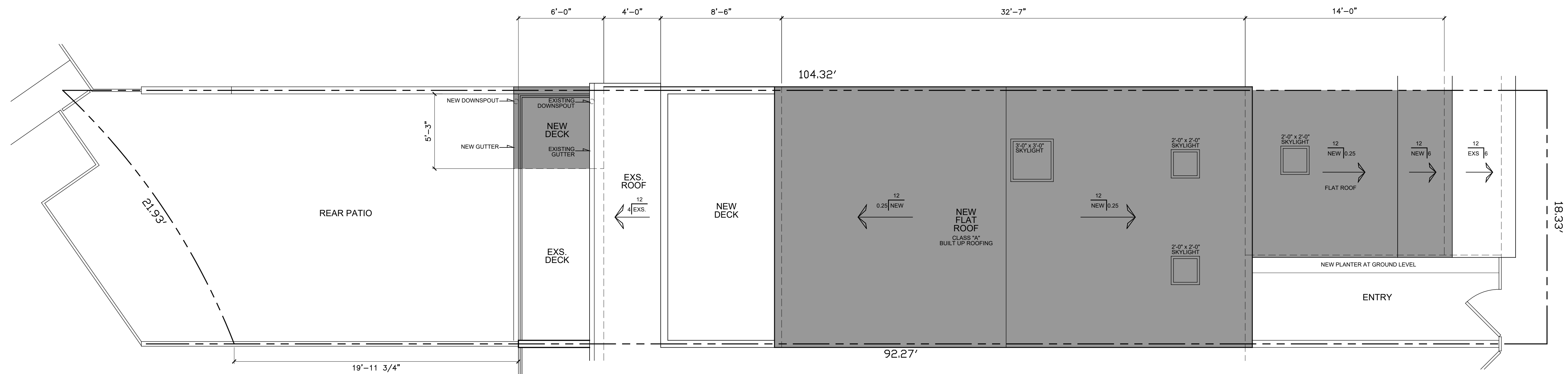


ZUMWALT RESIDENCE
3432 WINDSPUN DRIVE
HUNTINGTON BEACH, CA 92649



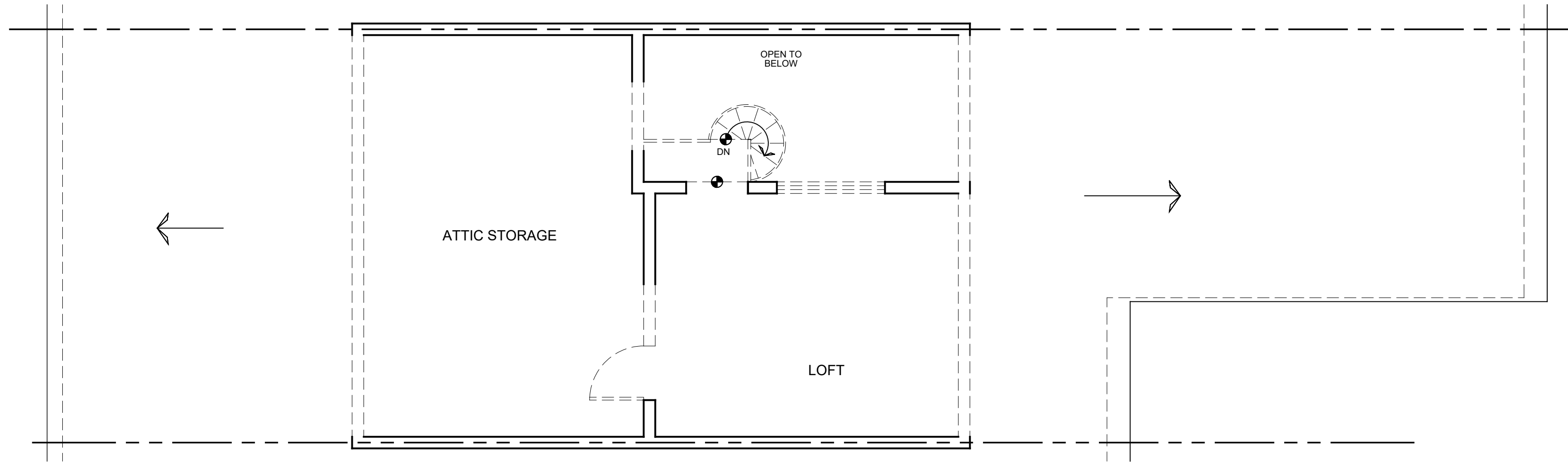
Proposed Site Plan

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



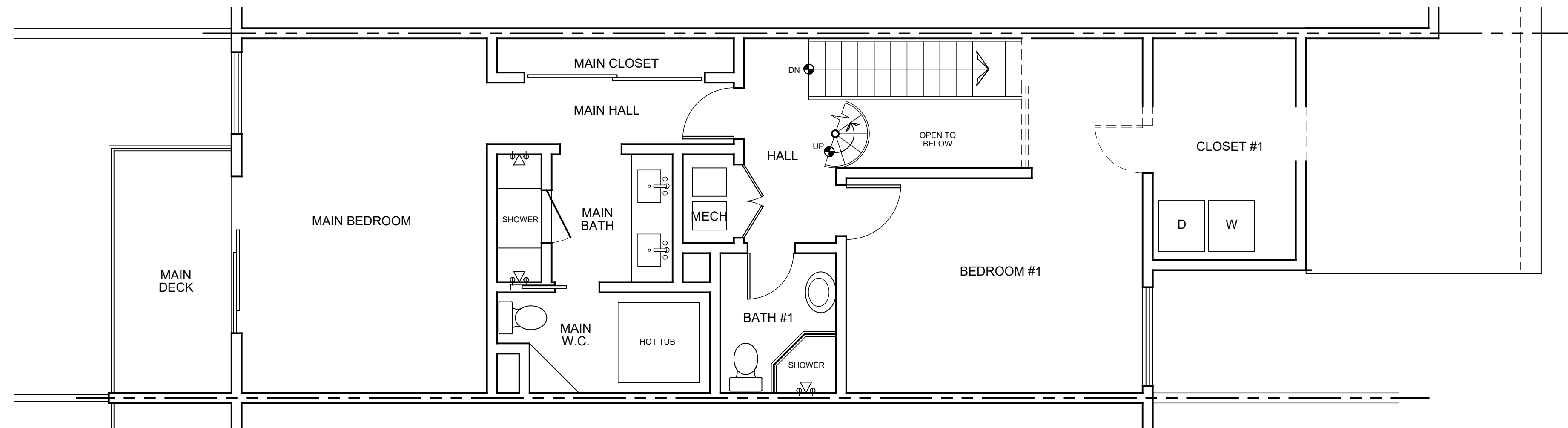
NOTE:
SEPARATE BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL EXTERIOR ACCESSORY ELEMENTS OF THE PROJECT, SWIMMING POOL/ SPA, SHORING, DEMOLITION, FIREPLACES, FOUNTAINS, SCULPTURES, LIGHT POLES, WALLS AND FENCES OVER 42" HIGH, RETAINING WALLS OVER 2' HIGH, DETACHED TRELLISES/PATIO COVERS, GAS PIPING, WATER SERVICE, BACKFLOW ANTI-SIPHON, ELECTRICAL, METER PEDESTALS/ELECTRICAL PANELS, ETC. IT WILL BE THE DESIGN PROFESSIONAL IN CHARGE, RESPONSIBILITY TO COORDINATE AND SUBMIT THE DOCUMENTS FOR THE WORK DESCRIBED ABOVE.

CONTACTS		PROJECT DESCRIPTION	PROJECT INFORMATION		SHEET INDEX		VICINITY MAP
OWNER:	NANETTE & RICHARD ZUMWALT 3432 WINDSPUN DRIVE HUNTINGTON BEACH, CA 92649	<p>Adding 104 sf. to first floor under an existing deck that gets extended by 32sf. The depth of the deck will match the depth of the house and the shared wall at the west of the house will extend out to support the deck addition and enclose the addition below. A covered entry at the front of the property will be enclosed to add 30 sf.</p> <p>At the second floor, a 65 sq. ft. office will be added at the front of the property. The form of this addition will match the neighbor (to the west) second story.</p> <p>Also adding 300 sf. by converting and adding on to an existing attic space. This new third floor area will be a bedroom / bathroom / closet suite with a new 139 sf. deck. The shared walls at the east and west side of the property will be built up to support the roof of the addition at the 3rd. floor.</p> <p>No change to building height.</p> <p>The kitchen will also be remodeled.</p>	<u>LEGAL DESCRIPTION</u> APN: 178 702 18 TRACT: 5438 LOT: 81 BOAT SLIP: 2 ZONE: RL LOT AREA: 1,998 (sq ft) TYPE: VB CLASS: R2 ATTACHED UNITS: 1 TO WEST 6 TO EAST	<u>AREAS:</u> (E) HOUSE - 1,890 (N) 1ST. FLR ADDITION (REAR) - 104 (N) 1ST. FLR ADDITION (ENTRY) - 30 (N) 2ND. FLR ADDITION (OFFICE) - 65 (N) 3RD FLR ADDITION - 300 <u>PROPOSED TOTAL</u> - 2,389 (N) 2ND FLR DECK ADDITION - 32 (N) 3RD FLR DECK ADDITION - 139	CS-1 EXISTING SITE PLAN T-1.0 GENERAL NOTES T-1.1 TITLE 24 T-1.2 TITLE 24 T-1.3 C & D DEBRIS NOTES A-1.0 EXISTING / DEMO FLOOR PLAN A-1.1 PROPOSED FLOOR PLANS A-2.0 ELEVATIONS A-3.0 SCHEDULES	S-1 STRUCTURAL NOTES S-2 FOUNDATION PLAN S-3 1ST. FL. FRAMING PLAN S-4 2ND FL. FRAMING PLAN S-5 ROOF FRAMING PLAN D-1 STRUCTURAL DETAILS D-2 STRUCTURAL DETAILS D-3 TYPICAL FRAMING DETAILS D-4 STRUCTURAL DETAILS D-5 STRUCTURAL DETAILS SSW1 STRONG WALL SSW2 STRONG WALL	
DESIGNER:	JON ROBERTS 11982 MAYFIELD AVE. LOS ANGELES, CA 90049 310 745 6781						
ENGINEER:	CRAIG PHILLIPS 2123 VESTAL AVENUE LOS ANGELES, CA 90026 310 625 2325						



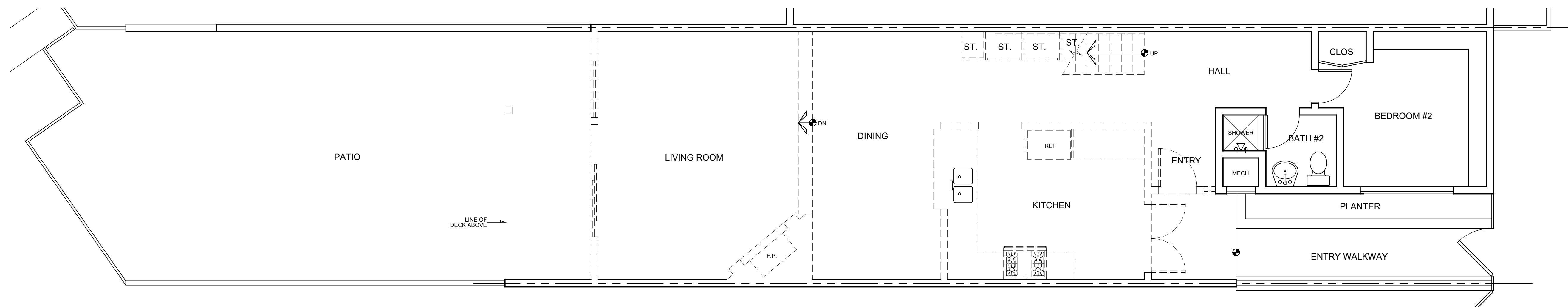
Existing / Demo Loft Floor Plan

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



Existing / Demo Second Floor Plan

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



Existing / Demo First Floor Plan

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



LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

7/8" EXTERIOR CEMENT PLASTER

METAL LATH OVER 1 LAYER OF WEATHER RESISTIVE BARRIER

WOOD STRUCTURAL SHEAR PANEL WHERE OCCURS, SEE STRUCTURAL DRAWINGS

OPTIONAL GLASS FIBER BATT INSULATION PER THERMAL REQUIREMENTS

MIN. 2x4 STUDS AT 16" O.C. SEE STRUCTURAL DRAWINGS

INTERIOR SURFACE TREATMENT AS REQUIRED PER IRC 2012 TABLE 721.1 (2) ITEM 12 OR 14

1HR EXT. STUCCO WALL

N.T.S.

1

1. 1 HR. FIRE RATING

1 HR. RATED LATH AND PLASTER OR ONE LAYER OF 5/8" TYPE "X" GYPSUM BOARD EACH SIDE

MINERAL FIBER INSULATION (NOTE 2)


2" x 4" STUDS AT 16" O.C.

RESILIENT CLIP AT EA. STUD OR RESILIENT CHANNELS – ONE SIDE

SOUND RATED PARTITION

N.T.S.


2

 SMOKE DETECTOR

Provide approved hardwired smoke alarm(s), with battery back up, in each sleeping room, hallways adjacent to sleeping rooms and at the top of stairways. All new and existing smoke alarms are to be interconnected for alarm sounders. All smoke alarms are to be UL 217 and California State Fire Marshall (CSFM) listed. All smoke alarms are to be manufactured by the same company and compatible with each other.

Smoke detector shall be interconnected such that the activation of one alarm will activate all alarms.

Smoke alarms and detectors will be installed and maintained according to manuf. instructions


 CARBON MONOXIDE

Carbon Monoxide Sensors: CO alarms (detectors) shall receive their primary power from the building wiring and shall be equipped with a battery backup.

Carbon Monoxide Alarms: A CO alarm (detector) shall be located in the following locations:
a) in each sleeping room.
b) in each corridor outside of bedrooms.

Carbon Monoxide detector shall be interconnected such that the activation of one alarm will activate all alarms.

Smoke alarms and detectors will be installed and maintained according to manuf. instructions

 MECHANICAL FAN

Energy Star fan - Minimum 50 CFM with humidistat. Fans shall be Energy Star compliant and be ducted to terminate to the outside.

Fans not functioning as a component of a whole house ventilation system must be controlled by humidity control.

Proposed Third Floor Plan

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

Proposed Second Floor Plan

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

Proposed First Floor Plan

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

LEGEND

EXISTING WALL TO REMAIN

NEW WALL

BLUESKYPLANS.COM

PLANS PREPARED BY:

ZUMWALT RESIDENCE
3432 WINDSPUN DRIVE
HUNTINGTON BEACH, CA 92649

PROPOSED FLOOR PLANS

Date : 01/23/2025

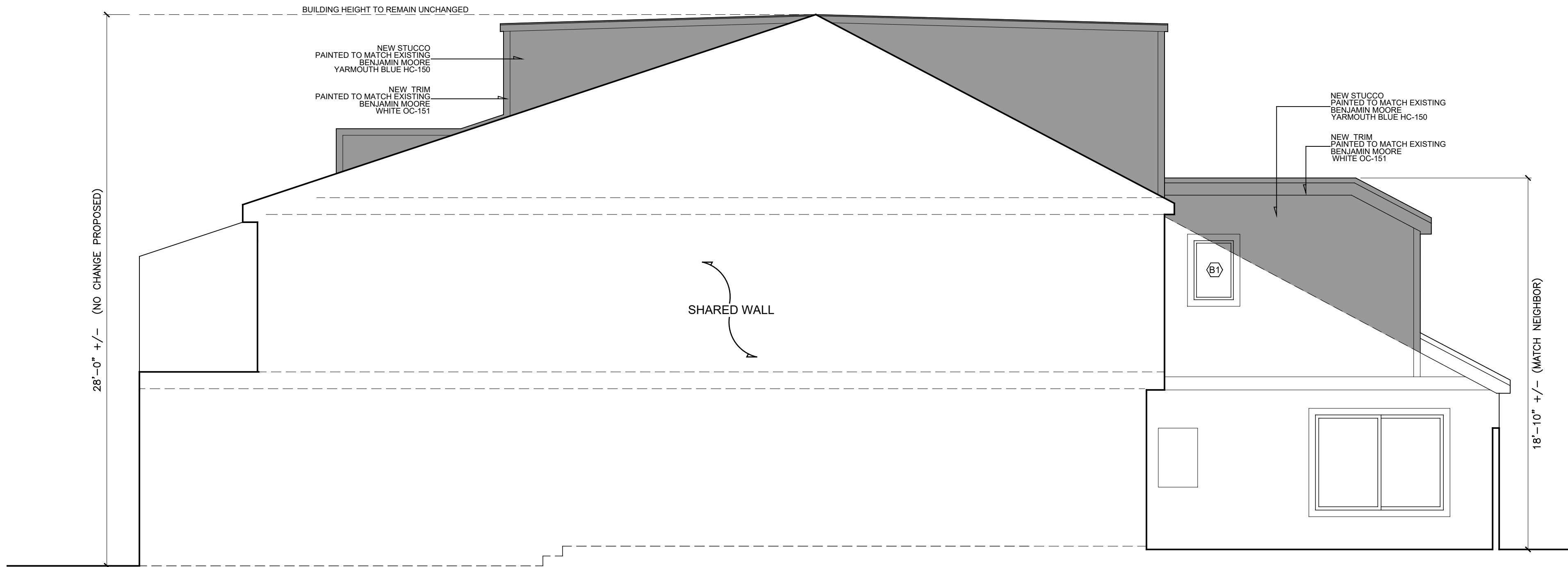
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Drawn by : JR

Job No. :

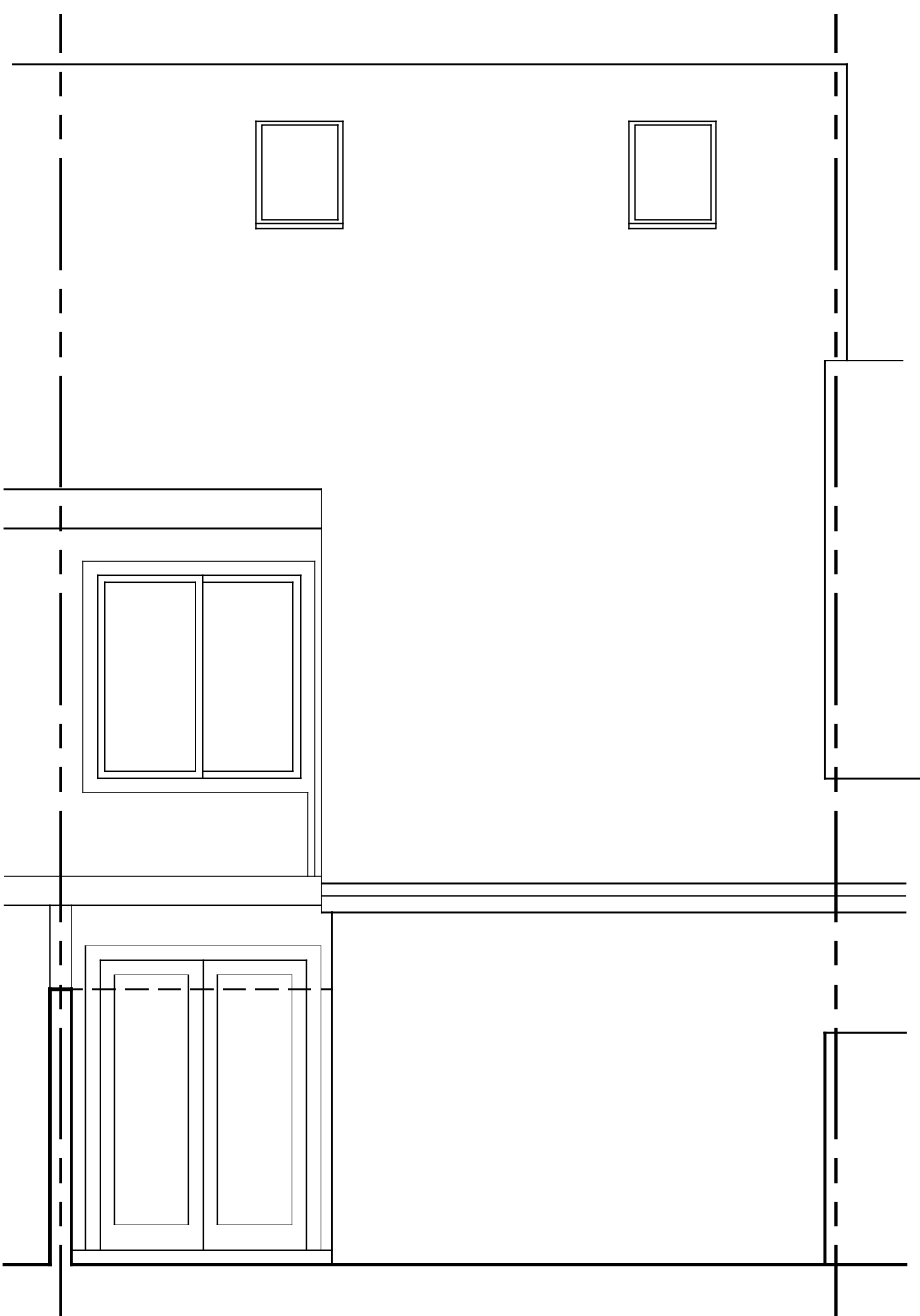
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A-1.1



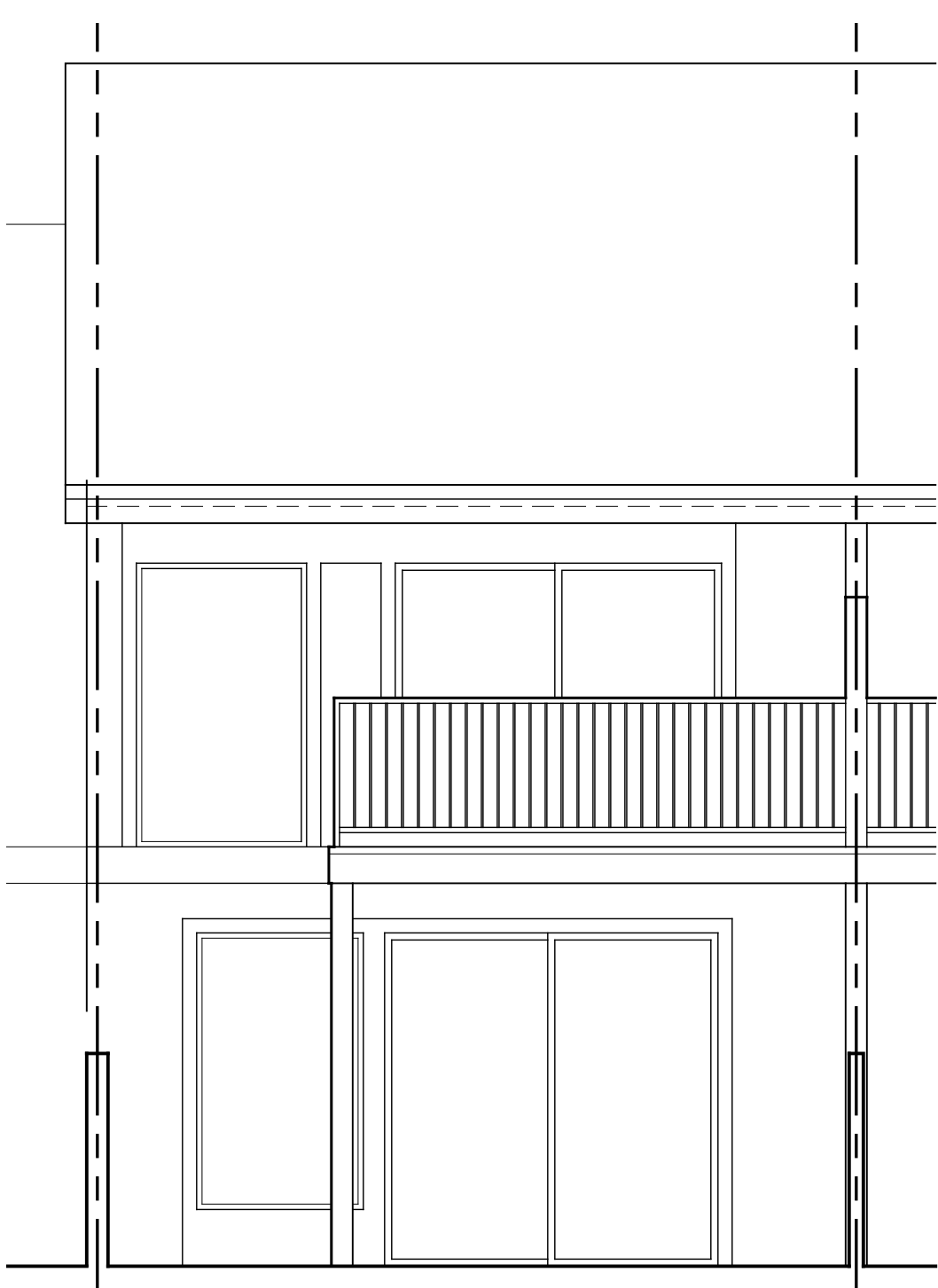
Proposed East Elevation

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



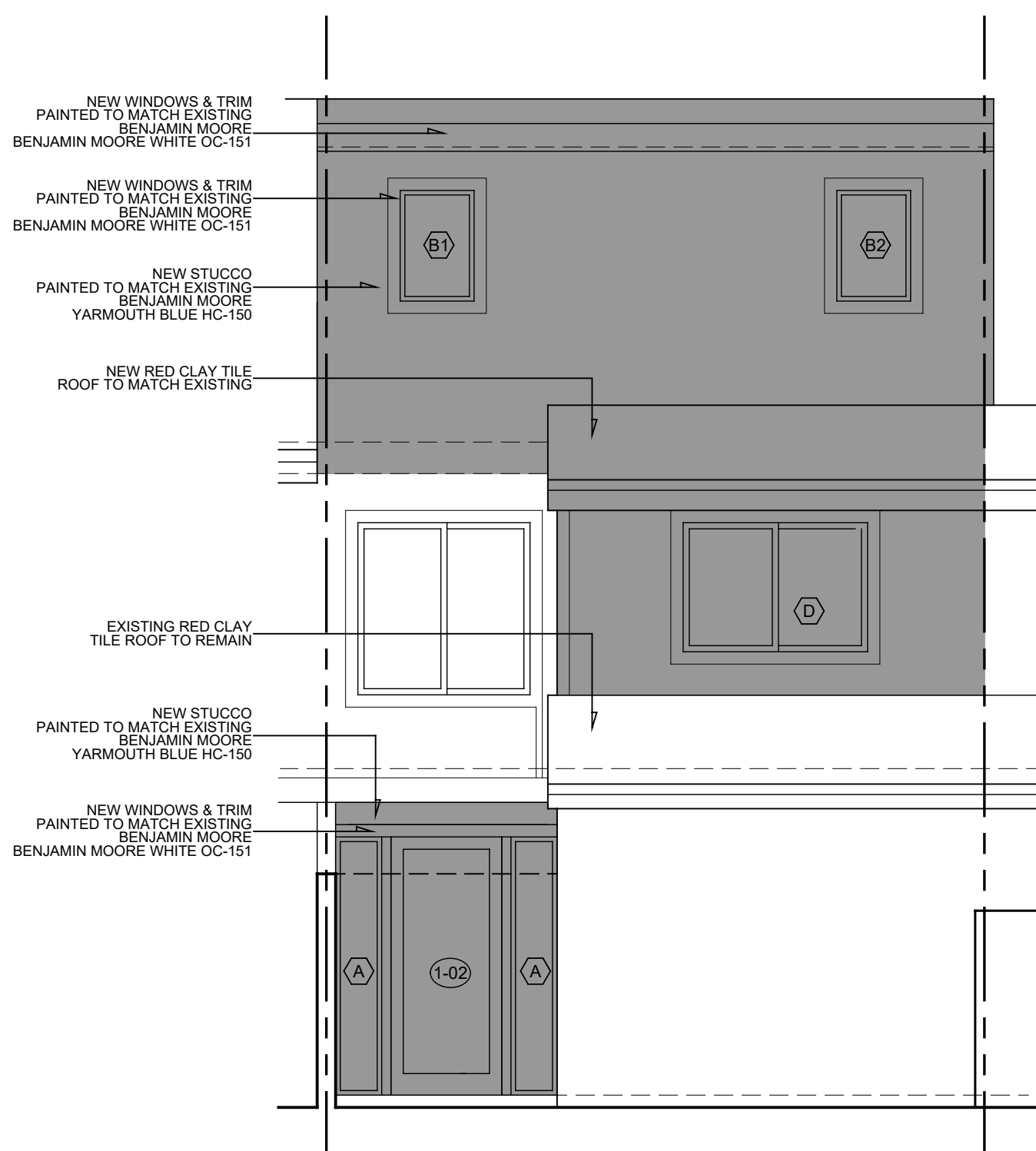
Existing North Elevation

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



Existing South Elevation

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



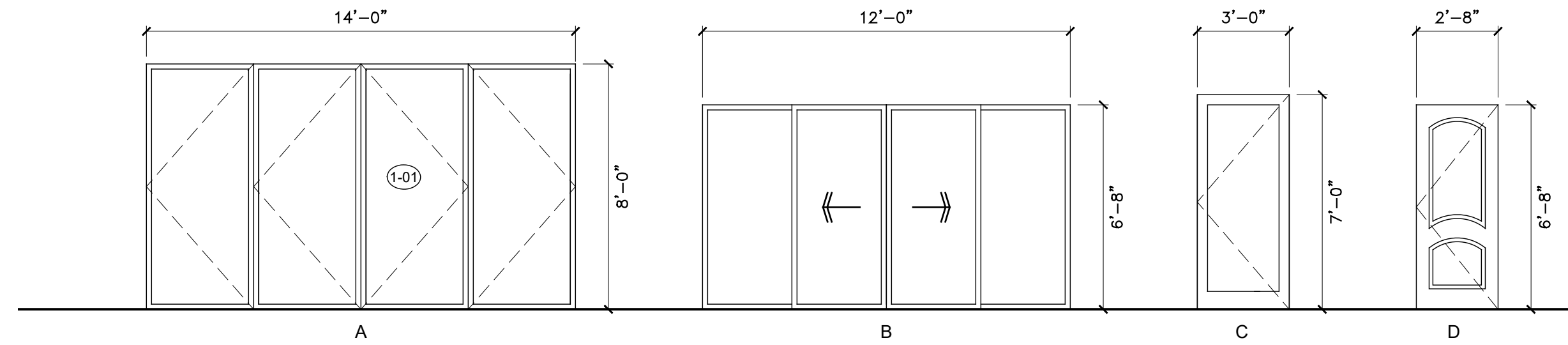
Proposed North Elevation

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



Proposed South Elevation

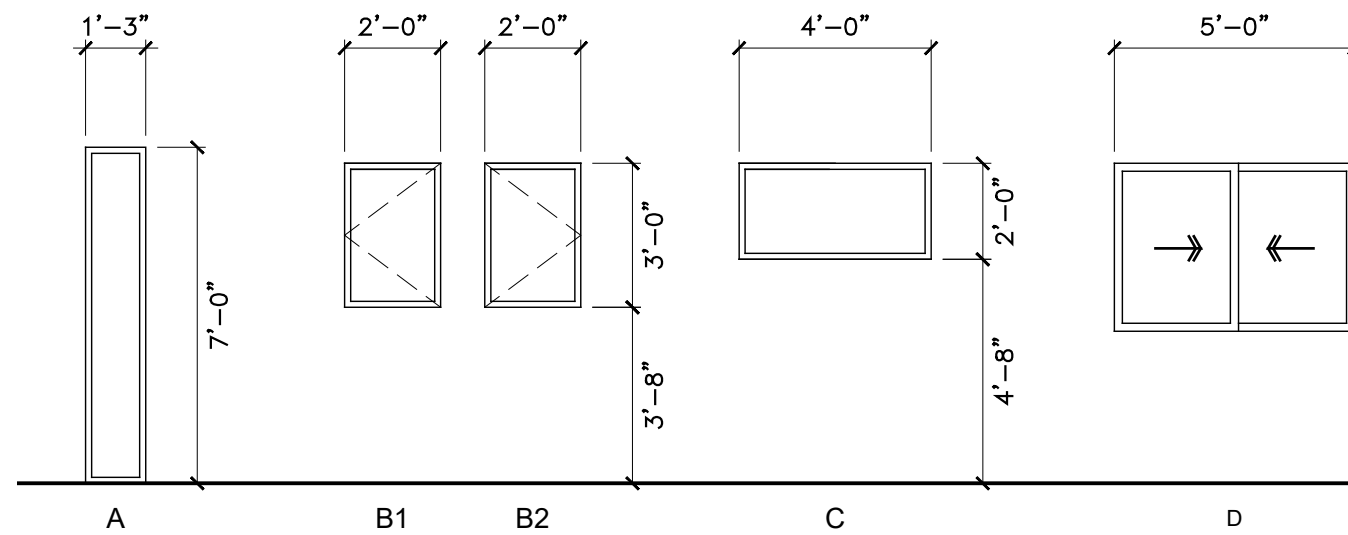
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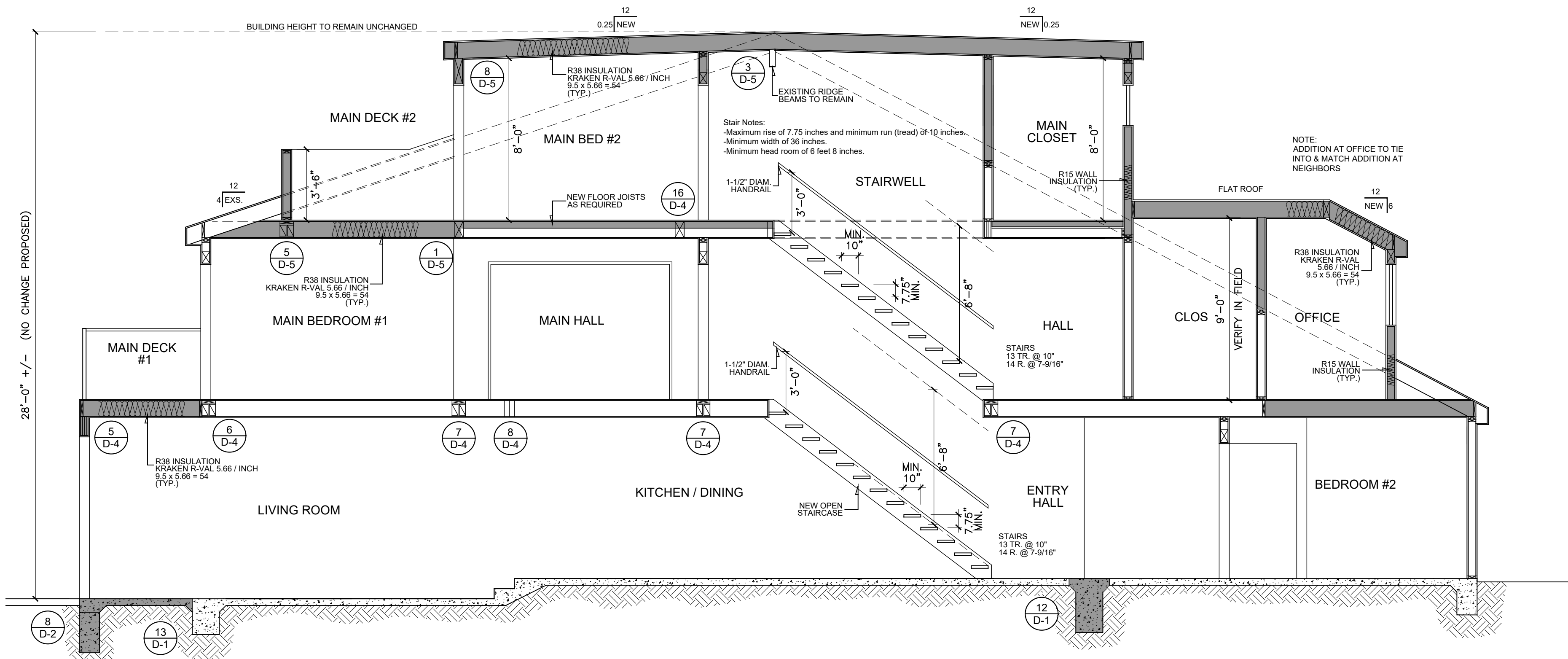
DOOR TYPES

D O O R S C H E D U L E										
	TYPE	LOCATION	SIZE	MATERIAL	MUST BE TEMPERED	TYPE	SHGC	U-FACTOR	REMARKS	
1-01	A	LIVING	14'-0" x 8'-0"	ALUM	*	EXT.	0.76	1.04	4 PANEL ACCORDIAN DOOR	
1-02	C	ENTRY	3'-0" x 7'-0"	WOOD	*	EXT.	0.76	1.04	SINGLE PANEL FRENCH DOOR	
3-01	B	MAIN BED #2	12'-0" x 6'-8"	ALUM	*	EXT.	0.76	1.04	4 PANEL SLIDER	
3-02	D	MAIN BED #2	2'-8" x 6'-8"	WOOD		INT.	-	-	PANEL DOOR TO MATCH	
3-03	D	MAIN BATH #2	2'-8" x 6'-8"	WOOD		INT.	-	-	PANEL DOOR TO MATCH	
3-04	D	MAIN CLOS #2	2'-8" x 6'-8"	WOOD		INT.	-	-	PANEL DOOR TO MATCH	
W I N D O W S C H E D U L E										
	WINDOW SIZE			QTY	MATERIAL	MUST BE TEMPERED	TYPE	SHGC	U-FACTOR	REMARKS
	WIDTH	HEIGHT	SILL HT.							
A	1'-3"	7'-0"	-		WOOD	*	FIXED	0.76	1.04	SIDE LITE TO DOOR 1-02
B	2'-0"	3'-0"	3'-8"		WOOD		CASEMENT	0.76	1.04	
C	4'-0"	2'-0"	4'-8"		WOOD	*	FIXED	0.76	1.04	
D	5'-0"	3'-6"	3'-2"		WOOD		SLIDER	0.76	1.04	TO MATCH NEIGHBOR - V.I.F. GUARDRAIL @42"H INSIDE

NOTE:
- CONTRACTOR TO VERIFY ALL DOORS & WINDOWS IN FIELD

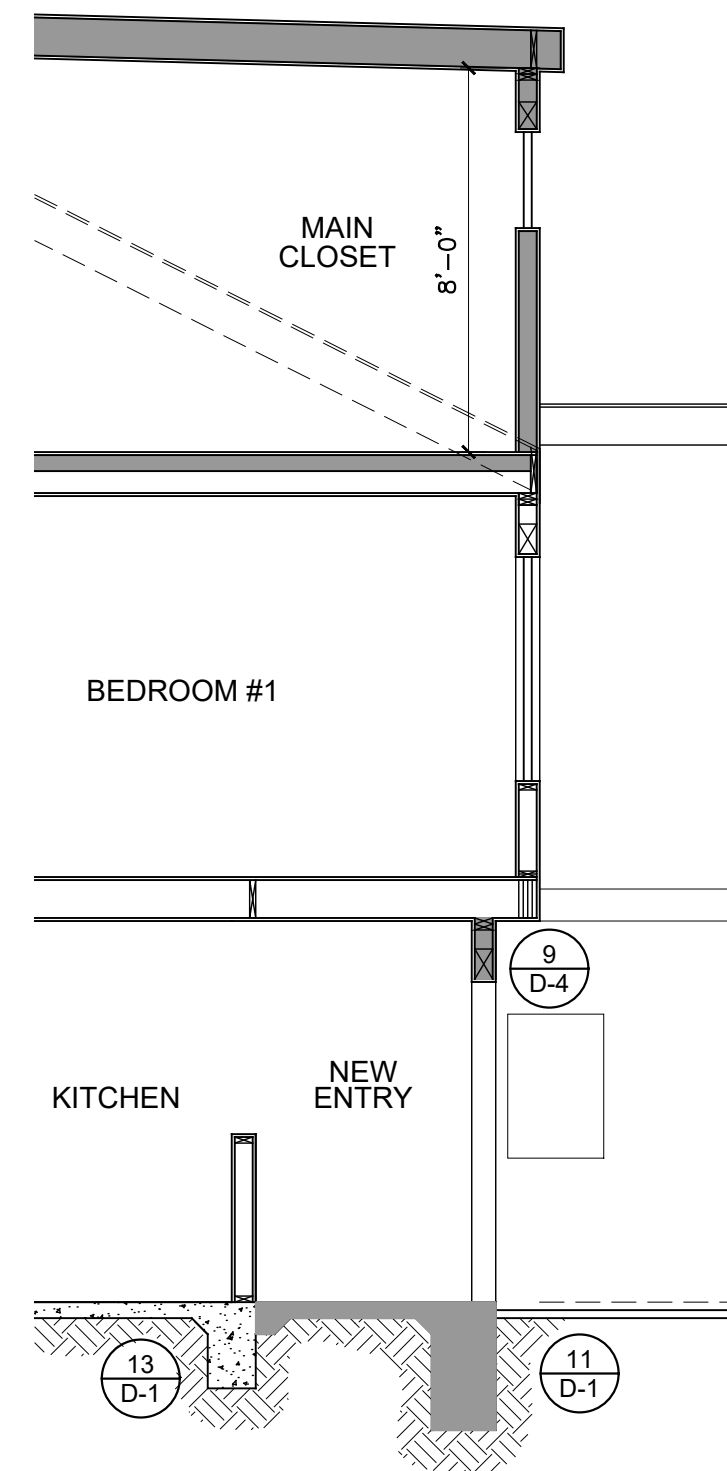


WINDOW TYPES



Cross Section A-A

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



Cross Section B-B

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