

Project Narrative

LEGAL DESCRIPTION

16795 Bolero Ln, Huntington Beach, CA 92649

LOT NO. 59

APN # 178-371-09

TRACT 5264

CONSTRUCTION VB

TYPE:

Occupancy R-3

STORY 2

LOT SIZE 5200 SQ.

THERE IS NO EXISTING FIRE SPRINKLER

- Fire Hazard Zone (VHFHSZ): (N)

- Flood Zone: (Y)

- Methane Zone: (N)

PROJECT INFORMATION

OWNER/PROJECT ADDRESS

Raymond Wang

16795 Bolero Ln

Huntington Beach, CA 92649

(656) 701-6997

BUILDING SUMMARY

EXISTING FIRST FLOOR 1522 SF	2008 SF
EXISTING GARAGE 486 SF	
FIRST FLOOR ADDITION (GARAGE)	190 SF
FIRST FLOOR ADDITION (LIVING)	81 SF
FIRST FLOOR ADDITION (LIVING)	253 SF
NEW ADDITION (OUTDOOR STAIR)	65 SF
TOTAL 589 SF	
TOTAL	2597 SF

TOTAL FOR LOT COVERAGE (2597) SF

LOT AREA 5200 SQ. FT (49.9% OF LOT AREA)

EXISTING SECOND FLOOR	1804 SF
SECOND FLOOR ADDITION	48 SF
TOTAL	1852 SF

- EXISTING HOUSE	
(FIRST, SECOND FLOOR, AND GARAGE)	3812 SQ FT.
- TOTAL ADDITION (FIRST & SECND FLOOR) 637 SQ FT	
16.7% OF THE EXISTING	

Huntington Beach, CA 92649 (656) 701-6997
C.B.C. 2022
C.M.C. 2022
C.P.C. 2022
C.E.C. 2022
C.R.C. 2022
California Energy Code 2022
Green Building Code 2022 AND CITY ORDINANCES
H.B. Municipal Code 17.05, and HBZSO 230.84

SCOPE OF WORK

- 1- First-floor addition 190 sq. ft. to enlarge an existing garage.
- 2- First floor addition 81 sq. ft. to enlarge entry area
- 3 - First-floor addition 253 sq to extend living room and the kitchen.
- 4- New outdoor staircase 65 sq ft.
- 5- Wall removal between the existing kitchens and the dining room, Wall removal between the existing kitchen and living room to reconfigure and remodel the kitchen and the living room.
- 6- Wall removal to reconfigure and remodel the bathroom and the laundry room on the first floor.
- 7- Relocate and remodel the existing staircase.
- 8- Create a new bedroom room with a new bathroom
- 9- Reconfigure and remodel the existing two bedrooms (bedroom 01 and bedroom 02) on the second floor.
- 10- Create a new bathroom second floor.
- 11 - Reconfigure and remodel the existing bedroom 03 on the second floor.
- 12 - Relocate and remodel the existing bathroom on the second floor.
- 13- Relocate and remodel the existing master bedroom on the second floor.
- 14- New lattice patio cover 133 sq