

# MARTIN RESIDENCE

16821 Coral Cay Lane, Huntington Beach, CA

## PROJECT DATA

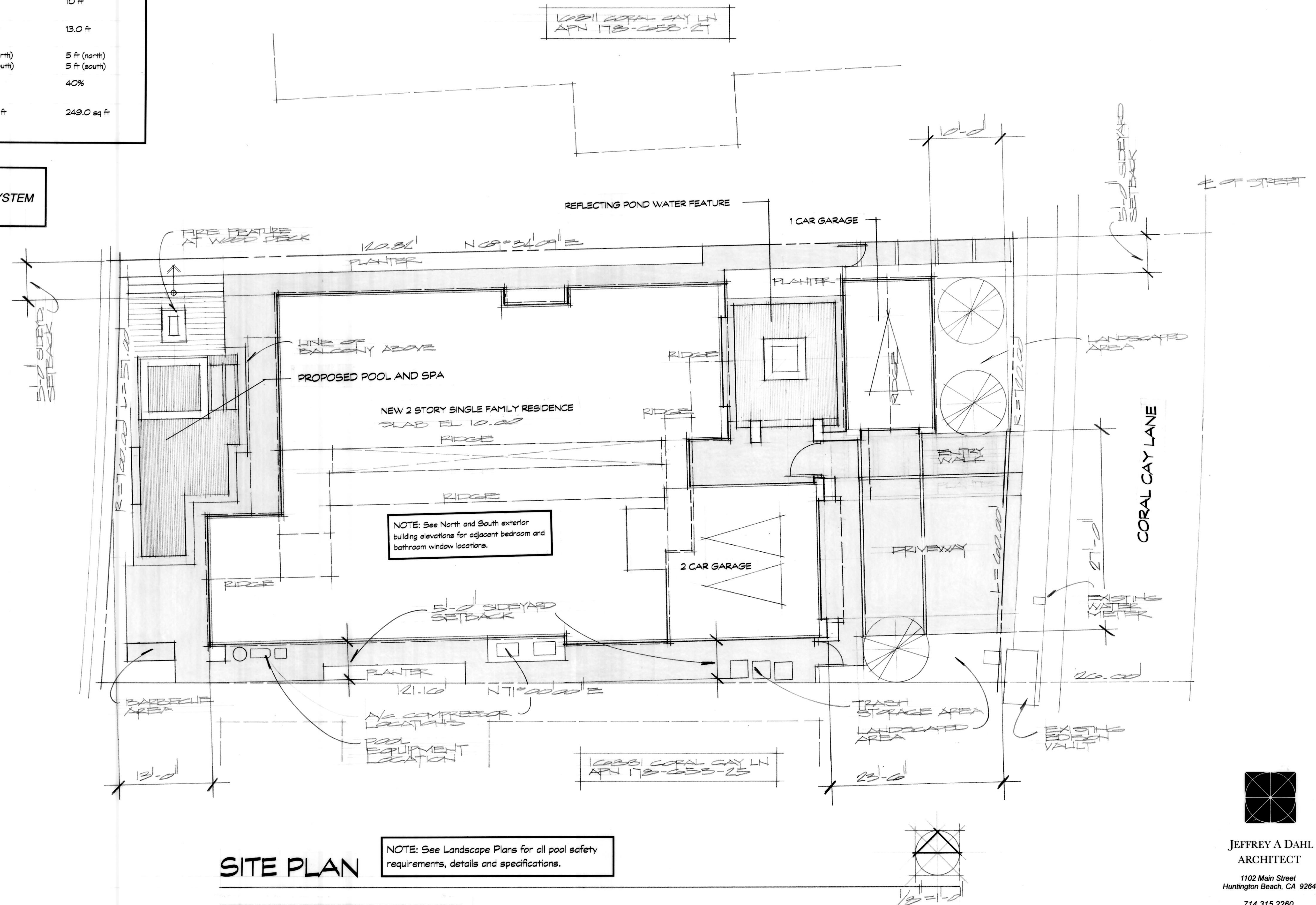
|                  |   |
|------------------|---|
| OWNER            | BRUCE BEBEE<br>1450 WEST HWY 290, P.O. BOX 495<br>DRIPPING SPRINGS, TX 78620<br>(310) 922-6032  |
| PROJECT ADDRESS  | 16821 CORAL CAY LANE<br>LOT 83, TRACT NO. 8040<br>APN 157-653-26<br>ZONING RL   |
| BUILDING         | V-B (BUILDING SHALL BE FULLY FIRE SPRINKLERED<br>WITH APPROVED NFPA 13 D SYSTEM)  |
| OCCUPANCY        | R-3/U (5 BEDROOMS / 5 BATHS)  |
| APPLICABLE CODES | 2022 CALIFORNIA RESIDENTIAL CODE (CRC)<br>2022 CALIFORNIA BUILDING CODE<br>2022 CALIFORNIA ELECTRICAL CODE<br>2022 CALIFORNIA PLUMBING CODE<br>2022 CALIFORNIA MECHANICAL CODE<br>2022 CALIFORNIA GREEN BUILDING STANDARDS CODE<br>2022 CALIFORNIA ENERGY CODE<br>HB MUNICIPAL CODE 17.05 AND HBZO 230.84 |
| SITE AREA        | 7,068 SQ FT   |
| SITE COVERAGE    | ALLOWABLE 3,534 SQ FT (50.0%)<br>PROPOSED 3,519 SQ FT (49.8%)<br>NOTE: DOES NOT INCLUDE 249.0 SQ FT OF OVERHANGS<br>EXCEEDING 2.5 FT IN DEPTH (3.4% PROVIDED, 5.0% MAXIMUM<br>ALLOWABLE FOR COVERED AREAS OPEN 2 SIDES MINIMUM)   |
| SCOPE OF PROJECT | LIVING<br>1ST FLOOR 2,758.0 SQ FT<br>2ND FLOOR 2,847.0 SQ FT<br>TOTAL 5,605.0 SQ FT<br>2 CAR GARAGE 491.5 SQ FT<br>DETACHED 1 CAR GARAGE 252.0 SQ FT<br>BALCONY 92.0 SQ FT  |

| Subject  | Code Section                           | Maximum Allowed /Required        | Existing                           | Proposed                            |
|--|--|----------------------------------|------------------------------------|-------------------------------------|
| Site Coverage  | HBMC Title 21<br>Section 210.06        | 50% maximum                      | 42.9%                              | 49.8%                               |
| Building Height  | HBMC Title 21<br>Section 210.07 (N1.c) | 30 ft<br>(35 ft with CUP)        | 28.0 ft                            | 30.0 ft                             |
| Parking  | HBMC Title 23<br>Section 231.04        | 6 spaces required                | 4 spaces<br>(2 garage, 2 driveway) | 6 spaces<br>including 3 in driveway |
| Front Yard Setback   | HBMC Title 21<br>Section 210.07 (L)    | 10 ft<br>(side loaded garage)    | 10 ft                              | 10 ft                               |
| Rear Yard Setback  | HBMC Title 21<br>Section 210.06        | 10 ft                            | 28.5 ft                            | 13.0 ft                             |
| Side Yard Setback  | HBMC Title 21<br>Section 210.07 (H)    | 5 ft                             | 5 ft (north)<br>8 ft (south)       | 5 ft (north)<br>5 ft (south)        |
| Minimum Frontyard<br>Landscape required                                | HBMC Title 21<br>Section 210.07 (S)    | 40%                              | 40%                                | 40%                                 |
| Solid patio covers not<br>contributing to maximum<br>50% site coverage | HBMC Title 21<br>Section 210.07 (V)    | 353.4 sq ft maximum<br>allowable | 120 sq ft                          | 249.0 sq ft                         |

**NOTE**  
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM  
IS REQUIRED PER CRC SECTION R313.2

## FIRE DEPARTMENT NOTES

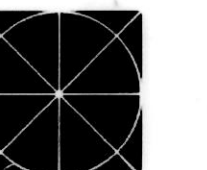
- 1) A 13D residential fire sprinkler system is required. A separate submittal for fire sprinklers (complying with NFPA 13D) is required. Two sets of fire sprinkler plans shall be submitted to the HBFD for review and approval.  
Note: Fire flow information from the City of Huntington Beach is required to be included with any sprinkler plan submittals. To obtain the Fire Flow information, have the sprinkler contractor complete the "Fire Flow Information Form" in Word Format available at the following link: [http://surfcity-hb.org/government/departments/Fire/fire\\_prevention\\_code\\_enforcement/plan-check-services.cfm](http://surfcity-hb.org/government/departments/Fire/fire_prevention_code_enforcement/plan-check-services.cfm)  
Send this fire flow information request to [steve.gros@surfcity-hb.org](mailto:steve.gros@surfcity-hb.org). Once submitted, the HBFD will forward the request to the Public Works Department. The average turnaround time for Fire Flow Information requests is 10 business days.
- 2) A methane barrier is required for this property. A separate submittal for a methane barrier is required to be submitted to the HBFD for review and approval.
- 3) Maintain jobsite safety during construction as per Chapter 33 of the 2021 California Fire Code.
- 4) 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.
- 5) 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.



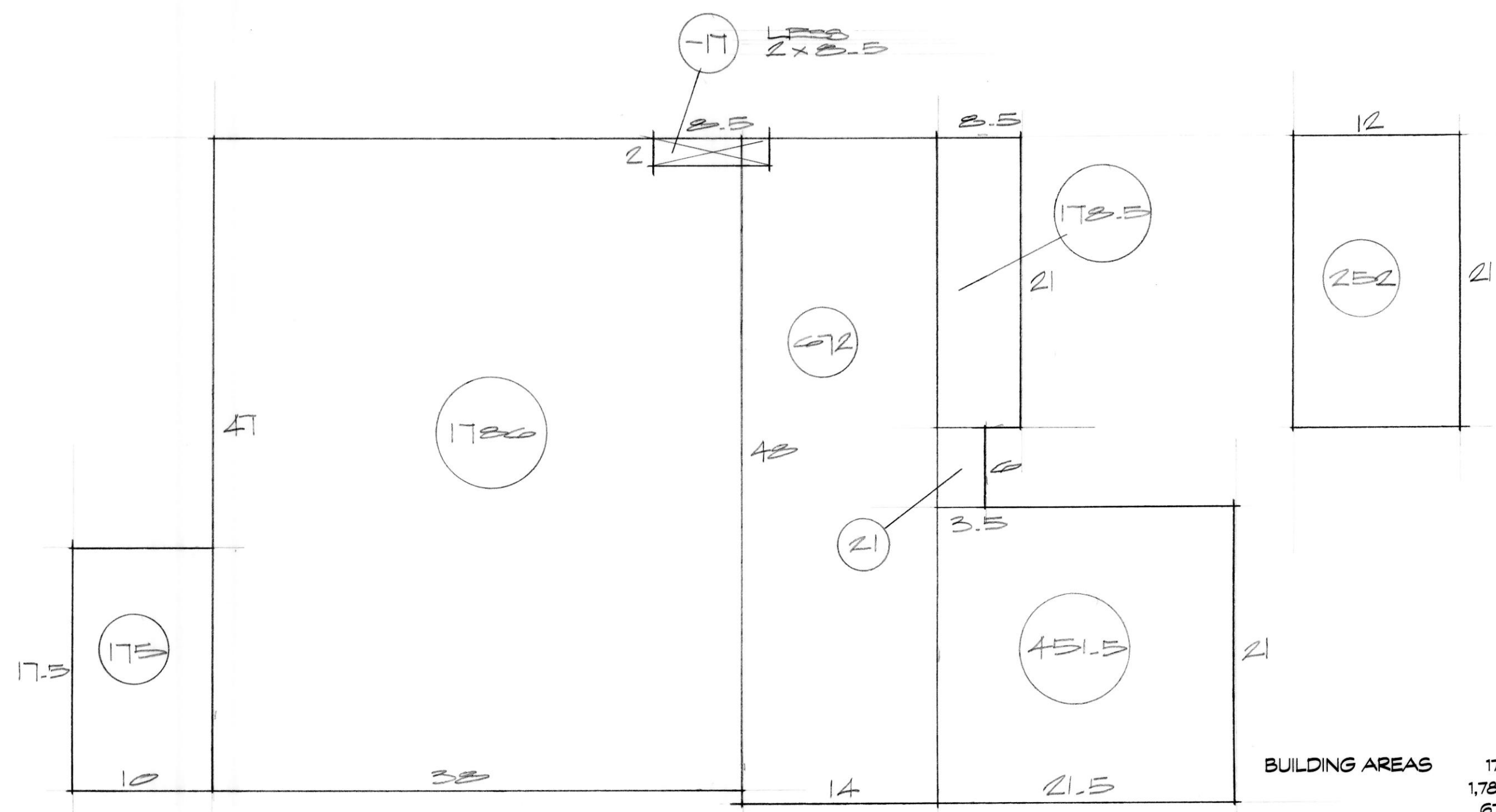
## SITE PLAN

NOTE: See Landscape Plans for all pool safety requirements, details and specifications.

NOTE: Per FEMA Flood Zone AE designation map, the base flood elevation is 8. The existing/proposed finish floor elevation is 10.00, 1.00 ft above the minimum required elevation HBZO Section 222.14.  
Conclusion: requirement satisfied, worksheet not applicable.



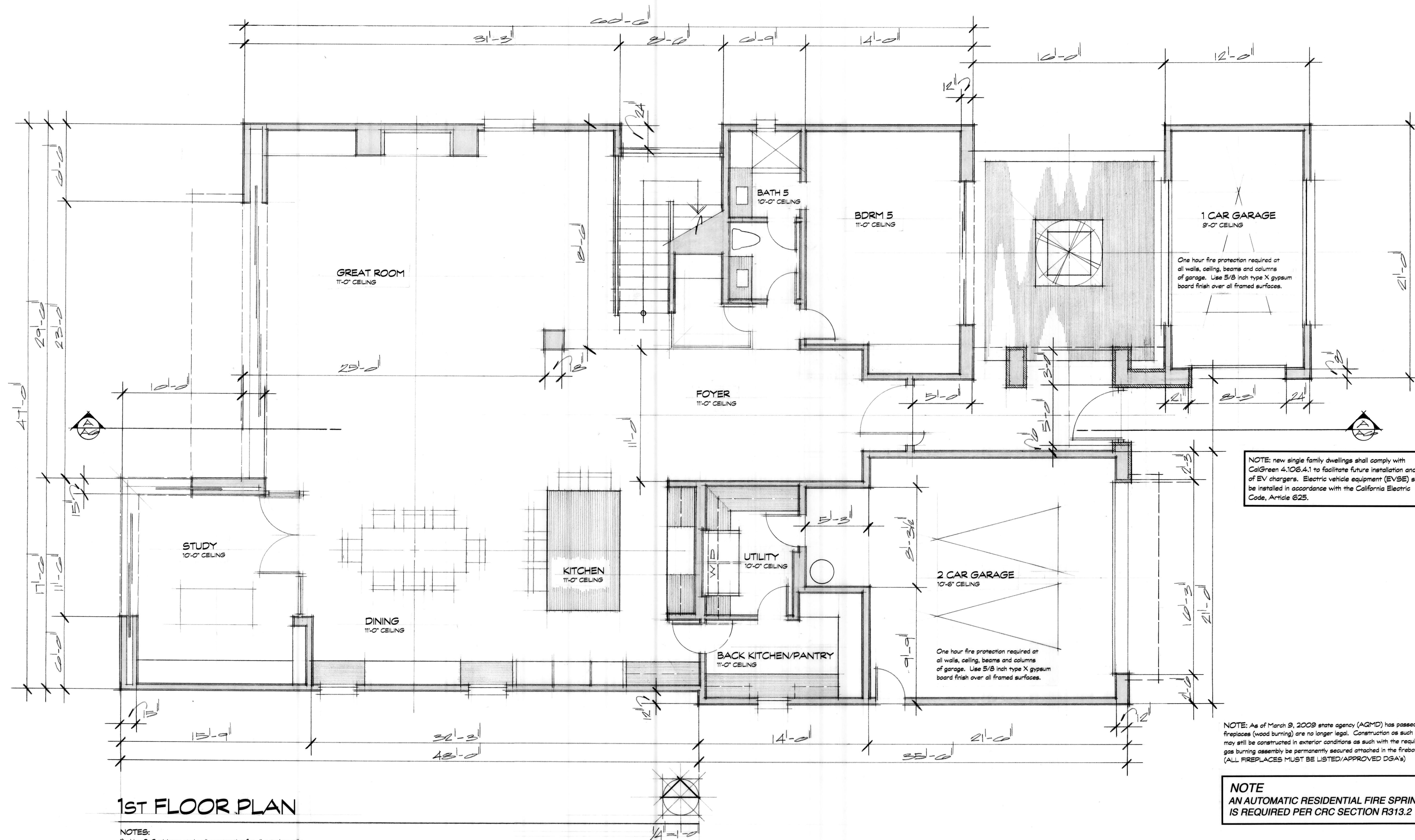
JEFFREY A DAHL  
ARCHITECT  
1102 Main Street  
Huntington Beach, CA 92648  
714.315.2260



BUILDING COVERAGE CALCULATION

|                |  |
|----------------|--|
| BUILDING AREAS | 175.0                                  |
|                | 1,786.0                                |
|                | 672.0                                  |
|                | 178.5                                  |
|                | 21.0                                   |
|                | 451.5                                  |
|                | 252.0                                  |
| TOTAL          | 3,536.0 LESS 17.0 = 3,519.0 SQ FT      |
| LOT COVERAGE   | 3,519.0 / 7,068.0 (SITE) SQ FT = 49.8% |



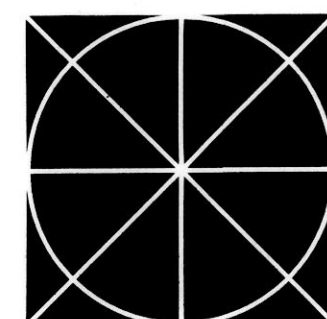


# MARTIN RESIDENCE

16821 Coral Cay Lane, Huntington Beach, CA

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ARCHITECT

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date

05/09/2025

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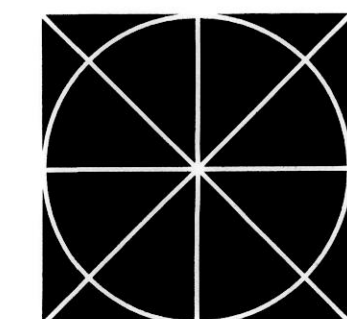


**NOTE**  
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM  
IS REQUIRED PER CRC SECTION R313.2



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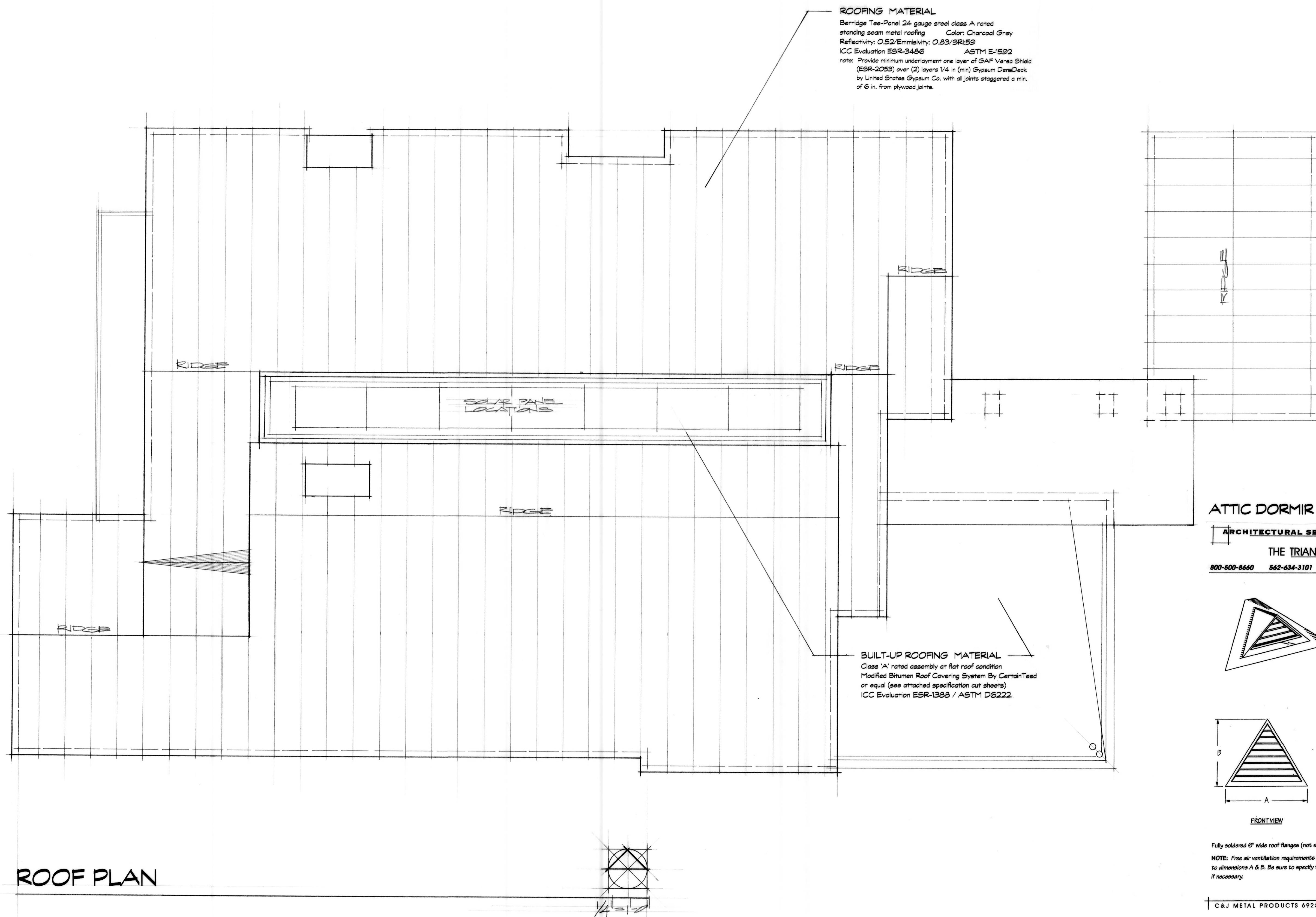
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**revisions**

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### ATTIC DORMIR VENT SPECIFICATION

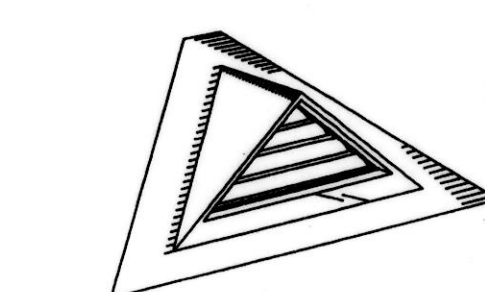
**ARCHITECTURAL SERIES**

**THE TRIANGLE DORMER**

**800-500-8660 562-634-3101 FAX:562-634-8823**

**WWW.CJMetals.com**

 **C&J  
METAL  
PRODUCTS, INC.**



The clean, geometric styling of the Triangle Dormer is hand-crafted and available in copper, lead-coated copper or galvanized steel. Each unit is finely crafted for a proper fit with all design standards. All dormers are fully functional as ventilating products or attractive architectural elements.

**PRODUCT SPECIFICATIONS:**

**A** (Vent Width) \_\_\_\_\_ In.

**B** (Vent Height) \_\_\_\_\_ In.

**E** (Roof Pitch) \_\_\_\_\_ In.

**AVAILABLE MATERIALS:**  
(CHECK ONE)

☐ **COPPER**  
ASTM B370, ALLOY 110,  
BURNISHED SATIN FINISH

☐ **LEAD-COATED COPPER**  
ASTM B101, MILL FINISH

☐ **GALVANIZED STEEL**  
ASTM A653 26GA,  
ASTM D2092 MILL  
PHOSPHATIZED FINISH  
READY FOR PAINT

**INSTALLATION:**

Center roof danner over roof opening and fasten to substrate. Use of sub flashing is recommended.

**OTHER INFORMATION:**

Roof opening should be equal to or greater than ventilation requirements.

Fully soldered 6" wide roof flanges (not shown) are standard.

**NOTE:** Free air ventilation requirements (if required) relate to dimensions A & B. Be sure to specify free air requirements if necessary.

|                                     |                      |
|-------------------------------------|----------------------|
| C&J METAL PRODUCTS 6925 DOWNEY AVE. | LONG BEACH, CA 90805 |
|-------------------------------------|----------------------|



21.00  
RIDGE

22.50

## NORTH ELEVATION

**THIN BRICK VENEER**  
Lorelbrick Long Format Brick (1.62" x 20.25" x 1.125"-1.375")  
by Eldorado Stone color: Tavavera  
ICC-ES Evaluation Report ESR-1215

**ROOFING MATERIAL**  
Berridge Tee-Panel 24 gauge steel class A rated  
standing seam metal roofing Color: Charcoal Grey  
Reflectivity: 0.52/Emissivity: 0.83/SRI:59  
ICC Evaluation ESR-3486 ASTM E-1592  
note: Provide minimum underlayment one layer of GAF Versa Shield  
(ESR-2053) over (2) layers 1/4 in (min) Gypsum DensDeck  
by United States Gypsum Co. with all joints staggered a min.  
of 6 in. from plywood joints.

STAIRS, WINDOWS  
2 ADJACENT AND  
CLOSEST TO ENTRY

ADJACENT WINDOW  
LOCATIONS 2 20  
FEET

**EXTERIOR WALL FINISH**  
Standard three coat stucco system  
Steel trowel smooth stucco finish  
over (2) layers grade d paper  
Color - Milky Quartz (CO30)

ENTRY DOOR  
2 ADJACENT AND  
CLOSEST TO ENTRY

**ROOFING MATERIAL**  
Berridge Tee-Panel 24 gauge steel class A rated  
standing seam metal roofing Color: Charcoal Grey  
Reflectivity: 0.52/Emissivity: 0.83/SRI:59  
ICC Evaluation ESR-3486 ASTM E-1592  
note: Provide minimum underlayment one layer of GAF Versa Shield  
(ESR-2053) over (2) layers 1/4 in (min) Gypsum DensDeck  
by United States Gypsum Co. with all joints staggered a min.  
of 6 in. from plywood joints.

**EXTERIOR WALL FINISH**  
Vertical siding by HEWN  
Kebony Clear Cladding color: Krakatoan  
1 x 8 Clear T&G with Nickel Gap  
with (2) layers grade d paper

## EAST ELEVATION (GARAGE)

**EXTERIOR WALL FINISH**  
Standard three coat stucco system  
Steel trowel smooth stucco finish  
over (2) layers grade d paper

22.13  
TOP OF  
PARAPET

9.30 GARAGE

## EAST ELEVATION

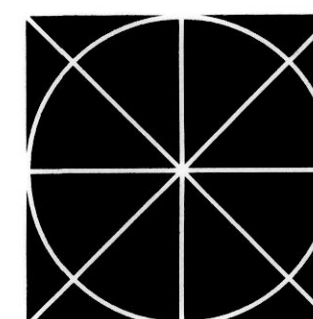
NOTE: Maximum ridge height depicted on the  
plans is to the top of roofing material finish.  
PROVIDE HEIGHT CERTIFICATION OF THAT  
CRITICAL RIDGE HEIGHT

**EXTERIOR WALL FINISH**  
Vertical siding by HEWN  
Kebony Clear Cladding color: Krakatoan  
1 x 8 Clear T&G with Nickel Gap  
with (2) layers grade d paper

**THIN BRICK VENEER**  
Lorelbrick Long Format Brick (1.62" x 20.25" x 1.125"-1.375")  
by Eldorado Stone color: Tavavera  
ICC-ES Evaluation Report ESR-1215

8.00 TC

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ARCHITECT



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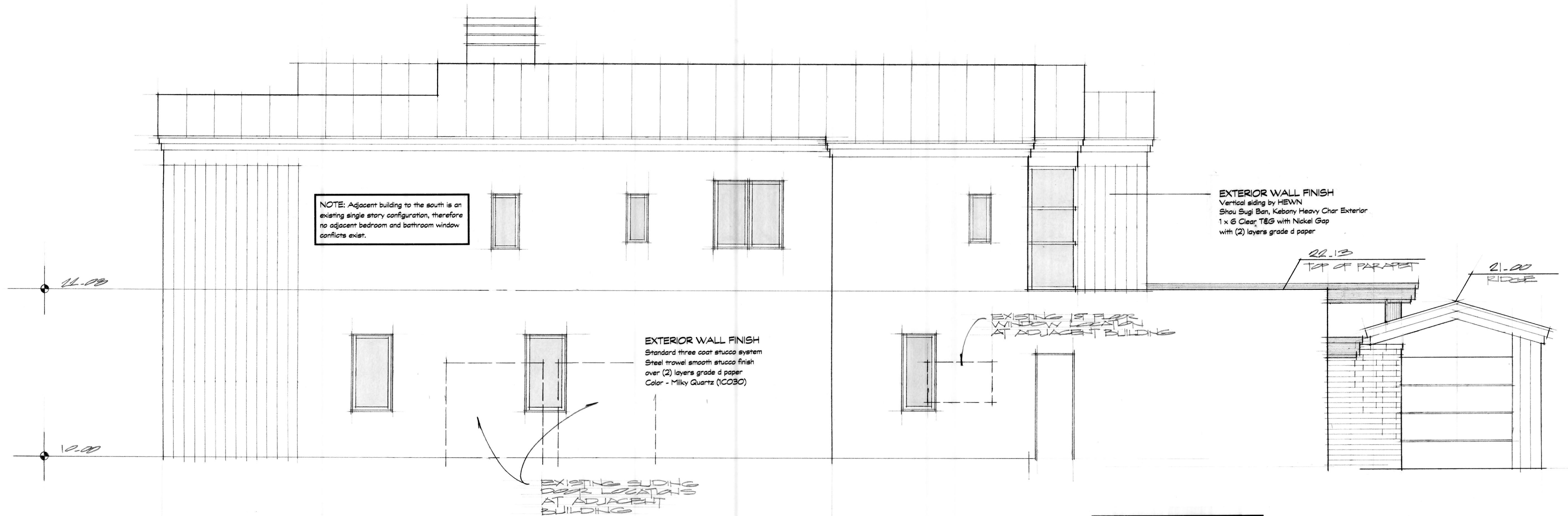
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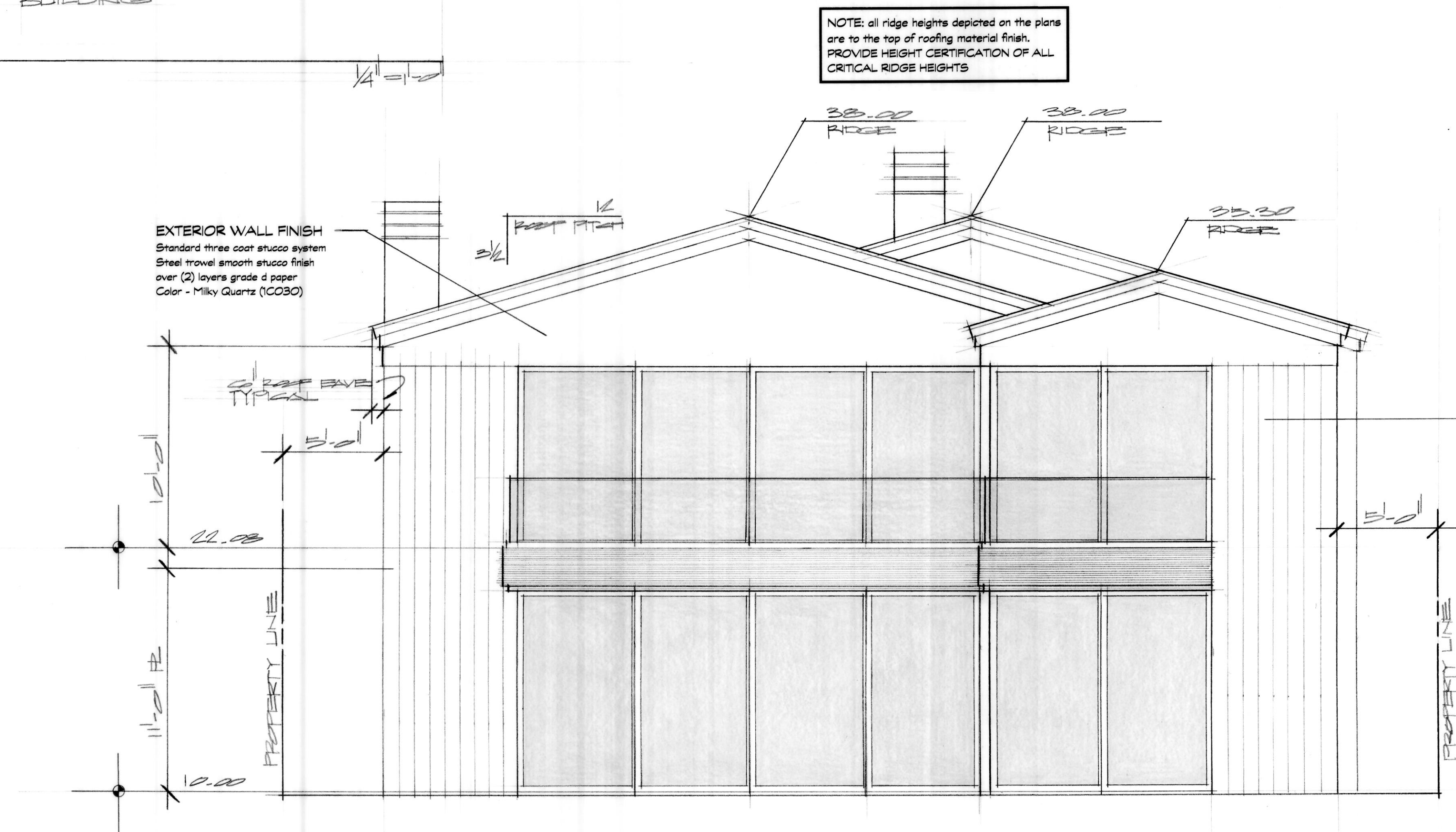
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SOUTH ELEVATION

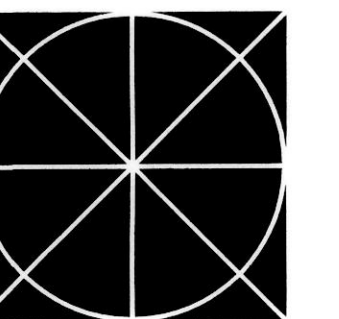


WEST ELEVATION

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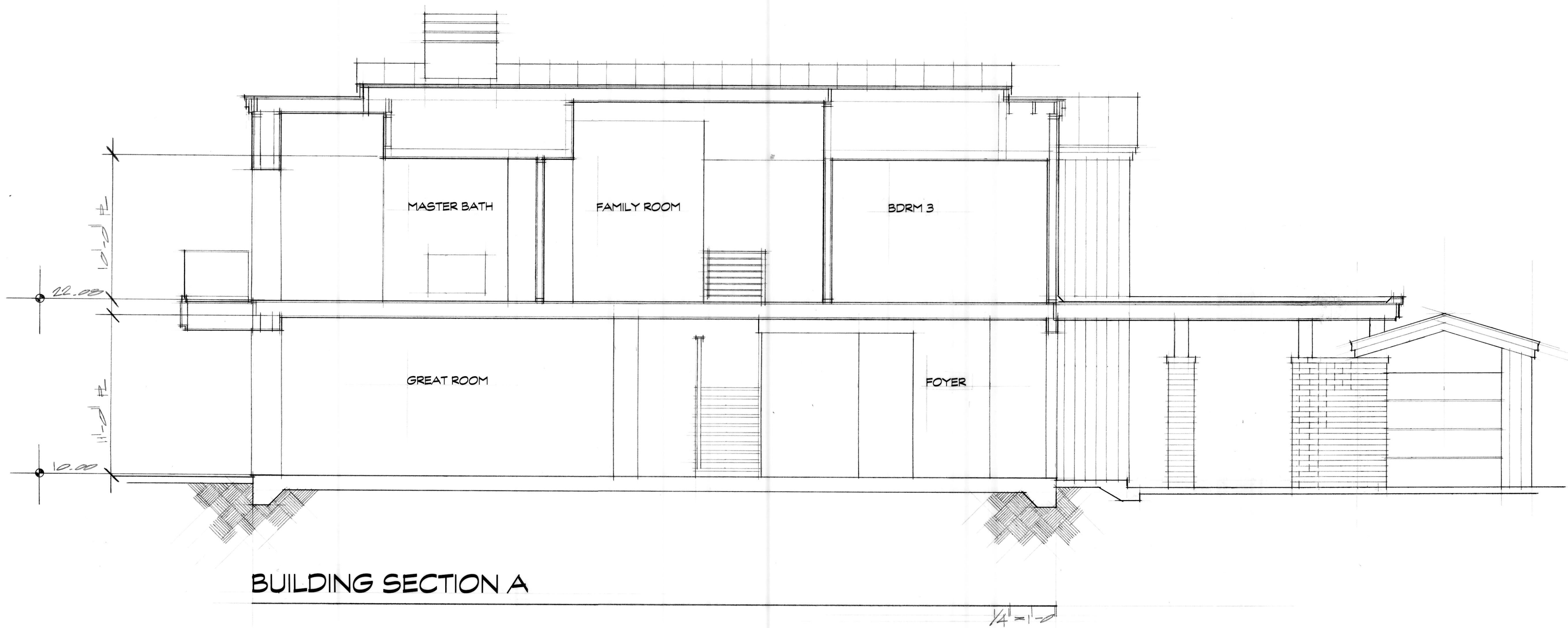
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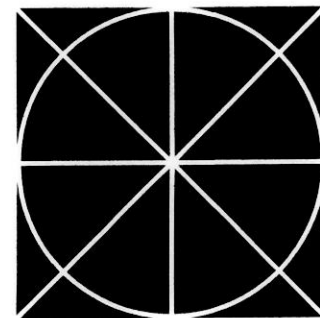
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BUILDING SECTION A



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