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 (626) 915 - 2303

11/30/23 PLNG  
 1/17/24 PLNG  
 2/29/24 PLNG

CONTRACTOR/DEVELOPER:

PROPOSED FOR:  
**CHRISTINA DI LORETO**  
 1780 OTIS ST., HINGHAM, MA 02043  
 (508) 556-5666

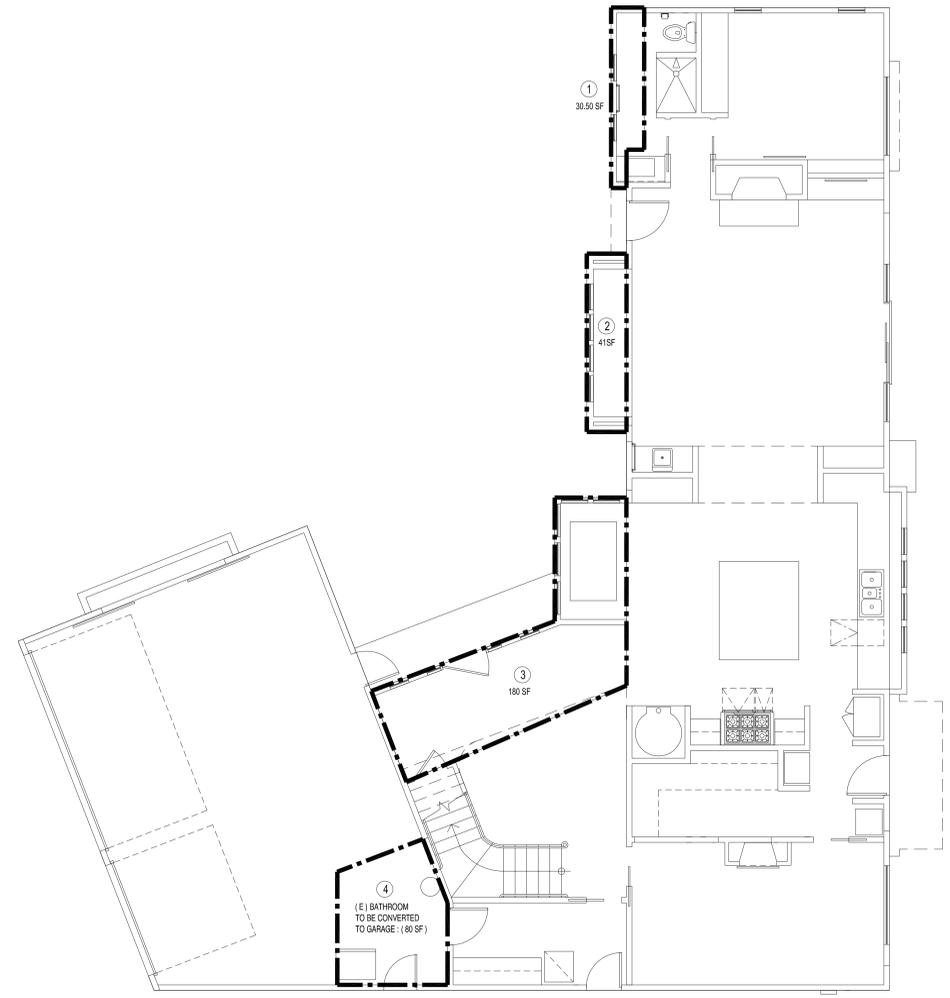
PROJECT:  
**ADDITION WITH REMODEL**  
 16802 WALU CIRCLE, HUNTINGTON BEACH, CA 92649

1 - 24 - 24  
 4 - 28 - 23  
 5 - 3 - 22

PN 3723 - A

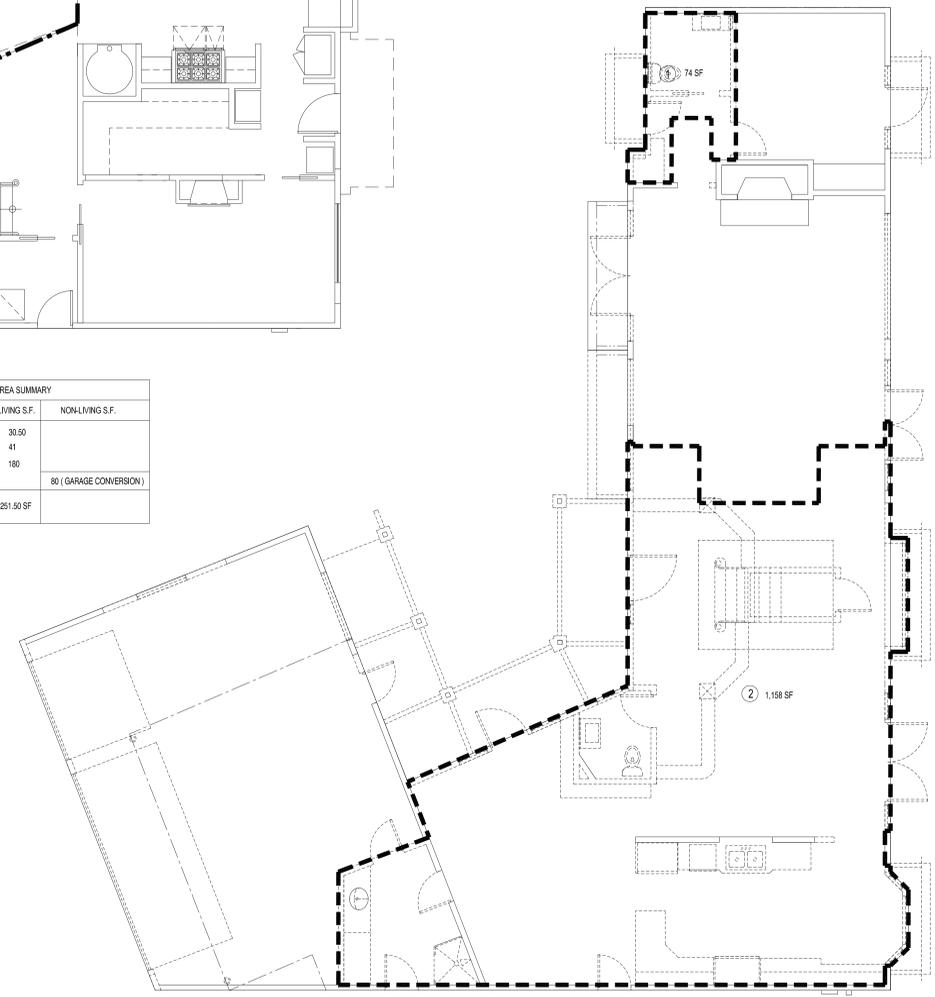
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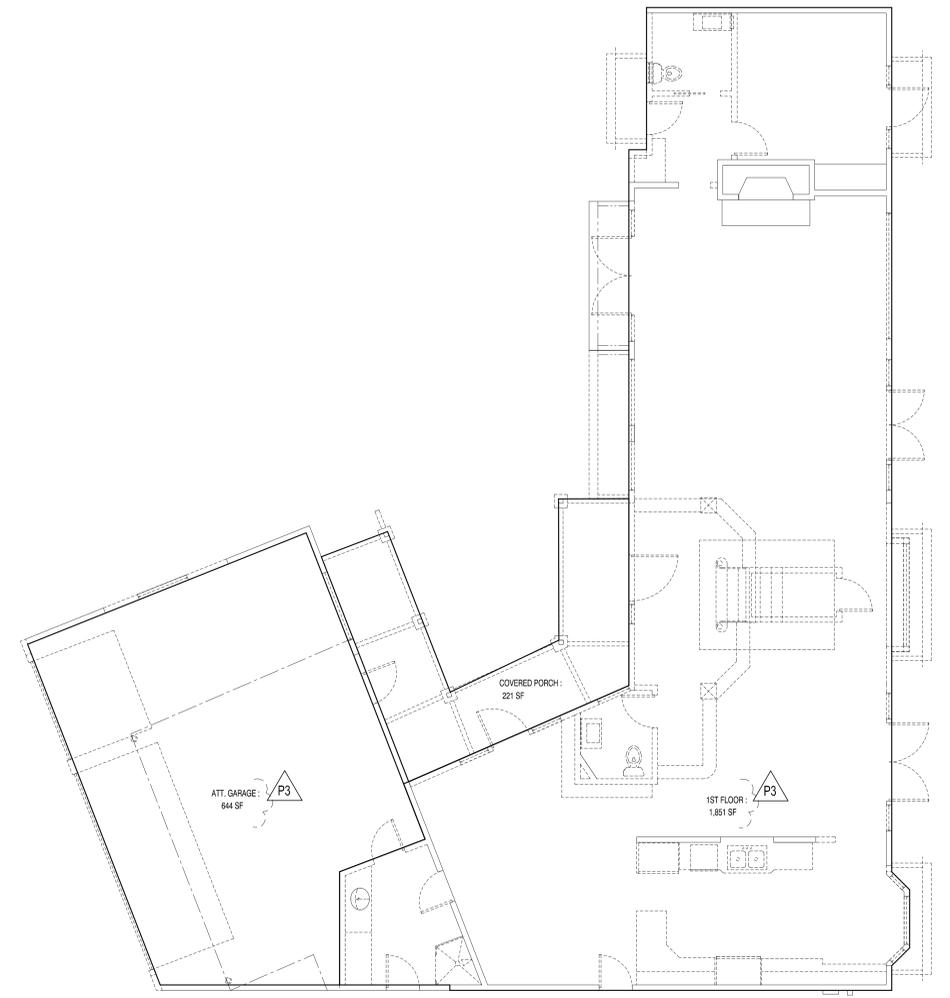
**ADDITION PLAN**

AREA SUMMARY		
AREA	LIVING S.F.	NON-LIVING S.F.
1	30.50	
2	41	
3	180	
4		80 (GARAGE CONVERSION)
1ST FLOOR ADDITION AREA:		251.50 SF



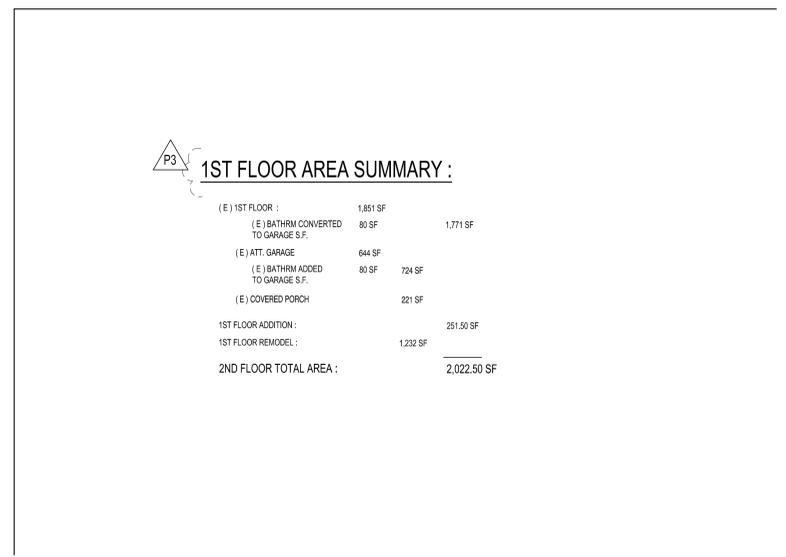
**REMODEL PLAN**

AREA SUMMARY	
AREA	S.F.
1	74
2	1,158
1ST FLOOR REMODEL AREA:	
	1,232 SF



**(E) 1ST FLOOR PLAN**

AREA SUMMARY	
(E) 1ST FLOOR :	1,851 SF
(E) ATTACHED GARAGE :	644 SF
(E) COVERED PORCH :	221 SF



**1ST FLOOR AREA SUMMARY :**

(E) 1ST FLOOR :	1,851 SF	
(E) (E) BATHRM CONVERTED TO GARAGE S.F.	80 SF	1,771 SF
(E) ATT. GARAGE	644 SF	
(E) (E) BATHRM ADDED TO GARAGE S.F.	80 SF	724 SF
(E) COVERED PORCH	221 SF	
1ST FLOOR ADDITION:		251.50 SF
1ST FLOOR REMODEL:		1,232 SF
2ND FLOOR TOTAL AREA :		2,022.50 SF

**1ST FLOOR AREA SUMMARY**

SCALE: 3/16" = 1'-0"

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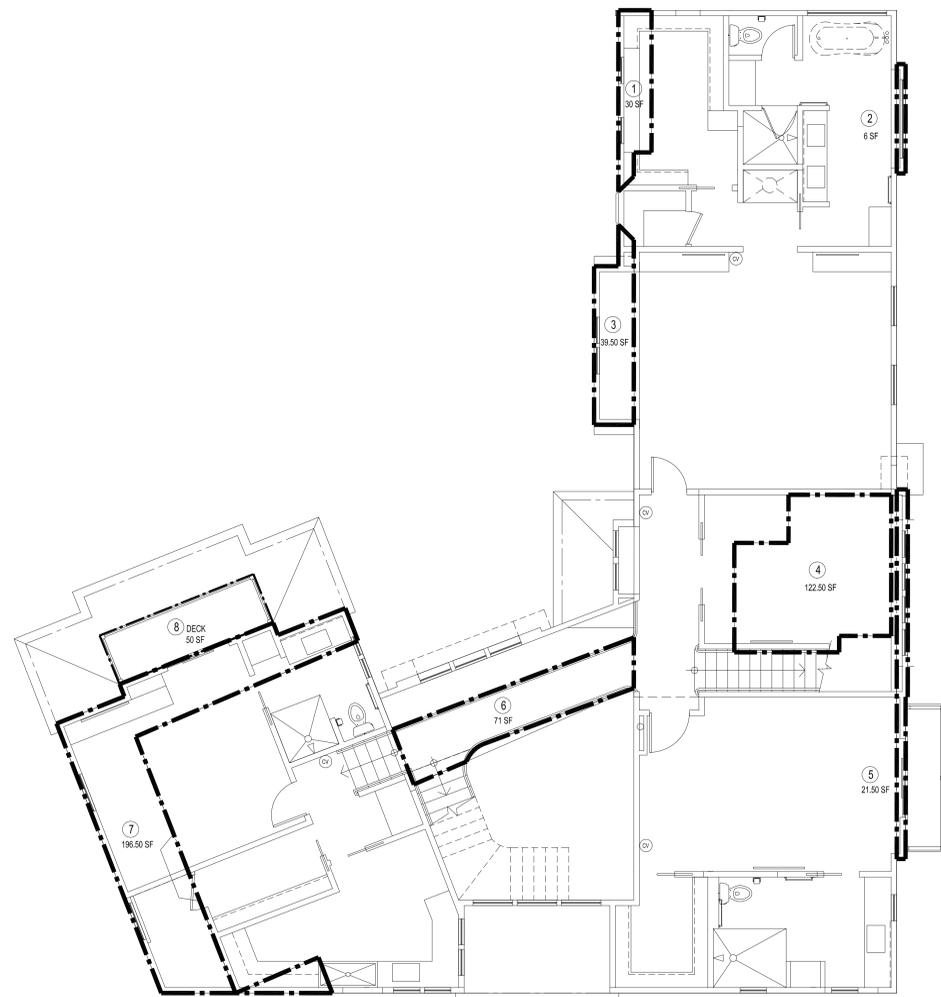
PROJECT:  
**ADDITION WITH REMODEL**  
 16632 WALU CIRCLE, HUNTINGTON BEACH, CA 92640

4 - 28 - 23  
 5 - 3 - 22

PN 3723 - A

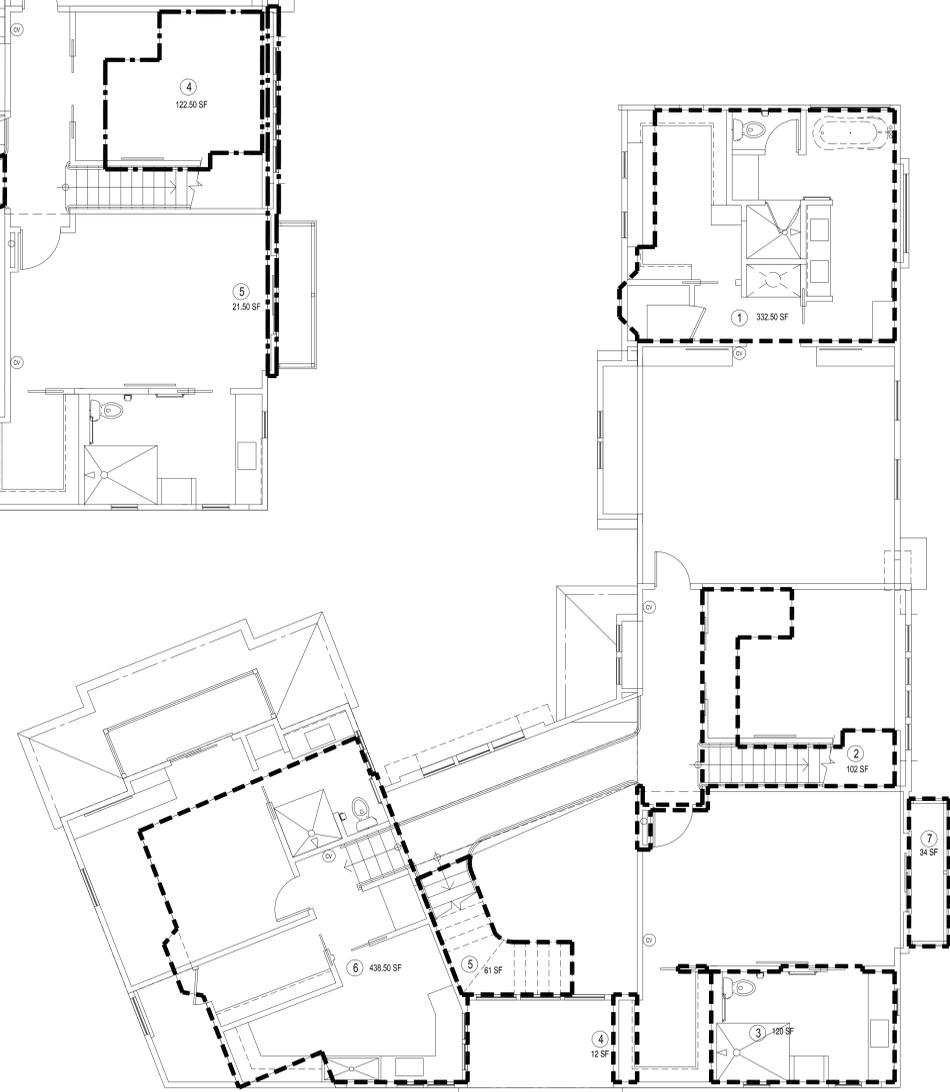
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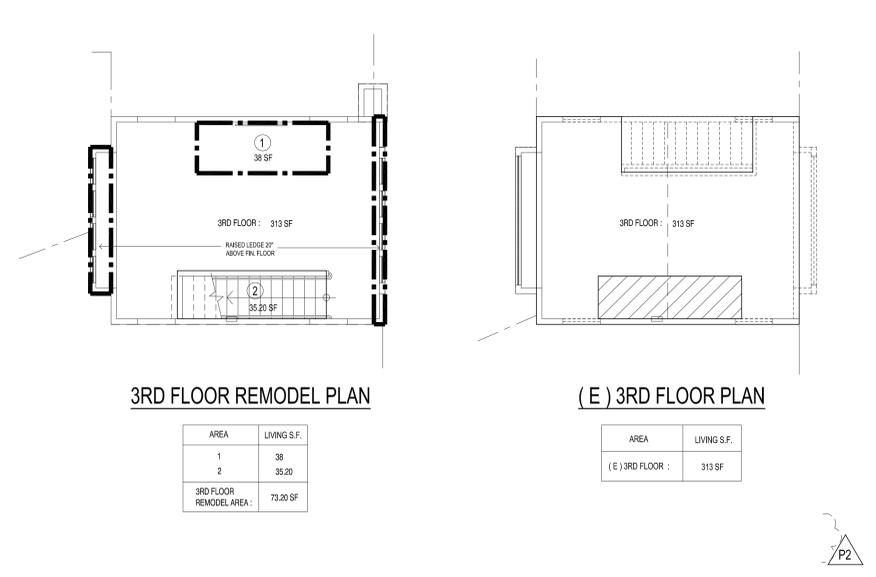
2ND FLOOR ADDITION PLAN

AREA SUMMARY			
AREA	LIVING S.F.	NON-LIVING S.F.	OVER-ALL
1	30		
2	6		
3	39.50		
4	122.50		
5	21.50		
6	71		
7	196.50		
8		50 (DECK)	
2ND FLOOR ADDITION AREA:	487 SF		537 SF



2ND FLOOR REMODEL PLAN

AREA SUMMARY	
AREA	S.F.
1	332.50
2	102
3	120
4	12
5	61
6	438.50
7	34 (DECK)
2ND FLOOR REMODEL AREA:	1,100 SF

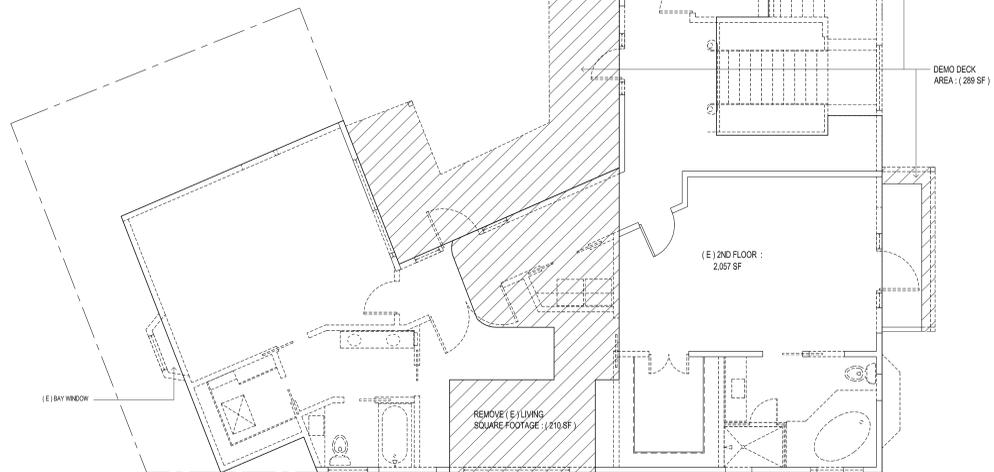


3RD FLOOR REMODEL PLAN

AREA	LIVING S.F.
1	38
2	35.20
3RD FLOOR REMODEL AREA:	73.20 SF

(E) 3RD FLOOR PLAN

AREA	LIVING S.F.
(E) 3RD FLOOR :	313 SF



(E) 2ND FLOOR PLAN

AREA SUMMARY			
(E) 2ND FLOOR :	2,057 SF		
REMOVE (E) LIVING SPACE:	(210 SF)		
NET (E) 2ND FLOOR :	1,847 SF		
(E) DECKS :	323 SF		
DEMO :	289 SF	34 SF	

P1 P3 2ND FLOOR AREA SUMMARY :

(E) 2ND FLOOR :	2,057 SF
REMOVE (E) LIVING SPACE	210 SF 1,847 SF
2ND FLOOR ADDITION:	537 SF
2ND FLOOR REMODEL:	1,100 SF
2ND FLOOR TOTAL AREA :	2,384 SF

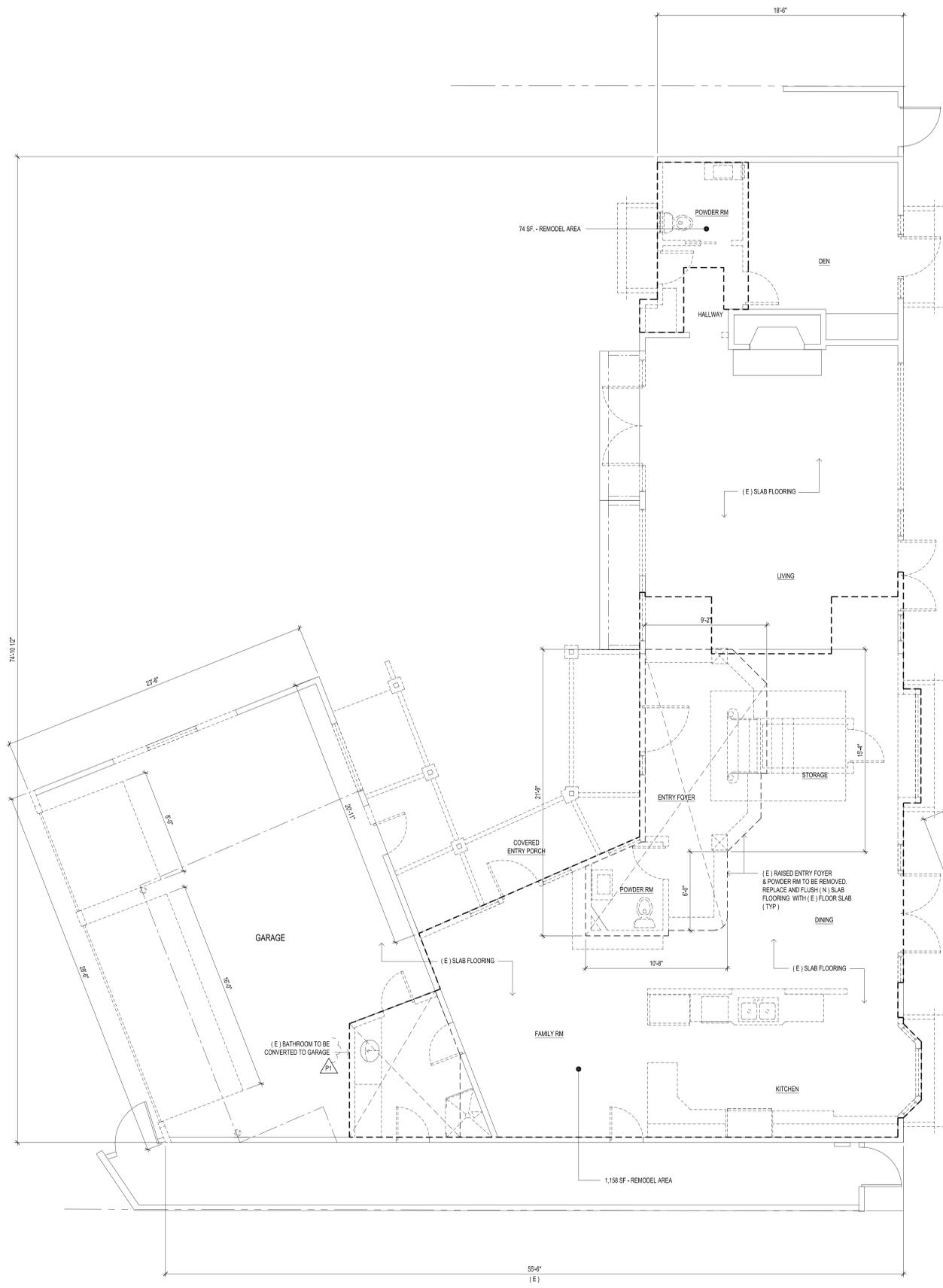
P2 3RD FLOOR AREA SUMMARY :

(E) 3RD FLOOR :	313 SF
3RD FLOOR REMODEL:	73.20 SF

2ND & 3RD FLOORS AREA SUMMARY

SCALE:  
 3/16" = 1'-0"

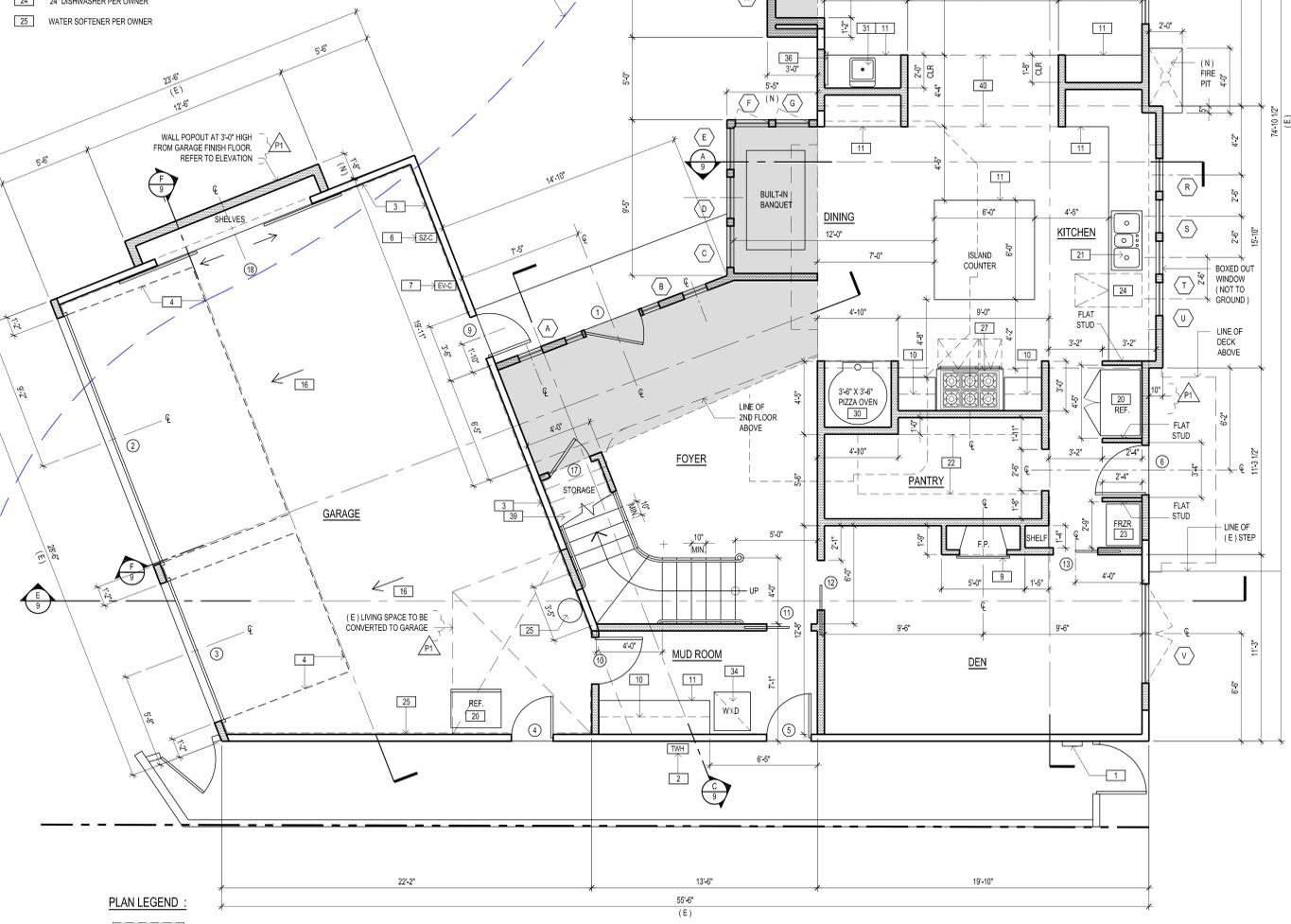
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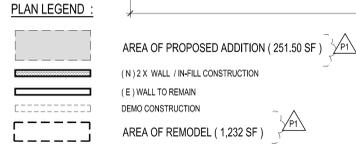
1ST FLOOR (E) & DEMO FLOOR PLAN

ARCHITECTURAL PLAN CALL - OUTS:

- |    |  |      |  |
|----|--|------|--|
| 1  | 400 AMP. ELECTRICAL PANEL / (E) LOCATION TO REMAIN   | 26   | BUILT IN SEATING WITH STORAGE BELOW  |
| 2  | TANKLESS WATER HEATER  | 27   | 30" X 60" RANGE / COOKTOP WITH DECORATIVE HOOD, LIGHT & FAN. EXHAUST VENTED TO OUTSIDE AIR. (TYP)            |
| 3  | FIRE SEPARATION BETWEEN HOUSE & GARAGE (WALLS & CEILING) TO BE 5/8" THK TYPE 'X' GYPSUM BOARD WITH 40 COOLER NAILS @ 7" O.C. | 28   | SHOWER DAM (VERIFY WITH OWNER)   |
| 4  | LINE OF OVERHEAD GARAGE DOOR   | 29   | 32" X 60" FREE STANDING TUB WITH FILLER AT END COMING FROM THE FLOOR   |
| 5  | CENTRAL VACUUM SYSTEM PER OWNER  | 30   | ROMA PIZZA OVEN BY WILDWOOD OVENS & BBQ'S PER OWNER  |
| 6  | SOLAR ZONE INVERTER & METERING EQUIPMENT INTERCONNECTION TO SERVICE PANEL  | 31   | 18" STAINLESS BAR SINK   |
| 7  | ELECTRICAL VEHICLE CHARGING READY STATION  | 32   | WASHER - DRYER SET ON RAISED PLATFORM  |
| 8  | 24" X 30" ATTIC ACCESS. PROVIDE PULL DOWN STAIRS WHERE POSSIBLE  | 33   | STAND IN SHOWER WITH TILEWORK PATTERN PER OWNER  |
| 9  | T.V. WALL PER OWNER  | 34   | WASHER - DRYER STACKED   |
| 10 | WALL HUNG CABINETS PER OWNER   | 35   | WATERCLOSET PER OWNER. TO USE NO MORE THAN 1.28 GAL PER FLUSH  |
| 11 | BUILT-IN CASEWORK, CABINET, COUNTER, ETC. PER OWNER  | 36   | TOWEL BAR PER OWNER. PROVIDE BACKING @ 48" AFF. VERIFY LOCATION IN FIELD                                     |
| 12 | BUILT IN CASEWORK WITH SHELF & POLE, DRAWERS & SHELVES   | 37   | PREFABRICATED FIREPLACE PER OWNER / ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. |
| 13 | SHELF AND POLE   | 38   | 42" HIGH W/L RAILING   |
| 14 | COUNTER TYPE LAVATORY PER OWNER  | 39   | 1 HR RATED / 1/2" THK TYPE 'X' WALLS & CEILING   |
| 15 | PAPER HOLDER. PROVIDE WALL BLOCKING @ 24" ABOVE FLOOR FINISH. VERIFY LOCATION IN FIELD.                                      | 40   | ARCHWAY PER OWNER  |
| 16 | 2% SLOPE TO DRAIN (TYP)  | TWH1 | TANKLESS WATER HEATER  |
| 17 | MIRROR ABOVE BACKSPLASH PER OWNER  | EV2C | ELECTRIC VEHICLE CHARGER   |
| 18 | BUILT IN ADJUSTABLE SHELVES / 6 EQUALLY SPACED   |      |  |
| 19 | 32" FARM SINK PER OWNER  |      |  |
| 20 | 48" BUILT-IN REFRIGERATOR / FREEZER (ENERGY STAR)  |      |  |
| 21 | 42" KITCHEN SINK WITH GARBAGE DISPOSAL   |      |  |
| 22 | NOT USED   |      |  |
| 23 | 30" FREEZER PER OWNER  |      |  |
| 24 | 24" DISHWASHER PER OWNER   |      |  |
| 25 | WATER SOFTENER PER OWNER   |      |  |



PROPOSED 1ST FLOOR PLAN



1ST FLOOR PLANS SCALE: 1/4"=1'-0"

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CONTRACTOR/DEVELOPER:

PROPOSED FOR:  
**CHRISTINA DI LORETO**  
 178 OTIS ST., HINGHAM, MA 02043  
 (508) 556-5666

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PROJECT:  
**ADDITION WITH REMODEL**  
 16832 WALU CIRCLE, HUNTINGTON BEACH, CA 92649

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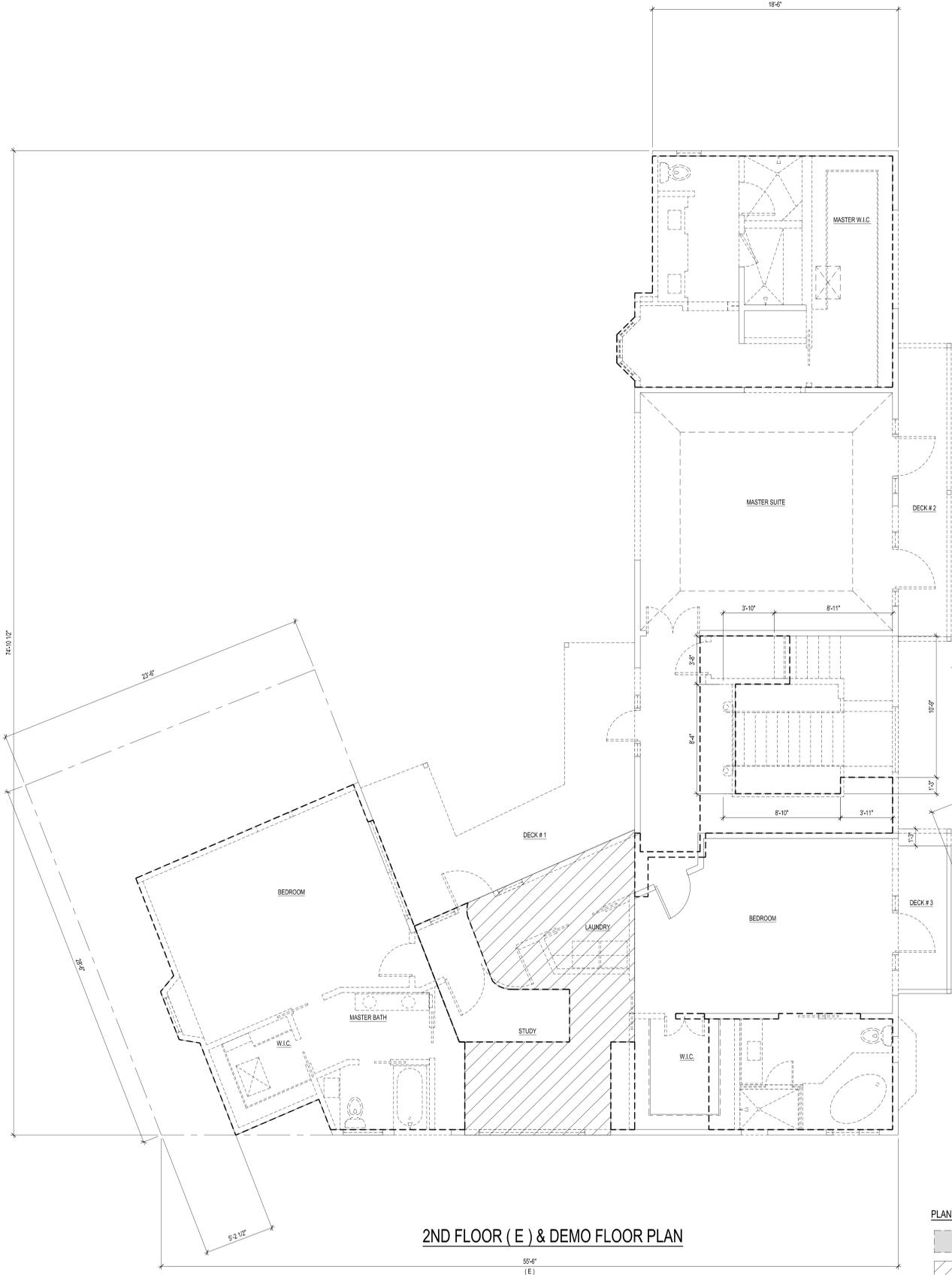
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PN 3723 - A

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SHEET NO.  
**2**

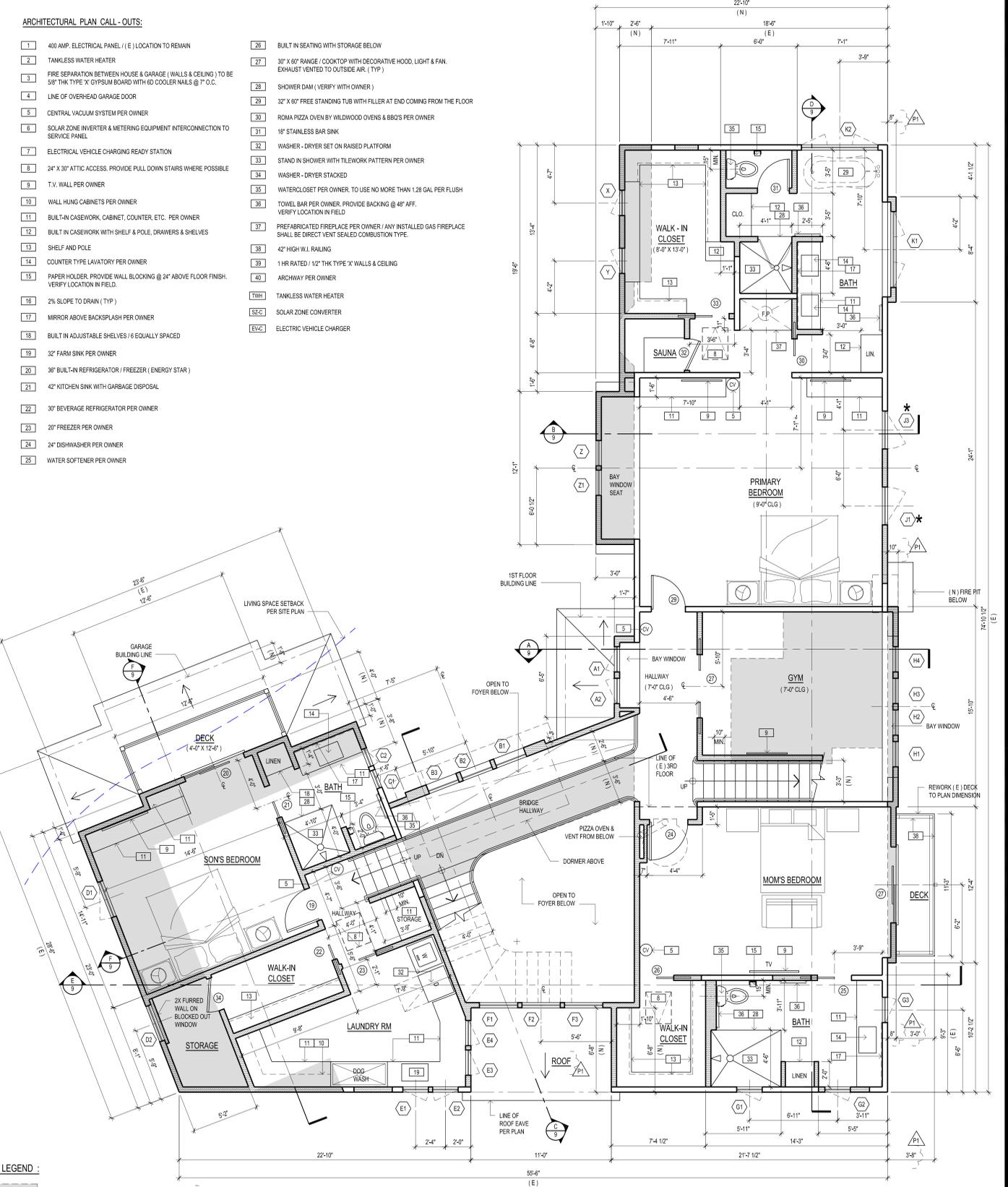
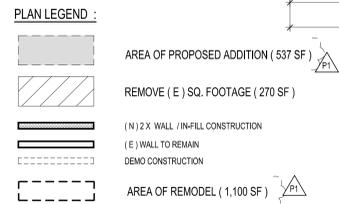
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2ND FLOOR (E) & DEMO FLOOR PLAN

ARCHITECTURAL PLAN CALL - OUTS:

- |    |  |      |  |
|----|--|------|--|
| 1  | 400 AMP. ELECTRICAL PANEL / (E) LOCATION TO REMAIN   | 26   | BUILT IN SEATING WITH STORAGE BELOW  |
| 2  | TANKLESS WATER HEATER  | 27   | 30" X 60" RANGE / COOKTOP WITH DECORATIVE HOOD, LIGHT & FAN EXHAUST VENTED TO OUTSIDE AIR. (TYP)             |
| 3  | FIRE SEPARATION BETWEEN HOUSE & GARAGE (WALLS & CEILING) TO BE 5/8" THK TYPE 'X' GYPSUM BOARD WITH 60 COOLER NAILS @ 7" O.C. | 28   | SHOWER DAM (VERIFY WITH OWNER)   |
| 4  | LINE OF OVERHEAD GARAGE DOOR   | 29   | 32" X 60" FREE STANDING TUB WITH FILLER AT END COMING FROM THE FLOOR   |
| 5  | CENTRAL VACUUM SYSTEM PER OWNER  | 30   | ROMA PIZZA OVEN BY WILDWOOD OVENS & BBQ'S PER OWNER  |
| 6  | SOLAR ZONE INVERTER & METERING EQUIPMENT INTERCONNECTION TO SERVICE PANEL  | 31   | 18" STAINLESS BAR SINK   |
| 7  | ELECTRICAL VEHICLE CHARGING READY STATION  | 32   | WASHER - DRYER SET ON RAISED PLATFORM  |
| 8  | 24" X 30" ATTIC ACCESS. PROVIDE PULL DOWN STAIRS WHERE POSSIBLE  | 33   | STAND IN SHOWER WITH TILEWORK PATTERN PER OWNER  |
| 9  | T.V. WALL PER OWNER  | 34   | WASHER - DRYER STACKED   |
| 10 | WALL HUNG CABINETS PER OWNER   | 35   | WATERCLOSET PER OWNER. TO USE NO MORE THAN 1.28 GAL PER FLUSH  |
| 11 | BUILT-IN CASEWORK, CABINET, COUNTER, ETC. PER OWNER  | 36   | TOWEL BAR PER OWNER. PROVIDE BACKING @ 48" AFF. VERIFY LOCATION IN FIELD                                     |
| 12 | BUILT-IN CASEWORK WITH SHELF & POLE, DRAWERS & SHELVES   | 37   | PREFABRICATED FIREPLACE PER OWNER / ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. |
| 13 | SHELF AND POLE   | 38   | 42" HIGH W.I. RAILING  |
| 14 | COUNTER TYPE LAVATORY PER OWNER  | 39   | 1 HR RATED 1/2" THK TYPE 'X' WALLS & CEILING   |
| 15 | PAPER HOLDER. PROVIDE WALL BLOCKING @ 24" ABOVE FLOOR FINISH. VERIFY LOCATION IN FIELD.                                      | 40   | ARCHWAY PER OWNER  |
| 16 | 2% SLOPE TO DRAIN (TYP)  | 100W | TANKLESS WATER HEATER  |
| 17 | MIRROR ABOVE BACKSPLASH PER OWNER  | S2C  | SOLAR ZONE CONVERTER   |
| 18 | BUILT IN ADJUSTABLE SHELVES / 6 EQUALLY SPACED   | EV2C | ELECTRIC VEHICLE CHARGER   |
| 19 | 32" FARM SINK PER OWNER  |      |  |
| 20 | 36" BUILT-IN REFRIGERATOR / FREEZER (ENERGY STAR)  |      |  |
| 21 | 42" KITCHEN SINK WITH GARBAGE DISPOSAL   |      |  |
| 22 | 30" BEVERAGE REFRIGERATOR PER OWNER  |      |  |
| 23 | 20" FREEZER PER OWNER  |      |  |
| 24 | 24" DISHWASHER PER OWNER   |      |  |
| 25 | WATER SOFTENER PER OWNER   |      |  |



PROPOSED 2ND FLOOR PLAN



2ND FLOOR PLANS

SCALE: 1/4"=1'-0"

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11/30/23 PLNG

CONTRACTOR/DEVELOPER:

PROPOSED FOR:  
**CHRISTINA DI LORETO**  
 178 OTIS ST., HINGHAM, MA 02043  
 (508) 556-5666

PROJECT:  
**ADDITION WITH REMODEL**  
 16832 WALU CIRCLE, HUNTINGTON BEACH, CA 92640

1 - 24 - 24  
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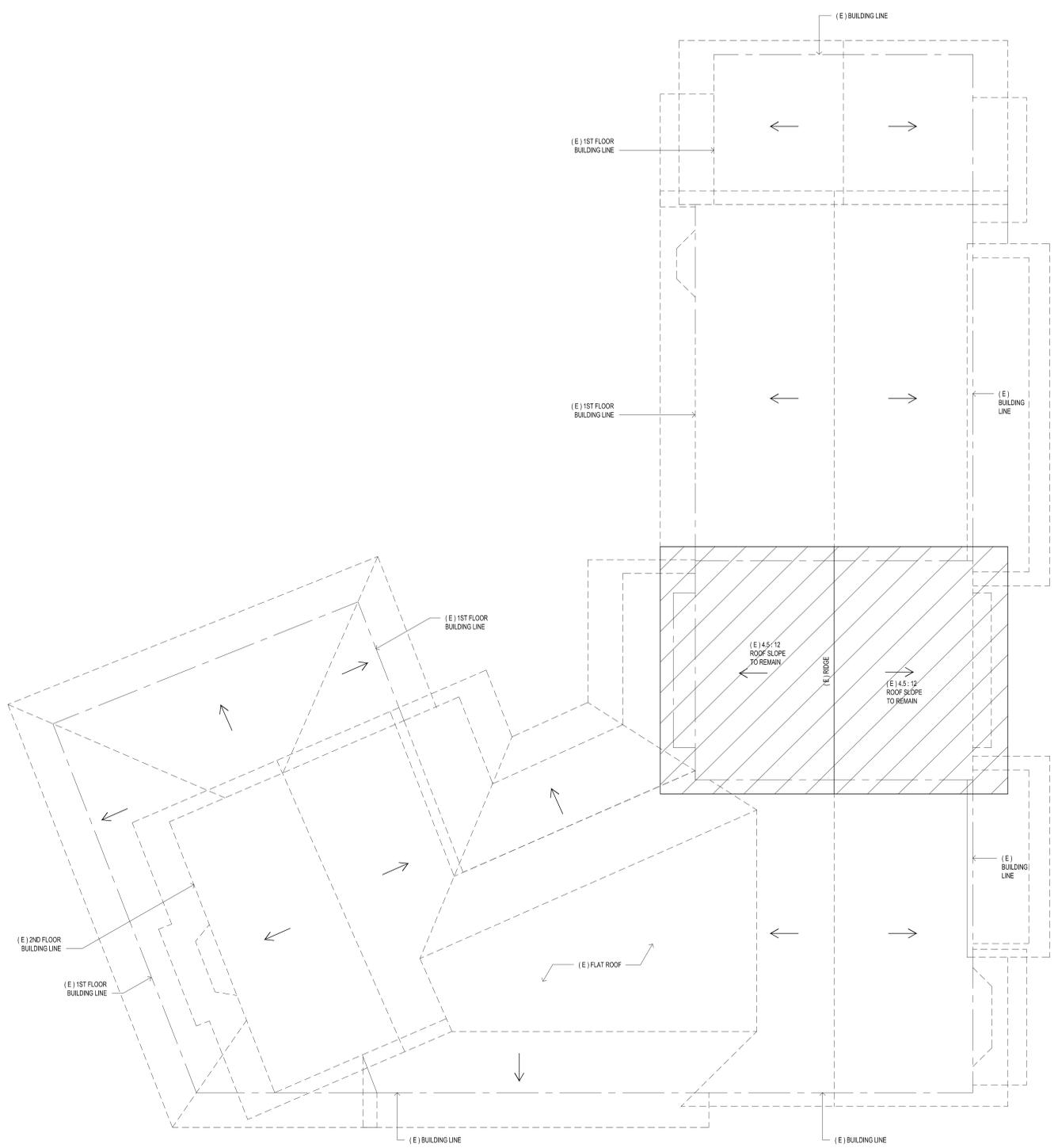
PN 3723 - A

SHEET NO.

3



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(E) ROOF PLAN

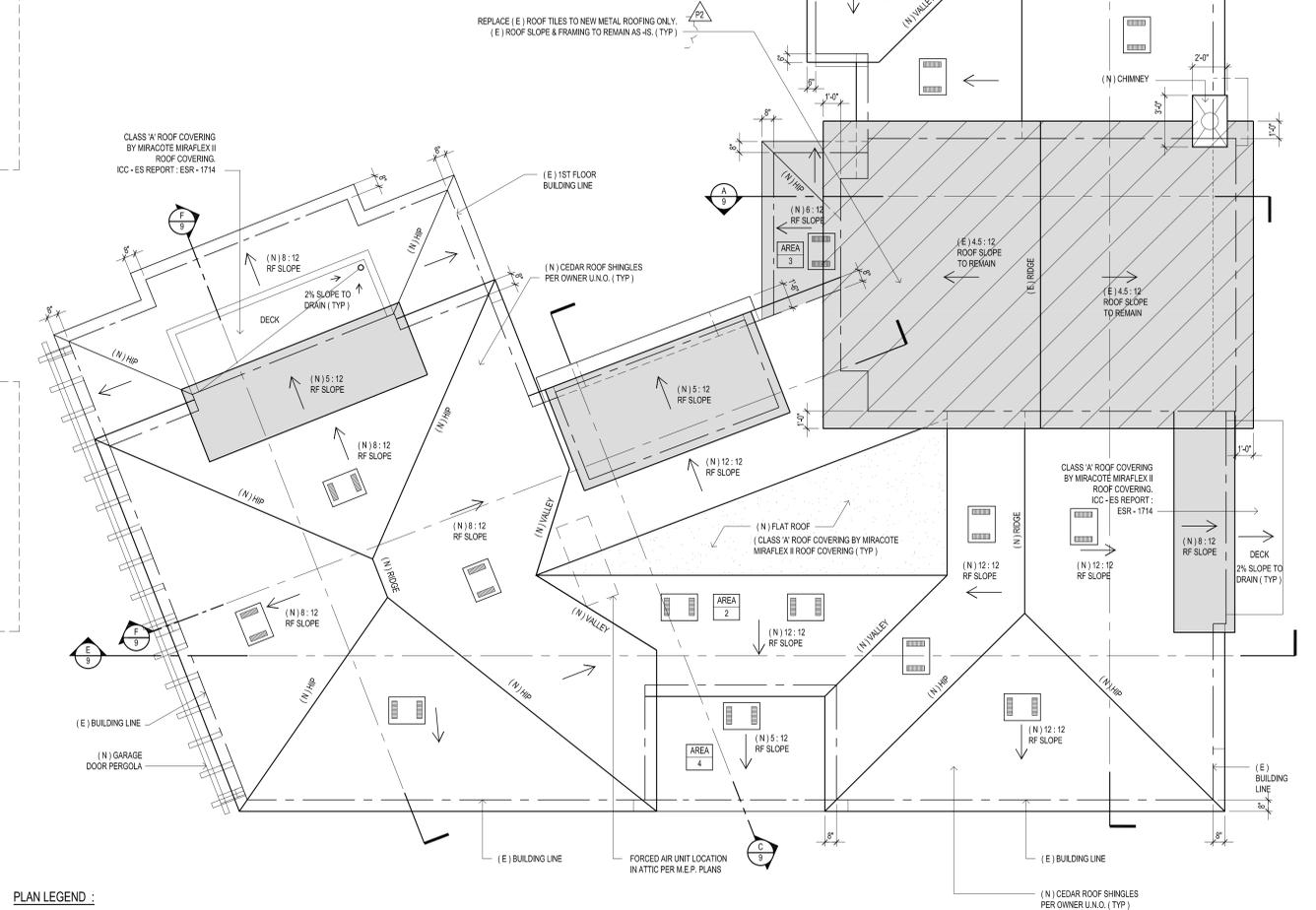
**REQUIRED ATTIC VENTILATION :**

AREA	S.F.	REQ'D VENTING (1/300)	VENTING PROVIDED
1	806	387 SQ. IN.	72 SQ. IN. OHAGIN ROOF VENT 6
2	1,426	684 SQ. IN.	72 SQ. IN. OHAGIN ROOF VENT 10
3	36	18 SQ. IN.	72 SQ. IN. OHAGIN ROOF VENT 1
4	74	36 SQ. IN.	72 SQ. IN. OHAGIN ROOF VENT 1

PROVIDE OHAGIN CLOAKED VENT TILE OR EQUAL (72 SQ. IN EACH)  
LOW PROFILE - TAPERED / NATURAL SLATE

**NOTES :**

- ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.
- FRAMER SHALL BE RESPONSIBLE FOR COORDINATING ATTIC VENT LOCATIONS.
- ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATERPROOF AND WALL MOUNTED COVERS SHALL BE SEALED & FLASHED WITH MOISTOP IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.
- PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHEN VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.
- ALL ROOF VENTS TO BE LOCATED ON THE NORTH SIDE FACING TOWARDS THE PROPERTY LINE. MATCH (E) TYP.



(N) ROOF PLAN

**PLAN LEGEND :**

- DEMO CONSTRUCTION
- EXISTING ROOF SLOPE TO REMAIN
- (N) METAL ROOFING PER ELEVATIONS

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PROJECT :  
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16932 WALU CIRCLE, HUNTINGTON BEACH, CA 92649

1 - 24 - 24  
5 - 3 - 22

PN 3723 - A

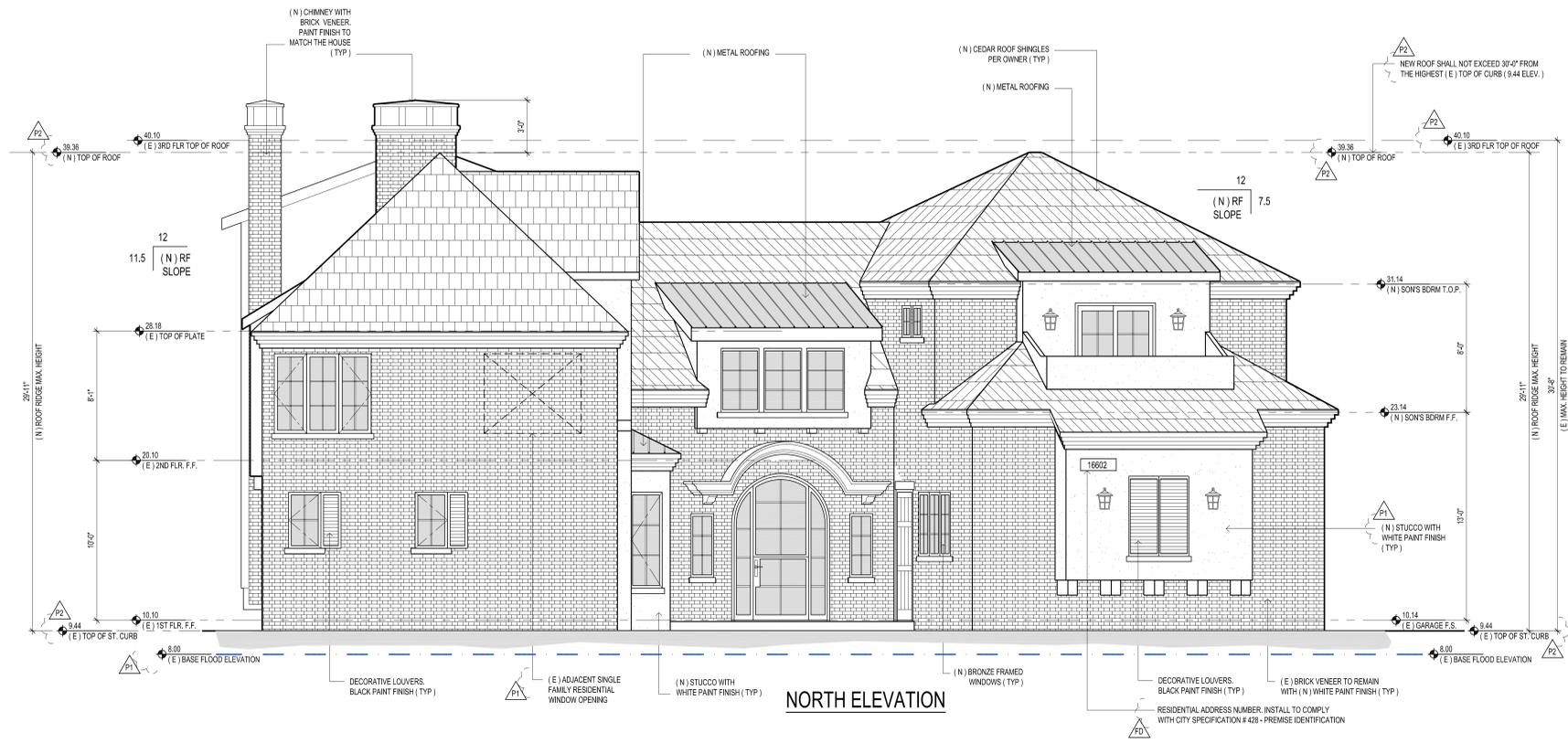
SHEET NO.

**5**

**ROOF PLAN**



SCALE:  
1/4"=1'-0"



**NORTH & WEST ELEVATIONS**

SCALE:  
1/4"=1'-0"

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11/30/23	PLNG
1/17/24	FIRE
1/17/24	PLNG

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PN 3723 - A

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6

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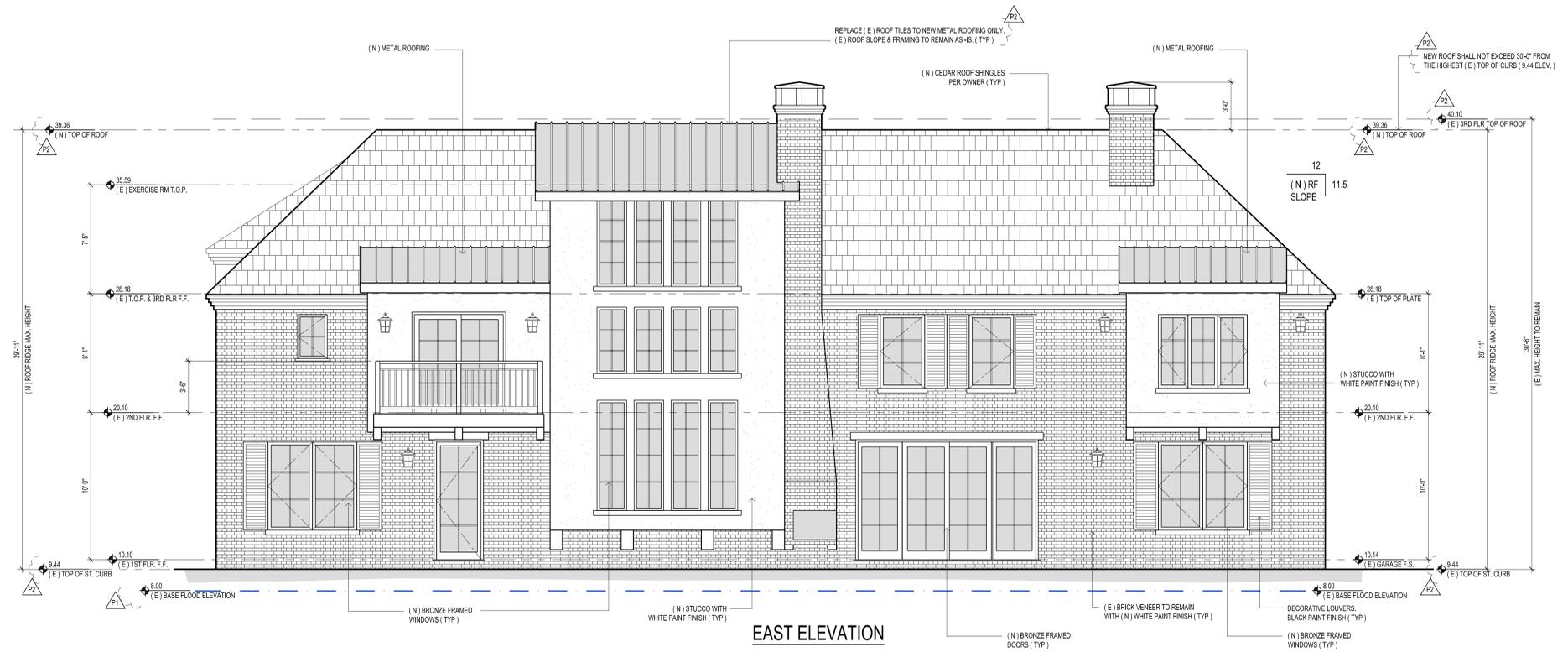
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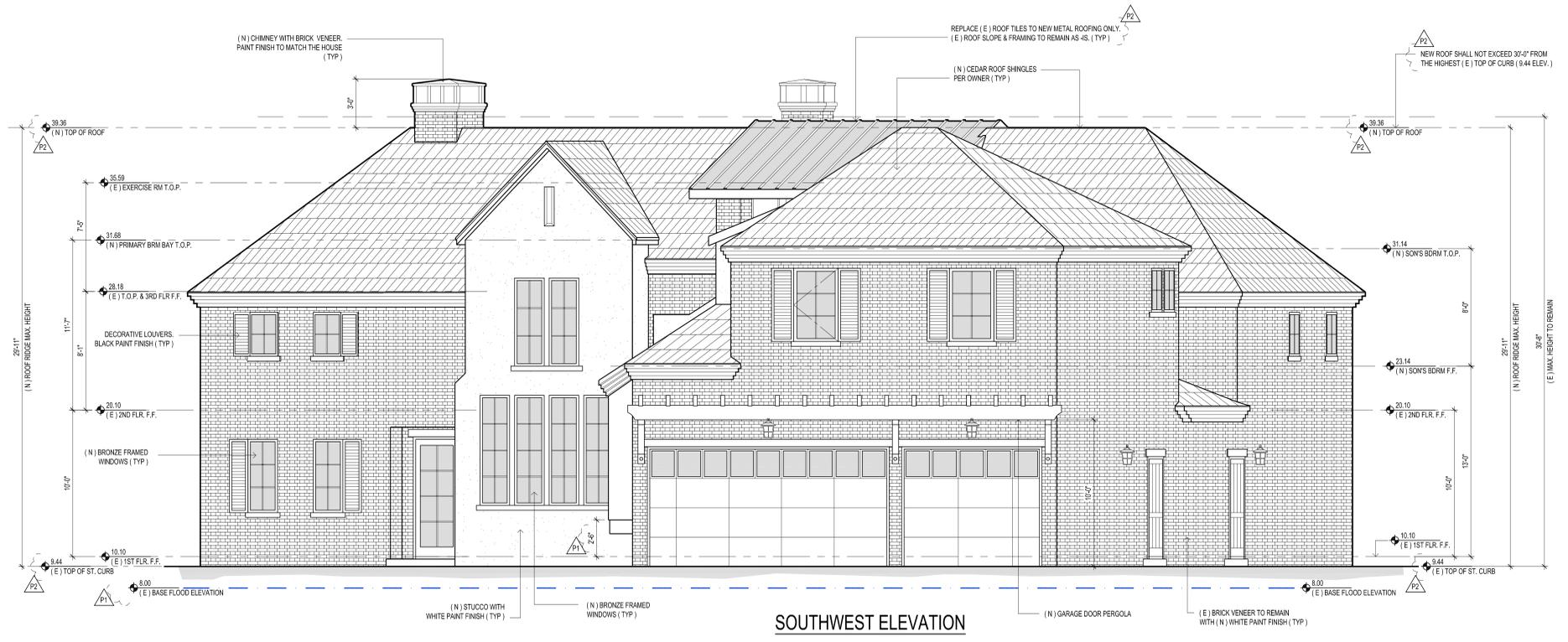
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**EAST ELEVATION**



**SOUTHWEST ELEVATION**

**EAST & SOUTHWEST ELEVATIONS**

SCALE:  
 1/4"=1'-0"

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