

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
(562) 590-5071



W8d

5-22-0843 (Randolph)

April 12, 2023

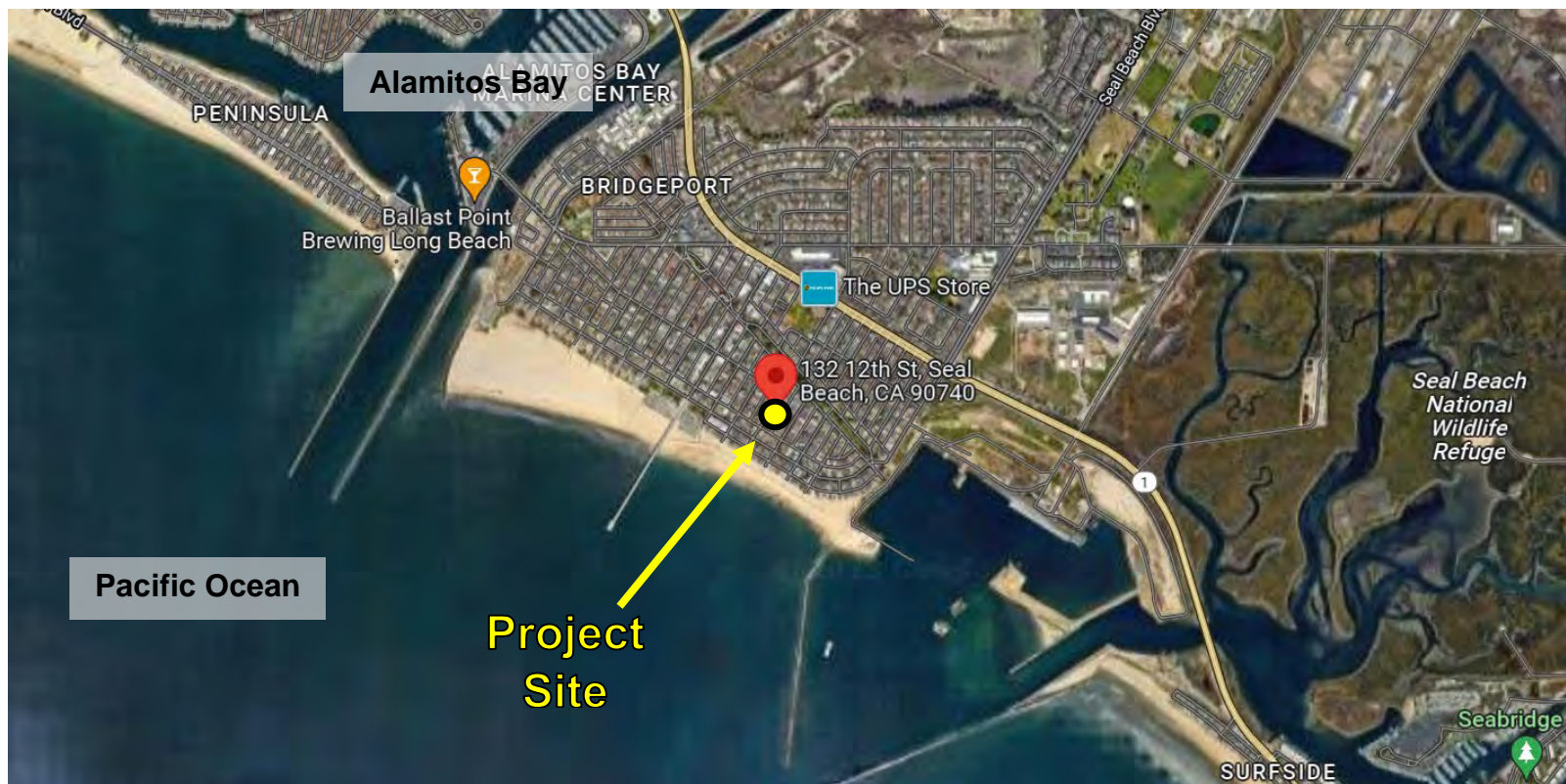
EXHIBITS

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ABBREVIATIONS

ABV ABOVE FINISH FLOOR
AFF BATH
BA BELOW COUNTER REFRIGERATOR
BS BAR SINK
CAB BUILT-IN CABINETRY
CF CURB FACE
CH COAT HOOK
CLS CEILING
CNTR COUNTERTOP
CT COOKTOP
D DOWN
DDV DOWN DRAFT VENT
DET DETAIL
DN DOWN
DO DOUBLE OVEN
DO/M DOUBLE OVEN W/MICRO COMBO
DR DOOR
DS DISH SINK
DV DRYER VENT
DYN DISHWASHER
(E) EXISTING
ELEV ELEVATION
EV ELECTRIC VEHICLE CHARGER
EXT EXTERIOR
FAU FORCED AIR UNIT

FD FLOOR DRAIN
FF FINISH FLOOR
FS FIELD GAS SUPPLY OUTLET
FIN GR FINISHED GRADE
FRZ FREEZER
FV FRONT YARD SETBACK
FYSB GREY BOX
GB GARBAGE DISPOSER
GD GARAGE DOOR OPENER (JACK SHAFT)
GDO GROUND FAULT CIRCUIT INTERRUPTER
GFCI GARAGE FINISH FLOOR
GFF GARAGE VENT
GV HOSE BIBB
HB HOOD
HDR HEAD
HT HEIGHT
HTB HEATED TOWEL BAR
HW HAND
IH INSTANT HOT
IM ICE MAKER
INT INTERIOR
L LAVATORY / SINK
LS LAZY SUSAN
MC MEDICINE CABINET (PREFAB)
MCC MEDICINE CABINET (CUSTOM BUILD)
ME MATCH EXISTING

MIR MIRROR
MISC MISCELLANEOUS
MN MICRONAVE
(N) NEM
PA PLANTER AREA
PANL PANTRY
PKT POCKET DOOR
PL PROPERTY LINE
FLT HT FLATE HEIGHT
RAG RETURN AIR GRILL
REF REFRIGERATOR
RHB RECESSED HOSE BIBB
RNG RANGE
RYSB REAR YARD SETBACK
SHP DOUBLE SHELF AND POLE IN CLOSET
SC SHOWER CONTROLS
SHR SHAMPOO RECESS
SHWR SHOWER
SK SKYLIGHT
SL SLOPE
SR SOAP RECESS
SS SERVICE SINK
ST SQUAT/UB SKYLIGHT
STK STACK
SUB FLR SUB FLOOR
SYSB SIDE YARD SETBACK
T TOILET

SHEET INDEX

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V SURVEY

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562/382.8040

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135 S. JACKSON ST., SUITE 202
GLENDALE, CA 91205
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SEA LEVEL RISE FLOOD HAZARD REPORT:
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5141 PALMER WAY
CARLSBAD, CA 92010
760/438.3155

LEGAL OWNER

ANDREA & JOE RANDOLPH
132 12TH ST, SEAL BEACH,
CALIFORNIA, 90740

LEGAL DATA

CITY: SEAL BEACH
COUNTY: LOS ANGELES
APN: 199-076-35

DESIGN DATA

CODE: 2019 CGC, 2019 CEC, 2019 CFC, 2019 CMG,
2019 CA ENERGY CODE, 2019 CALGREEN,
SEAL BEACH CITY ORDINANCE

HEIGHT LIMIT: 25' MAX ZONE: RHD-20
FLOOD ZONE: ZONE X OCCUPANCY: R-3
(AREA WITH REDUCED USE: SFD
FLOOR RISK DUE TO CONSTRUCTION TYPE: V-B
LEEVE)

PROPOSED AVERAGE FRONT SETBACK PER 11.1.15.040:
REQUIRED SETBACK AREA: 228 SQ FT
GROUND LEVEL SETBACK AREAS:
14'-6" * 7'-6" + 4'-6" * 20'-0" = (108.75 + 90) SF = 198.75 SF
SECOND LEVEL SETBACK AREAS:
10'-0" * 16'-4" + 8'-0" * 11'-0" = (163.3 + 99) SF = 262.3 SF
CONFIRM REQ'D SETBACK AREA:
(198.75 SF + 262.3 SF) / 2 = 230.52 SF > 228 SF

SQUARE FOOTAGE CALCULATIONS

NEW TOTAL SQUARE FOOTAGE:
FIRST FLOOR: 1140 SF
SECOND FLOOR: 1744 SF
TOTAL LIVABLE: 2884 SF
2ND FLR BALCONY: 53 SF
ROOF DECK: 843 SF
GARAGE: 570 SF
TOTAL STRUCTURAL: 4400 SF

SQUARE FOOTAGE MEASURED TO OUTSIDE FACE OF FINISH.

LOT SIZE: 2937.5 SF

MAXIMUM LOT COVERAGE
ALLOWED: < 64.2 % = 2032.75 SF
PROPOSED: 65.2 % = 1910 SF
MAX LOT COVERAGE MEASURED TO OUTSIDE FACE OF
FINISH.

GENERAL SCOPE OF WORK

REMOVE EXISTING STRUCTURES & VEGETATION. NEW 2-
STORY SINGLE FAMILY DWELLING WITH ROOF DECK.

VICINITY MAP



RANDOLPH RESIDENCE
132 12TH ST
SEAL BEACH, CA
90740

jeannette
ARCHITECTS

296 redondo avenue . long beach . ca . 90803
562/987.9139
jeannettearchitects.com

PROJECT INFORMATION

REVISIONS:

NO	DESCRIPTION	DATE

PC#:

DB: SH/MK

JOB#: 2021.07.35



A1.1

DATE: 01/04/2023

California Coastal Commission

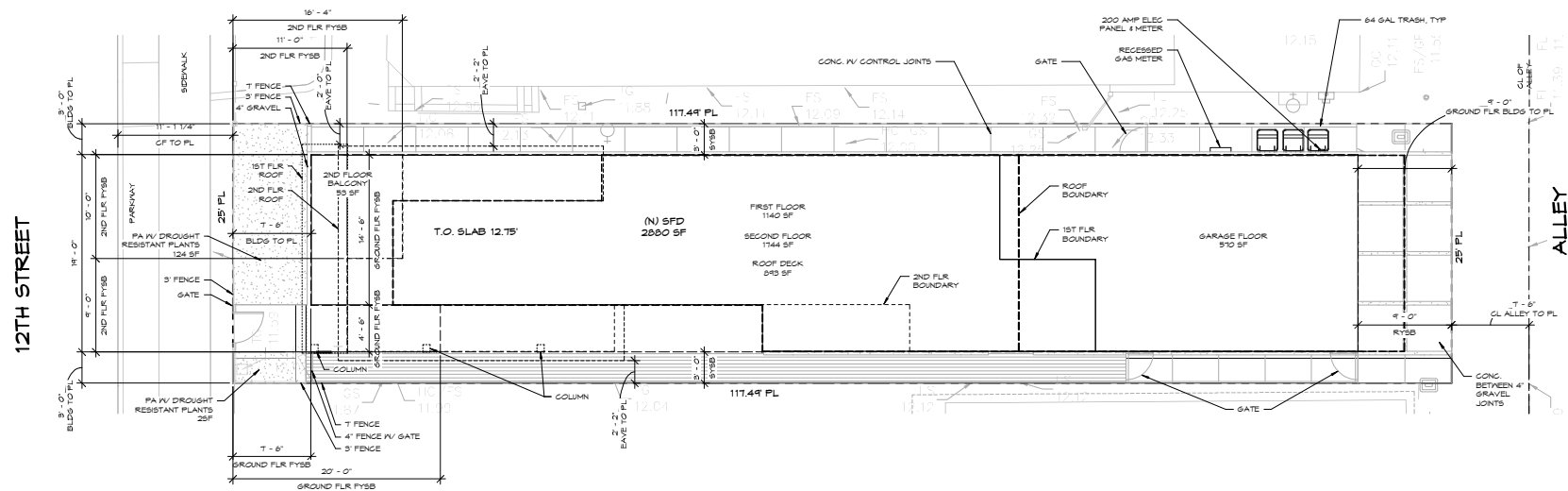
5-22-0843

Exhibit 2

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SITE PLAN NOTES

1. ALL NEW LANDSCAPING.



SITE PLAN

3/16" = 1'-0"

RANDOLPH RESIDENCE
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SEAL BEACH, CA
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SITE PLAN

REVISIONS:	
NO	DESCRIPTION DATE

PC#:
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A1.2

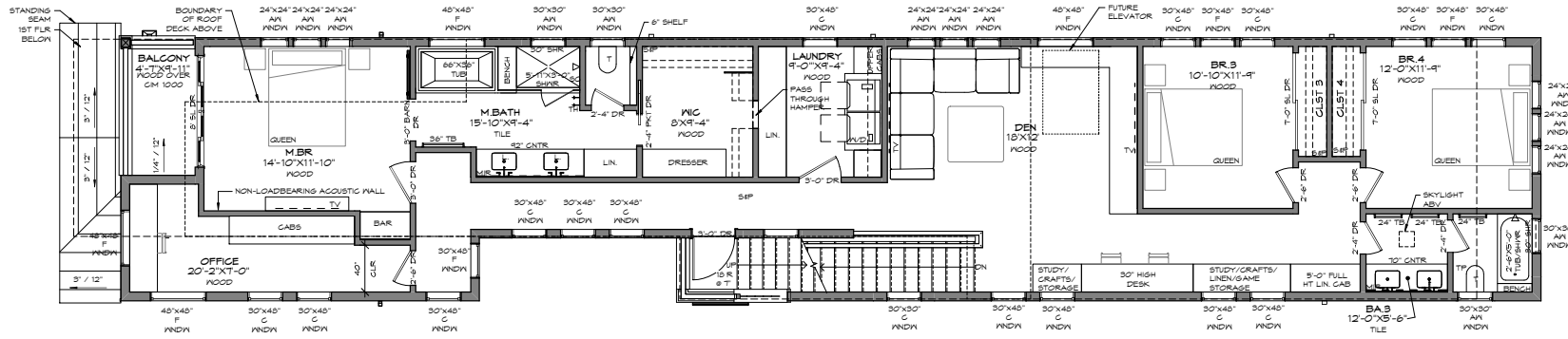
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California Coastal Commission

5-22-0843

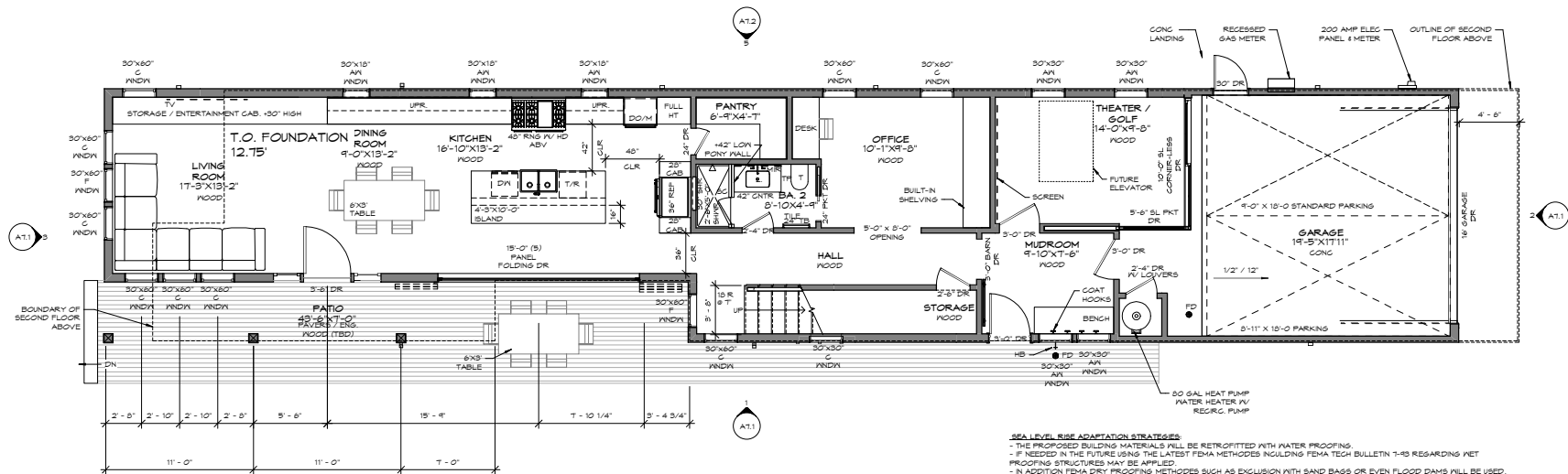
Exhibit 2

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SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

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FIRST & SECOND FLOOR
PLAN

REVISIONS:	
NO.	DESCRIPTION DATE
PC#:	
DB:	SH/MK
JOB#:	2021.07.35



A4.1

DATE: 01/04/2023

California Coastal Commission

5-22-0843

Exhibit 2

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EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

SIDING: BOARD AND BATTEN - HARDIE VERTICAL SIDING WITH 2 1/2" HARDIETRIM BOARDS AS BATTENS BY JAMES HARDIE, COLOR: ARCTIC WHITE

EXTERIOR TRIM: SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED SIDES.

WINDOW AND DOOR TRIM: HARDIETRIM TO BE 3 1/2" WIDTH, SEE ELEVATION.

FRONT DOOR: CUSTOM WOOD DOOR WITH DECORATIVE WINDOWS & SIDELITES, PAINT GRADE.

EXTERIOR WINDOWS/DOORS: DARK BRONZE FRAMES, EXTERIOR MATERIAL TO BE ALUMINUM / INTERIOR MATERIAL TO BE WOOD. SEE SCHEDULE FOR MANUFACTURER AND OTHER SPECS.

GARAGE DOOR: FROSTED GLASS DOOR WITH METAL FRAME TO MATCH WINDOWS/DOOR FINISH.

BRICK VENEER: STANDARD SIZE, 3-5/8" X 2-1/4" X 7-5/8", WEATHERED TEXTURE, COLOR TO BE MONOLITHIC, TO BE RUNNING BOND, MORTAR JOINTS TO BE CONCAVE. PROVIDE A SAMPLE FOR OWNERS AND ARCHITECT TO CONFIRM FINAL DESIGN AND COLOR.

POST: WRAP WITH HARDIETRIM PER PLANS.

ROOFING: STANDING SEAM IV SEAMS @ 18 O.C., SEE ROOF PLAN FOR SPECS

ROOF FASCIA: PAINT "WINDORONE PROTECTED"

CABLE RAILINGS: ALUMINUM FRAME WITH DARK BRONZE ANODIZED FINISH (TO MATCH COLOR OF WINDOWS AND DOOR FRAMES) WITH 1/8" STAINLESS STEEL CABLES (316 GRADE FOR ALL STAINLESS). TOP RAIL TO MATCH POSTS.

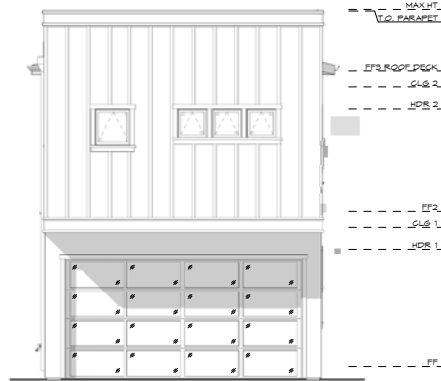
GATES / FENCE: 2X10 HORIZONTAL VINYL PLANKS, ALTERNATING INSTALLATION ON EACH SIDE OF FENCE POSTS. COLOR/FINISH TO MATCH BOARD AND BATTEN SIDING.

SCUPPERS, GUTTERS, & DOWNSPOUTS: 3/16 GD. STAINLESS STEEL METAL.

ADDRESS NUMBERS: 6" TALL "DEEP RIBBON" BY WWW.WESTONLETTERS.COM (OR EQUAL) - DARK BRONZE ANODIZED FINISH.

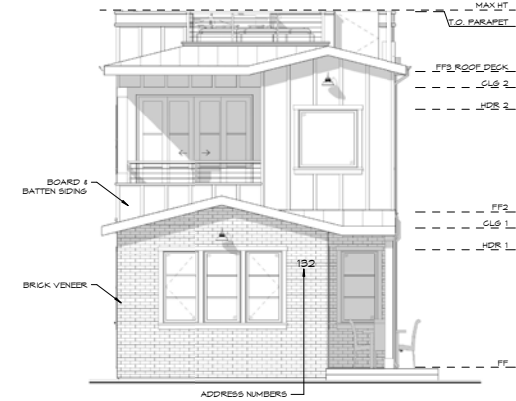
EXTERIOR SOFFITS: CHANNEL GROOVE PAINT GRADE WOOD.

EAVE AND RAKE UNDER SIDES: SHAPED EXPOSED RAFTERS, PAINT GRADE.



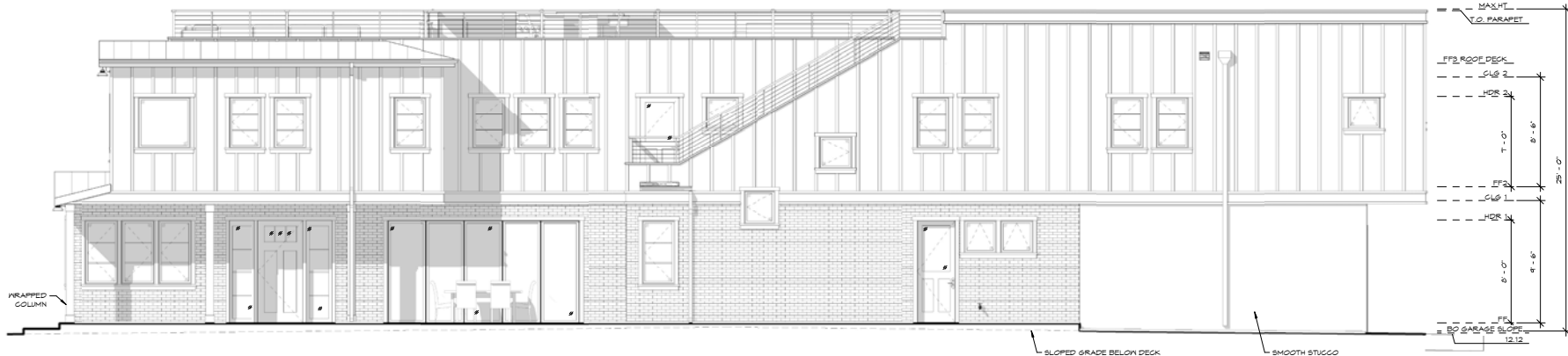
EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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PROPOSED
SOUTH/WEST/EAST
EXTERIOR ELEVATIONS

REVISIONS:

NO.	DESCRIPTION	DATE

PC#:

DB: SH/MK

JOB#: 2021.07.35



A7.1

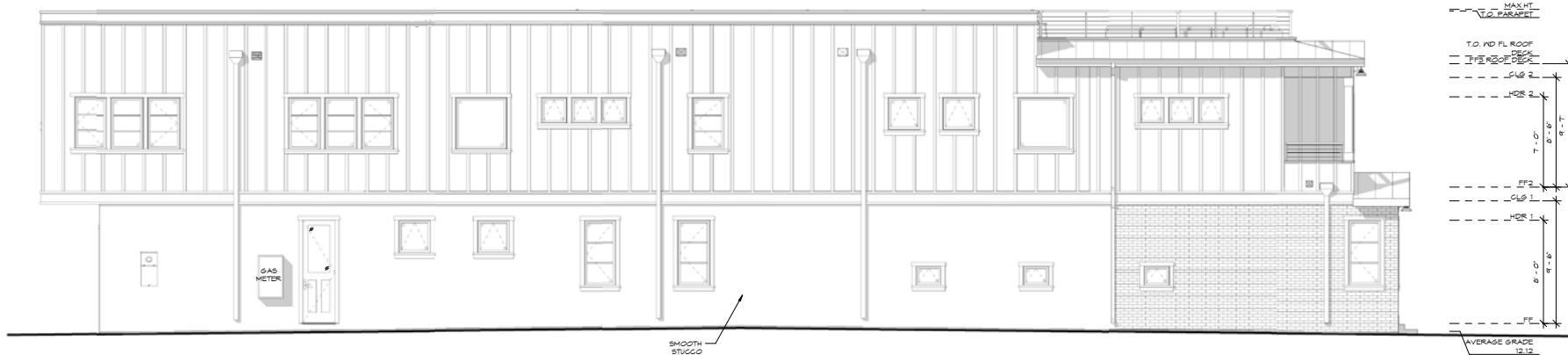
DATE: 01/04/2023

California Coastal Commission

5-22-0843

Exhibit 2

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[illegible]
$$\frac{1}{4}'' = 1'-0''$$

$$\frac{1}{4^n} = 1 - O^n$$

DATE: 01/04/2023

EROSION CONTROL BMPs

SCHEDULING

CALTRANS / SECTION 3 / 55-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY SEQUENCING THE CONSTRUCTION PROJECT TO REDUCE THE AMOUNT AND DURATION OF SOIL EXPOSURE.

- PRACTICE EROSION & SEDIMENT CONTROL YEAR ROUND.
- CLOSE & STABILIZE OPEN TRENCHES AS SOON AS POSSIBLE.

STREET SWEEPING

CALTRANS / SECTION 4 / 56-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY USING DUST CONTROL MEASURES TO STABILIZE SOIL FROM WIND EROSION, AND REDUCE DUST GENERATED BY CONSTRUCTION ACTIVITIES.

- STREET SWEEPING OF ADJACENT PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION ENTRANCE

CALTRANS / SECTION 6 / TC-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY REDUCING THE AMOUNT OF SEDIMENT, DUST, & MUD TRACKED OFF-SITE FROM CONSTRUCTION TRAFFIC.

- CONSTRUCT ON LEVEL GROUND WHERE POSSIBLE.

SAND BAG BARRIERS

CALTRANS / SECTION 4 / 56-02

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY STACKING SAND BAGS ALONG A LEVEL CONTOUR CREATING A BARRIER WHICH DETAINS SEDIMENT LADEN WATER PROMOTING SEDIMENTATION. USE ALONG THE PERIMETER OF THE SITE AND AROUND CATCH BASIN INLETS TO STORM DRAINS TO CREATE A TEMPORARY SEDIMENT TRAP.

- USE SAND BAGS LARGE ENOUGH TO WITHSTAND FLOODING.
- INSPECT SAND BAGS AFTER EACH RAIN.
- REMOVE SEDIMENT BEHIND SAND BAGS.
- RESHAPE OR REPLACE DAMAGED SAND BAGS.

CONSTRUCTION ACTIVITY BMPs

CLEAN SITE MEASURES

STANDARDS:

- EATING ON SITE SHALL TAKE PLACE OUTSIDE THE BUILDING. ANY FOOD OR DRINK WITHIN THE BUILDING SHALL BE CLEANED UP AND DISPOSED OF IMMEDIATELY.
- NO SMOKING WITHIN THE HOME.
- SWEEP UP JOB SITE DAILY.
- VACUUM ALL STAIRWAYS AND SUB FLOOR BEFORE INSULATING, THEN AGAIN BEFORE INSTALLING DRYWALL.

WATER CONSERVATION

CALTRANS / SECTION 7 / NS-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM CONSTRUCTION SITES BY USING CONSTRUCTION WATER THAT DOES NOT CAUSE EROSION OR WASH MATERIALS OFF-SITE.

STANDARDS:

- DISCOURAGE WASHING OF EQUIPMENT ON SITE.
- AVOID USING WATER TO CLEAN CONSTRUCTION AREAS. SWEEP PAVED AREAS WHERE PRACTICAL.
- DIRECT CONSTRUCTION WATER RUN-OFF TO AREAS WHERE IT CAN SOAK INTO THE GROUND.
- APPLY WATER FOR DUST CONTROL MODERATELY SO RUN-OFF DOES NOT OCCUR.

MATERIAL DELIVERY AND STORAGE

CALTRANS / SECTION 8 / NM-01

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS DURING THE DELIVERY AND STORAGE PROCESS BY MINIMIZING THE CONTACT OF MATERIALS WITH RUN-OFF.

STANDARDS:

- DESIGNATED STORAGE AREAS AT THE PROJECT SITE.
- PREVENT SPILLS OR LEAKAGE OF LIQUID MATERIALS FROM CONTAMINATING SOIL OR SOAKING INTO THE GROUND BY PLACING STORAGE AREAS ON IMPERVIOUS SURFACES. DO NOT STORE HAZARDOUS CHEMICALS, DRUMS, OR BAGGED MATERIALS DIRECTLY ON THE GROUND.
- PROVIDE CURB-DITCHES AROUND THE PERIMETER OF MATERIAL STORAGE AREAS.
- MINIMIZE HAZARDOUS MATERIAL STORAGE ON SITE.
- KEEP HAZARDOUS MATERIALS IN THEIR ORIGINAL CONTAINERS AND KEEP THEM WELL LABELED.
- KEEP AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN UP MATERIAL NEAR STORAGE AREAS.
- CONTAIN AND CLEAN UP ANY SPILL IMMEDIATELY.

ADDITIONAL STANDARDS:

- SOURCE PRODUCTS CLOSE TO PROJECT SITE TO MINIMIZE TRAVEL/ DELIVERY IMPACT.

MATERIAL USE

CALTRANS / SECTION 8 / NM-02

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS BY PROPERLY STORING AND UTILIZING MATERIALS.

STANDARDS:

- USE MATERIALS ONLY WHERE AND WHEN NEEDED TO COMPLETE THE CONSTRUCTION ACTIVITY. LAYOUT AND CUTTING PROCEDURES SHOULD BE EXECUTED TO MINIMIZE WASTE MATERIALS.
- FOLLOW MANUFACTURER'S INSTRUCTIONS REGARDING THE PREPARATION, USE, AND DISPOSAL OF MATERIALS.
- AVOID EXPOSING APPLIED MATERIALS TO RAINFALL AND RUN-OFF UNLESS SUFFICIENT TIME HAS BEEN ALLOWED FOR THEM TO DRY.
- DON'T PURCHASE MORE MATERIAL THAN WILL BE USED ON SITE.

ADDITIONAL STANDARDS:

- LOOK FOR MATERIALS & FINISHES WITH POST-CONSUMER & POST-INDUSTRIAL RECYCLED CONTENT.
- USE STANDARD HEIGHT CEILING (8' OR 9') & STANDARD LENGTH / WIDTH MATERIAL MODULES TO SAVE ON CUT-OF WASTE.

SPILL PREVENTION AND CONTROL

CALTRANS / SECTION 8 / NM-04

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS FROM SPILLS BY PREVENTING, CONTAINING AND CLEANUP SPILLS.

STANDARDS:

- HOLD REGULAR MEETINGS TO DISCUSS AND REINFORCE APPROPRIATE DISPOSAL PROCEDURES.
- USE ABSORBENT MATERIALS ON SMALL SPILLS RATHER THAN HOSING DOWN OR BURYING THE SPILL.
- FOR SIGNIFICANT OR HAZARDOUS SPILLS THAT CANNOT BE CONTROLLED BY PERSONNEL IN THE IMMEDIATE VICINITY NOTIFY THE LOCAL EMERGENCY RESPONSE BY CALLING 911.

SOLID WASTE MANAGEMENT

CALTRANS / SECTION 8 / NM-05

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS AS A RESULT OF THE CREATION, STOCKPILING AND REMOVAL OF LITTER AND OTHER CONSTRUCTION WASTE.

STANDARDS:

- COLLECT SITE TRASH REGULARLY, DAILY DURING RAINY AND WINDY CONDITIONS.
- KEEP SOLID MATERIALS SHELDED BY EITHER A COVERED DUMPSTER OR OTHER ENCLOSED TRASH CONTAINER THAT LIMITS CONTACT WITH RAIN, RUN-OFF, AND SCATTERING DUE TO WINDS.
- RECYCLE EVERY POSSIBLE MATERIAL. CONTRACTOR TO FURNISH RECYCLING BIN FOR SUCH USE AND NOTIFY ALL PERSONS WORKING ON SITE THAT RECYCLING IS MANDATORY FOR THIS PROJECT SITE.
- MAKE SURE THAT TOXIC WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNED FOR CONSTRUCTION DEBRIS.

HAZARDOUS WASTE MANAGEMENT

CALTRANS / SECTION 8 / NM-06

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS BY THE PROPER STORAGE AND DISPOSAL OF WASTE.

STANDARDS:

- SITES WITH EXISTING STRUCTURES MAY CONTAIN WASTE WHICH MUST BE DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS WHICH INCLUDE SANDBLASTING GRIT MIXED WITH LEAD, CADMIUM, OR CHROMIUM BASED PAINTS AND ASBESTOS.
- MAJOR CONTAMINATION, LARGE SPILLS, AND OTHER SERIOUS HAZARDOUS WASTE INCIDENTS REQUIRE IMMEDIATE RESPONSE FROM SPECIALISTS.
- KEEP LIQUID OR SEMI-LIQUID HAZARDOUS WASTE IN APPROPRIATE CONTAINERS AND UNDER COVER.
- CLEARLY MARK ON ALL HAZARDOUS WASTE CONTAINERS WHICH MATERIALS ARE ACCEPTABLE FOR THE CONTAINER.
- PLACE HAZARDOUS WASTE CONTAINERS IN SECONDARY CONTAINMENT.
- MAKE SURE THAT TOXIC WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNED FOR CONSTRUCTION DEBRIS.

ADDITIONAL STANDARDS:

- THE SITE AND BUILDING SHALL BE TESTED FOR HAZARDOUS MATERIALS INCLUDING,

BUT NOT LIMITED TO LEAD PAINT, ASBESTOS, MERCURY (FLUORESCENT LIGHT BULBS, THERMOSTATS, ELECTRONIC SWITCHES, AND OTHER PRODUCTS), BATTERIES, OR ELECTRONICS OF ANY KIND AND ABATED, REMOVED, AND DISPOSED OF PROPERLY. CONTACT THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL FOR ADDITIONAL INFORMATION.

- DISPOSE TREATED WOOD (PDTF, MOLMANIZED & OTHER TREATED WOOD) SEPARATELY. NOTIFY THE REFUSE CENTER FOR DIVERSION OF SUCH MATERIAL TO ARRANGE FOR THE DELIVERY TO A REGULATED TREATED WOOD LANDFILL.
- THE SITE SHALL BE TESTED FOR RADON. PROPER VENTING BELOW THE FOUNDATION SHALL BE PROVIDED TO DIVERT RADON FROM THE INTERIOR ENVIRONMENT OF THE FINISHED PRODUCT PER DIVISION 1.

CONCRETE WASTE MANAGEMENT

CALTRANS / SECTION 8 / NM-08

PURPOSE: TO REDUCE THE DISCHARGE OF PORTLAND CEMENT, CONCRETE SLURRIES AND ASPHALT BY IMPLEMENTING APPROPRIATE WASH-OUT PROCEDURES, SLURRY CONTAINMENT, HOUSEKEEPING AND DISPOSAL PRACTICES.

STANDARDS:

- DO NOT ALLOW SLURRY RESIDUE FROM NET CORING OR SAW-CUTTING TO ENTER STORM DRAINS.
- SHOVEL OR VACUUM SLURRY RESIDUE AND DISPOSE IN A TEMPORARY PIT.
- DESIGNATE AREAS TO BE USED FOR WASHOUT OF VEHICLES TRANSPORTING CONCRETE.
- WASHOUT AREAS SHALL HAVE A TEMPORARY PIT OR BERMED AREA OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE.
- ONCE THE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREAS AND ALLOWED TO HARDEN, THE CONCRETE CAN BE PROPERLY DISPOSED.

VEHICLE AND EQUIPMENT MAINTENANCE

CALTRANS / SECTION 7 / NS-10

PURPOSE: TO REDUCE THE DISCHARGE OF POLLUTANTS AS A RESULT OF VEHICLE AND EQUIPMENT MAINTENANCE BY CONDUCTING THESE ACTIVITIES OFF-SITE OR IN A DESIGNATED AREA.

STANDARDS:

- LOCATE ON PAVED SURFACES WHERE PRACTICAL.
- USE BERMS TO PROTECT MAINTENANCE AREAS FROM RUN-ON.
- DO NOT DUMP FUELS AND LUBRICANTS ONTO THE GROUND.
- DO NOT PLACE USED OIL IN A DUMPSTER OR POUR INTO A STORM DRAIN.

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BEST
MANAGEMENT
PRACTICES

REVISION: XXXX
REVISION: XXXX
REVISION: XXXX
REVISION: XXXX
PC#: XXXX
DB: XXXX
JOB#: XXXX



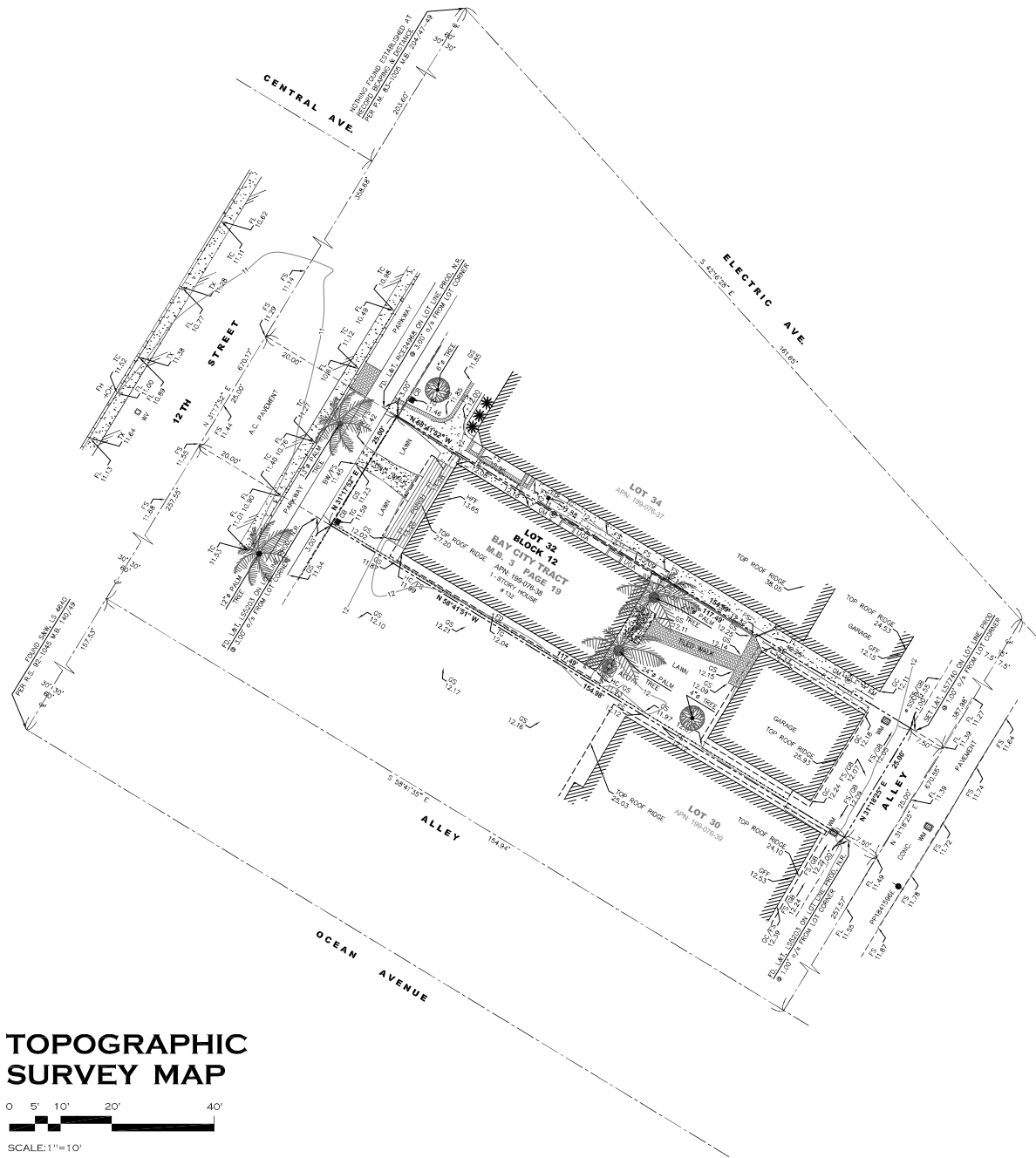
R2.1
DATE: 11/29/2022

BEST MANAGEMENT PRACTICES	
"AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT SELECTED BMPs MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES."	
SEE STAMP FOR SIGNATURE, LICENSE #, & EXPIRATION →	



TOPOGRAPHIC SURVEY MAP

0 5' 10' 20' 40'
SCALE: 1"=10'



NOTE
1. THIS MAP DOES NOT INCLUDE EASEMENTS
UNLESS DELINEATED HEREON.

BENCH MARK

ORANGE COUNTY PUBLIC WORKS SURVEY
DESIGNATION : L-766
DATUM : NAVD83
YEAR OF ADJUSTMENT : 1995
ELEVATION : 12.977 FEET
DESCRIPTION :

DESCRIBED BY OCS 2002 -
FOUND 3 8" U.S. COAST AND
GEODETIC SURVEY BRONZED
DISK STAMPED "L 766 1945".
SET IN THE TOP OF A BRICK
WALL. PLASTER MONUMENT IS
LOCATED IN THE WESTERLY
CORNER OF THE INTERSECTION
OF PACIFIC COAST HIGHWAY
AND 12TH STREET, 52 FT.
SOUTHWESTERLY OF THE
CENTERLINE OF 12TH STREET.
MONUMENT IS SET 4.0 FT.
ABOVE THE SIDEWALK.

BASIS OF BEARING

THE BEARING OF N 311°52' W ON 12TH
STREET CENTERLINE AS SHOWN IN BAY CITY
TRACT M.B. 3 PAGE 19 OF MISCELLANEOUS
MAPS, WAS USED AS THE BASIS OF BEARING
FOR THIS MAP.

LEGAL DESCRIPTION

LOT 32 OF BAY CITY TRACT, IN THE CITY OF
SEAL BEACH, COUNTY OF ORANGE, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 3,
PAGE 19 OF MISCELLANEOUS MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

LEGEND

	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
	WOOD FENCE
	WROUGHT IRON FENCE
	VINYL FENCE
	LOT LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	OVER HEAD TELEPHONE CABLE
	WOOD RETAINING WALL
	CONCRETE WALL
	EDGE OF PAVEMENT
	ASPHALT CONCRETE
	AIR CONDITIONING UNIT
	CONCRETE CEMENT
	CONCRETE CEMENT CURB
	BUILDING FINISH FLOOR
	BACK OF WALK/BOTTOM WALL
	CATCH BASIN
	CENTERLINE
	CHAIN LINK FENCE
	CONTROL VALVE
	CULWATER LINE
	DRAINAGE INLET
	DRAINAGE OUTLET
	DOOR
	DRIVEWAY
	DOWNSPOUT
	ELECTRIC BOX
	EDGE OF PAVEMENT
	ELECTRIC TRANSFORMER
	ELECTRIC VAULT
	FLOOR DRAIN
	FLOW LINE
	FIRE HYDRANT
	FENCE
	FLAGPOLE / FIRE PLACE
	FINISH SURFACE
	FIRE WATER VALVE
	GARAGE FINISH FLOOR
	GAS METER
	GROUND SHOT
	GAS VALVE/GATE VALVE
	GUY WIRE ANCHOR
	HOUSE CORNER
	HOUSE FINISH FLOOR
	IRRIGATION CONTROL VALVE
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	MANHOLE
	METAL
	PROPERTY LINE
	POWER POLE
	FULL BOX
	PARKING METER
	STORM DRAIN CATCH BASIN
	STORM DRAIN MANHOLE
	SANITARY SEWAGE CLEANOUT
	STORAGE CORNER
	STREET SIGN/TOP SIGN
	STREET LIGHT
	STREET LIGHT BOX
	TOP OF BERM
	TOP OF CURB
	TOP OF WALL
	TOP OF "X"
	UNDERGROUND ACCESS
	UTILITY BOX
	WATER RISER
	WATER METER
	WATER VALVE
	RECORD DISTANCE
	MEASURED DISTANCE
	CALCULATED DISTANCE
	CALCULATED AND MEASURED
	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	OR UTILITY MANHOLE
	SANITARY SEWER MANHOLE
	OAK TREE
	PINE TREE
	PALM TREE
	YUCCA TREE
	FIRE HYDRANT
	PP/ELECTRODE
	VALVE (UTILITY)
	METER
	VERTICAL & HORIZONTAL CONTROL POINT

REVISIONS:

Ray Lombera & Associates, Inc.
Land Surveying Planning Land Development
135 S. JACKSON ST., STE. 202, GLENDALE, CALIFORNIA 91205
TEL (323) 257-9771 FAX (323) 257-9865 WWW.RAYLOMBERA.COM



JOB ADDRESS:
132 12TH STREET
SEAL BEACH, CA 90740
REQUESTED BY:
JOE RANDOLPH

CHECKED BY:
R.L.
DRAWN BY:
M.C.S. / E.P.
DATE:
AUG. 11, 2021
SCALE:
1"=10'-0"
SHEET NO.
C-1
SHEET 1 OF 1

Explore Scenarios



132 12th st seal beach

Scenario

4.9 ft

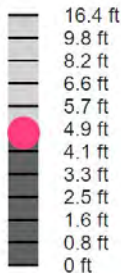
Sea Level
Rise



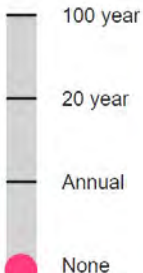
None

Storm
Frequency

Use cm



Sea Level Rise



Storm Frequency



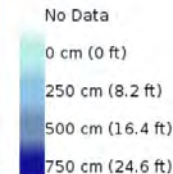
Flood-prone Low Lying



Flood Extent



Flood Depth



California Coastal Commission

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Exhibit 3

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Explore Scenarios



Scenario

3.3 ft

Sea Level
Rise



100 year

Storm
Frequency

Use cm



16.4 ft
9.8 ft
8.2 ft
6.6 ft
5.7 ft
4.9 ft
4.1 ft
3.3 ft
2.5 ft
1.6 ft
0.8 ft
0 ft

100 year

20 year

Annual

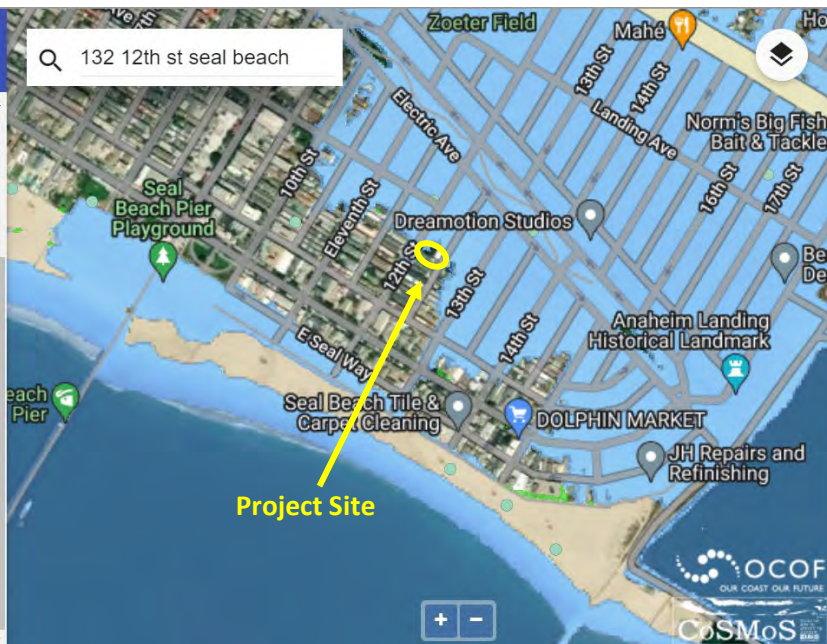
None

Sea Level Rise

Storm Frequency



132 12th st seal beach



Flood-prone Low Lying



Flood Extent



Flood Depth

No Data

0 cm (0 ft)

250 cm (8.2 ft)

500 cm (16.4 ft)

750 cm (24.6 ft)

California Coastal Commission

5-22-0843

Exhibit 3

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