

# PHAN RESIDENCE

## HUNTINGTON BEACH, CALIFORNIA

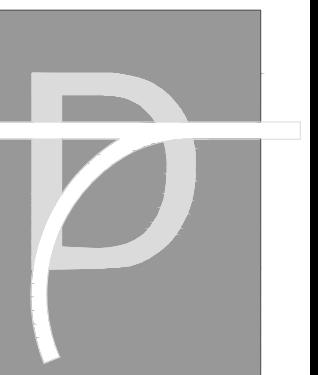
MASS STUDY 3D RENDERINGS - FOR ILLUSTRATION PURPOSES ONLY



### SHEET INDEX

#### ARCHITECTURAL:

- T1.0 COVER SHEET
- A0.0 REFERENCE SITE PLAN & PROJECT DATA
- A1.0 DIMENSIONAL 1ST & 2ND FLOOR PLANS
- A1.1 DIMENSIONAL 3RD FLOOR & ROOF PLANS
- A2.0 EXTERIOR ELEVATIONS
- A3.0 BUILDING SECTIONS & FINISH SCHEDULE



**7DESIGNS**  
Development

15315 BARRANCA PKWY  
SUITE B-106  
IRVINE, CA 92618  
TEL: (949) 224-0360

COVER SHEET

PHAN RESIDENCE  
3798 MISTRAL DR,  
HUNTINGTON BEACH, CA 92649

#### REVISIONS

NO.	DATE	DESCRIPTION
1	10/16/23	Planning Dept. Corr.
2	01/08/24	Planning Dept. Corr.

#### JOB #

411-01

#### BUILDING TYPE

#### ISSUE DATED

05/15/21

#### SHEET NUMBER

T1.0

### SCOPE OF WORK

\*\* DESIGN & BUILD A 3-STORY RESIDENCE.

03/07/24



**SITE INFORMATION & CALCULATION**

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
SITE COVERAGE	210.06	MAX. 50% OF ENTIRE SITE SITE = 8,943 S.F. 50% = 4,471.5 S.F.	4,470 S.F. COVERAGE = 50% ▲1
SETBACKS	210.06	FRONT = 15 FT. LEFT = 10 FT. BACK = 10 FT. RIGHT = 5 FT.	FRONT = 15 FT. LEFT = 10 FT. BACK = 17'-4" RIGHT = 5 FT. ▲2
LANDSCAPING	210.06	MIN. 40% OF FRONT FRONT AREA: 970 S.F. 40% = 388 S.F.	394 S.F. = 40.6% ▲1

**NOTE: POOL & FENCES TO BE REVIEWED UNDER A SEPARATE PERMIT.**

**PROPOSE BUILDING AREA:**

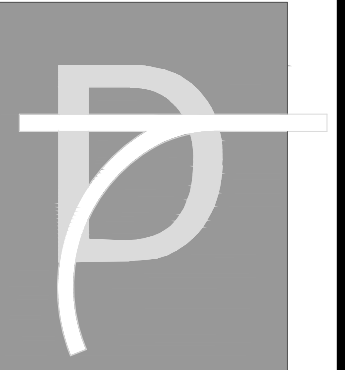
**1ST FLOOR:** 3,015 S.F.  
**2ND FLOOR:** 3,128 S.F.  
**3RD FLOOR:** 1,787 S.F.  
**TOTAL CONDITIONED:** 7,930 S.F.  
**GARAGE:** 725 S.F.  
**TOTAL BLDG AREA:** 8,655 S.F.

SITE APN: 178-043-01  
 LEGAL DESCRIPTION:   
 LOT SIZE: 8,943 S.F./ 0.20 ACRES  
 SITE ADDRESS: 3798 MISTRAL DR, HUNTINGTON BEACH, CA 92649

**CLIENT/ OWNER:**  
 MR. & MRS. PHAN  
 3798 MISTRAL DR,  
 HUNTINGTON BEACH, CA 92649  
 TEL: 714-624-6888

OCCUPANCY TYPE: R3  
 NUMBER OF STORIES: 3  
 TYPE OF CONSTRUCTION: V-B

**ARCHITECT / DESIGNER:**  
 7 DESIGNS+DEVELOPMENT  
 15375 BARRANCA PKWY, SUITE B-106  
 IRVINE, CA 92618  
 TEL: 714-724-1902  
 EMAIL: BARAY@7DDEV.COM  
 CONTACT: BARAY KARIM (PROJECT MANAGER)



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REFERENCE SITE PLAN & PROJECT DATA

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REVISIONS

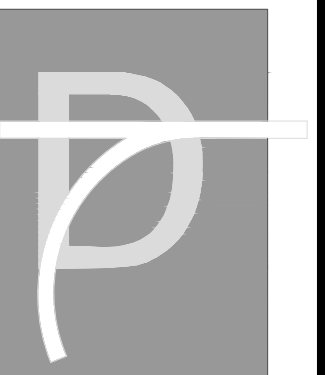
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▲3		
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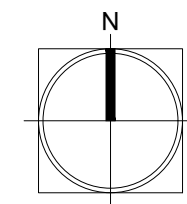
SHEET NUMBER  
**A0.0**



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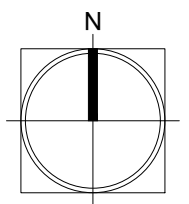
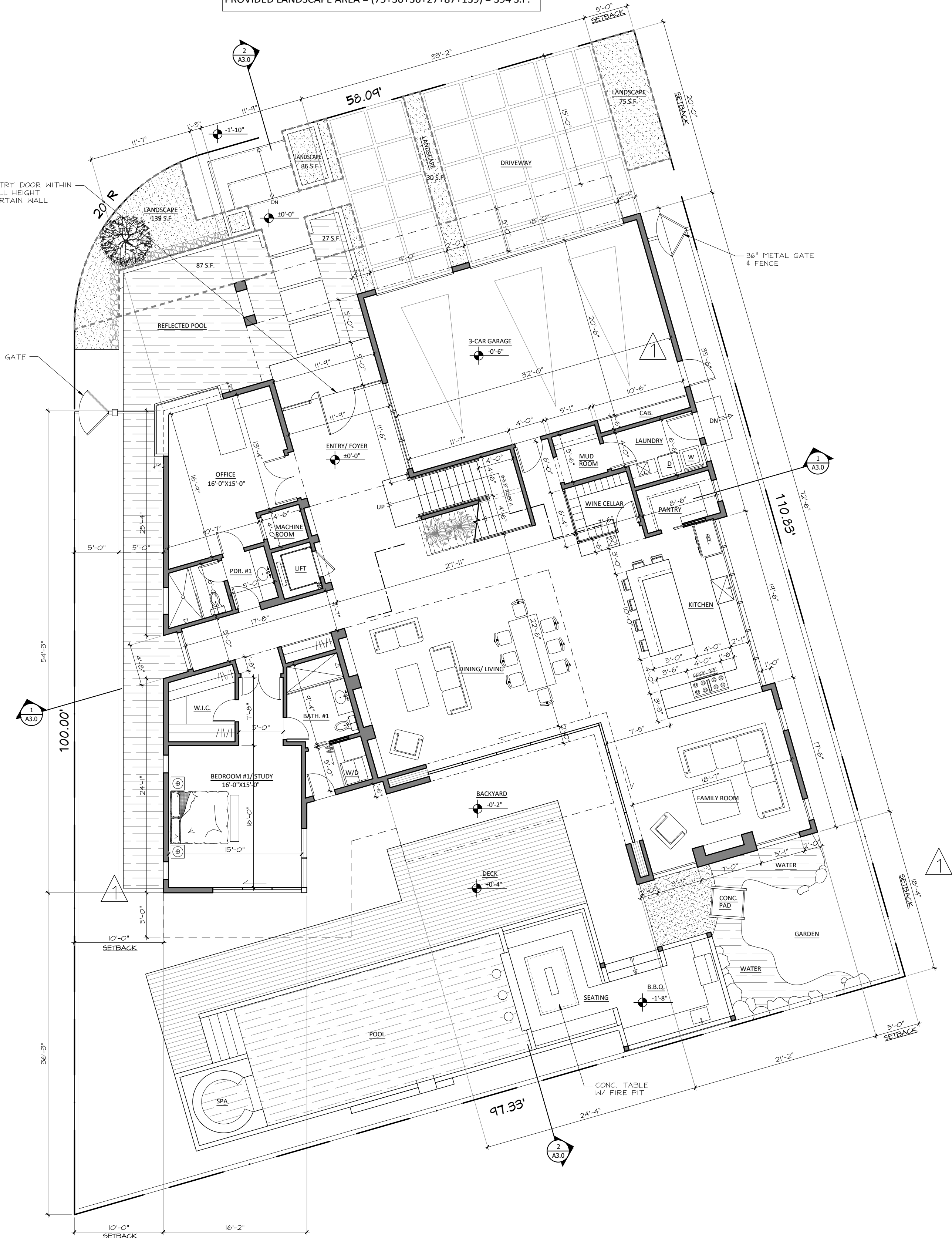
TOTAL FRONT AREA IN 15'-0" SETBACK = 970 S.F.  
REQUIRED LANDSCAPE AREA = 970 X 40% = 388 S.F.  
PROVIDED LANDSCAPE AREA = (75+30+36+27+87+139) = 394 S.F.



1/8"=1'-0"

2

DIMENSIONAL 1ST FLOOR PLAN



1/8"=1'-0"

1

DIMENSIONAL 2ND FLOOR PLAN

DIMENSIONAL 1ST & 2ND FLOOR PLANS

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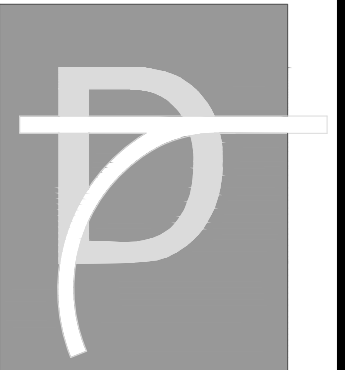
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A1.0

03/07/24



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DIMENSIONAL 3RD FLOOR & ROOF PLANS

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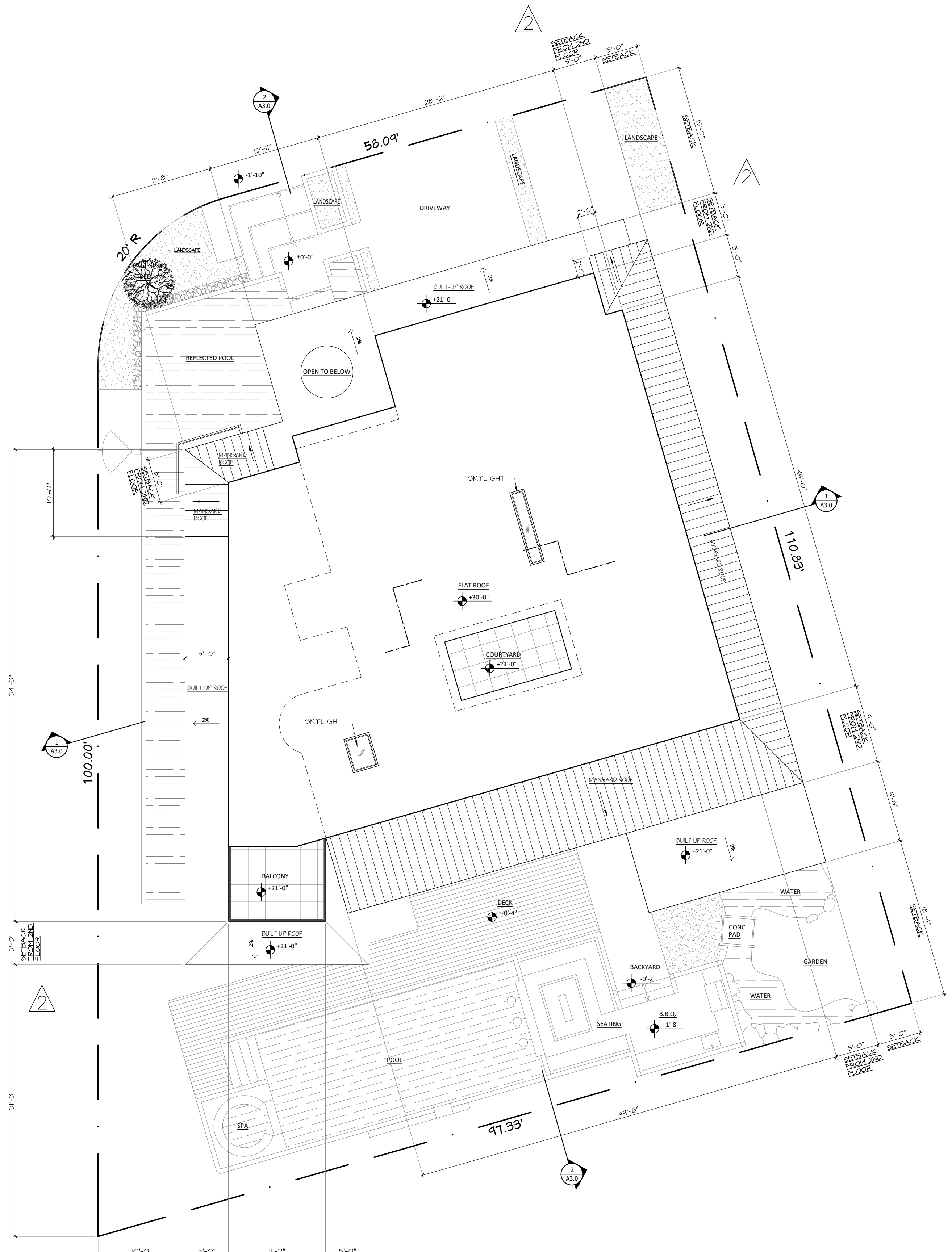
BUILDING TYPE

ISSUE DATED  
05/15/21

SHEET NUMBER

A1.1

03/07/24

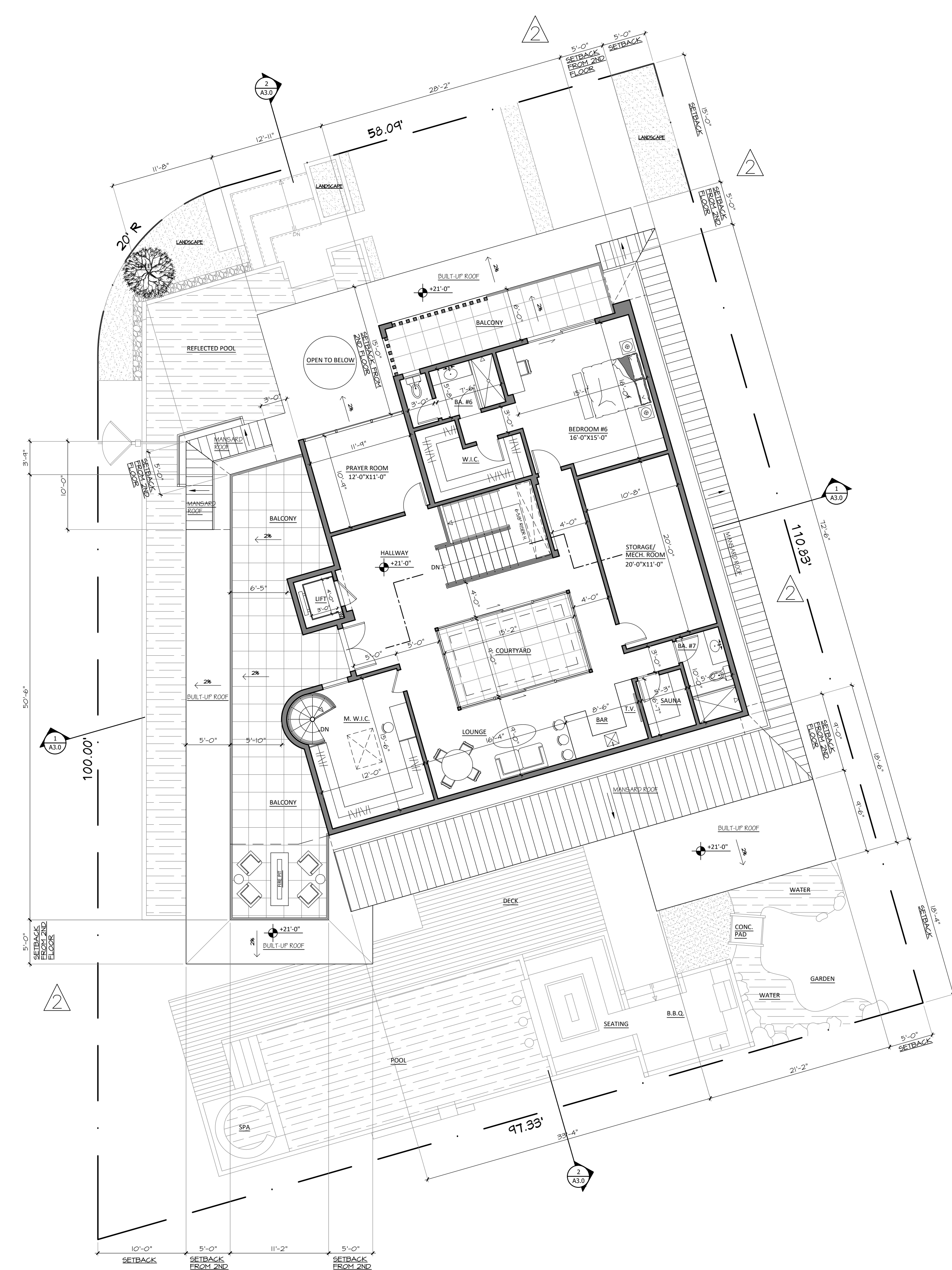


DIMENSIONAL ROOF PLAN

1/8"=1'-0"

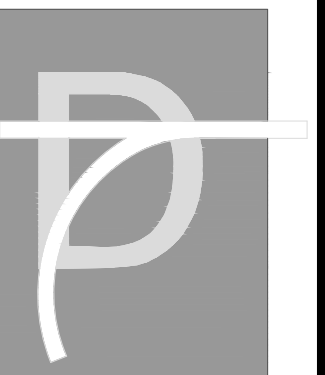
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DIMENSIONAL 3RD FLOOR PLAN



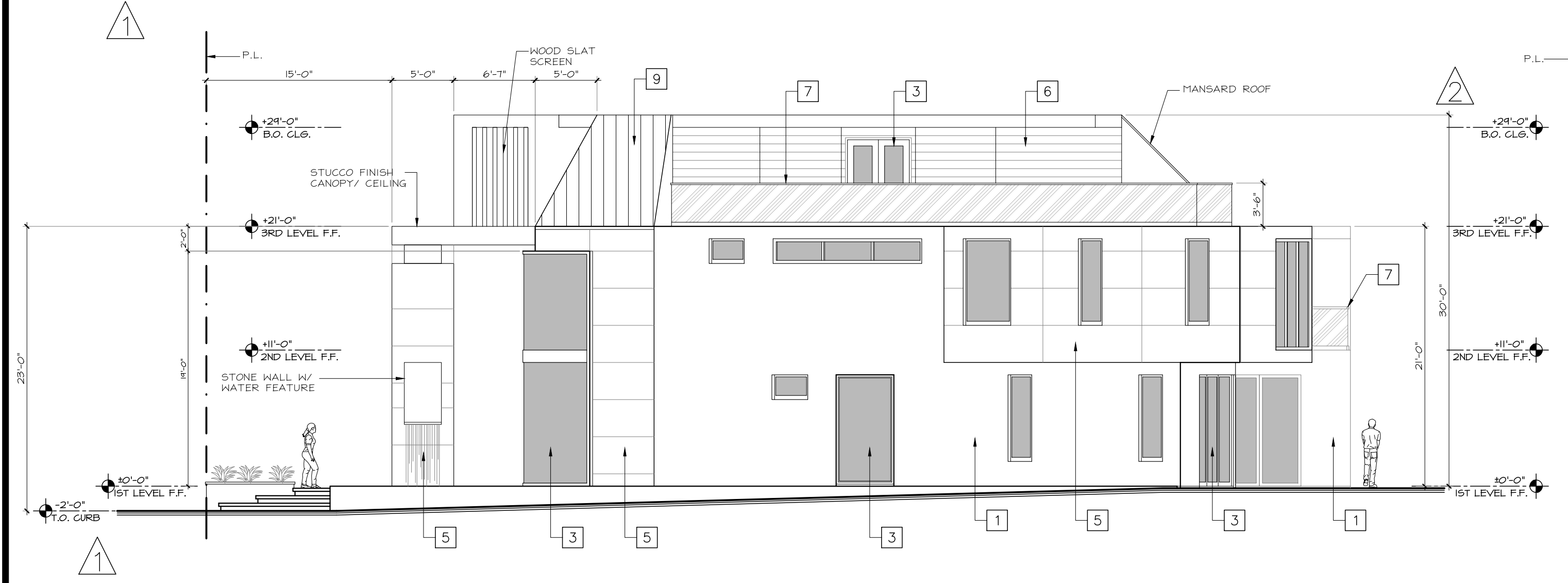
1/8"=1'-0"

1



7DESIGNS  
Development

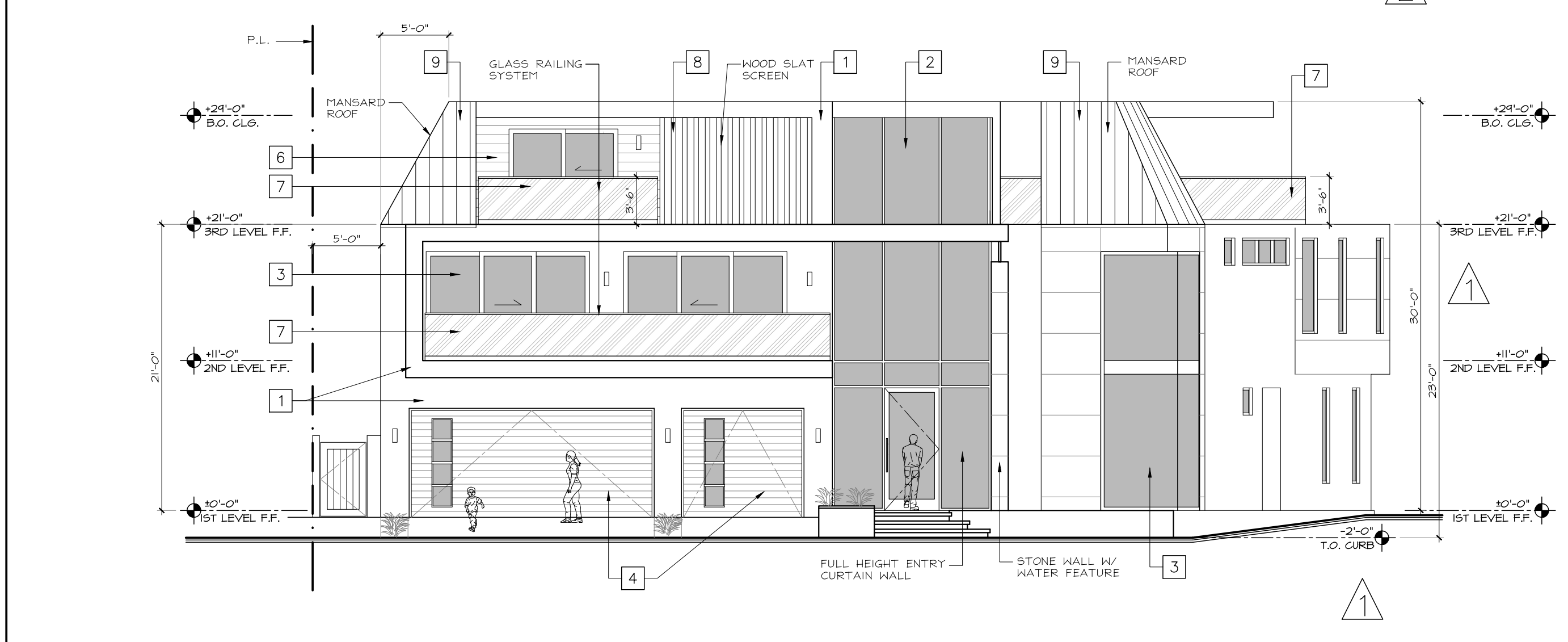
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WEST ELEVATION

1/8"=1'-0"

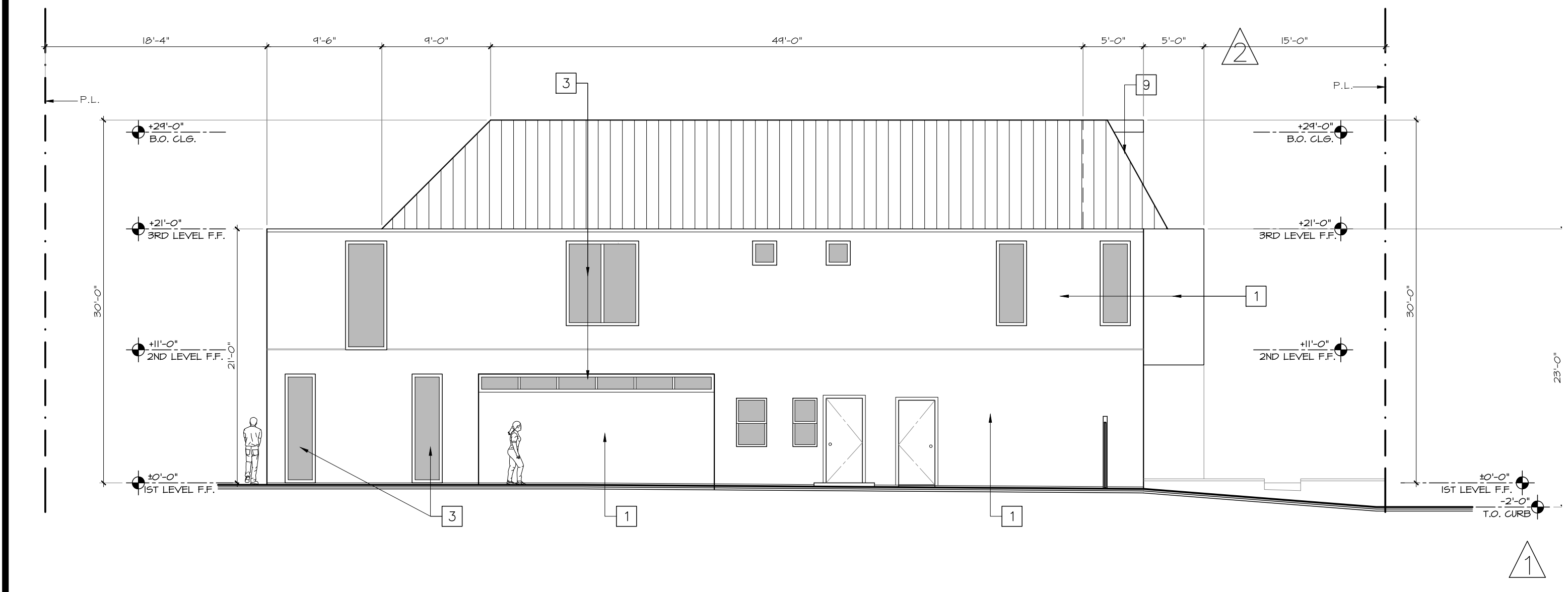
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NORTH ELEVATION

1/8"=1'-0"

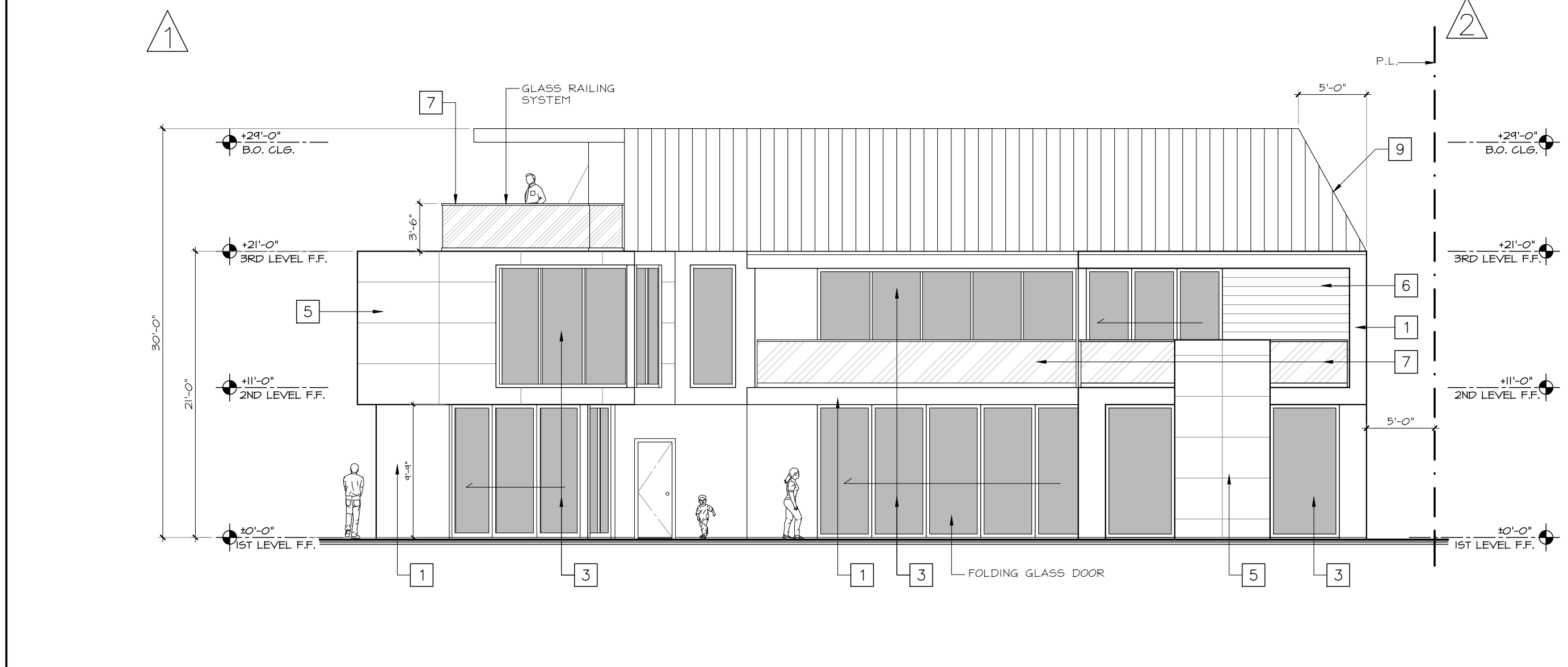
1



EAST ELEVATION

1/8"=1'-0"

4



SOUTH ELEVATION

1/8"=1'-0"

3

EXTERIOR ELEVATIONS

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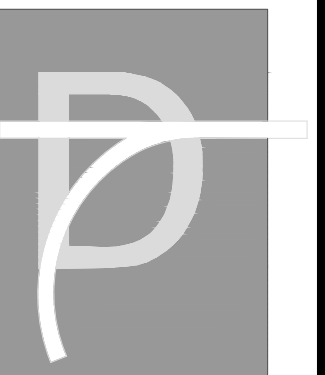
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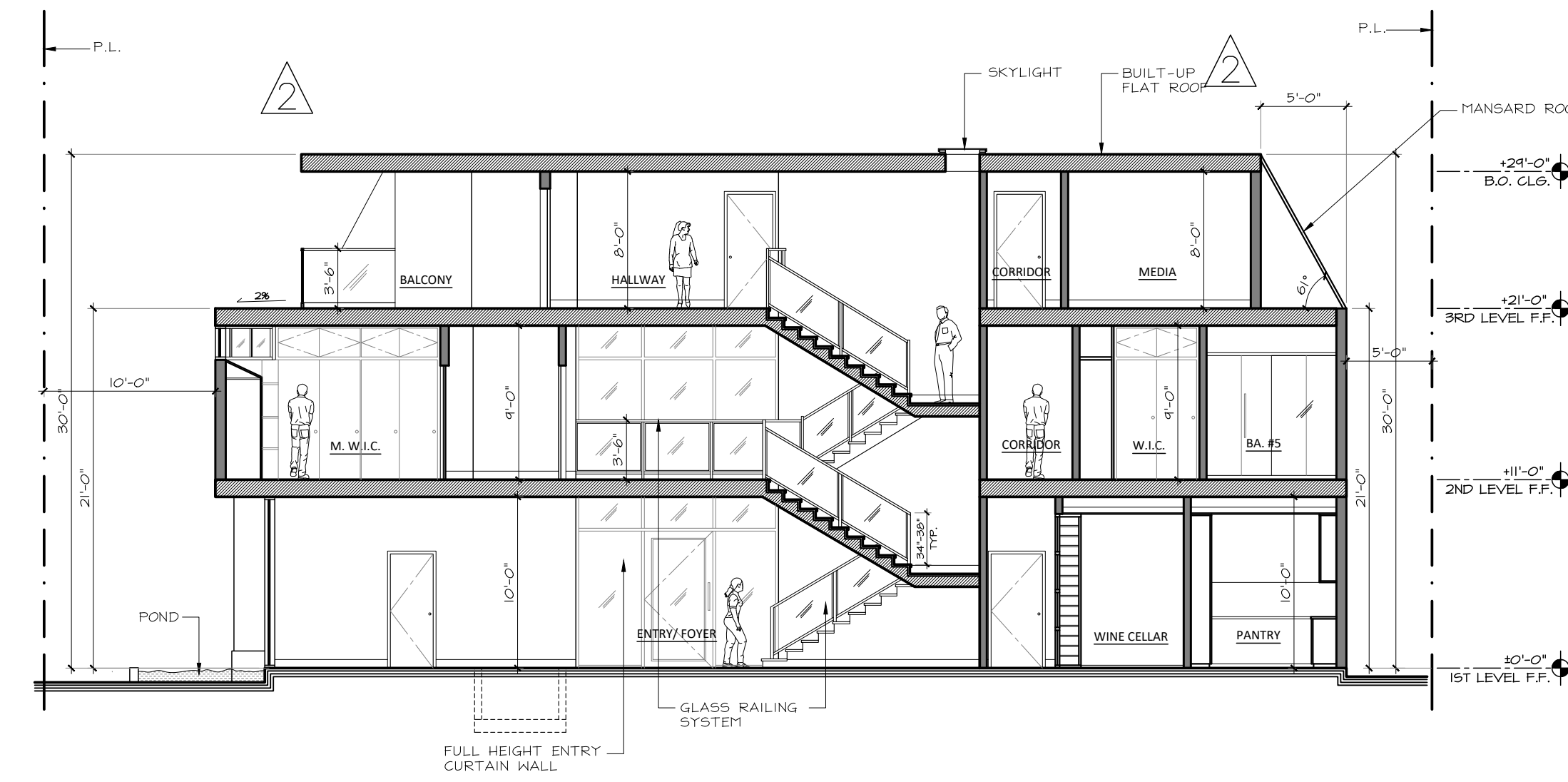
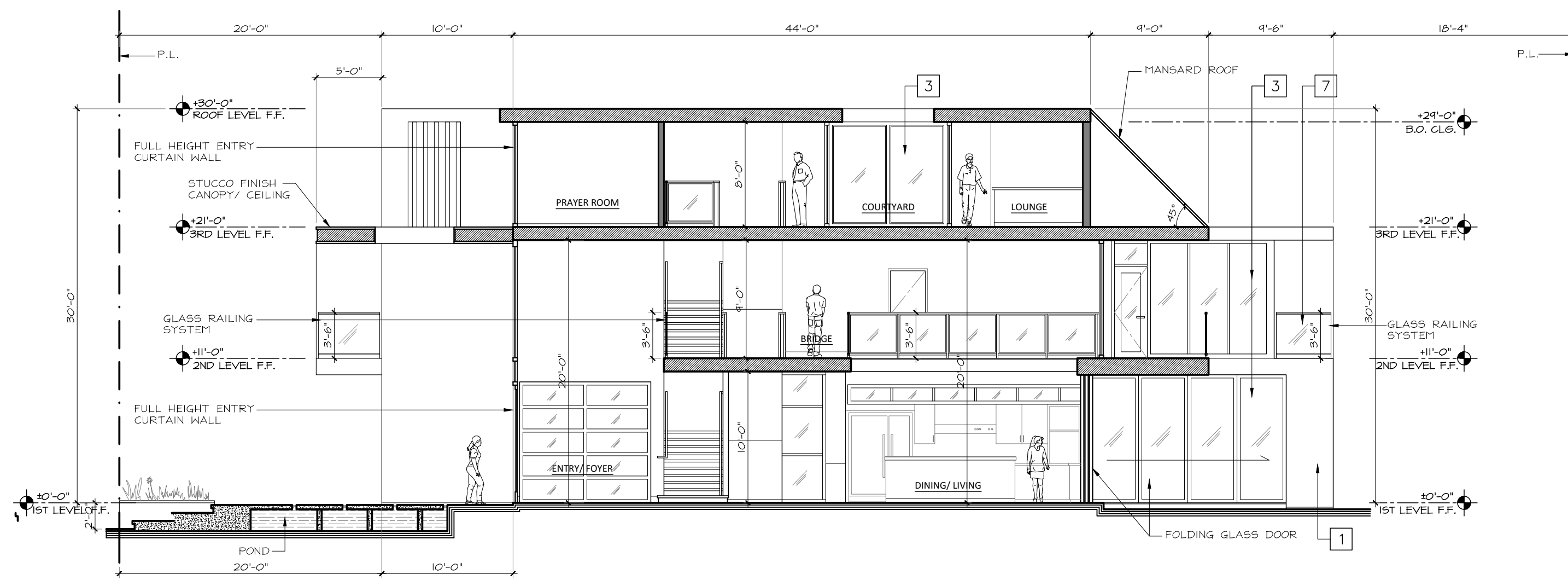
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SECTION - 2

1/8"=1'-0"

2

SECTION - 1

1/8"=1'-0"

1

**EXTERIOR FINISH SCHEDULE**

ITEM	MANUFACTURER	PRODUCT/COLOR	NOTES
1	THOMPSON BUILDING MATERIALS WWW.THOMPSONBLDG.COM, (714) 935-0900	EXTERIOR CEMENT PLASTER, BENJAMIN MOORE, WHITE HERON OC-5T	
2	TGP AMERICA WWW.TGPAMERICA.COM, (800) 426-0274	STEEL CURTAIN WALL SYSTEM, BLACK	
3	ANDERSEN WINDOWS AND DOORS WWW.ANDERSENWINDOWS.COM, (800) 426-4261	ALUMINUM DOOR & WINDOWS, SHERWIN WILLIAMS SW 6258, TRICORN BLACK	
4	CLOPAY CORPORATION WWW.CLOPAYDOOR.COM, 1-800-225-6124	CANYON RIDGE MODERN GARAGE DOOR, PLANK DESIGN 6, WALNUT FINISH	
5	BUILD WITH FERGUSON WWW.BUILD.COM, 1-800-375-3403	DALTILE, CHORD, 24X48 TILE, LIGHT POLISHED CONCRETE VISUAL, FORTE GRAY	
6	TRESPA-METEON WOOD & NATURALS WWW.TRESPA.COM, INFO@TRESPA.COM	WOOD SLAT & VENEER ITALIAN WALNUT, NND8	
7	HANSEN ARCHITECTURAL SYSTEMS WWW.ALUMINUMRAILING.COM, 800-421-6144	GLASS RAILING, MATTE BLACK TOP & BOT. RAIL	
8	HANSEN ARCHITECTURAL SYSTEMS WWW.ALUMINUMRAILING.COM, 800-421-6144	ALUMINUM TRELLIS SYSTEM, MATTE BLACK	
9	WESTERN STATES METAL ROOFING WWW.WESTERN STATES METAL ROOFING.COM, 877-787-5467	STANDING SEAM METAL ROOF SYSTEM, REGAL WHITE	

BUILDING SECTIONS & FINISH SCHEDULE

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