

REVISIONS	BY
12-17-19	aw
01-02-20	aw

GROUP DESIGN

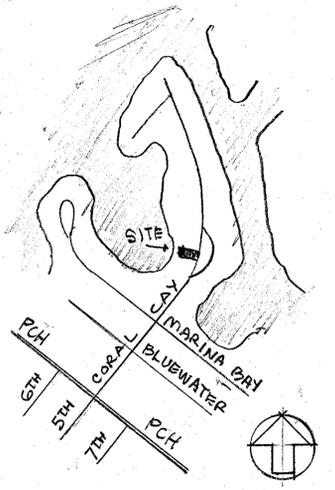
CUSTOM RESIDENCE FOR:
SALLIE & SI SWUN
 16931 CORAL CAY
 HUNTINGTON BEACH, CALIF 92649
 310-351-7763

Date 11-17-19
 Scale 1/8"
 Drawn aw
 Job
 Sheet 1
 Or Sheets

Ron Wikstrom
 9027 North Ross Street, Santa Ana, CA 92705
 Telephone: 714.285.0184 Fax: 714.541.0184
 ronwikstrom@excite.com

SCOPE OF WORK

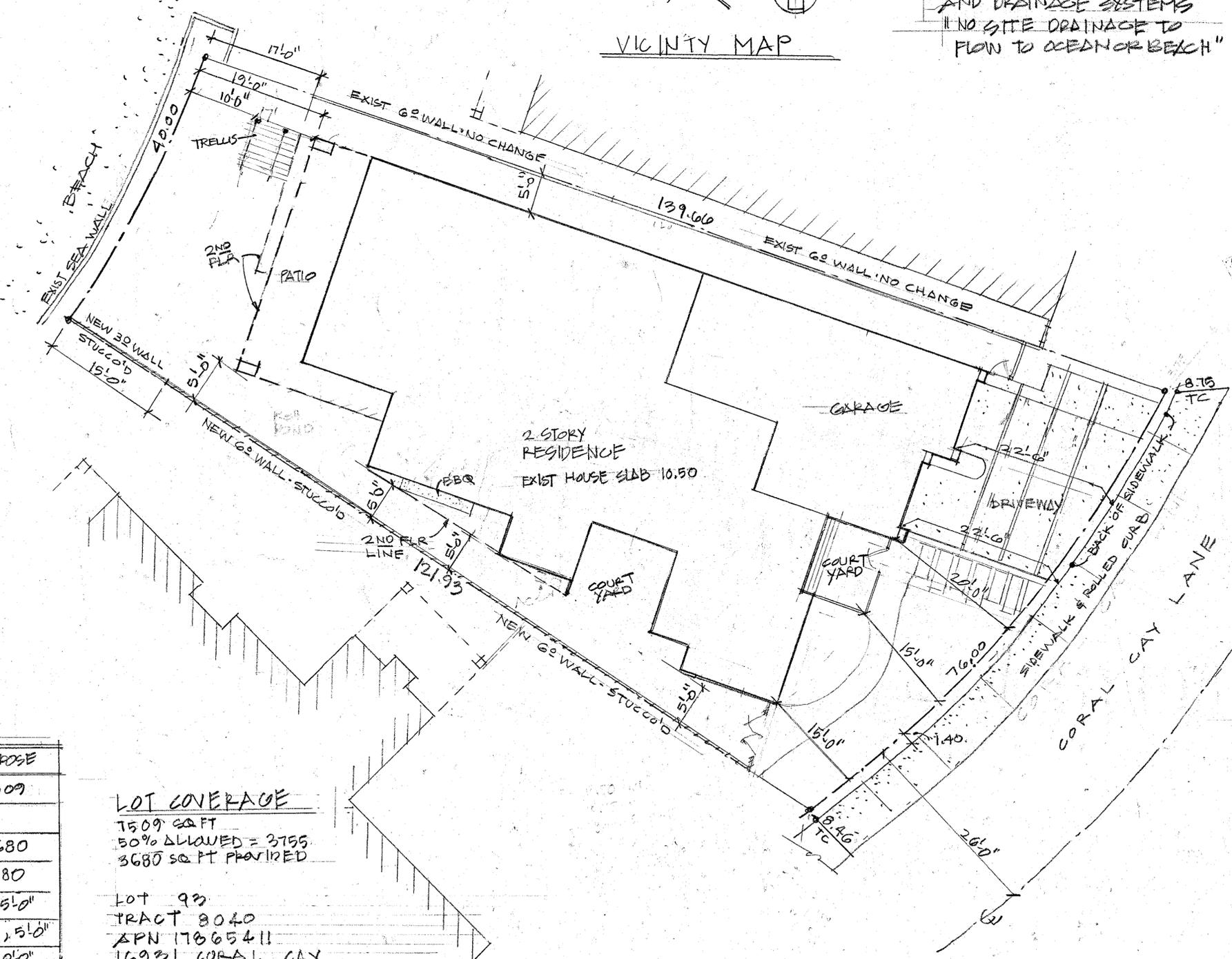
- DEMO EXISTING 2 STORY 3216 SQ FT HOUSE WITH A 484 SQ FT GARAGE
- REMOVE ALL LANDSCAPE FROM SITE
- GRADE SITE AS REQ'D
- CONSTRUCT A 5280 SQ FT 2 STORY HOUSE WITH A 823 SQ FT GARAGE AND 374 SQ FT PATIO AND 283 SQ FT DECK ON 2ND FLOOR
- PROVIDE NEW LANDSCAPING AND DRAINAGE SYSTEMS "NO SITE DRAINAGE TO FLOW TO OCEAN OR BEACH"



VICINITY MAP

TABLE OF CONTENTS

PG	DESCRIPTION
1	SITE
1.1	WINDOW PLACEMENT
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6	SECTIONS
7	ELEVATION
8	ELEVATION
102.0	MATERIAL / COLORS
102.1	MATERIAL / COLORS
103.0	PERSPECTIVE
103.1	PERSPECTIVE
104.0	LANDSCAPE



LOT COVERAGE
 7509 SQ FT
 50% ALLOWED = 3755
 3680 SQ FT PROVIDED

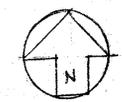
LOT 93
 TRACT 8040
 APN 17865411
 16931 CORAL CAY

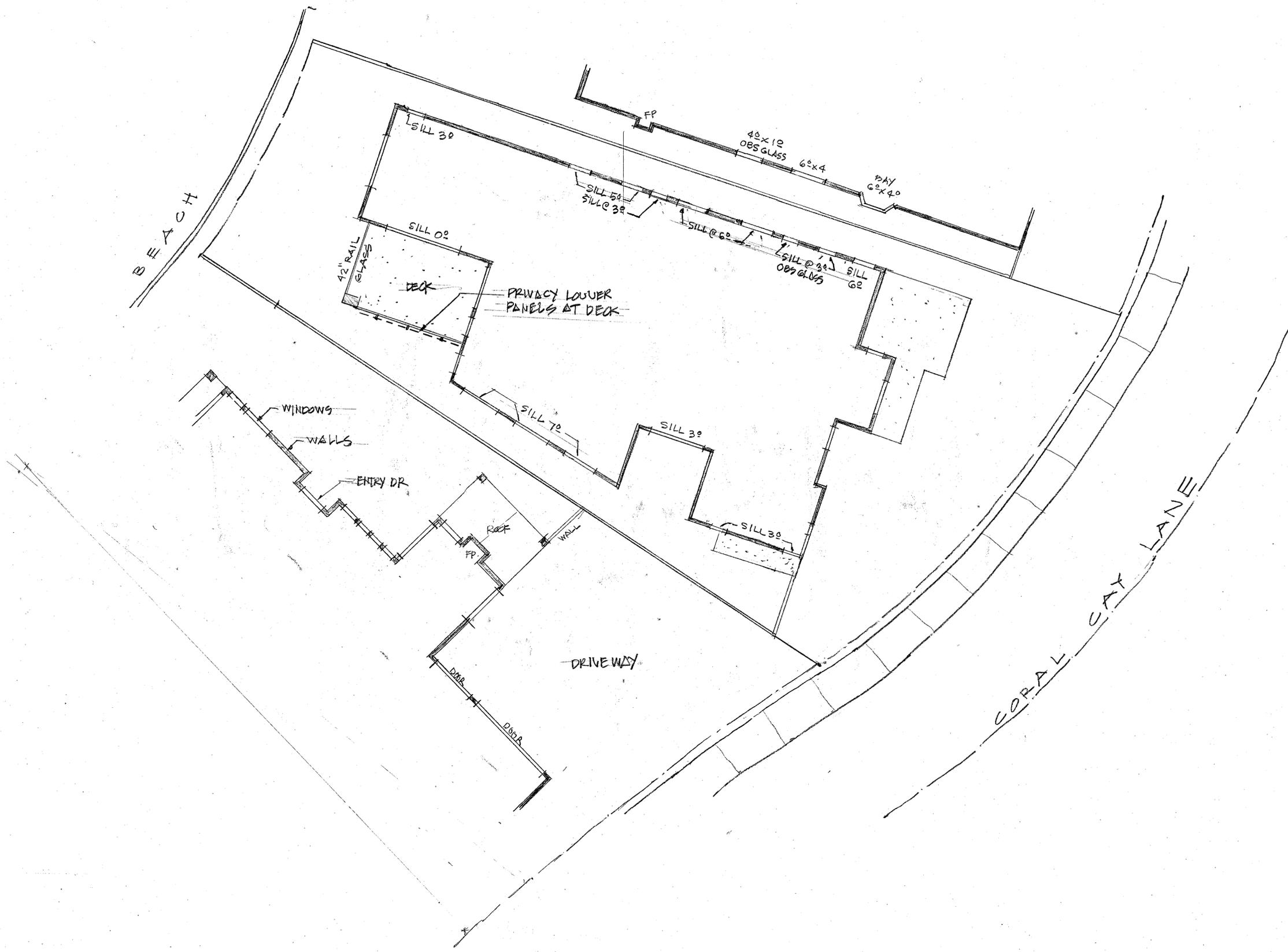
SITE PLAN

1/8" = 1'-0"

ZONING MATRIX

SUBJECT	CODE	PERM.	PROPOSE
LOT SIZE	6000	7509	
PARKING	2	5	
SITE COVERAGE	MAX 3755	3680	
LANDSCAPE	600	880	
FRONT SETBACK	15'-0"	15'-0"	
SIDE SETBACK	5'-0"	5'-0", 5'-0"	
REAR SETBACK	10'-0"	10'-0"	
HEIGHT	30'-0"	29'-0"	





WINDOW & DECK PLACEMENT 1/8" = 1'-0"

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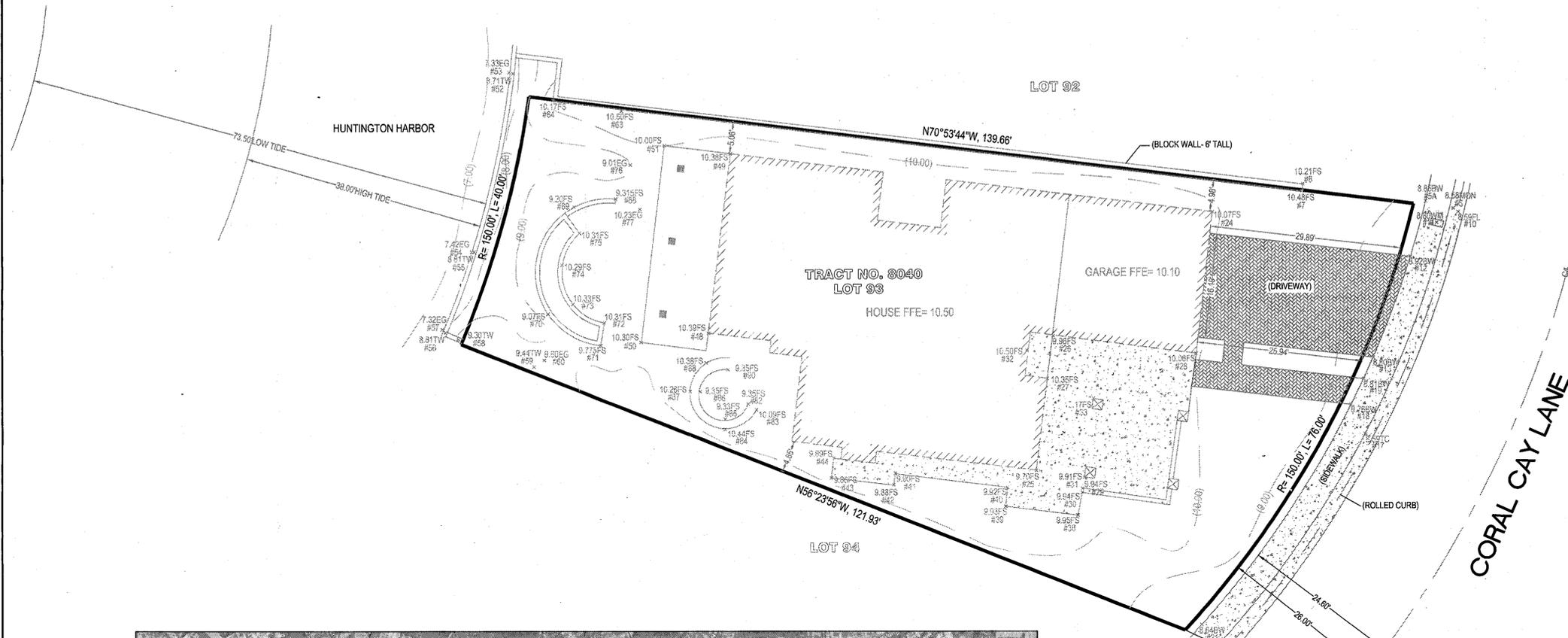


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Date	
Scale	
Drawn	
Job	
Sheet	1.1
Of	Sheets

TOPOGRAPHIC MAP

DATED OCTOBER 2019



Public Works VERTICAL CONTROL DATA SHEET
O.C.S. 1995 ADJUSTMENT

Designation: G-978

Date Destroyed:
Date Revised:
GPS #:
OCS Index Map: Q10-06
Page/Grid: 826J-7
City/Location: Huntington Beach

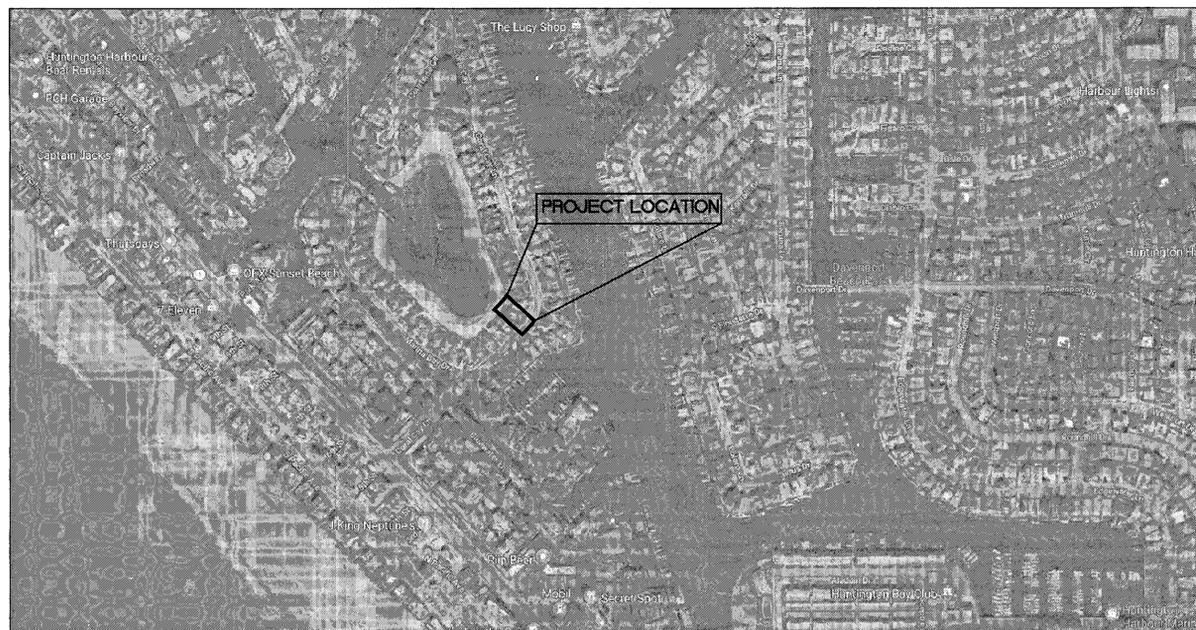
Line #/SSN: 400/1090
Established By: USC & GS, 1964
Monument Type: Bronze / Brass Disk

NAVD8 (ft)	NGVD29 (ft)	Year Levelled
10.256	7.839	2005
10.341	7.974	1989

For Reconnaisance Only:
Latitude (89° 41') 33.43 05.17
Longitude (90° 41') 118 04 12.33

Description:
DESCRIBED BY OCS 2003: FOUND 3 3/4" USCGS BRONZED BENCHMARK DISK STAMPED "G 978 1964", SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FINGER CHANNEL OF HUNTINGTON HARBOR. MONUMENT IS LOCATED IN THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND BROADWAY, 14.4 FEET SOUTHERLY OF THE CENTERLINE OF BROADWAY, 75.5 FEET EASTERLY OF THE NORTHERLY LANES ALONG PCH AND 3.3 FEET NORTHWESTERLY OF THE SOUTHWESTERLY END OF THE GUARD RAIL ALONG THE BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

BENCHMARKS MAY HAVE MORE THAN ONE HEIGHT DUE TO THE DRUM, ADJUSTMENTS, AND YEAR LEVELLED. TO AVOID CONFUSION, ALWAYS STATE THESE AS REFERENCES WHEN USING BENCHMARK ELEVATION VALUES.



PROPERTY INFORMATION

CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL
NEW LAND USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 7,509 SF
EXISTING HOME AREA: 2,502 SF

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND DESCRIBED BY THE FOLLOWING:

LOT 93 OF TRACT MAP NO. 8040 RECORDED IN MISCELLANEOUS MAPS BOOK 350, PAGES 27-37 OF THE RECORDS OF SAID COUNTY
APN: 178-654-11

LEGAL PROPERTY OWNERS

SALLIE & SI SWUN
16931 CORAL CAY LANE
HUNTINGTON BEACH, CA 92649
310.351.7763 (CELL)

BUILDER/CONSULTANT

GROUP W DESIGN
(MR. RON WIKSTROM)
2027 N. ROSS ST.
SANTA ANA, CA 92706
714.402.0184 (CELL)



TOPO
SCALE: 1/8" = 1'



RAW CIVIL DESIGN

Civil Engineers / Construction Managers
6751 GYPSUM CREEK DR.
EASTVALE, CA 92880
(951) 741-1618
department76.rw@gmail.com



ELECTRONIC STAMP

MARK	REVISIONS	BY	APPR.	DATE

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF CORAL CAY LANE, TAKEN AS N41°07'40"E, AS SHOWN ON TRACT MAP 8040 RECORDED IN MM 350/27-37 ORANGE COUNTY

BENCH MARK: G-978 (PER O.C.S. 1995 ADJUSTMENT) ACCPT'S AS 10.256' NAVD88 DESCRIBED BY OCS 2003- FOUND 3-3/4" USCGS BRONZED BENCHMARK DISK STAMPED "G 978 1964", SET IN THE SOUTHWESTERLY CORNER OF A CONCRETE BRIDGE SPANNING A SMALL FINGER CHANNEL OF HUNTINGTON HARBOR. MONUMENT IS LOCATED IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HWY AND BROADWAY, 14.4 FEET SOUTHERLY OF THE CENTERLINE OF BROADWAY, 75.5 FEET EASTERLY OF THE NORTHERLY LANES ALONG PCH AND 3.3 FEET NWLY OF THE SWLY END OF THE GUARD RAIL ALONG BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

PREPARED UNDER THE DIRECT SUPERVISION OF

RYAN A. WALKER
REGISTERED CIVIL ENGINEER NO. C64726
DRAWN BY: RYAN A. WALKER
CHECKED BY:
RECOMMENDED BY: RYAN A. WALKER

CITY OF HUNTINGTON BEACH

TOPOGRAPHIC MAP
(OF EXISTING IMPROVEMENTS)

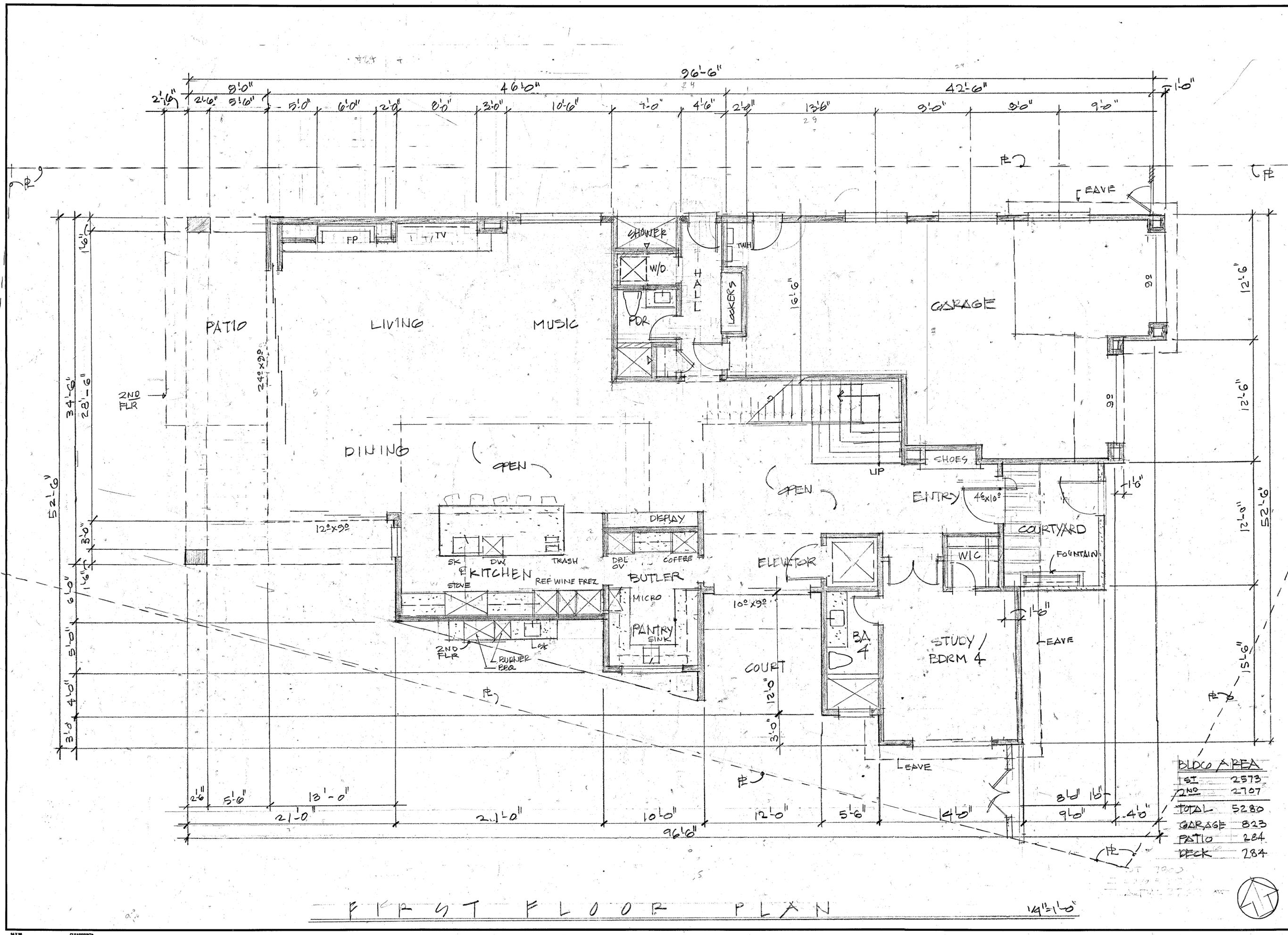
16931 CORAL CAY LANE
HUNTINGTON BEACH, CA 92649

DRAWING NO. **2**

SHEET **1** OF **1** SHEETS

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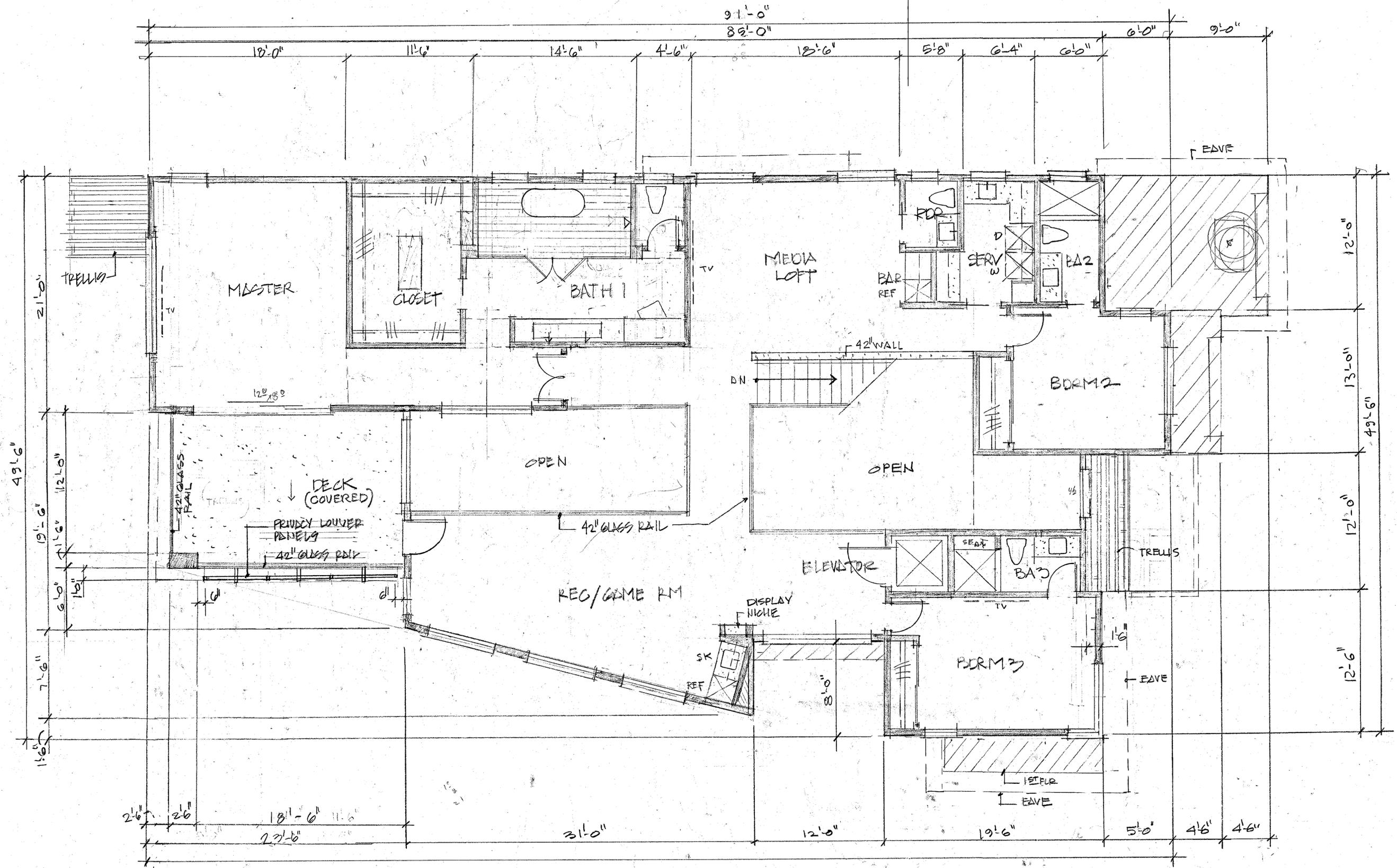


FIRST FLOOR PLAN

1/4" = 1'-0"

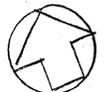
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Date 11-17-19
 Scale 1/4
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 Job
 Sheet 3
 Of Sheets



SECOND FLOOR PLAN

1/4" = 1'-0"



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 ron@groupdesign.com groupdesign.com

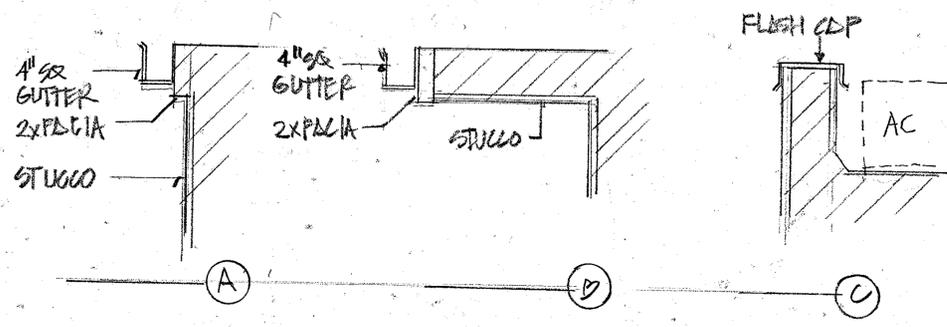
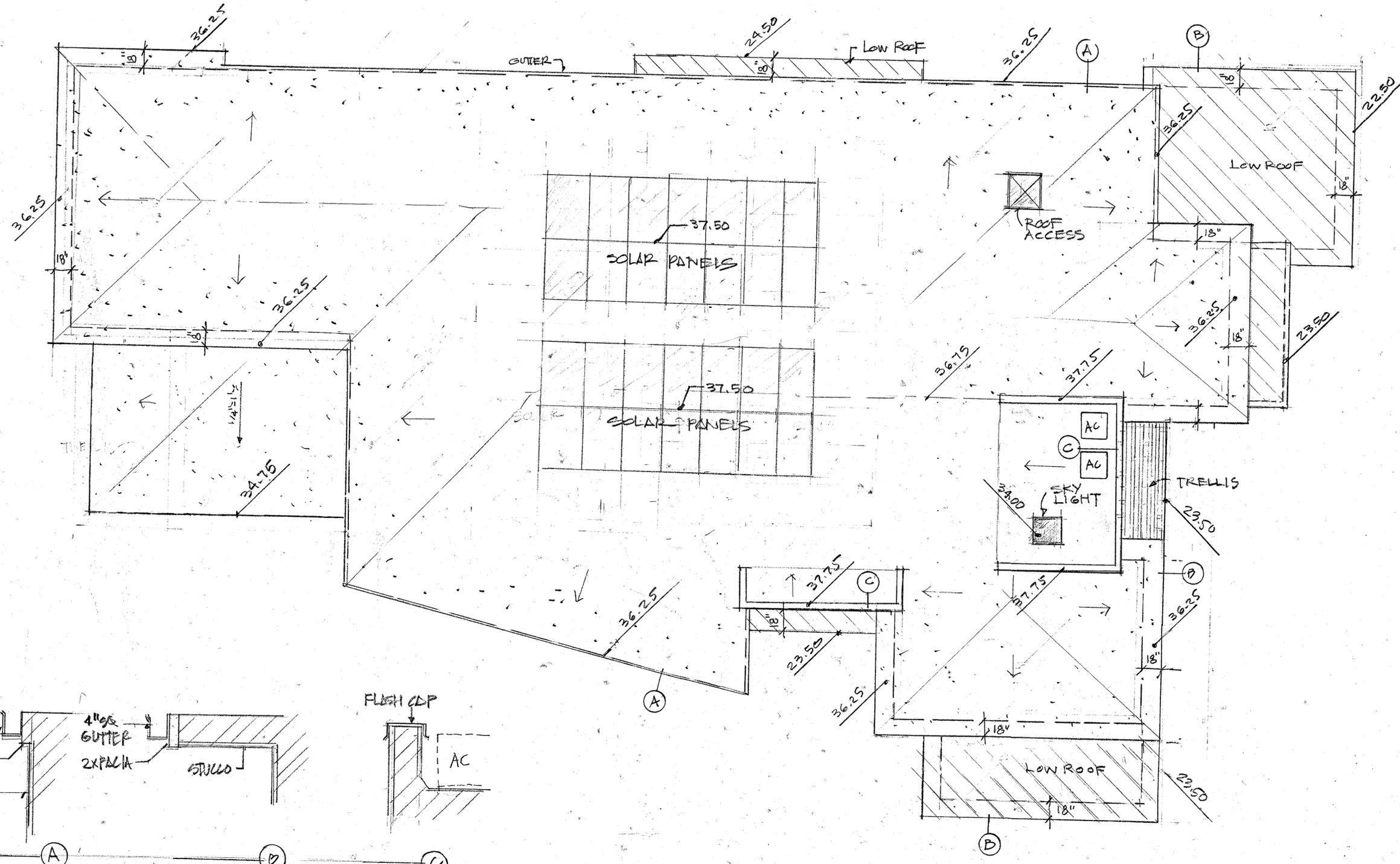


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Date 11-17-19
 Scale 1/4"
 Drawn *pmw*
 Job
 Sheet **4**
 Of Sheets

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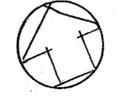


* DOWN 2 POINTS TO PIN DOWN THE FACE OF WALL. COLOR TO MATCH WALL

ROOF FINISH
 CERTAINTED
 FLINTLASTIC SA CAP
 WHITE

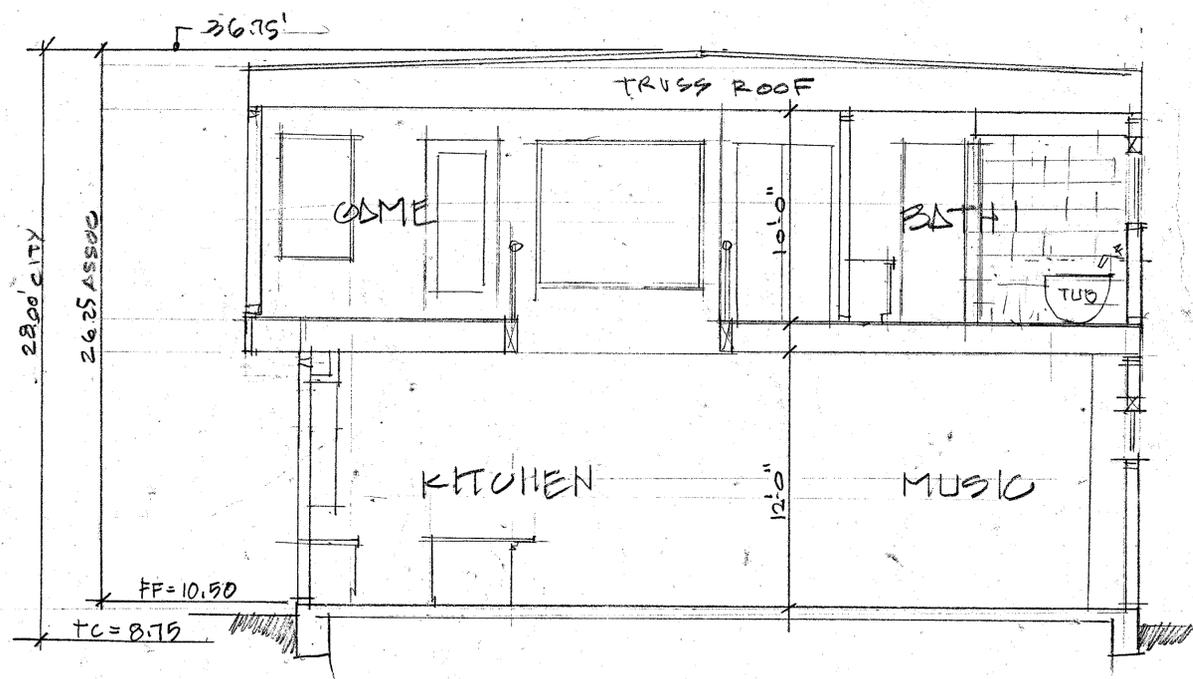
R O O F P L A N

1/4" = 1'-0"



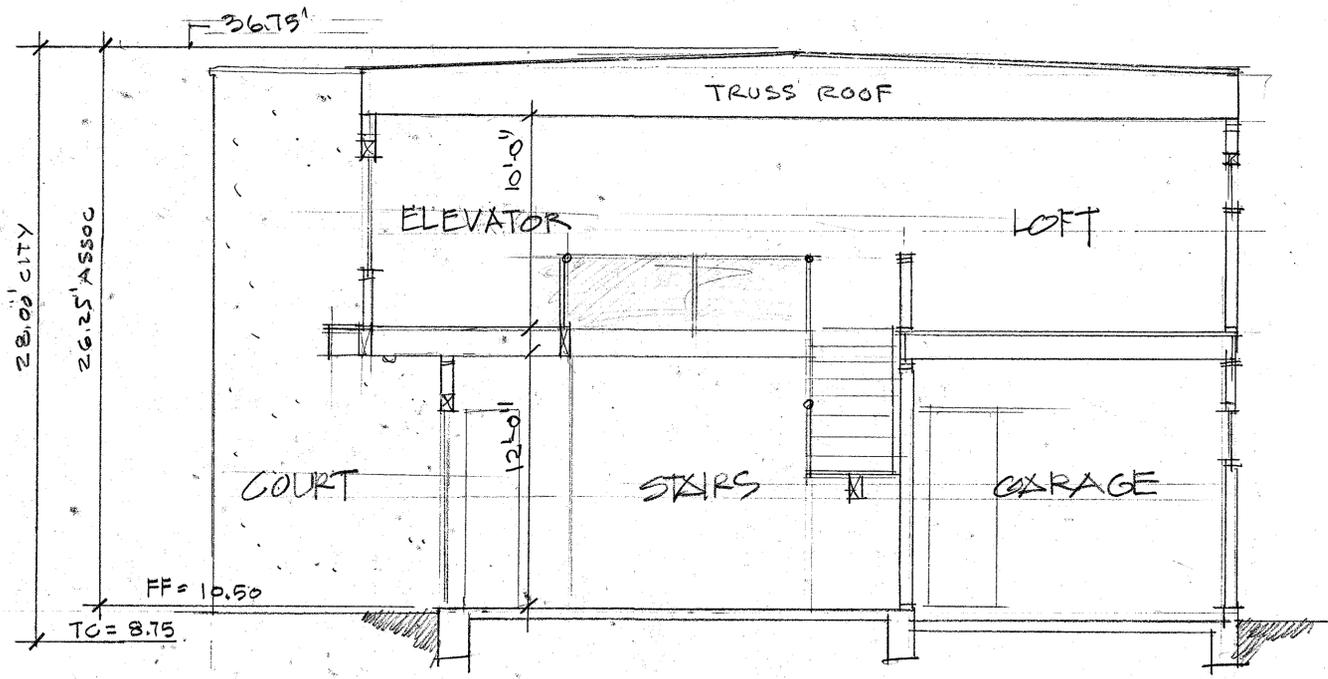
CUSTOM RESIDENCE FOR:
SALLIE & SI SWUN
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 HUNTINGTON BEACH, CALIF 92649
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Date 11-17-19
 Scale 1/4"
 Drawn [Signature]
 Job
 Sheet
 Of 5 Sheets



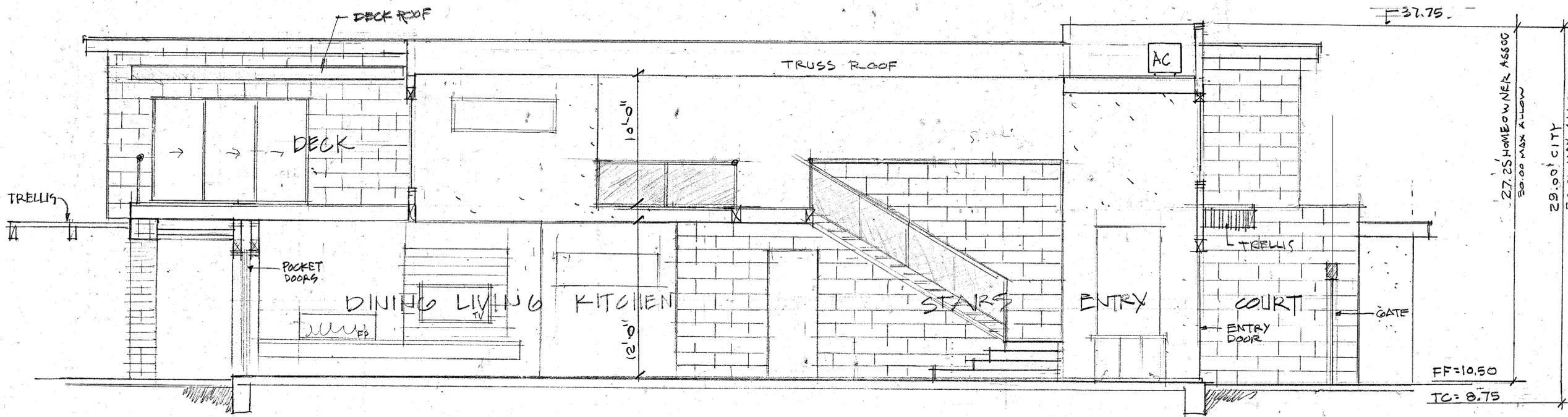
SECTION "A"

1/4"=1'-0"



SECTION "B"

1/4"=1'-0"



SECTION "C"

1/4"=1'-0"

REVISIONS	BY

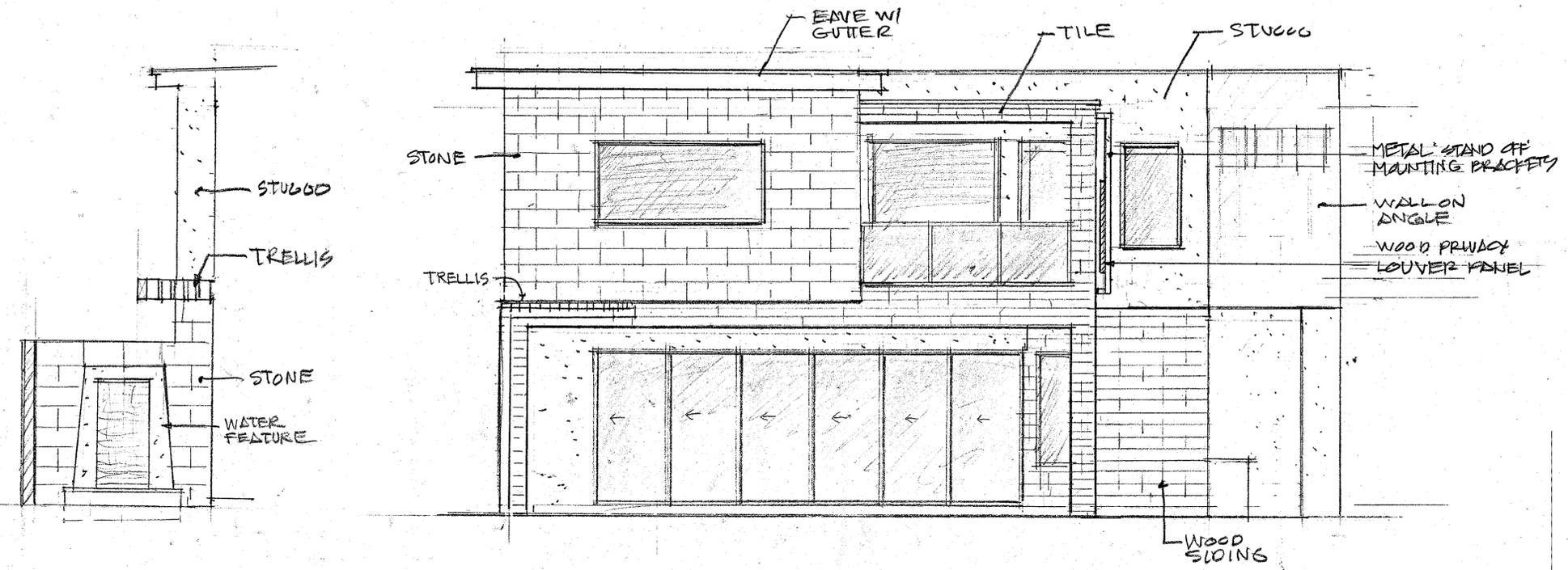
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 groupdesign@excite.com



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Date 11-17-19
 Scale 1/4"
 Drawn [Signature]
 Job
 Sheet 6
 Of Sheets

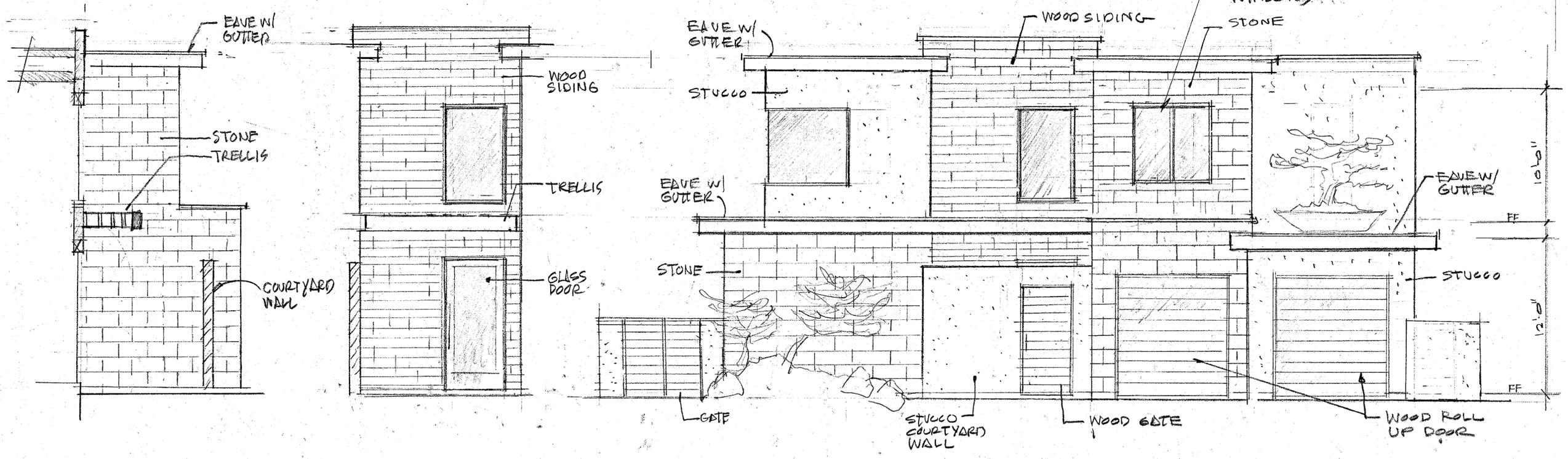
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 Telephone: 714.855.0100
 ron@wikstromdesign.com



REAR • BEACH • WEST 1/4" = 1'-0"

COURT • NORTH

* SEE MATERIAL / COLOR PAGES FOR DETAIL ID-1 & ID-2



FRONT • STREET • EAST 1/4" = 1'-0"

COURT • EAST

COURT • SOUTH

CUSTOM RESIDENCE FOR:
SALLIE & SI SWUN
 16931 CORAL CAY
 HUNTINGTON BEACH, CALIF 92649
 310-351-7763

Date 11-17-19
 Scale 1/4"
 Drawn [Signature]
 Job
 Sheet 7
 Of 7 Sheets

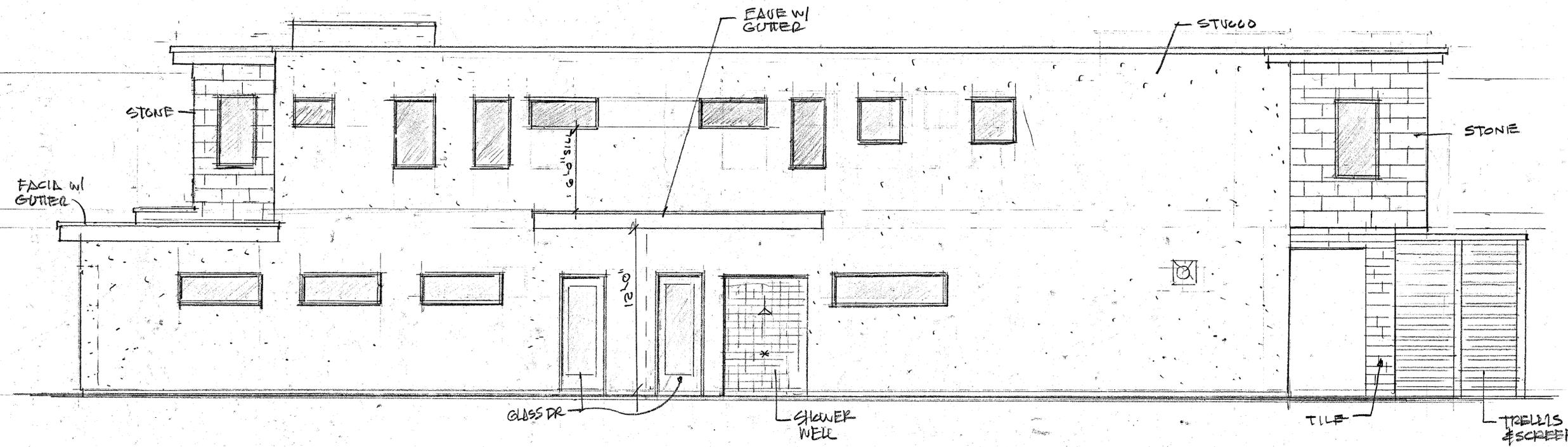
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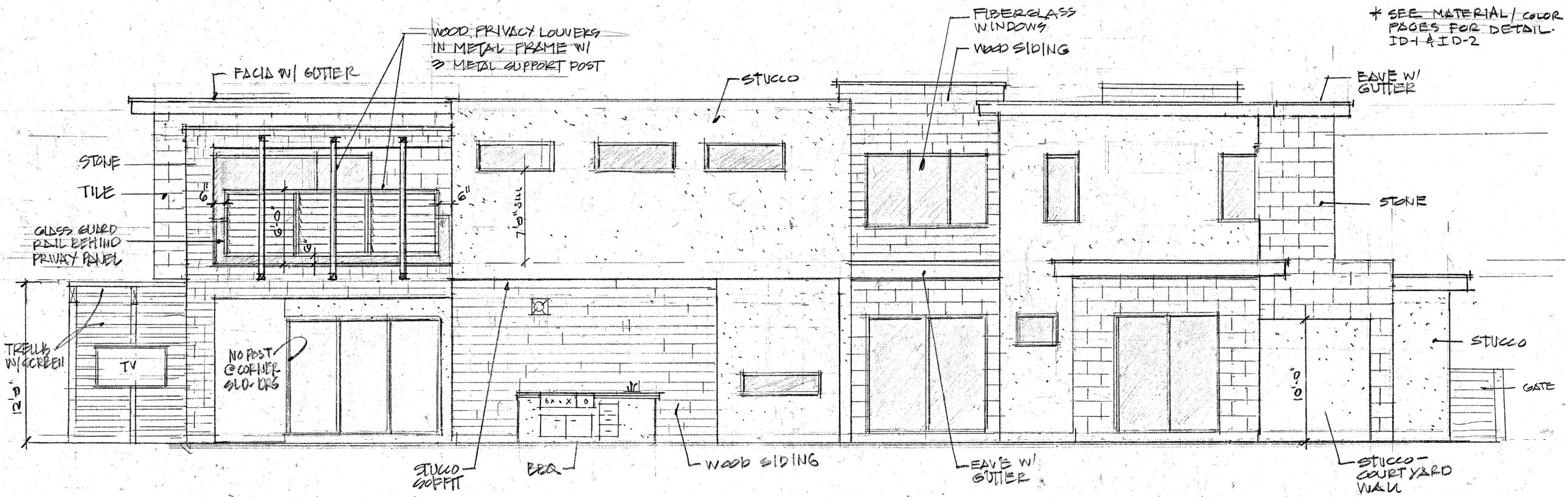


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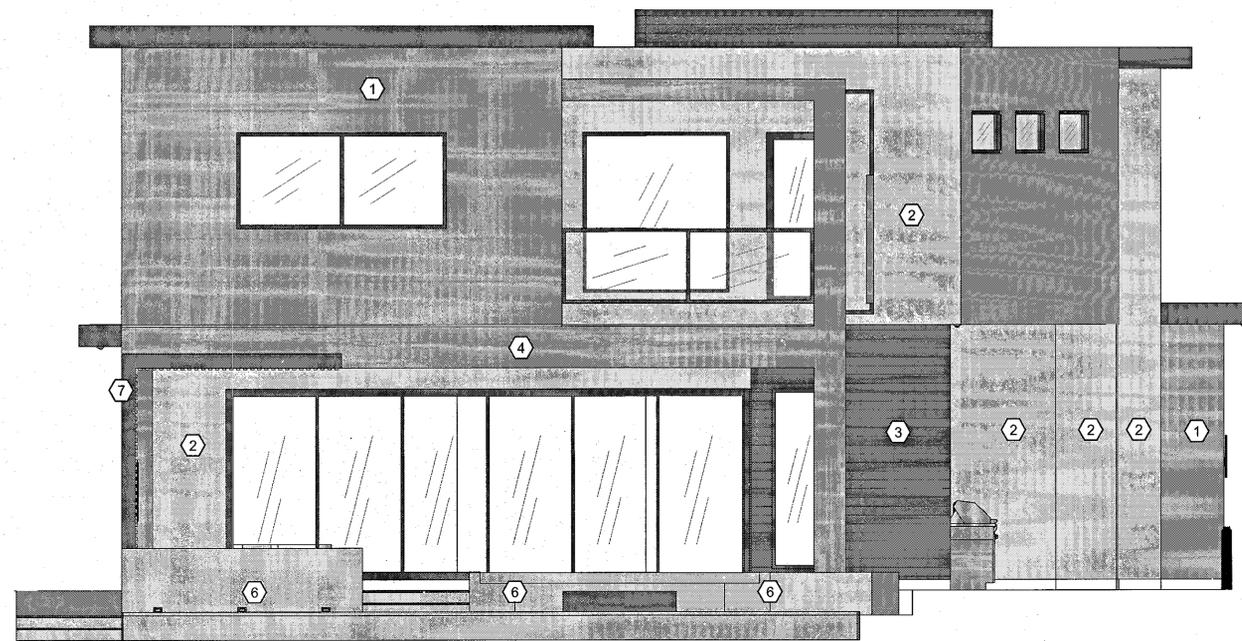
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 Sheet **8**
 Of 8 Sheets



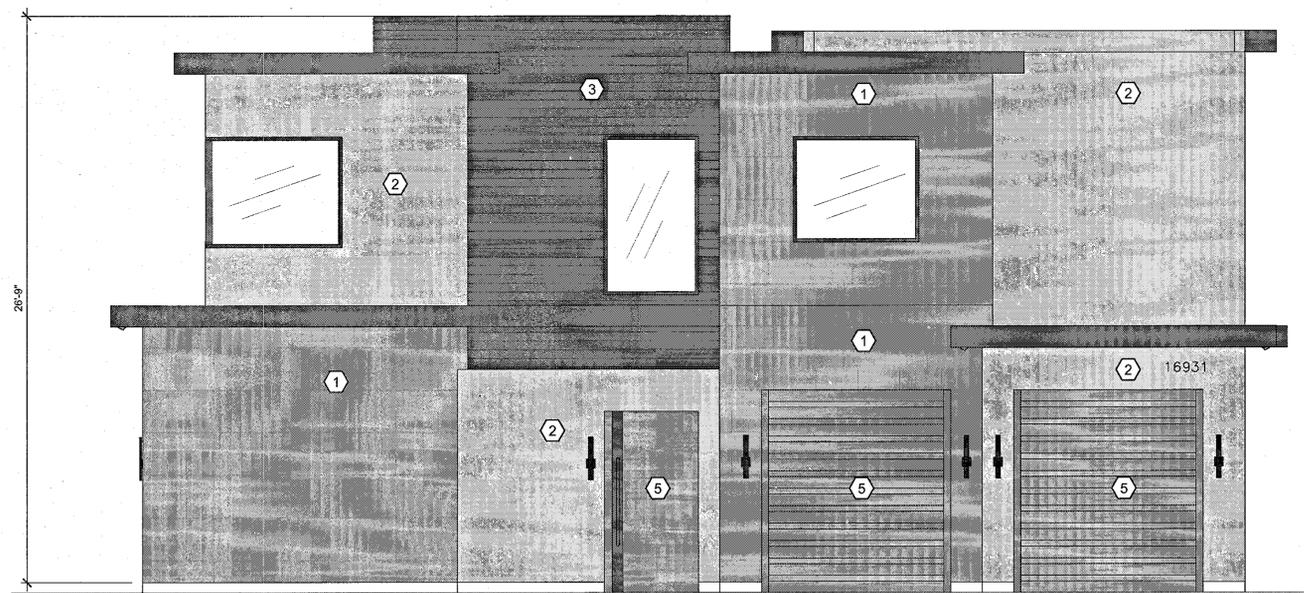
LEFT SIDE - NORTH



LEFT SIDE - SOUTH



3 WEST / REAR ELEVATION
Scale: 1/4" - 1'-0"



2 FRONT / EAST ELEVATION
Scale: 1/4" - 1'-0"

SHEET NOTES

- 1. ALL FACIA BOARDS TO BE WOOD PAINTED BLACK AND WEATHER SEALED.

KEYNOTES

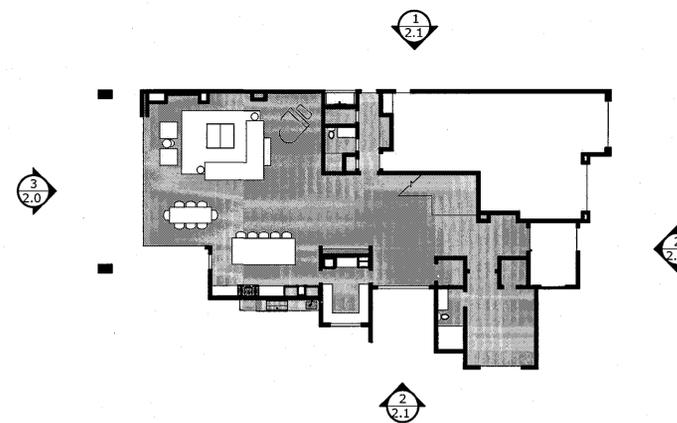
- 1. ELDORADO STONE: MARQUEE24
COLOR: DOVE TAIL
12" X 24" STAGGERED PATTERN W/ WHITE GROUT

- 2. STUCCO: LAHABRA, SANTA BARBARA FINISH,
PAINTED BM WHITE DOVE OR SIMILAR
 
FINISH COLOR
- 3. SHOU SUGI BAN WOOD PANELS: DELTA MILLWORKS,
THERMO ASH, BURN AND BRUSH, MIDNIGHT BLACK.

- 4. BEDROSIAN CERAMIC WOOD LIKE TILE:
OTHELLO, COLOR: CLAY, 8" X 48"
STAGGERED PATTERN WITH LIGHT
GROUT TO MATCH.

- 5. WOOD STAINED TO MATCH:
BEDROSIAN CERAMIC WOOD LIKE TILE:
OTHELLO, COLOR: CLAY.

- 6. CONCRETE
- 7. CANTILEVER AWNING TO BE METAL COATED BLACK



1 KEYNOTE PLAN
Scale: N.T.S.



INDIO WHITE
INTERIOR DESIGN
1012 S. COAST HWY., B1
OCEANSIDE, CA 92054
TEL. 760.978.2999

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CONTRACTOR
<CONTRACTOR Name>
SAN DIEGO, CA

ARCHITECT
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THE INTERIOR DESIGN PLANS AND SPECIFICATIONS ISSUED FOR THIS PROJECT HAVE BEEN PREPARED BY FISHER INTERIORS GROUP FROM DATA PROVIDED BY THE REPRESENTATIVE OF THE CLIENT. THE COMPLETENESS AND ACCURACY OF THIS DATA HAS BEEN RELIED UPON BY FISHER INTERIORS GROUP. INTERIOR AND PRODUCT DESIGNS ARE SUBJECT TO MODIFICATIONS OR CHANGES DUE TO FIELD VERIFICATIONS, EXISTING OR OTHER CONDITIONS AND BUILDING CODE REQUIREMENTS. THE DEVELOPER/CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT AND FOR COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT THE PLANS AND/OR SPECIFICATIONS ARE REQUIRED TO BE SEALED BY A LICENSED PROFESSIONAL, IT IS THE RESPONSIBILITY OF THE DEVELOPER/CLIENT TO RETAIN A LICENSED PROFESSIONAL TO SIGN AND SEAL THE PLANS. FISHER INTERIORS GROUP SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS UNLESS EXPRESSLY APPROVED BY FISHER INTERIORS GROUP IN WRITING.

**16931 CORAL
CAY LN.**

PROJECT ISSUE/DATE:
12.18.2019

DRAWN BY
JF, TF

ID-1.0

DRAWING NAME
EXTERIOR ELEVATIONS

SCALE
1/2" - 1'-0"



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**16931 CORAL
CAY LN.**

PROJECT ISSUE/DATE:
12.18.2019

DRAWN BY
JF, TF

ID-2.0

DRAWING NAME
EXTERIOR ELEVATIONS

SCALE
1/4" - 1'-0"

SHEET NOTES

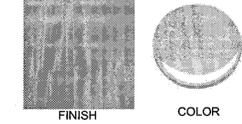
1. ALL FACIA BOARDS TO BE WOOD PAINTED BLACK AND WEATHER SEALED.

KEYNOTES

1. ELDORADO STONE: MARQUEE24
COLOR: DOVE TAIL
12" X 24" STAGGERED PATTERN W/ WHITE GROUT. USE ULTRASHIELD SEALANT.



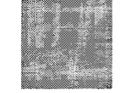
2. STUCCO: LAHABRA, SANTA BARBARA FINISH, PAINTED BM WHITE DOVE OR SIMILAR



3. SHOU SUGI BAN WOOD PANELS: DELTA MILLWORKS, THERMO ASH, BURN AND BRUSH, MIDNIGHT BLACK.



4. BEDROSIAN CERAMIC WOOD LIKE TILE: OTHELLO, COLOR: CLAY, 8" X 48" STAGGERED PATTERN WITH LIGHT GROUT TO MATCH.



5. BEDROSIAN CERAMIC WOOD LIKE TILE: OTHELLO, COLOR: OAK, 8" X 48" STAGGERED PATTERN WITH LIGHT GROUT TO MATCH.

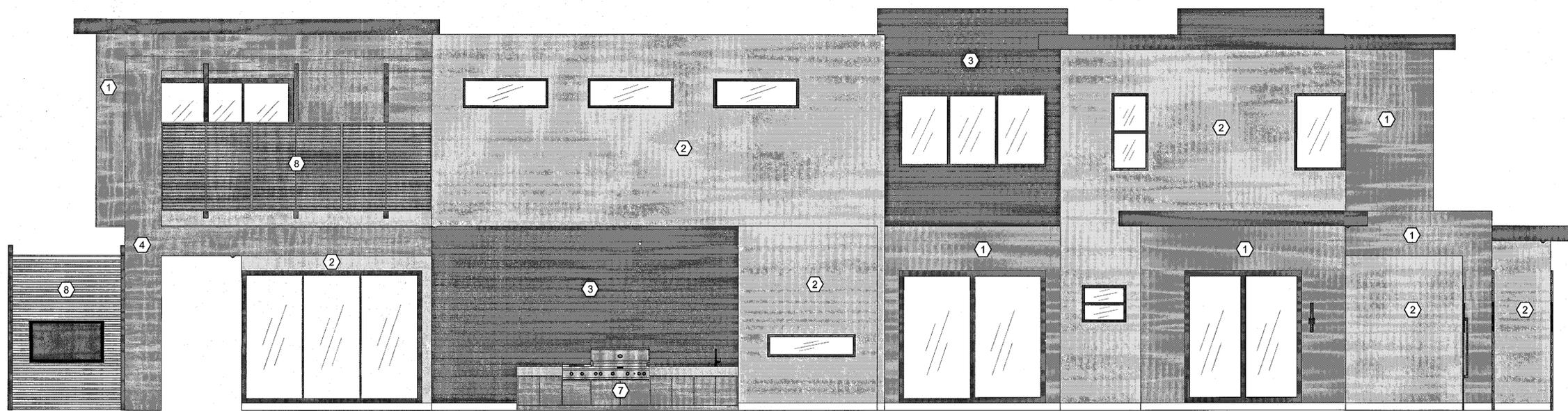


6. ELDORADO STONE: MARQUEE24, COLOR: DOVE TAIL, 12" X 24" STACKED PATTERN W/ WHITE GROUT. USE ULTRASHIELD SEALANT.



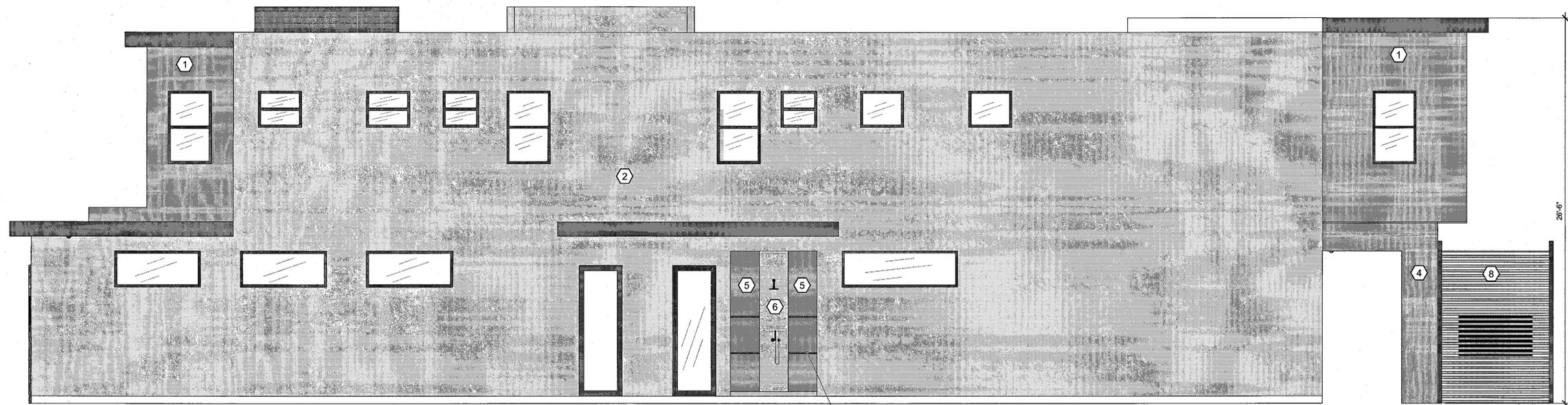
7. WOOD VENEER CABINETRY TO MATCH BEDROSIAN OTHELLO, COLOR: CLAY

8. WOOD SLATS STAINED TO MATCH BEDROSIAN OTHELLO, COLOR: CLAY



2 SOUTH / LEFT SIDE ELEVATION

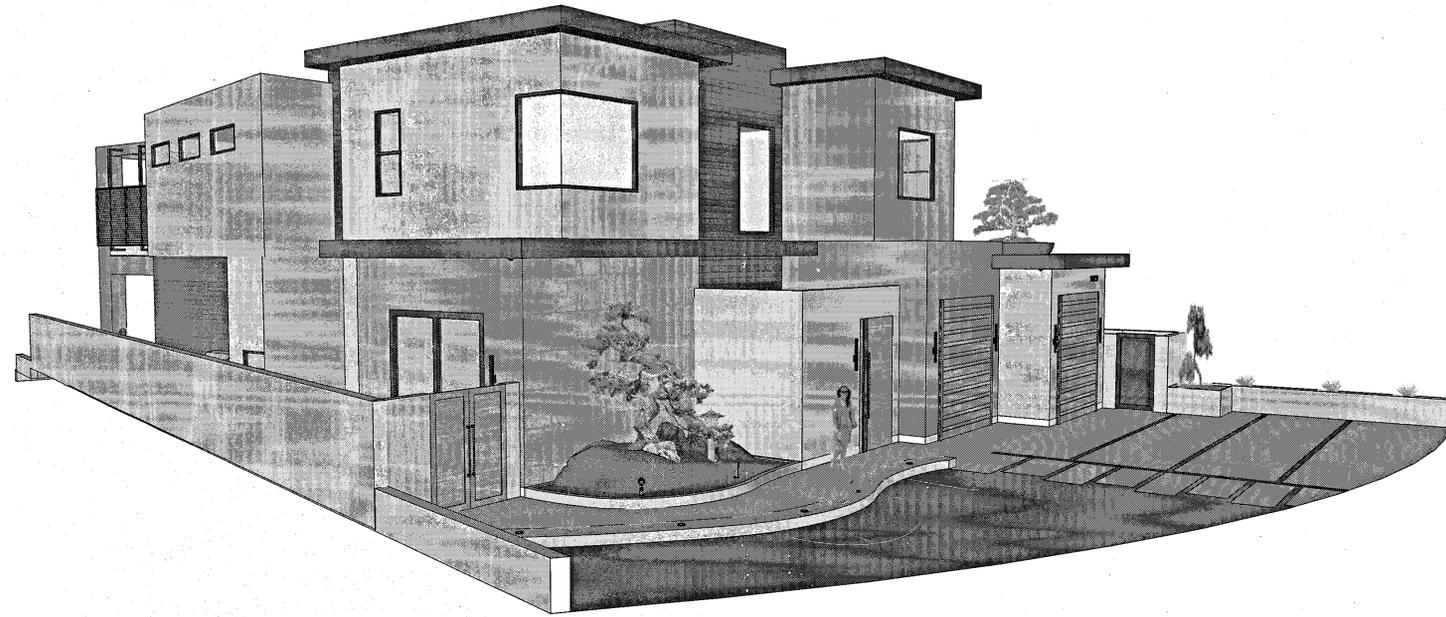
Scale: 1/4" - 1'-0"



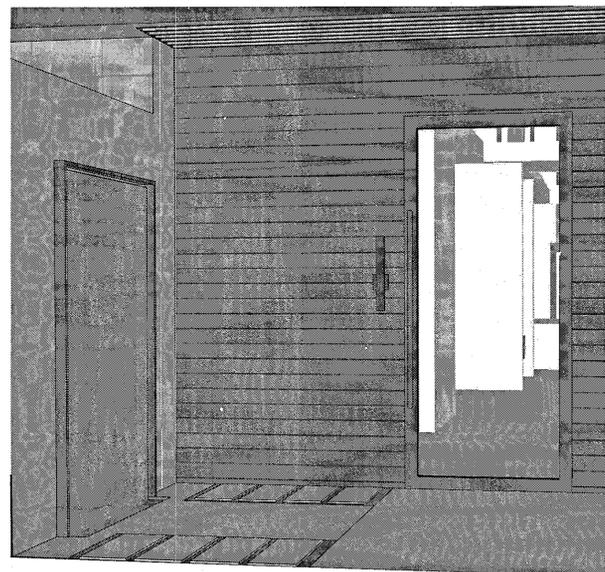
1 NORTH / RIGHT SIDE ELEVATION

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

WOOD SHELF WATER SEALED AND PAINTED BLACK



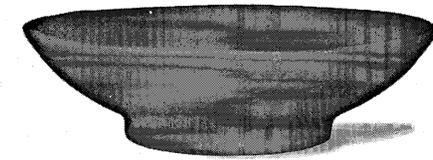
3 NORTH PERSPECTIVE VIEW
Scale: N.T.S.



2 ENTRY COURTYARD PERSPECTIVE VIEW
Scale: N.T.S.



1 WEST PERSPECTIVE VIEW
Scale: N.T.S.



BONSAI POT



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**16931 CORAL
CAY LN.**

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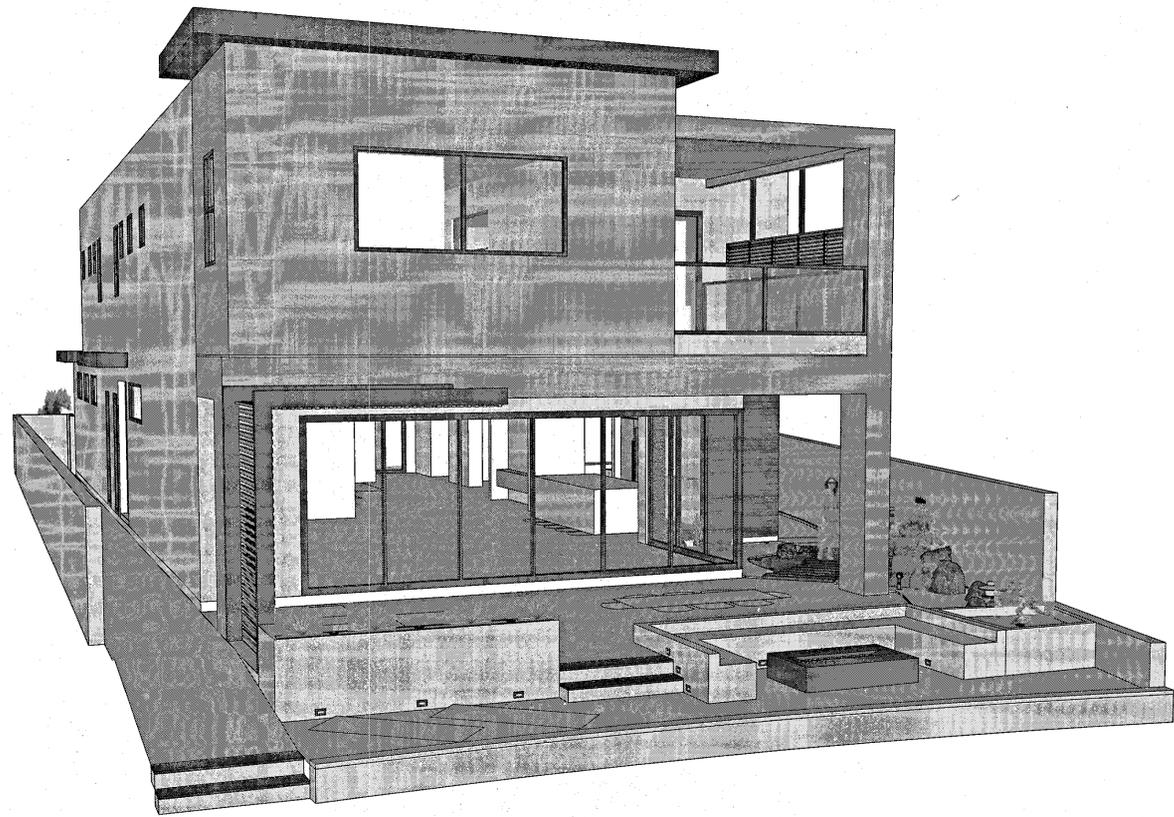
12.18.2019

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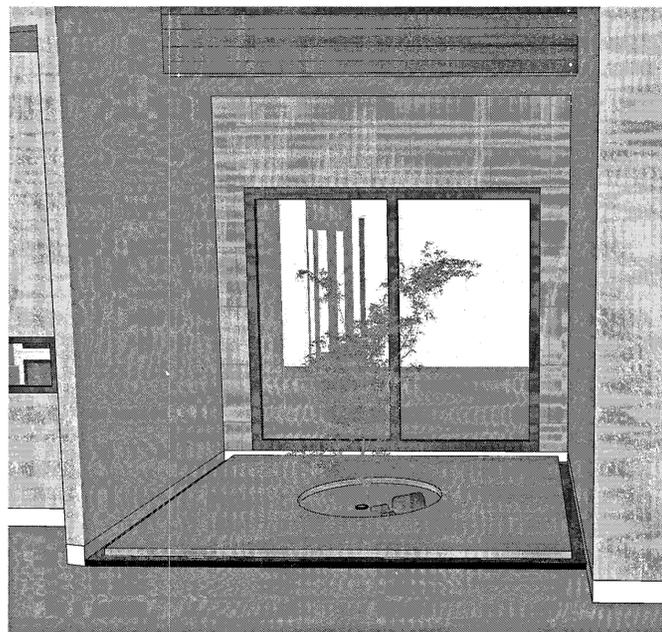
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DRAWING NAME
PERSPECTIVE VIEWS

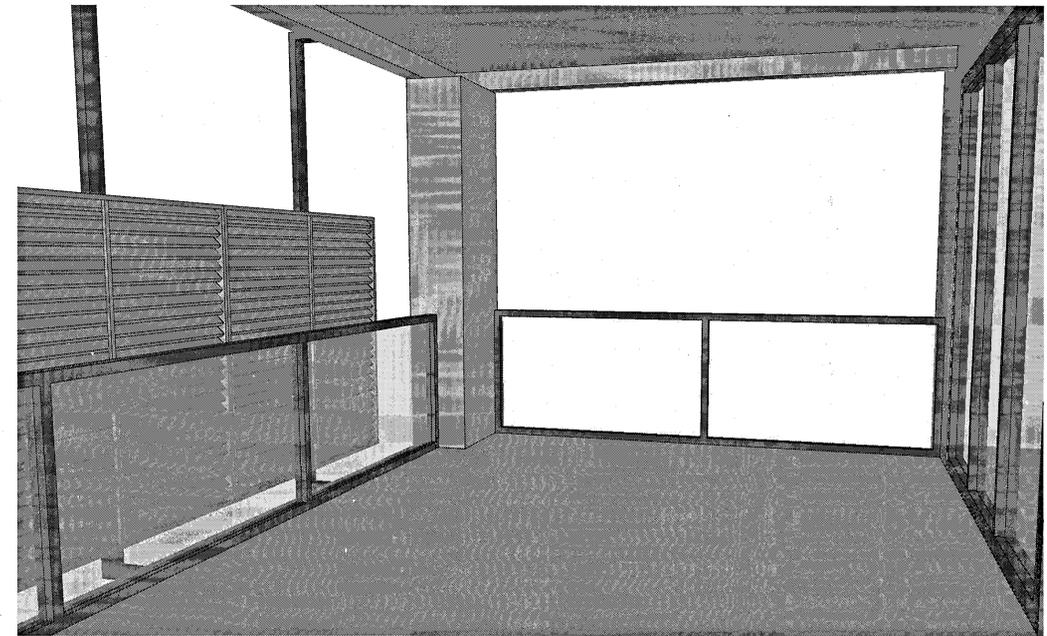
SCALE
N.T.S.



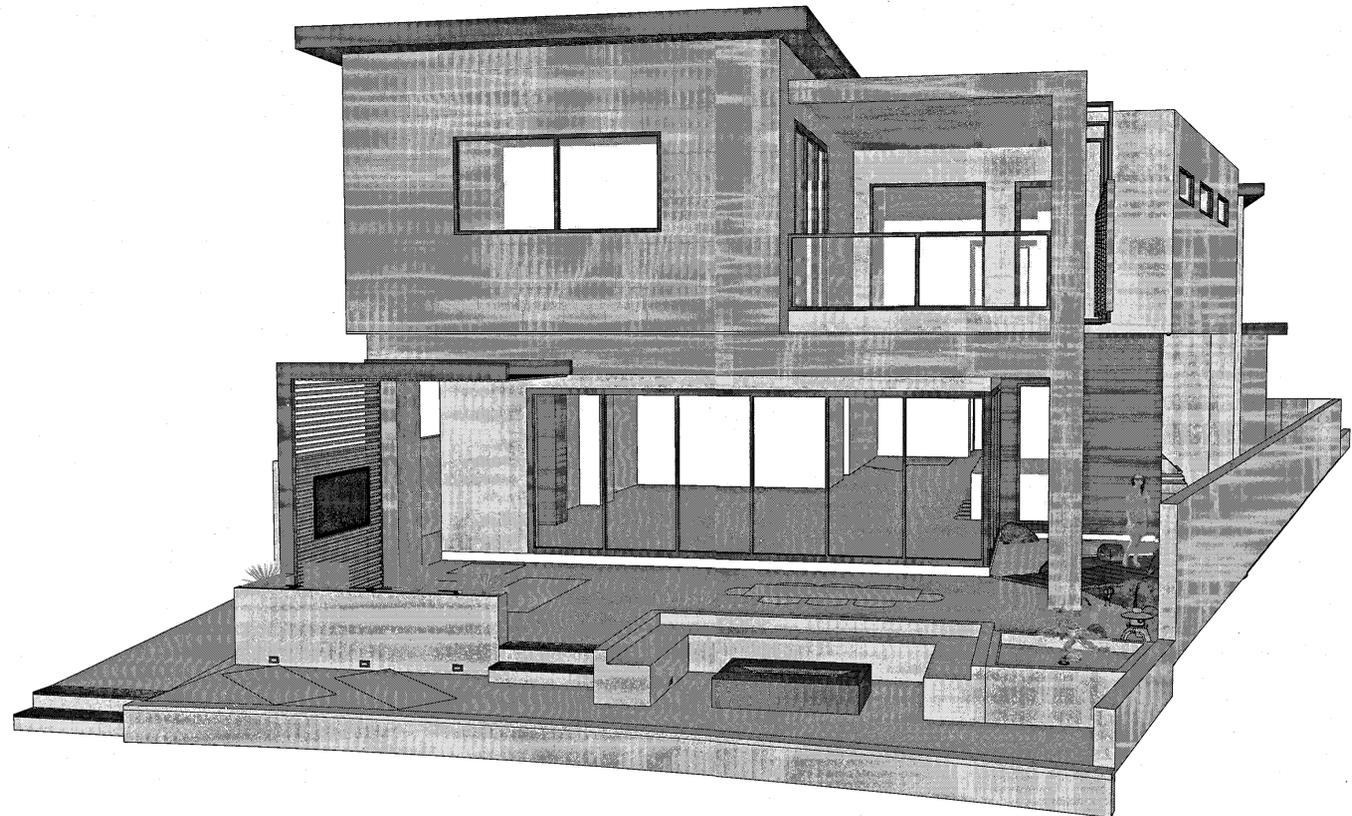
4 SOUTH PERSPECTIVE VIEW
Scale: N.T.S.



2 SIDE COURTYARD PERSPECTIVE VIEW
Scale: N.T.S.



3 DECK PERSPECTIVE VIEW
Scale: N.T.S.



1 EAST PERSPECTIVE VIEW
Scale: N.T.S.



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ARCHITECT
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WALL LEGEND

PROPOSED WALL

LIGHTING LEGEND

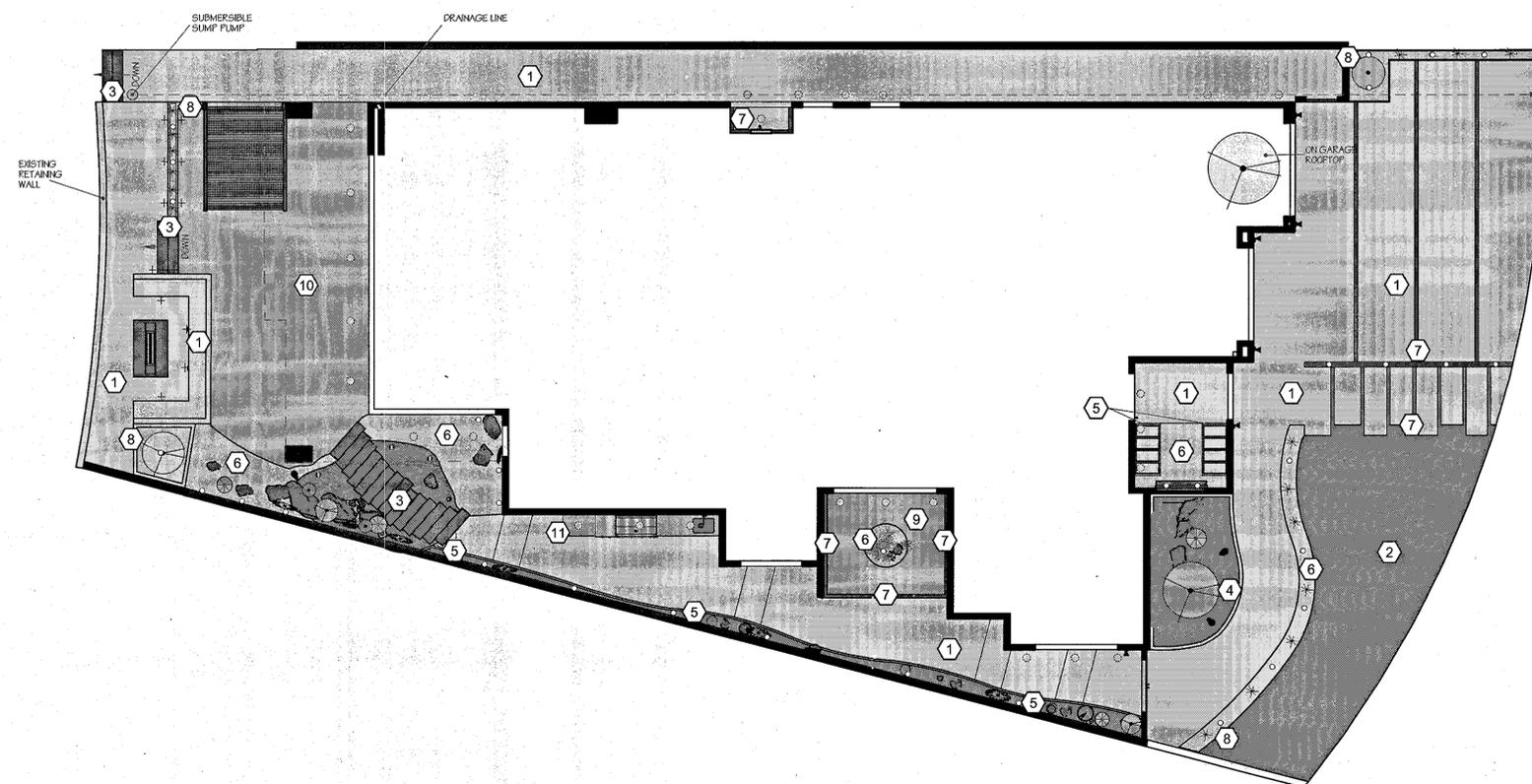
- PUCK PATH LIGHTING: KICHLER FLUSH 50 WATT PAR 36 WELL LIGHT
- DIRECTIONAL ACCENT LIGHTING: KICHLER MINI 15374 ACCENT LIGHTING, 50 WATT IN BLACK FINISH
- ▲ EXTERIOR WALL SCONCE: YOGA RECTANGULAR LED WALL SCONCE BY ABRA, 24" X 2.6" IN MATTE BLACK FINISH
- ⊕ STEP DOWN LIGHTING: WAC LED 12V LEDMIE STEPLIGHT IN BLACK ON ALUMINUM W/ WARM WHITE - 3" X 5"
- ⊙ RECESSED CAN LIGHTING: 6" IC AIRTIGHT RECESSED TRIM BY LOTUS LED LIGHTS
- ⊖ PUCK POND LIGHTING: 12V SUBMERSIBLE LED POND LIGHTING BY AQ LIGHTING

SHEET NOTES

1. ALL DRAINAGE TO FLOW TO FRONT
2. EXTERIOR SECURITY CAMERAS TO BE INSTALLED ACCORDING TO VENDOR RECOMMENDATION. TWO IN FRONT YARD AND TWO IN REAR.

KEYNOTES

- JAPANESE BLACK PINE BONZAI TREE: PINUS THUNBERGII
- HOLLY WOOD JUNIPER BONZAI TREE: JUNIPERUS CHINESEIS, 5' IN HEIGHT
- JAPANESE MAPLE TREE: ACER PALMATUM
- PAGODA STATUE TO BE PROVIDED BY CLIENT
- SPIDER PLANT: CHLOROPHYTUM COMOSUM
- NATURAL STONE/ BOULDER (SHAPES VARY)
- HORSETAIL FAMILY: Equisetaceae (TO BE POTTED)
- BLACK BAMBOO: PHYLLOSTACHYS NIGRA (TO BE POTTED)
- ① POURED IN PLACE CONCRETE
- ② BERMUDA (CYNODON DACTYLON) OR ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM) GRASS
- ③ SUISTONE PAVERS, LIME BLACK W/ SPLIT FACE EDGING, 12 X 48 X 2 TREADS
- ④ SILVER CARPET GROUND COVER: DYMONDIA MARGARETAE
- ⑤ MONDO GRASS GROUND COVER: OPHIOPOGON JAPONICUS
- ⑥ 1-1/4" WHITE PEBBLE STONES
- ⑦ 1-1/4" BLACK PEBBLE STONES
- ⑧ CONCRETE PLANTER 60" X 48" X 24" HIGH
- ⑨ BEDROSIAN CERAMIC WOOD LIKE TILE: OTHELLO, COLOR: CLAY, 8" X 48" STAGGERED PATTERN WITH LIGHT GROUT TO MATCH.
- ⑩ PORCELANOSA TILE, BOTTEGA ACERO, 47" X 47", STACKED PATTERN W/ GREY GROUT TO MATCH.
- ⑪ CAESARSTONE CLOUD BURST QUARTZ COUNTERTOP



1 LANDSCAPE/ HARDSCAPE/ LIGHTING PLAN
Scale: 1/8" = 1' - 0"



16931 CORAL CAY LN.

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LANDSCAPE/ HARDSCAPE /LIGHTING PLAN

SCALE
1/8" = 1' - 0"