

Ong Residence

16422 BARNSTABLE CIRCLE

SCOPE OF WORKS

ADDITION AND REMODEL TO EXISTING HOME WHICH CONSISTING OF NEW SECOND FLOOR AND THIRD FLOOR.

LEGENDS

PROPOSED NEW STUD WALLS

ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.

OUTDOOR MOTION SENSOR W/AUTOMATIC ON/OFF OPERATION AND PHOTO CELL TO KEEP LIGHTS OFF DURING DAYLIGHT
(SENSOR MUST COMPLY WITH 30 MINUTE SHUT OFF REQUIREMENT AND VIEW AREA IT ILLUMINATES)

LEGAL DESCRIPTION

OWNER: SCOT ONG, 16422 BARNSTABLE CIR, HUNTINGTON BEACH, CA 92649.

3 BEDS, 3 BATHS, AND 1 POWDERS
EXISTING LIVING AREA: 2,331 SQ. FT.
LOT SIZE: 5,116.6 SQ. FT., PARCEL NUMBER: 17806219

NEW AREA TABULATION

FIRST FLOOR LIVING AREA: (EXISTING)	2,324 S.F.
SECOND FLOOR LIVING AREA: (NEW)	2,236 S.F.
THIRD FLOOR LIVING AREA: (NEW)	1,038 S.F.

TOTAL LIVING AREA:	5,600 S.F.
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FRONT EXTERIOR ENTRANCE PORCH AREA:	45 S.F.
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2ND FLOOR FRONT BALCONY AREA:	154 S.F.
2ND FLOOR REAR BALCONY AREA:	168 S.F.

GARAGE AREA: (EXISTING)	451 S.F.
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LOT COVERAGE CALCULATIONS: $2,324+451=2,775/5116.6=54\%$
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CODES

UNLESS NOTED OTHERWISE, ALL REFERENCES PERTAIN TO THE CURRENT EDITION OF THE:

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA ENERGY T-24 CA LCULATION
AND 2019 CRC

CONSTRUCTION TYPE VB, NUMBER OF STORY 3 – SPRINKLER
OCCUPANCY: R3, GARAGE – U-1

FRONT SETBACK:	15 FT.
SIDE SETBACK:	5 FT.
REAR SETBACK:	10 FT.
MAX. HEIGHT:	35 FT.
ACCESSORY STRUCT:	15 FT.
MIN. LOT AREA:	6,000 SQ. FT.
MAX. (FAR):	NOT APPLICABLE
EAVE PROJECTION:	18 INCHES
BALCONY PROJECTION:	FRONT AND REAR: 2 FEET, SIDE: 0
GARAGE SETBACK:	20 FEET
CITY MAX. HEIGHT:	30 FEET

OWNER

SCOT ONG
16422 ARDSLEY DRIVE
HUNTINGTON BEACH, CA 92649

(323) 770-1888

DESIGNER

JOSEPH PHAN & ASSOCIATES
17927 TOYABE CIRCLE
FOUNTAIN VALLEY, CA 92708

(714) 454-0715

ENGINEERING

TMC ENGINEERS, INC.
9542 PACIFIC AVENUE
ANAHEIM, CA 92804

(714) 829-5053

SOILS ENGINEER

HAN TORO
TEL: 714-396-3888

DEFERRED SUBMITTAL
FIRE SPRINKLER SYSTEM
ELECTRICAL METER UPGRADE

SPRINKLER NOTE
THIS STRUCTURE SHALL UTILIZE
AN APPROVED AUTOMATIC FIRE
SPRINKLER SYSTEM IN
ACCORDANCE WITH N.F.P.A. 13D.

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
1-800-422-4133
TWO WORKING DAYS
BEFORE YOU DIG

CANTILEVERED DECK IMPROVEMENT
REQUIRE SEPARATE COASTAL
COMMISSION APPROVAL AND BUILDING
PERMITS.

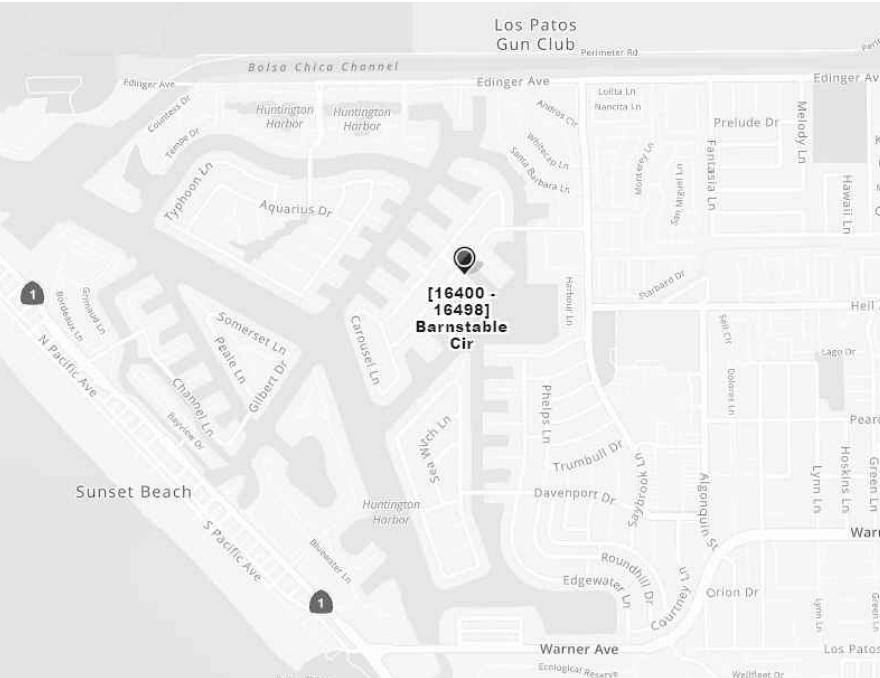
UTILITIES NOTE
ALL UTILITY SERVICES ARE TO BE
UNDERGROUND (OCMA 7-1-14)

INSPECTION NOTE
STRUCTURAL OBSERVATION WILL BE PERFORMED
WHEN REQUIRED BY THE BUILDING OFFICIAL

SPECIAL INSPECTION NOTE

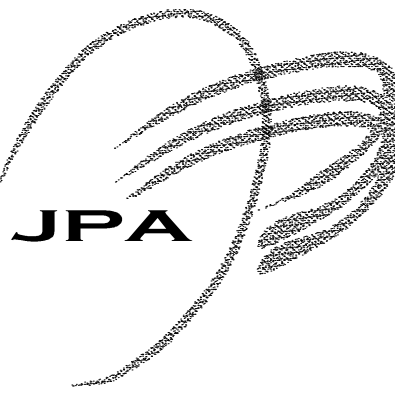
IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING
CHECKED ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN
ACCORDANCE WITH SEC. 306 OF THE UNIFORM BUILDING CODE.

CERTIFICATION FROM SOILS ENGINEER			
FOOTING EXCAVATION, SIZES, SOIL CONDITION	YES	X	NO
PRESTRESSED STEEL	YES	X	NO
FIELD WELD	X	YES	NO
STRUCTURAL CONCRETE OVER 2500 PSI	X	YES	NO
CONCRETE EXPOSED TO SULFATE	YES	X	NO
SOILS COMPLIANCE PRIOR TO FOUNDATION			
INSPECTION	X	YES	NO
PILES / CAISSONS	YES	X	NO
DESIGNER – SPECIFIED	YES	X	NO
OTHER:EXPORT ANCHORS	YES	X	NO



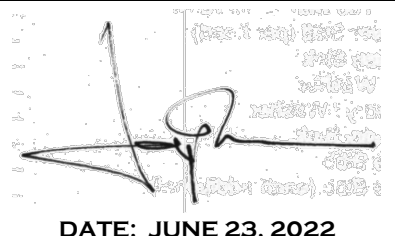
VICINITY MAP

16422 BARNSTABLE CIR, HUNTINGTON BEACH, CA 92649



**JOSEPH PHAN &
ASSOCIATES**

17927 TOYABE CIR.
FOUNTAIN VALLEY • CALIFORNIA • 92708
• 714.454.0715 •



DATE: JUNE 23, 2022

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CUSTOM HOME FOR:
MR. SCOT ONG

16422 BARNSTABLE CIR.
HUNTINGTON BEACH, CA
92649

OWNER PHONE:

ISSUES & REVISIONS

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PROJECT

DATE NOV. 20, 2020

SCALE

DESIGNED BY JOSEPH P.

DRAWN BY JOSEPH P.

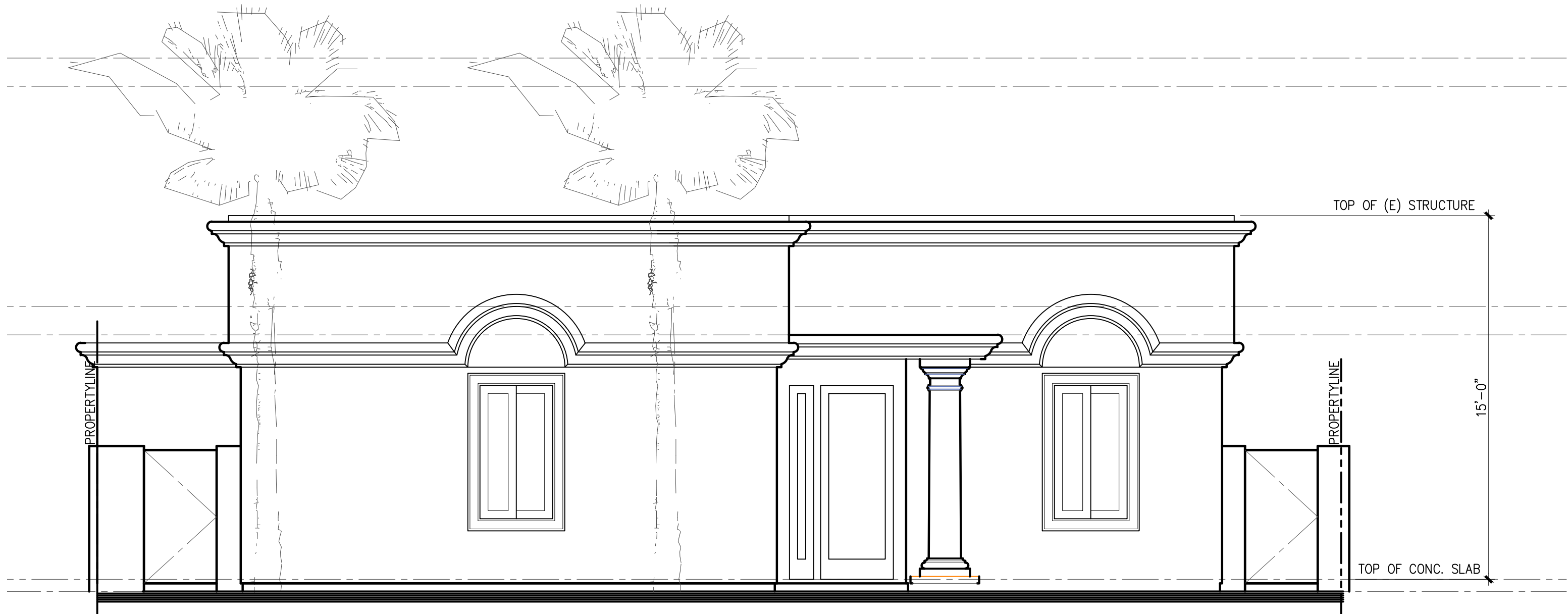
SHEET TITLE

COVER SHEET

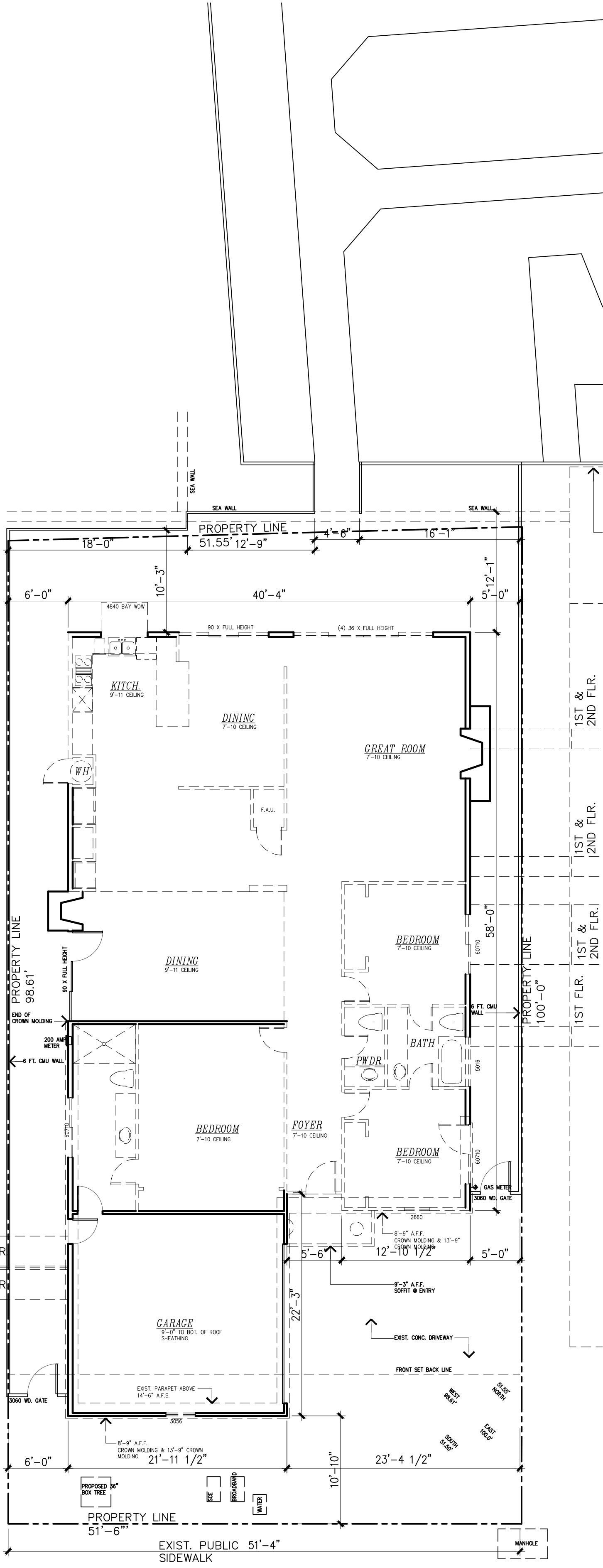
SHEET

CS

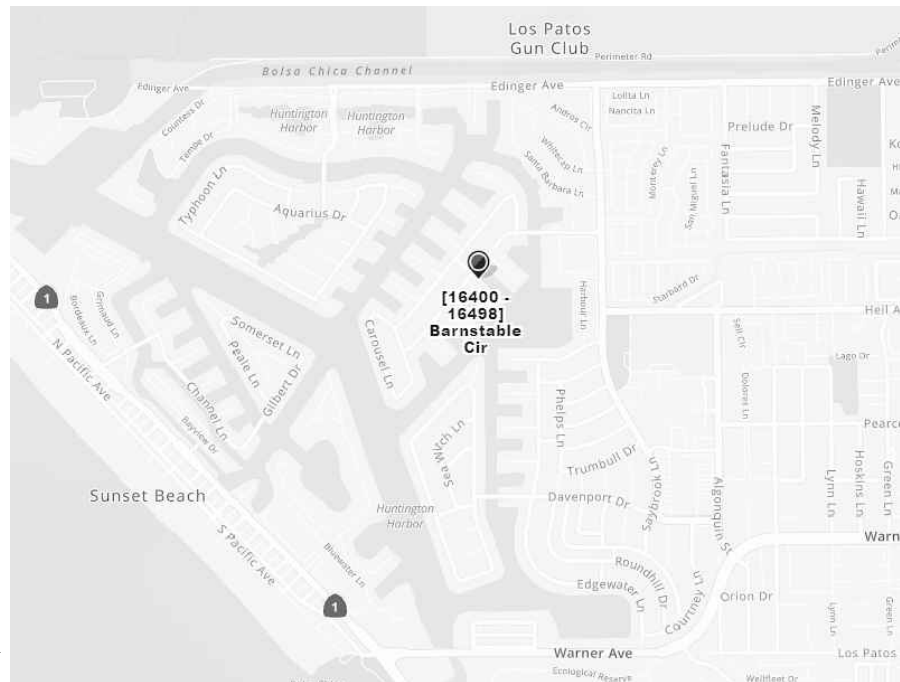
PLOT DATE: JUL. 22, 2022



EXISTING FRONT ELEVATION SCALE : 1/4" = 1'-0"



EXISTING AND DEMO PLAN SCALE : 1/8" = 1'-0"

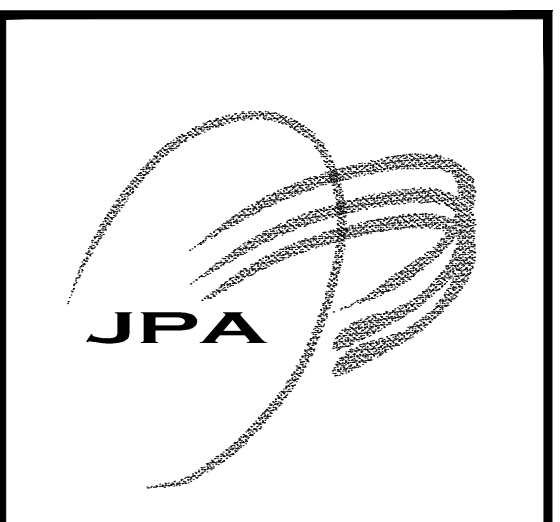


VICINITY MAP

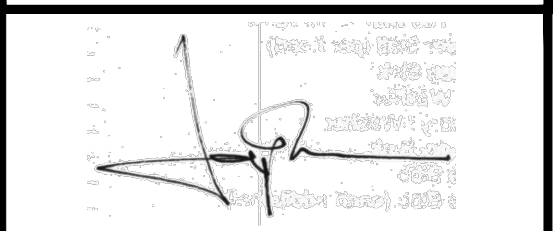
16422 BARNSTABLE CIR. HUNTINGTON BEACH, CA 92649

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FOUNTAIN VALLEY • CALIFORNIA • 92708
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16422 BARNSTABLE CIR.
HUNTINGTON BEACH, CA 92649
OWNER PHONE:

ISSUES & REVISIONS

NO.	DESCRIPTION

PROJECT #
DATE NOV. 20, 2020
SCALE
DESIGNED BY JOSEPH P.
DRAWN BY JOSEPH P.

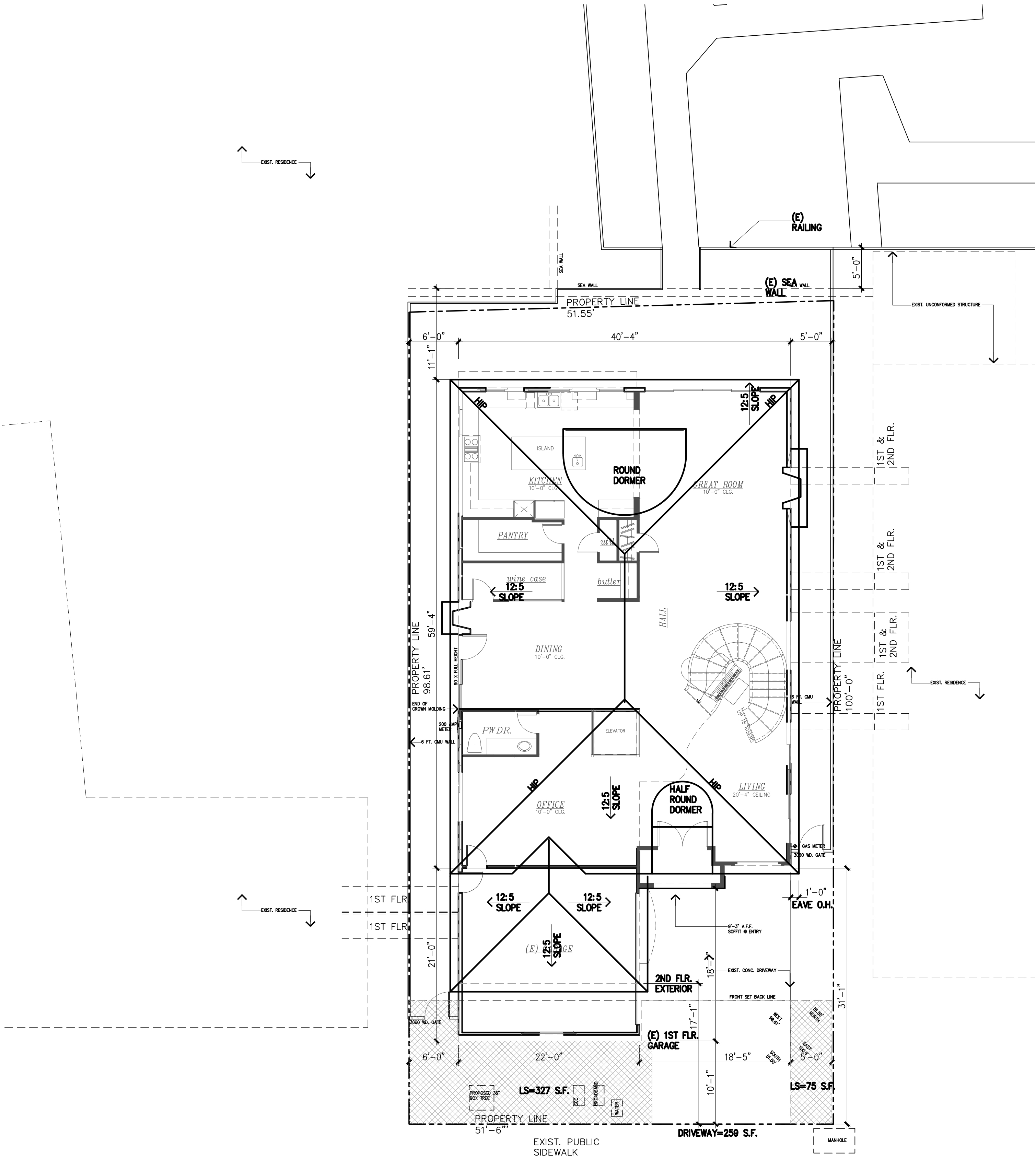
SHEET TITLE
EXISTING AND DEMO PLANS

SHEET #
AO

PLOT DATE: JUL. 22, 2022

Ong Residence

16422 BARNSTABLE CIRCLE



NOTES: GRADE SHALL BE SLOPE A MINIMUM OF 6" WITHIN THE FIRST 10 FT. OF ALL EXTERIOR FOUNDATION WALLS. (R401.3)

BARNSTABLE CIRCLE

SITE PLAN & ROOF PLAN

NOTES: ALL ROOF SLOPE ABOVE 30 FT. SHALL BE 5:12 MINIMUM

SCALE : 1/8" = 1'-0"

SCOPE OF WORKS

ADDITION AND REMODEL TO EXISTING HOME WHICH CONSISTING OF NEW SECOND FLOOR AND THIRD FLOOR.

LEGENDS

- PROPOSED NEW STUD WALLS
- ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.
- OUTDOOR MOTION SENSOR W/AUTOMATIC ON/OFF OPERATION AND PHOTO CELL TO KEEP LIGHTS OFF DURING DAYLIGHT (SENSOR MUST COMPLY WITH 30 MINUTE SHUT OFF REQUIREMENT AND VIEW AREA IT ILLUMINATES)

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DESIGNER

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FOUNTAIN VALLEY, CA 92708

(714) 454-0715

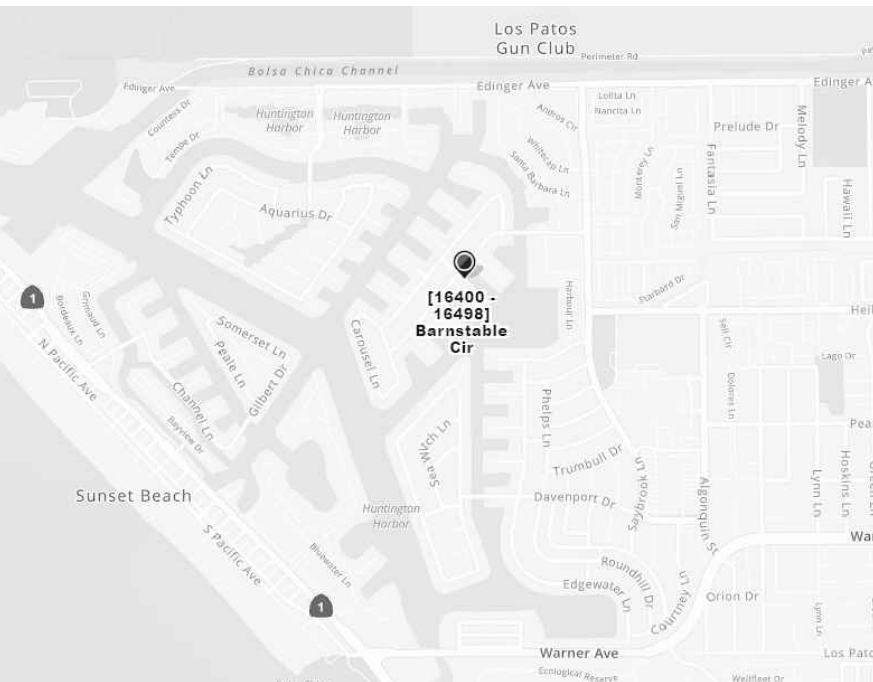
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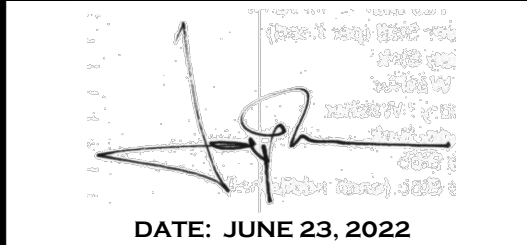
VICINITY MAP

16422 BARNSTABLE CIR. HUNTINGTON BEACH, CA 92649



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OWNER PHONE:

ISSUES & REVISIONS

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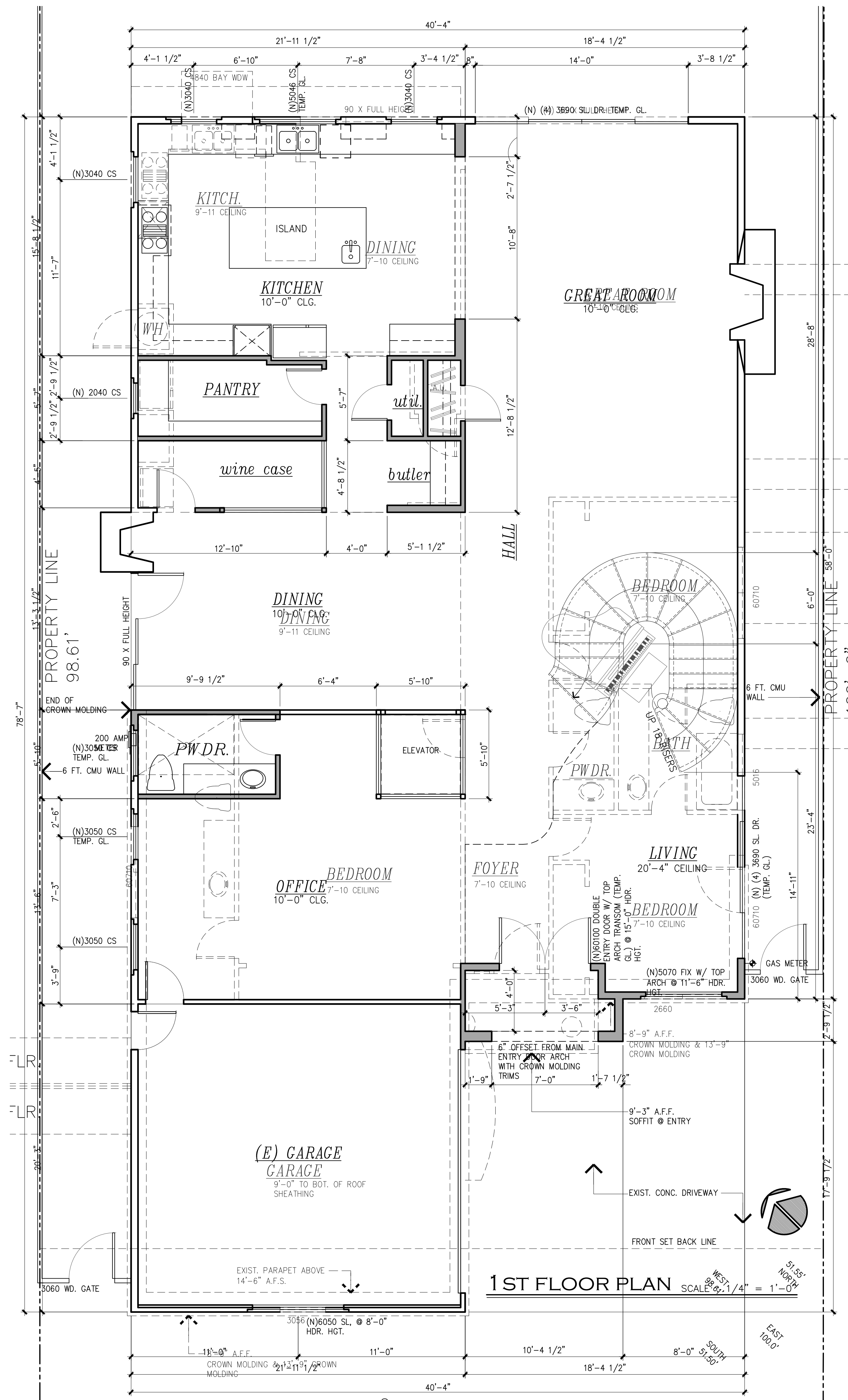
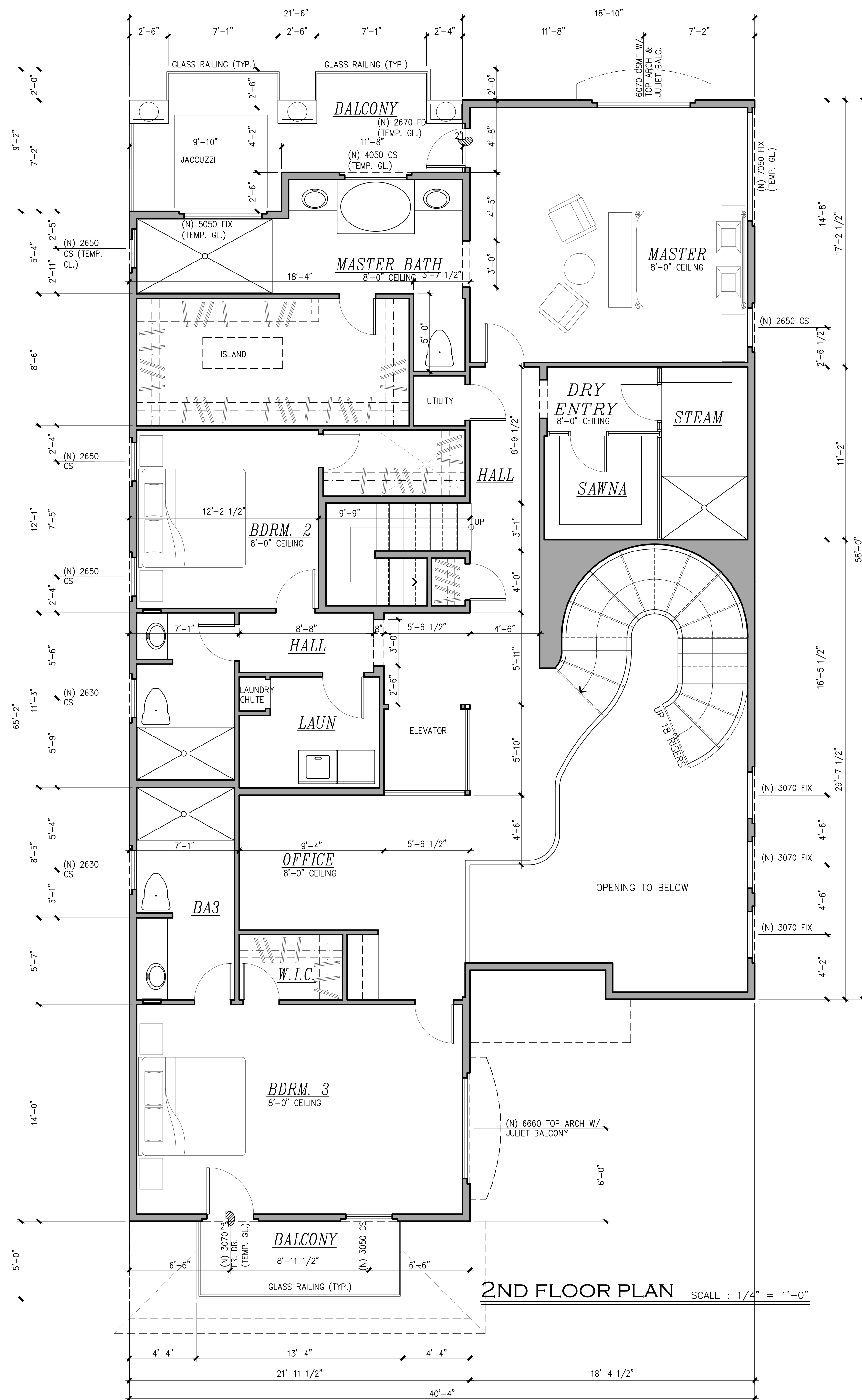
PROJECT #	
DATE	NOV. 20, 2020
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
SCOPE OF WORKS, VICINITY MAP, SITE PLAN STUDY

SHEET #

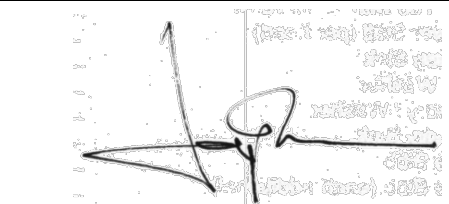
A1

PLOT DATE: JUL. 22, 2022



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MR. SCOT ONG
16422 BARNSTABLE CIR.
HUNTINGTON BEACH, CA
92649**

OWNER PHONE:

ISSUES & REVISIONS

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PROJECT #	
DATE	NOV. 20, 2020
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

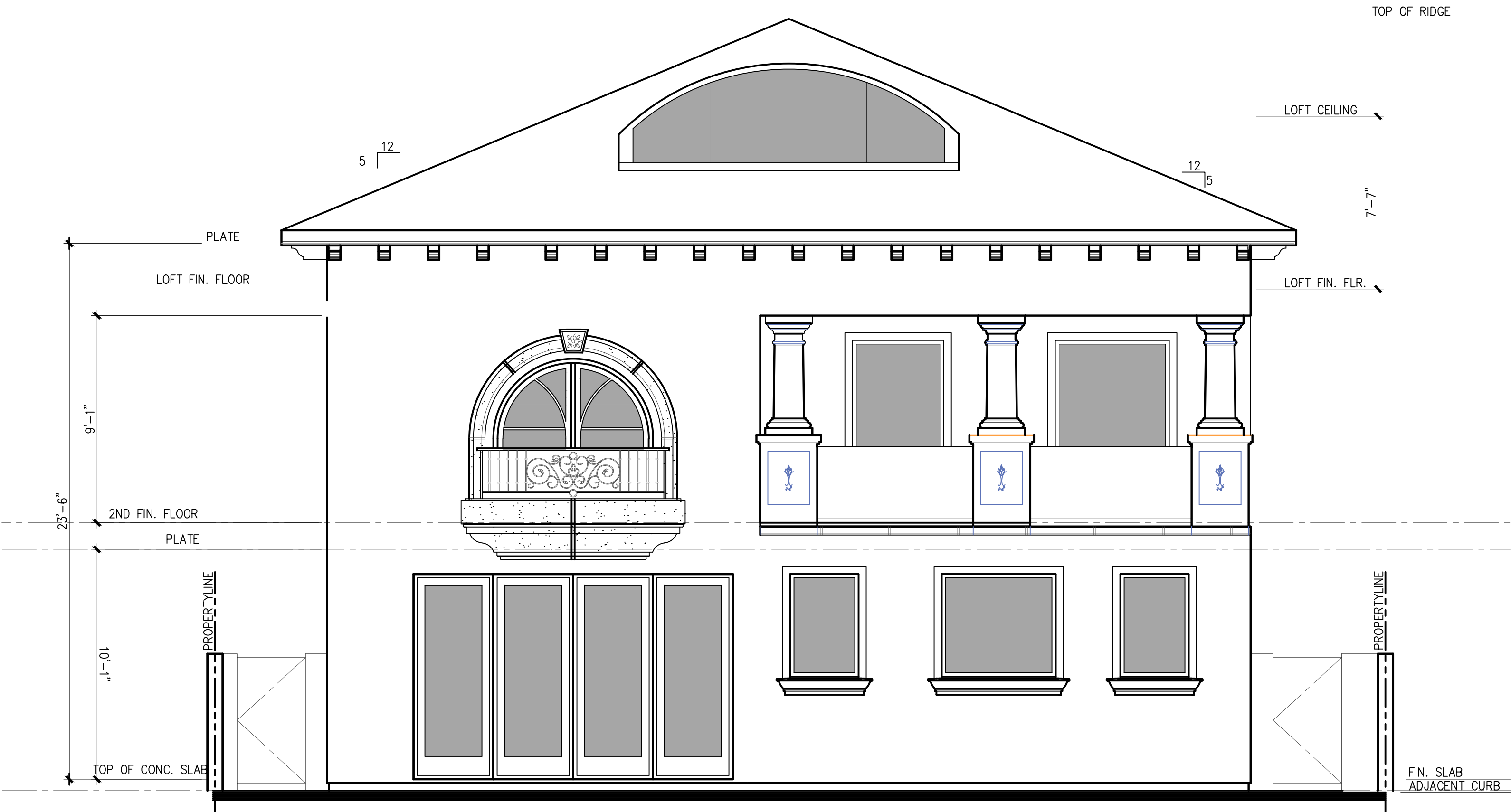
SHEET TITLE
FLOOR PLANS

SHEET #

A2

PLOT DATE: JUL. 22, 2022

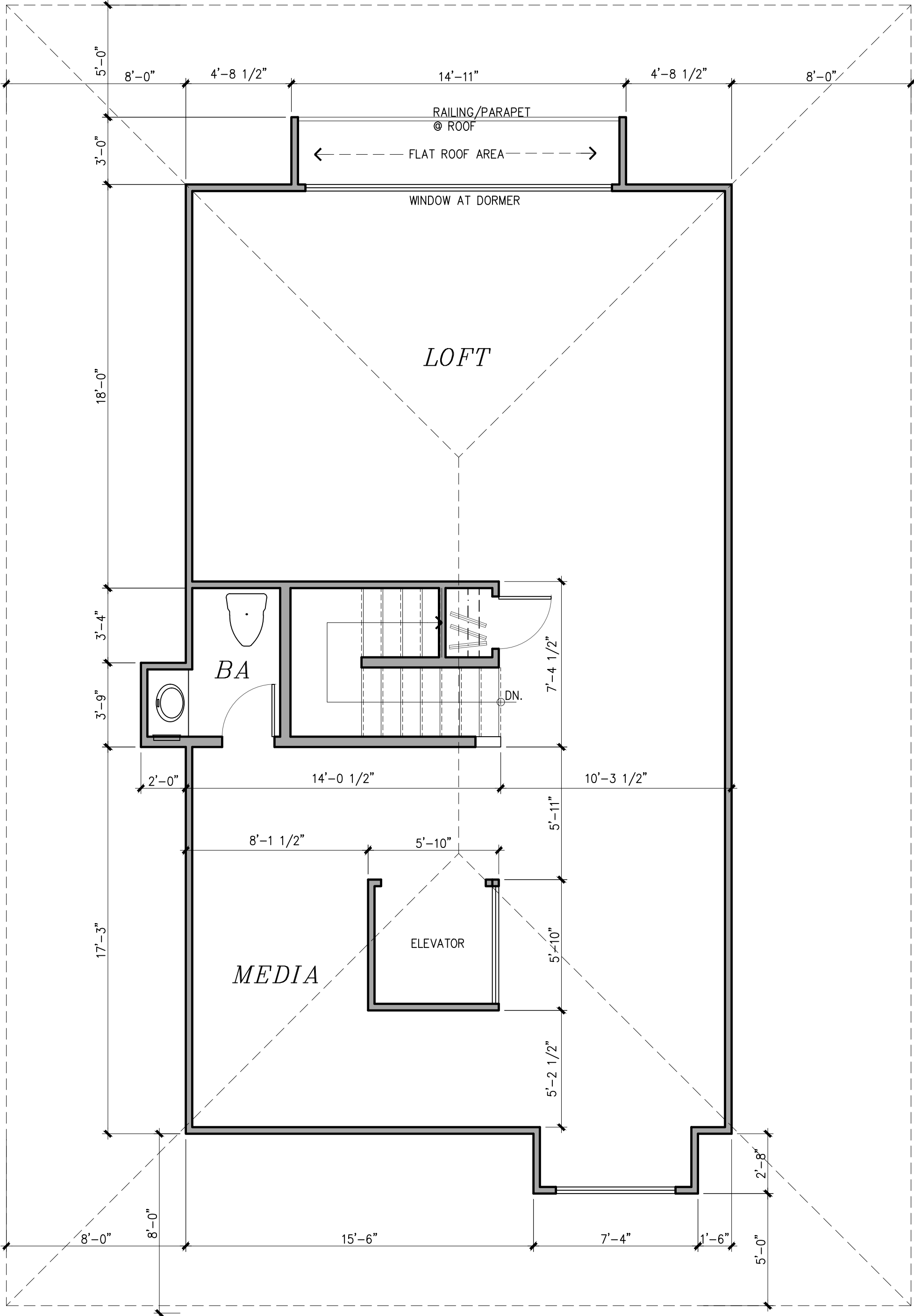
ENVELOPE



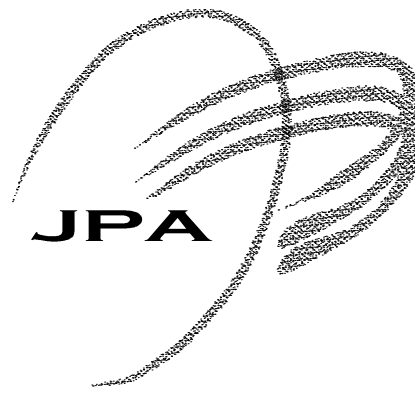
REAR ELEVATION SCALE : 1/4" = 1'-0"



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



3RD FLOOR PLAN SCALE : 1/4" = 1'-0"



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CUSTOM HOME FOR:
MR. SCOT ONG
16422 BARNSTABLE CIR.
HUNTINGTON BEACH, CA
92649
OWNER PHONE:

ISSUES & REVISIONS	
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PROJECT #	
DATE	NOV. 20, 2020
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
FLOOR PLANS

SHEET #
A3
PLOT DATE: JUL. 22, 2022



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92649
OWNER PHONE:

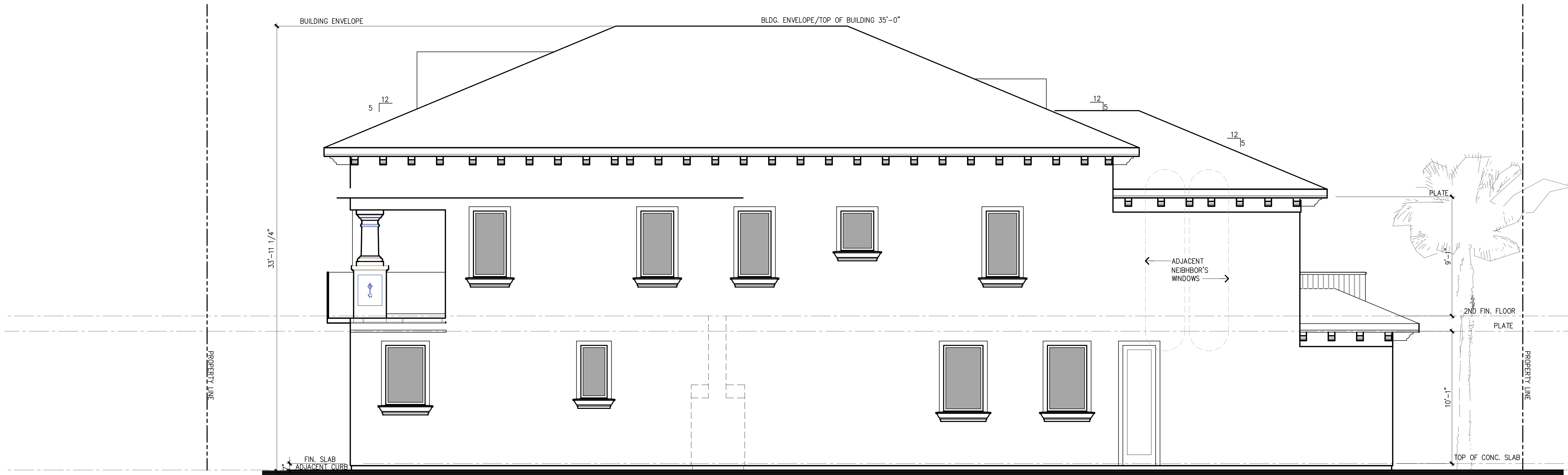
ISSUES & REVISIONS

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PROJECT #
DATE NOV. 20, 2020
SCALE
DESIGNED BY JOSEPH P.
DRAWN BY JOSEPH P.

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET #
A4
PLOT DATE: JUL. 22, 2022

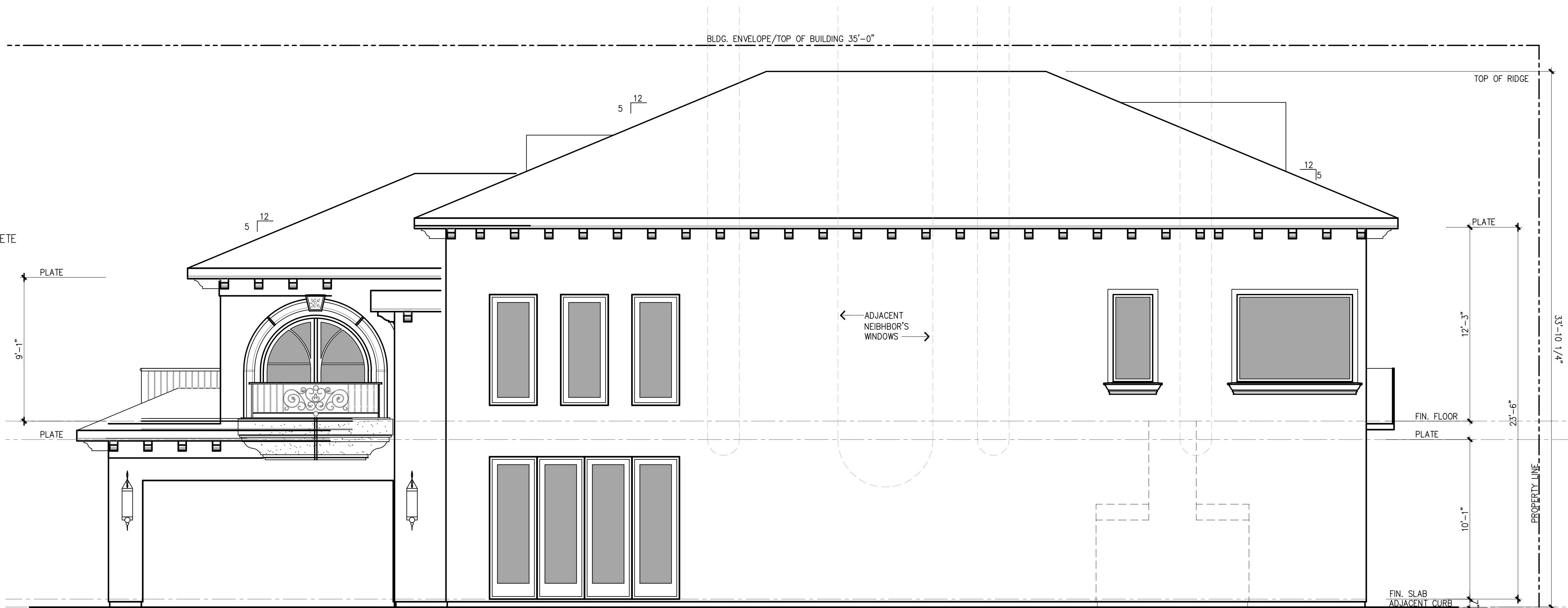


RIGHT ELEVATION

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

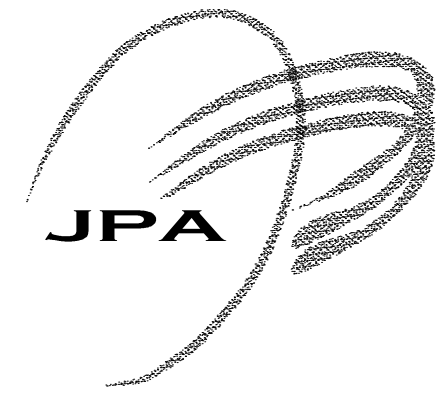
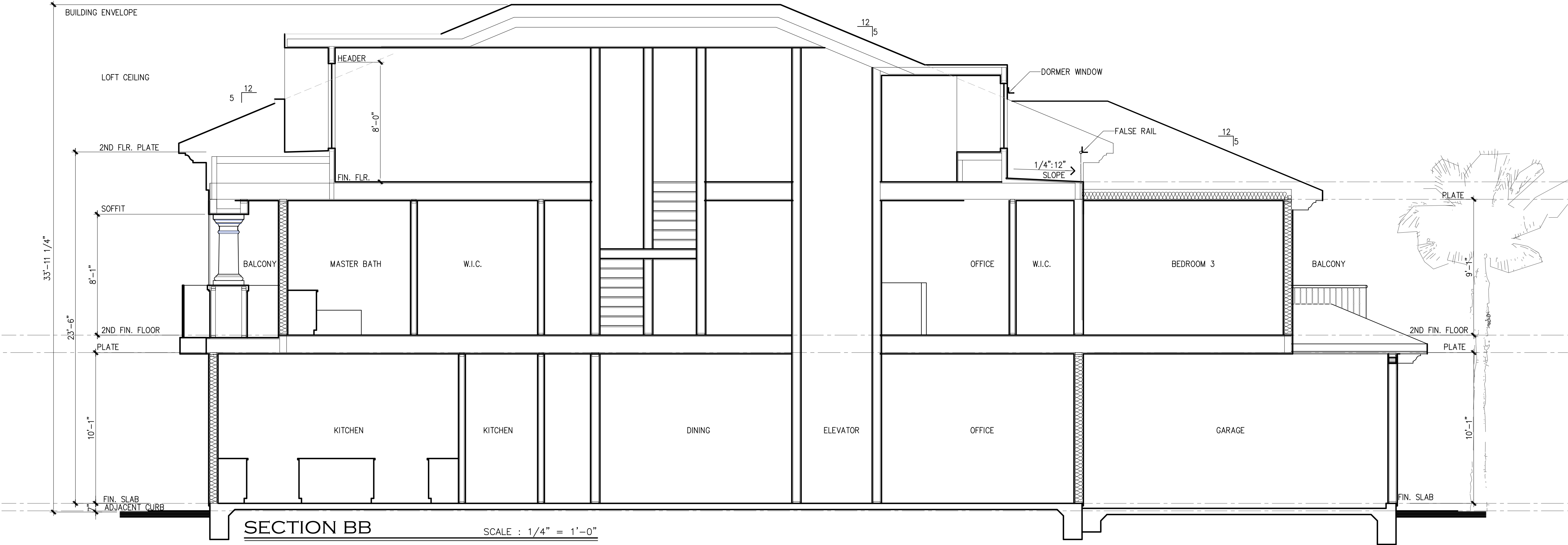
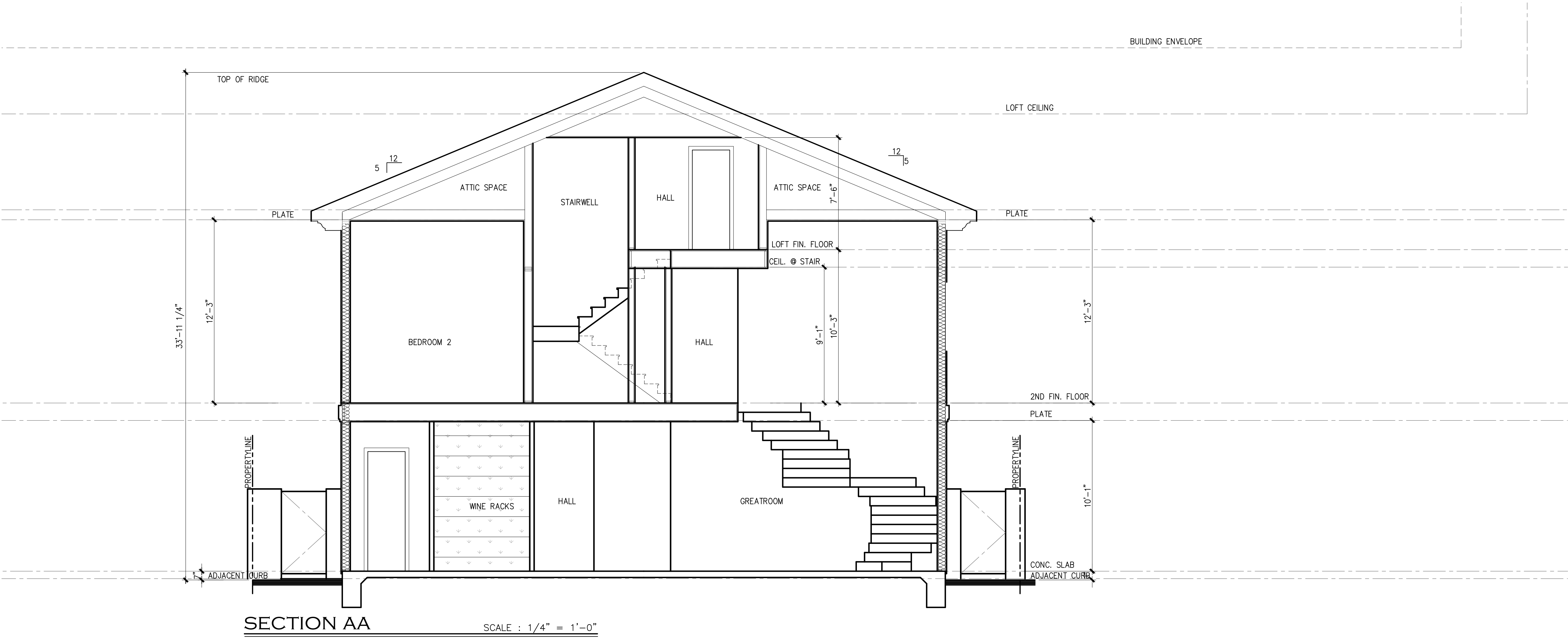
MATERIAL SCHEDULE

ITEM	MATERIAL	COLOR
①	walls	stucco
	walls (building corners)	stucco
②	roofing	two-piece clay tile
③	fascia trim	stucco
④	railings	wrought iron
⑤	ext. doors	wood
⑥	entry door	wrought iron / glass
⑦	window trim	wood/clad
⑩	garage door	mohogany
⑪	columns	cast concrete
⑫	gutters	copper
⑭	window sill	stucco
⑮	plant balcony	stucco
⑯	balcony	stucco



LEFT ELEVATION

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



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PROJECT #	
DATE	NOV. 20, 2020
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
BUILDING
SECTIONS

SHEET #
A5
PLOT DATE: JUL. 22, 2022