

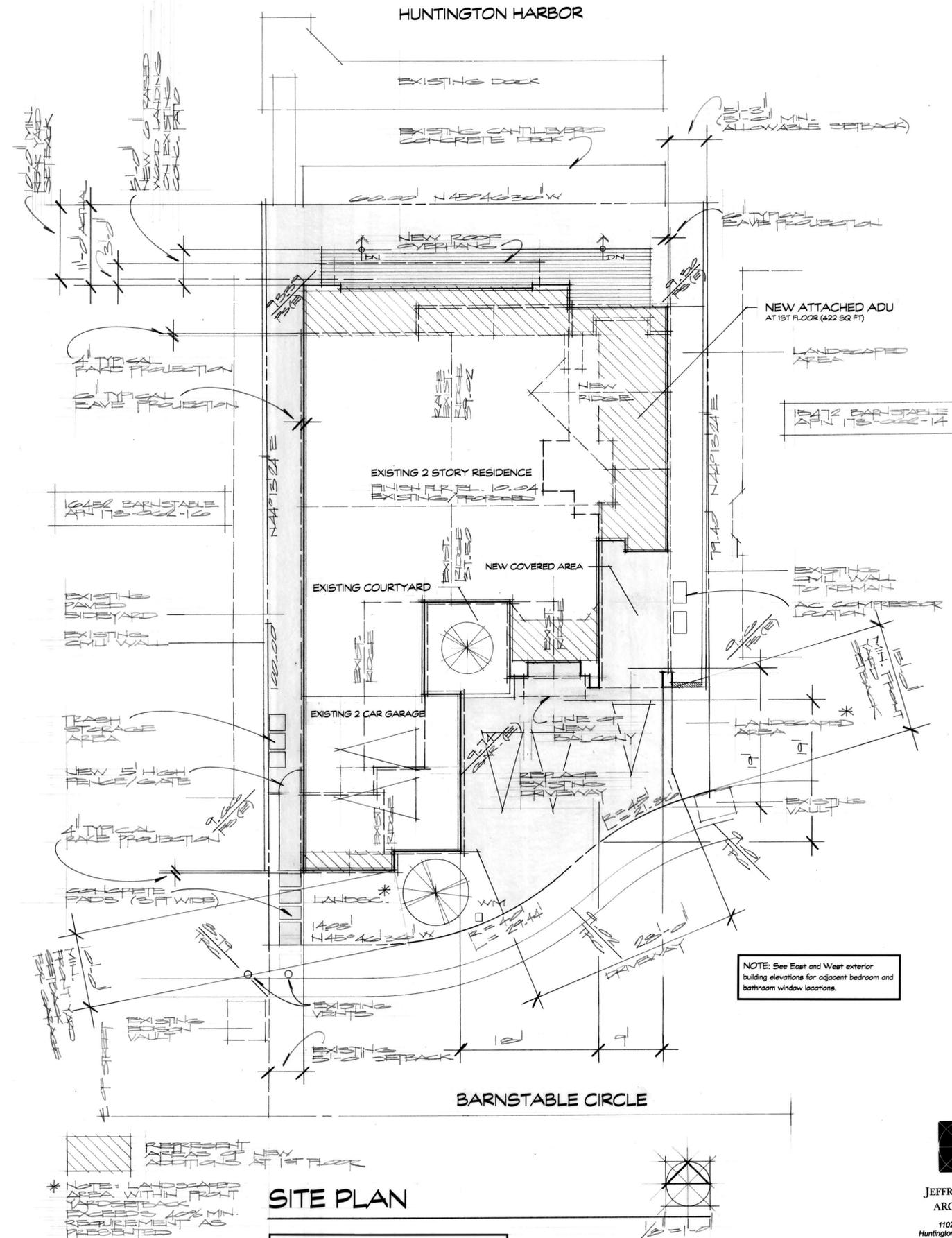
DOAN RESIDENCE

16462 Barnstable Circle, Huntington Beach, CA

PROJECT DATA

OWNER	DOMINIQUE AND DEB DOAN 17571 MONDINO DRIVE ROWLAND HEIGHTS, CA 91748 (626) 800-8866	
PROJECT ADDRESS	16462 BARNSTABLE CIRCLE LOT 235, TRACT NO. 5481 APN 178-062-15 ZONING RL	
BUILDING	V-B (EXISTING BUILDING IS NOT FIRE SPRINKLERED)	
OCCUPANCY	R-3/U (5 BEDROOMS / 5 1/2 BATHS)	
APPLICABLE CODES	2022 CALIFORNIA RESIDENTIAL CODE (CRC) 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ENERGY CODE HB MUNICIPAL CODE 17.05 AND HBZO 230.84	
SITE AREA	5,430 SQ FT	
SITE COVERAGE	ALLOWABLE	2,715.0 SQ FT (50.0%)
	EXISTING	2,265.0 SQ FT (41.7%)
	PROPOSED	2,714.0 SQ FT (50.0%)
	NOTE: PROPOSED COVERAGE INCLUDES THE ADDITIONS TO THE MAIN RESIDENCE ONLY AND NOT THE ADU. (SEE EXHIBIT A, SHEET 1)	
SCOPE OF PROJECT	MAIN RESIDENCE	
	EXISTING LIVING	NEW ADDITIONS
1ST FLOOR	1,742.0 SQ FT (LESS 125.5 SQ FT TO ADU)	312.0 SQ FT
2ND FLOOR	1,735.0 SQ FT	440.5 SQ FT
SUB-TOTAL	3,381.5 SQ FT	752.5 SQ FT
TOTAL	4,104.0 SQ FT	
	ADU ADDITION/CONVERSION	
	422.0 SQ FT (INCLUDES 125.5 SQ FT CONVERTED FROM EXISTING)	
	2 CAR GARAGE	
	EXISTING	NEW ADDITION
	430.0 SQ FT	31.25 SQ FT
TOTAL	461.25 SQ FT	
	NEW BALCONY 192.0 SQ FT	

Subject	Code Section	Maximum Allowed /Required	Existing	Proposed
Site Coverage	HBMC Title 21 Section 210.06	50% maximum	42.5%	50%
Building Height	HBMC Title 21 Section 210.07 (N1.a)	30 ft (35 ft with CUP)	28.5 ft	30.0 ft
Parking	HBMC Title 23 Section 231.04	4 spaces (Residence) 1 space (ADU)	4 spaces (2 garage, 2 driveway)	5 spaces (including 1 for ADU)
Front Yard Setback	HBMC Title 21 Section 210.07 (L)	10 ft (side loaded garage)	10 ft	10 ft
Rear Yard Setback	HBMC Title 21 Section 210.06	10 ft	13.27 ft	11.0 ft
Side Yard Setback	HBMC Title 21 Section 210.07 (H)	5 ft	5 ft (west) 14.62 ft (east)	5 ft (west) 5.25 ft (east)
Minimum Frontyard Landscape required	HBMC Title 21 Section 210.07 (S)	40%	8%	50%
Solid patio covers not contributing to maximum 50% site coverage	HBMC Title 21 Section 210.07 (V)	285.06 sq ft maximum allowable	None	271.25 sq ft

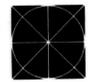


FIRE DEPARTMENT NOTES

- 1) If a sub-slab methane barrier is found while conducting construction, all work must cease, and a deferred submittal to HBFD will be required to alter or extend the methane barrier.
- 2) Maintain jobsite safety during construction as per Chapter 33 of the 2021 California Fire Code.
- 3) Address numbers must be placed in clear view of the fronting public street as per City Specification #42B. Minimum size of numbers is 4 inches with a minimum 1/2 inch stroke, and they must contrast with background.
- 4) Discovery of soil contamination/pipelines, etc., must be reported to the Fire Department immediately and all work stopped until approval to proceed is obtained from the Fire Department.
- 5) For Fire Department inspections, call (714) 536-5411 at least 3 days in advance to schedule inspections.

SITE PLAN

NOTE: Per FEMA Flood Zone AE designation map, the base flood elevation is 8. The existing/proposed finish floor elevation is 10.04, 1.04 ft above the minimum required elevation HBZSO Section 222.14.
Conclusion: requirement satisfied, worksheet not applicable.



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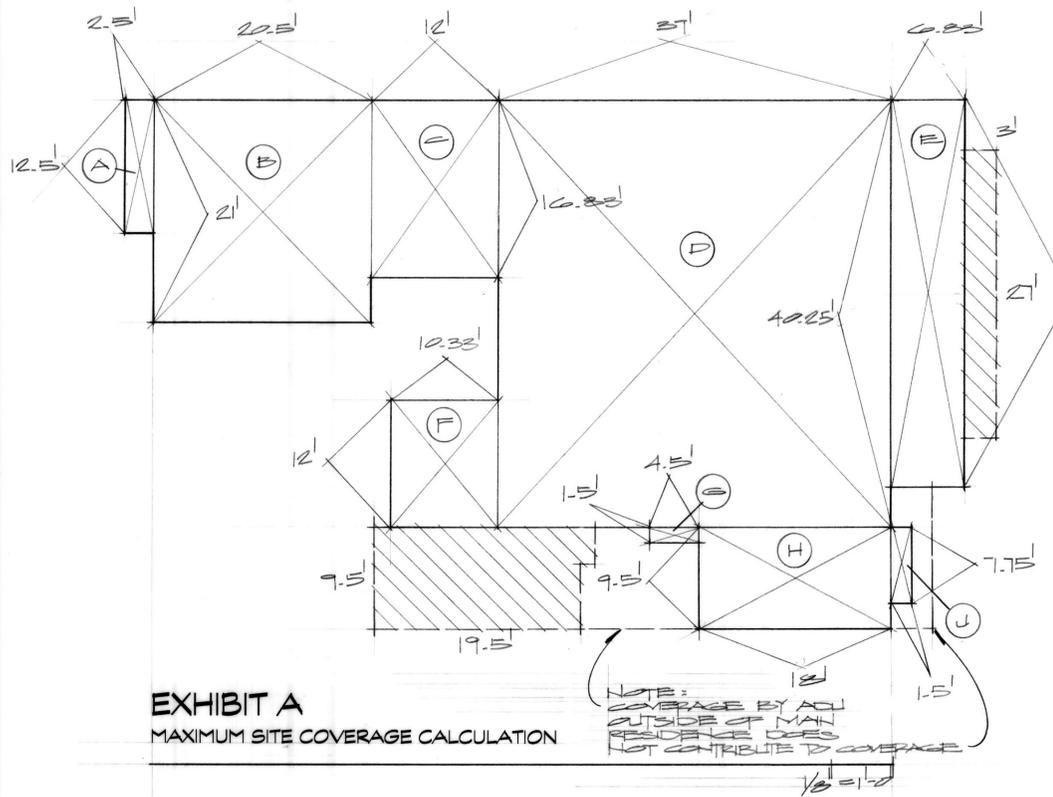


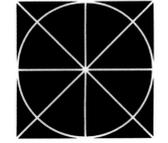
EXHIBIT A
MAXIMUM SITE COVERAGE CALCULATION

NOTE:
COVERAGE BY ADJ
OUTSIDE OF MAIN
RESIDENCE DOES
NOT CONTRIBUTE TO COVERAGE

BUILDING COVERAGE	
A	31.25
B	436.15
C	222.10
D	1489.10
E	248.10
F	124.10
G	6.75
H	17.0
I	11.75
TOTAL 2714.0	
MAX. ALLOWABLE IS 2715.0 (30%)	

COVERED PATIO (5% LIMIT)	
31 + 185 + 5.25 = 221.25	
MAX. 5% ALLOWABLE = 235.00	

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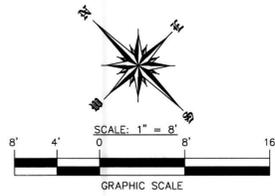
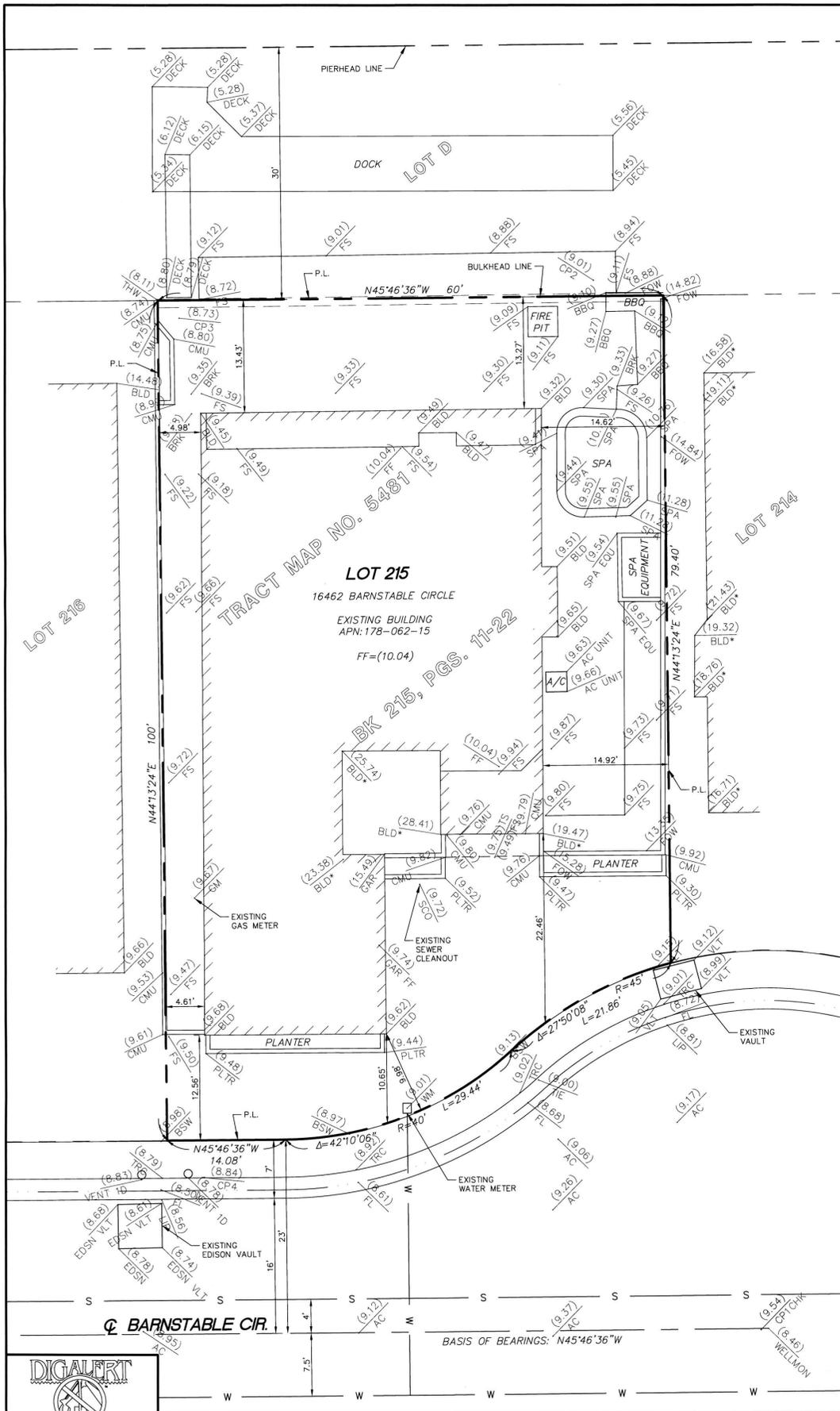


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date
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revisions
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DOAN RESIDENCE

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LEGEND	
XXX.XX	PROPOSED ELEVATIONS
(XXX.XX)	EXISTING ELEVATIONS
---	PROPERTY LINE
-X-	ELECTRICAL LINE
-X-	CHAIN LINK FENCE
-X-	WOODEN FENCE
-S-	SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE
====	BLOCK WALL
	BUILDING
	CONCRETE
AC	ASPHALTIC CONCRETE
BLDG	BUILDING
BSW	BACK OF SIDEWALK
CL	CENTERLINE
CLF	CHAIN LINK FENCE
ED VLT	EDISON VAULT
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GH SPK	GEARHEAD SPIKE
GTE VLT	GTE VAULT
L.F.	LINEAR FEET
L+T	LEAD AND TAG
LS	LANDSCAPING AREA
NG	NATURAL GRADE
PLNTR	PLANTER
PP	POWER POLE
S.F.	SQUARE FEET
SMH	SEWER MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TO	TOP OF GRADE
TS	TOP OF STEP
WM	WATER METER
WVNC	WOOD FENCE
WV	WATER VALVE
WTR	WATER SERVICE

ARCHITECT:
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PHONE: (714) 315-2260

ENGINEER/SURVEYOR:
DANIEL RUBIO, P.E., P.L.S.
JONES, CAHL & ASSOCIATES
18090 BEACH BLVD. SUITE #12
HUNTINGTON BEACH, CA 92648
TELEPHONE: (714) 848-0566
FAX: (714) 848-6322
E-MAIL: jca@jonescahl.com

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BARNSTABLE CIRCLE, BEING NORTH 45°46'36" WEST, AS SHOWN ON TRACT MAP NO. 5481

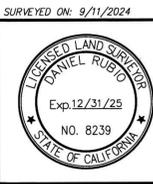
EXISTING UTILITY NOTE:
LOCATION OF EXISTING UTILITIES WERE DETERMINED BY RECORD INFORMATION AND A VISUAL FIELD SEARCH EXACT LOCATION SHOULD BE DETERMINED BY A CONTRACTOR

DIG ALERT
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT ID. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 811 TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK: HB-239-75
DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "HB-239-75", SET IN THE NORTHWEST CORNER OF A 6 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF MONTEGO DRIVE AND EDINGER AVENUE, 33 FT. EASTERLY OF THE CENTERLINE OF MONTEGO DRIVE AND 32 FT. SOUTHERLY OF THE CENTERLINE OF EDINGER AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEV. 8.098; NAVD 88, YEAR LEVELLED 2005 (OCS 1995 ADJUSTMENT)

LEGAL DESCRIPTION:
LOT 235 OF TRACT MAP NO. 5481 RECORDED IN BOOK 215, PAGE(S) 11-22 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 178-062-15

REV.	DATE	BY	REVISION	APPROVED BY



JCA
JONES, CAHL & ASSOCIATES
CONSULTING ENGINEERS
18090 Beach Boulevard - Huntington Beach
California 92648 - (714) 848-0566

DESIGNED: C.H. SCALE: 1" = 8'
DRAWN: C.H. DATE: 9/20/2024
CHECKED D.R. JOB NO. 24-2755

PREPARED UNDER THE DIRECTION OF:
DANIEL RUBIO R.C.E.60934/L.S.8239 DATE

DOMINIQUE AND DIEP DOAN

EXISTING TOPOGRAPHY AND BOUNDARY SURVEY
16462 BARNSTABLE CIRCLE

HUNTINGTON BEACH CALIFORNIA

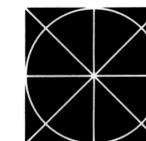
DWG. NO. 24-2755-EX SHEET NO. 1 OF 1 REV. 0

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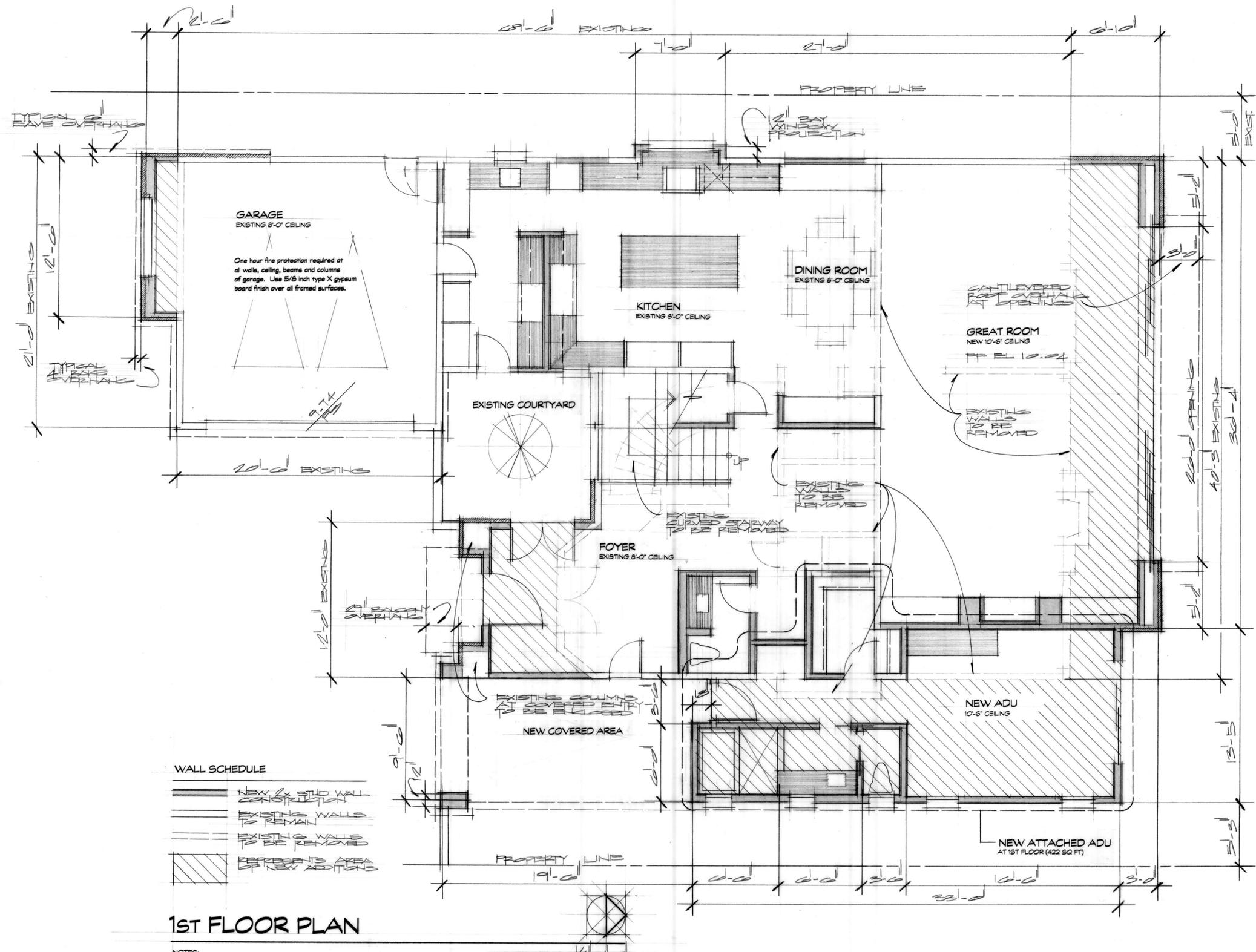


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9/27/2024

revisions

drawing

A1



WALL SCHEDULE

[Symbol]	NEW EXTERIOR WALL
[Symbol]	EXISTING WALLS
[Symbol]	EXISTING WALLS TO BE REMOVED
[Symbol]	REFLECTED AREA OF NEW ADDITIONS

1ST FLOOR PLAN

- NOTES:**
- All exterior doors shall have a minimum 36 inch landing on each side of the door. Landings or floors at the required egress doors shall be not more than 1/2 inch lower than the top of the threshold.
 - All hallways, closets, etc. to have 8'-0" minimum ceiling heights (unless noted otherwise).
 - Penetrations through roof or exterior wall assemblies by ducts, pipes and/or other appurtenances shall be made water tight (CPC 312.8).

NOTE: As of March 9, 2009 state agency (AQMD) has passed a law that solid fuel burning fireplaces (wood burning) are no longer legal. Construction on such appliances or masonry units may still be constructed in exterior conditions as such with the requirements that a complete gas burning assembly be permanently secured attached in the firebox at final inspection. (ALL FIREPLACES MUST BE LISTED/APPROVED DGA's)

- SHOWER NOTES**
- Shower doors to be 22" minimum in width per CPC 408.5.
 - Shower door shall open so as to maintain a 22" minimum unobstructed opening for egress per CPC 408.5.
 - The shower stall to be 1024 square inches minimum and capable of encompassing a 30" diameter circle. CPC 408.6

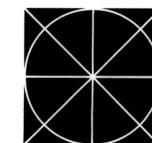
- PLUMBING NOTES (for remodels/additions)**
- Per California Civil Code Article 1101.4 and CALGreen Section 301.1, all building alterations to a single family home, existing plumbing fixtures in the entire house that do not meet compliant flow rates need to be upgraded.
- Water closets with a flow rate in excess of 1.6 gallons per flush will need to be replaced with water closets with a maximum flow rate of 1.28 gallons per flush. CPC 411.2
 - Showers with a flow rate in excess of 2.5 gallons per minute will need to be replaced with shower heads with a maximum flow rate of 1.8 gallons per minute. CPC 408.2
 - Lavatories with a flow rate in excess of 2.2 gallons per minute will need to be replaced with a lavatory with a maximum flow rate of 1.2 gallons per minute. CPC 407.2.1.2 (1.8 gpm for kitchen faucets. CPC 407.2.1.1)

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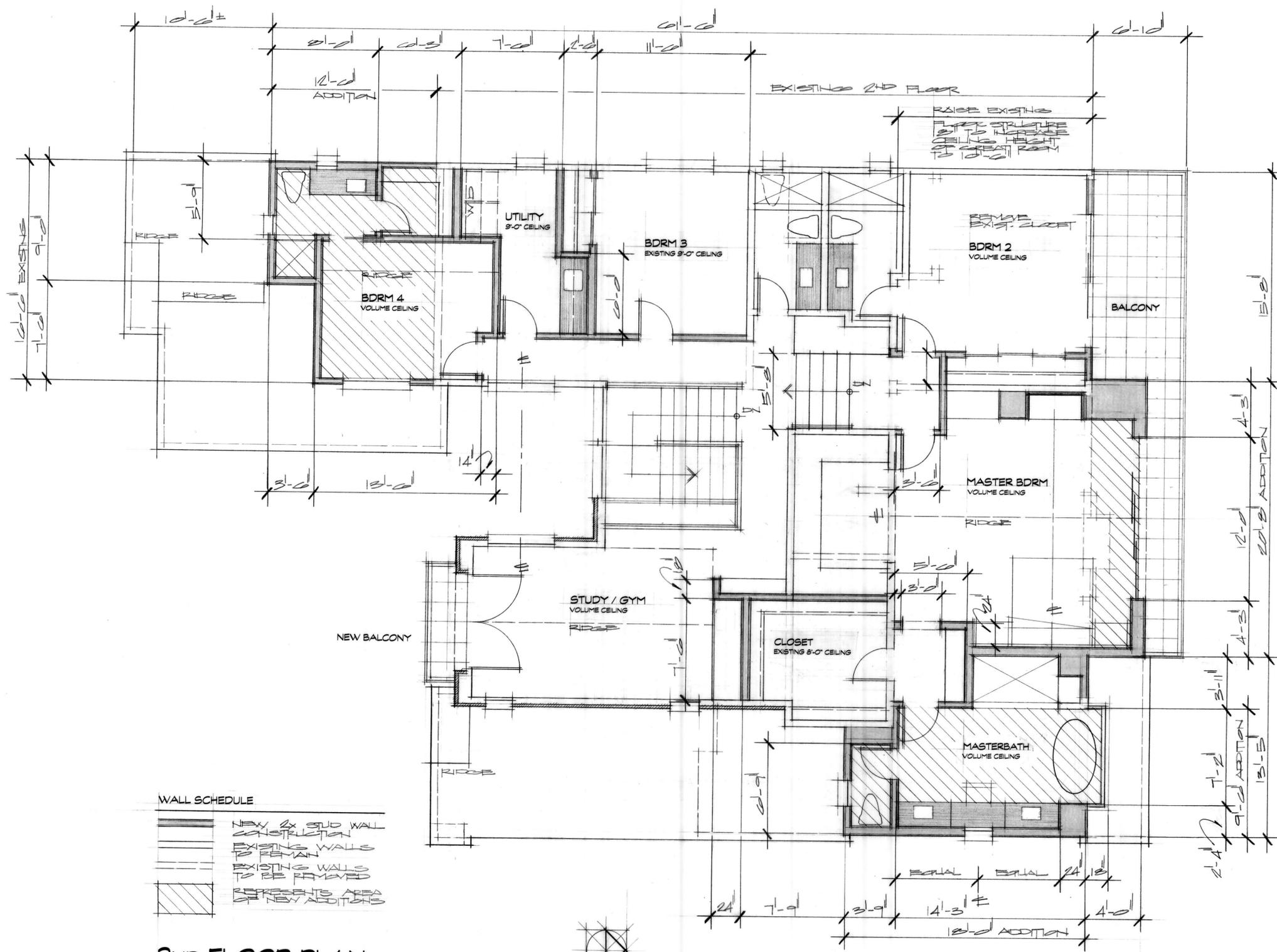


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WALL SCHEDULE

	NEW EXTERIOR WALL CONSTRUCTION
	EXISTING WALLS REMAIN
	EXISTING WALLS TO BE REMOVED
	REPRESENTS AREA OF NEW ADDITIONS

2ND FLOOR PLAN

- NOTES:**
- All exterior doors shall have a minimum 36 inch landing on each side of the door. Landings or floors at the required egress doors shall be not more than 1 1/2 inches lower than the top of the threshold.
 - All hallways, closets, etc. to have 8'-0" minimum ceiling heights (unless noted otherwise).
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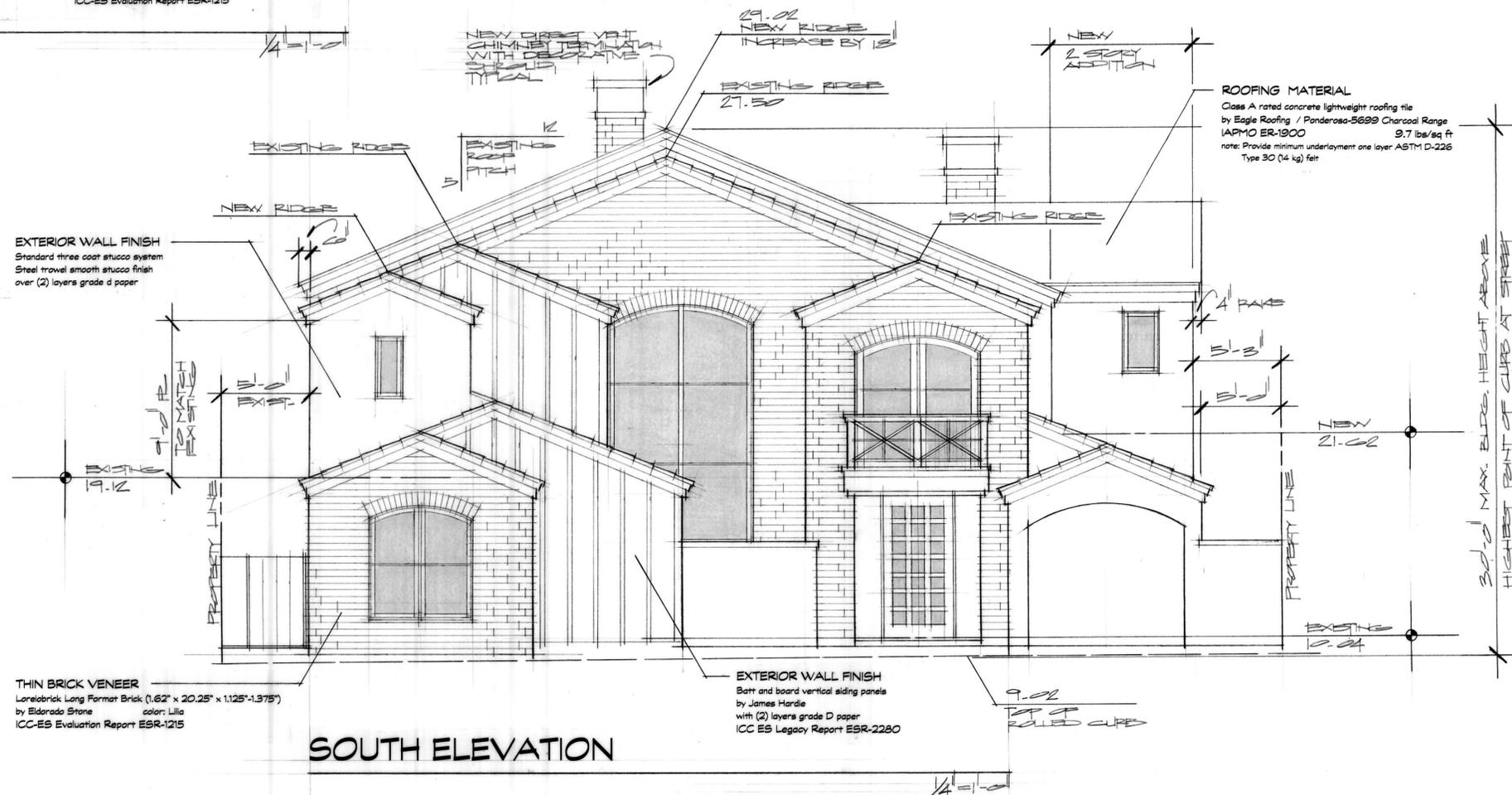
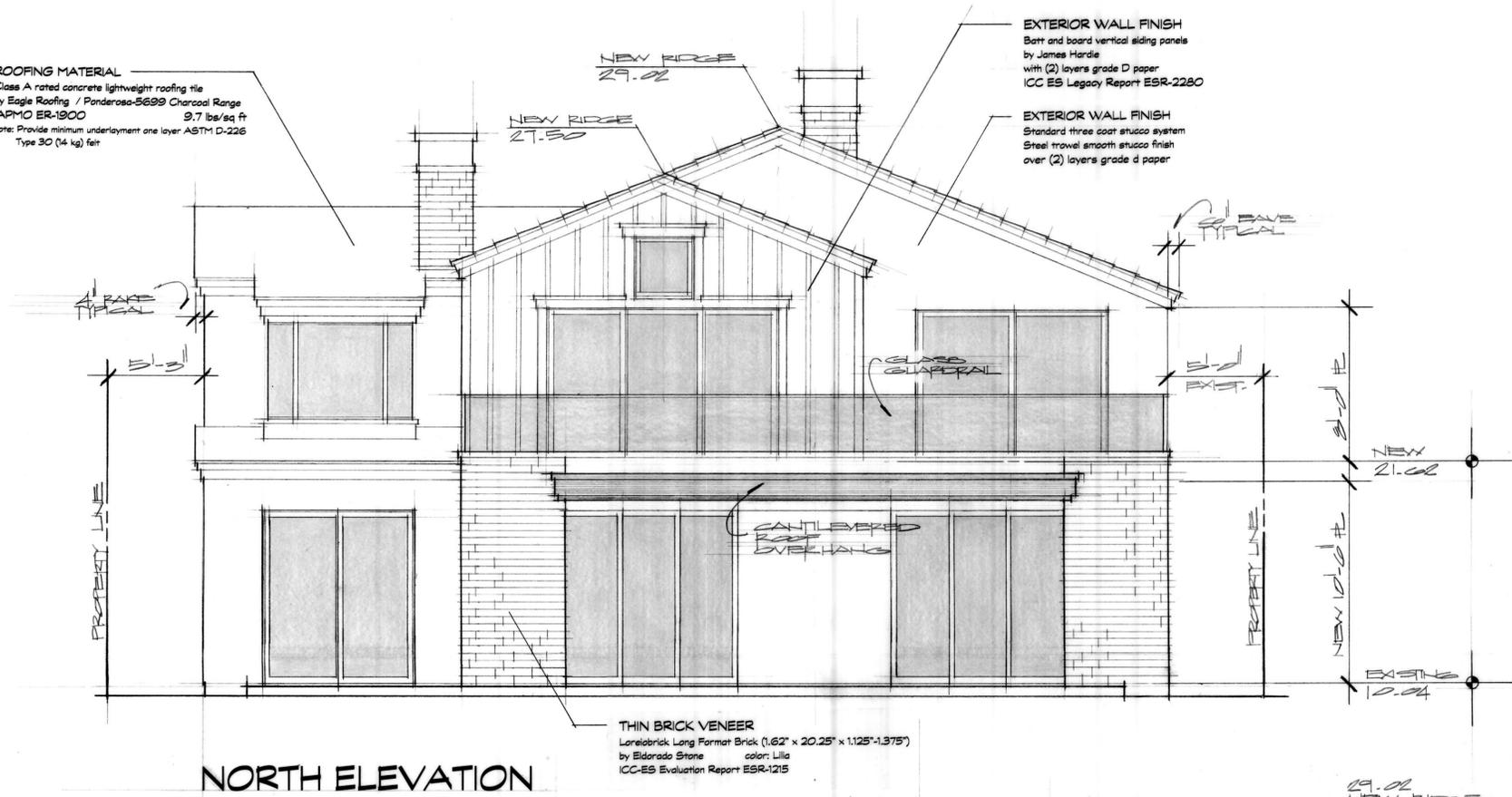
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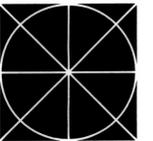
ROOFING MATERIAL
 Class A rated concrete lightweight roofing tile
 by Eagle Roofing / Ponderosa-5689 Charcoal Range
 IAPMO ER-1900 9.7 lbs/sq ft
 note: Provide minimum underlayment one layer ASTM D-226
 Type 30 (14 kg) felt



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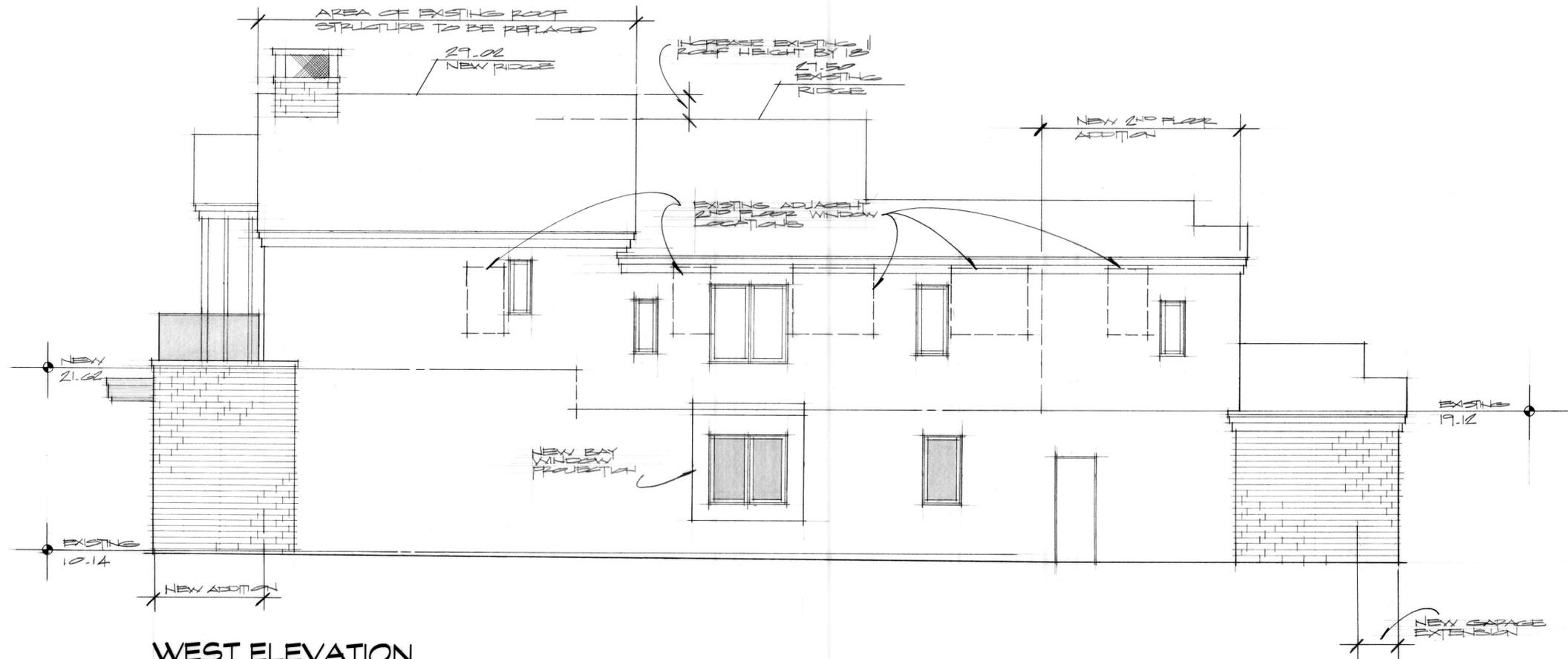
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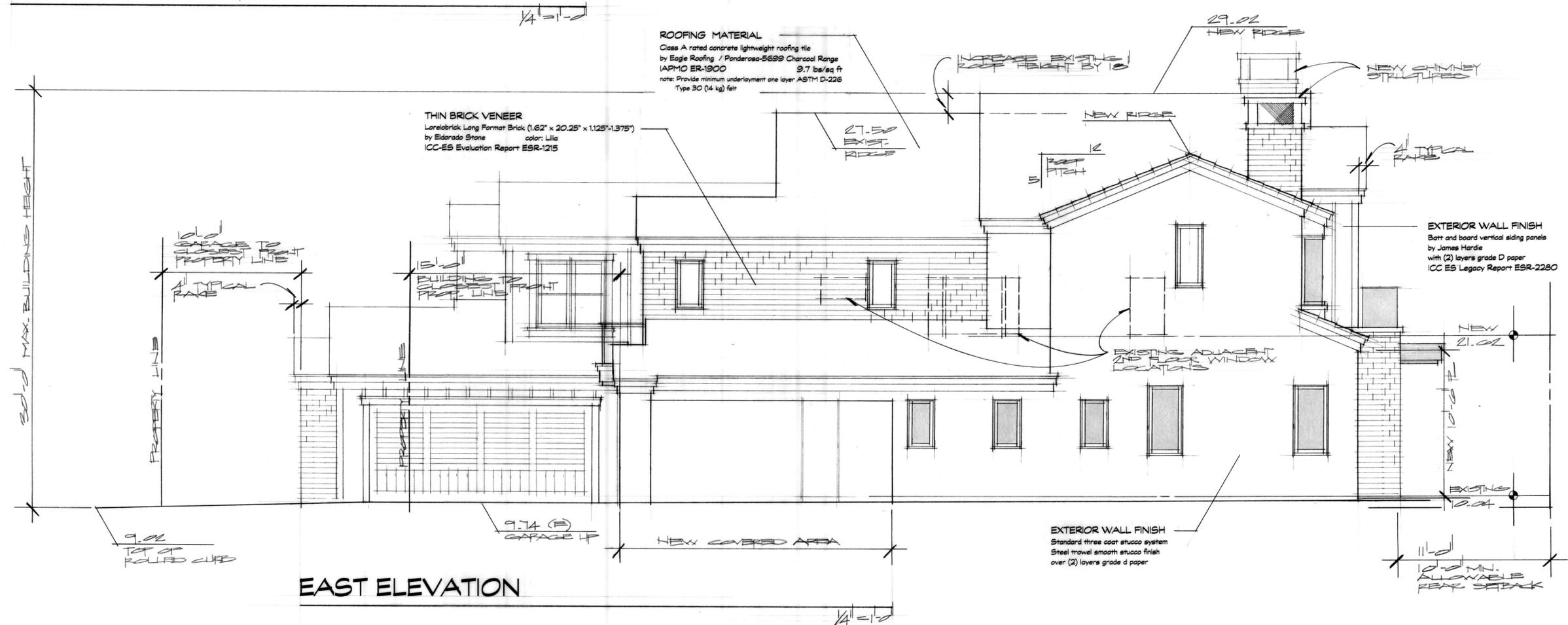


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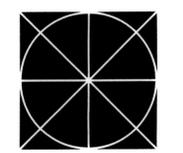
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WEST ELEVATION



EAST ELEVATION



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