

CALIFORNIA COASTAL COMMISSION

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



W8e

5-22-0962 (Olson)

APRIL 12, 2023

EXHIBITS

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Exhibit 1 – Project Site and Vicinity Map

Exhibit 2 – Project Plans

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Project Location

Exhibit 1

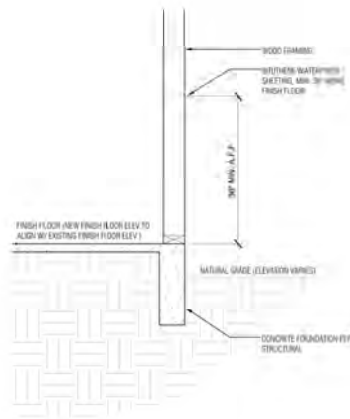
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California Coastal
Commission



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WATERPROOFING DETAIL

CALIFORNIA COASTAL COMMISSION NOTE

1. PROVIDE BUTYLINE WATERPROOF SHEETING AT EXTERIOR WALLS AND EXTERIOR SIDES OF THE NEW FOUNDATION CONCRETE FOOTINGS. BUTYLINE WATERPROOF SHEETING TO EXTEND 36" ABOVE FINISHED FIRST FLOOR AND TO BOTTOM OF CONCRETE FOOTING. REFER TO DETAIL ON THIS SHEET.

DEVELOPMENT STANDARDS

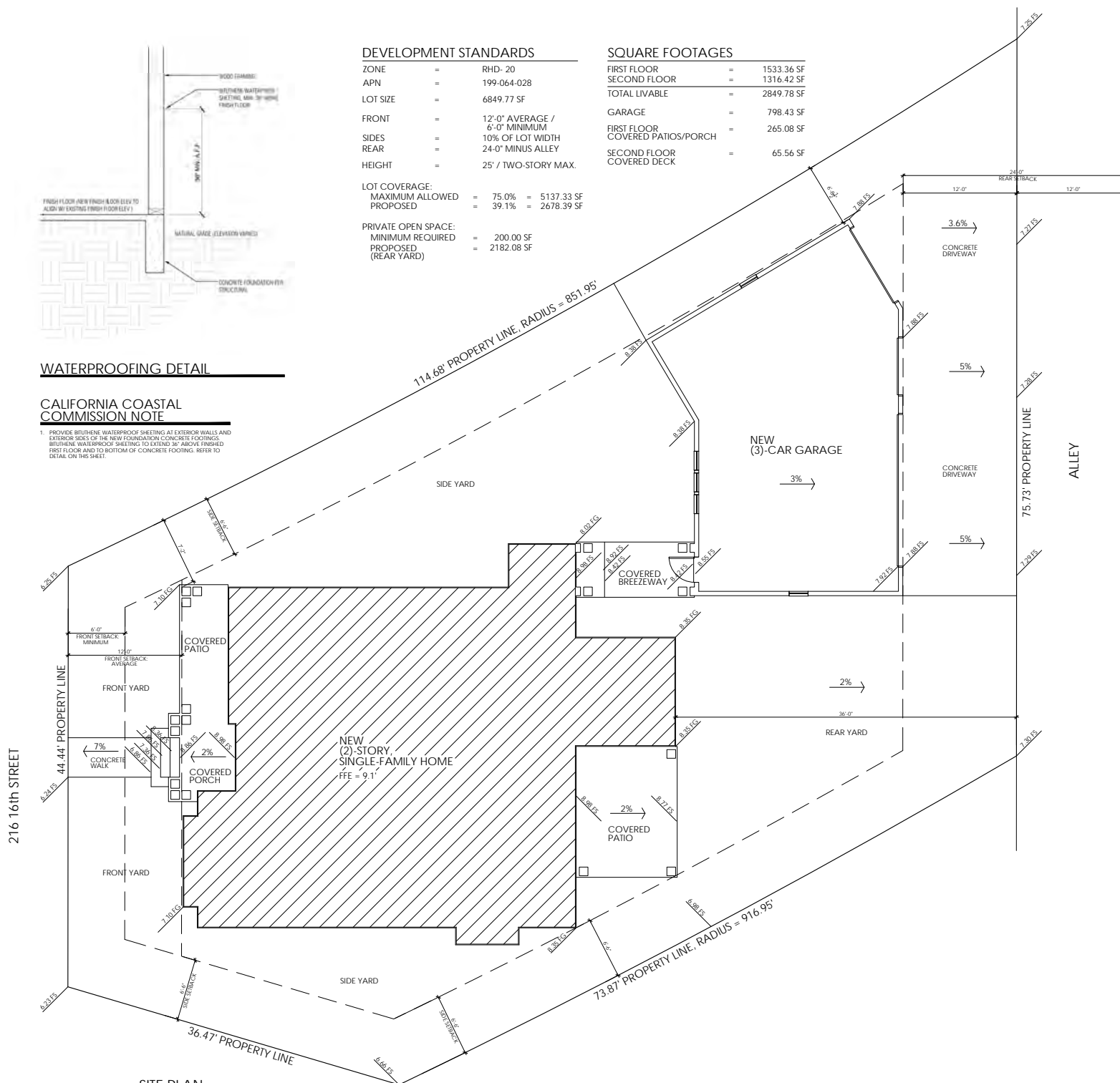
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APN	=	199-064-028
LOT SIZE	=	6849.77 SF
FRONT	=	12'-0" AVERAGE / 6'-0" MINIMUM
SIDES	=	10% OF LOT WIDTH
REAR	=	24'-0" MINUS ALLEY
HEIGHT	=	25' / TWO-STORY MAX.

LOT COVERAGE:		
MAXIMUM ALLOWED	=	75.0% = 5137.33 SF
PROPOSED	=	39.1% = 2678.39 SF

PRIVATE OPEN SPACE:		
MINIMUM REQUIRED	=	200.00 SF
PROPOSED (REAR YARD)	=	2182.08 SF

SQUARE FOOTAGES

FIRST FLOOR	=	1533.36 SF
SECOND FLOOR	=	1316.42 SF
TOTAL LIVABLE	=	2849.78 SF
GARAGE	=	798.43 SF
FIRST FLOOR PATIOS/PORCH	=	265.08 SF
SECOND FLOOR COVERED DECK	=	65.56 SF



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

562.344.5438

5500 East 2nd Street, Suite 2
Long Beach, California 90803

CUSTOM HOME
OLSON RESIDENCE
216 16TH STREET
SEAL BEACH, CALIFORNIA 90740



SET REVISIONS	
CHECK NUMBER	
PURPOSE	DESIGN


Exhibit 2

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Sennikoff
ARCHITECTS

Exhibit 2	
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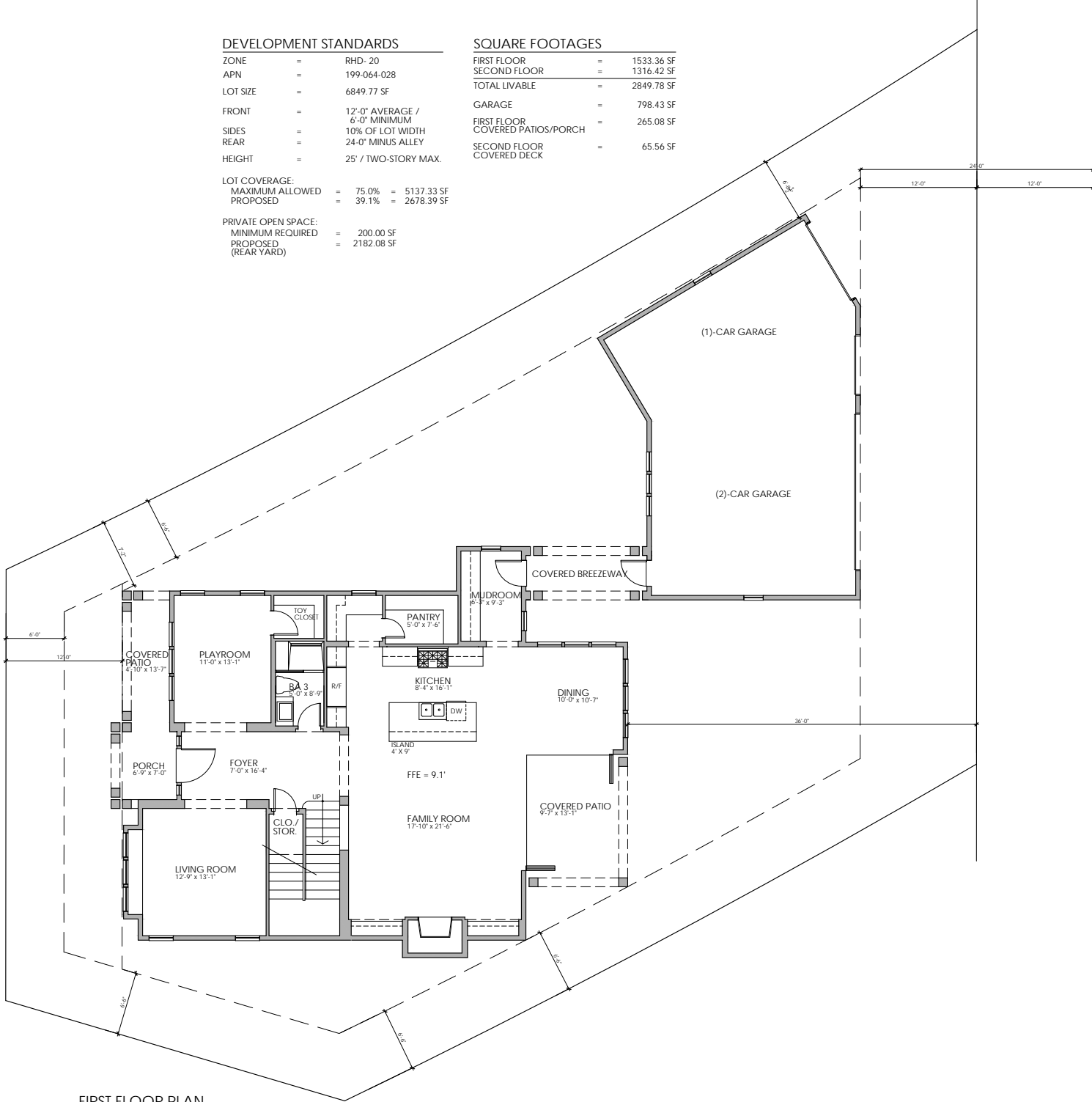
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FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

CUSTOM HOME

OLSON RESIDENCE

5500 East 2nd Street, Suite 2
Long Beach, California 90803

562.344.5438

SEAL BEACH, CALIFORNIA 90740

07/31/23

SET REVISIONS

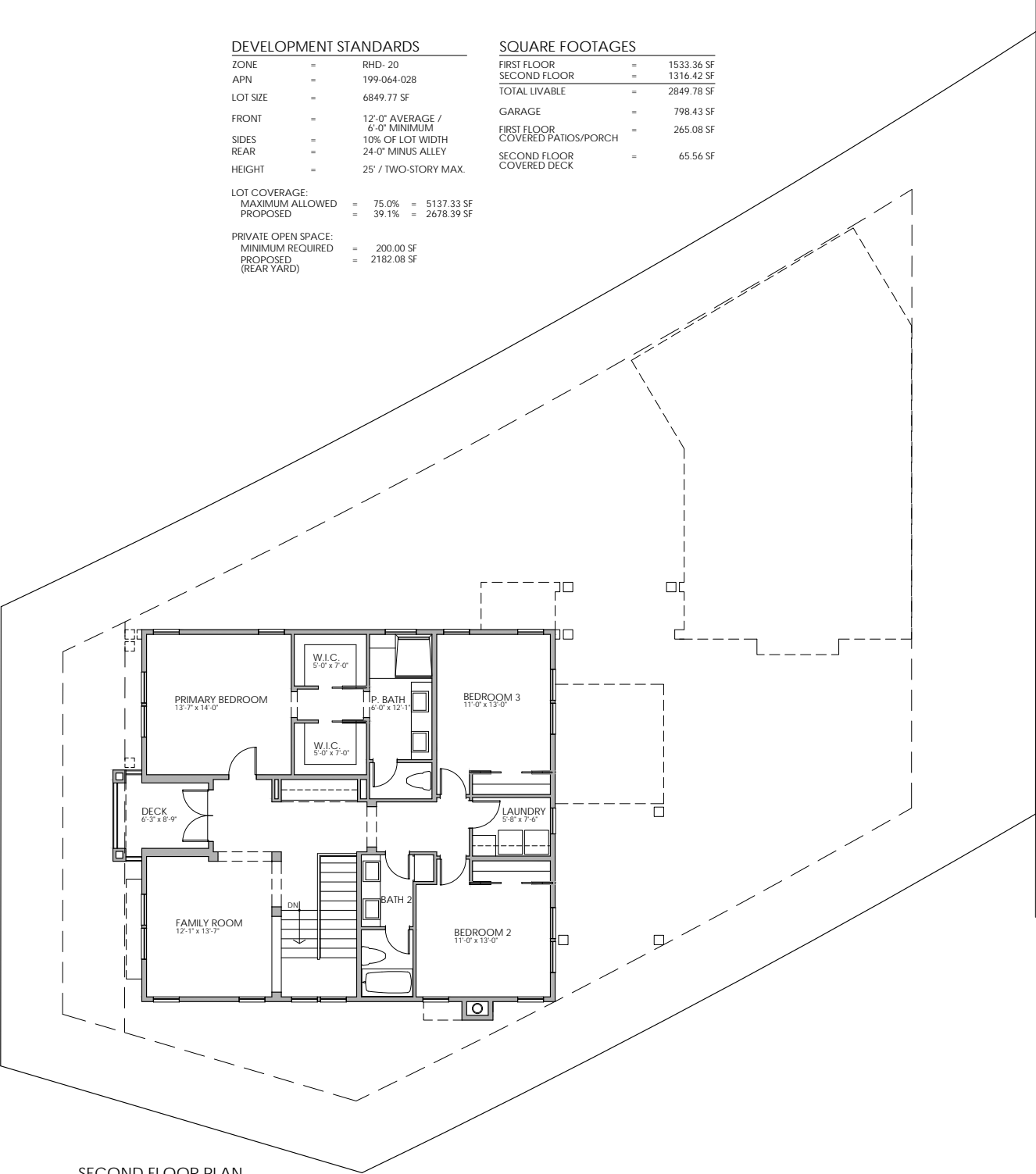
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PURPOSE

DESIGN

SENNIKOFF ARCHITECTS

ARCHITECTS



DEVELOPMENT STANDARDS

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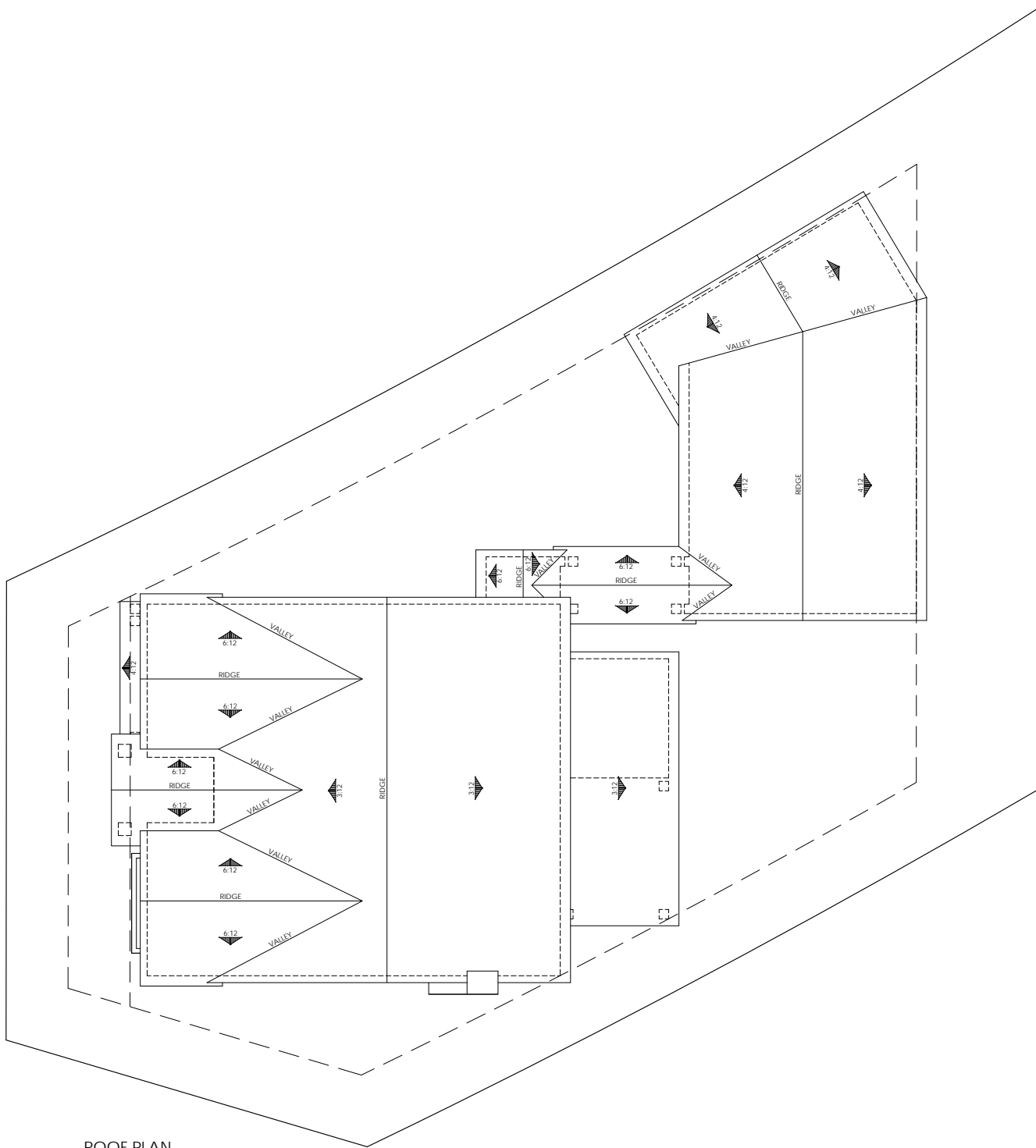
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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



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



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

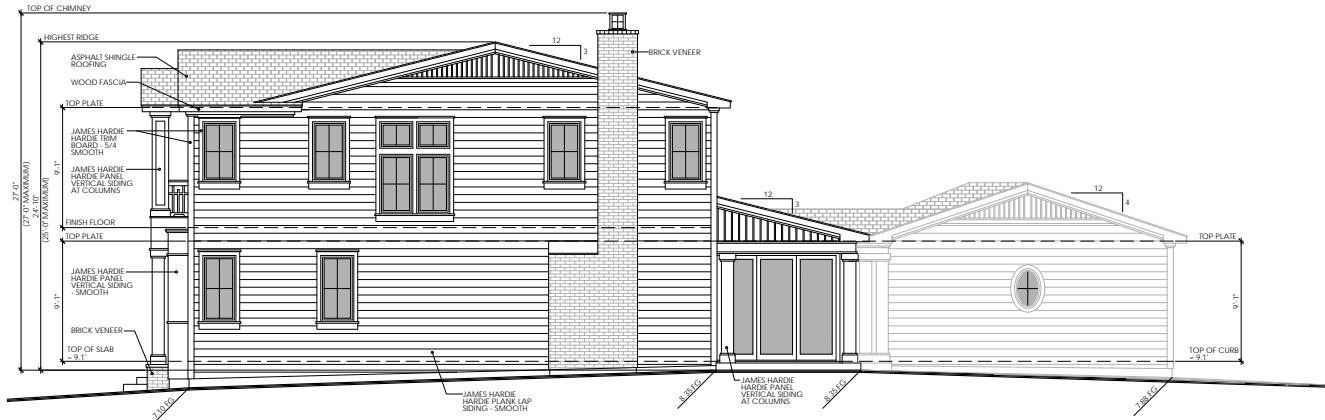


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SOUTH ELEVATION
SCALE : 1/4"=1'-0"



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



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Exhibit 3

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Explore Scenarios

Scenario Region

California Coast

Scenario Topic

Flooding

Scenario

3.3 ft

None

Sea Level Rise

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



Legend

Maximum Wave Runup

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)