

# NEW SINGLE HOUSE

16492 BARNSTABLE CIRCLE HUNTINGTON BEACH, CA 92649

STAMP:



12862 Joy Street, Suite A  
Garden Grove  
CA 92840

Tel: (714) 200 4122

ANHA studio | Email: aha@anha-studio.com

## SINGLE FAMILY HOUSE

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649

## RUBICON INVESTMENT PROPERTIES LLC

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:  
A 9/22/2021 Planning Correction

PROJECT DIRECTOR:  
JOB CAPTAIN:  
SENIOR ASSOCIATE:  
ASSOCIATES:  
PROJECT NUMBER:  
PROJECT CAD FILE:

SHEET TITLE:  
**COVER SHEET**

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SHEET NUMBER:

# CV.1

PLOT REFERENCE DATE: MM/DD/YYYY

| PROJECT DATA  |                       | ARCHITECTURAL SYMBOL   |  | DIRECTORY   |                             | NOTES   |        | DRAWING INDEX  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
|---|-----------------------|--|--|---|-----------------------------|---|--------|--|--|---------------|---------------------------|------------|--------|-------------|-------------|-------|--------------|------|-------------|----------------------|--|------|----------------------|----------|----------|----------------|---------------|-----|---------------|------|------------------|---------------|----|------|-------------------|-----|---------|------------|---------------------|---|-------------|------|--------------------|--------------------|--|--------|-----------------------|--|----------|-----------------------|------------|----------|-----------------------|------|-----------------------|-------------------|--|----------|-------------------------|----------|--------|----------------------------------|--|---|--|--|--|--|--|
| <p>ADDRESS: 16492 BARNSTABLE CIRCLE HUNTINGTON BEACH, CA 92649<br/>                     COUNTY NAME: COUNTY OF ORANGE<br/>                     ASSESSOR PARCEL NUMBER: 178 06 212<br/>                     ZONE: R1-CZ<br/>                     OCCUPANCY GROUPS: V-B<br/>                     LOT SIZE: 5,255 SF<br/>                     NUMBER OF STORY: 3-STORY<br/>                     BUILDING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL<br/>                     TYPE OF CONSTRUCTION: TYPE V-B<br/>                     FIRE SPRINKLER: *YES* FIRE SPRINKLER PER CRC R313.3</p> <p><b>CODES COMPLY</b><br/>                     2019 CALIFORNIA RESIDENTIAL CODE<br/>                     2019 CALIFORNIA MECHANICAL CODE<br/>                     2019 CALIFORNIA PLUMBING CODE<br/>                     2019 CALIFORNIA FIRE CODE<br/>                     2019 CALIFORNIA ELECTRICAL CODE<br/>                     2019 CALIFORNIA ENERGY CODE<br/>                     2019 CALIFORNIA GREEN BUILDING STANDARDS CODE OF HUNTINGTON BEACH CITY</p>  |                       | <p>SECTION: SECTION LETTER SHEET NUMBER<br/>                     DETAIL: DETAIL NUMBER SHEET NUMBER<br/>                     DOOR NUMBER WINDOW TYPE<br/>                     SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER<br/>                     SCALE<br/>                     COLUMN GRID<br/>                     CENTER LINE<br/>                     PROPERTY LINE</p> <p>EXTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER<br/>                     INTERIOR ELEVATION: SHEET NUMBER ELEVATION LETTER<br/>                     EQUIPMENT NUMBER<br/>                     ELEVATION TAG<br/>                     SPOT ELEVATION<br/>                     REVISION<br/>                     NORTH DESIGNATION<br/>                     ROOF SLOPE INDICATION<br/>                     CHANGE IN ELEVATION<br/>                     GRAPHIC SCALE</p> |  | <p>OWNER: RUBICON INVESTMENT PROPERTIES LLC<br/>                     16492 BARNSTABLE CIRCLE<br/>                     HUNTINGTON BEACH, CA 92649<br/>                     TEL. (714) 956 5977</p> <p>DESIGNER: ANHA STUDIO<br/>                     12862 JOY STREET,<br/>                     GARDEN GROVE, CA 92840<br/>                     TEL. (714) 200 4122</p> <p>STRUCTURAL ENG. TRUONG DONG<br/>                     15751 BROOKHURST ST, #225,<br/>                     WESTMINSTER, CA 92683<br/>                     TEL. (714) 204 2874</p> |                             |   |        | <table border="1"> <thead> <tr> <th colspan="2">ARCHITECTURAL</th> <th colspan="2">STRUCTURAL</th> </tr> <tr> <th>SHEET</th> <th>DESCRIPTION</th> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>CV.1</td> <td>COVER SHEET</td> <td></td> <td></td> </tr> <tr> <td>A0.1</td> <td>EXISTING FLOOR PLANS</td> <td></td> <td></td> </tr> <tr> <td>A0.2</td> <td>NEW SITE PLAN</td> <td></td> <td></td> </tr> <tr> <td>A0.3</td> <td>FIRST FLOOR PLAN</td> <td></td> <td></td> </tr> <tr> <td>A0.4</td> <td>SECOND FLOOR PLAN</td> <td></td> <td></td> </tr> <tr> <td>A0.5</td> <td>THIRD NEW SITE PLAN</td> <td></td> <td></td> </tr> <tr> <td>A0.6</td> <td>ROOF PLAN</td> <td></td> <td></td> </tr> <tr> <td>A0.7</td> <td>ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>A0.8</td> <td>ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>A0.9</td> <td>ELEVATION CERTIFICATE</td> <td></td> <td></td> </tr> </tbody> </table> |  | ARCHITECTURAL |                           | STRUCTURAL |        | SHEET       | DESCRIPTION | SHEET | DESCRIPTION  | CV.1 | COVER SHEET |                      |  | A0.1 | EXISTING FLOOR PLANS |          |          | A0.2           | NEW SITE PLAN |     |               | A0.3 | FIRST FLOOR PLAN |               |    | A0.4 | SECOND FLOOR PLAN |     |         | A0.5       | THIRD NEW SITE PLAN |   |             | A0.6 | ROOF PLAN          |                    |  | A0.7   | ELEVATIONS            |  |          | A0.8                  | ELEVATIONS |          |                       | A0.9 | ELEVATION CERTIFICATE |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| ARCHITECTURAL   |                       | STRUCTURAL   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| SHEET   | DESCRIPTION           | SHEET  | DESCRIPTION  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| CV.1  | COVER SHEET           |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.1  | EXISTING FLOOR PLANS  |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.2  | NEW SITE PLAN         |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.3  | FIRST FLOOR PLAN      |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.4  | SECOND FLOOR PLAN     |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.5  | THIRD NEW SITE PLAN   |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.6  | ROOF PLAN             |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.7  | ELEVATIONS            |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.8  | ELEVATIONS            |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| A0.9  | ELEVATION CERTIFICATE |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| GENERAL INFORMATION   |                       | SCOPE OF WORK  |  | VICINITY MAP  |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| <p><b>PROPOSED: NEW ADDITION</b></p> <p>LOT SIZE: 5,255 SF<br/>                     EXISTING ZONE: R1-CZ<br/>                     TYPE OF CONSTRUCTION: V-B<br/>                     APN: 178 06 212</p> <table border="1"> <thead> <tr> <th colspan="3">EXISTING HOME INFORMATION</th> </tr> </thead> <tbody> <tr> <td>(E) LOT COVERAGE (1,816 SF)</td> <td>MAX. 50%</td> <td>34.55%</td> </tr> <tr> <td>TOTAL (E) LIVING AREA</td> <td></td> <td>2,692 SF</td> </tr> <tr> <td>(E) GARAGE (2 CAR GARAGE)</td> <td></td> <td>438 SF</td> </tr> <tr> <td>(E) BEDROOM</td> <td></td> <td>4</td> </tr> <tr> <td>(E) BATHROOM</td> <td></td> <td>3.5</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="3">NEW HOME INFORMATION</th> </tr> <tr> <th></th> <th>REQUIRED</th> <th>PROVIDED</th> </tr> </thead> <tbody> <tr> <td>FRONT SET BACK</td> <td>15'</td> <td>20'</td> </tr> <tr> <td>REAR SET BACK</td> <td>10'</td> <td>10'</td> </tr> <tr> <td>SIDE SET BACK</td> <td>5'</td> <td>5'</td> </tr> <tr> <td>HEIGHT LIMIT</td> <td>35'</td> <td>34'-11"</td> </tr> <tr> <td>(N)BEDROOM</td> <td></td> <td>4</td> </tr> <tr> <td>(N)BATHROOM</td> <td></td> <td>5 BATHS + 1 POWDER</td> </tr> <tr> <td>TOTAL BALCONY AREA</td> <td></td> <td>118 SF</td> </tr> <tr> <td>1ST FLOOR LIVING AREA</td> <td></td> <td>2,024 SF</td> </tr> <tr> <td>2ND FLOOR LIVING AREA</td> <td></td> <td>2,114 SF</td> </tr> <tr> <td>3RD FLOOR LIVING AREA</td> <td></td> <td>871 SF</td> </tr> <tr> <td>TOTAL LIVING AREA</td> <td></td> <td>5,009 SF</td> </tr> <tr> <td>LOT COVERAGE (2,566 SF)</td> <td>MAX. 50%</td> <td>48.83%</td> </tr> </tbody> </table>  |                       | EXISTING HOME INFORMATION  |  |   | (E) LOT COVERAGE (1,816 SF) | MAX. 50%  | 34.55% | TOTAL (E) LIVING AREA  |  | 2,692 SF      | (E) GARAGE (2 CAR GARAGE) |            | 438 SF | (E) BEDROOM |             | 4     | (E) BATHROOM |      | 3.5         | NEW HOME INFORMATION |  |      |                      | REQUIRED | PROVIDED | FRONT SET BACK | 15'           | 20' | REAR SET BACK | 10'  | 10'              | SIDE SET BACK | 5' | 5'   | HEIGHT LIMIT      | 35' | 34'-11" | (N)BEDROOM |                     | 4 | (N)BATHROOM |      | 5 BATHS + 1 POWDER | TOTAL BALCONY AREA |  | 118 SF | 1ST FLOOR LIVING AREA |  | 2,024 SF | 2ND FLOOR LIVING AREA |            | 2,114 SF | 3RD FLOOR LIVING AREA |      | 871 SF                | TOTAL LIVING AREA |  | 5,009 SF | LOT COVERAGE (2,566 SF) | MAX. 50% | 48.83% | <p><b>DEFERRED SUBMITTAL</b></p> |  | <p>16492 BARNSTABLE CIRCLE<br/>HUNTINGTON BEACH, CA 92649</p> |  |  |  |  |  |
| EXISTING HOME INFORMATION   |                       |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| (E) LOT COVERAGE (1,816 SF)   | MAX. 50%              | 34.55%   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| TOTAL (E) LIVING AREA   |                       | 2,692 SF   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| (E) GARAGE (2 CAR GARAGE)   |                       | 438 SF   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| (E) BEDROOM   |                       | 4  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| (E) BATHROOM  |                       | 3.5  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| NEW HOME INFORMATION  |                       |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
|   | REQUIRED              | PROVIDED   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| FRONT SET BACK  | 15'                   | 20'  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| REAR SET BACK   | 10'                   | 10'  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| SIDE SET BACK   | 5'                    | 5'   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| HEIGHT LIMIT  | 35'                   | 34'-11"  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| (N)BEDROOM  |                       | 4  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| (N)BATHROOM   |                       | 5 BATHS + 1 POWDER   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| TOTAL BALCONY AREA  |                       | 118 SF   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| 1ST FLOOR LIVING AREA   |                       | 2,024 SF   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| 2ND FLOOR LIVING AREA   |                       | 2,114 SF   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| 3RD FLOOR LIVING AREA   |                       | 871 SF   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| TOTAL LIVING AREA   |                       | 5,009 SF   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| LOT COVERAGE (2,566 SF)   | MAX. 50%              | 48.83%   |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| AGENCY REQUIREMENTS   |                       |  |  |   |                             |   |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |
| <p>A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)</p> <p>B. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS IF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC)</p> <p>C. FIRE SPRINKLER PLANS STAMPED AND APPROVED BY THE CITY OF HUNTINGTON BEACH FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.</p> <p>D. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)</p> <p>E. URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)</p> <p>F. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.0 GALLONS PER MINUTE. (402.1.1 CPC)</p> <p>G. SFAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 GALLONS PER MINUTE.</p> |                       |  | <p>H. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH Sec. 604.1 OF THE CALIFORNIA PLUMBING CODE. Pex, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF Sec. 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX 1 OF THE CPC AND THE MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN Sec.604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.</p> <p>I. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2019 CALIFORNIA ENERGY CODE.</p> <p>J. TWO SEPARATE SITE VISITS AND REPORTS PREPARED BY THE ENGINEER OF RECORD FOR THE NEW HOME DESIGN ARE REQUIRED; (109.3.8 CBC) ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2019 CALIFORNIA ENERGY CODE.</p> <p>1. THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND FOUNDATION SYSTEM INSTALLATION JUST PRIOR TO CONCRETE POUR TO VERIFY THAT THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE FOUNDATION INSPECTION AND APPROVAL TO POUR CONCRETE WILL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.</p> <p>2. THE ENGINEER OF RECORD SHALL ALSO INSPECT THE COMPLETED FRAMING SYSTEM OF THE HOME AFTER THE INSTALLATION OF THE ROUGH PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS AND THE EXTERIOR OF THE HOMES HAS BEEN WEATHER WRAPPED. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THAT THE FRAMING SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ROUGH FRAMING, PLUMBING, MECHANICAL, ELECTRICAL AND EXTERIOR WEATHER BARRIER INSPECTION SHALL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.</p> |   |                             | <p>K. A PRE-CONSTRUCTION MEETING IS REQUIRED IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION. THIS MEETING SHALL TAKE PLACE AT THE SITE OF THE NEW HOME. THE MEETING MUST INCLUDE A REPRESENTATIVE OF THE BUILDING DIVISION, THE GENERAL CONTRACTOR, A REPRESENTATIVE OF EACH OF THE SUBCONTRACTORS (ELECTRICAL, PLUMBING, MECHANICAL, GRADING, OFF-SITE CONTRACTOR, ETC.) DEPENDANT UPON WHAT SUB-CONTRACTORS ARE TO BE INVOLVED IN THE NEW CONSTRUCTION AND A REPRESENTATIVE OF THE OWNER MAY BE PRESENT. THE MEETING WILL REVIEW REQUIRED PERMITS, TEMPORARY POWER REQUIREMENTS, DOCUMENTS REQUIRED TO BE ON THE SITE, INSPECTION REQUIREMENTS, FIELD CORRECTION NOTICE PROCEDURE, CHANGES IN THE FIELD, FINAL INSPECTIONS AND GAS AND POWER RELEASES, QUESTIONS FROM THE CONTRACTORS OR OWNER AND ANY OTHER SPECIAL PROCEDURES OR CONDITIONS FOR THAT PARTICULAR NEW HOME. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE BUILDING DIVISION FRONT COUNTER AT 714-229-6730.</p> <p>L. ALL DOORS AND WINDOWS SHALL MEET CITY OF HUNTINGTON BEACH SECURITY ORDINANCE.</p> <p>M. PROVIDE FOR MAINTENANCE, REPAIR, AND REPLACEMENT BY A HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON AREA LANDSCAPE, IRRIGATION, DRAINAGE FACILITIES, WATER QUALITY BMP'S, WATER SYSTEM LINES, FIRE SYSTEM LINES, SEWER SYSTEM LINES, AND PRIVATE SERVICE UTILITIES.</p> <p>N. CONCRETE SLAB AND UNDER-FLOOR INSPECTION SHALL BE MADE AFTER IN-SLAB OR UNDER FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR. (R109.1.1.1)</p> <p>O. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. ( R109.1.2)</p> <p>P. THE PLANS SHALL PROVIDE STATEMENT SPECIFICALLY LISTING ALL REQUIRED SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTIONS SHALL BE AS REQUIRED BY SECTION 1705 OF THE CBC.</p> |        |  |  |               |                           |            |        |             |             |       |              |      |             |                      |  |      |                      |          |          |                |               |     |               |      |                  |               |    |      |                   |     |         |            |                     |   |             |      |                    |                    |  |        |                       |  |          |                       |            |          |                       |      |                       |                   |  |          |                         |          |        |                                  |  |   |  |  |  |  |  |

ANHA design studio



**GENERAL INFORMATION**

ADDRESS: 16492 BARNSTABLE CIRCLE HUNTINGTON BEACH, CA 92649  
 LOT SIZE: 4,968 SF.  
 (E) LOT COVERAGE (2,359 SF) 47.48%  
 TOTAL (E) LIVING AREA 2,905 SF  
 (E) GARAGE (2 CAR GARAGE) 500 SF  
 (E) BEDROOM 4  
 (E) BATHROOM 3 BATHS + 1 POWDERS

STAMP:



12862 Joy Street, Suite A  
 Garden Grove  
 CA 92840  
 Tel: (714) 200 4122  
 ANHA studio Email: aha@anha-studio.com

**SINGLE FAMILY HOUSE**

16492 BARNSTABLE CIRCLE  
 HUNTINGTON BEACH, CA 92649

**RUBICON INVESTMENT PROPERTIES LLC**

16492 BARNSTABLE CIRCLE  
 HUNTINGTON BEACH, CA 92649  
 Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:  
 JOB CAPTAIN:  
 SENIOR ASSOCIATE:  
 ASSOCIATES:  
 PROJECT NUMBER:  
 PROJECT CAD FILE:

SHEET TITLE:  
**EXISTING FLOOR PLAN**

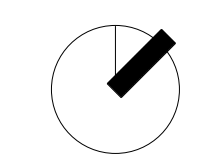
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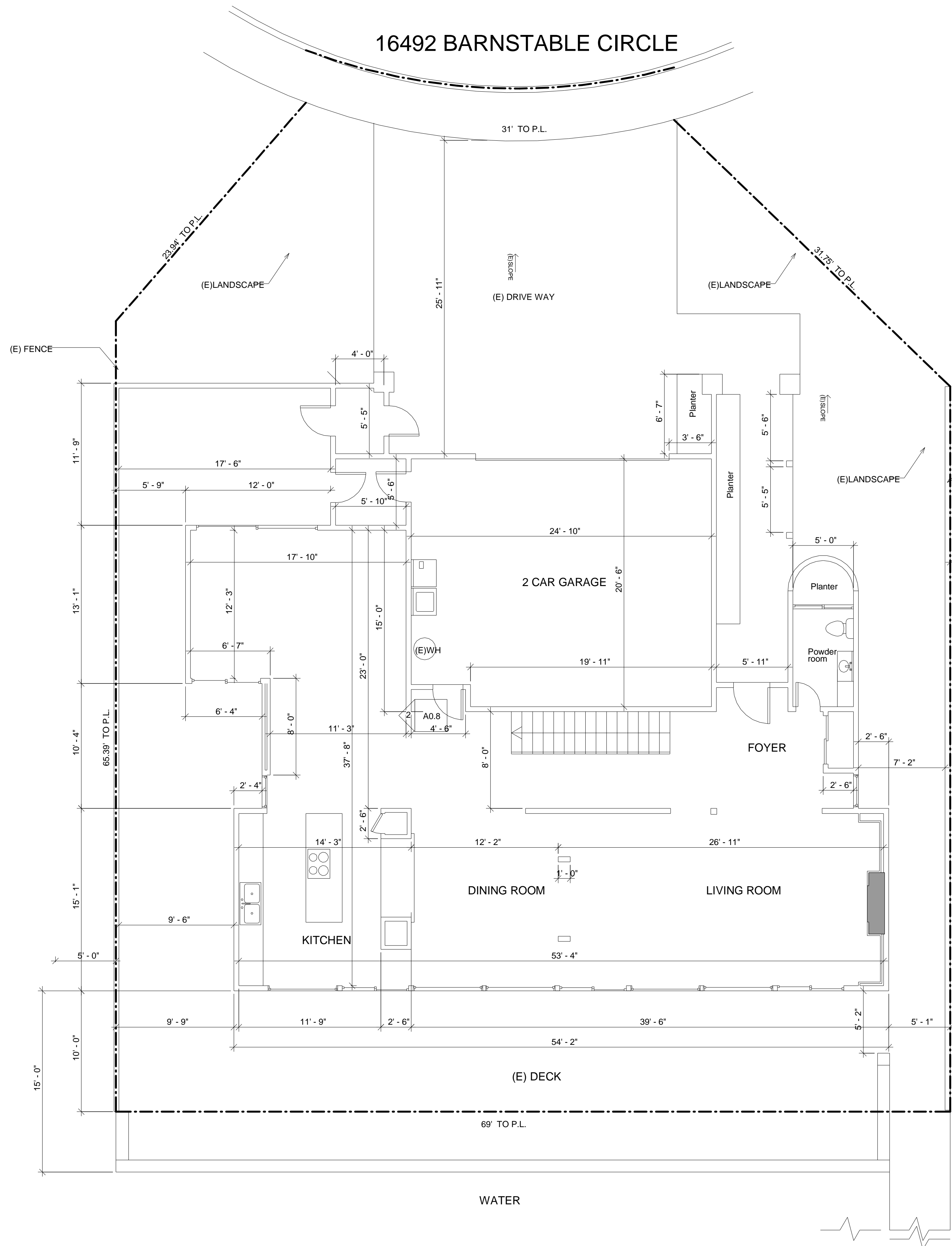
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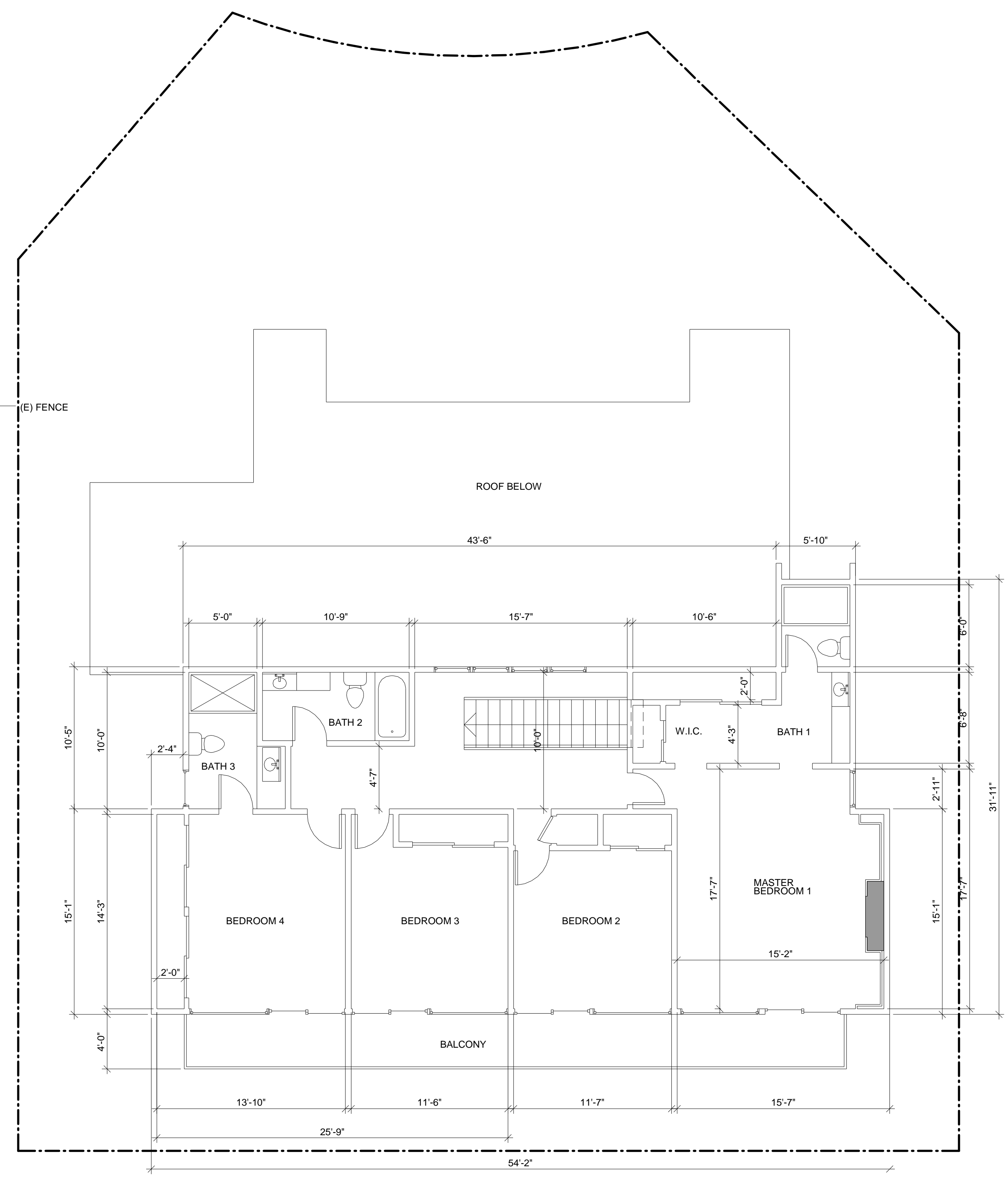
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16492 BARNSTABLE CIRCLE



**EXISTING FIRST FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



**EXISTING SECOND FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

STAMP:



12862 Joy Street, Suite A  
Garden Grove  
CA 92840  
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

# SINGLE FAMILY HOUSE

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649

# RUBICON INVESTMENT PROPERTIES LLC

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

9/22/2021 Planning Correction

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

## NEW SITE PLAN

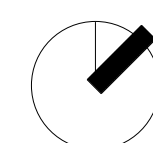
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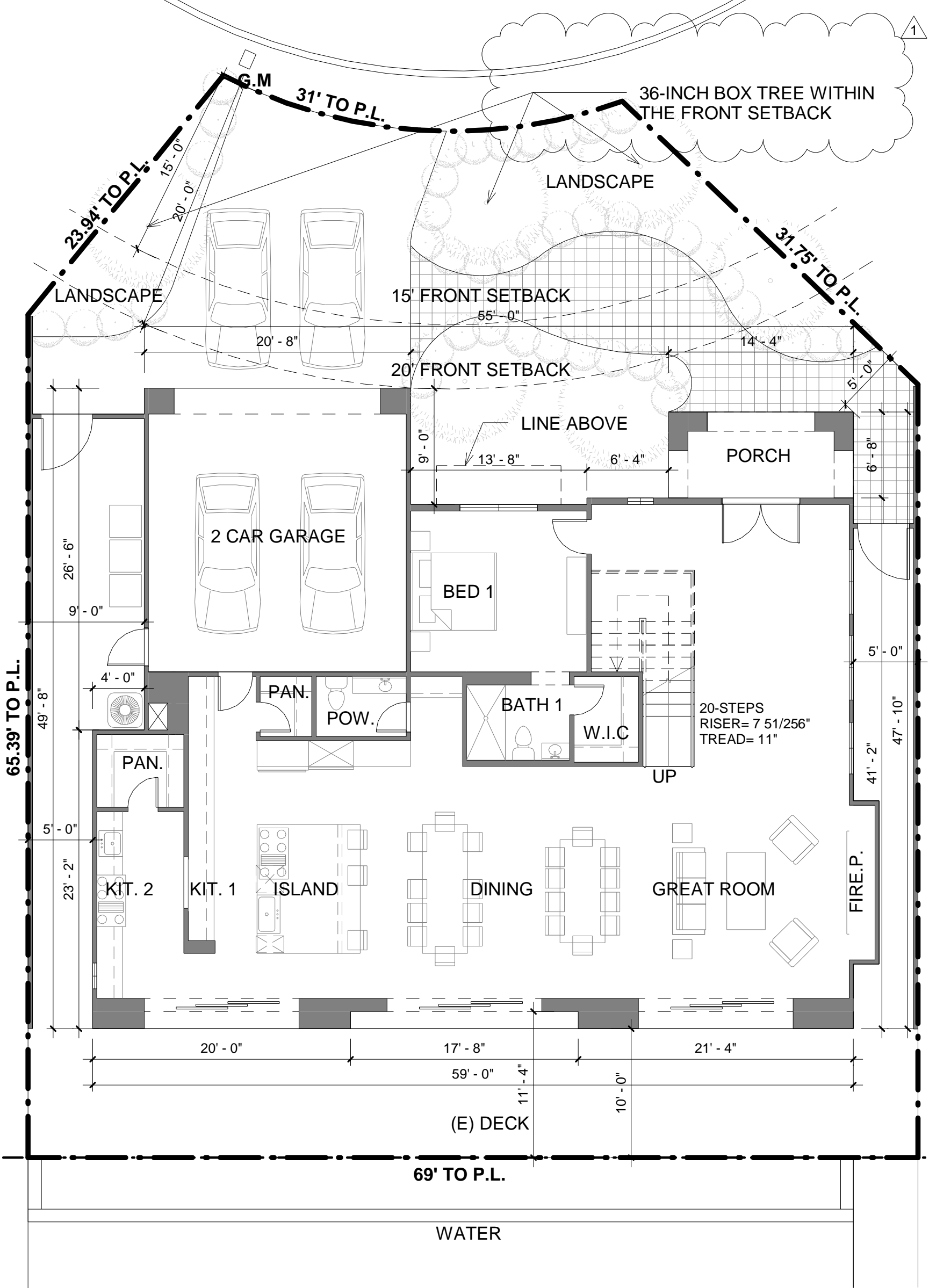
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PLOT REFERENCE DATE: 04/02/21

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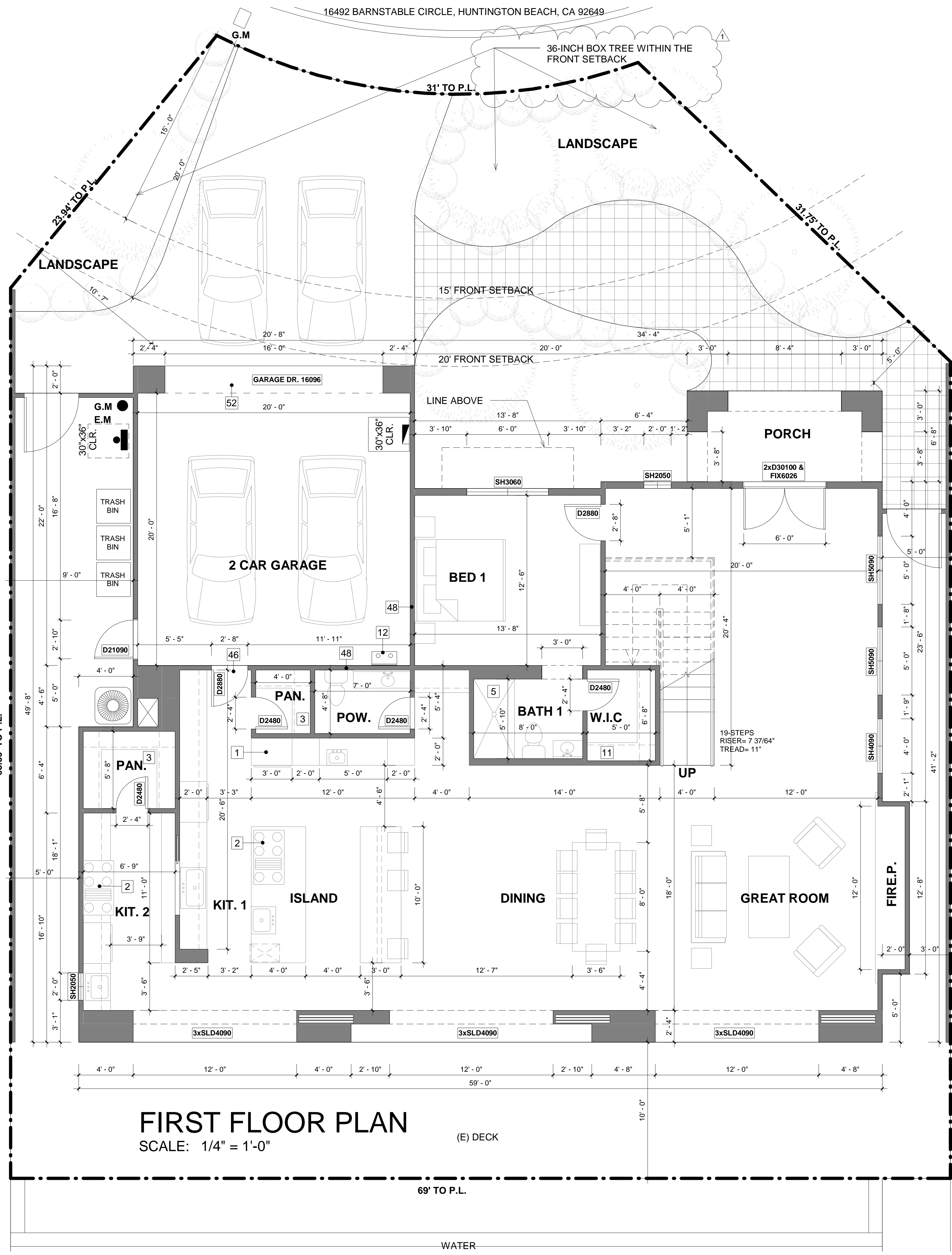
16492 BARNSTABLE HUNTINGTON BEACH CA 92649



## NEW SITE PLAN

SCALE: 1/8" = 1'-0"





# FIRST FLOOR PLAN

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

(E) DECK

69' TO P.L.

WATER

## FLOOR PLAN NOTE

1. 48" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
2. 36" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 100 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
3. PANTRY.
4. 30" BUILT-IN OVEN/ MICROWAVE COMBINATION.
5. 5'-0" PRE-FAB FIBERGLASS TUB/ SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN (UNLESS NOTED OTHERWISE), PROVIDE SHOWER URTAINROD ( UNLESS NOTED OTHERWISE ).
6. HOT-MOP SHOWER W/ TILE. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
7. SHATTERPROOF GLASS SHOWER ENCLOSURE.
8. 60" X 42" OVAL DROP-IN TUB WITH TILE WAINSCOT. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS.
9. SHOWER SEAT. SEE PLAN FOR HEIGHT.
10. LINEN CABINET.
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS WATER HEATER.
13. 14" X 14" SHAMPOO NICHE AT 48" ABV.F.F.
14. TEMPERATURE AND PRESSURE RELIEF VALVE.
15. 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
16. PROVIDE WATER AND WASTE FOR WASHER.
17. PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
18. DRYER VENT (MAX. 14 FEET LENGTH INCLUDING TWO 90 DEGREE ELBOWS) PER C.M.C. 504.4.2.1.
19. 14"X6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
20. PLUMBING WASTE DROP FROM ABOVE.
21. F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR. ATTIC ACCESS PANEL (OR PER C.M.C. 304.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
22. 22"X30" ROUGH FRAMED ATTIC ACCESS OPENING PER C.R.C. R807.1.
23. LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
24. LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.2.
25. DUCT CHASE. VERIFY WITH H.V.A.C. DRAWINGS.
26. BALLROOM FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
27. LINE OF CRIPPLE WALL ABOVE.
28. LOCATION OF WATER CLOSET AT FLOOR ABOVE.
29. PROVIDE 100 SQ. IN. MIN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
30. 2X6 STUD WALL.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. DIRECT VENT GAS APPLIANCE FIREPLACE IS TO BE COMPLIANT AND TESTED UNDER THE 2016 C.R.C. REFERENCED STANDARDS OR PROVIDE A 2015 I.R.C. EVALUATION REPORT. NOVUS NDV4842 OR APPROVED EQ).
33. ELECTRICAL SERVICE PANEL (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
34. NEWEL POST.
35. FLAT SOFFIT. SEE PLAN FOR HETGHT OR DETAIL.
36. ARCHED SOFFIT.
37. LINE OF FLOOR ABOVE.
38. SHELF. SEE PLAN FOR HEIGHT.
39. ENCLOSED USABLE SPACED UNDER STAIRS SHALL BE PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R312.1.2.
41. 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C. R311.7.8.1.
42. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.
43. LINE OF MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNTIL SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR DOORS IN COMPLIANCE WITH C.R.C. R302.5. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
47. SHAMPOO NICHE (12 1/2" X 15 1/2") AT +48".
48. GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY TYPE 'X' 5/8" GYP. BOARD ON THE GARAGE SIDE.
49. 42" PARAPET WALL.
50. 5/8" TYPE 'X' GYPSUM BOARD WALL AND CEILING UNDER THE INTERIOR STAIRWAY.
51. AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
52. 5/8" TYPE 'X' GYP. BOARD 1-HOUR WALL & CEILING.

## DOOR PLAN NOTE

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK UNLESS NOTED OTHERWISE. (SEE PLAN FOR SIZE), AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
3. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
4. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION : GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. (C.R.C. R310.2.1)
6. EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. (C.R.C. R310.2.2)
7. WINDOW FALL PROTECTION: WHEN TOP OF THE WINDOW SILL IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH THE R312.2.1 (1), (2) & (3).

## SLAB INTERFACE NOTES

1. 36" SQUARE CONCRETE STOOP (SLOPE MIN. 1/4" PER FOOT)
2. CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE MIN. 1/4" PER FOOT)
3. CONCRETE PORCH/ PATIO (SLOPE MIN. 1/4" PER FOOT)
4. 36" WIDE CONCRETE WALK.
5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER.
7. PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
8. RAISED ENTRY. SEE PLAN FOR HEIGHT AND EXTENT.

## GENERAL SLAB NOTES

- INDICATES DROP IN SLAB (SEE DETAIL)
1. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOIL REPORT.
  2. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
  3. FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.
  4. COURTYARDS PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.
  5. COURTYARDS DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRECISE GRADING PLANS FOR LOCATION.
  6. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.

STAMP:



12862 Joy Street, Suite A  
Garden Grove  
CA 92840  
Tel: (714) 200 4122  
ANHA studio Email: aha@anha-studio.com

## SINGLE FAMILY HOUSE

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649

## RUBICON INVESTMENT PROPERTIES LLC

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:  
9/22/2021 Planning Correction

PROJECT DIRECTOR:  
JOB CAPTAIN:  
SENIOR ASSOCIATE:  
ASSOCIATES:  
PROJECT NUMBER:  
PROJECT CAD FILE:

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**FIRST FLOOR PLAN**

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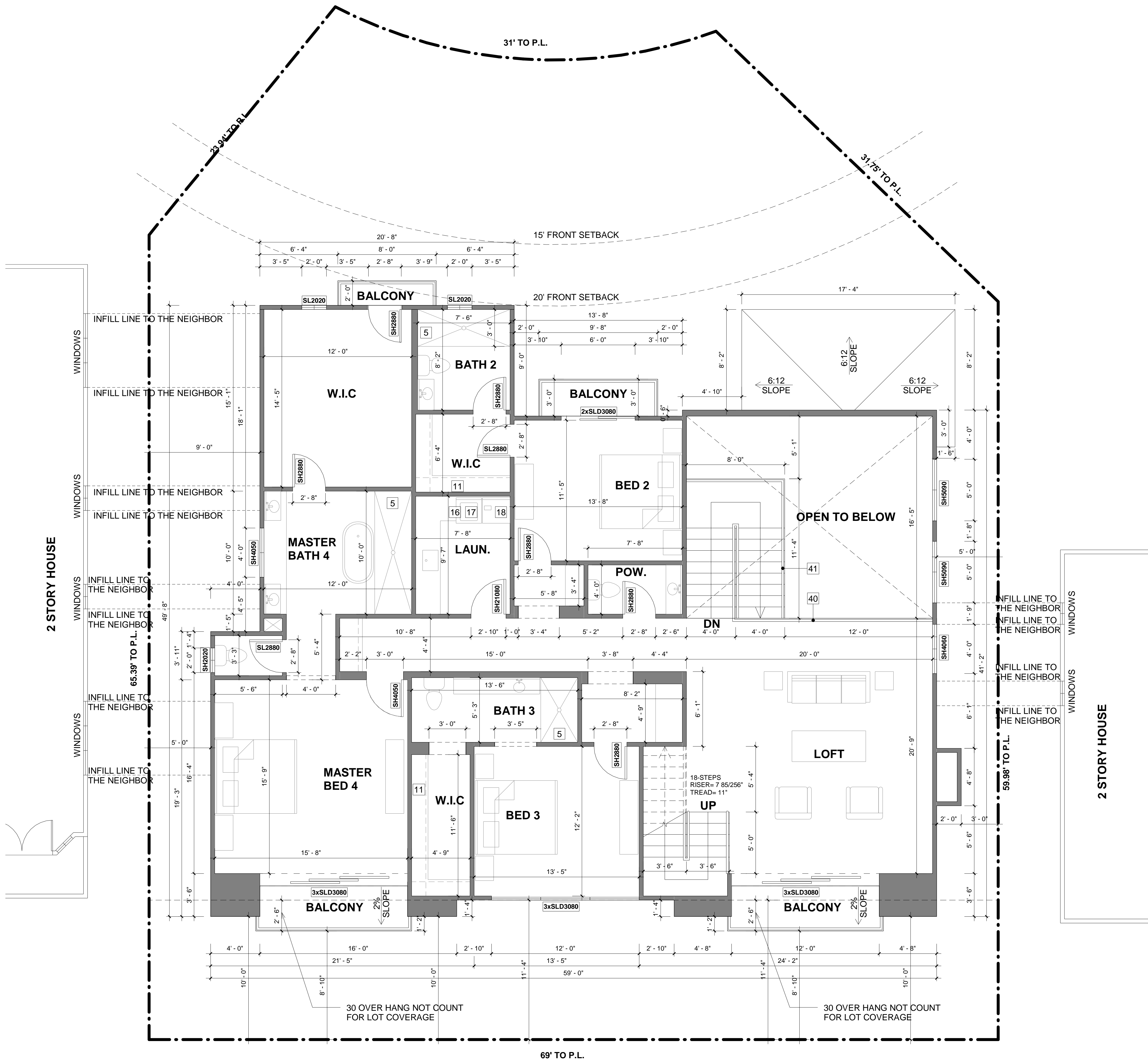
SHEET NUMBER:

**A0.3**

PLOT REFERENCE DATE: 04/13/21

ANHA design studio





# SECOND FLOOR PLAN

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

## FLOOR PLAN NOTE

- 48" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
- 36" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 100 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
- PANTRY.
- 30" BUILT-IN OVEN/ MICROWAVE COMBINATION.
- 5'-0" PRE-FAB FIBERGLASS TUB/ SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN (UNLESS NOTED OTHERWISE), PROVIDE SHOWER URTAINROD ( UNLESS NOTED OTHERWISE).
- HOT-MOP SHOWER W/ TILE. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
- SHATTERPROOF GLASS SHOWER ENCLOSURE.
- 60" X 42" OVAL DROP-IN TUB WITH TILE WAINSCOT. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS.
- SHOWER SEAT. SEE PLAN FOR HEIGHT.
- LINEN CABINET.
- BUILT-IN SHELVES BY OTHERS.
- TANKLESS WATER HEATER.
- 14" X 14" SHAMPOO NICHE AT 48" ABV.F.F.
- TEMPERATURE AND PRESSURE RELIEF VALVE.
- 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
- PROVIDE WATER AND WASTE FOR WASHER.
- PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
- DRYER VENT (MAX. 14 FEET LENGTH INCLUDING TWO 90 DEGREE ELBOWS) PER C.M.C. 504.4.2.1.
- 14"X6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
- PLUMBING WASTE DROP FROM ABOVE.
- F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR. ATTIC ACCESS PANEL (OR PER C.M.C. 304.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
- 22"X30" ROUGH FRAMED ATTIC ACCESS OPENING PER C.R.C R807.1.
- LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
- LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.2.
- DUCT CHASE. VERIFY WITH H.V.A.C. DRAWINGS.
- BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
- LINE OF CRIPPLE WALL ABOVE.
- LOCATION OF WATER CLOSET AT FLOOR ABOVE.
- PROVIDE 100 SQ. IN. MIN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
- 2X6 STUD WALL.
- NEWEL POST. SEE PLAN FOR HEIGHT.
- DIRECT VENT GAS APPLIANCE FIREPLACE IS TO BE COMPLIANT AND TESTED UNDER THE 2016 C.R.C. REFERENCED STANDARDS OR PROVIDE A 2015 I.R.C. EVALUATION REPORT. NOVUS NDV4842 OR APPROVED EQ).
- ELECTRICAL SERVICE PANEL (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
- NEWEL POST.
- FLAT SOFFIT. SEE PLAN FOR HETGHT OR DETAIL.
- ARCHED SOFFIT.
- LINE OF FLOOR ABOVE.
- SHELF. SEE PLAN FOR HEIGHT.
- ENCLOSED USABLE SPACED UNDER STAIRS SHALL BE PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER C.R.C. R302.7.
- 42" HIGH GUARD PER C.R.C. R312.1.2.
- 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C. R317.8.1.
- LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.
- LINE OF MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
- LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
- LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
- DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNTIL SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR DOORS IN COMPLIANCE WITH C.R.C. R302.5. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
- SHAMPOO NICHE (12 1/2" X 15 1/2") AT +48".
- GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY TYPE "X" 5/8" GYP. BOARD ON THE GARAGE SIDE.
- 42" PARAPET WALL.
- 5/8" TYPE "X" GYPSUM BOARD WALL AND CEILING UNDER THE INTERIOR STAIRWAY.
- AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
- 5/8" TYPE "X" GYP. BOARD 1-HOUR WALL & CEILING.

STAMP:



12862 Joy Street, Suite A  
Garden Grove  
CA 92840  
Tel: (714) 200 4122

ANHA studio | Email: aha@anha-studio.com

## SINGLE FAMILY HOUSE

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649

## RUBICON INVESTMENT PROPERTIES LLC

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:



## DOOR PLAN NOTE

- ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK UNLESS NOTED OTHERWISE. (SEE PLAN FOR SIZE), AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
- ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
- ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
- ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF OPENINGS SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. (C.R.C. R310.2.1)
- EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. (C.R.C. R310.2.2)
- WINDOW FALL PROTECTION: WHEN TOP OF THE WINDOW SILL IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH THE R312.2.1 (1), (2) & (3).

## SLAB INTERFACE NOTES

- 36" SQUARE CONCRETE STOOP (SLOPE MIN. 1/4 PER FOOT)
- CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE MIN. 1/4" PER FOOT)
- CONCRETE PORCH/ PATIO (SLOPE MIN. 1/4" PER FOOT)
- 36" WIDE CONCRETE WALK.
- PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
- PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER.
- PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
- RAISED ENTRY. SEE PLAN FOR HEIGHT AND EXTENT.

## GENERAL SLAB NOTES



INDICATES DROP IN SLAB (SEE DETAIL)

- VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOIL REPORT.
- REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
- FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.
- COURTYARDS PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.
- COURTYARDS DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRECISE GRADING PLANS FOR LOCATION.
- WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

## SECOND FLOOR PLAN

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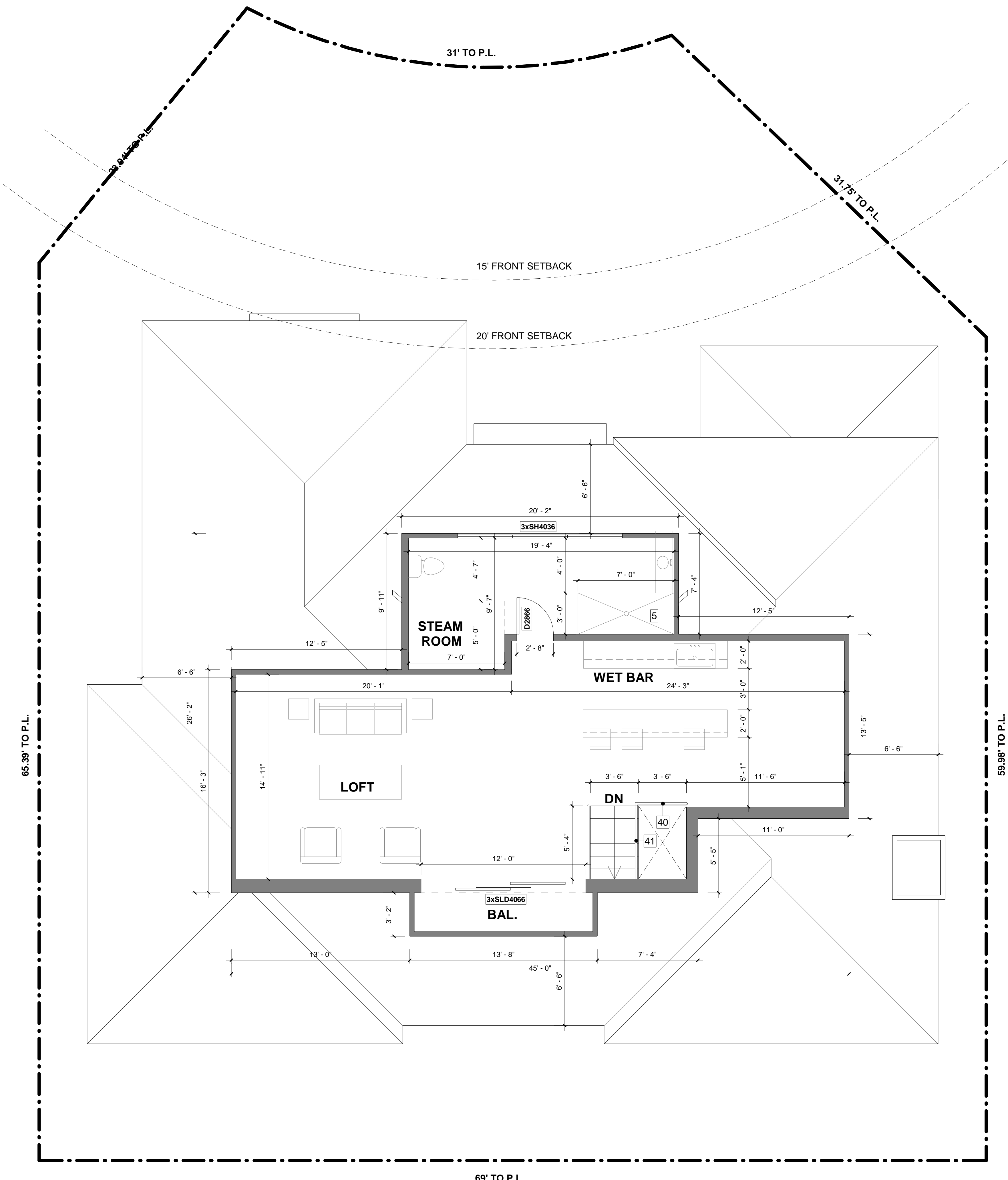
SHEET NUMBER:

# A0.4

PLOT REFERENCE DATE: 04/13/21

ANHA design studio





**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**FLOOR PLAN NOTE**

- 48" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH OF BUILT-IN REFRIGERATOR.
- 36" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 100 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
- PANTRY.
- 30" BUILT-IN OVEN/ MICROWAVE COMBINATION.
- 5'-0" PRE-FAB FIBERGLASS TUB/ SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN (UNLESS NOTED OTHERWISE). PROVIDE SHOWER URTAINROD ( UNLESS NOTED OTHERWISE).
- HOT-MOP SHOWER W/ TILE. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
- SHATTERPROOF GLASS SHOWER ENCLOSURE.
- 60" X 42" OVAL DROP-IN TUB WITH TILE WAINSCOT. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS.
- SHOWER SEAT. SEE PLAN FOR HEIGHT.
- LINEN CABINET.
- BUILT-IN SHELVES BY OTHERS.
- TANKLESS WATER HEATER.
- 14" X 14" SHAMPOO NICHE AT 48" ABV.F.F.
- TEMPERATURE AND PRESSURE RELIEF VALVE.
- 3" DIAMETER BUMPER PIPE 36" HIGH WITH MINIMUM 12" EMBEDMENT.
- PROVIDE WATER AND WASTE FOR WASHER.
- PROVIDE SMITTY PAN WITH DRAIN BENEATH WASHER.
- DRYER VENT (MAX. 14 FEET LENGTH INCLUDING TWO 90 DEGREE ELBOWS) PER C.M.C. 504.4.2.1.
- 14"X6" GARAGE EXHAUST VENT. SCREENED AND LOUVERED.
- PLUMBING WASTE DROP FROM ABOVE.
- F.A.U. IN ATTIC. PROVIDE 30" X 30" CLEAR. ATTIC ACCESS PANEL (OR PER C.M.C. 304.4) PROVIDE FUEL GAS, LIGHT AND SWITCH.
- 22"X30" ROUGH FRAMED ATTIC ACCESS OPENING PER C.R.C R807.1.
- LINE OF DECORATIVE PORCH RAILING. SEE ELEVATIONS.
- LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.2.
- DUCT CHASE. VERIFY WITH H.V.A.C. DRAWINGS.
- BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS.
- LINE OF CRIPPLE WALL ABOVE.
- LOCATION OF WATER CLOSET AT FLOOR ABOVE.
- PROVIDE 100 SQ. IN. MIN. OPENING FOR MAKE UP AIR AT LAUNDRY ROOM PER C.M.C. 504.4.1.
- 2X6 STUD WALL.
- PONY WALL. SEE PLAN FOR HEIGHT.
- DIRECT VENT GAS APPLIANCE FIREPLACE IS TO BE COMPLIANT AND TESTED UNDER THE 2016 C.R.C. REFERENCED STANDARDS OR PROVIDE A 2015 I.R.C. EVALUATION REPORT. NOVUS NDV4842 OR APPROVED EQ).
- ELECTRICAL SERVICE PANEL (SEE UTILITY PLAN). SEE GENERAL NOTES FOR GROUNDING INFORMATION.
- NEWEL POST.
- FLAT SOFFIT. SEE PLAN FOR HETGHT OR DETAIL.
- ARCHED SOFFIT.
- LINE OF FLOOR ABOVE.
- SHELF. SEE PLAN FOR HEIGHT.
- ENCLOSED USABLE SPACED UNDER STAIRS SHALL BE PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER C.R.C. R302.7.
- 42" HIGH GUARD PER C.R.C. R312.1.2.
- 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C. R311.7.8.1.
- LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.
- LINE OF MASONRY VENEER SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR LENGTH OF RETURN.
- LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.
- LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
- DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNTIL SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR DOORS IN COMPLIANCE WITH C.R.C. R302.5. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
- SHAMPOO NICHE (12 1/2" X 15 1/2") AT +48".
- GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY TYPE 'X' 5/8" GYP. BOARD ON THE GARAGE SIDE.
- 42" PARAPET WALL.
- 5/8" TYPE 'X' GYPSUM BOARD WALL AND CEILING UNDER THE INTERIOR STAIRWAY.
- AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
- 5/8" TYPE 'X' GYP. BOARD 1-HOUR WALL & CEILING.

**DOOR PLAN NOTE**

- ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK UNLESS NOTED OTHERWISE. (SEE PLAN FOR SIZE), AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
- ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
- ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
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**SLAB INTERFACE NOTES**

- 36" SQUARE CONCRETE STOOP.(SLOPE MIN. 1/4 PER FOOT)
- CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE MIN. 1/4" PER FOOT)
- CONCRETE PORCH/ PATIO.(SLOPE MIN. 1/4" PER FOOT)
- 36" WIDE CONCRETE WALK.
- PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
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- PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
- RAISED ENTRY. SEE PLAN FOR HEIGHT AND EXTENT.

**GENERAL SLAB NOTES**

- INDICATES DROP IN SLAB (SEE DETAIL)
- VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOIL REPORT.
  - REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.
  - FOR HARDSCAPE INFORMATION REFER TO LANSCAPE PLANS.
  - COURTYARDS PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.
  - COURTYARDS DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRECISE GRADING PLANS FOR LOCATION.
  - WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS.

STAMP:



12862 Joy Street, Suite A  
Garden Grove  
CA 92840  
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

**SINGLE FAMILY HOUSE**

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649

**RUBICON INVESTMENT PROPERTIES LLC**

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:  
JOB CAPTAIN:  
SENIOR ASSOCIATE:  
ASSOCIATES:  
PROJECT NUMBER:  
PROJECT CAD FILE:

SHEET TITLE:  
**THIRD FLOOR PLAN**

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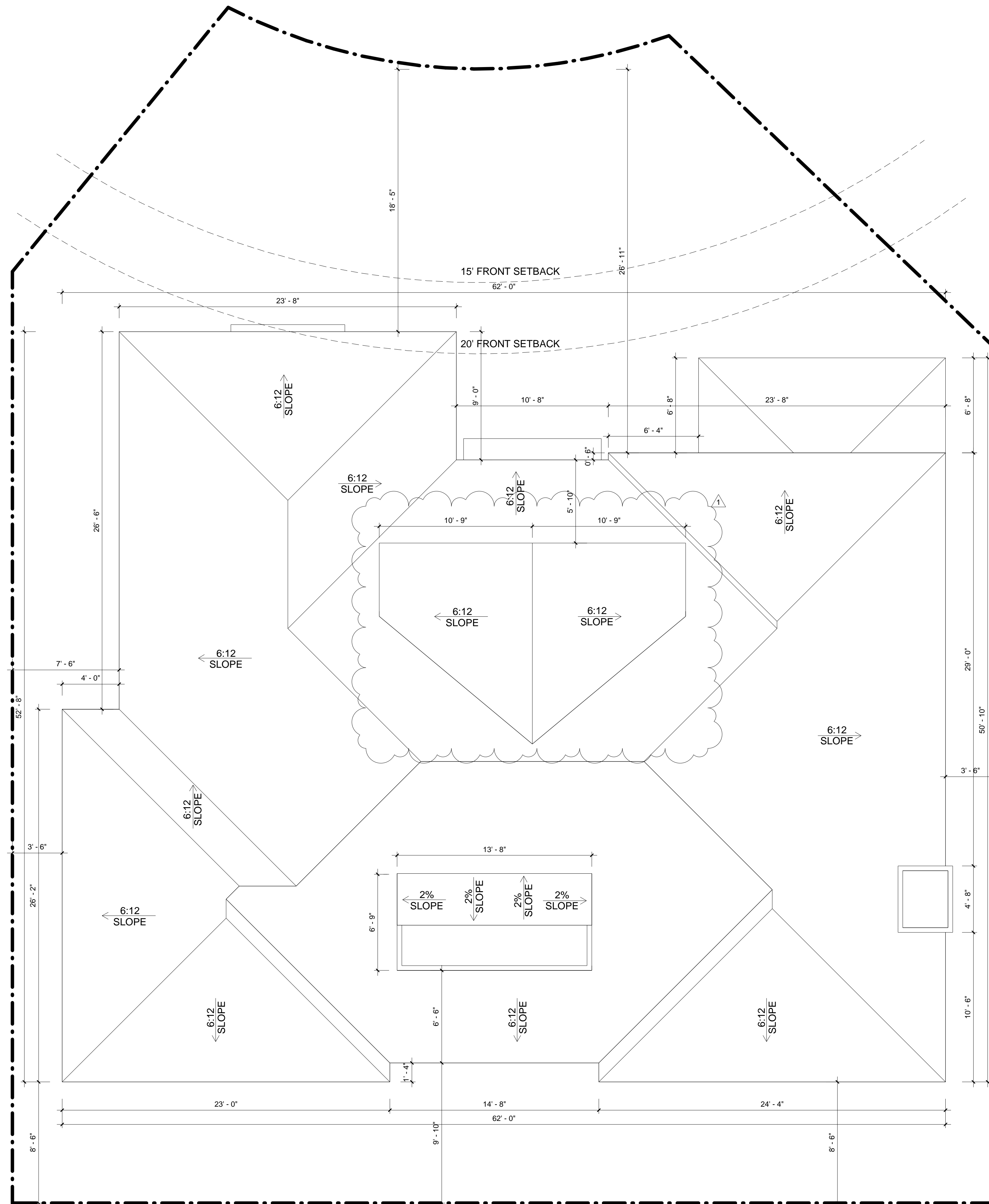
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PLOT REFERENCE DATE: 04/13/21

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**ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**ROOF PLAN NOTES**

- △ INDICATES 6:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.
1. TYPICAL ROOFING TO BE : CONCRETE 'S' TILE (ELE. 'A') CLASS 'A' BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL.
  2. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE TIGHT UNLESS NOTE OTHERWISE ON ROOF PLAN.
  3. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 24" UNLESS NOTED OTHERWISE ON ROOF PLAN. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

STAMP:



12862 Joy Street, Suite A  
Garden Grove  
CA 92840  
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

**SINGLE FAMILY HOUSE**

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649

**RUBICON INVESTMENT PROPERTIES LLC**

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

△ 9/22/2021 Planning Correction

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

**ROOF PLAN**

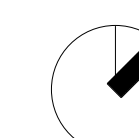
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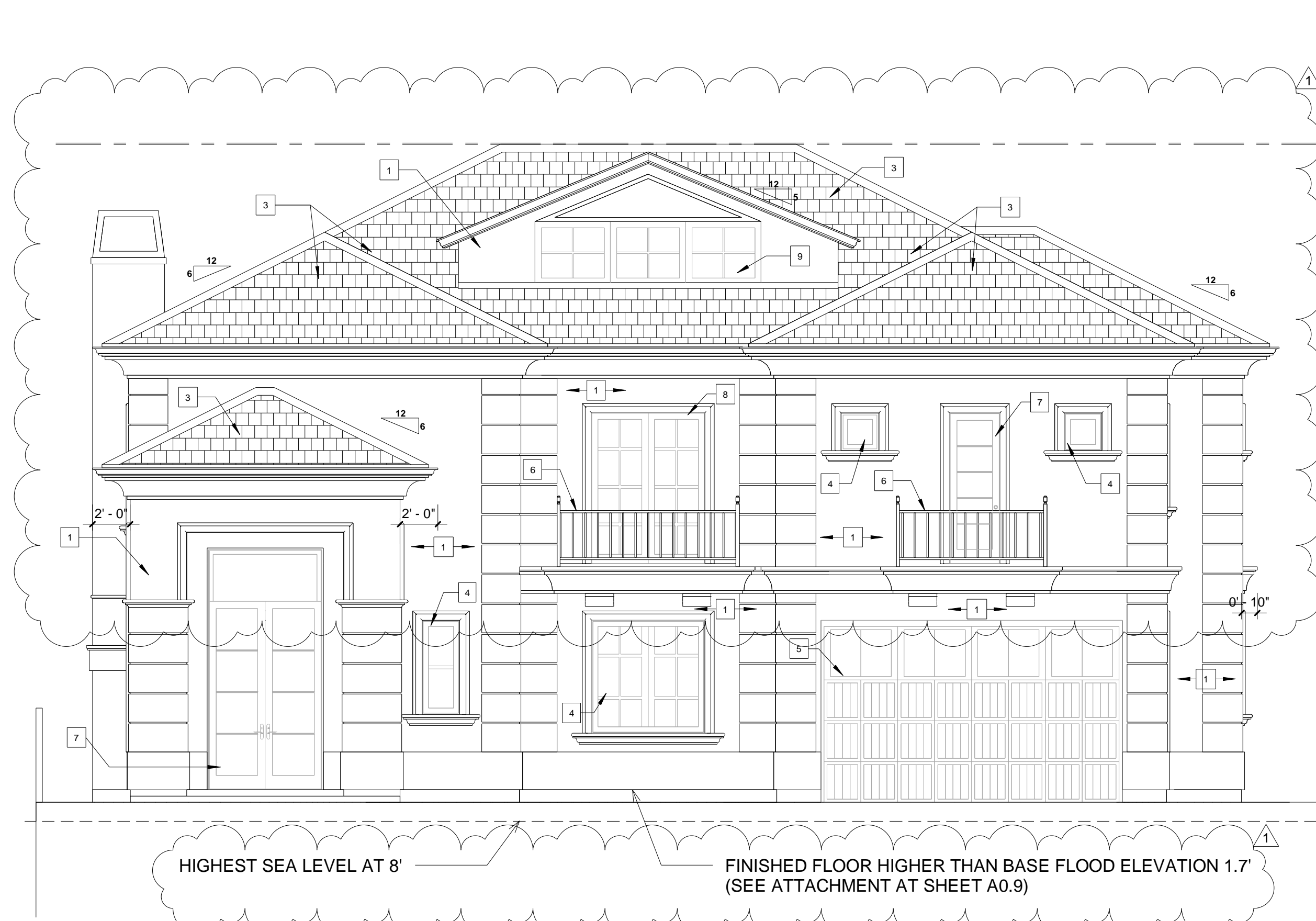
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PLOT REFERENCE DATE: 04/14/21

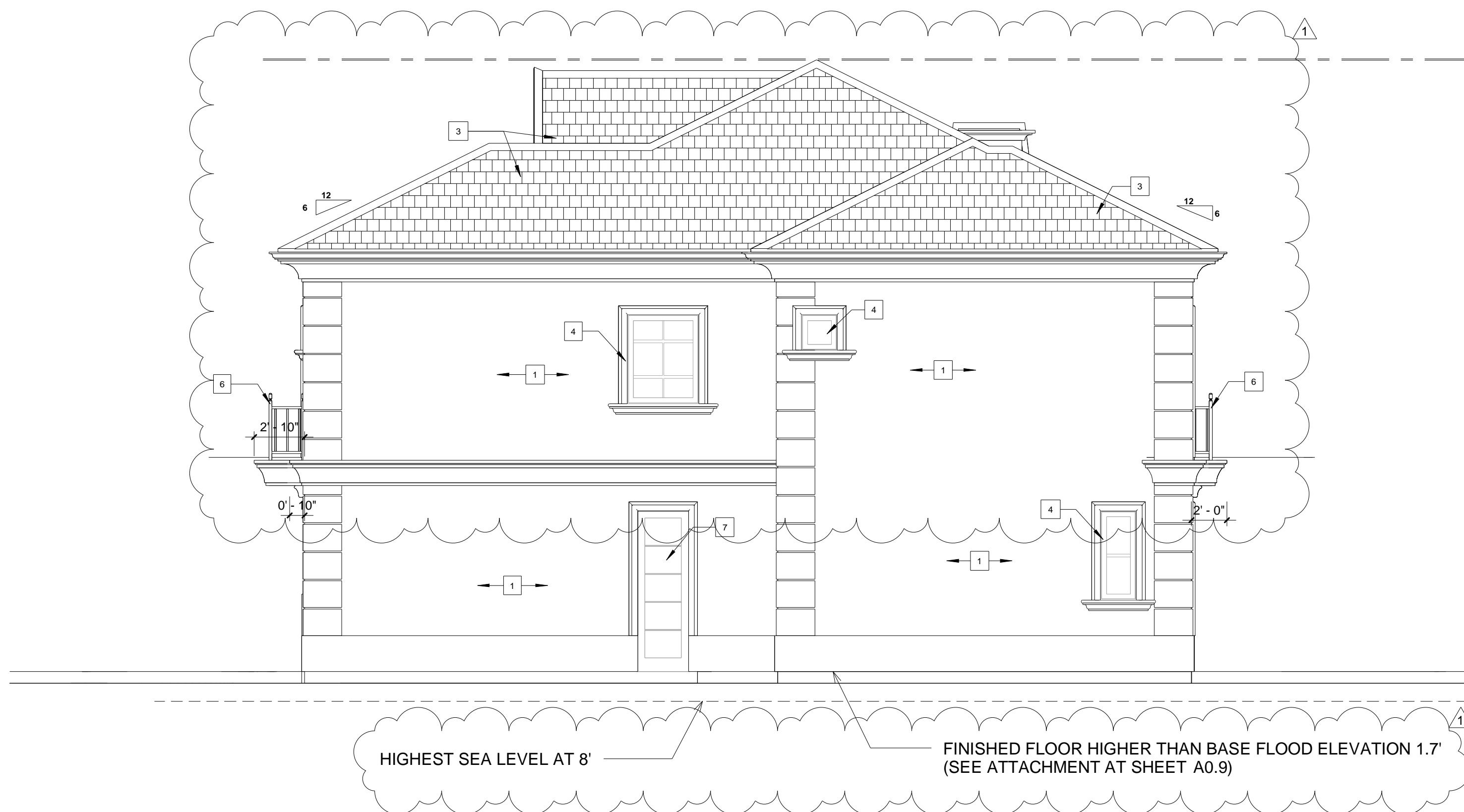
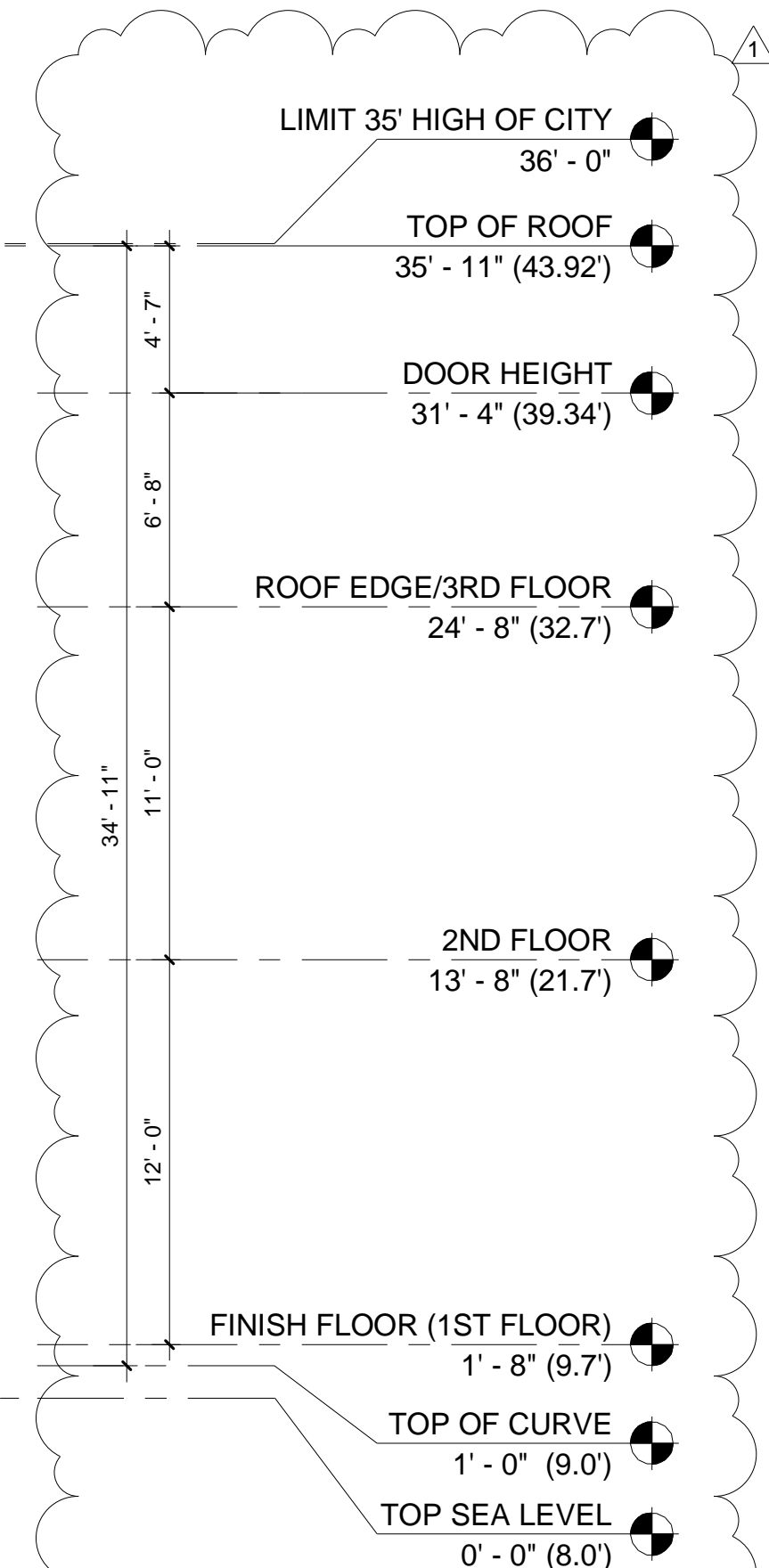
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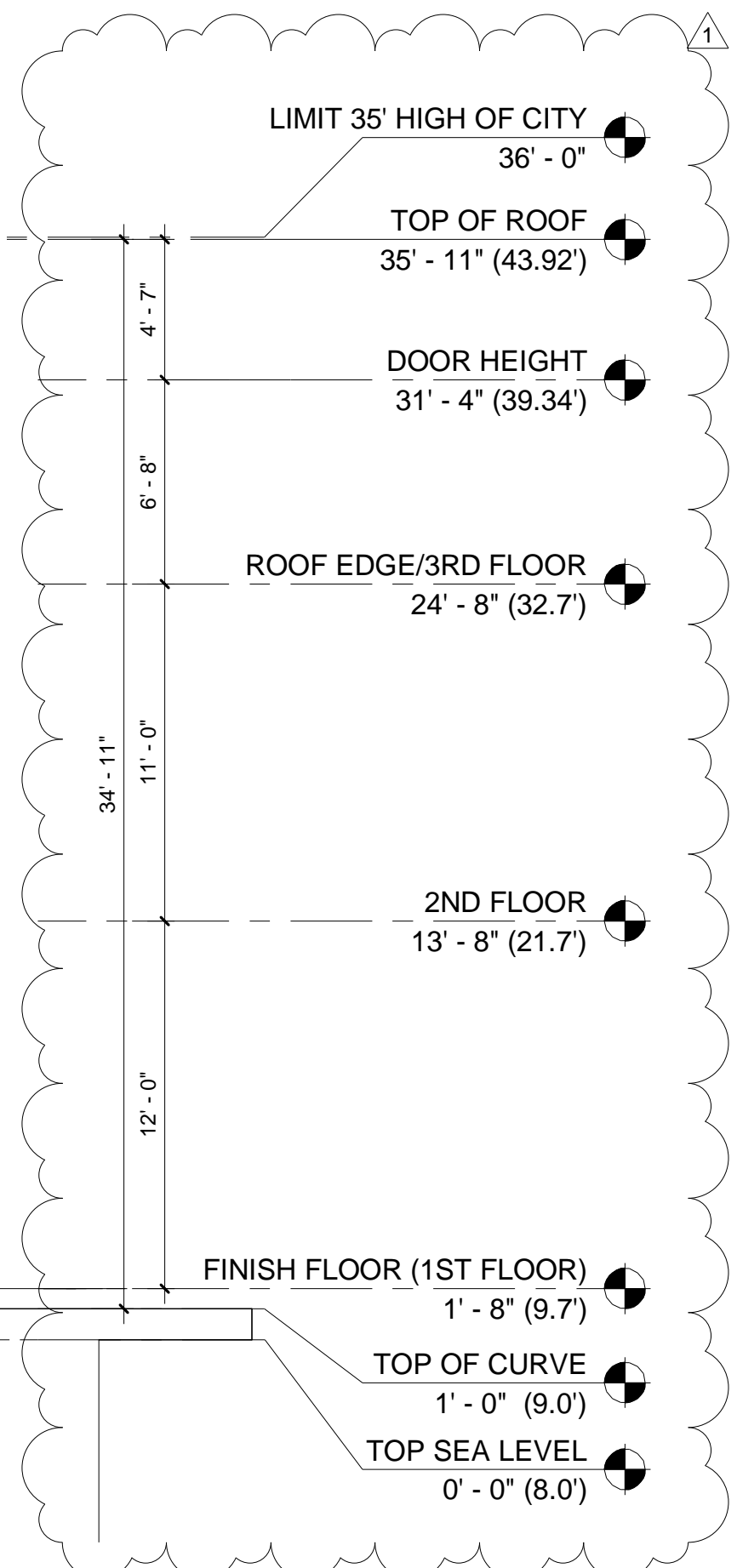




**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0"



**EXTERIOR FINISHES**

1. STUCCO, LIGHT SAND FINISH.
2. BRICK WALL.
3. STANDING SEAM METAL ROOF.
4. VINYL GLAZING WINDOWS.
5. GLOPY CLASSIC STEEL GARAGE DOOR.
6. WOOD RAILING, TEMP.
7. EXTERIOR WOOD DOOR.
8. SLIDING DOORS.
9. SLIDING WINDOW.
10. GLAZING, TEMP. 1/4".

**ROOF PLAN NOTES**

- INDICATES 6:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.
1. TYPICAL ROOFING TO BE : CONCRETE 'S' TILE (ELE. 'A') CLASS 'A' BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL.
  2. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE TIGHT UNLESS NOTE OTHERWISE ON ROOF PLAN.
  3. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 24" UNLESS NOTED OTHERWISE ON ROOF PLAN. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

**ELEVATION/ROOF NOTES**

1. ESTATE EAGLE ROOFING TILE.
2. 2X6 BARGE, SEE DETAIL.
3. X EXPOSED RAFTER TAILS WITH SHAPED ENDS. SEE DETAIL ALL RAFTER TAIL TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. COAT STUCCO SYSTEM.
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD.
12. EXTERIOR GRADE PLYWOOD GRAIN FINISH.
13. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE.
14. HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE DETAIL.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PLATE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. THIN-SET MASONRY VENEER.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHARPE WOOD CORBEL, SEE DETAIL.
29. WOOD POST(S), SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATED.
34. NEWEL POST-FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE MATERIAL, SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. SYNTHETIC STONE VENEER BY EL DORADO, NER-601/ER-3568.
43. MASONRY VENEER, SEE SLAB INTERFACE PLAN ( FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
44. LINE OF +2" WAINSCOT, SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING, SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. DECORATIVE TILE, SEE DETAIL.
50. EXPOSE CORBELS WOOD FINISH EXTERIOR.

STAMP:

12862 Joy Street, Suite A  
Garden Grove  
CA 92840  
Tel: (714) 200 4122  
ANHA studio | Email: aha@anha-studio.com

**SINGLE FAMILY HOUSE**  
16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649

**RUBICON INVESTMENT PROPERTIES LLC**  
16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:  
9/22/2021 Planning Correction

PROJECT DIRECTOR:  
JOB CAPTAIN:  
SENIOR ASSOCIATE:  
ASSOCIATES:  
PROJECT NUMBER:  
PROJECT CAD FILE:

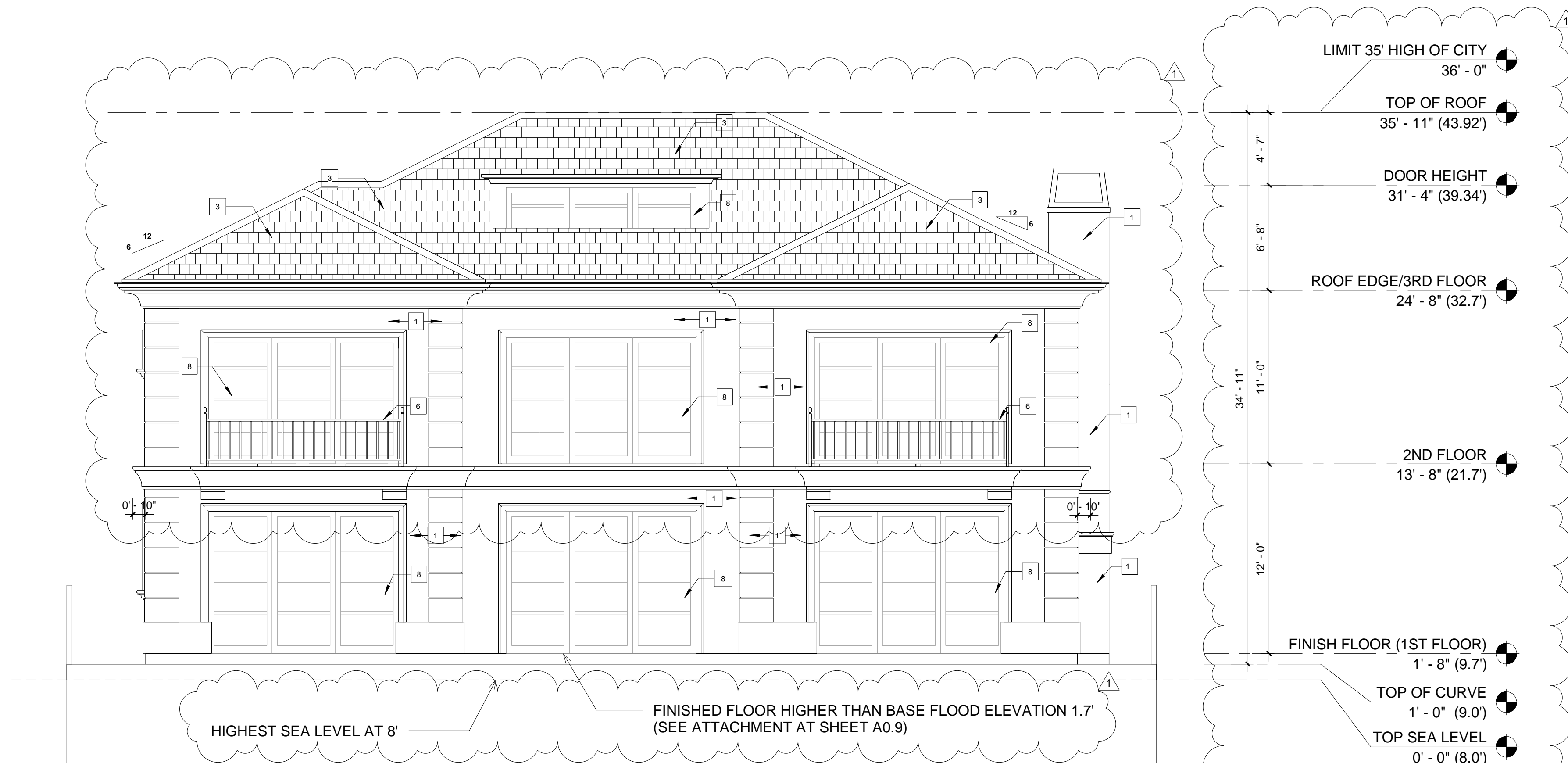
SHEET TITLE:  
**ELEVATIONS**

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SHEET NUMBER:  
**A0.7**  
PLOT REFERENCE DATE: 04/14/21

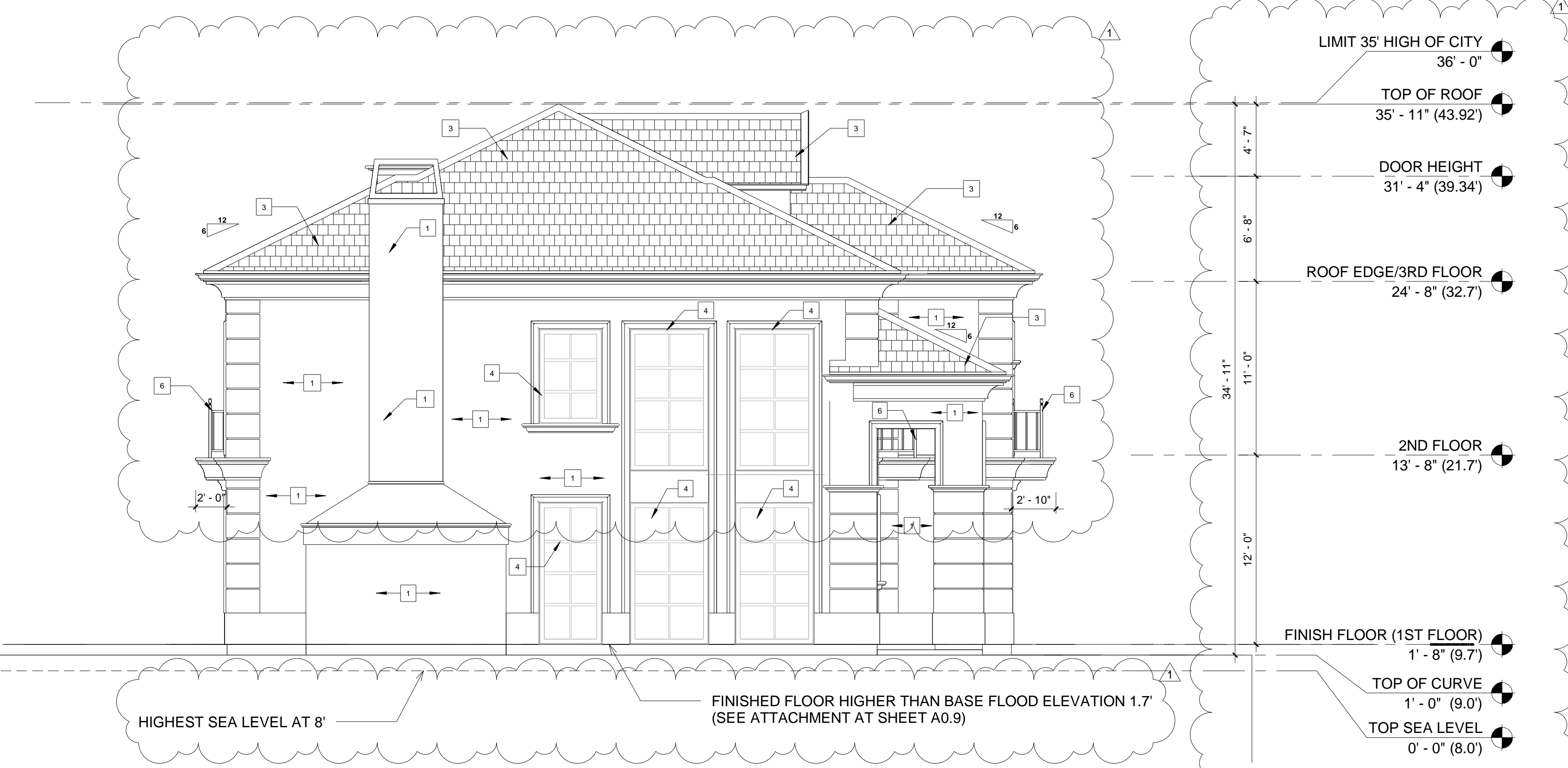
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### REAR ELEVATION

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



### LEFT ELEVATION

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

### EXTERIOR FINISHES

1. STUCCO, LIGHT SAND FINISH.
2. BRICK WALL.
3. STANDING SEAM METAL ROOF.
4. VINYL GLAZING WINDOWS.
5. GLOPAY CLASSIC STEEL GARAGE DOOR.
6. WOOD RAILING, TEMP.
7. EXTERIOR WOOD DOOR.
8. SLIDING DOORS.
9. SLIDING WINDOW.
10. GLAZING, TEMP. 1/4".

### ROOF PLAN NOTES

INDICATES 6:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.

1. TYPICAL ROOFING TO BE : CONCRETE 'S' TILE (ELE. 'A') CLASS 'A' BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL.
2. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE TIGHT UNLESS NOTE OTHERWISE ON ROOF PLAN.
3. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 24" UNLESS NOTED OTHERWISE ON ROOF PLAN. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

### ELEVATION/ROOF NOTES

1. ESTATE EAGLE ROOFING TILE.
2. 2X6 BARGE, SEE DETAIL.
3. X EXPOSED RAFTER TAILS WITH SHAPED ENDS. SEE DETAIL ALL RAFTER TAIL TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 1-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT.
10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD.
12. EXTERIOR GRADE PLYWOOD GRAIN FINISH.
13. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE.
14. HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PLATE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. THIN-SET MASONRY VENEER.
26. LIGHTED ADDRESS SIGN.
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHARPE WOOD CORBEL, SEE DETAIL.
29. WOOD POST(S), SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN.
32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.
33. DECORATED.
34. NEWEL POST-FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE MATERIAL, SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
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12862 Joy Street, Suite A  
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Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

9/22/2021 Planning Correction

PROJECT DIRECTOR:

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PROJECT CAD FILE:

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### ELEVATIONS

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SHEET NUMBER:

### A0.8

PLOT REFERENCE DATE: 04/14/21

ANHA design studio




### ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A - PROPERTY INFORMATION  |  | FOR INSURANCE COMPANY USE           |
|---|--|-------------------------------------|
| A1. Building Owner's Name<br>RUBICON INVESTMENT PROPERTY, LLC   |  | Policy Number:                      |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>16492 BARN STABLE CIRCLE   |  | Company NAIC Number:                |
| City<br>HUNTINGTON BEACH  | State<br>California                                | ZIP Code<br>92649                   |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br>LOT 212, TRACT NO. 5481, MB 215, PAGE 11 TO 22, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE   |  |                                     |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)<br>RESIDENTIAL   |  |                                     |
| A5. Latitude/Longitude: Lat. 33.72258 Long. -118.05858 Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983   |  |                                     |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.   |  |                                     |
| A7. Building Diagram Number 1B  |  |                                     |
| A8. For a building with a crawlspace or enclosure(s):   |  |                                     |
| a) Square footage of crawlspace or enclosure(s) _____ sq ft   |  |                                     |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____  |  |                                     |
| c) Total net area of flood openings in A8.b _____ sq in   |  |                                     |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |                                     |
| A9. For a building with an attached garage:   |  |                                     |
| a) Square footage of attached garage _____ 509 sq ft  |  |                                     |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0 _____   |  |                                     |
| c) Total net area of flood openings in A9.b _____ 0 sq in   |  |                                     |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |  |                                     |
| SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION   |  |                                     |
| B1. NFIP Community Name & Community Number<br>065034 - HUNTINGTON BEACH   |  | B2. County Name<br>COUNTY OF ORANGE |
| B4. Map/Panel Number<br>06059C0231  |  | B5. Suffix<br>K                     |
| B6. FIRM Index Date<br>3/21/2019  | B7. FIRM Panel Effective/Revised Date<br>3/21/2019 | B8. Flood Zone(s)<br>AE             |
| B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)<br>8 FEET   |  |                                     |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9:<br><input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: |  |                                     |
| B11. Indicate elevation datum used for BFE in item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:  |  |                                     |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA   |  |                                     |

### ELEVATION CERTIFICATE

| SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)  |                           |
|---|---------------------------|
| C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings <input type="checkbox"/> Building Under Construction <input checked="" type="checkbox"/> Finished Construction<br>*A new Elevation Certificate will be required when construction of the building is complete.   |                           |
| C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO.<br>Complete items C2.a-h below according to the building diagram specified in item A7. In Puerto Rico only, enter meters.<br>Benchmark Utilized: <u>HB-240-75</u> Vertical Datum: <u>2005</u>  |                           |
| Indicate elevation datum used for the elevations in items a) through h) below.<br><input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____<br>Datum used for building elevations must be the same as that used for the BFE. Check the measurement used.  |                           |
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) _____ 9.7 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters  |                           |
| b) Top of the next higher floor _____ 19.7 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters   |                           |
| c) Bottom of the lowest horizontal structural member (V Zones only) _____ N/A <input type="checkbox"/> feet <input type="checkbox"/> meters   |                           |
| d) Attached garage (top of slab) _____ 9.7 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters   |                           |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) _____ N/A <input type="checkbox"/> feet <input type="checkbox"/> meters  |                           |
| f) Lowest adjacent (finished) grade next to building (LAG) _____ 9.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters   |                           |
| g) Highest adjacent (finished) grade next to building (HAG) _____ 9.6 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters  |                           |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ 9.2 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters   |                           |
| SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION  |                           |
| This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. |                           |
| Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Check here if attachments.  |                           |
| Certifier's Name<br>HUY NGO   | License Number<br>L 8765  |
| Title<br>  |                           |
| Company Name<br>NHV CIVIL ENGINEERING AND LAND SURVEY INC   |                           |
| Address<br>17032 DELIA AVENUE   |                           |
| City<br>TORRANCE  | State<br>California       |
| ZIP Code<br>90504   | Telephone<br>310-381-9010 |
| Signature _____ Date _____ Ext. _____   |                           |
| Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.   |                           |
| Comments (including type of equipment and location, per C2(e), if applicable)   |                           |

### ELEVATION CERTIFICATE

| SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)   |                                       |
|---|---------------------------------------|
| For Zones AO and A (without BFE), complete items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.   |                                       |
| E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).   |                                       |
| a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ 0.1 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> below the HAG.  |                                       |
| b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ 0.5 <input type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> below the LAG.   |                                       |
| E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A items 8 and/or 9 (see pages 1-2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ N/A <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG. |                                       |
| E3. Attached garage (top of slab) is _____ 0.1 <input type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> below the HAG.   |                                       |
| E4. Top of platform of machinery and/or equipment servicing the building is _____ N/A <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.   |                                       |
| E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.                                  |                                       |
| SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION  |                                       |
| The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.  |                                       |
| Property Owner or Owner's Authorized Representative's Name _____  |                                       |
| Address _____   | City _____ State _____ ZIP Code _____ |
| Signature _____   | Date _____ Telephone _____            |
| Comments _____  |                                       |
| <input type="checkbox"/> Check here if attachments.   |                                       |

STAMP:



12862 Joy Street, Suite A  
Garden Grove  
CA 92840  
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

## SINGLE FAMILY HOUSE

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649

## RUBICON INVESTMENT PROPERTIES LLC

16492 BARNSTABLE CIRCLE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 856 5977

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

△

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

## ELEVATION CERTIFICATE

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SHEET NUMBER:

# A0.9

PLOT REFERENCE DATE: 09/22/21

ANHA design studio

### ELEVATION CERTIFICATE

| SECTION G - COMMUNITY INFORMATION (OPTIONAL)   |                              |
|--|------------------------------|
| The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8-G10. In Puerto Rico only, enter meters. |                              |
| G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)          |                              |
| G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.   |                              |
| G3. <input type="checkbox"/> The following information (items G4-G10) is provided for community floodplain management purposes.  |                              |
| G4. Permit Number _____  | G5. Date Permit Issued _____ |
| G6. Date Certificate of Compliance/Occupancy Issued _____  |                              |
| G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement  |                              |
| G8. Elevation of as-built lowest floor (including basement) of the building _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____  |                              |
| G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____  |                              |
| G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____   |                              |
| Local Official's Name _____  | Title _____                  |
| Community Name _____   | Telephone _____              |
| Signature _____  | Date _____                   |
| Comments (including type of equipment and location, per C2(e), if applicable)  |                              |
| <input type="checkbox"/> Check here if attachments.  |                              |

### BUILDING PHOTOGRAPHS

See Instructions for Item A6.

| SECTION H - BUILDING PHOTOGRAPHS   |                     |
|--|---------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A.   |                     |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>16492 BARN STABLE CIRCLE  |                     |
| City<br>HUNTINGTON BEACH   | State<br>California |
| ZIP Code<br>92649  | Company NAIC Number |
| If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page. |                     |
|   | Clear Photo One     |
|   | Clear Photo Two     |

### BUILDING PHOTOGRAPHS

Continuation Page

| SECTION H - BUILDING PHOTOGRAPHS   |                     |
|--|---------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A.   |                     |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>16492 BARN STABLE CIRCLE  |                     |
| City<br>HUNTINGTON BEACH   | State<br>California |
| ZIP Code<br>92649  | Company NAIC Number |
| If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. |                     |
|   | Clear Photo Three   |
|   | Clear Photo Four    |