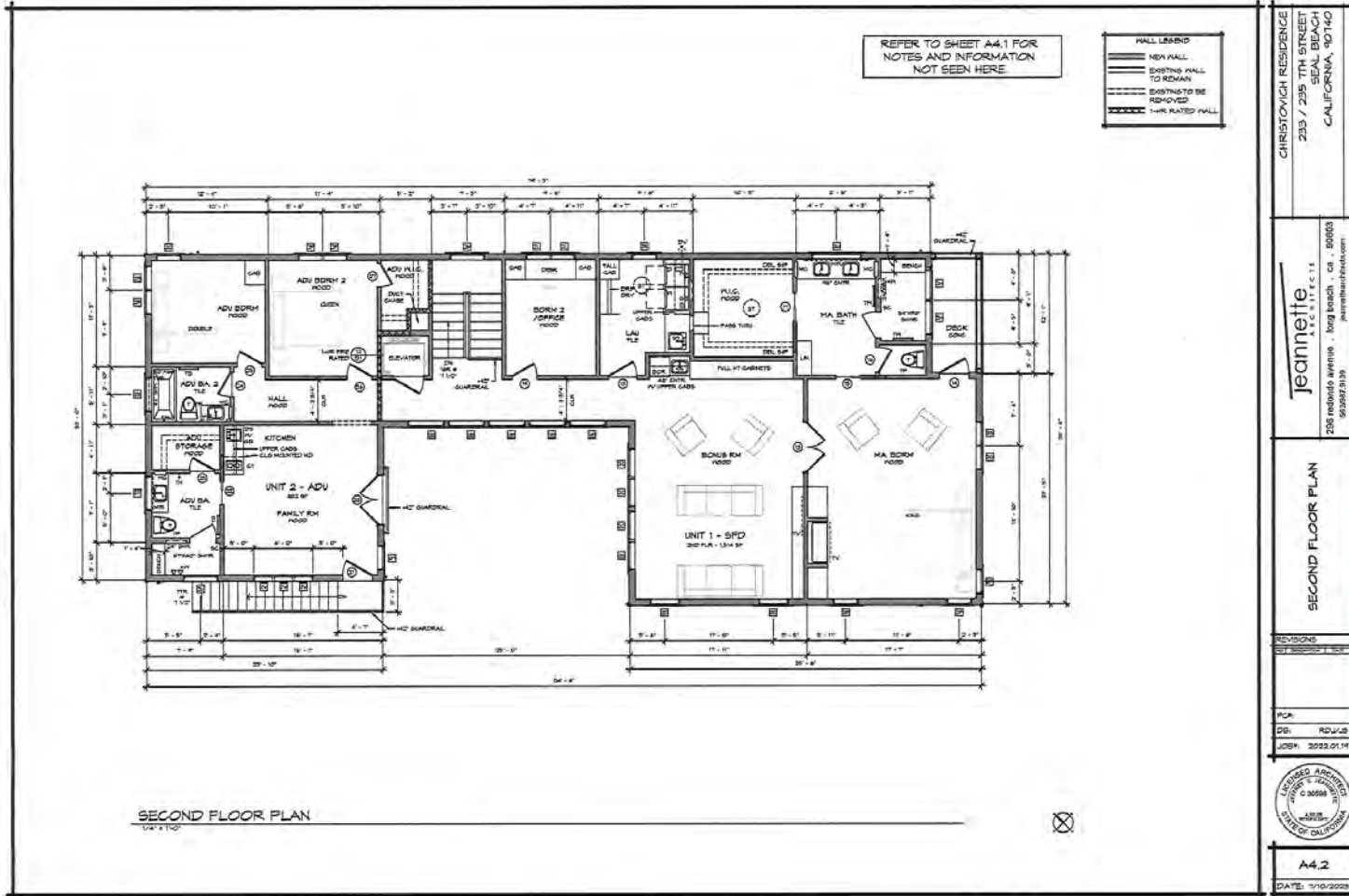


Exhibit No. 4 – Elevation Plans

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

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

EXTERIOR FINISH NOTES
 ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR AS NOTED TO SPECIFICATIONS.

- ROOF:** 1/2" EXPOSURE, SMOOTH SURFACE CUT, HARDPLANK LAP SIDING BY JAMES HARDIE.
- SIDING:** 1/2" EXPOSURE, SMOOTH SURFACE CUT, HARDPLANK LAP SIDING BY JAMES HARDIE.
- BOARD AND BATTEN:** HARDIE VERTICAL SIDING WITH 2 1/2" HARDSTEM BOARDS AS BATTENS BY JAMES HARDIE. BATTEN TO BE PLACED AT 18" MAX. SEE ELEVATIONS FOR ALIGNMENT AND SPACING.
- STUCCO:** SMOOTH SAND TEXTURE, COLOR TIED BY OWNER.
- EXTERIOR TRIM:** SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED EDGES.
- WOOD AND DOOR TRIM:** 1" WITH SEE ELEVATION, HARDTRIM BOARD BY JAMES HARDIE.
- CORNER TRIM:** 4" WITH SEE ELEVATIONS. PAINT GRADE, WINDBORNE PROTECTED.
- FRONT DOOR:** CUSTOM FIBER DOOR WITH DECORATIVE WINDOW. PAINT GRADE.
- EXTERIOR WINDOWS/DOORS:** DARK BRONZE FINISHES. SEE SCHEDULE FOR MANUFACTURER AND MORE INFORMATION.
- GARAGE DOOR:** PAINT GRADE WITH SLATING IN TOP PANEL / FROSTED GLASS DOOR WITH METAL FRAME TO MATCH WINDOW/DOOR FINISH.
- EXPOSURE BOARD:** PAINT GRADE FIBER FIBER BOARD TO MATCH TRIM. BOARD TO BE ALUMI GRADE AND RATED FOR EXTERIOR APPLICATIONS.
- WOOD FRAP WITH WINDBORNE TRIM FOR PLANS.** PAINT GRADE FINISH, SQUARE JOINTS.
- SCHEDULE:** SEE ROOF PLAN FOR MORE INFORMATION.
- EDGE BOARD:** PAINT GRADE FIBER BOARD, WINDBORNE PROTECTED.
- BALUNES/GUARDRAILS:** VINYL, MATCH COLOR TO SATES/FENCE.
- SATES / FENCE:** VINYL, COLOR TIED.
- GLAZING:** ALUMI L J GROUNDGLASS. PAINTED BRONZE METAL.
- SHOWER CAB:** BY AMERICAN CROWN SHOWER. MODEL 366'. CONTACT: 888.878.7827 OR WWW.AMERICANCROWN.COM
- ADDRESS NUMBER:** 6" TALL, DEEP RESSON BY WWW.VESTONLETTERS.COM. 6X6. SERIAL # 100. COLOR FINISH.
- RAIL AND RAIL UNDER SIDING:** SHAPED EXPOSED RAFTERS, PAINT GRADE.

CHRISTOVICH RESIDENCE
 233 / 235 7TH STREET
 SEAL BEACH
 CALIFORNIA 90710

jeannette
 A.E.C. INC. 11
 296 Redwood Avenue - Long Beach, Ca. 90803
 562.591.7110
 jeannette@aecinc.com

PROPOSED
 EAST/NORTH EXTERIOR
 ELEVATIONS

REVISIONS
 PROGRESSIVE #

PCA
 12/21/23
 JOHN 2023.01.19

REGISTERED ARCHITECT
 C 2098
 2023
 STATE OF CALIFORNIA

AT.1
 DATE: 1/10/2023

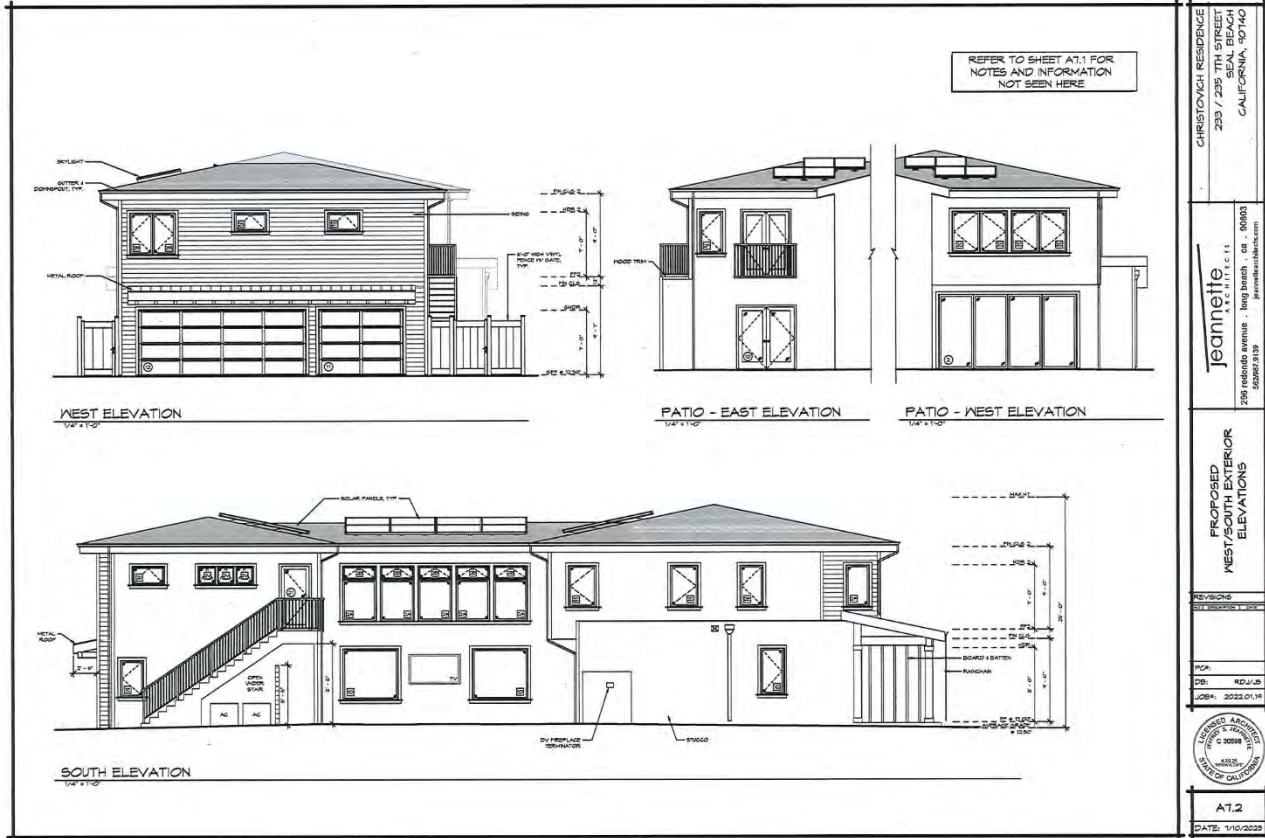
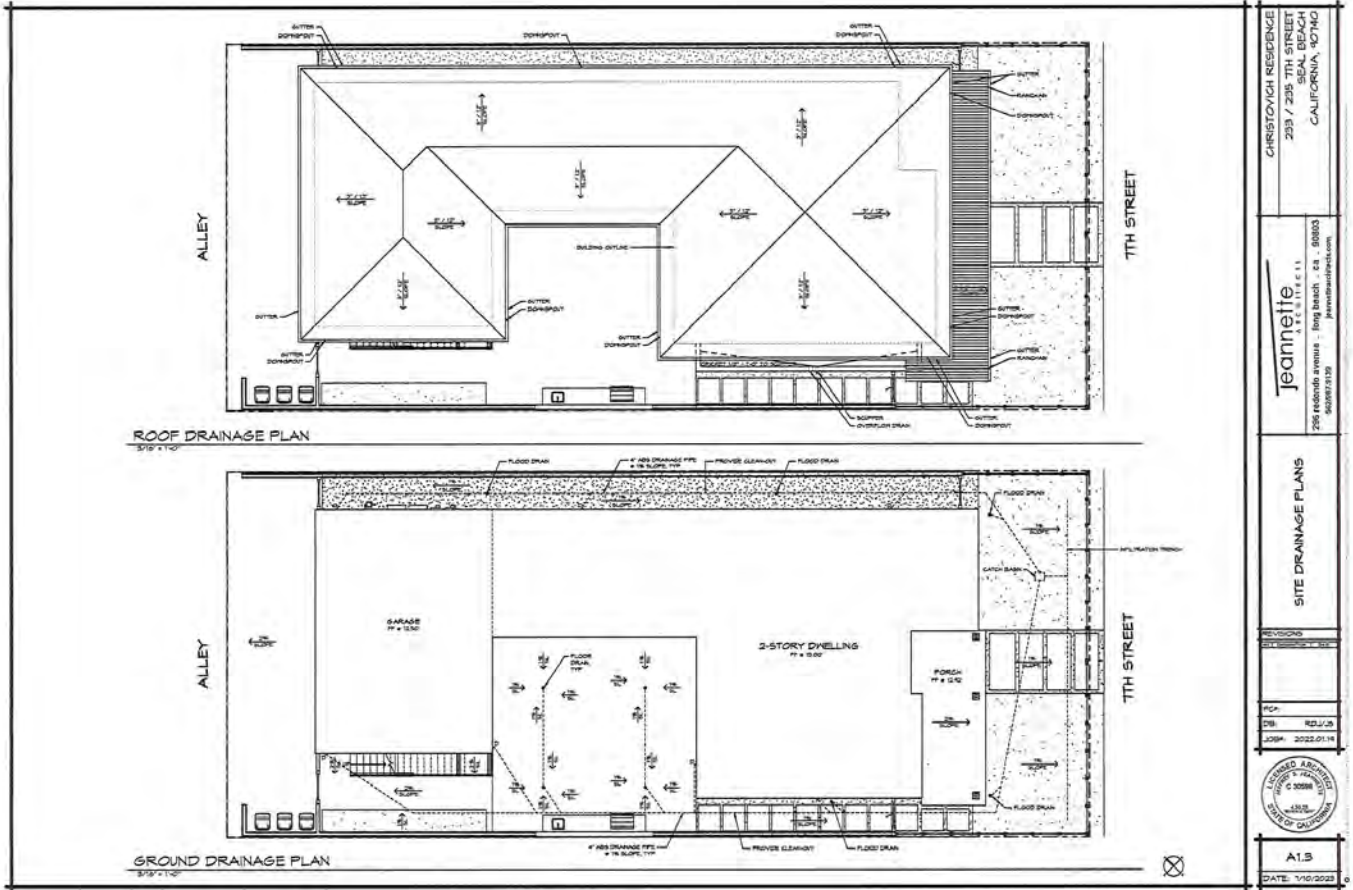
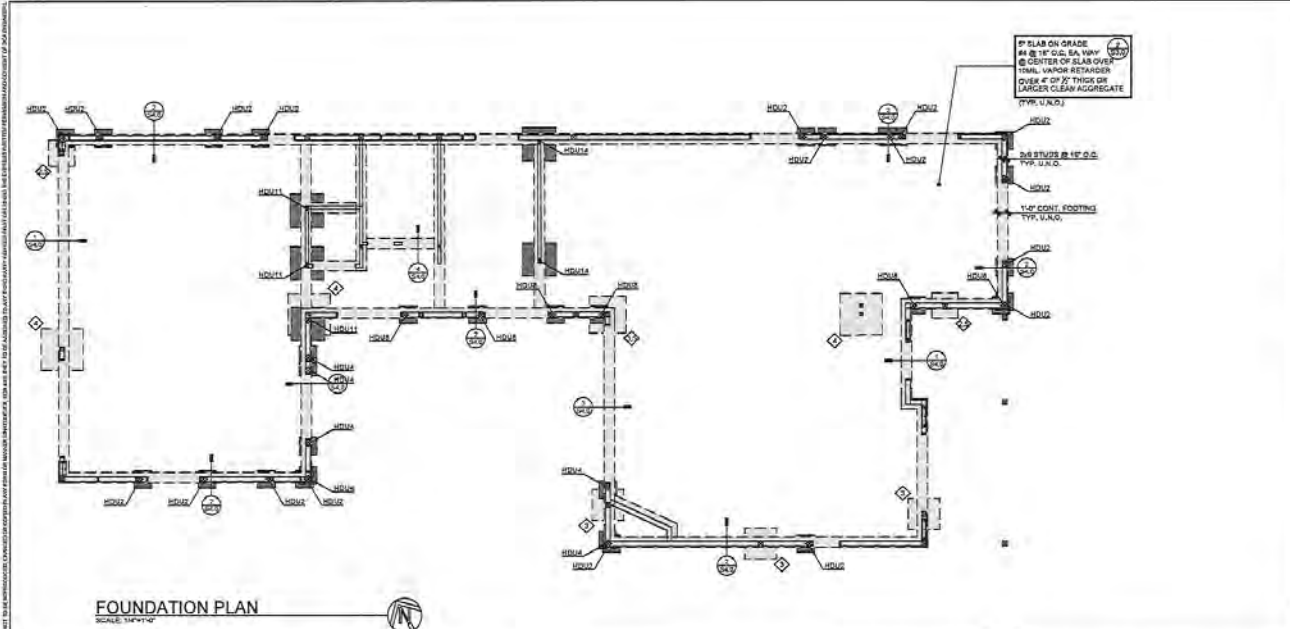


Exhibit No. 5 – Drainage Plan and Foundation Plan



CHRISTOVICH RESIDENCE 293 / 295 7TH STREET SEAL BEACH CALIFORNIA, 92703
jeannelite e.s.i. 2566 Redondo Avenue • Long Beach, CA 90803 408.292.9238 • jeannelite.com
SITE DRAINAGE PLANS
PCP: _____ DB: RDJ/LS JOB#: 2022.01.14
A15 DATE: 1/10/2023



FOUNDATION PLAN
SCALE: 3/4"=1'-0"

- PLAN NOTES**
- SEE GENERAL NOTES AND TYPICAL DETAILS ON SHEETS 52-043. THESE NOTES AND DETAILS SHALL BE USED WHERE APPLICABLE UNLESS SPECIFICALLY REFERENCED OR NOT.
 - CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES WITH THE STRUCTURAL REQUIREMENTS INDICATED. REFER TO CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
 - FOR NATURE AND EXTENT OF DRAINS, SUMPS, EXTERIOR HARDSCAPE, ETC., REFER TO OTHER DRAWINGS.
 - FOR SIZE AND DIMENSIONS OF SLAB STEPS AND DEPRESSIONS, REFER TO ARCHITECTURAL DRAWINGS.
 - FOR ITEMS EMBEDDED INTO CONCRETE SLABS AND WALLS, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - ANCHOR BOLTS, INCLUDING HOLDOWN ANCHORS, SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 - STRUCTURAL WALLS ARE WALLS THAT RESIST GRAVITY, WIND, AND/OR SEISMIC LOADS. ALL EXTERIOR WOOD FRAME WALLS ARE STRUCTURAL WALLS. WALLS OR PORTIONS OF WALLS NOT INDICATED ON THE STRUCTURAL DRAWINGS ARE PARTITION WALLS. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND EXTENT OF PARTITIONS.
 - ALL WOOD FRAME STRUCTURAL WALLS ARE 2x4 @ 16" O.C. V.O.H. (USE 2x6 @ 16" O.C. AT PLUMBING WALLS).
 - FOR DIMENSIONS, EXTENT, AND NATURE OF ALL WALLS, REFER TO ARCH. DRAWINGS.
 - HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
 - CONTRACTOR TO PROVIDE SHEATHING BETWEEN SHEARWALLS CALLED OUT ON PLANS TO AVOID LEAK CONDITIONS.
 - IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.
 - WHERE SPREAD FOOTINGS OVERLAP A SPREAD FOOTING WITH A SQUARE SIZE THAT ENVELOPES ALL OVERLAPPED FOOTINGS MAY BE USED WITH THE REINFORCEMENT OF THE LARGER SIZE FOOTING BEND GROUPED TOGETHER.
 - WHERE A SPREAD FOOTING AND A HOLDOWN FOOTING OVERLAP, USE BOTH BOTTOM AND TOP REINFORCEMENT, RESPECTIVELY.

- LEGEND**
- INDICATES NEW WOOD FRAME WALLS. SEE PLANS FOR STUD SIZE AND SPACING.
 - INDICATES EXISTING WOOD FRAME WALLS. SEE PLANS FOR STUD SIZE AND SPACING.
 - INDICATES WALLS WITH HEADER MEMBER ABOVE.
 - STEP IN SURFACE OF SLAB-ON-GRADE PER DETAIL 430.3 REFER TO ARCHITECTURAL DRAWINGS FOR CURB OF STEP.
 - STEPPED FOOTING PER DETAIL 430.0
 - INDICATES WOOD POST LOCATION. POST SIZE IS INDICATED AT TOP OF POST. SEE NEXT SHEET.
 - INDICATES NEW CONTINUOUS FOOTING. SIZE PER PLANS. SEE CONTINUOUS FOOTING DETAILS ON SHEET 34.0.
 - INDICATES HOLDOWN LOCATION AND ANCHOR SIZE PER DETAIL 505.1. HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 - INDICATES SPREAD FOOTING AND SIZE. SEE SCHEDULE ON THIS SHEET.
 - INDICATES NEW IMPROV STRONG WALL FOOTING. SEE VSWH1 AND VSWH2 FOR ADDITIONAL INFORMATION.
 - INDICATES IMPROV STRONG WALL PANEL. SEE SHEETS VSWH1 VSWH2, AND VSWH3 FOR INSTALLATION SETLINE.

SCHEDULES

SPREAD FOOTING SCHEDULE			
NO.	SIZE (W x L) (FT)	DEPTH (FT)	CAPACITY (KIP)
FOU1	20'0" x 11'0"	4.0	220
FOU2	20'0" x 11'0"	4.0	220
FOU3	20'0" x 11'0"	4.0	220
FOU4	20'0" x 11'0"	4.0	220
FOU5	20'0" x 11'0"	4.0	220
FOU6	20'0" x 11'0"	4.0	220
FOU7	20'0" x 11'0"	4.0	220
FOU8	20'0" x 11'0"	4.0	220
FOU9	20'0" x 11'0"	4.0	220
FOU10	20'0" x 11'0"	4.0	220
FOU11	20'0" x 11'0"	4.0	220
FOU12	20'0" x 11'0"	4.0	220
FOU13	20'0" x 11'0"	4.0	220
FOU14	20'0" x 11'0"	4.0	220
FOU15	20'0" x 11'0"	4.0	220
FOU16	20'0" x 11'0"	4.0	220
FOU17	20'0" x 11'0"	4.0	220
FOU18	20'0" x 11'0"	4.0	220
FOU19	20'0" x 11'0"	4.0	220
FOU20	20'0" x 11'0"	4.0	220

HOLDOWN SCHEDULE		
HOLDOWN TAG	CONC. PAD DIMENSION (W x L) (FT)	MINIMUM HOLDOWN POST SIZE
HOU1	20'0" x 11'0"	4x4 (4x4)
HOU2	20'0" x 11'0"	4x4 (4x4)
HOU3	20'0" x 11'0"	4x4 (4x4)
HOU4	20'0" x 11'0"	4x4 (4x4)
HOU5	20'0" x 11'0"	4x4 (4x4)
HOU6	20'0" x 11'0"	4x4 (4x4)
HOU7	20'0" x 11'0"	4x4 (4x4)
HOU8	20'0" x 11'0"	4x4 (4x4)
HOU9	20'0" x 11'0"	4x4 (4x4)
HOU10	20'0" x 11'0"	4x4 (4x4)
HOU11	20'0" x 11'0"	4x4 (4x4)
HOU12	20'0" x 11'0"	4x4 (4x4)
HOU13	20'0" x 11'0"	4x4 (4x4)
HOU14	20'0" x 11'0"	4x4 (4x4)
HOU15	20'0" x 11'0"	4x4 (4x4)
HOU16	20'0" x 11'0"	4x4 (4x4)
HOU17	20'0" x 11'0"	4x4 (4x4)
HOU18	20'0" x 11'0"	4x4 (4x4)
HOU19	20'0" x 11'0"	4x4 (4x4)
HOU20	20'0" x 11'0"	4x4 (4x4)

NOTES:

- ABOVE CAPACITY VALUES ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF.
- IF SPREAD FOOTING OCCURS AT SAME LOCATION AS HOLDOWN POST, THE LARGER SIZE SHALL GOVERN.

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1527 LOMA AVE.
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T: (562) 382-6540

SET NOT FOR CONSTRUCTION OR BIDDING

DAVID CHU, P.E., S.E.

PROJECT NAME: CHRISTOVICH RESIDENCE

2331 / 235 7TH STREET, SEAL BEACH, CA 90740

DATE	BY	REVISION

JOB # 22-289
DATE 11/17/22
PLT DATE November 11, 2022

DRAWER: EM
ENGINEER: LD

SHEET TITLE: FOUNDATION PLAN

SHEET NUMBER: S2.0