



SOUTH PACIFIC AVE.

1 ARCHITECTURAL SITE PLAN  
1/4" = 1'-0"



KEYNOTE LEGEND	
1	VEHICLE - MINIMUM PARKING DIMENSIONS ON PLANS
2	OUTLINE OF EXISTING STRUCTURE TO BE REMOVED
3	CENTERLINE OF STREET
4	FRONT YARD SETBACK
5	FRONT YARD SETBACK ABV. FIRST FLOOR
6	A/C CONDENSER UNIT, SIZE TBD - PROVIDE POWER AND SOUND DAMPENING PAD AS REQ'D. (UNITS TO BE PLACED ABV. BASE FLOOD ELEVATION: 19'-0")
7	STAIRS - MAX 7.75" RISE, MIN 10" RUN, PROVIDE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT CANDLE (300-125-4) REF. DTL. 3/A-1
8	VEE GUTTER, REF. SURVEY
9	STREET PARKING, REF. SURVEY
10	CURB
11	GUTTER
12	NEW CONCRETE DRIVEWAY APPROACH - REF. CIVIL & LANDSCAPE DWGS.
13	(N) GATE - PER LANDSCAPE DESIGNER (MAX. 6" HT. ABOVE NATURAL GRADE)
14	(N) ELECTRICAL SERVICE AND MAIN SERVICE PANEL, 225 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) HAND MIN. 5'1" ABV. FLOOD PLAIN
15	PROPERTY LINE FENCE (NEW) WOOD FENCE, TYP. U.N.O. - [SHARED PL. REQ'D. NEIGHBOR AGREEMENT]
16	LINE OF SECOND FLOOR ABOVE
17	HARDSCAPE - STONE/TILE PAVERS OVER CONCRETE SLAB (AS SELECTED) PER LAND. DESIGNER
18	HARDSCAPE - COLORED & SCORED CONCRETE (AS SELECTED) PER LAND. DESIGNER
19	ALUMINUM GUTTER - KYNAR FINISH TO MATCH METAL ROOFING, SHAPE AS SEL. - PROVIDE SHOP DWGS. TO ARCH.
20	OVERFLOW DRAIN LINE - IN WALL FROM ABOVE (TERMINATE ABV. EXT. FLATWORK)
21	DRAIN LINE - IN WALL FROM ABV. (REF. CIVIL DWGS. & DETAILS)
22	WATER HEATER - TANK - SIZE PER T-24 REPORT REF. DTL. 1/A-1

**GENERAL NOTE:**  
SEE SHEET A-3.0 FOR ROOF PLAN INFORMATION NOT SHOWN ON THIS SHEET (INCLUDING EAVE DETAILS AND PROJECTION DISTANCES).

**DIMENSION NOTE:**  
ALL DIMENSIONS ARE TO FACE OF SHEATHING (EXT. WALLS) OR FACE OF STRUCTURE (F.O.S.)  
TYP. U.N.O. ROUNDED TO THE NEAREST 1/8" - CONTACT ARCHITECT IN WRITING FOR ANY CLARIFICATION OF NOTED DIMENSIONS. DO NOT SCALE PLANS.

**LANDSCAPE NOTES:**  
1. ENCOACHMENT PERMIT REQ'D. FOR ANY WORK PROPOSED IN THE PUBLIC R.O.W.  
2. IF APPLICABLE, REF. PRELIMINARY LANDSCAPE PLAN, FOR ALL HARDSCAPE & PLANTING AREAS WITH RESPECTIVE HEIGHTS AND MATERIALS.

PROJECT NAME  
PACIFIC SUNSET

STATUS  
CDP FIRST CHECK

BRANDON ARCHITECTS  
151 Kilmas Drive, Suite G-1 | Costa Mesa, CA 92626  
714.754.4040 | www.brandonarchitects.com

MUR-SOL BUILDERS, INC.  
16641 S PACIFIC AVE.  
SUNSET BEACH, CA 90742

PACIFIC SUNSET  
16641 S PACIFIC AVE, SUNSET BEACH, CA 90742

PROJECT MANAGER/ARCHITECT

DOCUMENT VALID UPON

ORIGINAL SIGNATURE

ARCHITECTURAL SITE PLAN  
These documents are the property of BRANDON ARCHITECTS, Christopher Brandon, principal architect, and are not to be duplicated, altered or utilized in any way by any other person without the written consent of BRANDON ARCHITECTS. This consent is not to be construed as an endorsement or approval of the work of any other person, nor does it constitute an application or attestation of these documents by any party, as a violation of BRANDON ARCHITECTS' professional seal and the seal of the State of California. These plans are also not to be assigned to any other party without the written consent of BRANDON ARCHITECTS. These plans are also not to be used for any other project without the written consent of BRANDON ARCHITECTS. The use of these documents by each third party, whether depicted or implied herein, is at their own risk.

REVISIONS  
NO. | REVISION | DATE

JOB NO. 2018-28  
DATE 12/11/18  
SHEET NO.

A-0.0