

CALIFORNIA COASTAL COMMISSION

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



W8a

5-21-0887 (Goodman Development, Inc.)

April 12, 2023

EXHIBITS

Table of Contents

EXHIBIT NO. 1 – LOCATION MAP2

EXHIBIT NO. 2 – SITE PLAN.....3

EXHIBIT NO. 3 – FLOOR PLANS.....4

EXHIBIT NO. 4 – ELEVATION PLANS AND ROOF PLAN5

EXHIBIT NO. 5 – GRADING/DRAINAGE PLAN AND FOUNDATION PLAN 8

Exhibit No. 1 – Location Map

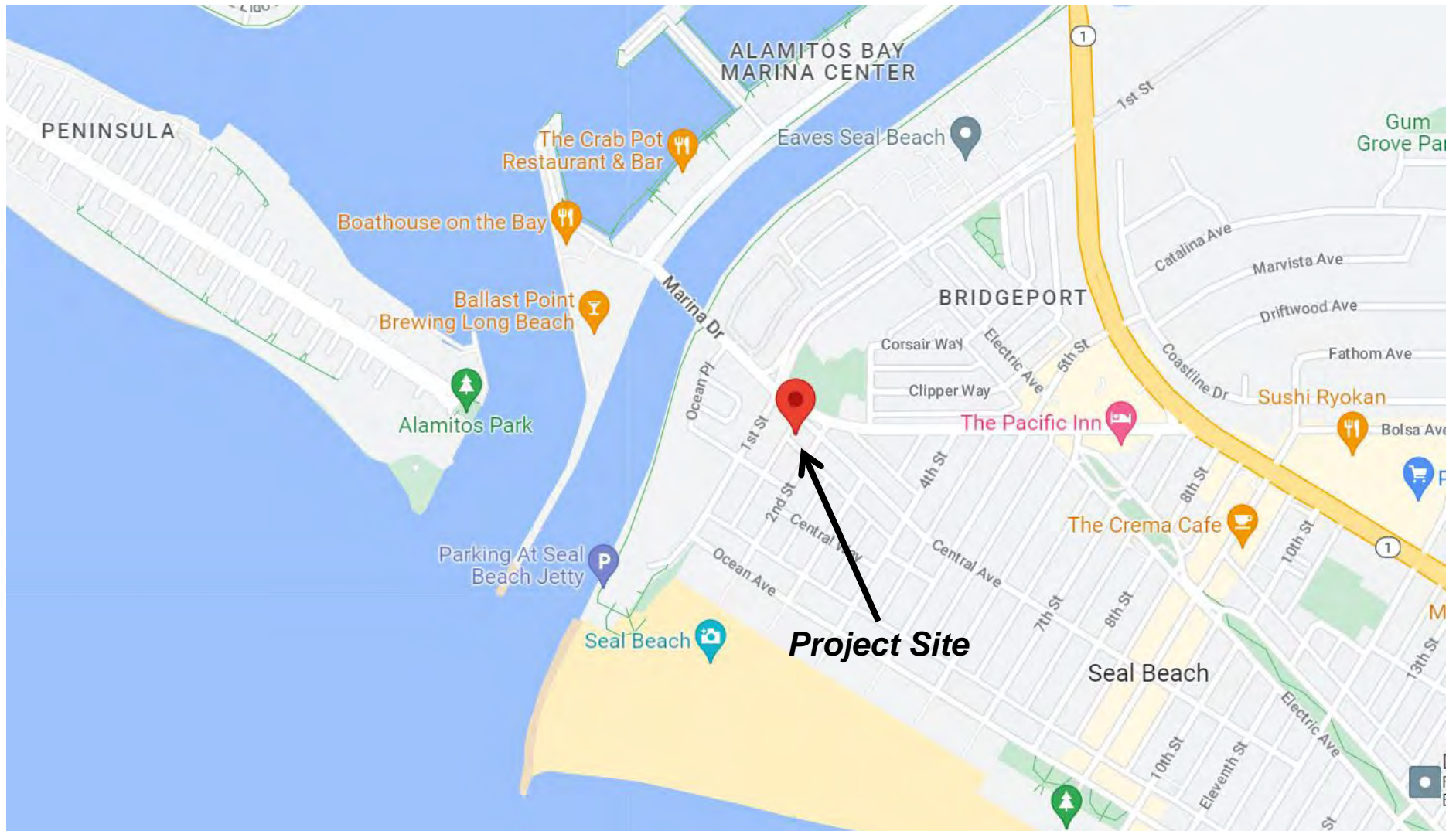
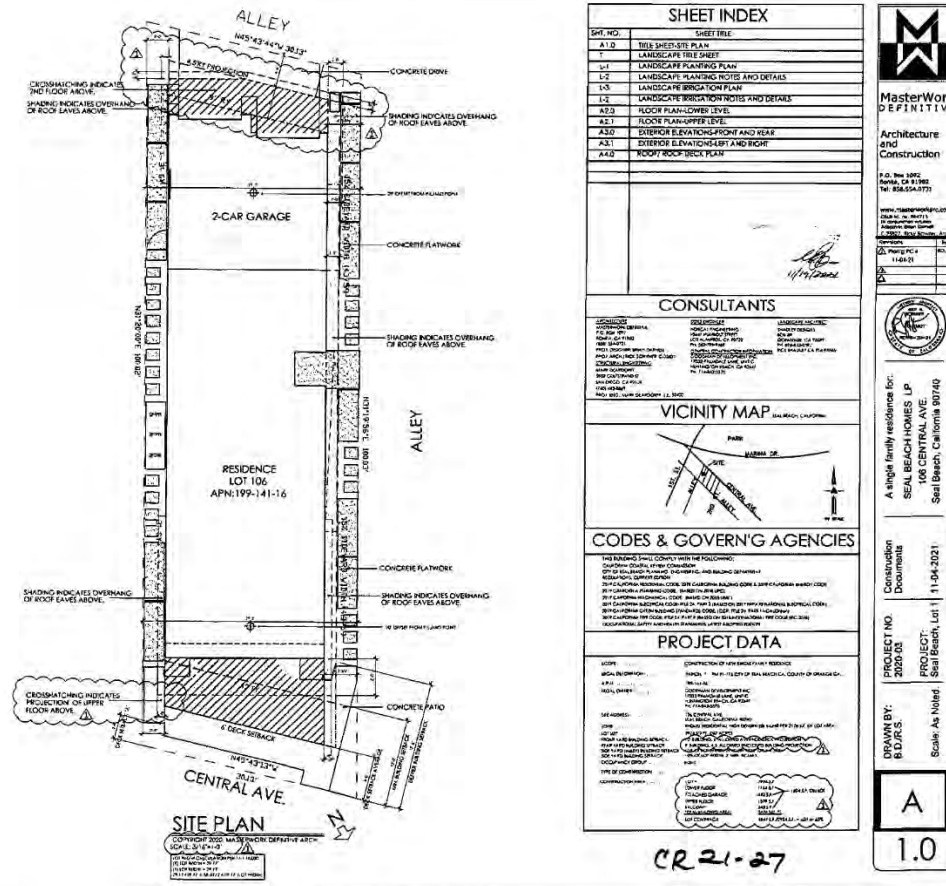


Exhibit No. 2 – Site Plan



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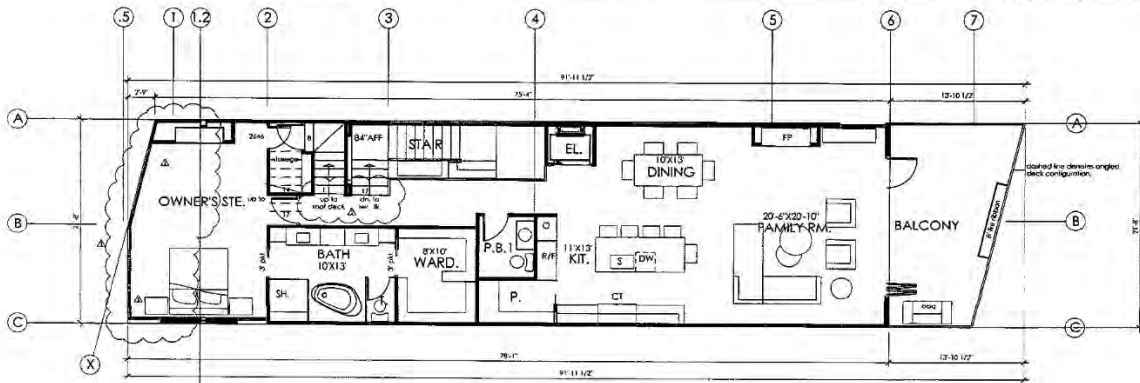
11.04.2021

A single family residence for:
 SEAL BEACH HOMES LP
 106 CENTRAL AVE.
 Seal Beach, California 90740

Scale: As Noted

A
 1.0

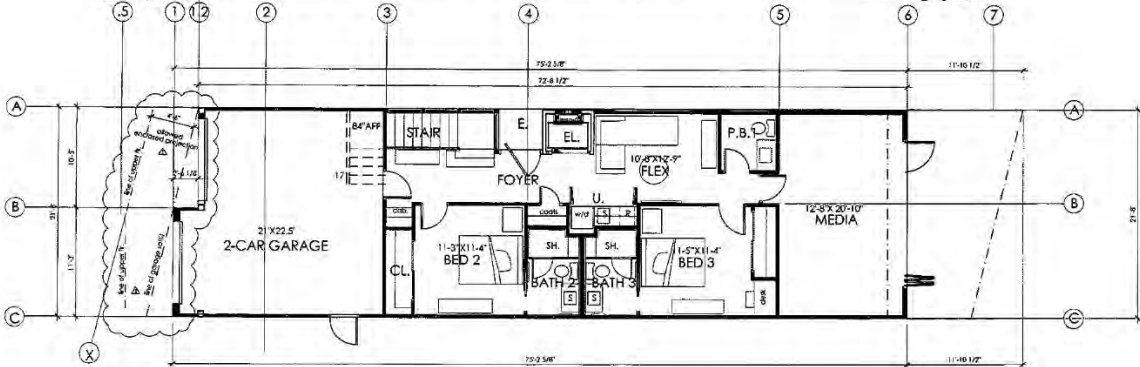
Exhibit No. 3 – Floor Plans



Floor Plan Up.

COPYRIGHT 2020, MASTERWORK DEFINITIVE ARCH. 1579 S.F.

SCALE: 1/4"=1'-0"



Floor Plan Lwr.

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SCALE: 1/4"=1'-0"



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4100 Bay 1402
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A single family residence for:
 SEAN BEACH HOMES, LP
 105 CENTRAL AVE.
 Seal Beach, California 90740

Construction
 Documents
 11-04-2021

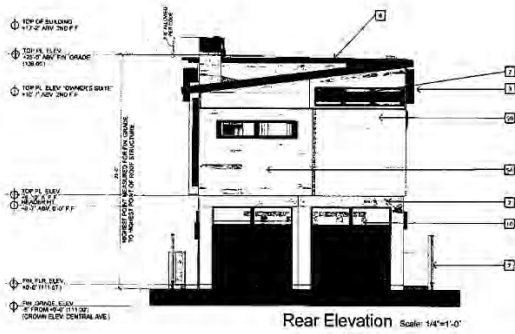
PROJECT NO.
 2020-03
 PROJECT:
 Seal Beach, Lot 1

DRAWN BY:
 B.D.R.S.
 Scale: As Noted

A
2.0

Exhibit No. 4 – Elevation Plans and Roof Plan

Elevation Plans



Keyed Elevation Notes

1. CLASS "A" GREEN RATED COMPOSITION SHINGLE ROOF OR FIREACE ROOF UNDERLAYMENT.
2. 3-PART 78# CEMENT PLASTER FINISH ON PAPER BACKED WIRE MESH.
 -SCRATCH AND BRUSH COAT: "EXPO" MIX PRE-BLENDED.
 -COLO COAT: "TOP" EX COLOR COAT SHIRTS BARBARA FINISH, COLOR #51
3. ALUMINUM CLAD EXT. WOOD DOOR FRAME WINDOW, LOWE, DUAL GLAZED, EXT. PANE TEMPERED, INTERIOR WOOD FRAME STAINED, UNITS NOTED AS (T.) TEMPERED BOTH PANELED BY "GILD-WENT" EPIC VUE. EXTERIOR CLAD COLOR: SPONGE.
4. 2X10 (NO. 1) FIBERBOARD TRUSS WITH PAINT FINISH.
- 5A. TRESPA "PURA" APC HARDWARED SIDING WITH INTEGRAL TEXTURE AND COLOR. INSTALLED PER MFGR. INSTRUCTIONS ON TYPK HOUSEWRAP.
- 5B. JAMES HARDY CO. 1/8\"
6. 1/2\"
7. -8\"
8. BONDERIZED SHEET METAL CHIMNEY SHROUD WITH ENDURACOAT PAINT FINISH.
9. PHOTOVOLTAIC PANELS ON "GARDEN" RAIL, ROOF MOUNTED RAIL SYSTEM.
10. 8'-0\"
11. 28 GA. COPPER ROOF CAN TRIM, METAL FABRICATION TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
12. JAMES HARDY CO. 1/8\"



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11111
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 11111

A single family residence by:
 ESAL BEACH HOMES LP
 5011 BEACH BLVD., SUITE 100
 BEACH, CALIFORNIA 91740

Commission
 11.05.21

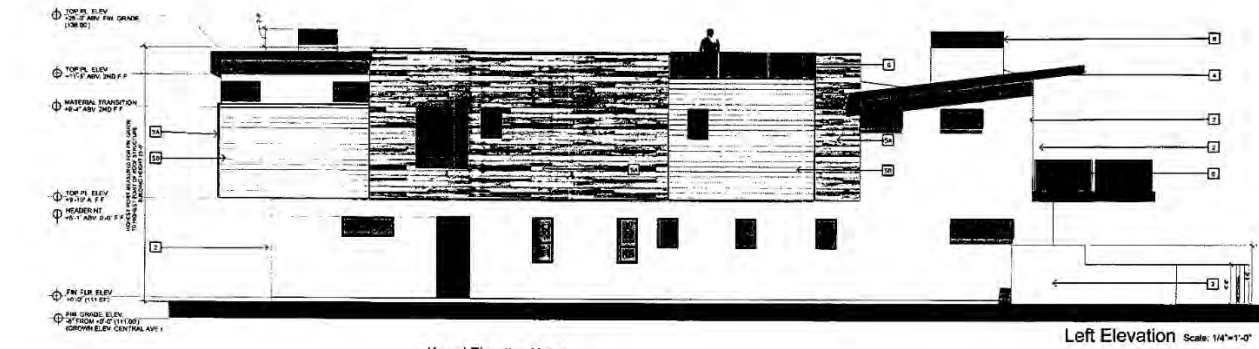
PROJECT NO.
 2020-02

PROJECT:
 5011 BEACH LOT 106

DRAWN BY
 J. JONES

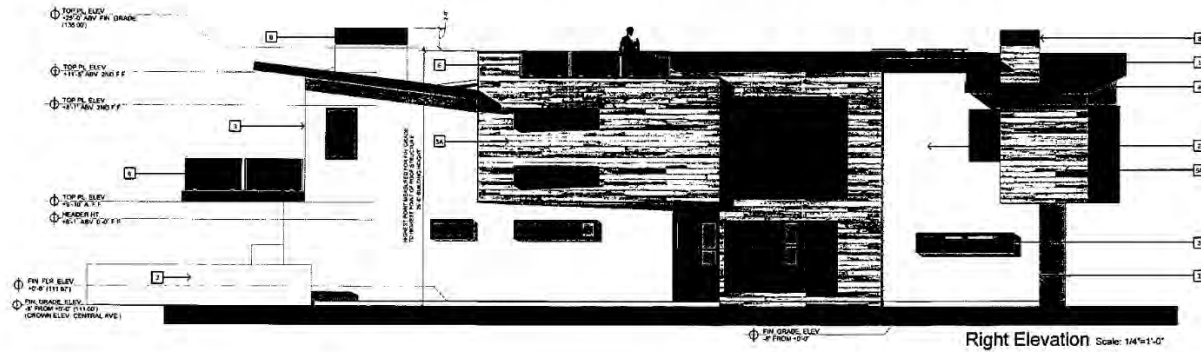
SCALE: 1/8\"/>

Elevation Plans



Keyed Elevation Notes

1. CLASS 'A' GREEN RATED COMPOSITION SHINGLE ROOF OF FIRE-RATE ROOF UNDERLAYMENT.
2. 3-PART 7/8\" CEMENT PLASTER FINISH OF PAPER BACKED WIRE MESH. -CORIATOR AND BROWN COAT 'ESPO' AND PINE-BLENDED -COLOR COAT: 'EXPO' EX COLOR COAT SANTA BARBARA FINISH. COLOR #S1
3. ALUMINUM CLAD EXT. WOOD DOOR FRAME WINDOW, LOW-E, DUAL GLAZED, EXT. PANE TEMPERED, INTERIOR WOOD FRAME STAINED, UNITS NOTED AS (T.) TEMPERED BOTH PANEES BY 'JELD-WEN' EPIC VUE. EXTERIOR CLAD COLOR: EPOXY.
4. 2X10 (DOM.) FIBERBOARD TRIM WITH PAINT FINISH.
- 5A. 'TRESPA' 'PURA' NFC HARDBOARD SIDING WITH INTEGRAL TEXTURE AND COLOR. INSTALLED PER MFR. INSTRUCTIONS OR TYVEK HOUSEWRAP.
- 5B. JAMES HARDY CO. 1/8\" SHIPLAP SIDING CITYVEK HOUSEWRAP.
6. 42\" H, 1/2\" THK TEMPERED GLASS GUARD WALL WITH POLISHED CHAMFERED EDGES WITH ALUMINUM FLOOR MOUNTED ANCHOR SYSTEM. PANELS SHALL BE ARRANGED IN A MANNER SO THAT 4\" DIA. SPHERE SHALL NOT PASS THROUGH THE SPACES BETWEEN THE GLASS PANELS.
7. 46\" H. CUSTOM FENCE.
8. BONDERIZED SHEET METAL CHIMNEY SHROUD WITH ENOURACOT PAINT FINISH.
9. PHOTOVOLTAIC PANELS ON 'CLICK-RAIL' ROOF MOUNTED RAIL SYSTEM.
10. 8\" TALL SECTIONAL ROLL-UP GARAGE DOOR.
11. 26 GA. COPPER ROOF CAPY TRIM. METAL FABRICATOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
12. JAMES HARDY CO. 1/4\" SOFFIT BOARD, PAINTED.




MasterWorld
 DEPARTMENT
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 105 CENTRAL AVE.
 STE 100
 SAN MATEO, CALIFORNIA 94060
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A single family residence for:
 SEAL BEACH HOMES LP
 105 CENTRAL AVE.
 San Mateo, California 94060

Construction
 November
 11, 2010

PROJECT NO.
 2010-03

PROJECT:
 Seal Beach Lot 106

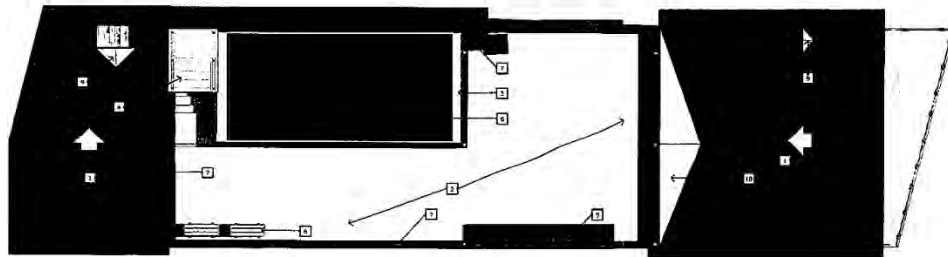
DRAWN BY
 B.O.D.

Scale: Noted

a

3.1

Roof Plan



ROOF PLAN Scale 1/4"=1'-0"

Keyed Notes

1. CLASS "A" GREEN RATED COMPOSITION SHINGLE ROOF OF FIRE/ICE ROOF UNDERLAYMENT.
2. DEX-O-TEX ELASTOMERIC DECK SURFACE WITH INTEGRAL COLOR AND TEXT. PROVIDE 5" THIN DECK MATERIAL DECK DRAIN PER 100 S.F.
3. CLASS "A" MINERAL CAP SHEET ROOFING.
4. ELECTRONICALLY ACTUATED TEMP. GL. STAIR WELL COVER ON SS416 SEALED BEARING ROLLER/RAILS.
5. METAL FABRICATED GAS FIRE FEATURE, NATURAL GAS.
6. ROOF MOUNTED AC CONDENSING UNITS.
7. BONDERIZED SHEET METAL CAP FLASHING W/ ENDURACOAT PAINT FINISH.
8. PHOTOVOLTAIC PANELS ON "QUICK-RAIL" ROOF MOUNTED RAIL SYSTEM.
9. 26 GA. BONDERIZED SHEET METAL FLASHING O/ELASTOMERIC ROOF SEALANT O/ PLYWOOD FRAME CRECKNET.
10. CLASS "A" MINERAL CAP SHEET OF FIRE AND ICE ROOF UNDERLAYMENT O/ PLYWOOD SHEATHED WOOD FRAME CRACKET. PROVIDE G.S.M. STRIP IN AT WALL/ VERTICAL SURFACE INTERSECTIONS (TYP.).



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TEL: 714.952.1100
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A single family residence for:
 SEAL BEACH HOMES LP
 105 CENTRAL AVE.
 Seal Beach, California 90740

Construction
Instruments
11.02.21

PROJECT NO.
2020-03

PROJECT
RESIDENCE
Seal Beach, CA 90740

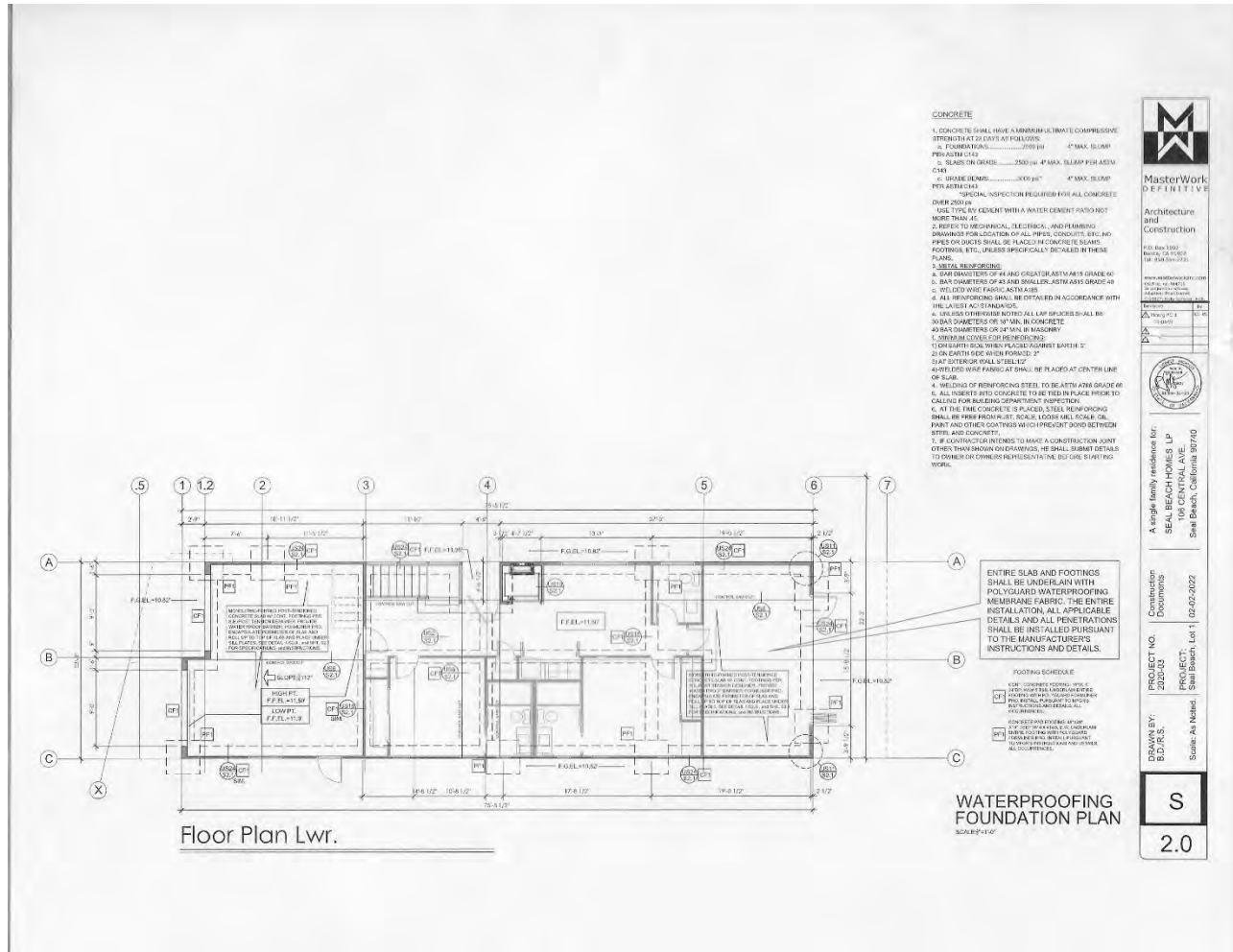
DRAWN BY
B.D.O.

Scale: None

a

4.0

Foundation Plan



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 Santa Ana, CA 92705
 Tel: 949.366.1233

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A single family residence for
 SEAL BEACH HOMES LP
 108 CENTRAL AVE.
 Seal Beach, California 90770

Construction Documents
 PROJECT NO. 02-02-2022
 SHEET: S
 DRAWN BY: S.D.R.S.
 Scale: As Noted