

16471 MALDEN RESIDENCE - NEW HOUSE

DEFERRED APPROVAL SUBMITTAL:

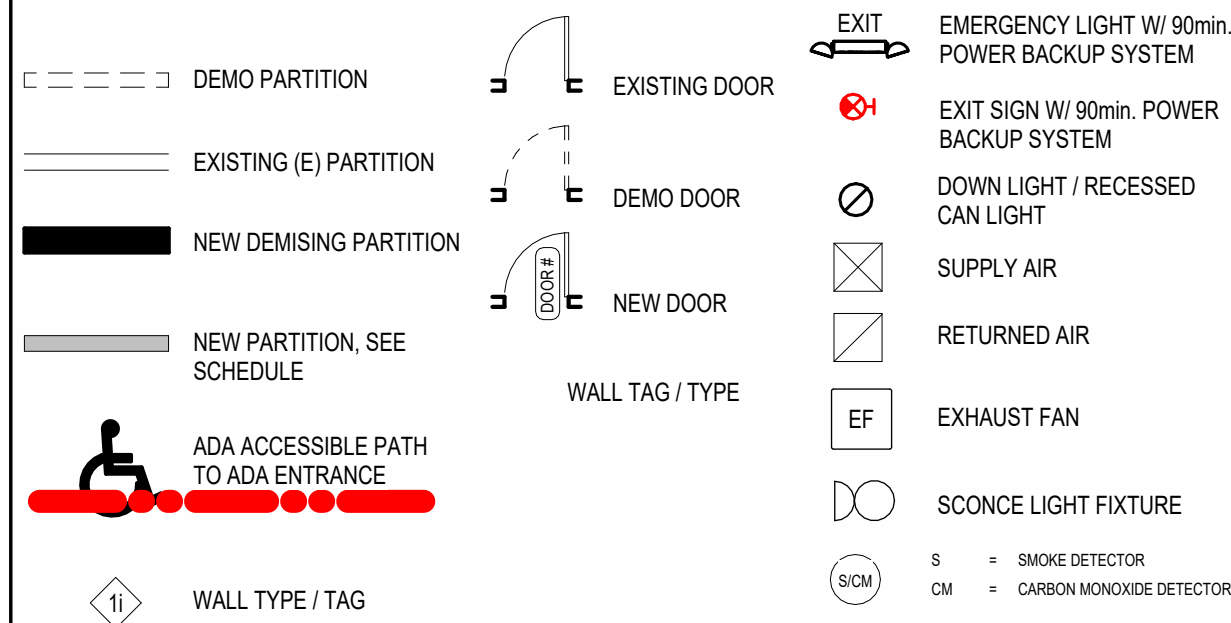
1. CONTRACTOR TO PROVIDE & SUBMIT DESIGN/DOCUMENTATION FOR FUTURE SOLAR PANELS FOR THE ADU AS REQ'D PER LOCAL CODE REQUIREMENT (110.10).
2. ROOFTOP-MOUNTED PV PANEL SYSTEM SHALL BE DESIGNED & INSTALLED PER R324 & CEC (R907)
3. PV SYSTEM SHALL BE INSTALLED PRIOR TO FINAL APPROVAL FOR THE ADU.
4. FIRE/ALARM SYSTEM. SEE "FIRE CODE GENERAL NOTES" FOR MORE DETAIL.

FIRE CODE GENERAL NOTES

A. DEFERRED APPROVAL(S):

1. CONTRACTOR SHALL PROVIDE PLANS FOR THE INSTALLATION OR MODIFICATION OF THE SPRINKLER SYSTEM AND SUBMIT FOR APPROVAL TO THE LOCAL FIRE BUREAU PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PROVIDE AN APPROVED MANUAL/AUTOMATIC FIRE ALARM SYSTEM. PLANS FOR FIRE ALARM SYSTEM SHALL BE SUBMITTED TO THE LOCAL FIRE PREVENTION BUREAU PRIOR TO INSTALLATION.
- B. SMOKE ALARM: ALL SMOKE DETECTOR SHALL BE UL1217
- C. CARBON MONOXIDE ALARM: ALL CARBON MONOXIDE DETECTOR SHALL BE UL2034/2075
- D. STORAGE
1. THERE IS NO HAZARDOUS MATERIAL STORAGE IN THIS PROJECT.
2. CONTRACTOR SHALL PROMPTLY COMMUNICATE WITH THE OWNER/ARCHITECT IF RECOGNIZE POTENTIAL HAZARDOUS MATERIAL STORAGE EXISTS IN THE PROJECT.

SYMBOL LEGENDS



ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	LL	LANDLORD
ADA	AMERICANS WITH DISABILITIES ACT	LM	LAMINATE
AFF	ABOVE FINISHED FLOOR	LAV	LAVATORY
AHH	AUTHORITIES HAVING JURISDICTION	LF	LINEAR FEET
ALUM	ALUMINUM	MANUF	MANUFACTURER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MAS	MASONRY
AP	AMERICAN PRODUCTS	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	MECH	MECHANICAL
APPROX	APPROXIMATE	MGR	MANAGER
BD	BOARD	MO	MASONRY OPENING
BKLG	BLOCKING	MIN	MINIMUM
BLDG	BUILDING	MTL	METAL
B.O.	BOTTOM OF	MISC	MISCELLANEOUS
CM	CARBON MONOXIDE ALARM	MTD	MOUNTED
CJ	CONTRUO/CONSTRUCTION JOINT	NA	NOT APPLICABLE
CL	CEILING	NCBC	NORTH CAROLINA BLDG CODE
CLR	CLEAR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
CONC	CONCRETE	NIS	NOT IN SCOPE OF WORK
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
DBL	DOUBLE	OPP	OPPOSITE
DIA	DIAMETER	P	PHOTOCELL
DIM	DIMENSION	PL	PLASTIC LAMINATE
DN	DOWN	PLBG	PLUMBING
DS	DOWN SPOUT	PR	PAIR
DTL	DETAIL	PREFAB	PREFABRICATED
DWG	DRAWING	PREFIN	PREFINISHED
E	EXISTING	PROJ	PROJECT
EJ	EACH	PT	PAINT
EJ	EXPANSION JOINT EXP.	PWD	PLYWOOD
EF	EXHAUST FAN	QTY	QUANTITY
ELEC	ELECTRICAL	R	RADIUS
ELEV	ELEVATION	S	SMOKE DETECTOR
EMER	EMERGENCY	RD	ROOF DRAIN
EP	ELECTRICAL PANEL	REF	REFERENCE
EQ	EQUAL	REINF	REINFORCING
EQUIP	EQUIPMENT	REQD	REQUIRED
EW	EACH WAY	REV	REVISION
ENC	ELECTRIC WATER COOLER	RM	ROOM
EXIST	EXISTING	RO	ROUGH OPENING
EXT	EXTERIOR	SECT	SECTION
FC	FLOOR COVERING	SF	SQUARE FOOT
FD	FLOOR DRAIN	SIM	SIMILAR
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATION
FFE	FINISHED FLOOR ELEVATION	SQ	SQUARE
FIRP	FIRE RESISTANT REINFORCED PANEL	SS	STAINLESS STEEL
FRT	FIRE RETARDANT TREATED	STD	STANDARD
FIN	FINISH	STL	STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FR	FIRE RATED	SUSP	SUSPENDED
FT	FOOT	TD	TRENCH DRAIN
FURN	FURNISH	TG	TEMPERED GLASS
GA	GAUGE	T.O.	TOP OF
GALV	GALVANIZED	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GFCI	GROUND FAULT CIRCUIT INTERRUPT	UL	UNDERWRITER'S LABORATORY
GLASS/GLAZING		VCT	VINYL COMPOSITION TILE
GLB	GYPSPUM WALL BOARD	VERT	VERTICAL
HGT	HIGHT	VIF	VERTICAL IN FIELD
HM	HOLLOW METAL	VIS	VACUANCY SENSOR
HORZ	HORIZONTAL	VVC	VINYL WALLCOVERING
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WB	WALL BASE
ID	INSIDE DIAMETER	WC	WALL COVERING
INCL	INCLUDING	WCO	WALL CROWN
INFO	INFORMATION	WD	WOOD
INSUL	INSULATION	W	WITH
INT	INTERIOR	WO	WITHOUT
JT	JOINT	WP	WATER PROOF
		WT	WALL TILE

PROJECT SUMMARY

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE CURRENTLY ADOPTED EDITION, AMENDMENTS AND REQUIREMENTS OF THE FOLLOWING APPLICABLE CODES AND ALL OTHER FEDERAL, STATE AND LOCAL CODES/ORDINANCES (CBC 2022; ADA 2010; CPC 2022; CEC 2022; CMC 2022; CEC 2022)

PROJECT LOCATION:	SCOPE OF WORK
16471 MALDEN CIR HUNTINGTON BEACH CA 92649	DEMOLISHING AN EXISTING HOUSE IN ITS ENTIRETY. CONSTRUCT A NEW HOME AS DESCRIBED IN THE TABLE BELOW.
APN # : 178-411-23	
Legal Description : N TR 4677 BLK LOT 55	

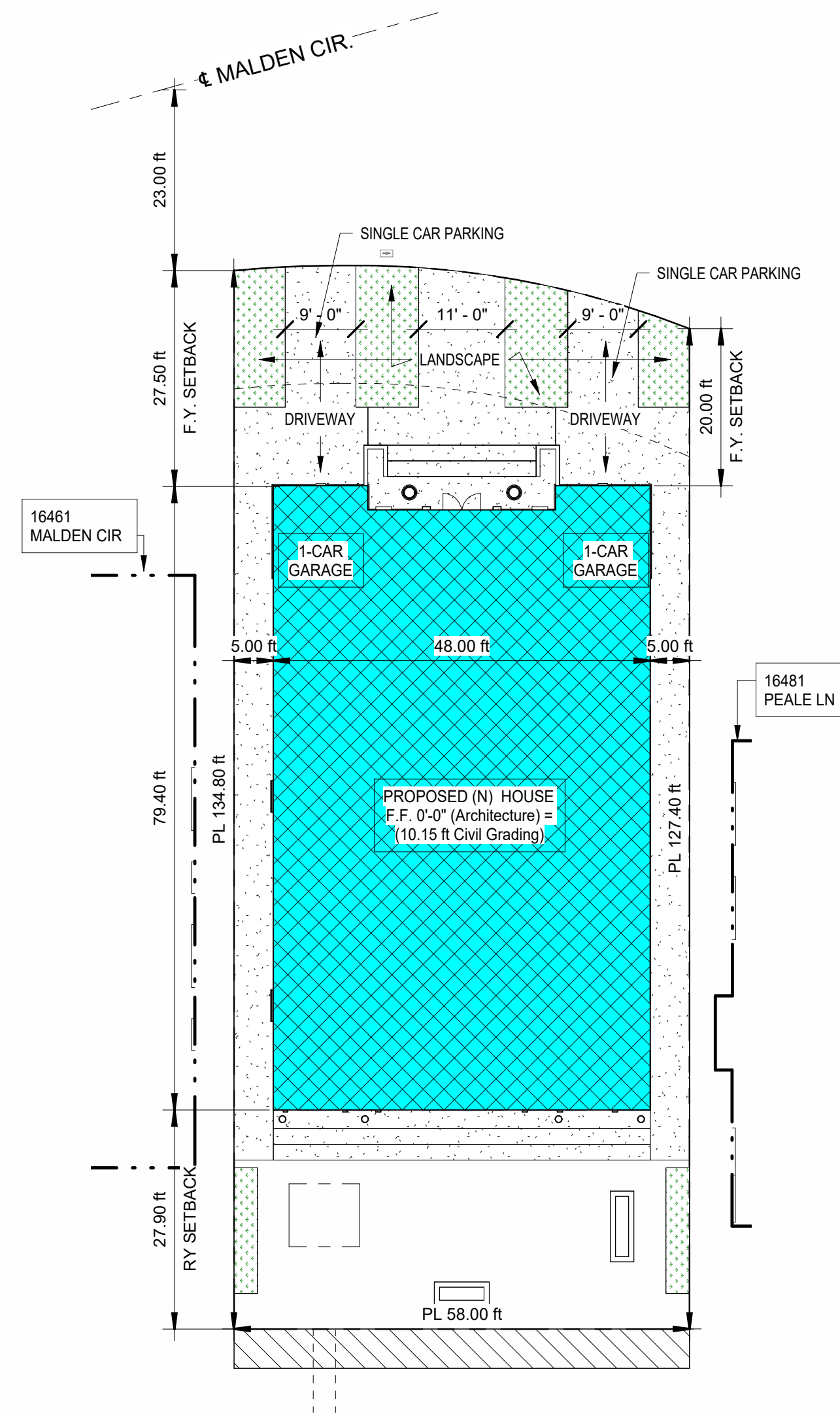
• CONSTRUCTION TYPE:	V-B
• ZONING CLASSIFICATIONS:	RL
• OCCUPANCY:	R3
• SPRINKLER:	YES (DEFERRED APPROVAL)
• # OF BEDROOMS / BATHROOMS	
• NEW BEDROOMS	4
• NEW BATHROOMS	7
• OFF STREET PARKING:	
• NEW:	2 CARS (GARAGE)

- SITE COVERAGE = 49.9% (SEE TABLE BELOW)
- (15ft) FY LANDSCAPING = $888 \times .4 = 355\text{sf}$
- BUILDING HEIGHT = 3 STORY = 30'-0"

DESCRIPTION	AREA	LOT	LOT COVERAGE	SITE
FY LANDSCAPE	418 SF			
(E) LOT SIZE	7,741 SF	X		
2-CAR GARAGE	715 SF		X	
LEVEL 1 AREA	3,028 SF		X	
LEVEL 2 AREA	2,769 SF		X	
LEVEL 3 AREA	1,900 SF			
	8,410 SF			
BALCONY COVERAGE	120 SF		X	
	120 SF			

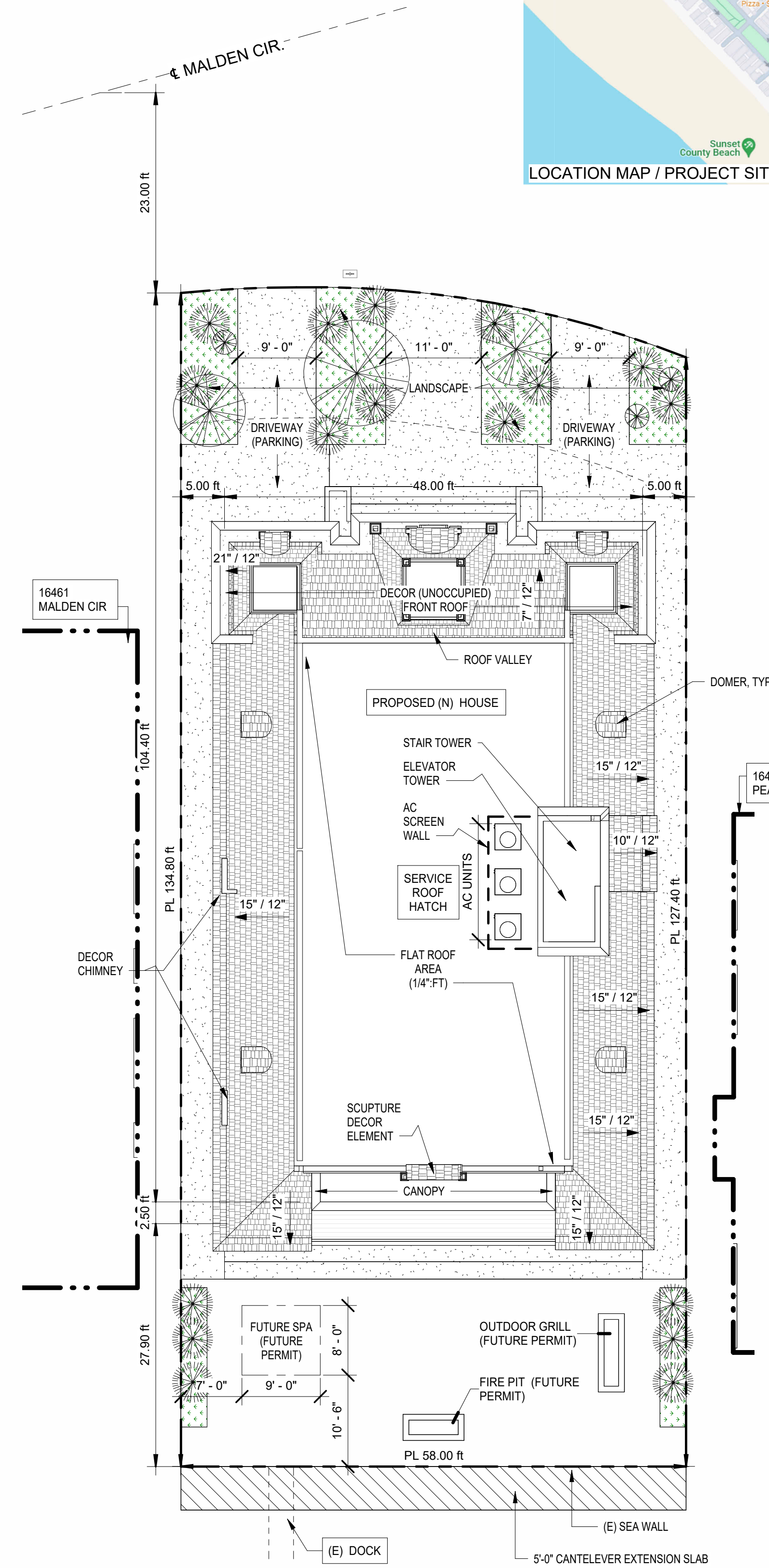
3 SITE PLAN-PROPOSED

SCALE: 1/16" = 1'-0"



ROOF PLAN-PROPOSED

SCALE: 3/32" = 1'-0"



SHEET INDEX

Sheet #	Sheet Name	Issue for Permit	Revision #1
G001	COVER SHEET & SITE PLAN / ROOF PLAN		
A101	FLOOR PLANS		
A110	REFLECTED CEILING PLANS		
A201	BUILDING ELEVATIONS		

GENERAL NOTES

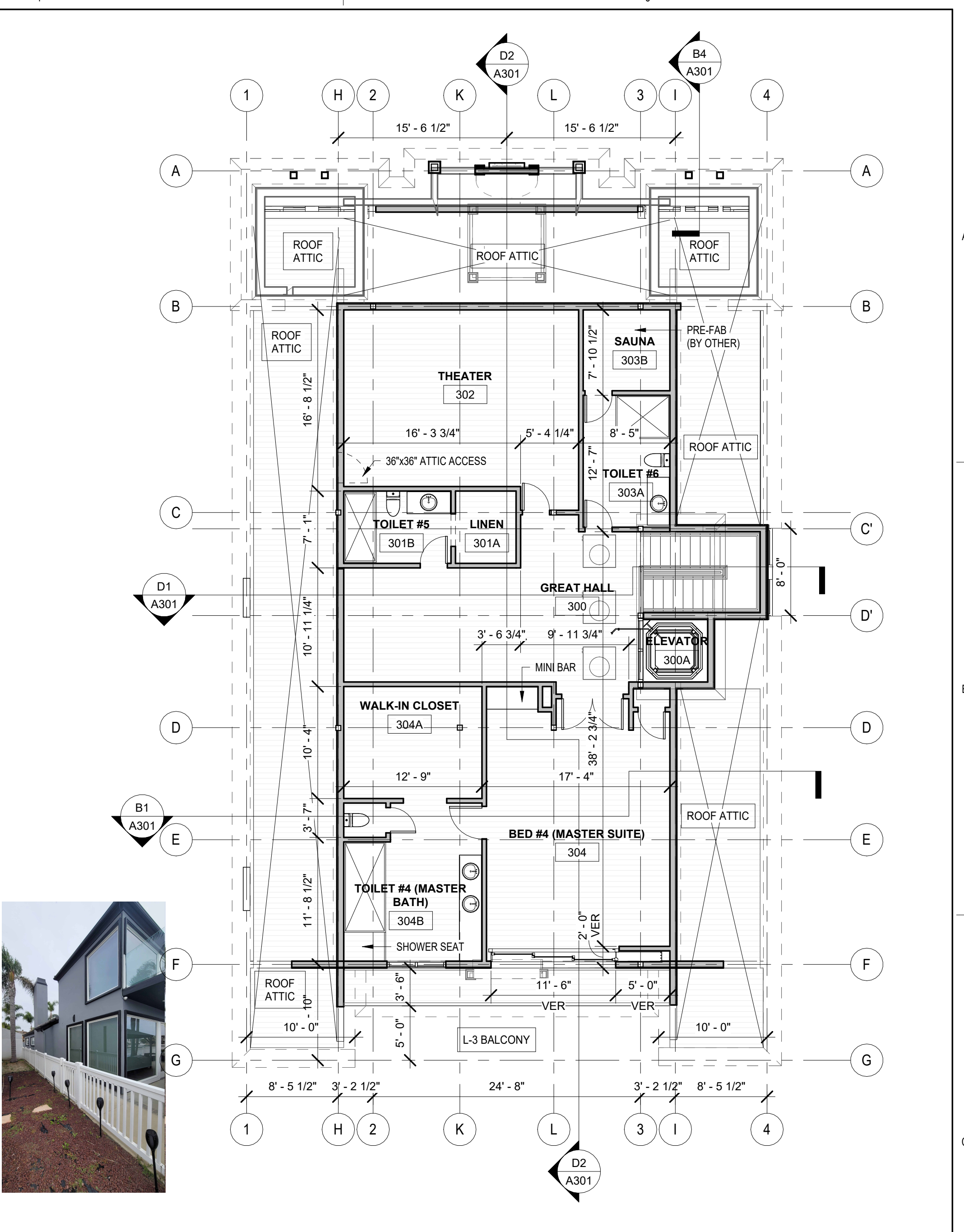
1. PROPERTY LINE / BOUNDARY / IS USED FOR AS SHOWN ARE BASED ON OWNER'S PROVIDED INFORMATION, AND IS INTENTED FOR REFERENCE PURPOSES ONLY. IT IS THE OWNER'S/CONTRACTOR RESPONSIBILITY TO OBTAIN NECESSARY, ACCURATE INFORMATION FROM LICENSED PROFESSIONAL SURVEYING OR CIVIL ENGINEER.
2. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BID DATE TO FAMILIARIZE THEMSELVES WITH THE ACTUAL JOB CONDITIONS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DIMENSIONS DO NOT CORRESPOND TO CONTRACTOR'S FIELD CONDITIONS, CONTRACT THE ARCHITECT IMMEDIATELY. FAILURE TO CONTACT THE ARCHITECT WILL RESULT IN THE GENERAL CONTRACTOR ABSORBING ANY ADDITIONAL COSTS.
4. U.O.N CONTRACTOR SHALL PROVIDE FINAL GRADING A MIN. 5% SLOPE AWAY FROM ALL VERTICAL STRUCTURE, AND A MIN. 2% SLOPE TO THE STREET.
5. ALL NEW CONCRETE FLAT WORK (IF APPLICABLE) SHALL HAVE A MIN. 2% SLOPED AWAY FROM THE STREET TO BE PERFORMED BY THE CONTRACTOR AS MANDATED BY LOCAL AUTHORITY HAVING JURISDICTION WITH NO EXCEPTION.
7. WHEN SOLAR PANEL IS RECD, SOLAR PANELS SHALL BE REVIEWED & APPROVED BY CITY / INSPECTOR PRIOR TO ROOF SHEATHING INSPECTION.

PROJECT TEAM

ARCHITECT:

DUC-HUY HUYNH
HU ARCHITECTURE, INC.
15551 EDEN STREET
WESTMINSTER, CA 92683
(714) 476-4751
duchuy@huarchitecture.com

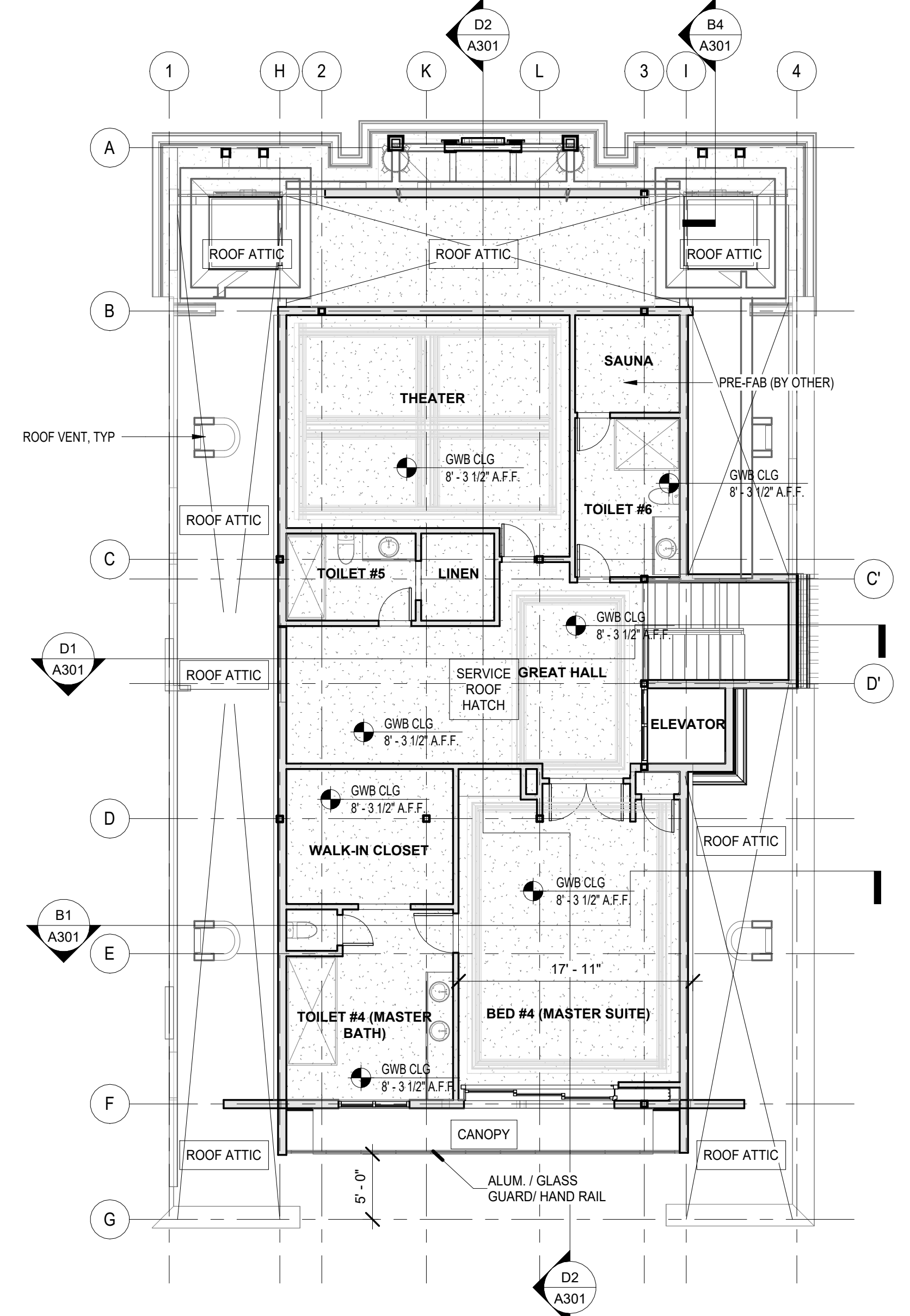
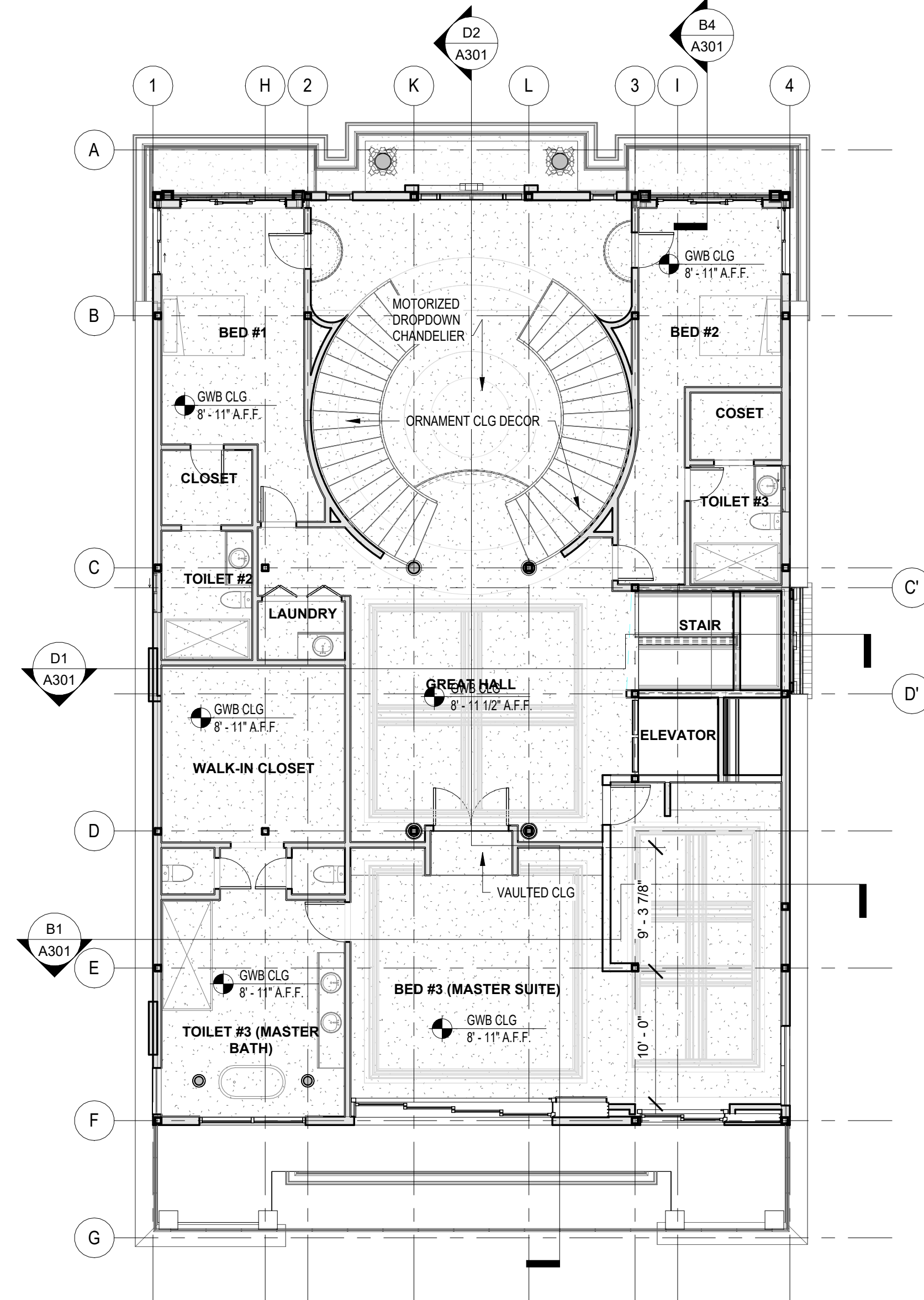
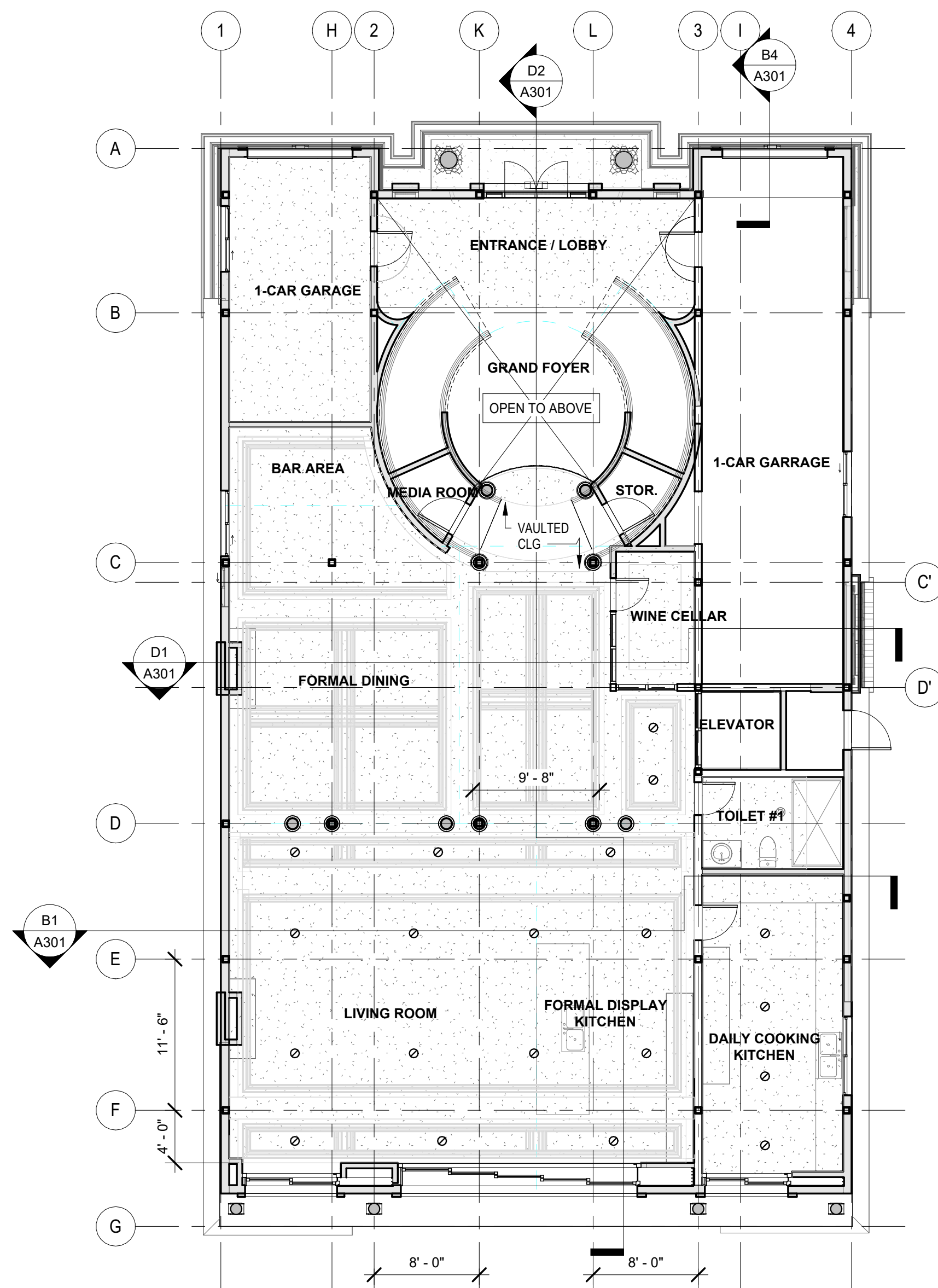
DATE Issue Date	DRAWN DWG	CHECKED DHH
SCALE	AS NOTED	
PROJECT NUMBER	2023.121	
SHEET		



 **L3-FLOOR PLAN**
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE						
NOTE:						
1. UON, ALL NEW WINDOW FIN. & HARDWARE TO MATCH EXISTING						
2. UON, ALL NEW WINDOW SHALL HAVE A MIN. U-FACTOR OF 0.3 & SHGC OF 0.23.						
Frame Type	Width	Height	Sill Height	Head Height	Frame Type Comments	Notes
28	5'-0"	4'-6"	3'-6"	8'-0"		
30	3'-6"	2'-0"	6'-0"	8'-0"		
32	6'-0"	7'-0"	1'-0"	8'-0"		
33	6'-0"	4'-6"	3'-6"	8'-0"		
36	3'-0"	2'-0"	6'-0"	8'-0"		PROVIDE SAFETY GLASS
37	3'-6"	5'-0"	3'-0"	8'-0"		

DATE Issue Date	DRAWN DWG	CHECKED DHH
SCALE AS NOTED		
PROJECT NUMBER		2023.121
SHEET		
A101		

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CONSULTANT INFORMATION	

STAMP

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CLIENT INFORMATION

BENJAMIN V
16471 Malden Cir
Huntington Beach, CA 92649

PROJECT TITLE
16471 MALDEN RESIDENCE - NEW HOUSE

LOCATION: 16471 Malden Cir
Huntington Beach, CA 92649

SHEET NAME
REFLECTED CEILING PLANS

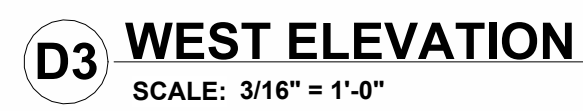
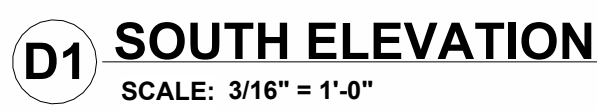
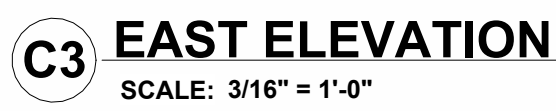
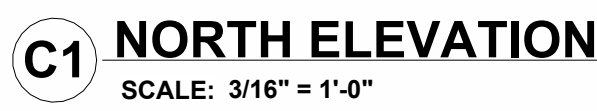
DATE	DRAWN	CHECKED
Issue Date	DWG	DHH

SCALE AS NOTED

PROJECT NUMBER	2023.121
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SHEET

A110

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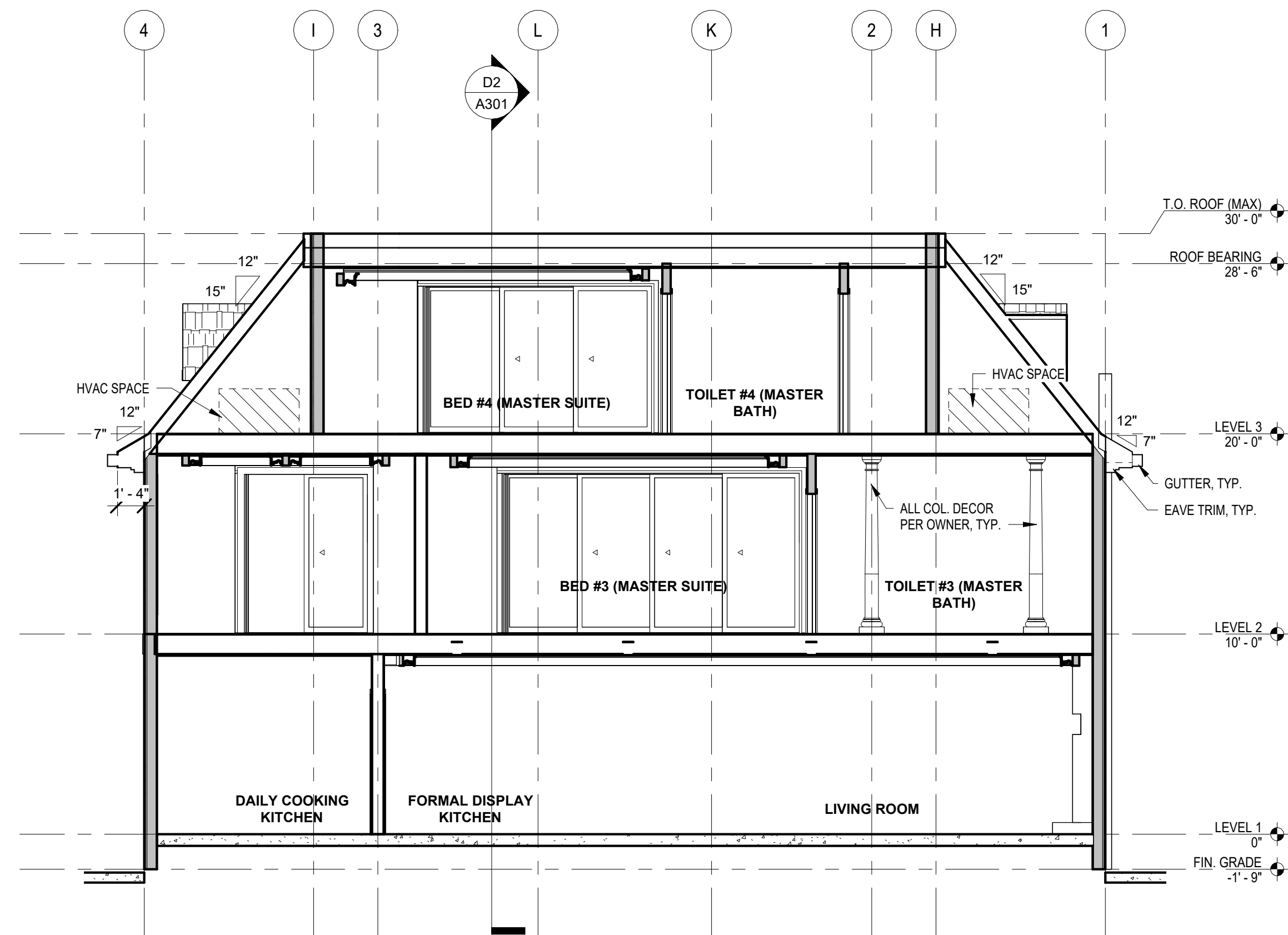
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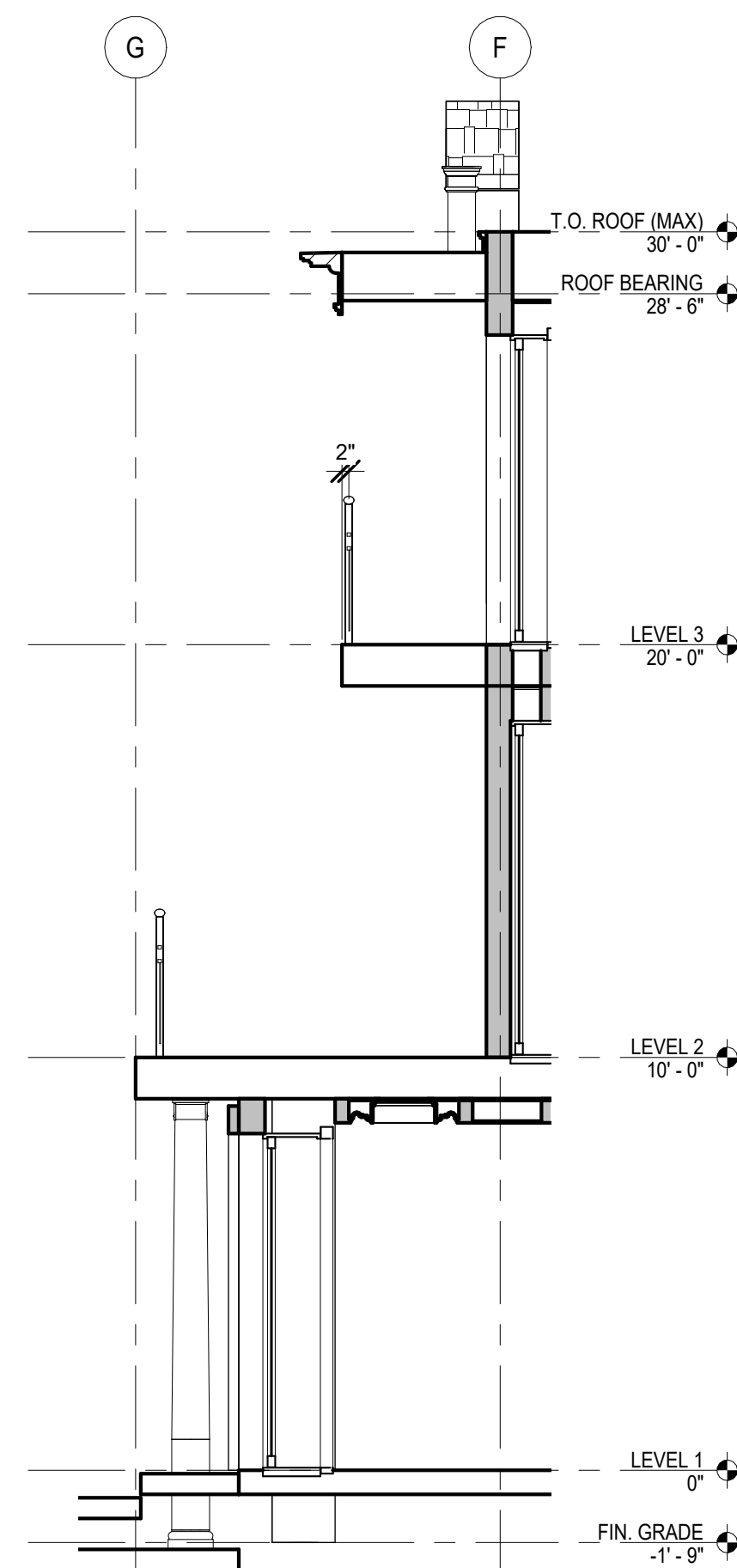
LOCATION: 16471 Malden Cir
Huntington Beach, CA 92649

SHEET

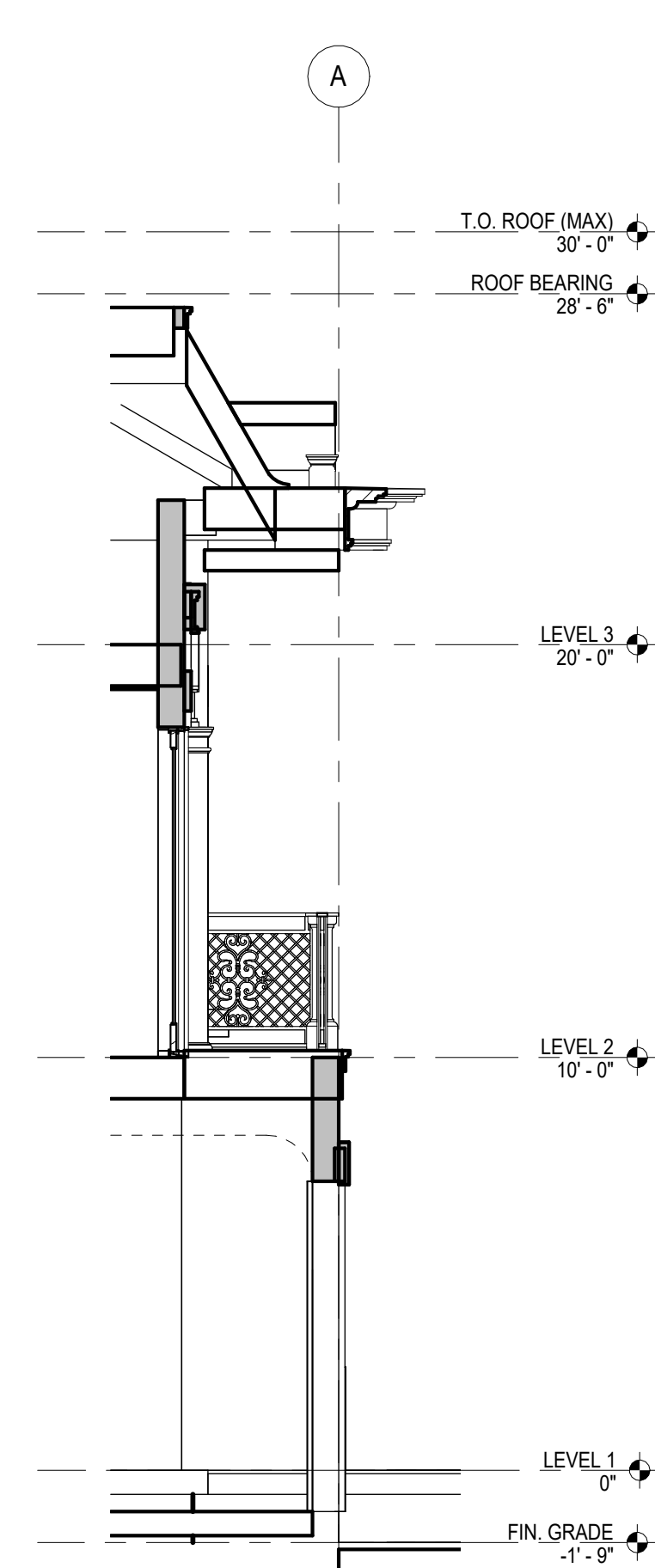
A201



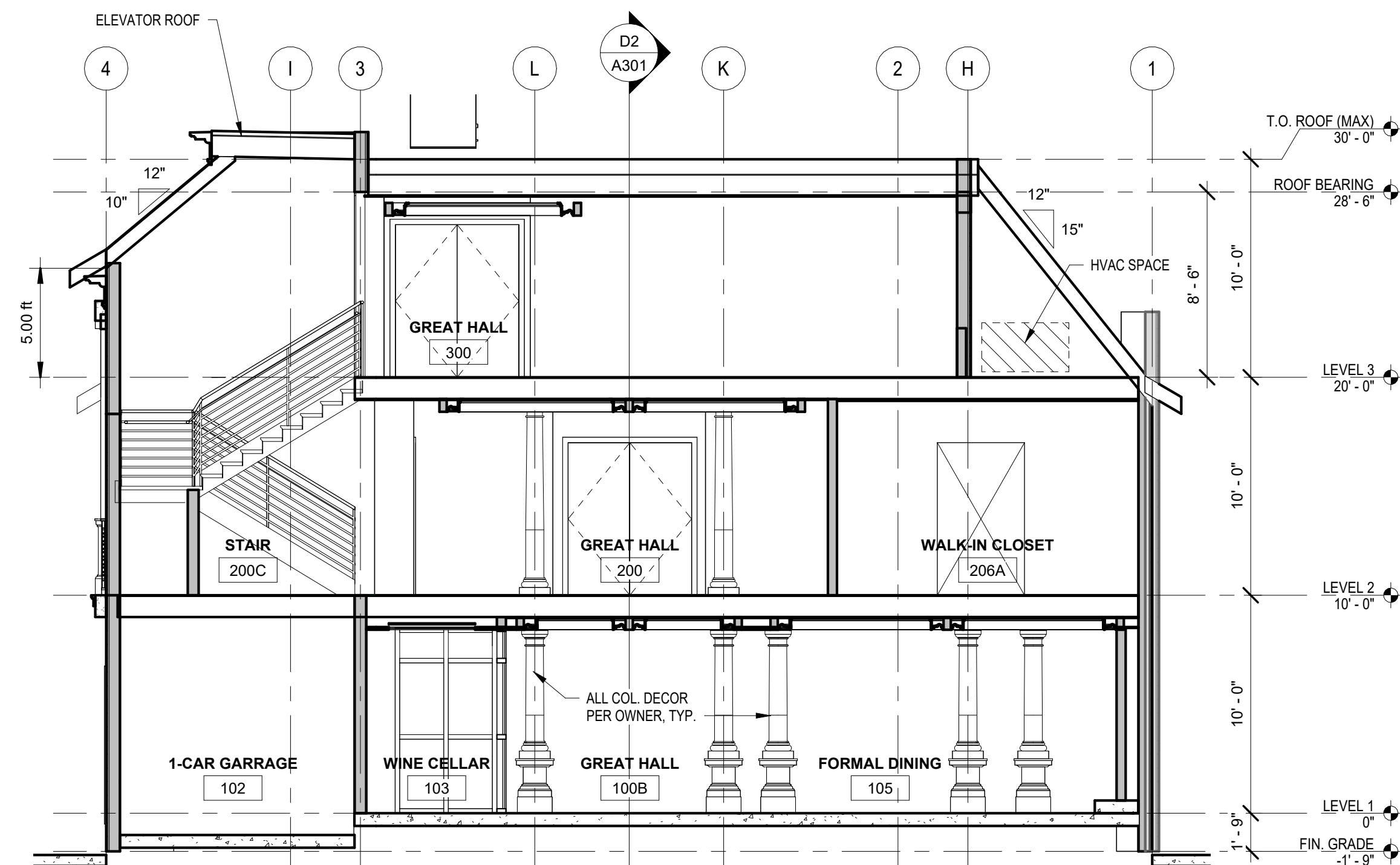
B1 **BUILDING SECTION 02**
SCALE: 3/16" = 1'-0"



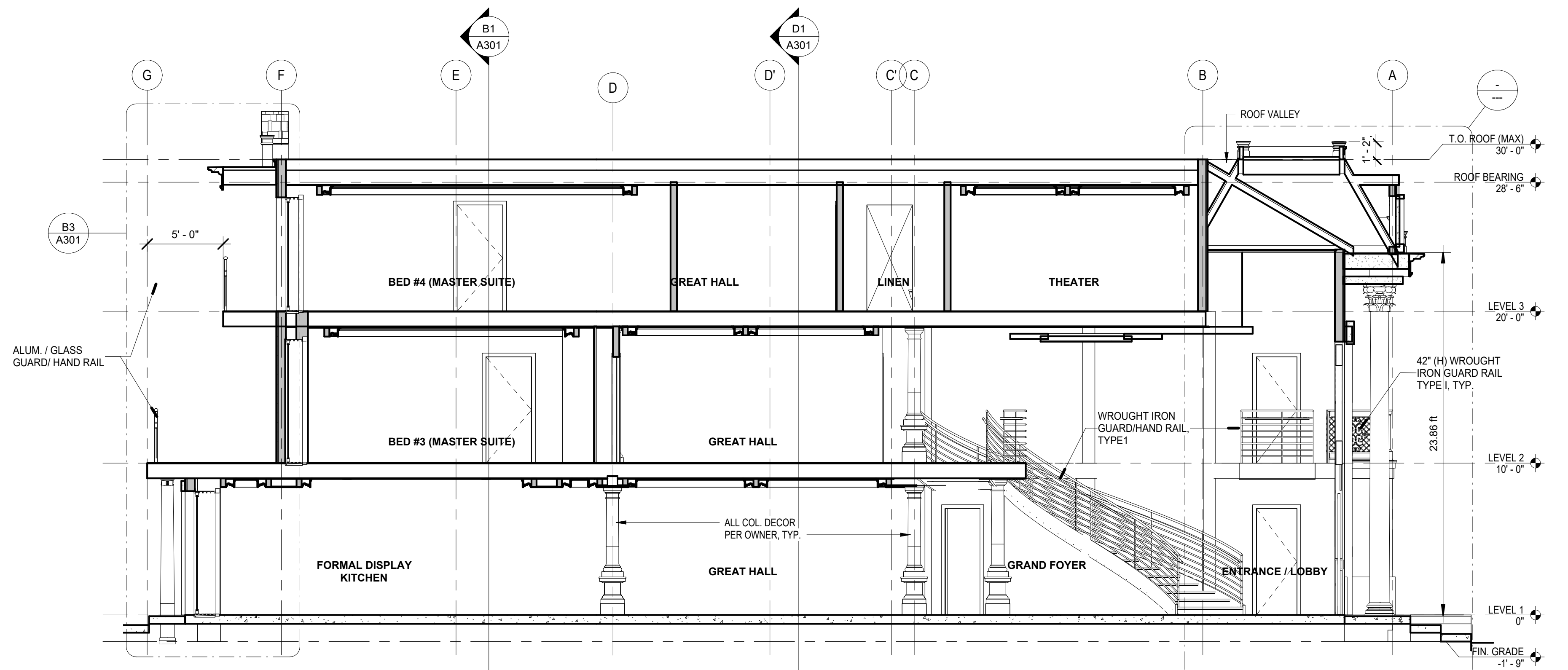
B3 WALL SECTION-REAR
SCALE: 1/4" = 1'-0"



B4 **WALL SECTION-FRONT 02**
SCALE: 1/4" = 1'-0"



D1 BUILDING SECTION 03
SCALE: 3/16" = 1'-0"



D2 BUILDING SECTION 01
SCALE: 3/16" = 1'-0"

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Huntington Beach, CA 92649

PROJECT TITLE
16471 MALDEN RESIDENCE - NEW HOUSE

LOCATION: 16471 Malden Cir
Huntington Beach, CA 92649

SHEET NAME
BUILDING SECTIONS

DATE	DRAWN	CHECKED
Issue Date	DWG	DHH

SCALE AS NOTED

PROJECT NUMBER	2023.121
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SHEET

A301