

CALIFORNIA COASTAL COMMISSION

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



W8b

5-21-0888 (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

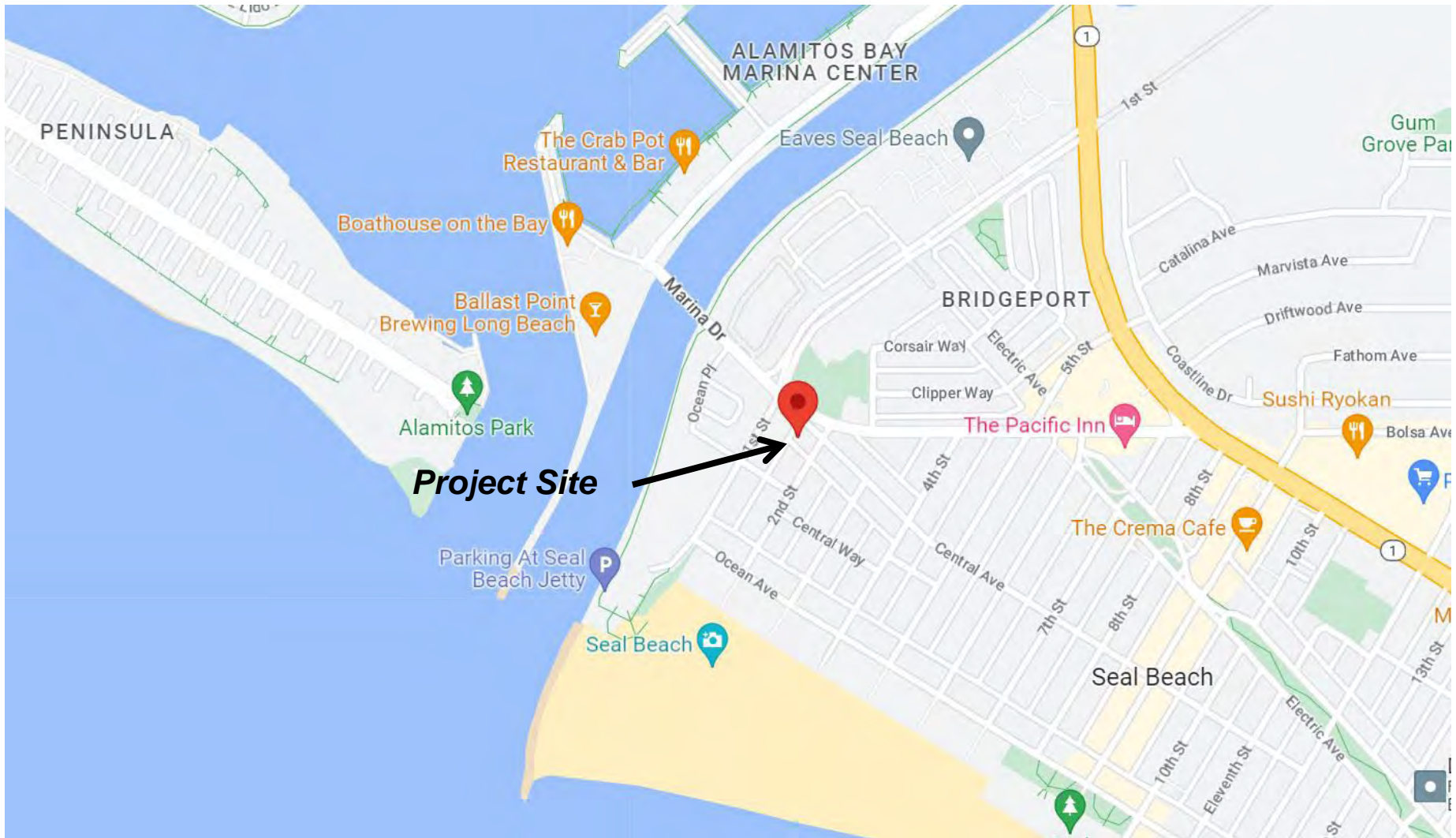


Exhibit No. 2 – Site Plan

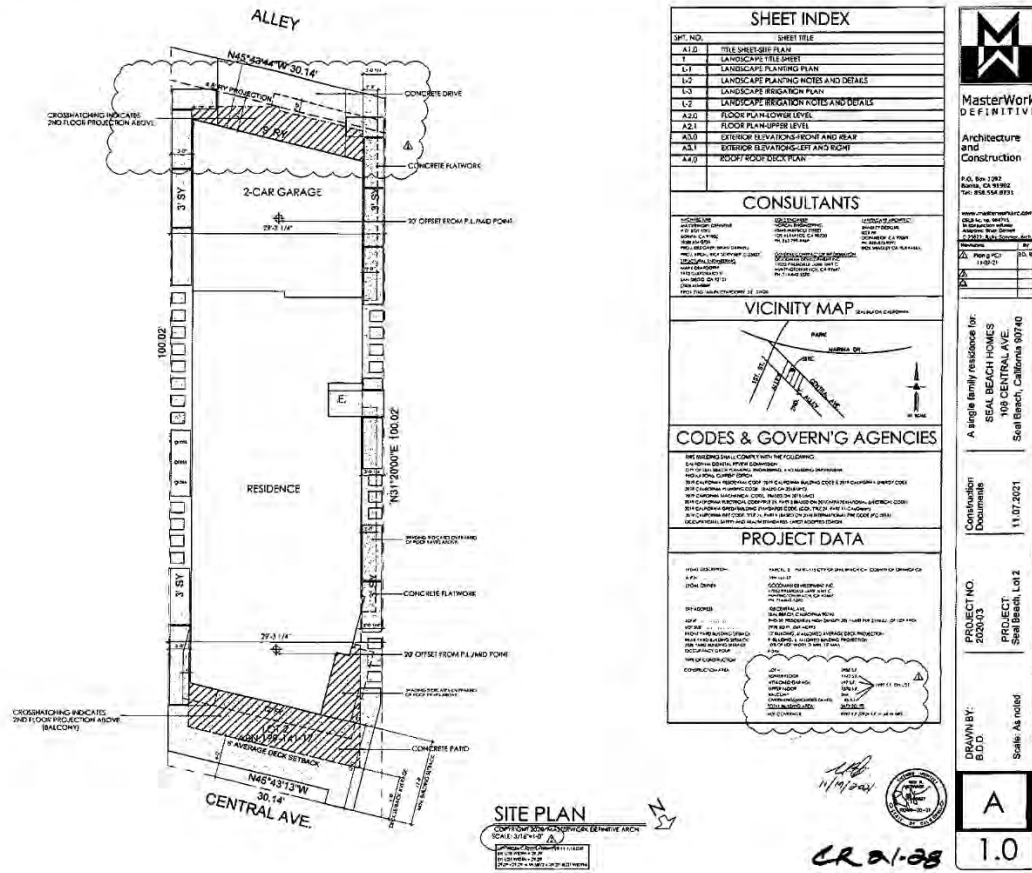
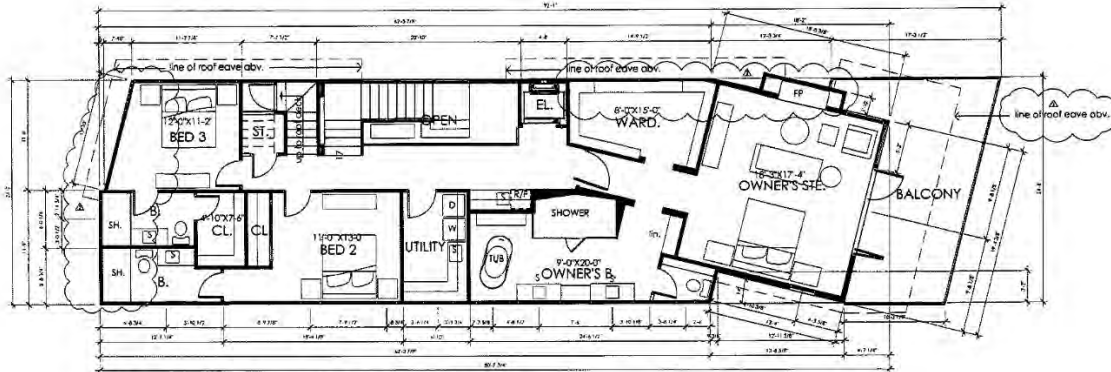
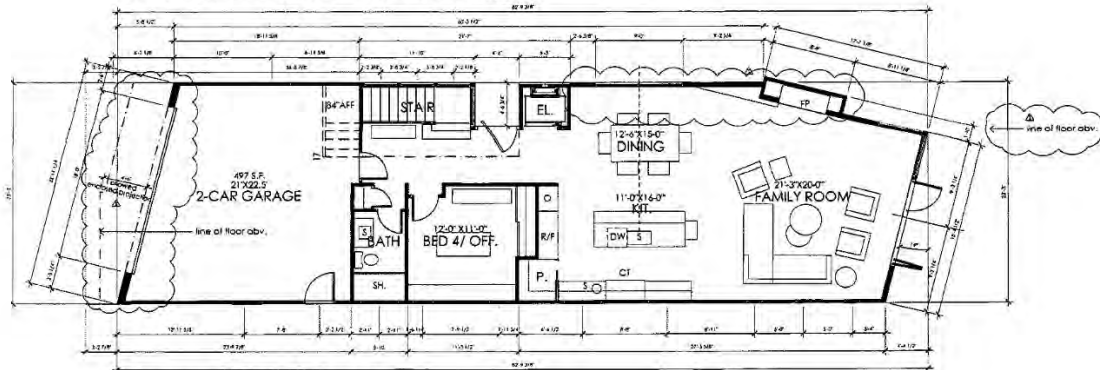


Exhibit No. 3 – Floor Plans



Floor Plan Up. 1570 S.F.
 COPYRIGHT 2020, MASTERWORK DEFINITIVE ARCH. SCALE: 1/4"=1'-0"



Floor Plan Lwr. 1142 S.F.
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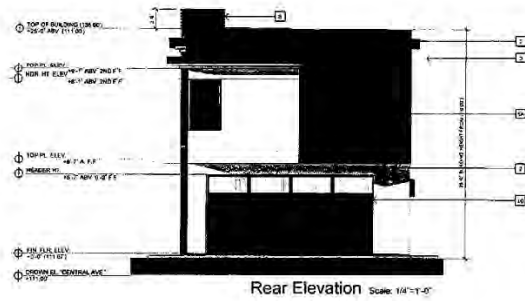
MasterWork DEFINITIVE	
Architecture and Construction	
P.O. Box 1992 Burlingame, CA 94010 Tel: 415.334.0733	
www.masterworkdef.com	
1000 S. W. 10th St. Burlingame, CA 94010 © 2020 MasterWork	
Project:	1142-21
Drawn by:	MS
Checked by:	MS
A single family residence for: SEAN BEACH HOMES 100 CENTRAL AVE Seal Beach, California 90740	
Construction Documents:	11.07.2021
PROJECT NO: 2020-03	PROJ. SECT: Seal Beach, Lot 2
DRAWN BY: B.D.C.	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 OF FIREACE ROOF UNDERLAYMENT.
2. 3-PART 1/2" CEMENT PLASTER FINISH ON PAPER BACKED WIRE MESH. SCATCH AND BROWN COAT; TOP COAT PRE-LENDED
 -COLOR COAT: 'EXPO' EX COLOR COAT SANTA BARBARA FINISH COLOR #51
3. ALUMINUM GLAD EXT. WOODY DOOR FRAME WINDOW, LOW-E, DUAL GLAZED, EXT. PANE TEMPERED, INTERIOR WOOD FRAME STAINED, UNITS NOTED AS (T) TEMPERED BOTH PANELED BY 'GLUMBER' EPIC UOE. EXTERIOR GLAD COLOR: EPONY.
4. 2X10 (NOM.) FIBERBOARD TRIM WITH PAINT FINISH.
- 5A. TRESPA 'PURE' PVC HARDBOARD SIDING WITH INTEGRAL TEXTURE AND COLOR. INSTALLED PER MFG. INSTRUCTIONS ON TYPICAL HOUSEWRAP.
- 5B. JAMES HARDY CO. 1X6 SHIPLAP SIDING OTTOYEX HOUSEWRAP.
6. 1/2" H. 1/2" THK. TEMPERED GLASS GLAZED WALL WITH POLISHED CHAMFERED EDGES WITH ALUMINUM FLOOR MOUNTED ANCHOR SYSTEM. PANELS SHALL BE ARRANGED IN A MANNER SO THAT 1/4" DIA. SPHERE SHALL NOT PASS THROUGH THE SPACES BETWEEN THE GLASS PANELS.
7. 48" H. CUSTOM FENCE.
8. BONDERIZED SHEET METAL CHIMNEY SHROUD WITH ENOURMADAT PAINT FINISH.
9. PHOTOVOLTAIC PANELS ON 'QUICK-RAIL' ROOF MOUNTED RAIL SYSTEM.
10. 8'-4" TALL SECTIONAL ROLL-UP GARAGE DOOR.
11. 28 GA. COPPER ROOF CAP TRIM. METAL FABRICATOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
12. JAMES HARDY CO. 1X4 SOFFIT BOARD, PAINTED.





MasterWork
REFINITERS

Architecture
and
Construction

2000 S. Main Street
San Bernardino, CA 92410

A single family residence for:
 James Hardy & Family LP
 318 Central Expressway
 San Bern, California 92410

Construction Documents
 11.07.21

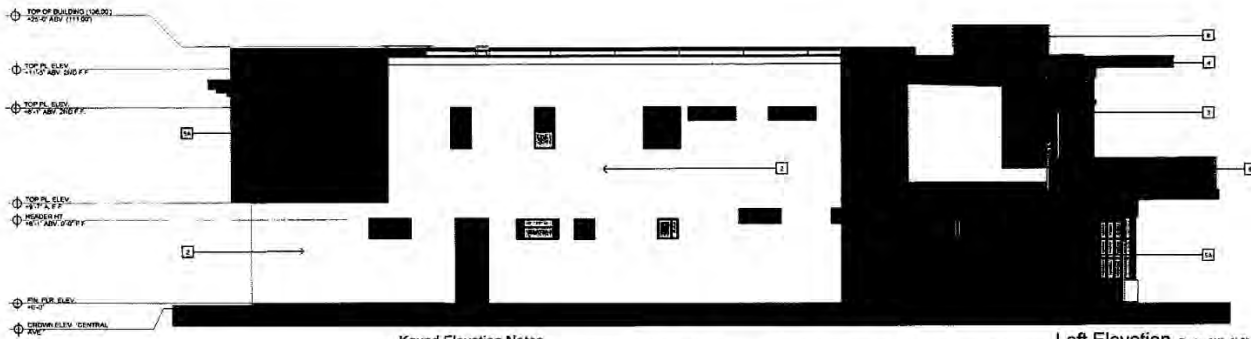
PROJECT NO.
 2022-01
 100%
 San Bern, CA

DRAWN BY
 B.D.C.
 Scale: 3/8"=1'-0"

a

3.0

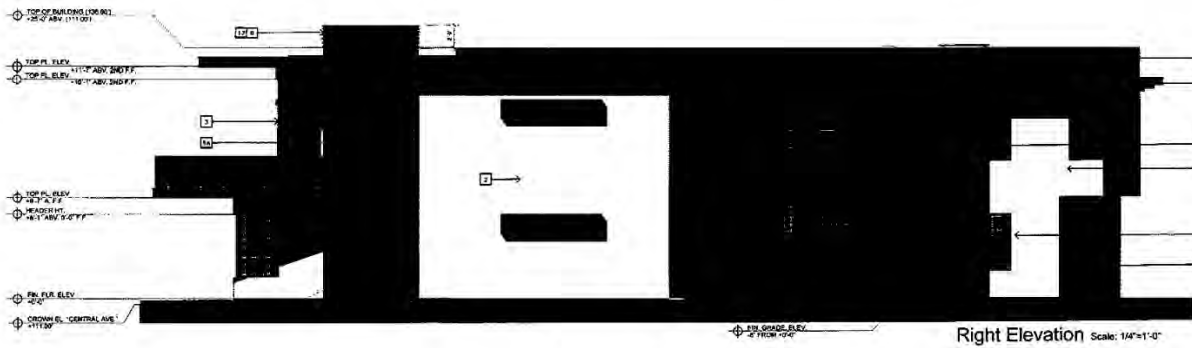
Elevation Plans



Keyed Elevation Notes

1. CLASS 'A' GREEN RATED COMPOSITION SHINGLE ROOF OF FIREARCE ROOF UNDERLAYMENT.
2. 3-PART 7/8" CEMENT PLASTER FINISH ON PAPER BACKED WIRE MESH - SCRATCH and BROWN COAT; 'EPO' MIX3 PRE-BLENDED - COLOR COAT; 'EPO' EX-COLOR COAT SANTA BARBARA FINISH COLOR #51
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 PANS; BY 'JELD-WEN' EPIC VUE. EXTERIOR CLAD COLOR: SPWV.
4. 2X10/2X12 (NGM.) 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. 1X6 SHUPLAP SIDING O'TYVEK HOUSEWRAP.
6. 4'-0" 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. 4'-0" H. CUSTOM FENCE.
8. BONDERIZED SHEET METAL CHIMNEY SHROUD WITH ENOURCOAT PAINT FINISH.
9. PHOTOVOLTAIC PANELS ON 'QUICK-RAIL' ROOF MOUNTED RAIL SYSTEM.
10. 8'-0" TALL SECTIONAL ROLL-UP GARAGE DOOR.
11. 26 GA. COPPER ROOF CAP/ 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.
13. ALLOWED ARCHITECTURAL APPURTENANCE BEYOND THE 25' HT. LIMIT. 2'-0"

Left Elevation Scale: 1/4"=1'-0"



Right Elevation Scale: 1/4"=1'-0"

MasterWork
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 and
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 P.O. Box 100
 100 Central Ave.
 Suite 100
 Fort Lauderdale, FL 33301
 www.masterworkfl.com

A single family residence for:
 SCA. REAL ESTATE LP
 100 CENTRAL AVE.
 Fort Beach, California 90740

Construction
 Documents
 11/07/21

PROJECT NO.
 2020-87

PROJECT:
 300 Beach Unit 2

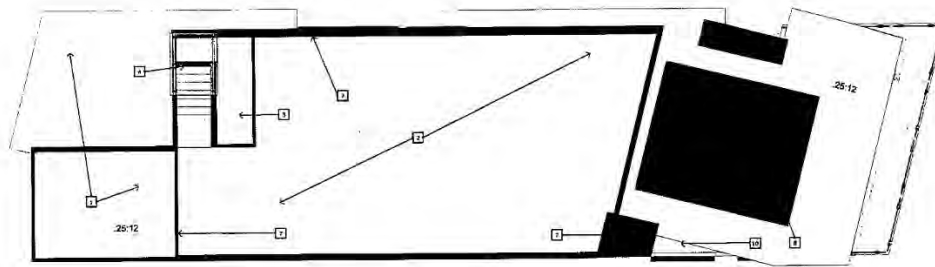
SCALE: 1/4"=1'-0"

DRAWN BY
 B.D.O.

a

3.1

Roof Plan



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

Keyed Notes

- 1 CLASS "A" GREEN RATED B.U.R. OR FIRE-RATE ROOF UNDERLAYMENT.
- 2 DEX-O-TEX ELASTOMERIC DECK SURFACE WITH INTEGRAL COLOR AND TEXT. PROVIDE 5" THIN DECK MATERIAL DOWNDRAIN PER 100 S.F.
- 3 CLASS "A" MINERAL CAP SHEET ROOFING.
- 4 ELECTRONICALLY ACTIVATED TEMP. CL. STAIR WELL COVER ON 2"x4" SGLNG 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 "CLICK-RAIL" ROOF MOUNTED RAIL SYSTEM.
- 9 20 GA. BONDERIZED SHEET METAL FLASHING OR ELASTOMERIC ROOF SEALANT OR PLYWOOD FRAME CRECKET.
- 10 CLASS "A" MINERAL CAP SHEET OF FIRE AND ICE ROOF UNDERLAYMENT OR PLYWOOD SHEATHED WOOD FRAME CRECKET. PROVIDE G.S.M. STRIP IN AT WALL VERTICAL SURFACE INTERSECTIONS (TYP.).

MasterWorl
OFFICE

Architecture
 and
 Construction

A single family residence for:
 SEAN BACH JONES LP
 5541 S. BAYVIEW BLVD.
 SAN MARCO, CALIFORNIA 92078

Construction
 Date:
 11/07/21

PROJECT NO.
 2020-03

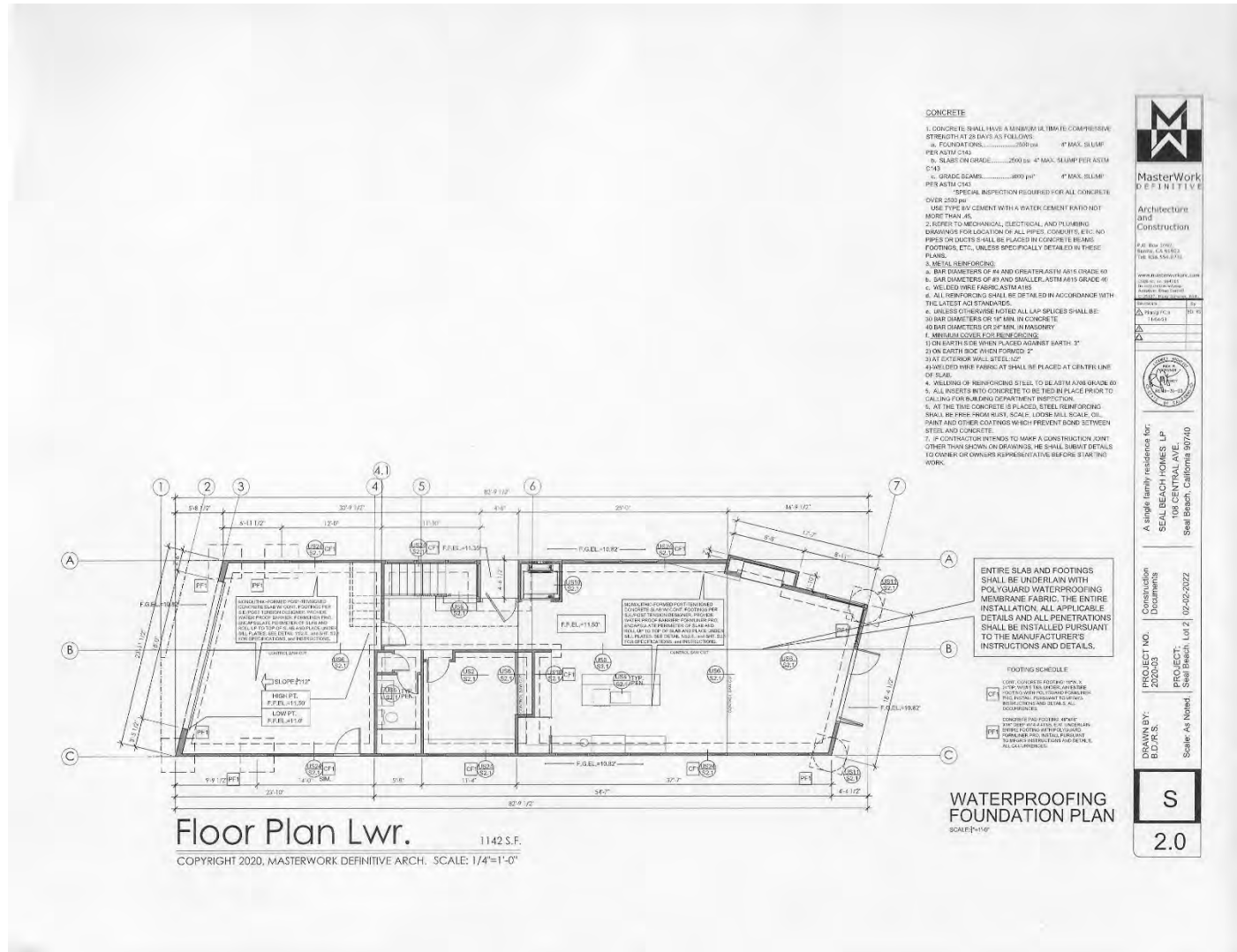
PROJECT:
 SEAN BACH JONES LP 2

DRAWN BY
 S.D. CL.

Scale: None

4.0

Foundation Plan



MasterWork DEFINITIVE
 Architecture and Construction
 P.O. Box 190
 Seal Beach, CA 92675
 (714) 534-5711

www.masterwork.com
 100% Satisfied Guarantee

A single family residence for:
SEAL BEACH HOMES, LP
 109 CENTRAL AVE.
 Seal Beach, California 92740

Construction Documents
 PROJECT NO. 2020-03
 PROJECT: Seal Beach, Lot 2 / 02-02-2022
 DRAWN BY: B.D.R.S.
 Scale: As Noted

S
2.0