

CAROUSEL RESIDENCE

16661 CAROUSEL LN,
HUNTINGTON BEACH, CA 92649



PROPERTY INFORMATION

APN	178-051-04
LEGAL DESCRIPTION	N TR 5481 BLK LOT 142

PROJECT SUMMARY

LOT AREA	5,000 SF
EXISTING NUMBER OF STORIES	2
EXISTING NUMBER OF BEDROOMS	4
ZONING DISTRICT	RL-CZ
OCCUPANCY	R-3/U
CONSTRUCTION TYPE	VB
PROPOSED TOTAL 1ST FLOOR AREA	2,499 SF (INCLUDES GARAGE OF 628 SF)
PROPOSED TOTAL 2ND FLOOR AREA	2,437 SF (EXCLUDE STAIRS AND ELEVATOR SHAFT)
PROPOSED TOTAL DECK AREA(MECH.)	11 SF
TOTAL PROPOSED GROSS AREA	4,947 SF
TOTAL PROPOSED LANDSCAPE COVERAGE	40%
FRONT SETBACK(GARAGE)	15' (CODE SECTION 210.06)
SIDE SETBACK	5 (CODE SECTION 210.06)
REAR SETBACK	10 (CODE SECTION 210.06)
BLDG_ LOT COVERAGE	50% (CODE SECTION 210.06)
OPEN LATTICE PATIO COVER LOT COVERAGE	135 SF /5000=2.7% (EXEMPTED PER 210.07(U) *OPEN LATTICE PATIO COVERS ARE EXEMPTED FROM SITE COVERAGE STANDARDS*)
MAX. HEIGHT	35 (CODE SECTION 210.06)

SCOPE OF WORK

- DEMO PARTIAL AND REDESIGN 1ST FLOOR LAYOUT
- DEMO EXISTING 2ND FLOOR AND ADDING NEW 2ND FLOOR
- RELOCATED EXISTING STAIRS
- ADDING NEW ROOF TOP WITH ELEVATOR ACCESS
- ADDING POOL/SPA ON THE ROOF DECK

RELEVANT CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:
2025 CALIFORNIA RESIDENTIAL CODE(CRC)
2025 CALIFORNIA BUILDING CODE(CBC)
2025 CALIFORNIA ELECTRICAL CODE(CEC)
2025 CALIFORNIA MECHANICAL CODE(CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ENERGY EFFICIENCY STANTARDS(CEES)
2025 CALIFORNIA GREEN BUILDING STDS.

ABBREVIATIONS

A/C	AIR CONDITIONING	G.F.I.	GROUND FAULT INTERRUPTER	R.	RISER
ABV.	ABOVE	G.I.	GALVANIZED IRON	RAD.	RADIUS
ADJ.	ADJUSTABLE	G.L.B.	GLU-LAM BEAM	R.A.G.	RETURN AIR GRILLE
A.F.F.	ABOVE FINISH FLOOR	GA.	GAUGE	R.D.	ROOF DRAIN
AL	ALUMINUM	GALV.	GALVANIZED	R.O.	ROUGH OPENING
ALT.	ALTERNATE	GL.	GLASS	RECPT.	RECEPTACLE
ARCH.	ARCHITECT	GND.	GROUND	REF.	REFRIGERATOR
ASSY.	ASSEMBLY	GR.	GRADE	REG.	REGISTER
AUTO	AUTOMATIC	GYP. BD.	GYPSPUM WALLBOARD	REINF.	REINFORCEMENT
				REQ.	REQUIRED
				RM.	ROOM
B.D.	BOARD	H.B.	HOSE BIB	S.A.	SUPPLY AIR
BDRM	BEDROOM	H.C.	HOLLOW CORE	S.C.	SOLID CORE
BLDG.	BUILDING	HDR.	HEADER	S.D.	SMOKE DETECTOR
BLK.	BLOCK	HT.	HEIGHT	S.H.	SINGLE HUNG
BLKG.	BLOCKING	HI.	HIGH	S.H.	SECTION
BM.	BEAM	HOR.	HORIZONTAL	S.F.	SQUARE FEET
		HR.	HOUR	SH.	SHelf
		HVAC	HEATING, VENTILATION, AIR CONDITIONING	SHT.	SHEET
				SHTG.	SHEATHING
CPT.	CARPET	IN.	INSIDE DIAMETER	SHWR.	SHOWER
C.J.	CONTROL JOINT	IN.	INCH	SIM.	SIMILAR
CAB.	CABINET	INSUL.	INSULATION	SL.	SLIDER
C.C.	COAT CLOSET	INT.	INTERIOR	SPEC.	SPECIFICATION
CER.	CERAMIC	JST.	JOIST	STD.	STANDARD
CHG.	CHANGE	JT.	JOINT	STL.	STEEL
CL.	CENTERLINE	KIT.	KITCHEN	STOR.	STORAGE
CL.G.	CEILING			STRUCT.	STRUCTURAL
CLR.	CLEAR	LAV.	LAVATORY	T.	TREAD
COL.	COLUMN	MAS.	MASONRY	T&G	TONGUE AND GROOVE
COMP	COMPOSITION	MAT.	MATERIAL	T.B.	TOWEL BAR
CONC.	CONCRETE	MAX.	MAXIMUM	T.O.	TOP OF
CONST.	CONSTRUCTION	MECH.	MECHANICAL	T.O.C.	TOP OF CONCRETE
CONT.	CONTINUOUS	MEMB.	MEMBRANE	T.O.M.	TOP OF MASONRY
CTR.	CENTER	MFR.	MANUFACTURER	T.O.P.	TOP OF PLATE
C.O.	CASED OPENING	MIN.	MINIMUM	T.O. SHTG.	TOP OF SHEATHING
		MIR.	MIRROR	T.O.W.	TOP OF WALL
D.	DRYER	MISC.	MISCELLANEOUS	TEMP.	TEMPERED
D.F.	DOUGLAS FIR	MTD.	MOUNTED	TH.	THICK
DBL.	DOUBLE	MT.	METAL THRESHOLD	TR.	TRANSOM
DET.	DETAIL	MTL.	METAL	TRANS.	TRANSFORMER
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
DIAG.	DIAGONAL	N.T.S.	NOT TO SCALE		
DIM.	DIMENSION	N/A	NOT APPLICABLE / AVAILABLE		
DISP.	DISPOSAL	NAT.	NATURAL	V.T.R.	VENT THROUGH ROOF
DN.	DOWN	NO.	NUMBER	VENT.	VENTILATION
DR.	DOOR	O.C.	ON CENTER	VERT.	VERTICAL
DS.	DOWNSPOUT	O.D.	OUTSIDE DIAMETER	VEST.	VESTIBULE
DW.	DISHWASHER	Q.	OVER	VOL.	VOLUME
DWG.	DRAWING	Q.	OVER		
		OBS.	OBSCURE	W.	WEST/ WIDE/ WIDTH/ WASHER
EA.	EXPANSION JOINT	OFF.	OFFICE	W.H.	WATER HEATER
EA.	EACH	OPNG.	OPENING	W.I.	WROUGHT IRON
ELEC.	ELECTRICAL	OPP.	OPPOSITE	W.I.C.	WALK IN CLOSET
ENCL.	ENCLOSURE	P.	PANTRY/ POLE	W.R.	WATER RESISTANT
E.P.S.	EXPANDED POLYSTYRENE	P. LAM.	PLASTIC LAMINATE	W/	WITH
EQ.	EQUAL	P.T.	PRESSURE TREATED	WD.	WOOD
EQUIP.	EQUIPMENT	PERIM.	PERIMETER	WP.	WATERPROOF
EX.	EXHAUST	PERP.	PERPENDICULAR	WT.	WEIGHT
EXP.	EXPOSED	PH.	PHONE		
EXIST.	EXISTING	PL.	PLATE/ PROPERTY LINE		
EXT.	EXTERIOR	PLUMB.	PLUMBING		
		PLYWD.	PLYWOOD		
F.A.U.	FORCED AIR UNIT	PR.	PAIR		
F.F.	FINISH FLOOR				
F.G.	FINISH GRADE				
FGL.	FIBERGLASS				
F.O.C.	FACE OF CONCRETE				
F.O.F.	FACE OF FINISH				
F.O.M.	FACE OF MASONRY				
F.O.S.	FACE OF STUD				
FIN.	FINISH				
FIX.	FIXTURE				
FL.	FLOURESCENT				
FLASH.	FLASHING				
FLR.	FLOOR				
FND.	FOUNDATION				
FT.	FOOT OR FEET				
FTG.	FOOTING				
FX.	FIXED				

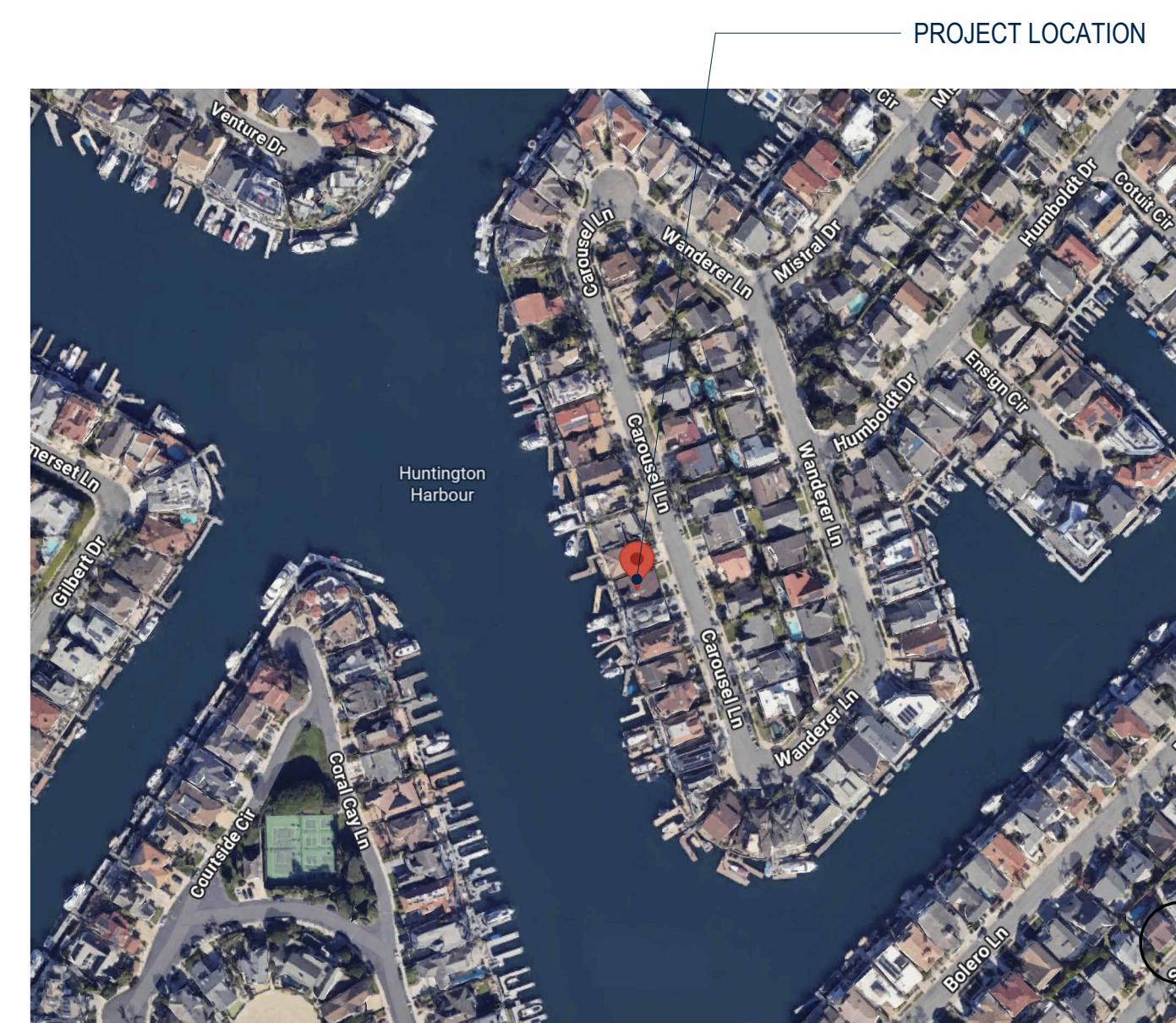
SYMBOLS

	ELEVATION CALLOUT	ELEVATION NUMBER
	DETAIL CALLOUT	DETAIL NUMBER
	DOOR TAG	SEE SHEET A7.00 AND A7.01 FOR DOOR SCHEDULE, LEGEND AND NOTES
	WINDOW TAG	SEE SHEET A7.10 FOR WINDOW SCHEDULE, LEGEND AND NOTES
	KEYNOTE TAG	KEYNOTE NUMBER, REFER TO KEYNOTE LEGEND ON SHEET CALL OUT OCCURS
	SLOPE ARROW	SLOPE TO DRAIN 1/4" PER FOOT MIN. (U.N.O.)
	CHANGE OF ELEVATION/PLANE	CHANGE OF ELEVATION IN PLAN OR CHANGE OF PLANE IN ELEVATION
	GRID LINE	GRID NUMBER OR LETTER PER PLAN

	UNIT PLAN CALL OUT	UNIT TYPE
	UNIT X	UNIT NUMBER PER PLAN LOCATION
	A4.xx	SHEET OF ENLARGED UNIT PLAN

RECEIVED AND
DATED
6/22/26

VICINITY MAP/AREA MAP



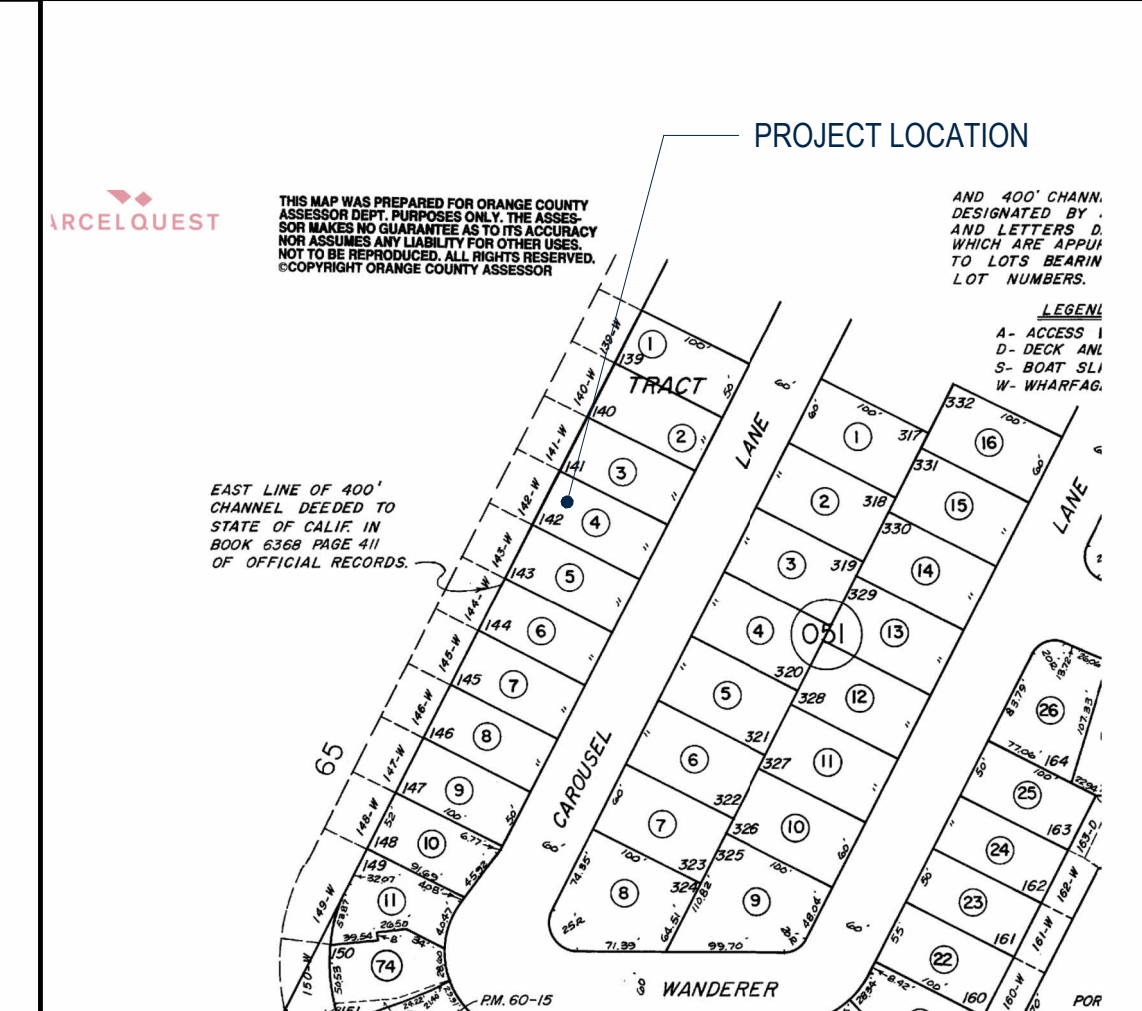
DIRECTORY

CLIENT:
MICHAEL M. DAO
16661 CAROUSEL LN,
HUNTINGTON BEACH, CA 92649

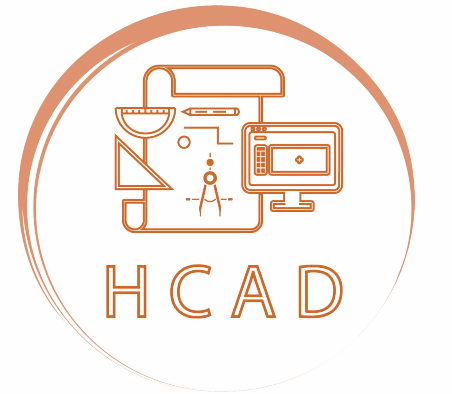
EMAIL: MICHAELMDAO3KIDS@YAHOO.COM

ARCHITECT:
HALCYON COAST ARCHITECTURAL DESIGN
15922 PLYMOUTH LN
HUNTINGTON BEACH, CA 92647
(949) 289-0029
POC: JING LIU
EMAIL: JINGLI@HC-AD.COM

PARCEL MAP



HALCYON COAST
ARCHITECTURAL
DESIGN



SHEET INDEX

SHEET	DESCRIPTION
A0.00	COVERED SHEET
A1.00	EXISTING SITE PLAN
A1.01	EXISTING SURROUNDING PICTURES
A2.01	EXISTING FLOOR PLANS
A2.02	EXISTING ELEVATIONS
A2.11	PROPOSED SITE PLAN
A2.12	PROPOSED FLOOR PLAN - 1ST LEVEL
A2.13	PROPOSED FLOOR PLAN - 2ND LEVEL
A2.14	PROPOSED ROOF DECK PLAN
A2.15	PROPOSED ROOF PLAN
A3.01	BUILDING SECTIONS
A4.01	EXTERIOR ELEVATIONS
A4.02	EXTERIOR ELEVATIONS
1	TOPO SURVEY (FOR REFERENCE)
14	

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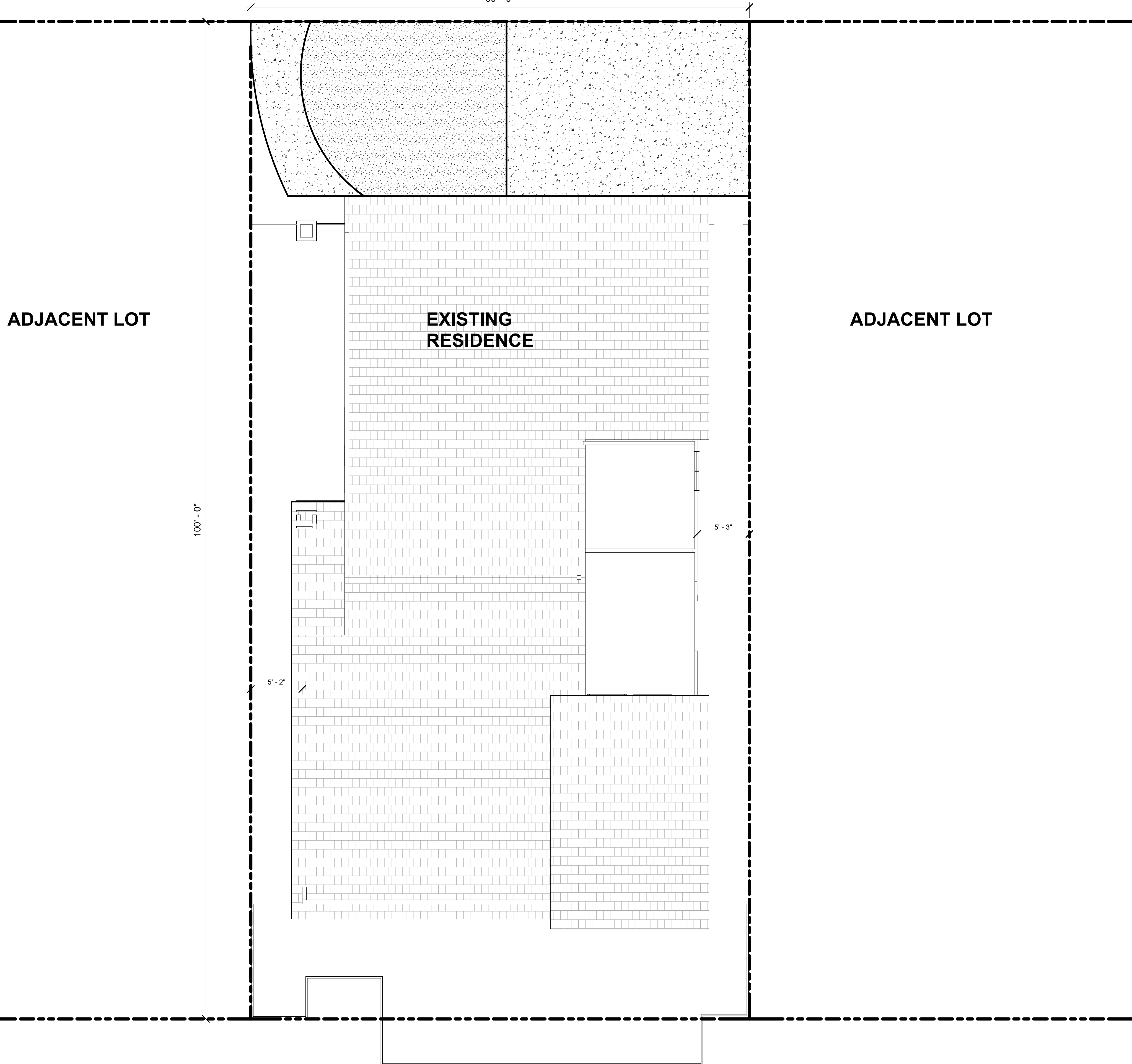
COVERED
SHEET

SHEET SCALE:	As indicated
ARCHITECT:	
1ST PLANNING SUBMITTAL:	
1ST BUILDING & SAFETY:	
JOB NUMBER:	

DATE: SHEET:
A0.00

CAROUSEL LN

50' - 0"



ADJACENT LOT

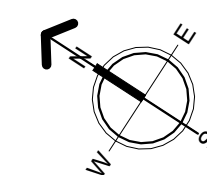
EXISTING RESIDENCE

ADJACENT LOT

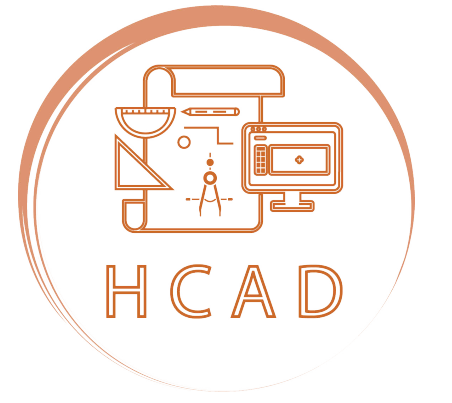
100' - 0"

5' - 2"

5' - 3"



HALCYON COAST
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EXISTING SITE PLAN

SHEET SCALE:	3/16" = 1'-0"
ARCHITECT:	
1ST PLANNING SUBMITTAL:	
1ST BUILDING & SAFETY:	
JOB NUMBER:	

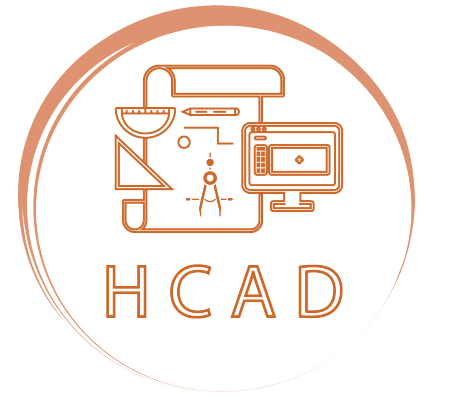
DATE: SHEET:

EXISTING SITE PLAN

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

1

A1.00



CAROUSEL RESIDENCE

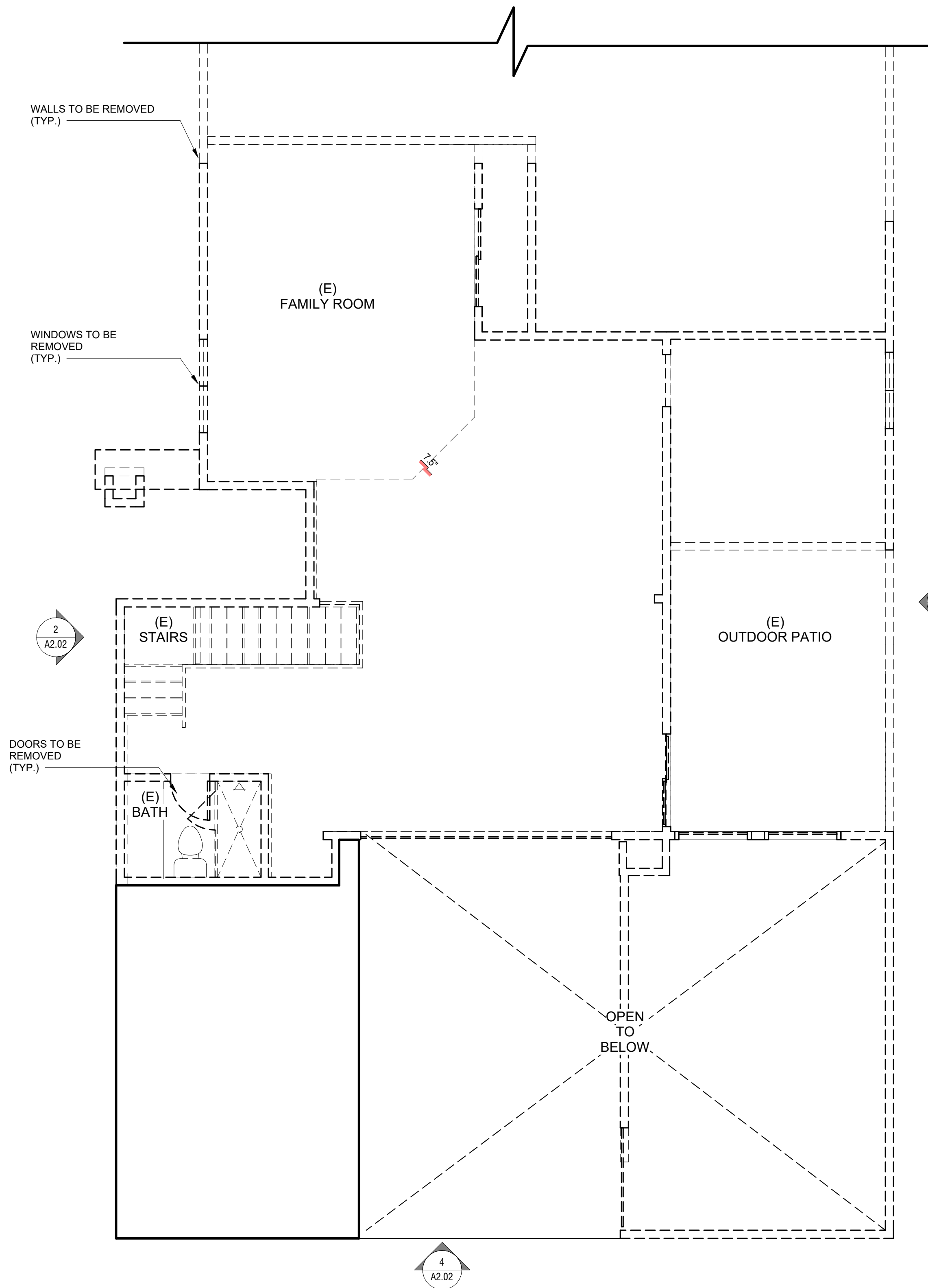
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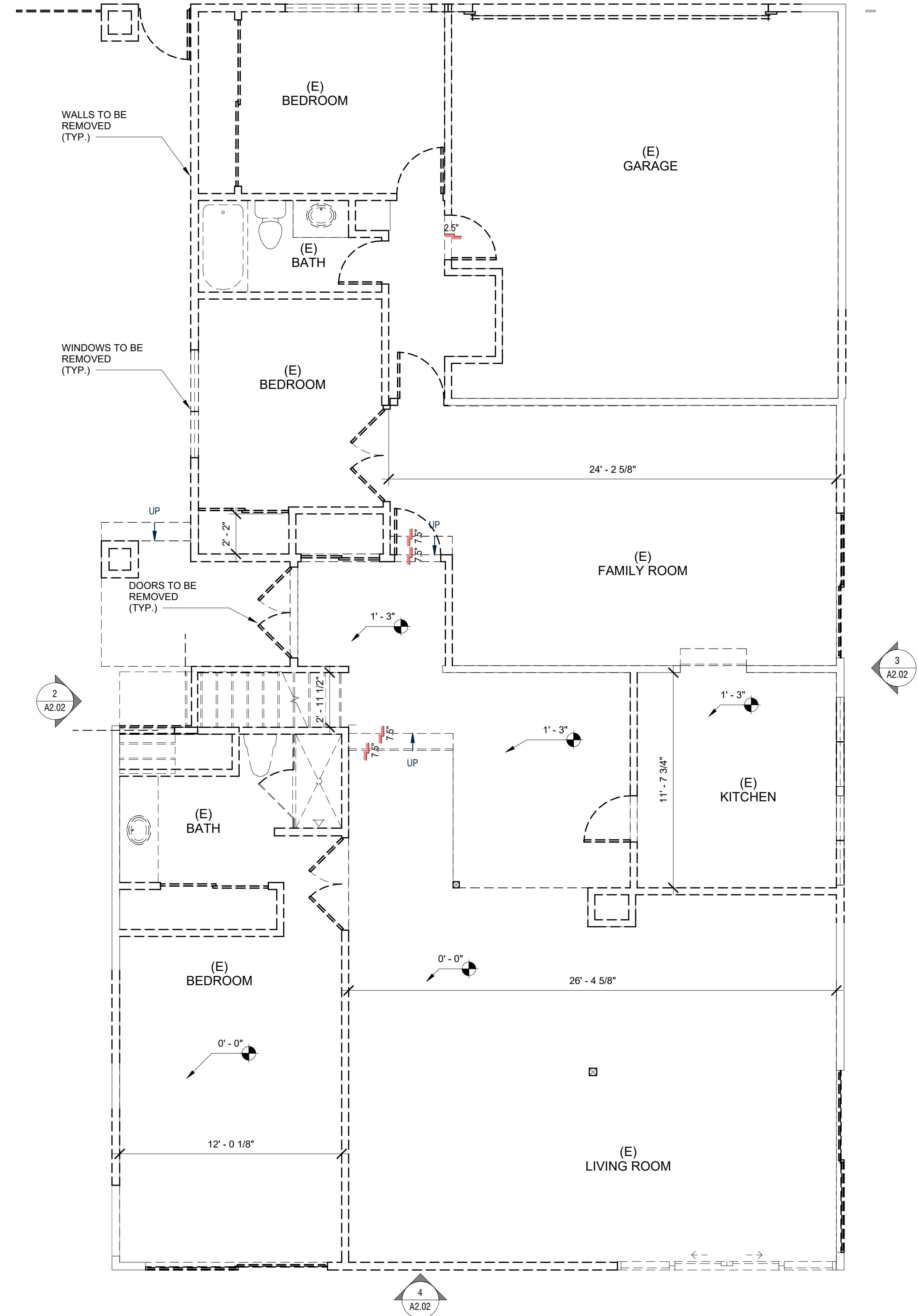
EXISTING FLOOR PLANS

SHEET SCALE:	1/4" = 1'-0"
ARCHITECT:	
1ST PLANNING SUBMITTAL:	
1ST BUILDING & SAFETY:	
JOB NUMBER:	

DATE: SHEET: **A2.01**



EXISTING FLOOR PLAN - 2ND LEVEL SCALE: 1/4" = 1'-0" **2**

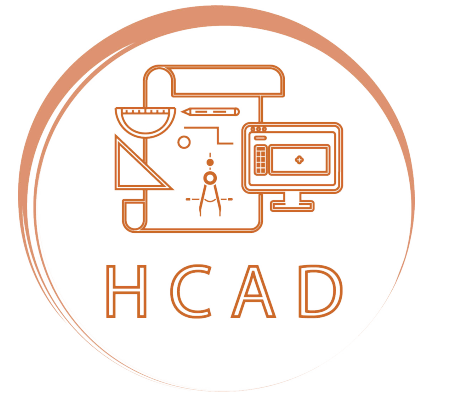


EXISTING FLOOR PLAN - 1ST LEVEL SCALE: 1/4" = 1'-0" **1**

BUILDING PLAN LEGEND

- EXISTING WALL TO REMAIN IN PLACE
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

NOTE:
EXISTING FOOTINGS TO BE EVALUATED FOR POTENTIAL REUSE DURING BUILDING PERMIT REVIEW. FINAL DETERMINATION TO BE PROVIDED BY STRUCTURAL ENGINEER.



CAROUSEL RESIDENCE

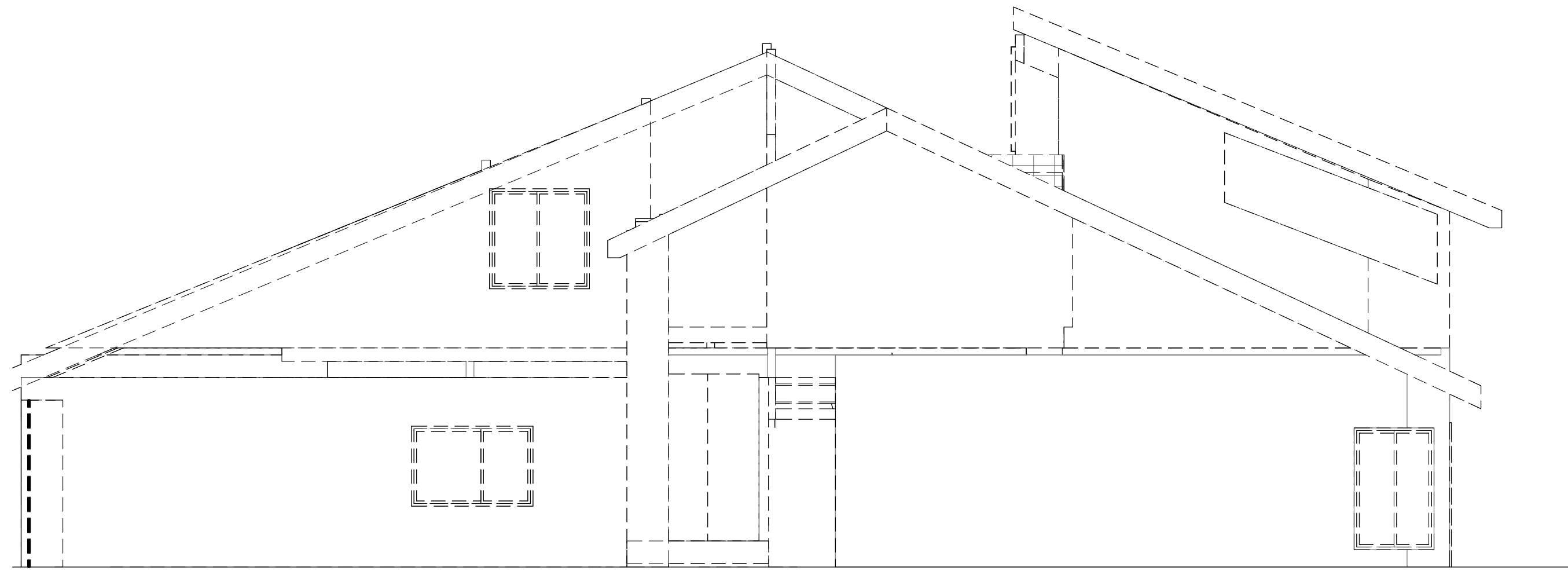
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UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD
PARTY, THE THIRD PARTY SHALL HOLD HCAD HARMLESS.
DO NOT SCALE PLANS

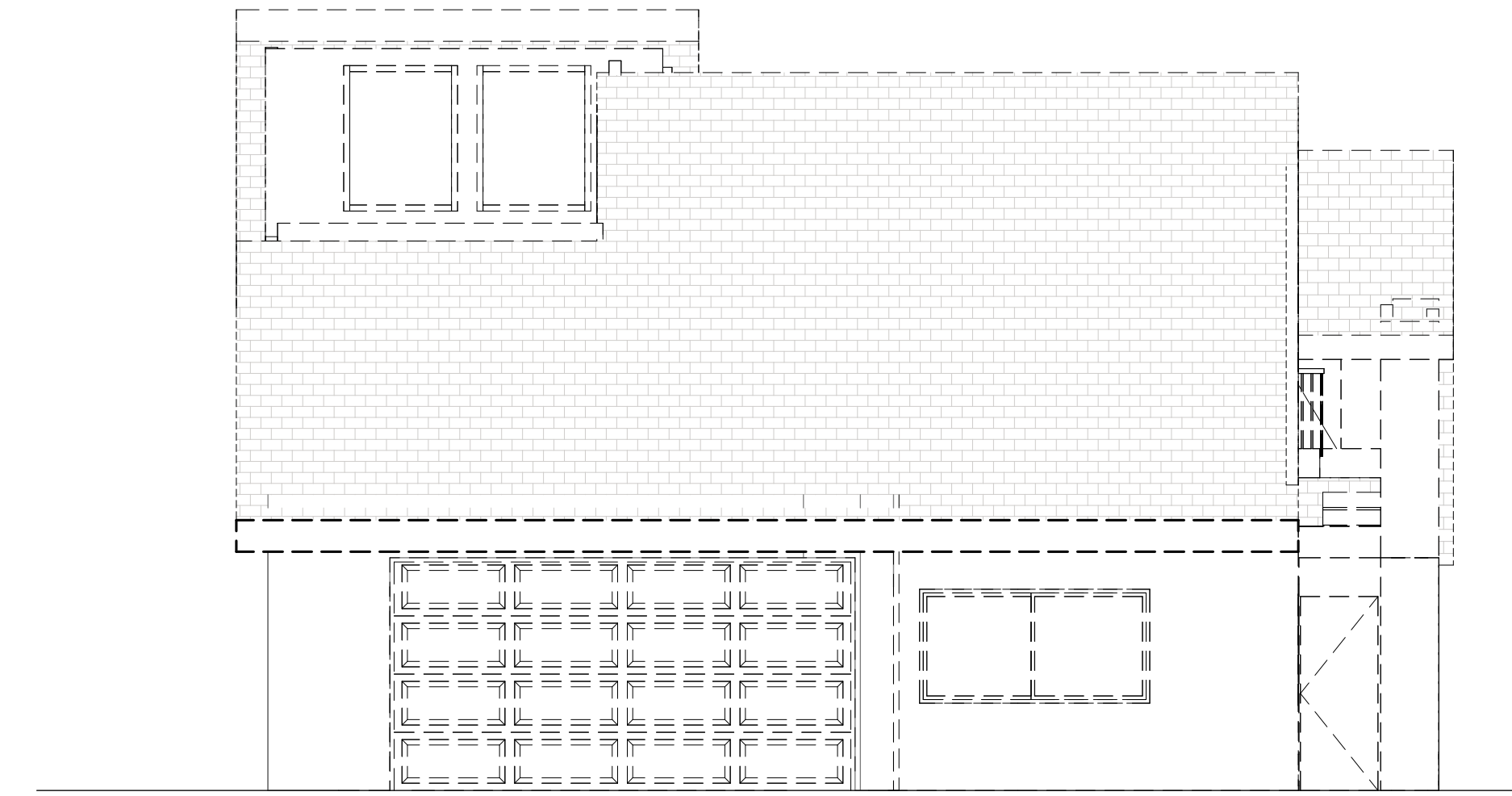
**EXISTING
ELEVATIONS**

SHEET SCALE:	3/16" = 1'-0"
ARCHITECT:	
1ST PLANNING SUBMITTAL:	
1ST BUILDING & SAFETY:	
JOB NUMBER:	

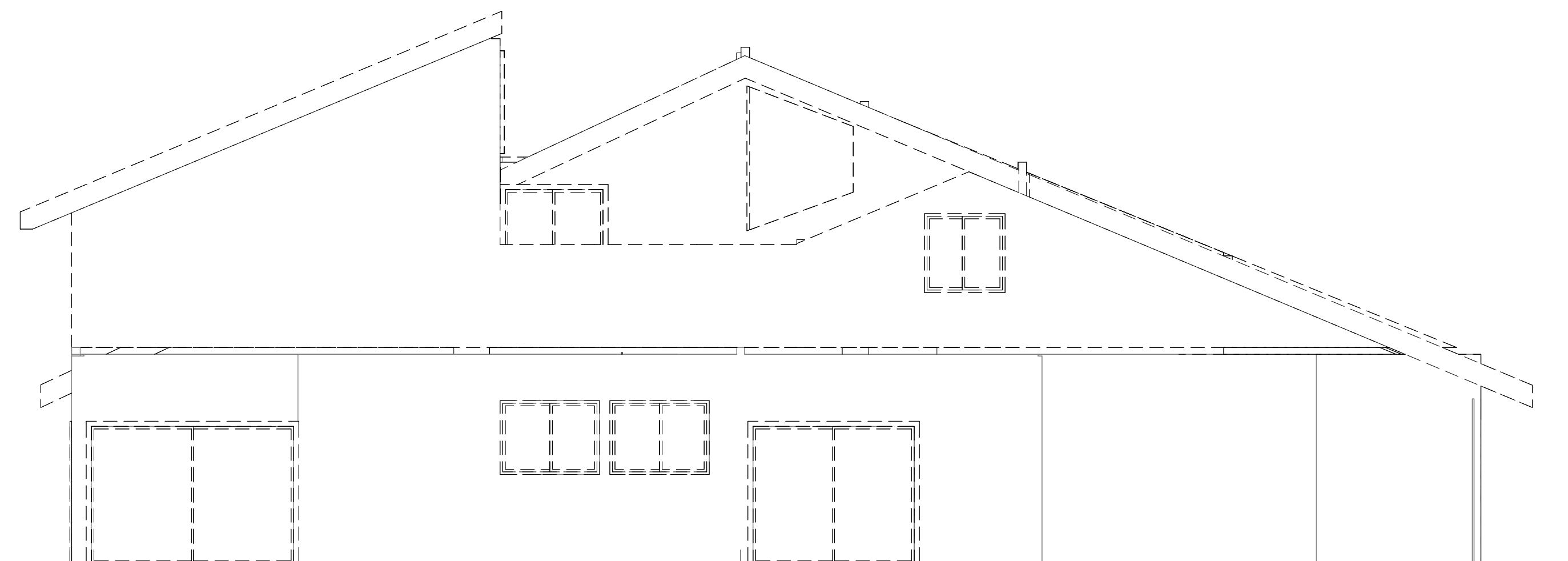
DATE:	SHEET:
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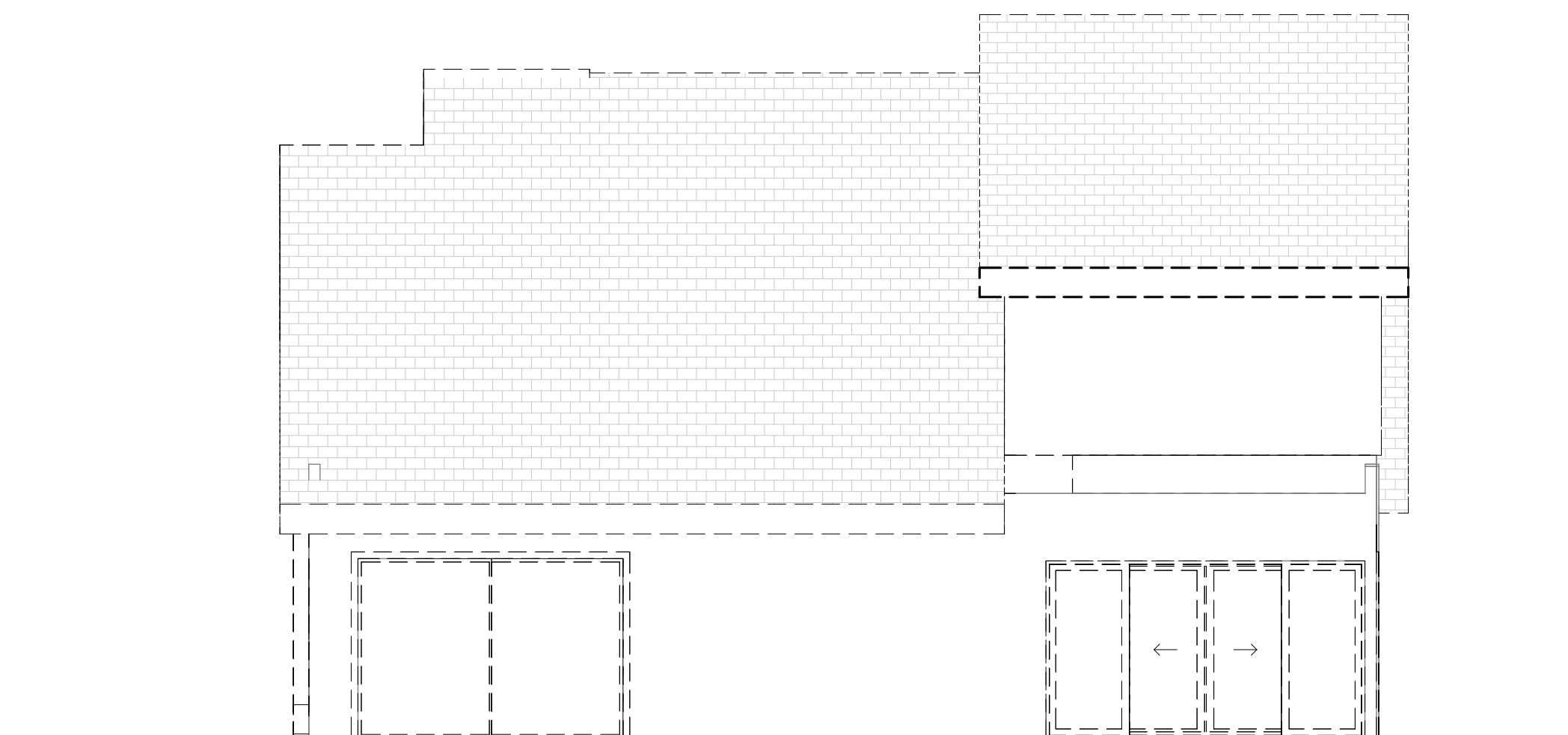
② EXISTING NORTH ELEVATION
3/16" = 1'-0"



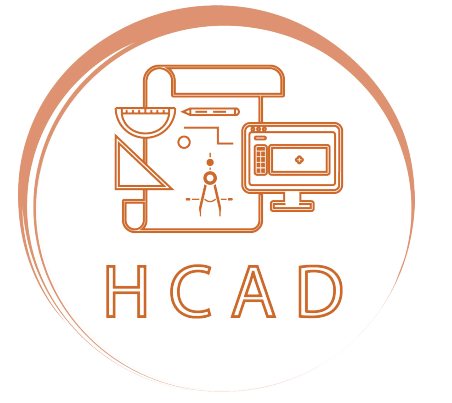
① EXISTING EAST ELEVATION
3/16" = 1'-0"



③ EXISTING SOUTH ELEVATION
3/16" = 1'-0"



④ EXISTING WEST ELEVATION
3/16" = 1'-0"



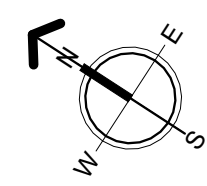
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PROPOSED SITE PLAN

SHEET SCALE:	3/16" = 1'-0"
ARCHITECT:	
1ST PLANNING SUBMITTAL	
1ST BUILDING & SAFETY :	
JOB NUMBER:	
DATE:	SHEET:

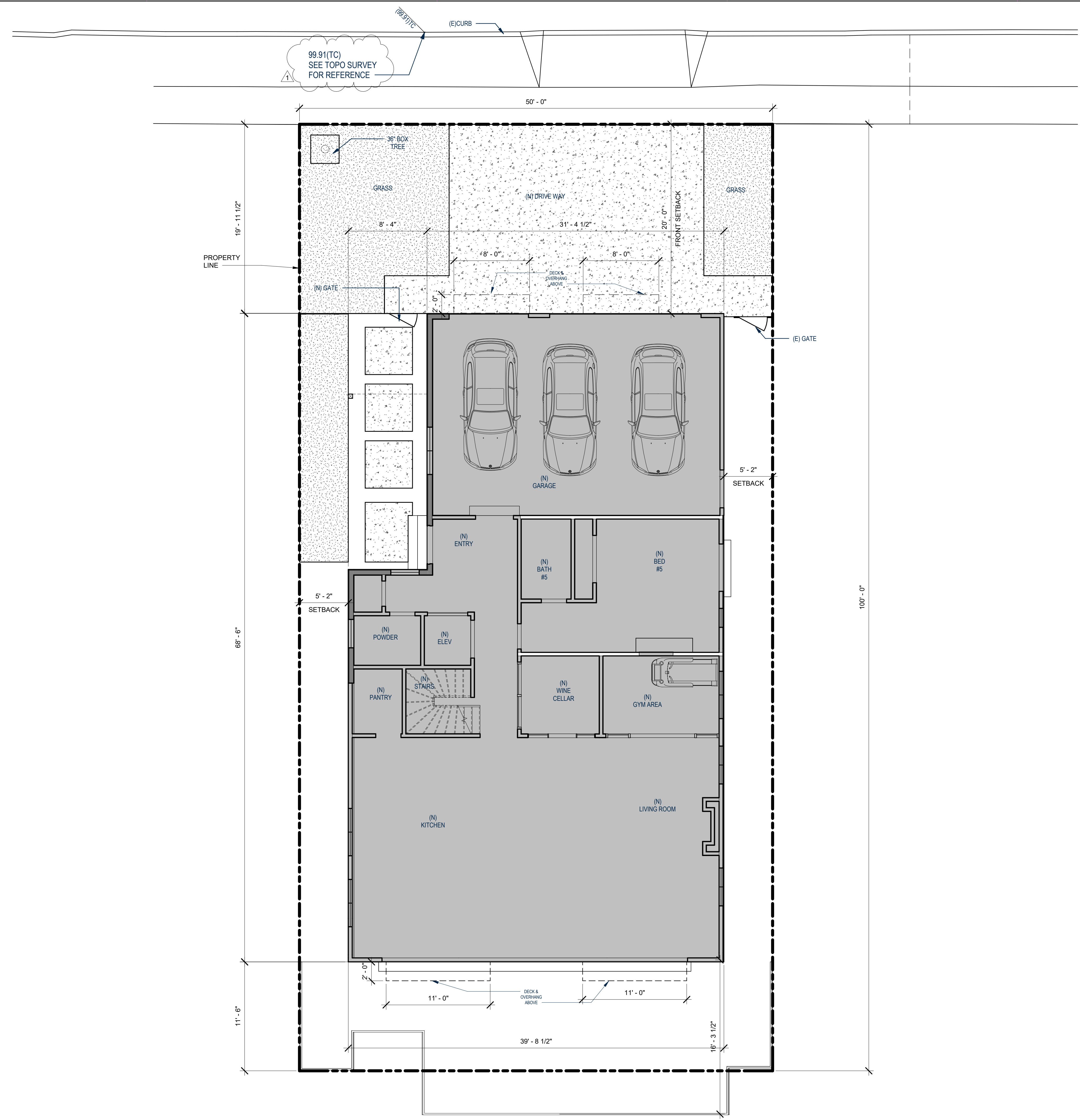


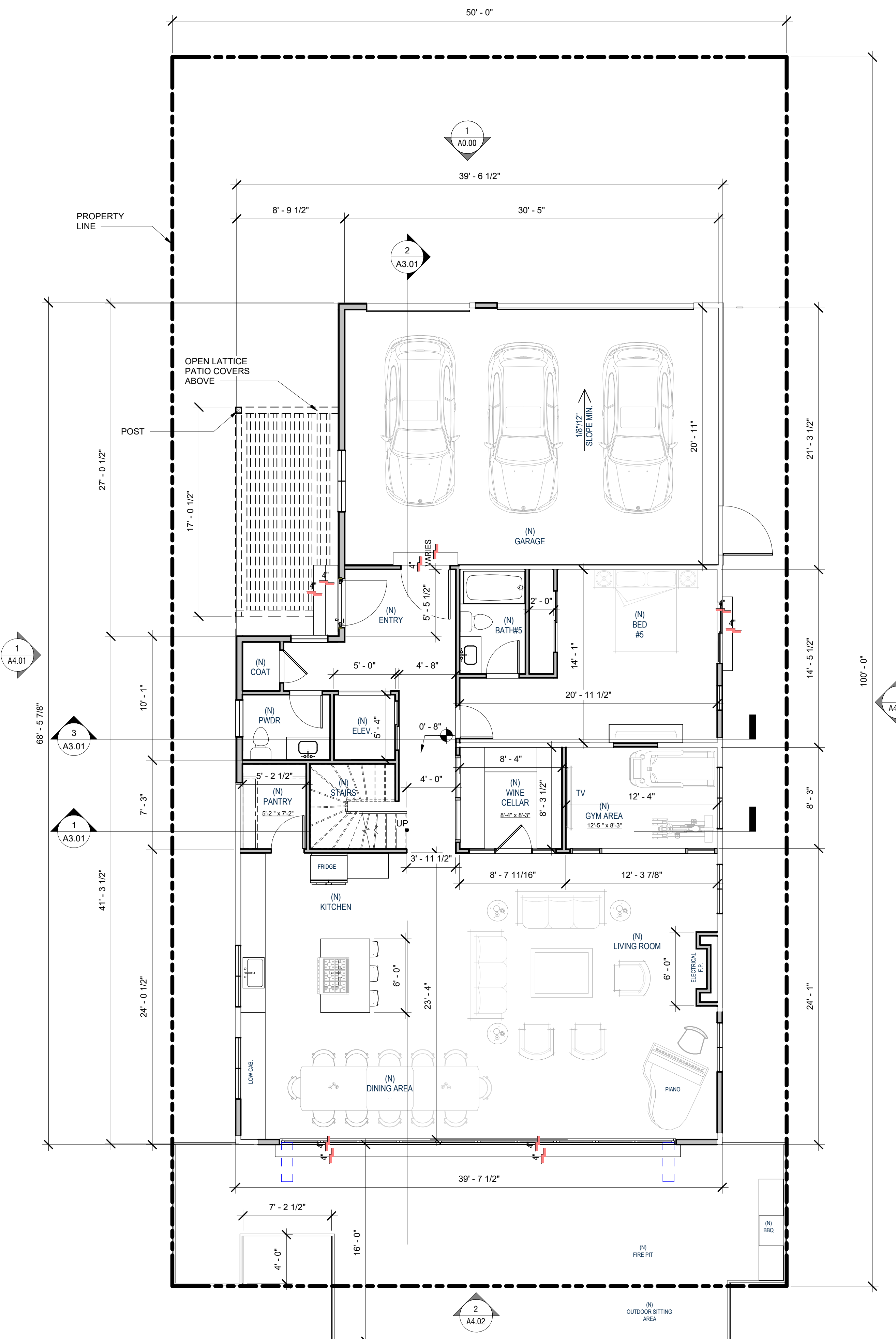
PROPOSED SITE PLAN

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

1

A2.11





WALL LEGEND

	EXISTING WALLS	
	NEW INTERIOR WALL	
	NEW EXTERIOR WALL	

GRAPHIC LEGEND

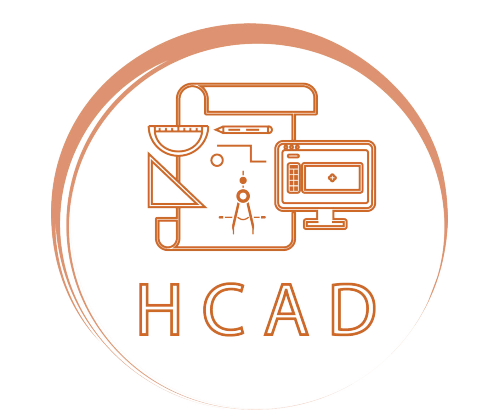
	NEW DOORS
	NEW WINDOW (SINGLE HANG)
	NEW WINDOW (SLIDING)
	NEW SLIDING DOOR
	1ST FLOOR ADDITION

BUILDING PLAN LEGEND

DOOR TAG E	EXISTING DOOR TO REMAIN IN PLACE
WINDOW TAG A	SEE SHEET A7.10 FOR WINDOW SCHEDULE, LEGEND AND NOTES
EMERGENCY ESCAPE AND RESCUE WINDOW TAG *	INDICATES MINIMUM SIZED WINDOW FOR EMERGENCY ESCAPE AND RESCUE - MINIMUM DIMENSIONS TO BE 24" CLEAR HEIGHT, 20" CLEAR WIDTH, MAXIMUM HEIGHT FROM FINISHED FLOOR TO BE 44 INCHES MINIMUM SIZE TO BE 5.7 SQUARE FEET, (5.0 SQ.FT AT GRADE LEVEL), 1031.3.R310.1.
KEYNOTE TAG 201	KEYNOTE NUMBER, REFER TO KEYNOTE LEGEND BELOW

1ST LEVEL FLOOR PLAN SCALE: 3/16" = 1'-0" 1

HALCYON COAST ARCHITECTURAL DESIGN



CAROUSEL RESIDENCE

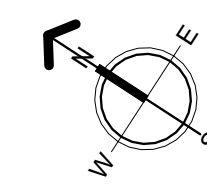
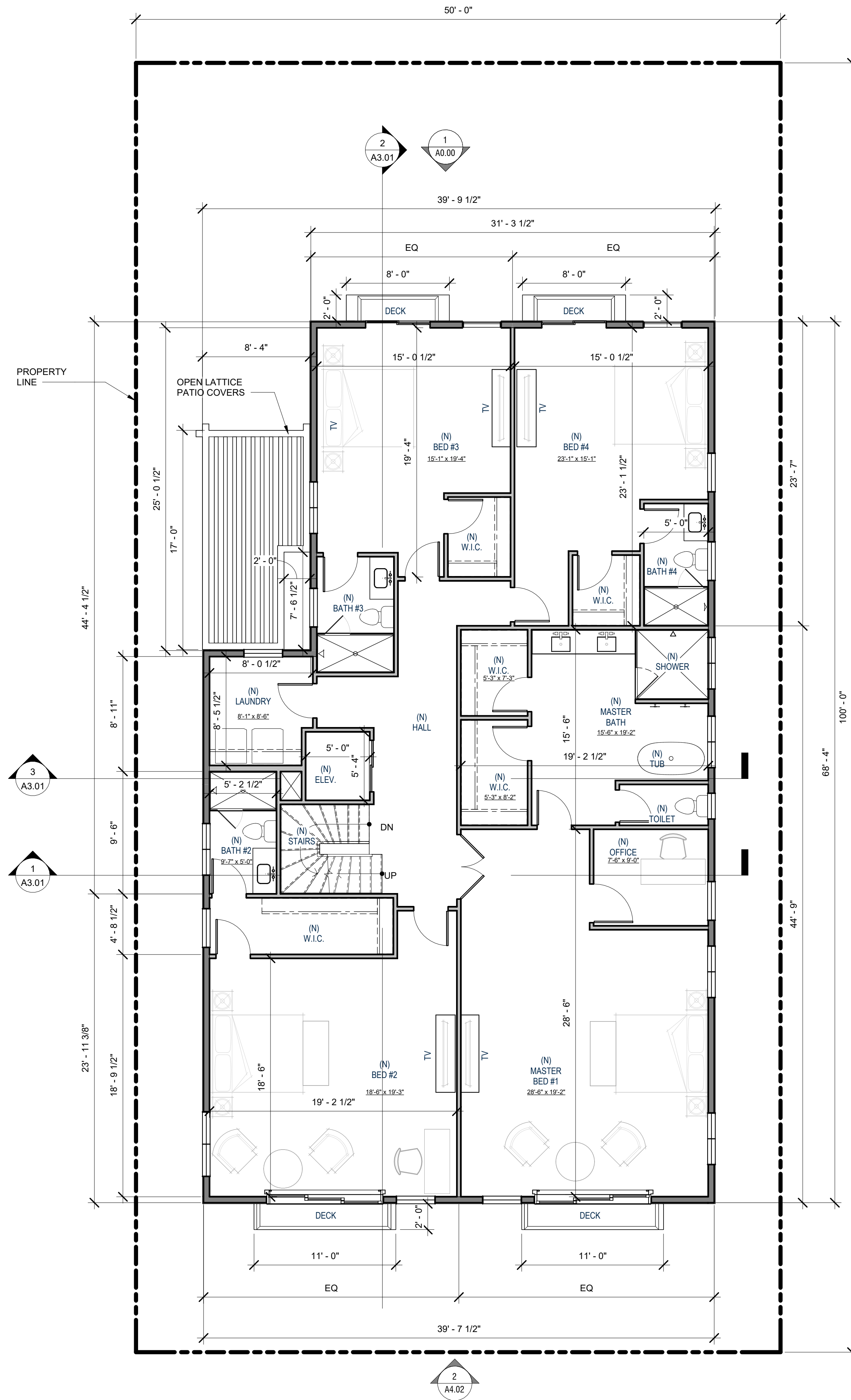
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PROPOSED FLOOR PLAN - 1ST LEVEL

SHEET SCALE:	As indicated
ARCHITECT:	
1ST PLANNING SUBMITTAL	
1ST BUILDING & SAFETY :	
JOB NUMBER:	

DATE:	SHEET:
	A2.12



WALL LEGEND

	EXISTING WALLS	
	NEW INTERIOR WALL	
	NEW EXTERIOR WALL	

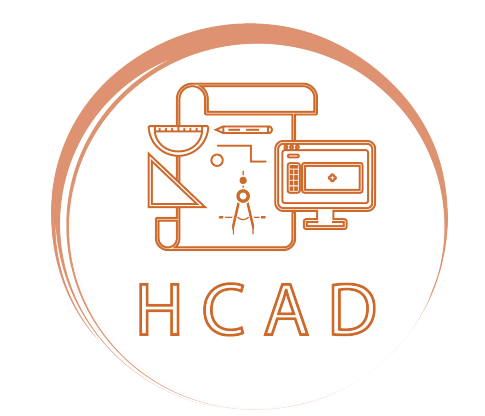
GRAPHIC LEGEND

	NEW DOORS
	NEW WINDOW (SINGLE HANG)
	NEW WINDOW (SLIDING)
	NEW SLIDING DOOR
	1ST FLOOR ADDITION

BUILDING PLAN LEGEND

DOOR TAG E	EXISTING DOOR TO REMAIN IN PLACE
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KEYNOTE TAG 201	KEYNOTE NUMBER, REFER TO KEYNOTE LEGEND BELOW

**HALCYON COAST
ARCHITECTURAL
DESIGN**



CAROUSEL RESIDENCE

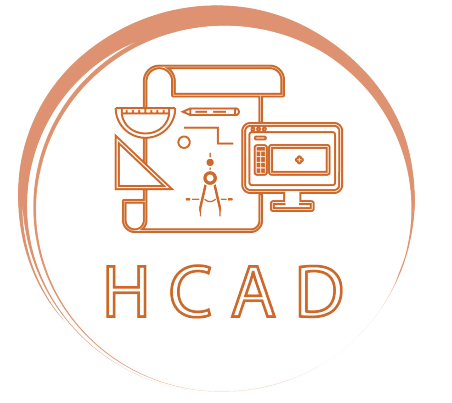
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**PROPOSED
FLOOR PLAN -
2ND LEVEL**

SHEET SCALE:	As indicated
ARCHITECT:	
1ST PLANNING SUBMITTAL	
1ST BUILDING & SAFETY :	
JOB NUMBER:	

DATE:	SHEET:
	A2.13



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**PROPOSED
ROOF DECK
PLAN**

SHEET SCALE:	3/16" = 1'-0"
ARCHITECT:	
1ST PLANNING SUBMITTAL	
1ST BUILDING & SAFETY :	
JOB NUMBER:	

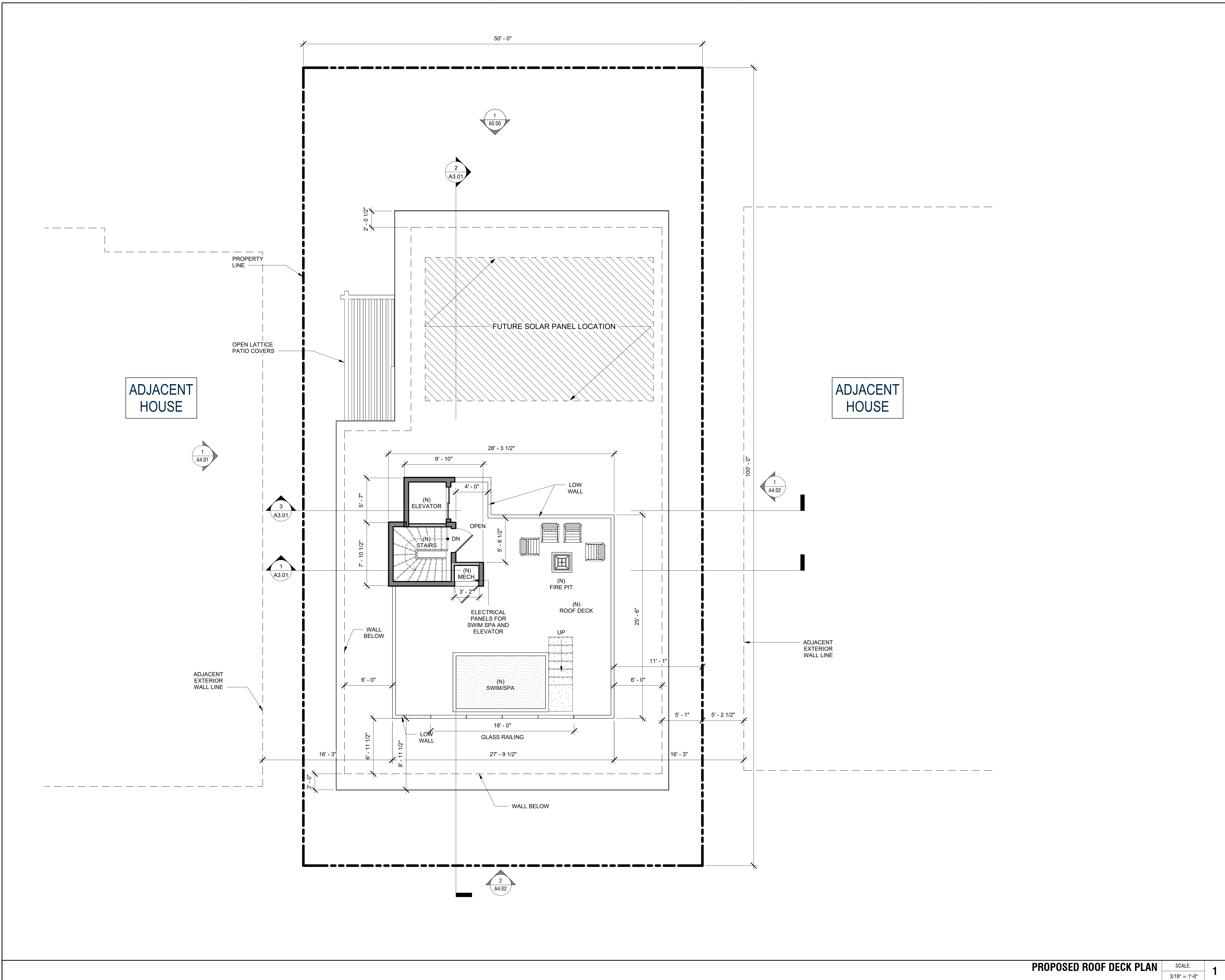
DATE: SHEET:

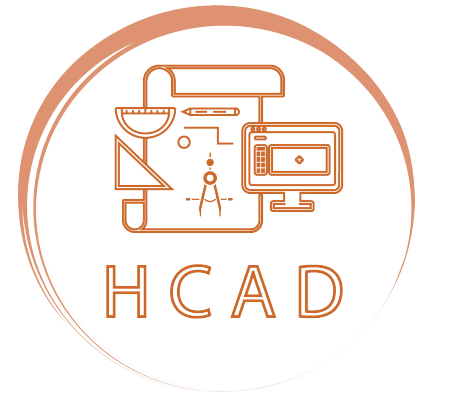
PROPOSED ROOF DECK PLAN

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

1

A2.14





CAROUSEL RESIDENCE

16661 Carousel Ln,
Huntington Beach, CA 92649

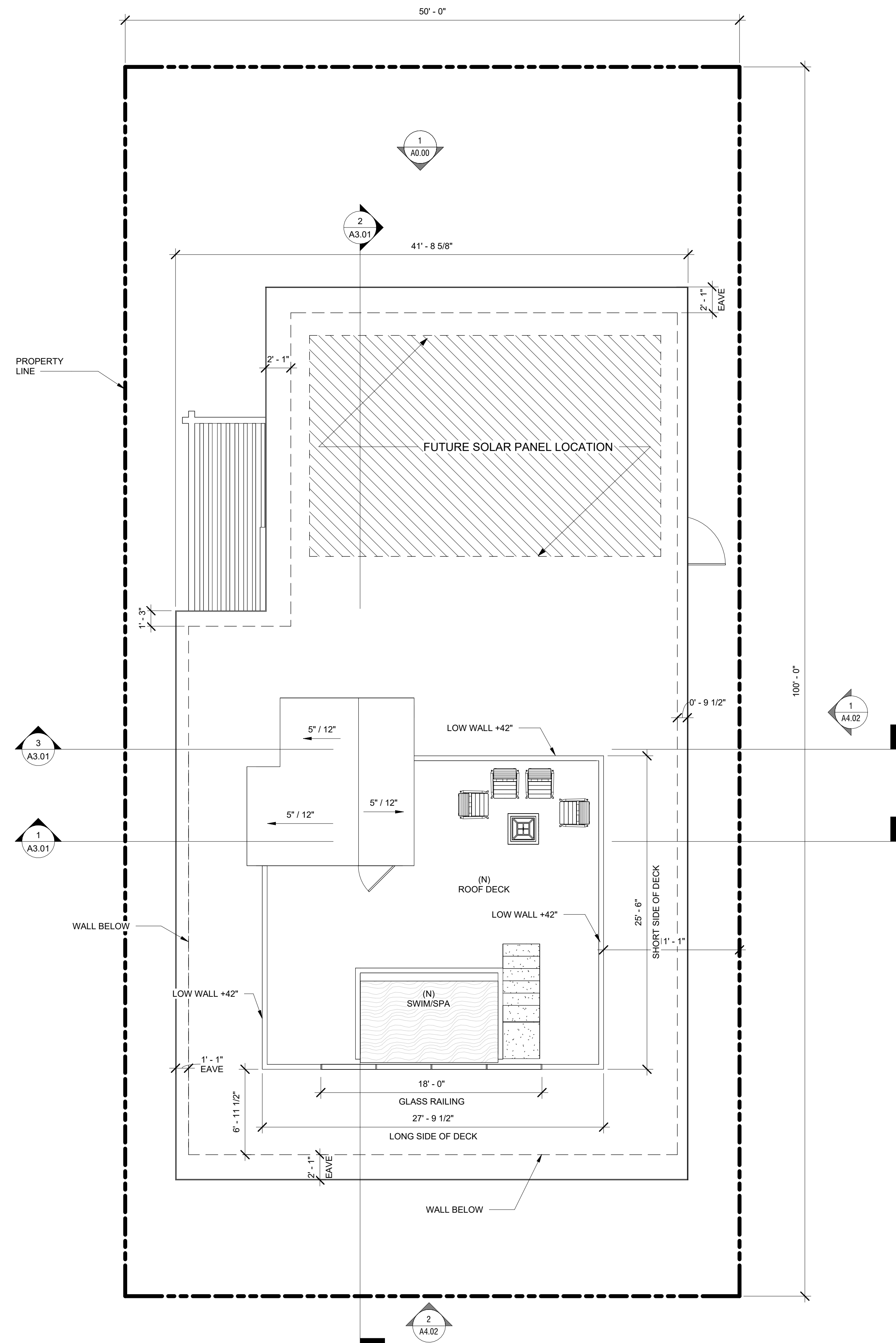
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DO NOT SCALE PLANS

**PROPOSED
ROOF PLAN**

SHEET SCALE:	3/16" = 1'-0"
ARCHITECT:	
1ST PLANNING SUBMITTAL	
1ST BUILDING & SAFETY :	
JOB NUMBER:	
DATE:	SHEET:

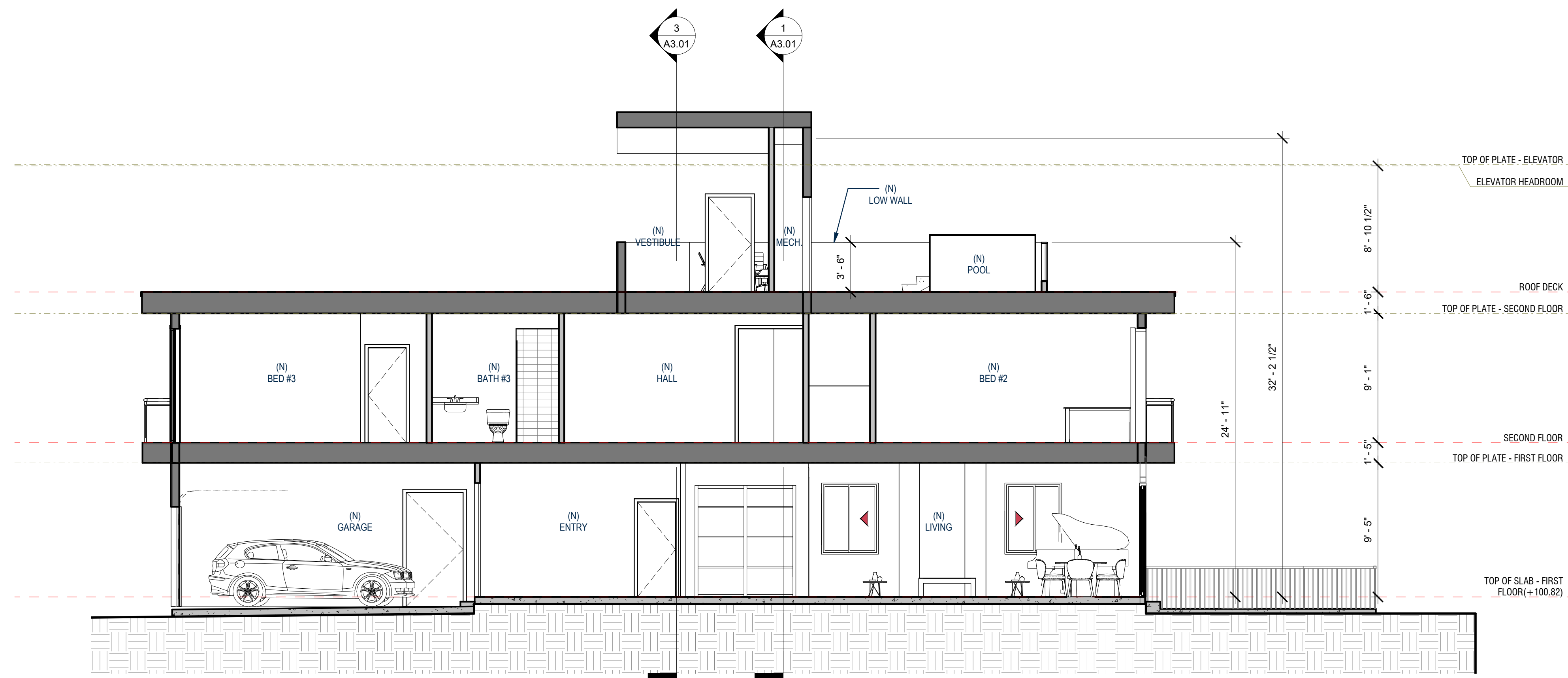
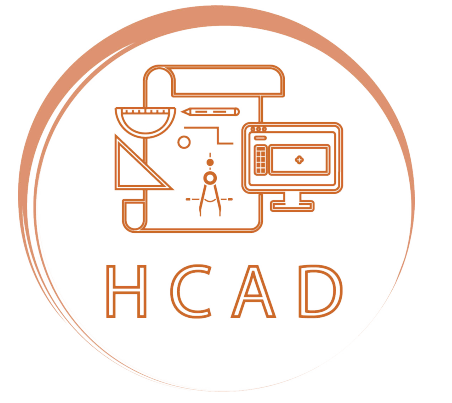
A2.15



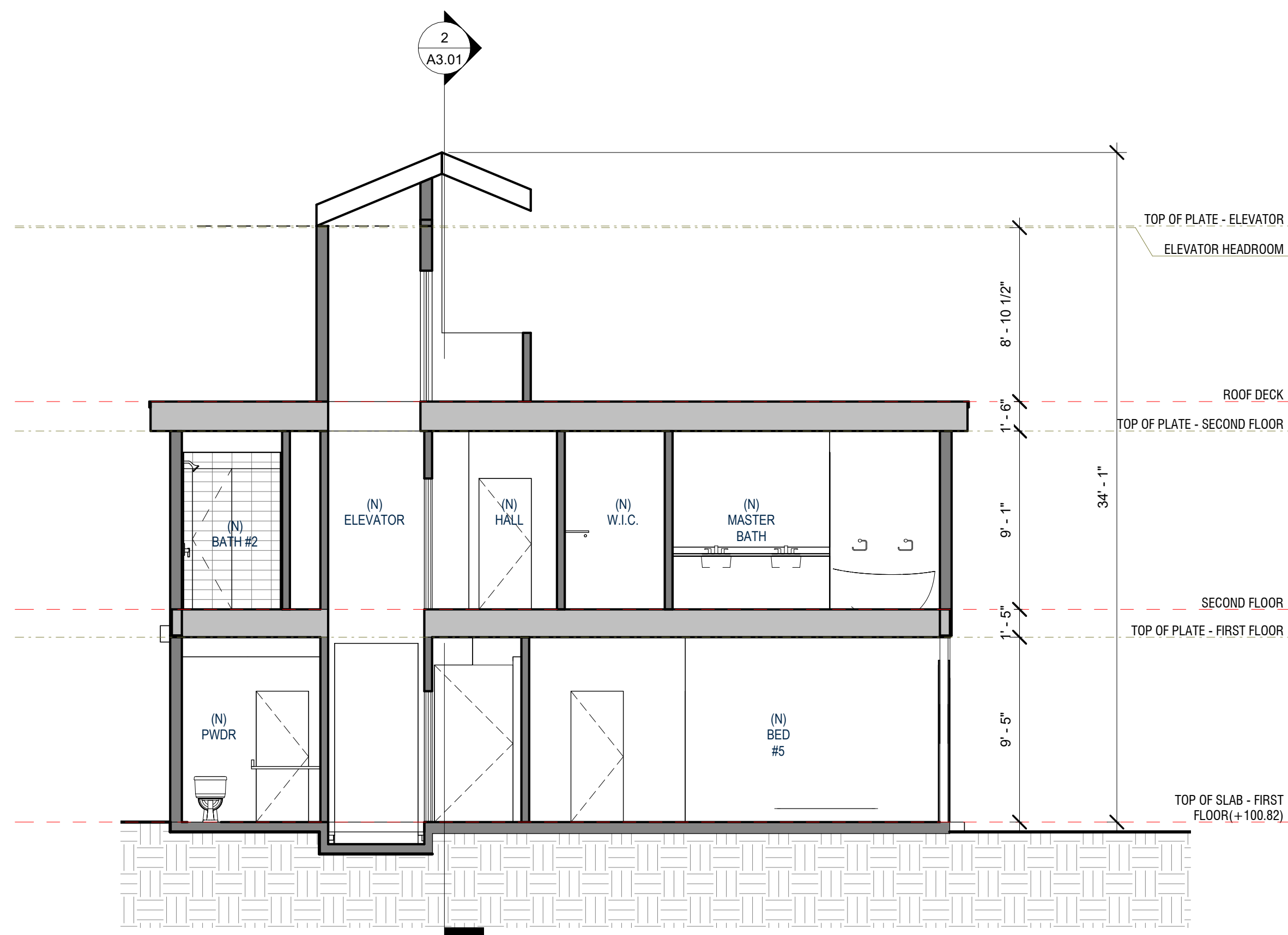
PROPOSED ROOF PLAN

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

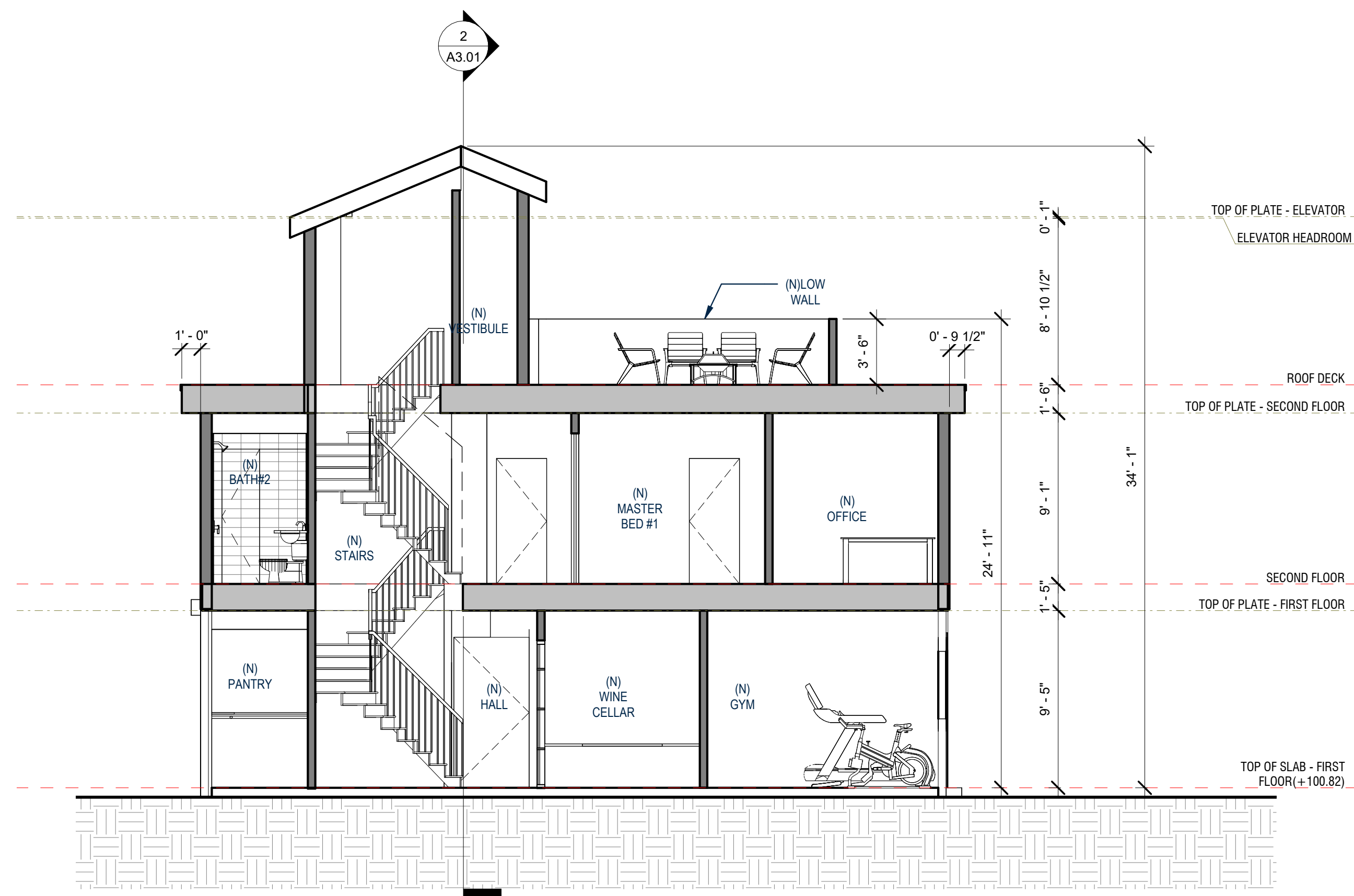
1



BUILDING SECTION - LONG SCALE: 3/16" = 1'-0" **2**



BUILDING SECTION - SHORT-2 SCALE: 3/16" = 1'-0" **3**



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

CAROUSEL RESIDENCE

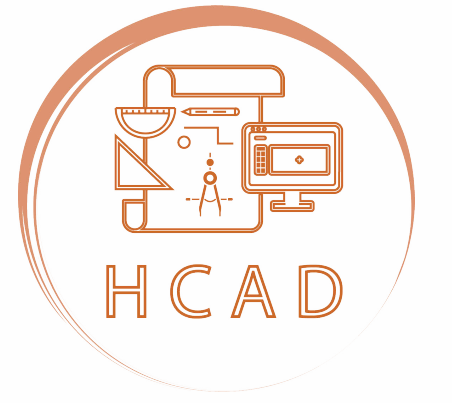
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BUILDING SECTIONS

SHEET SCALE:	3/16" = 1'-0"
ARCHITECT:	
1ST PLANNING SUBMITTAL:	
1ST BUILDING & SAFETY:	
JOB NUMBER:	

DATE:	SHEET:
	A3.01



EAST ELEVATION SCALE: 3/16" = 1'-0" **2**



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

GENERAL NOTES		BUILDING PLAN LEGEND		MATERIAL LEGEND																																																											
		<p>DOOR TAG (210A)</p> <p>WINDOW TAG (A)</p> <p>EMERGENCY ESCAPE AND RESCUE WINDOW TAG *</p> <p>KEYNOTE TAG (201)</p>	<p>SEE SHEET A5.00 DOOR SCHEDULE, LEGEND AND NOTES</p> <p>SEE SHEET A5.00 FOR WINDOW SCHEDULE, LEGEND AND NOTES</p> <p>INDICATES MINIMUM SIZED WINDOW FOR EMERGENCY ESCAPE AND RESCUE - MINIMUM DIMENSIONS TO BE 24" CLEAR HEIGHT, 20" CLEAR WIDTH, MAXIMUM HEIGHT FROM FINISHED FLOOR TO BE 44 INCHES, MINIMUM SIZE TO BE 5.7 SQUARE FEET, (5.0 SQ.FT AT GRADE LEVEL), 1031.3, R310.1.</p> <p>KEYNOTE NUMBER, REFER TO KEYNOTE LEGEND BELOW</p>	<table border="1"> <thead> <tr> <th>KEYNOTE</th> <th>MATERIAL</th> <th>KEYNOTE</th> <th>COLOR</th> <th>KEYNOTE</th> <th>MATERIAL</th> <th>KEYNOTE</th> <th>COLOR</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>EXTRUDED ALUMINUM PLANK SYSTEM (AL13 -WOOD-GRAIN COLOR)</td> <td>4</td> <td>LIGHT NATIONAL WALNUT</td> <td>7</td> <td>ALUMINUM WINDOW</td> <td>6</td> <td>FRAME COLOR - BLACK</td> </tr> <tr> <td>2</td> <td>ALUMINUM COMPOSITE MATERIAL (ACM) PANEL SYSTEM</td> <td>5</td> <td>GALAXY BLACK</td> <td>8</td> <td>ALUMINUM DOOR</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>STUCCO - ACRYLIC STUCCO FINISH- SEMI-SMOOTH (OMEGA)</td> <td>6</td> <td>COBBLESTONE</td> <td>9</td> <td>GARAGE DOOR WITH WOOD GRAIN LOOK TEXTURE</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>STONE VENEER (K2-STONE)</td> <td>7</td> <td>SW 7005 PURE WHITE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>GLASS RAILING</td> <td>8</td> <td>OCEAN PEARL SAWN ASHLAR</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>METAL ROOF</td> <td>9</td> <td>PAC-CLAD, SNAP-CLAD SERIES, CLASSIC BRONZE</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	KEYNOTE	MATERIAL	KEYNOTE	COLOR	KEYNOTE	MATERIAL	KEYNOTE	COLOR	1	EXTRUDED ALUMINUM PLANK SYSTEM (AL13 -WOOD-GRAIN COLOR)	4	LIGHT NATIONAL WALNUT	7	ALUMINUM WINDOW	6	FRAME COLOR - BLACK	2	ALUMINUM COMPOSITE MATERIAL (ACM) PANEL SYSTEM	5	GALAXY BLACK	8	ALUMINUM DOOR			3	STUCCO - ACRYLIC STUCCO FINISH- SEMI-SMOOTH (OMEGA)	6	COBBLESTONE	9	GARAGE DOOR WITH WOOD GRAIN LOOK TEXTURE			4	STONE VENEER (K2-STONE)	7	SW 7005 PURE WHITE					5	GLASS RAILING	8	OCEAN PEARL SAWN ASHLAR					6	METAL ROOF	9	PAC-CLAD, SNAP-CLAD SERIES, CLASSIC BRONZE							
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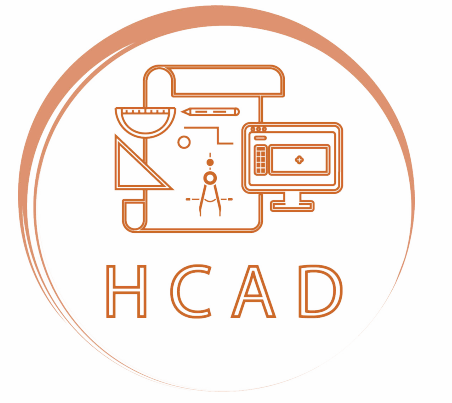
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DO NOT SCALE PLANS

EXTERIOR ELEVATIONS

SHEET SCALE:	As indicated
ARCHITECT:	
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1ST BUILDING & SAFETY:	
JOB NUMBER:	
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	A4.01



WEST ELEVATION SCALE: 3/16" = 1'-0" 2



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

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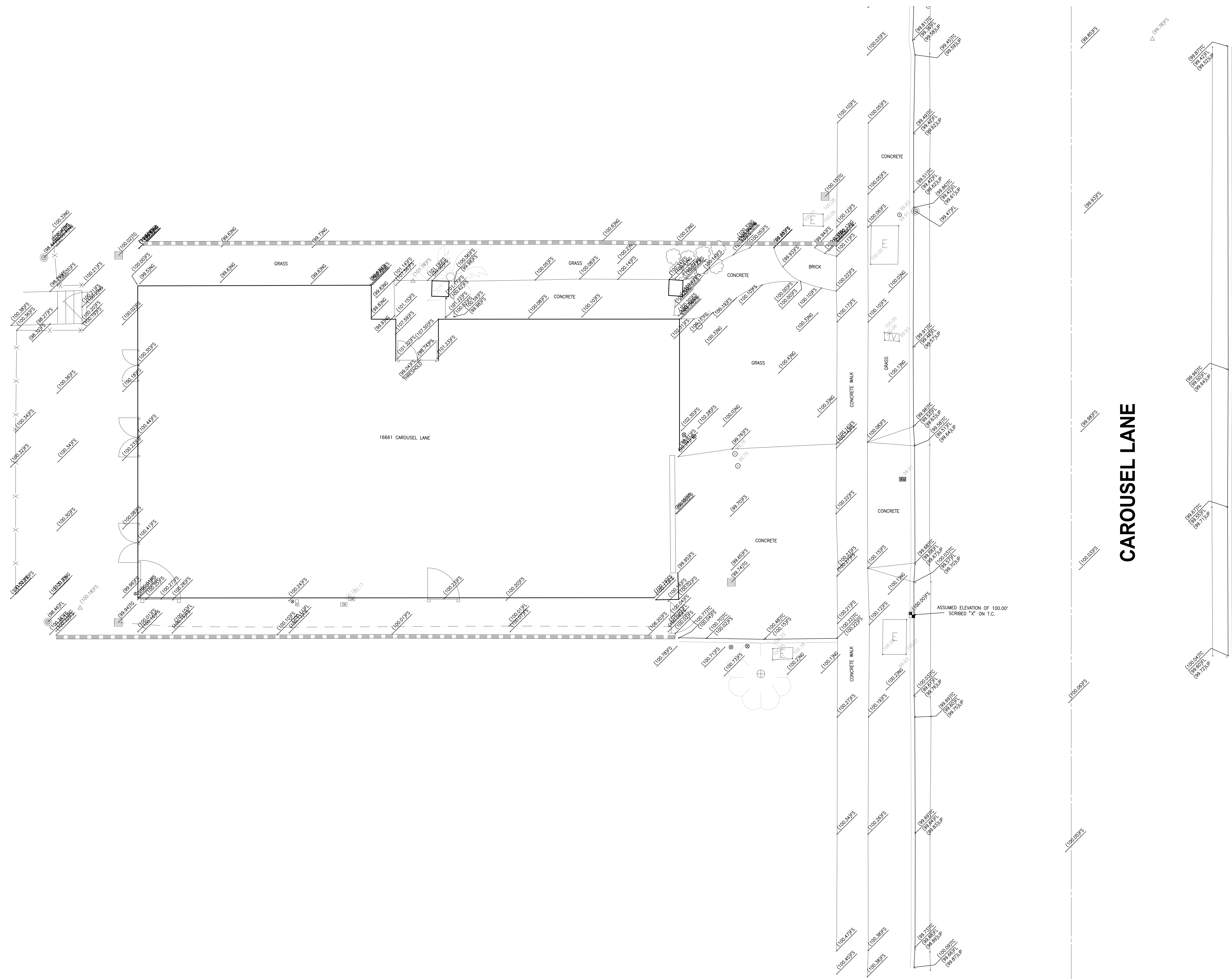
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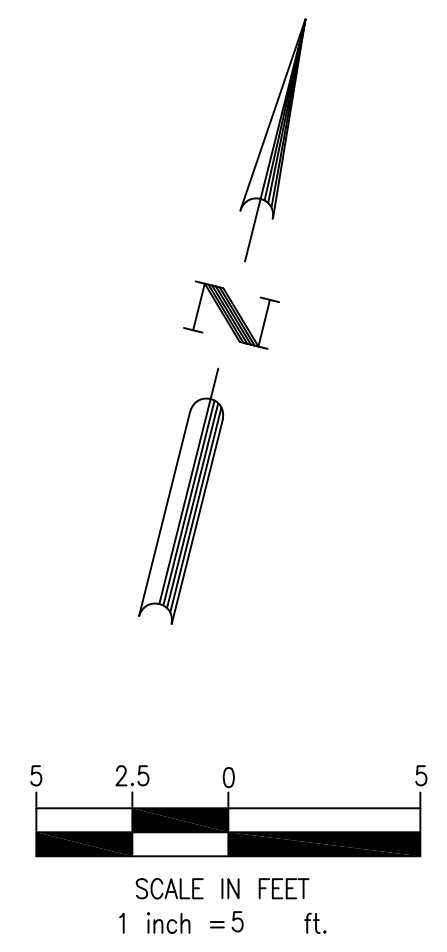
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1ST BUILDING & SAFETY:	
JOB NUMBER:	
DATE:	SHEET:

A4.02



CAROUSEL LANE



 ALDEN & ASSOCIATES <small>CIVIL ENGINEERS PLANNERS LAND SURVEYORS</small> <small>2552 WHITE ROAD, SUITE B, IRVINE, CA 92614 (949) 660-0110 FAX: 660-0418</small>	TOPOGRAPHIC SURVEY FOR 16661 CAROUSEL LANE HUNTINGTON BEACH, CA	<small>JOB NUMBER</small> 2251-001-001
		<small>DATE</small> 03/31/20
<small>DRAWN BY</small> A.P.	<small>CHECKED BY</small> M.P.	<small>SHEET</small> 1 <small>OF</small> 1