

7th STREET

SITE PLAN

ALL DOORS AND WINDOWS SHALL MEET HUNTINGTON BEACH SECURITY ORDINANCE.

ALL PROJECT DOCUMENTS - IDEAS, AESTHETICS AND DESIGNS INCORPORATED OR PURPOSE WITHOUT THE LOUIE GROUP - ARCHITECTS AND THE LOUIE GROUP - ARCHITECTS. ALL PROJECT DOCUMENTS SHALL BE USED ONLY ON THE SPECIFIC PROJECT OCCUMENTS SHALL BE USED ONLY ON THE SPECIFIC PROJECT OCCUMENTS AND OTHER DOCUMENTS AND OTHER DOCUMENTS SHALL BE USED ONLY ON THE SPECIFIC PROJECT OCCUMENTS SHALL BE USED ONLY ON THE SPECIFIC PROJECT OCCUMENTS SHALL BE USED ONLY ON THE SPECIFIC PROJECT OCCUMENTS AND THE CONTRACTUAL AGREEMENT HE LOUIE GROUP - ARCHITECTS. AND THE CONTRACTUAL AGREEMENT HE LOUIE GROUP - ARCHITECTS. AND THE LOUIE GROUP - ARCHITECTS. AND THE CONTRACTUAL AGREEMENT HE LOUIE GROUP - ARCHITECTS AND THE LOUIE GROUP - ARCHITECTS.

MECHANICAL, ELECTRICAL, AND PLUMBING PLANS ARE NOT REVIEWED AND ARE

- SEE A-8 FOR NOTES.

SUBJECT TO FIELD INSPECTION.

IS PROCEED IS OBTAINED FROM THE FIRE DEPARTMENT.

SCHEDULE INSPECTIONS.

PLAN REVISION

DOOR NUMBER

WINDOW LETTER

FOR FIRE DEPARTMENT INSPECTIONS, CALL AT LEAST 3 DAYS IN ADVANCE TO

REVISIONS LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM DWELLING. THE GRADE SHALL BE FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. BLOCK WALL FENCING AND ALL FENCES/WALLS ARE TO BE PERMITTED SEPARATELY.

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ZONING CONFORMANCE MATRIX PROPERTY DEVELOPMENT STANDARDS: DISTRICT 1 (LIVE / WORK UNIT) REQUIRED PROPOSED 25 FT. OF FRONTAGE AND 25 FT. OF FRONTAGE AND 2,500 SQ. FT. OF NET AREA 2,587.5 SQ. FT. OF NET AREA NO. MAX. SITE COVERAGE WILL BE 1,309.37 SQ. FT. REQUIRED 34'-6" ON TOP OF ROOF DECK PARAPET WALL + 5'-6" TO THE < 8,000 SQ. FT. NET SITE AREA 35 FT. & 3 STORIES TOP OF STAIRS FT. AVERAGE SET BACK FROM GROUND FLOOR OF FACADE FOR 10'-0" / UNIT PORTIONS OF THE FRONT FACADE O 3.3.1.1.10 5'-0" / UNIT FRONT YARD SET BACK 3.3.1.1.11 3'-1" / UNIT INTERIOR SIDE SET BACK REAR YARD SETBACK BEDROOM RÉSIDENTIAL UNITS, 231.04 2-CAR GARAGE FOR 3-BDRM / UNI 1 SPACE PER UNIT PARKING SCHEDULE 'A' 1-SPACE / UNIT MMERCIAL: 1 SPACE / 500 SQ.FT. MAX. FLOOR AREA RATIO 3,000 SQ. FT 2,974.64 SQ. FT 3.3.1.4 3.3.12 125.15 SQ. FT. REQUIRED LANDSCAPING 318.5 SQ. FT. SHOWN

Ontario, CA. 91762

(626) 340-5461

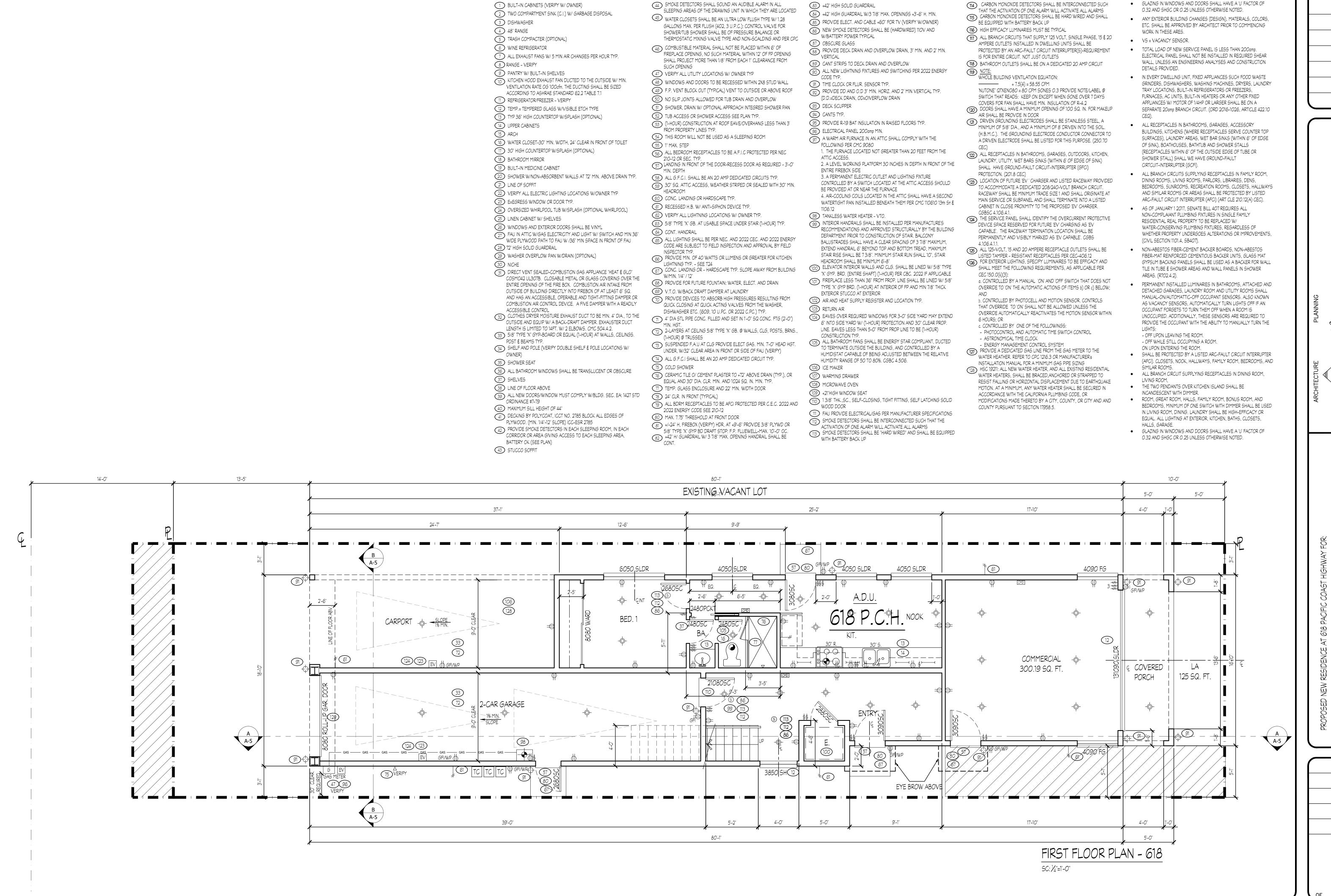
## SYMBOLS NOTES MISCELLANEOUS NOTES STRUCTURAL OBSERVATION PROJECT ANALYSIS INDEX OF DRAWINGS DESCRIPTION SYMBOL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE AND ALL ENGINEER OR ARCHITECT OF RECORD SHALL OBSERVE THAT ALL FOUNDATION TITLE SHEET INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE HARDWARE PER PLAN IS IN PLACE PRIOR TO INSPECTION OTHER THAN OCCUPANCY GROUP: R-3/U FIRST FLOOR PLAN DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (KIU5.3.2 CKC) HARDWARE THAT IS PLACED DURING POUR UNLESS OTHERWISE NOTED. TYPE OF CONSTRUCTION: V-B 220 VOLT DOUBLE OUTLET ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT SECOND & THIRD FLOOR PLANS EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS ENGINEER OF RECORD SHALL OBSERVE THAT ALL SHEAR WALLS AND METAL 110 VOLT DOUBLE OUTLET WEATHER PROOF TO THE DEVELOPER'S AND ENGINEER'S ATTENTION IMMEDIATELY. **→**WP COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR LOT SIZE: 2,587.0 SQ. FT. HARDWARE ARE PER PLAN UNLESS OTHERWISE NOTED. FOURTH FLOOR PLAN & EXTERIOR ELEVATION 110 VOLT DOUBLE OUTLET DEDICATED ⇒p ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT OF RECORD LOT COVERAGE: 1,309.37 SQ. FT. (50.6 %) INCANDESCENT LIGHT FIXTURE OBTAINED WITHIN 180 DAYS: A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST SCALE DIMENSIONS. EXTERIOR ELEVATIONS RESPONSIBLE FOR STRUCTURAL DESIGN TO PERFORM STRUCTURAL FLUSH LIGHT FIXTURE STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR 125.15 SQ. FT. (REQUIRED) LANDSCAPE REQUIRED: ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OBSERVATION PER SEC. 220. OBSERVED DEFICIENCIES SHALL BE REPORTED IN SECTIONS A & B TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE FLUORESCENT LIGHT FIXTURE OTHERWISE NOTED. WRITING TO THE OWNERS REPRESENTATIVE. THE STRUCTURAL OBSERVER 318.5 SQ. FT. SHOWN $\mapsto$ BRACKET LIGHT FIXTURE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID FLOOR AREA CALCULATIONS SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THE SITE CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER SHALL PAY REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL FEE FLUSH LIGHT FIXT. WATERPROOF NEW RESIDENCE: 2,992.49 SQ. FT. IN-SLABOR UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE VISITS HAVE BEEN MADE AND IDENTIFIED ANY REPORTED DEFICIENCIES THAT, AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX (6) MONTHS. WHEN A MISCELLANEOUS NOTES HEAT-LIGHT FAN COMBINATION FIXTURE EQUIPMENT, CONDUITS, PIPING, OR OTHER ANCILLARY BUILDING TRADE TO THE BEST OF THE STRUCTURAL OBSERVERS KNOWLEDGE, HAVE NOT/BEEN PERMIT HAS BEEN EXPIRED FOR PERIOD IN EXCESS OF ONE (1) YEAR, THE ONE AIR CHANGER PER 5 MINUTES VENEER DETAILS PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. RESOLVED. VENT FAN 500 ONE AIR CHANGE PER 5 MINUTES FLOOR BREAKDOWN: PLACED OR FLOOR SHEATHING IS INSTALLED. INCLUDING THE SUBFLOOR. (R105.5 CRC). T-24.1 T-24 SINGLE POLE SWITCH - SILENT TYPE LANDSCAPE NOTES (R109.1.1). FIRST FLOOR RESIDENCE: 194.94 SQ. FT 3-WAY POLE SWITCH - SILENT TYPE FIRE SPRINKLER PLANS STAMPED APPROVED BY THE CITY OF HUNTINGTON BEACH T-24.2 T-24 ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ELECTRICAL 4-WAY POLE SWITCH - SILENT TYPE FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT THE TIME OF FRAMING SECOND FLOOR RESIDENCE: 1,117.08 SQ. FT. CALIFORNIA GREEN CODE SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE CONTROLLERS SHALL BE WEATHER - OR SOIL MOISTURE-BASED CONTROLLERS INSPECTION. 110 VOLT OUTLET ("J" BOX) 993.47 SQ. FT. FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING THIRD FLOOR RESIDENCE: THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN 220 VOLT OUTLET ("J" BOX) WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. CALIFORNIA GREEN CODE INSPECTION. (R109.1.2) PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. DOUBLE EAVES FLOOD LIGHT 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER FOURTH FLOOR RESIDENCE: 31.25 SQ. FT. CALIFORNIA GREEN CODE PHONE OUTLET THESE PLANS SHALL COMPLY WITH 2022 CALIFORNIA RESIDENTIAL CODE, 2022 PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR 2,305.74 SQ. FT TOTAL RESIDENCE: INTERCOM SPEAKER C,2022 CGBC, 2022 CEC, 2022 CPC, 2022 CMC, 2022 CFC, 2022 T24 ENERGY OF SEC. 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX 1 OF THE CPC ARCHITECTURAL DETAILS COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A E, AND HUNTINGTON BEACH MUNICIPAL CODE 17.05 AND HBZ50 230.84. AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER INTERCOM MASTER PANEL INP SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR FIRST FLOOR COMMERCIAL: 299 SQ. FT. FOUNDATION PLAN PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC 604.1.1 OF CABLE OUTLET COMMUNICATES WITH THE CONTROLLER(S). FIRST FLOOR A.D.U 368.96 SQ. FT. FIRE DEPARTMENT NOTES THE CPC PRIOR TO PERMIT ISSUANCE. THERMOSTAT SECOND AND THIRD FLOOR FRAMING PLANS OUTDOOR WATER USE - AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR AUTOMATIC GARAGE DOOR OPENER BY "LIFTMASTER" NO. 3585, UL325 LISTED. FLOOR REGISTER (6" X 14") FR TOTAL: 2,974.64 SQ. FT. LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED SHALL BE AVAILABLE ROOF & DECK FRAMING PLANS CEILING REGISTER (6" X 14") CR A. A 13D RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED FOR BOTH CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB AT THE TIME OF FINAL INSPECTION. (4.304 CGBSC) GARAGE: 359.95 SQ. FT. WALL REGISTER HI. TYPE (6" X 14") PROPERTIES. A SEPARATE SUBMITTAL FOR FIRE SPRINKLERS (COMPLYING WITH STRUCTURAL DETAILS & NOTES OR UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, FUEL GAS OUTLET NFPA 13D) IS REQUIRED. TWO SETS OF FIRE SPRINKLER PLANS SHALL BE 634.68 SQ.FT. CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT COVERED DECK: MECHANICAL NOTES STRUCTURAL DETAILS LOOSE KEY VALVE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL. ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS OPEN DECK: 1,379.89 SQ. FT. HOSE BIBB INSTALLED, INCLUDING THE SUB-FLOOR. (R109.1.1.1) NOTE: FIRE FLOW INFORMATION FROM THE CITY OF HUNTINGTONBEACH IS SD-3 STRUCTURAL DETAILS WATER OUTLET FOR REFRIG. OR ICE MAKER NO. OF BEDROOMS: —₩cw REQUIRED TO BE INCLUDED WITH SPRINKLER PLAN SUBMITTALS. TO OBTAIN THE COVER RETURN AND SUPPLY OPENINGS WITH PLASTIC OR SHEET METAL. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS HARDY FRAME DETAILS ROOF DRAIN w/ OVERFLOW 00 FIRE FLOW INFORMATION, HAVE THE SPRINKLER CONTRACTOR COMPLETE THE SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR WRAP OR PROJECT EQUIPMENT STORED ON THE JOBSITE FOR FUTURE FLOOR DRAIN "FIRE FLOW INFORMATION FORM" IN WORD FORMAT AVAILABLE AT THE APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. LEGAL HARDY FRAME DETAILS INSTALLATION. ----TV CABLE FOLLOWING LINK FOR 3 STORY HOMES, A WATER DEPARTMENT APPROVED BACKFLOW PREVENTER SOILS REPORT RECOMMENDATIONS DOOR BELL IF NECESSARY PLAN FOR ALTERNATE SPACE CONDITIONING SYSTEMS DURING LOT: MUST BE INSTALLED; COORDINATE WITH THE WATER DEPARTMENT PRIOR TO DOOR BELL CHIME CONSTRUCTION. SEND THIS FIRE FLOW INFORMATION REQUEST TO SUBMITTING SPRINKLER PLANS FOR REVIEW. CARBON MONOXIDE DETECTOR CMD BLOCK: 106 ONCE SUBMITTED, THE NPFD WILL FORWARD TO THE REQUEST TO THE PUBLIC THE MOISTURE CONTENT OF CONSTRUCTION MATERIALS PRIOR TO APPROVAL TO ALL FENCES, WALLS, AND OTHER DETACHED OR ATTACHED STRUCTURES EXCEEDING SMOKE DETECTOR WORKS DEPARTMENT. THE AVERAGE TURNAROUND TIME FOR FIRE FLOW ENCLOSE WALL AND FLOOR CAVITIES WITH DRYWALL OR OTHER SURFACES. 36 INCHES IN HEIGHT REQUIRE SEPARATE PERMITS AND REVIEW. THIS INCLUDES TRACT: SPEAKER HUNTINGTON BEACH INFORMATION REQUESTS IS 10 BUSINESS DAYS. (4.505.3 CGBSC). PATIO COVERS, SWIMMING POOLS, RETAINING WALLS, AND DEMOLITION. ELECTRIC VEHICLE EQUIPMENT MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF APN: 024-151-29 THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. OWNER 2022 CALIFORNIA FIRE CODE. CEILING/SURFACE MOUNT COMBINATION FAN/LIGHT DEFERRED SUBMITTALS NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION FIXTURE WITH HIGH EFFICACY LAMPS ADDRESS NUMBERS MUST BE PLACED OVER THE EXTERIOR OF THE MAIN WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY VACANCY SENSOR ENTRANCE AS PER CITY SPECIFICATION #428. ADDRESS NUMBERS SHALL BE A CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE DEFERRED SUBMITTALS TO BE REVIEWED BY THE PROJECT ARCHITECT OR ENGINEER MINIMUM OF 4" HIGH NUMBERS WITH A MINIMUM 1/2" STROKE, AND THEY MUST STREET, GUTTER, OR STORM DRAIN SYSTEM. SHOWER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW. CONTRAST WITH THE BACKGROUND. 10622 Court Ave. LLC EFFECTIVE JAN. 1, 2014, SB407 REQUIRES REPLACEMENT OF ALL NON COMPLIANT 1. FIRE SPRINKLER PLANS DISCOVERY OF SOIL CONTAMINATION/PIPELINES, ETC., MUST BE REPORTED TO BUILDING SECTION PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN. 1, 1994 WITH WATER -2. METHANE PLANS THE FIRE DEPARTMENT IMMEDIATELY AND ALL WORK STOPPED UNTIL APPROVAL CONSERVING PLUMBING FIXTURES. 5050 W. Mission Boulevard. DETAIL REFERENCE

SPACE

25'-0"

SCOPE OF WORK

NEW 3-STORY SFD WITH ATTACHED 2-CAR GARAGE, A.D.U., AND WORK



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FLOOR PLAN NOTES

GENERAL NOTES:

GLAZING IN WINDOWS AND DOORS SHALL HAVE A 'U' FACTOR OF 0.32 AND SHGC OR 0.25 UNLESS OTHERWISE NOTED.

REVISIONS BY

The The Court Callaway Circle · Huntington Beach, CA 92648

10622 Court Ave. LLC 5050 W. Mission Boulevard, Ontario, CA. 91762

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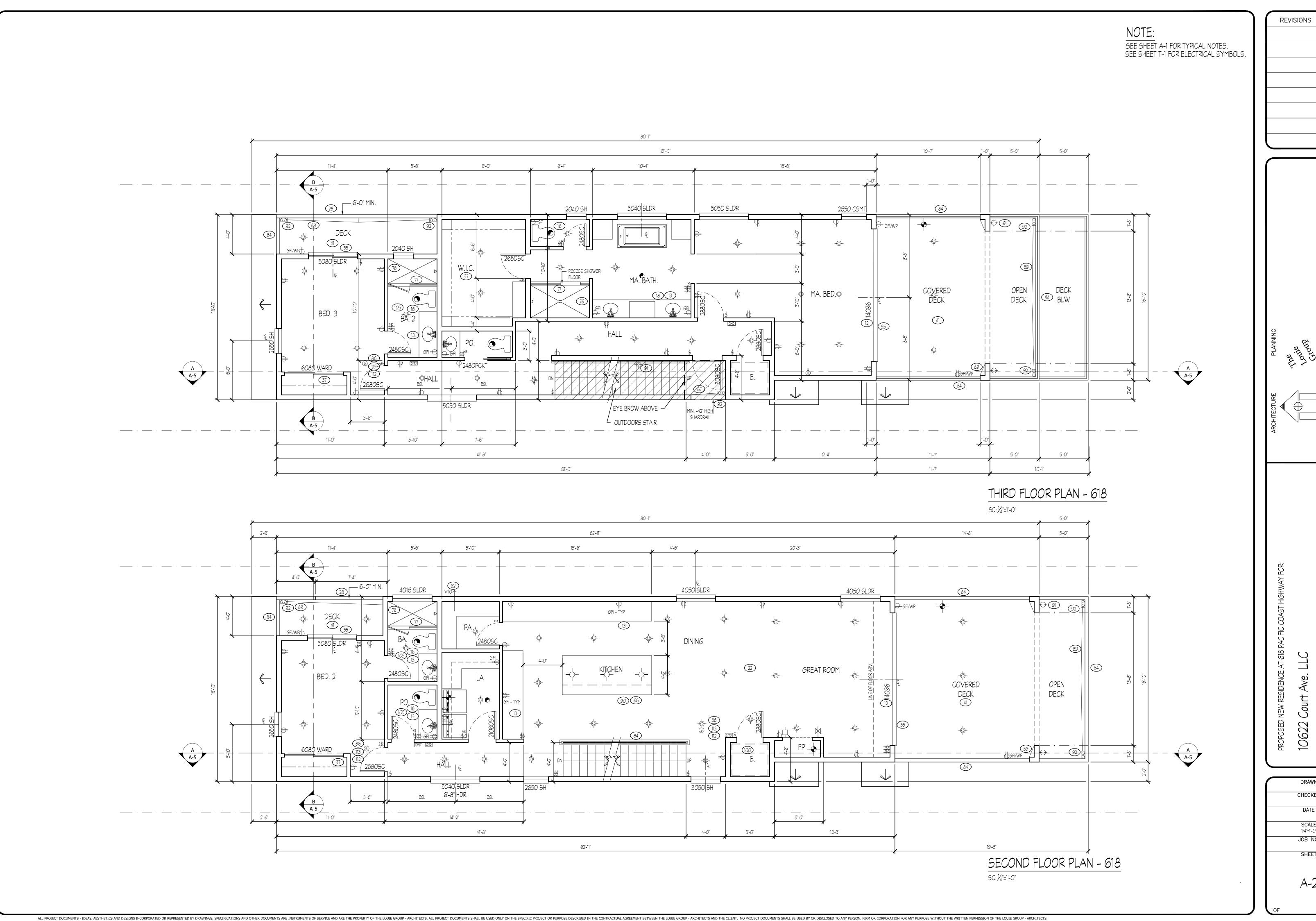
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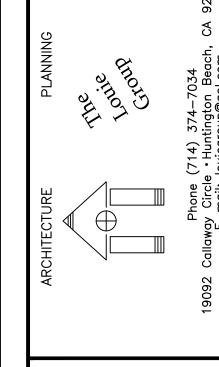
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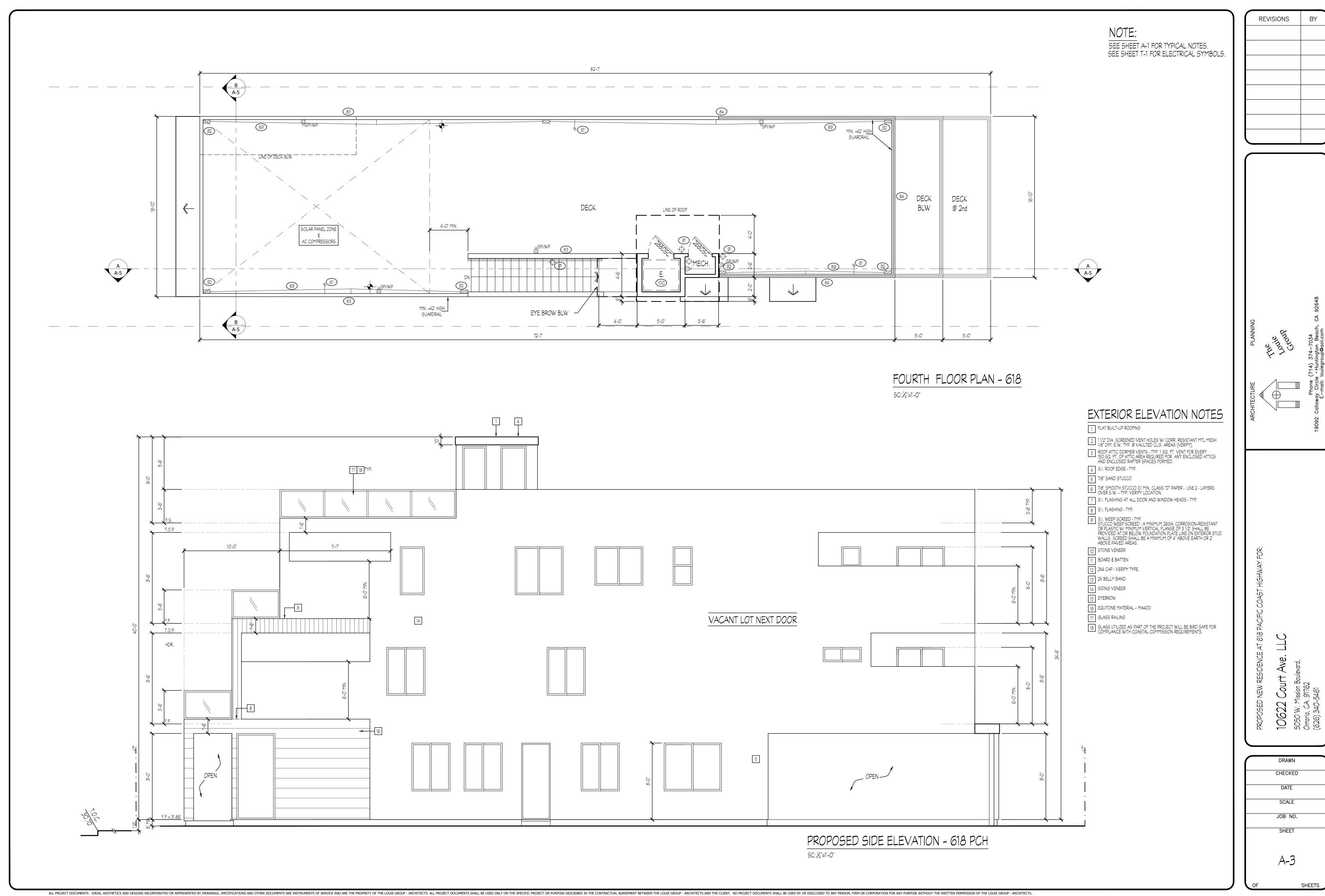
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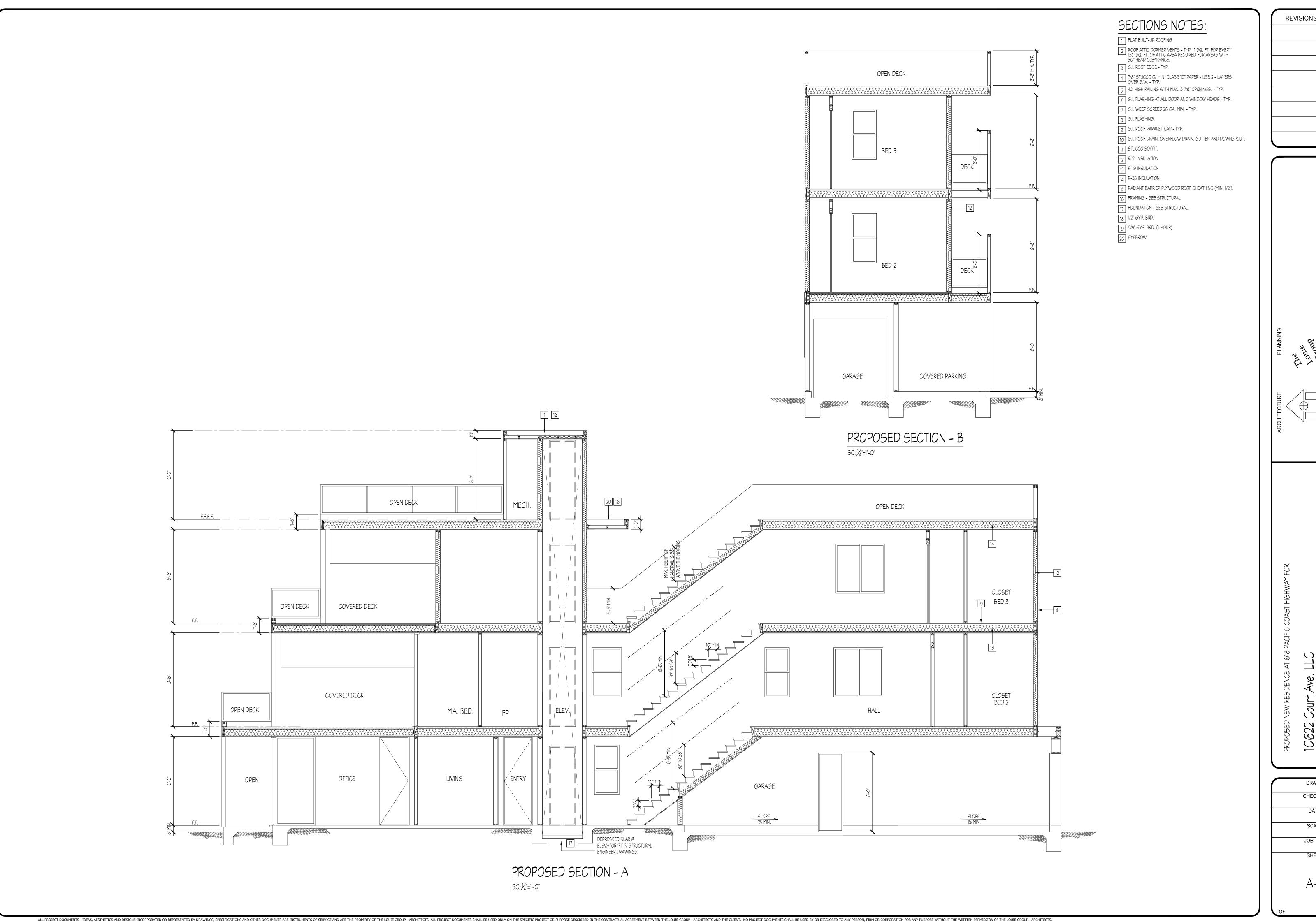
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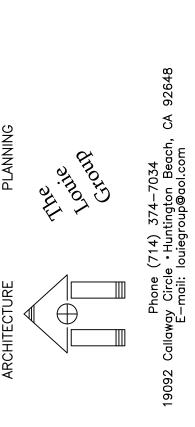
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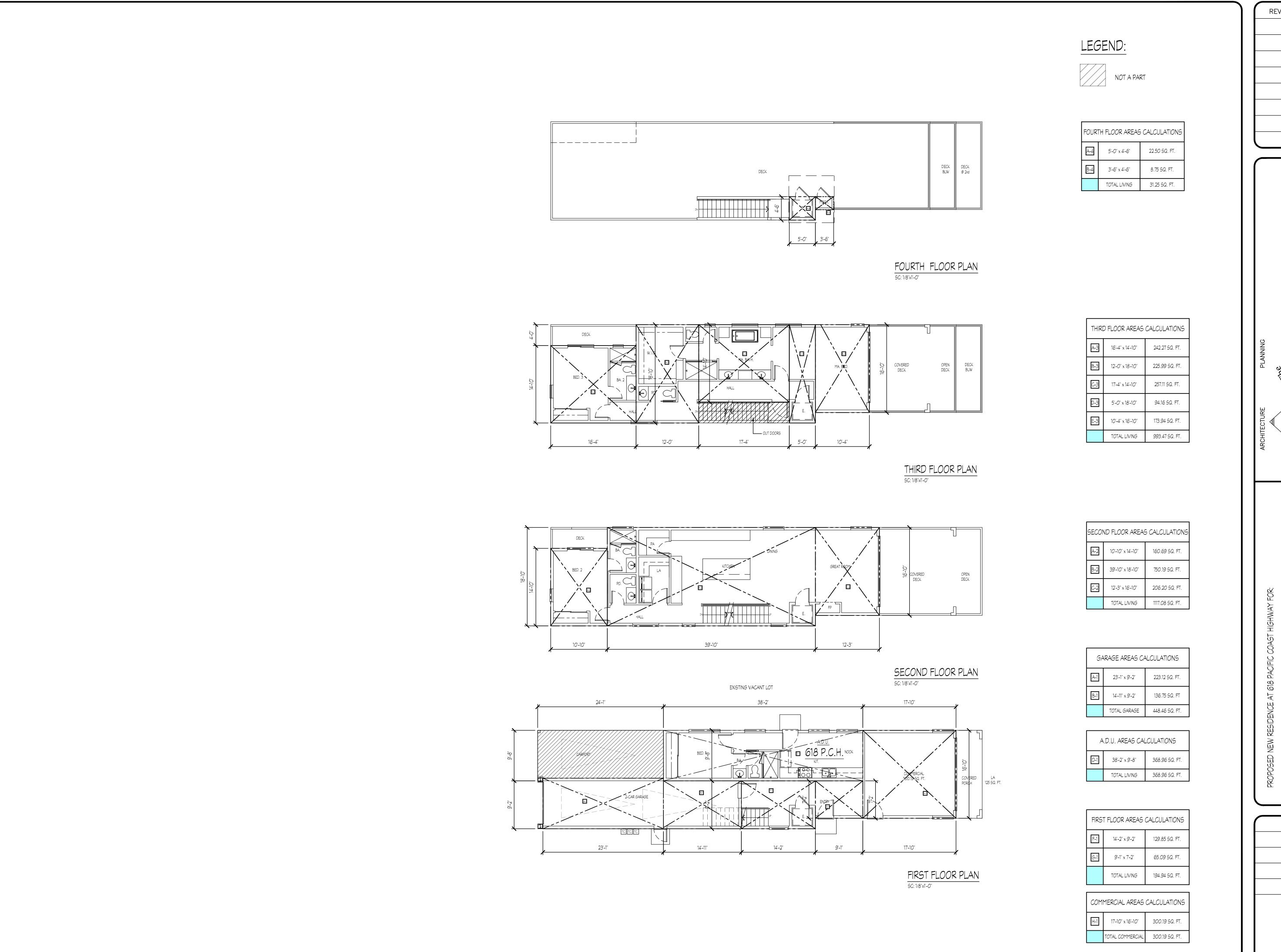




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REVISIONS

CHECKED SCALE 1/8" = 1'-0" JOB NO.