

LEGAL DESCRIPTION

LOT NO. 59
APN # 178-371-09
TRACT 5264
CONSTRUCTION TYPE: VB
Occupancy R-3
STORY 2
LOT SIZE 5200 SQ. FT
TR 5264 LOT 59 ALL -INC ADJACENT WHARFAGE RIGHTS IN A DEFINED AREA OF 400 FT CHANNEL, SH AS AP 178-021-02-

THERE IS NO EXISTING FIRE SPRINKLER
- Fire Hazard Zone (VHFHSZ): (N)
- Flood Zone: (Y)
- Methane Zone: (N)

PROJECT INFORMATION

OWNER/PROJECT ADDRESS
WANG RAYMOND THE WANG FAMILY REVOC TR
16795 Bolero Ln
Huntington Beach, CA 92649
(656) 701-6997

BUILDING SUMMARY

EXISTING FIRST FLOOR 1522 SF	2008 SF
EXISTING GARAGE 488 SF	
FIRST FLOOR ADDITION (GARAGE) 190 SF	
FIRST FLOOR ADDITION (LIVING) 81 SF	
FIRST FLOOR ADDITION (LIVING) 253 SF	
NEW ADDITION (OUTDOOR STAIR) 65 SF	
TOTAL	589 SF
TOTAL	2597 SF
TOTAL FOR LOT COVERAGE (2597) SF	
LOT AREA 5200 SQ. FT (49.9% OF LOT AREA)	
EXISTING SECOND FLOOR 1804 SF	
SECOND FLOOR ADDITION 48 SF	
TOTAL	1852 SF

- EXISTING HOUSE (FIRST, SECOND FLOOR, AND GARAGE) 3812 SQ. FT.
- TOTAL ADDITION (FIRST & SECOND FLOOR) 637 SQ. FT
16.7% OF THE EXISTING

ALL APPLICABLE CODES 2022

C.B.C. 2022
C.M.C. 2022
C.P.C. 2022
C.E.C. 2022
C.R.C. 2022
California Energy Code 2022
Green Building Code 2022 AND CITY ORDINANCES
H.B. Municipal Code 17.05, and HBZSO 230.84

SCOPE OF WORK

REMODEL AS FOLLOW:

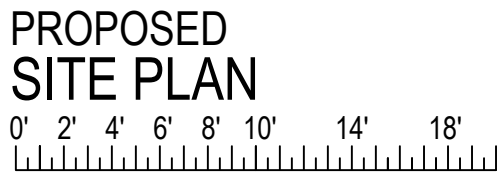
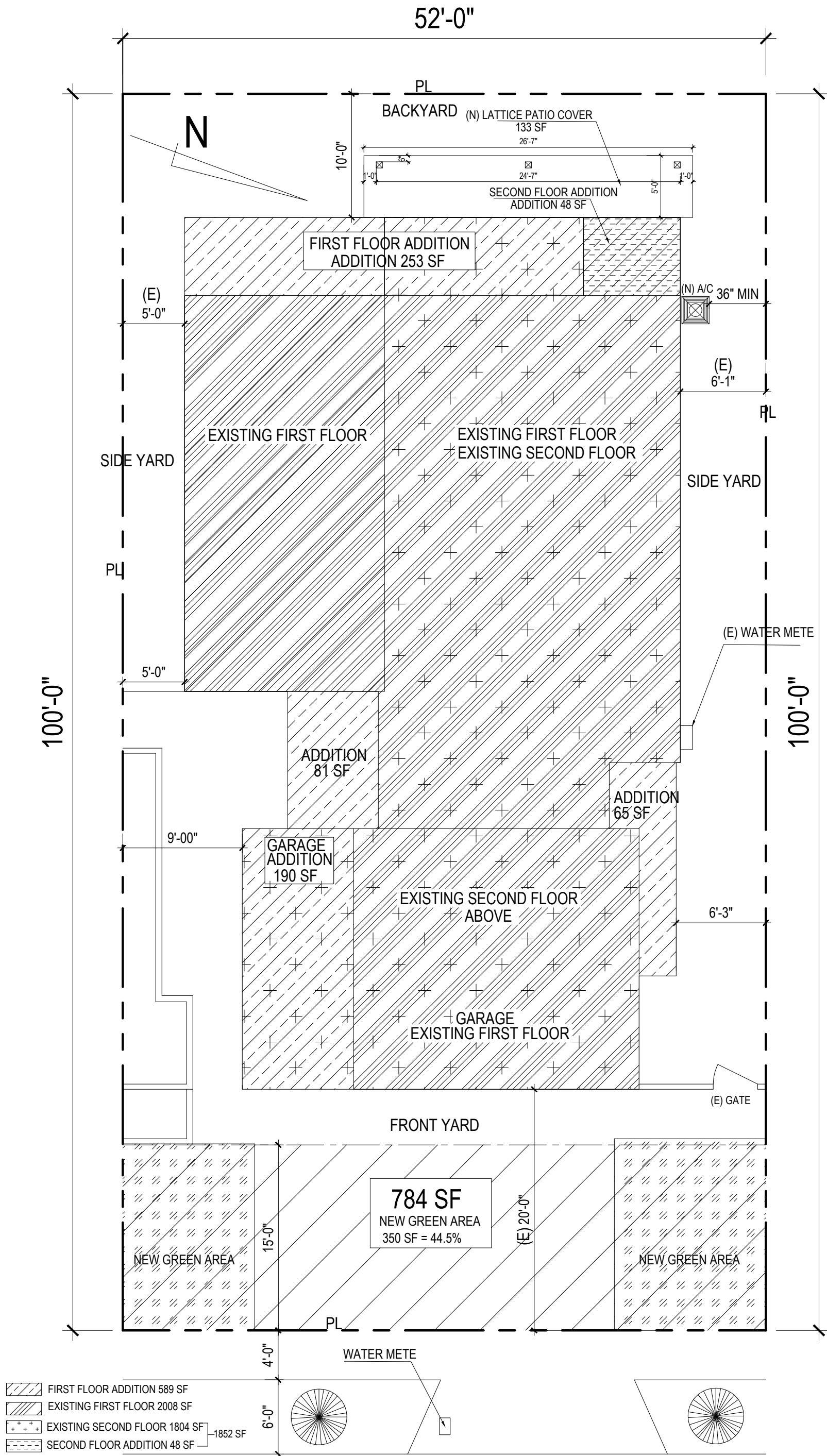
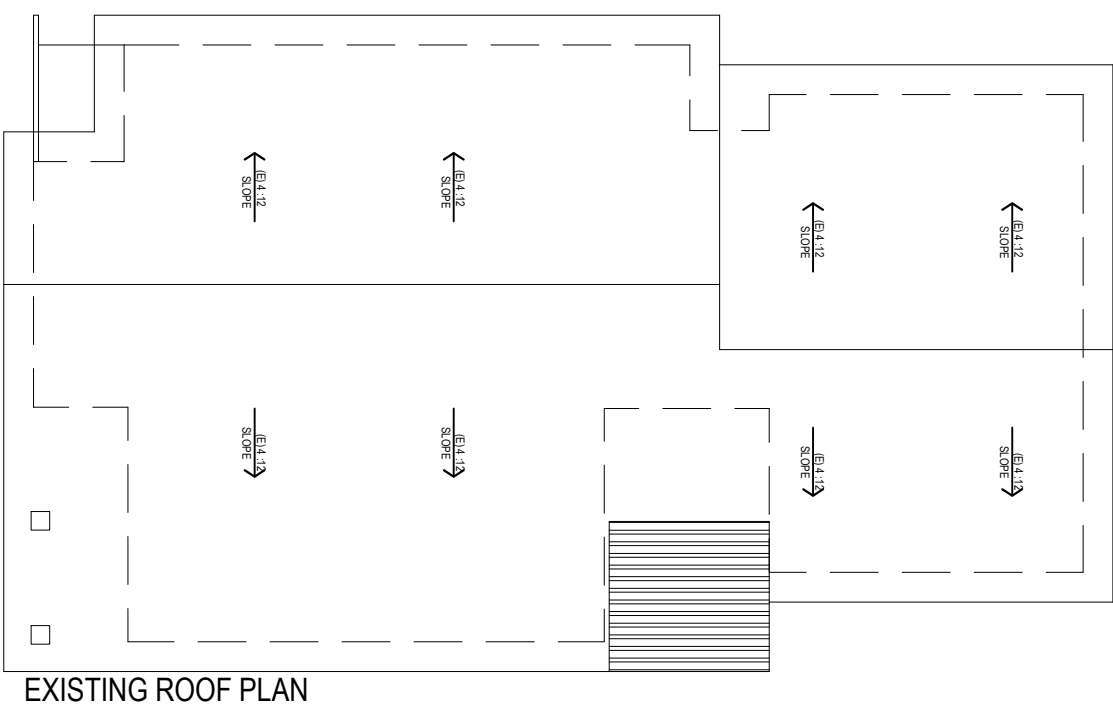
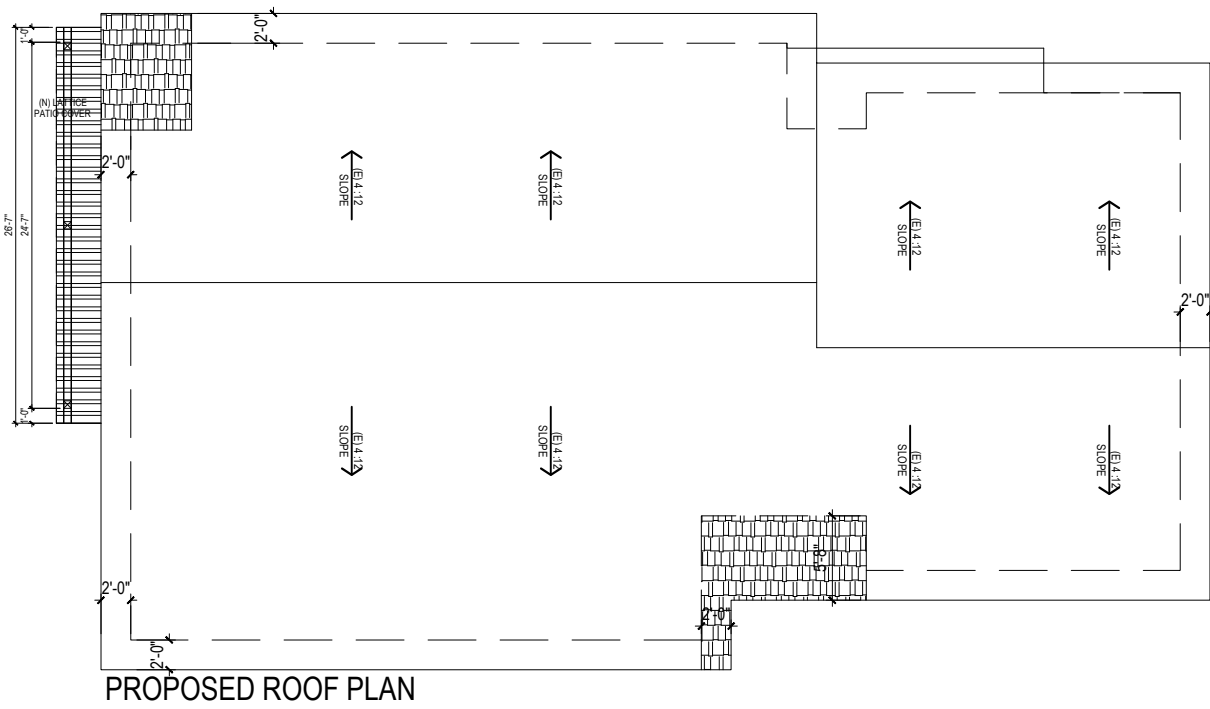
- 1- First-floor addition 190 sq. ft. to enlarge an existing garage.
- 2- First floor addition 81 sq. ft. to enlarge entry area
- 3- First-floor addition 253 sq to extend living room and the kitchen.
- 4- New outdoor staircase 65 sq. ft.
- 5- Wall removal between the existing kitchens and the dining room. Wall removal between the existing kitchen and living room to reconfigure and remodel the kitchen and the living room.
- 6- Wall removal to reconfigure and remodel the bathroom and the laundry room on the first floor.
- 7- Relocate and remodel the existing staircase.
- 8- Create a new bedroom room with a new bathroom
- 9- Reconfigure and remodel the existing two bedrooms (bedroom 01 and bedroom 02) on the second floor.
- 10- Create a new bathroom second floor.
- 11 - Reconfigure and remodel the existing bedroom 03 on the second floor.
- 12 - Relocate and remodel the existing bathroom on the second floor.
- 13- Relocate and remodel the existing master bedroom on the second floor.
- 14- New lattice patio cover 133 sq

QUANTITIES			
	EXISTING	NEW	TOTAL
BEDROOMS	4X BEDROOMS	1X BEDROOM	5X BEDROOMS
BATHROOMS	4X BATHROOMS	1X BATHROOM 1X POWDER ROOM	5X BATHROOMS

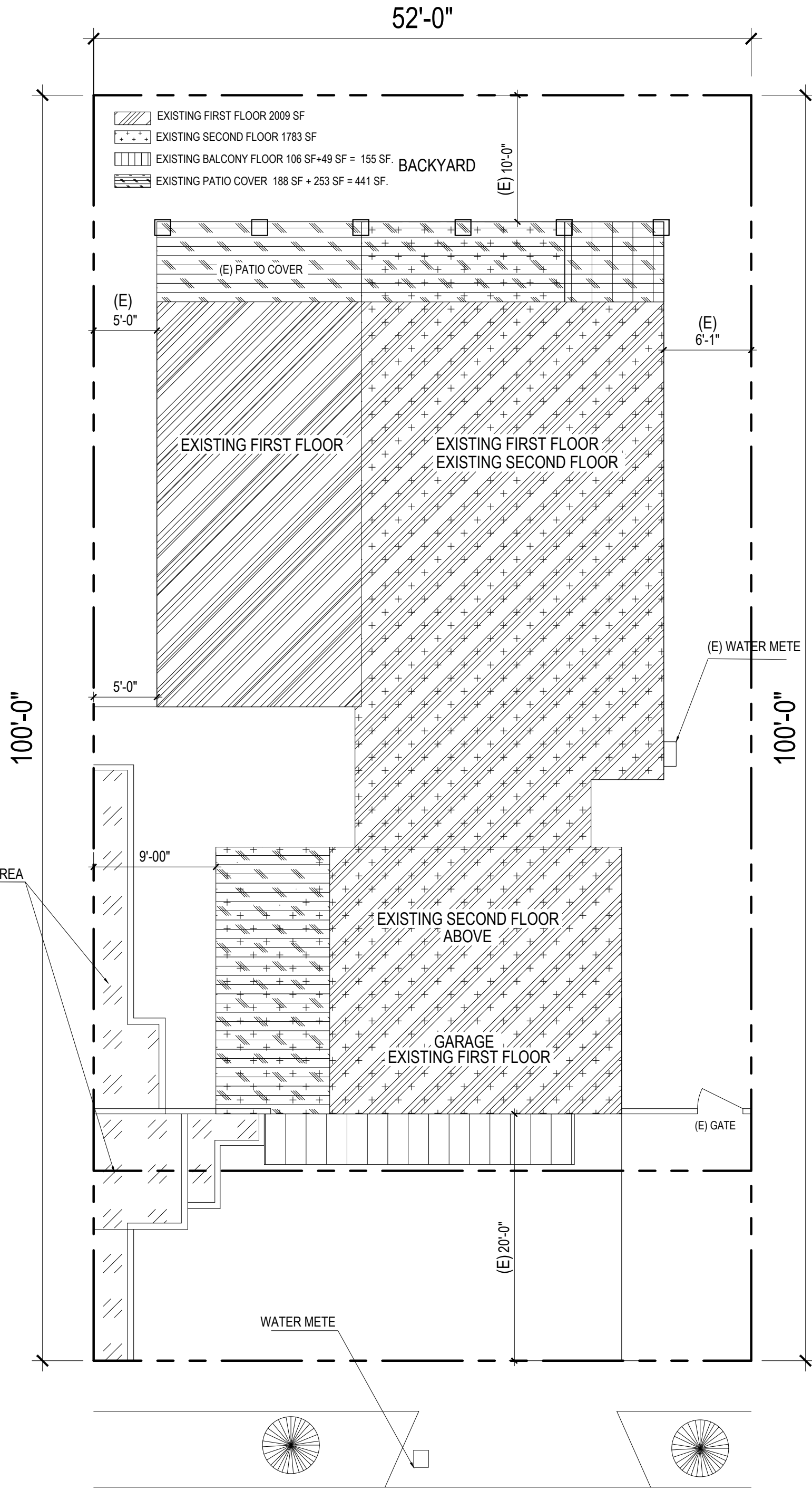
SHEET INDEX

1. A-1 TITLE SHEET/ PLOT PLAN ROOF PLAN
2. A-2 EXISTING FIRST FLOOR PLAN
3. A-3 PROPOSED FIRST FLOOR PLAN
4. A-4 PROPOSED SECOND FLOOR PLAN
5. A-5 EXISTING ELEVATIONS
6. A-6 PROPOSED ELEVATIONS

SUBJECT	CODE SECTION	ALLOWED/ REQUIRED	EXISTING	PROPOSED
SITE COVERAGE	HBMC TITLE 21 SECTION 210.06	50% MAX	49%	50%
BUILDING HEIGHT	HBMC TITLE 21 SECTION 210.07		24 FT	24 FT
PARKING	HBMC TITLE 23 SECTION 231.04	4 SPACES (2 GARAGE) (2 DRIVEWAY)	4 SPACES (2 GARAGE) (2 DRIVEWAY)	5 SPACES (3 GARAGE) (2 DRIVEWAY)
FRONT YARD SETBACK	HBMC TITLE 21 SECTION 210.07 (L)	20 FT	20 FT	20 FT
REAR YARD SETBACK	HBMC TITLE 21 SECTION 210.06	10 FT	10 FT	10 FT
SIDE YARD SETBACK	HBMC TITLE 21 SECTION 210.07 (H)	5 FT	5 FT South East 6 FT North West	5 FT South East 6 FT North West
MINIMUM FRONT YARD LANDSCAPE REQUIRED	HBMC TITLE 21 SECTION 210.07 (S)	40%	8%	44%



Bolero Ln



Bolero Ln

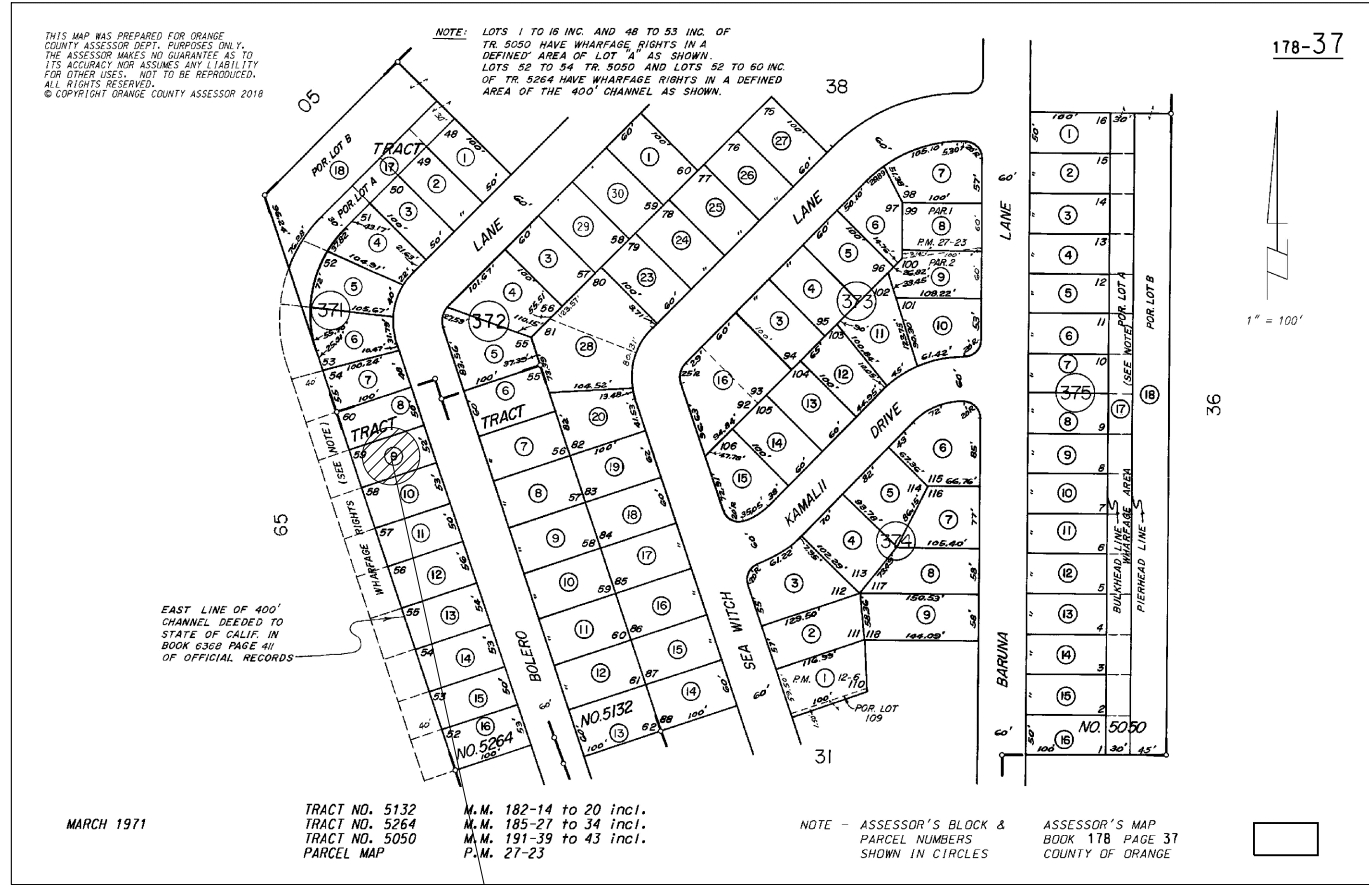


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HUNTINGTON BEACH SECURITY ORDINANCE
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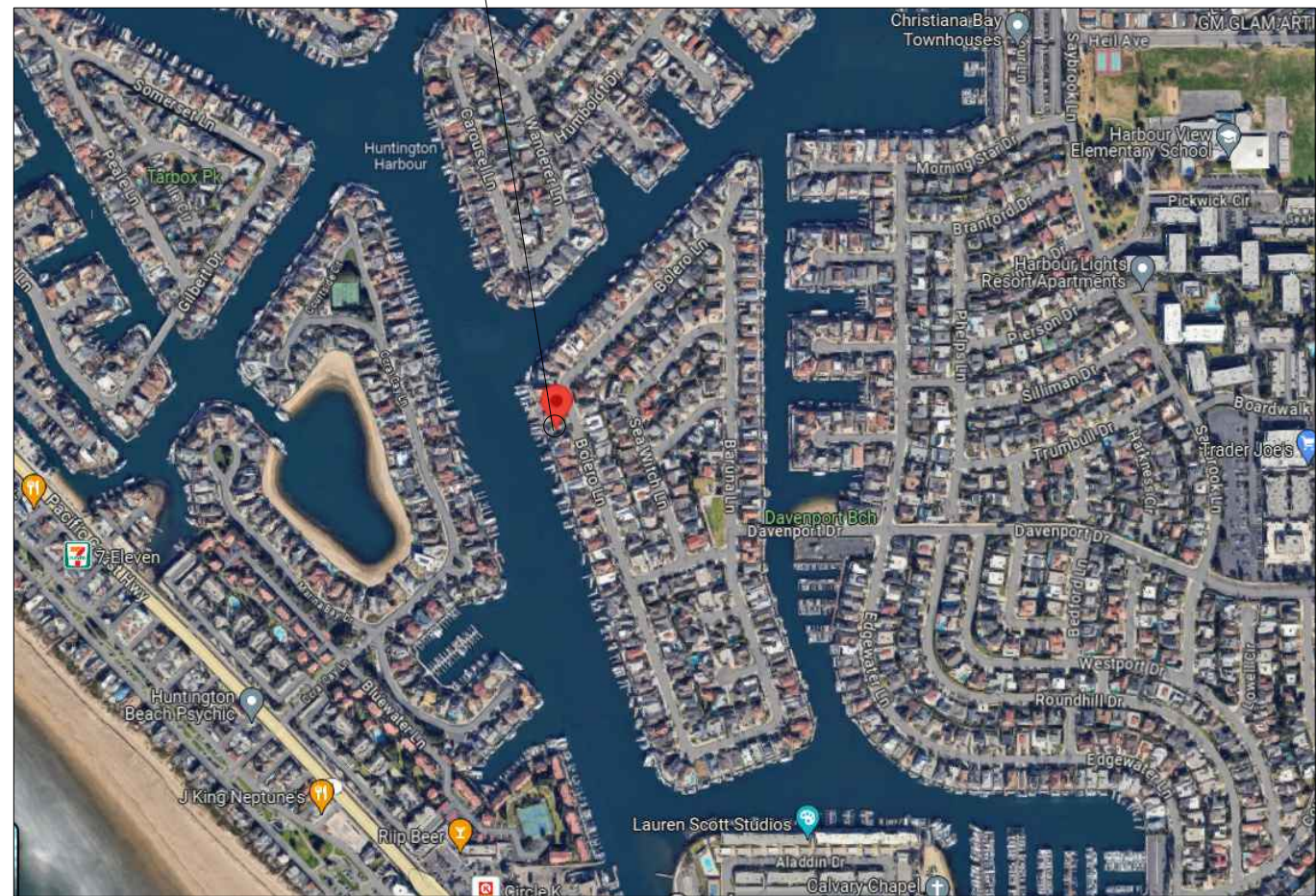
1. Sliding glass doors and windows located less than 16 feet above any surface available for use by the public shall be capable of being locked securely. Moveable panels shall not be easily removed from the frame.
2. All main or front entry to dwellings shall be arranged so that the occupant has a view of the area immediately outside without opening door. Such view may be provided by a door view, a view port, window, or other opening.
3. Exterior wooden doors shall be of solid core construction or shall be covered on the inside face with 16 gauge sheet metal attached with screws at 6 inch on centers around the perimeter.
4. All swinging doors shall be equipped with a dead bolt with a minimum throw of 1 inch and an embedment of not less than 5/8 inch.
5. The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a dead bolt.
6. Non- removable pins shall be used in pin type hinges which are accessible from the outside when the door is closed.
7. Unframed glass doors shall be fully tempered glass not less than ½ inch thick.
8. Narrow-framed glass doors shall be fully tempered glass not less than ¼ inch thick.
9. Any glass which is located with in 40 inches of the locking device on a door shall be fully tempered, or have approved metal bars, screens or grills.
10. Solid wooden hatchways less than 1-3/4 inches thick shall be covered on the inside with 16 gauge sheet metal attached with screws at 6 inch on center around the perimeter and shall be secured from the inside with a slide bar, slide bolts, and/or padlock with hardened steel shackle. All other openings larger than 96 square inches with a dimension in excess of 8 inches shall be secured by metal bars, screens, or grills. (Exception: Non-opening skylights).
11. A development which includes 3 or more dwelling units shall be provided with fully-enclosed garages. Garage space for each tenant shall be separated by partitions of 3/8 inch plywood or equivalent with studs set no more than 24 inches on center.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
3. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
4. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
5. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
6. Wind barriers shall be installed along the perimeter of the site. (DAMP)
7. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)



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Revisions

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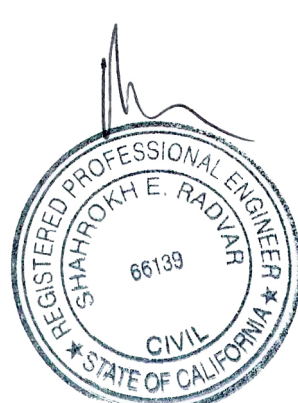
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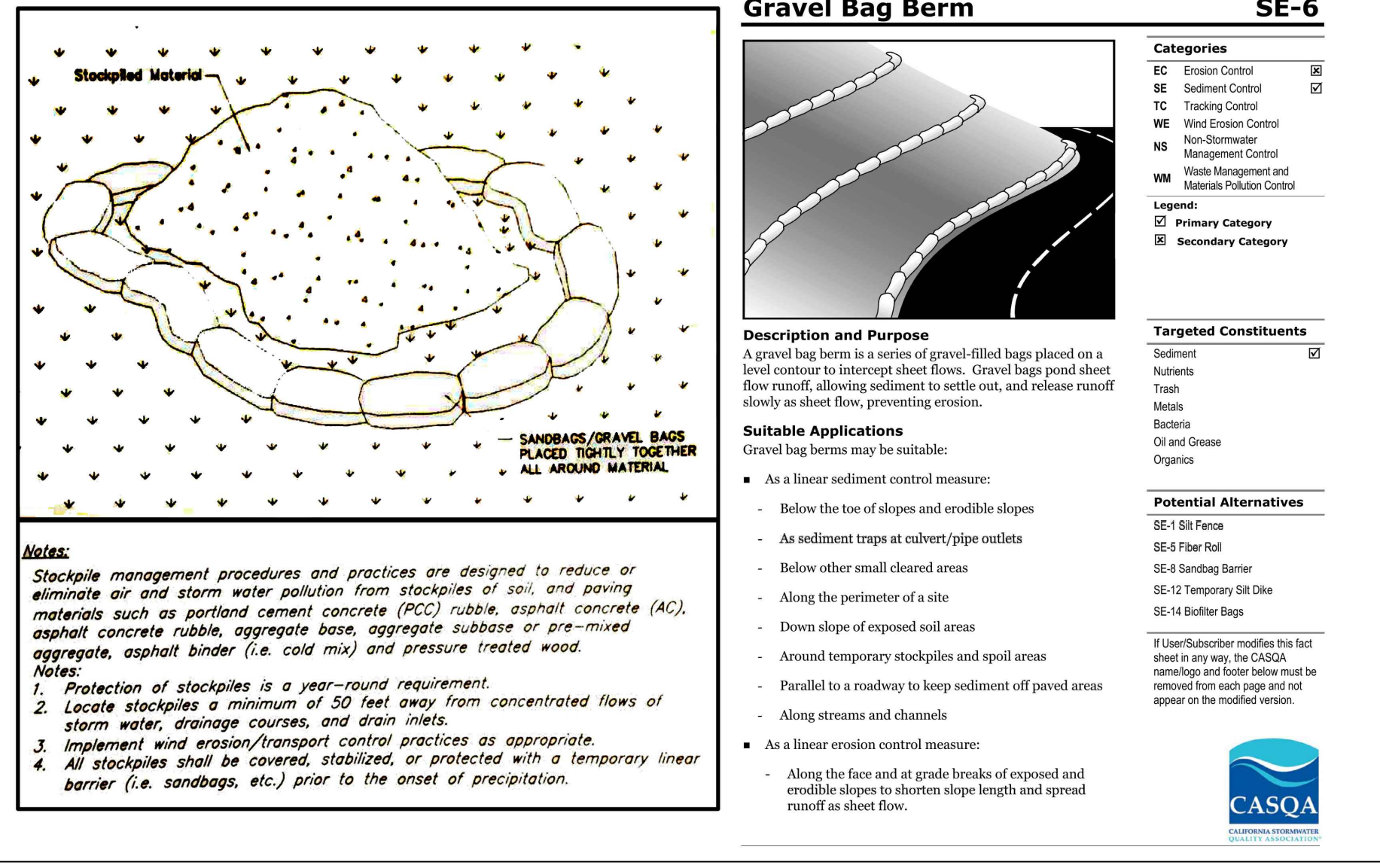
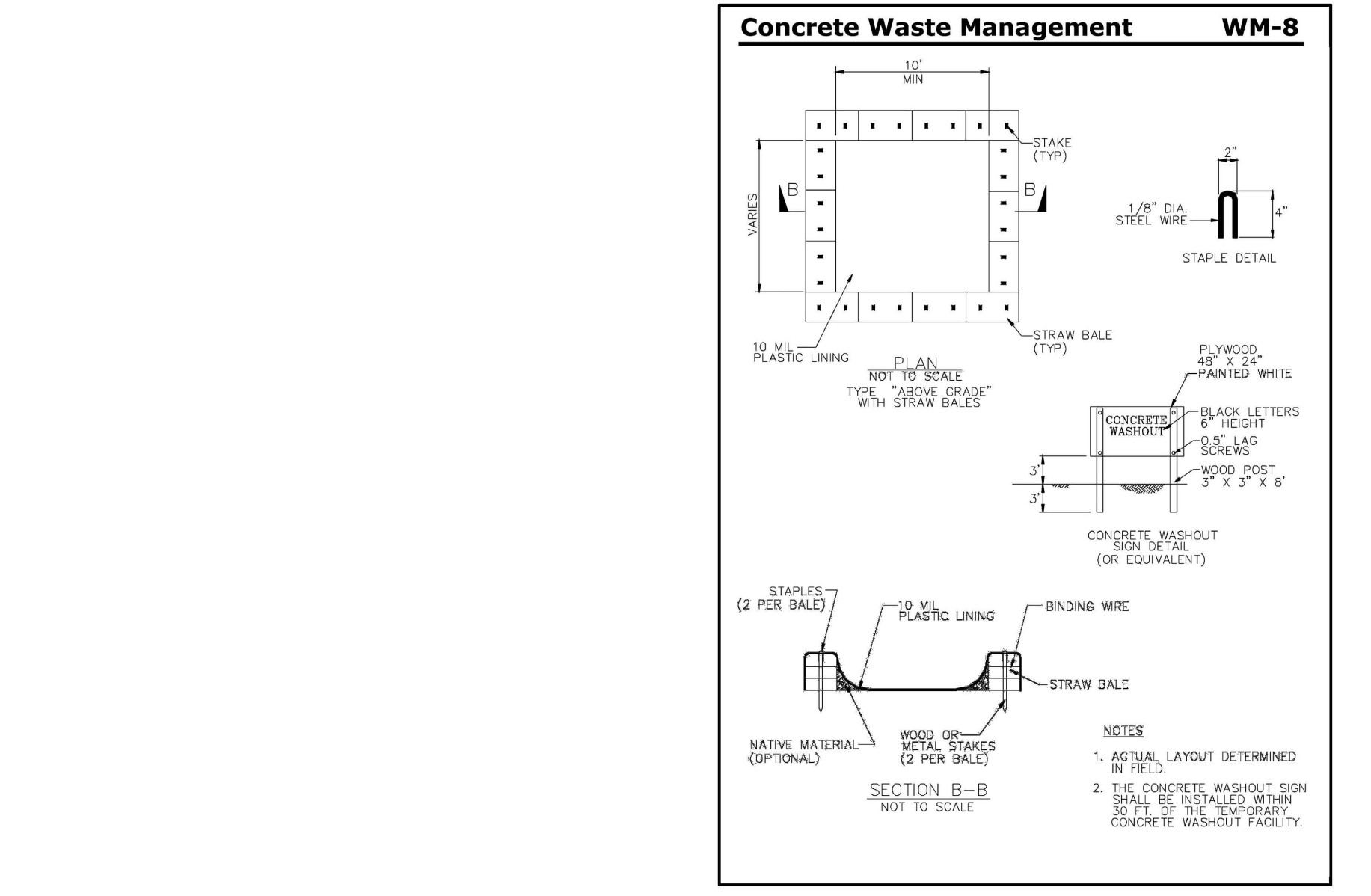
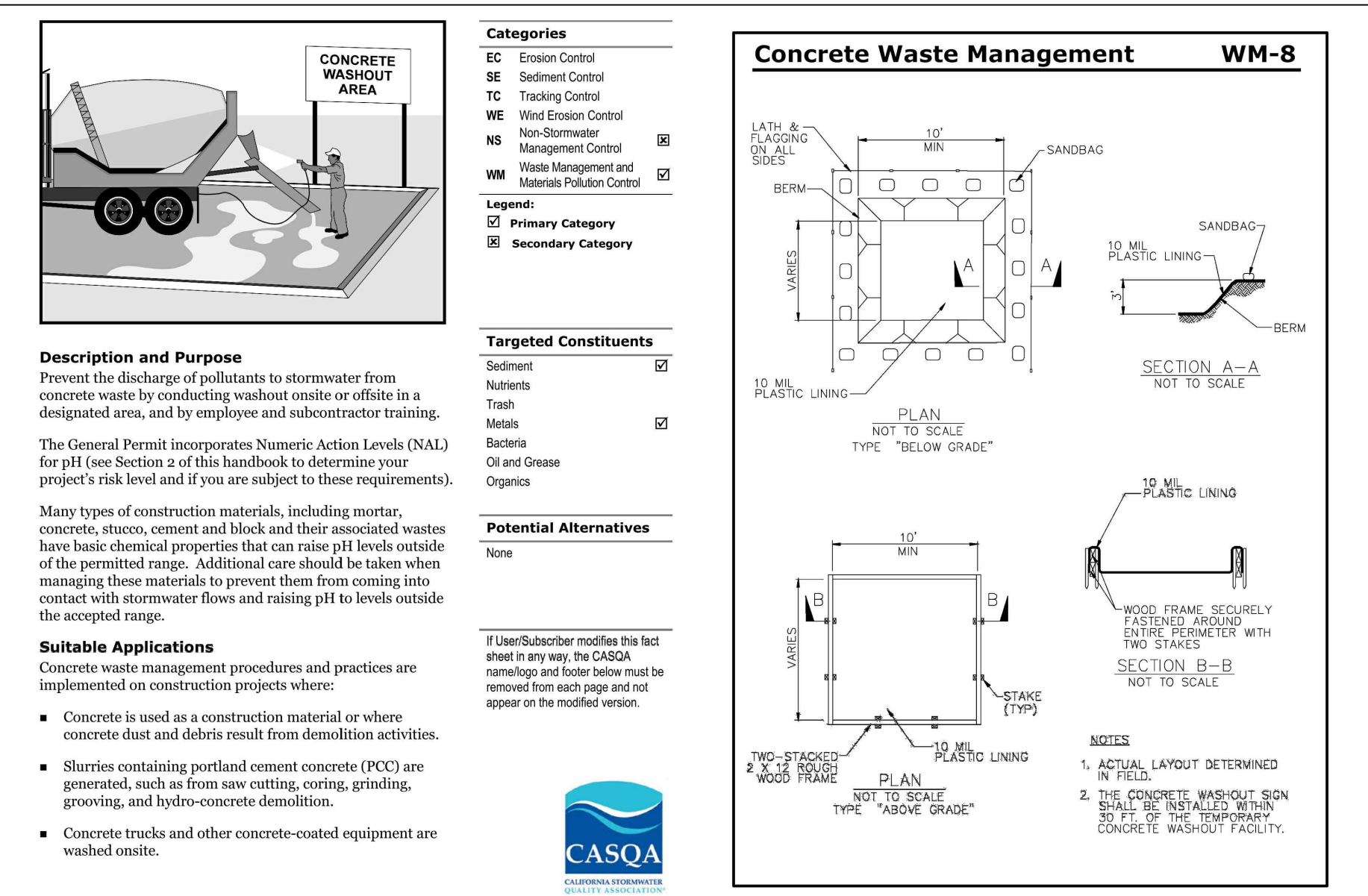
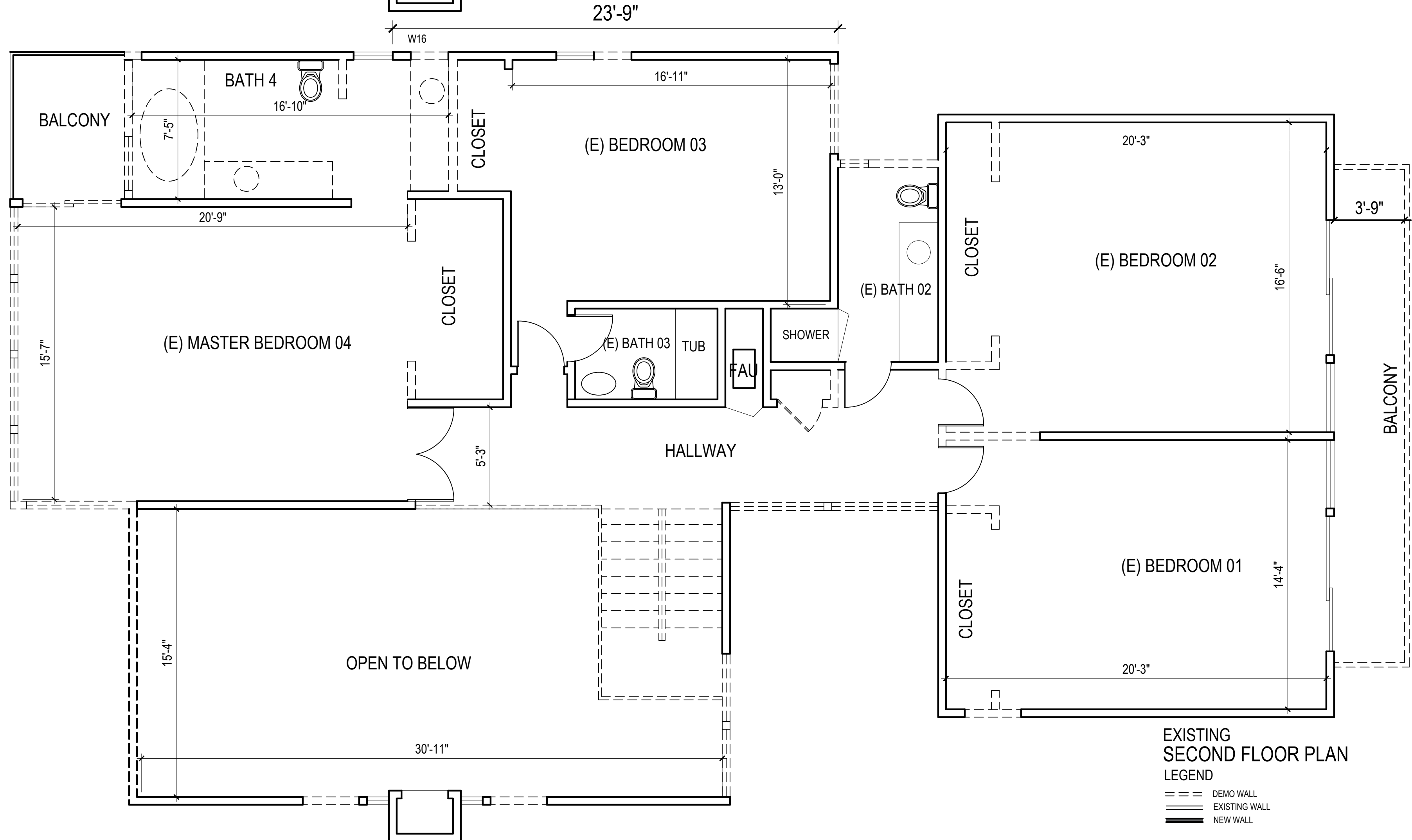
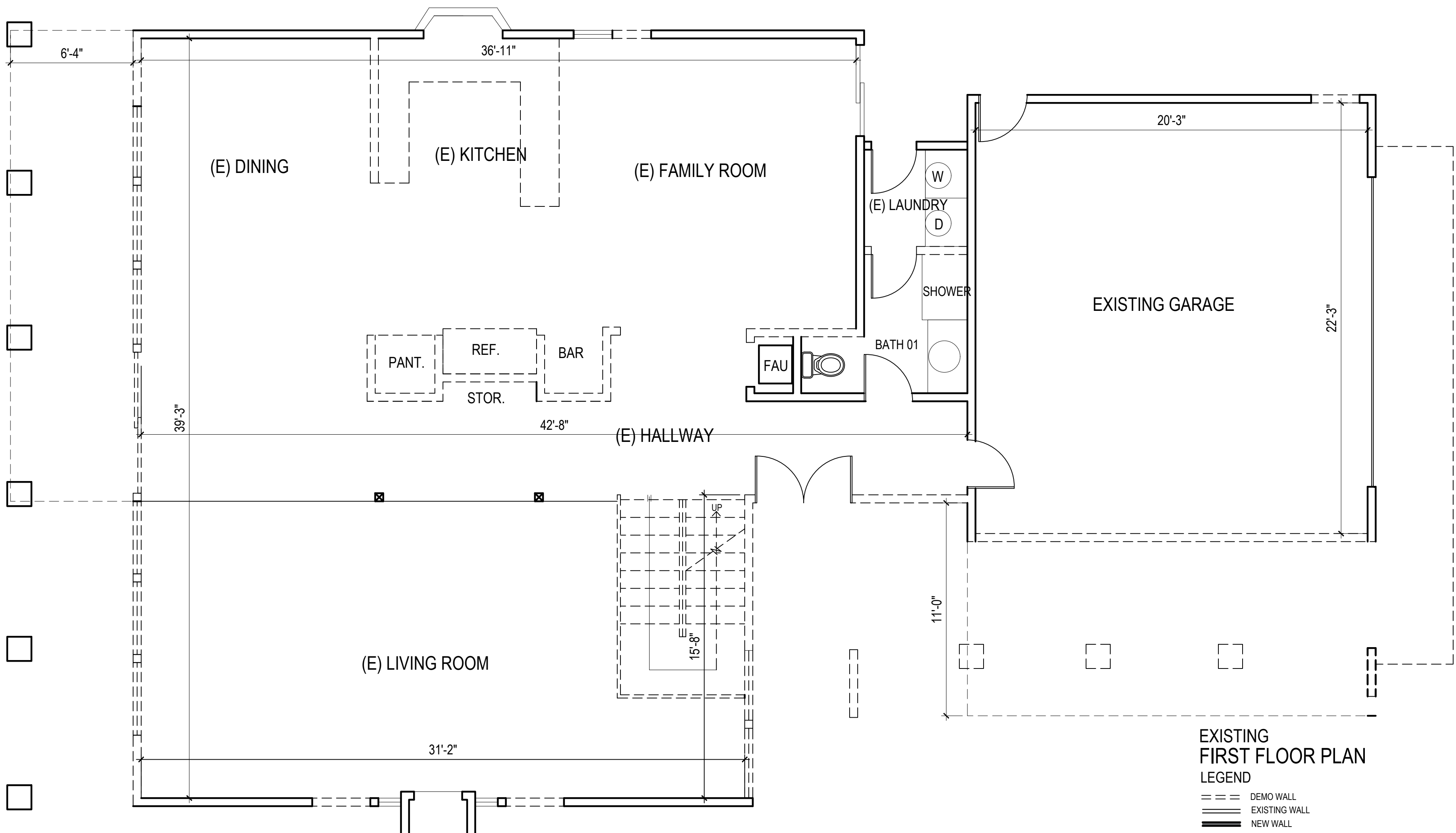
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Project No : 001

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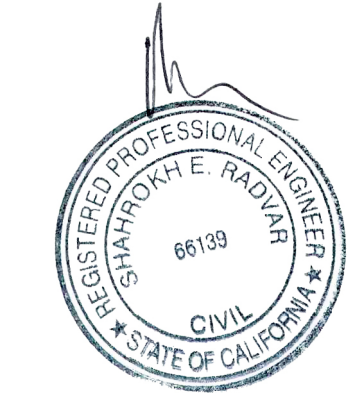
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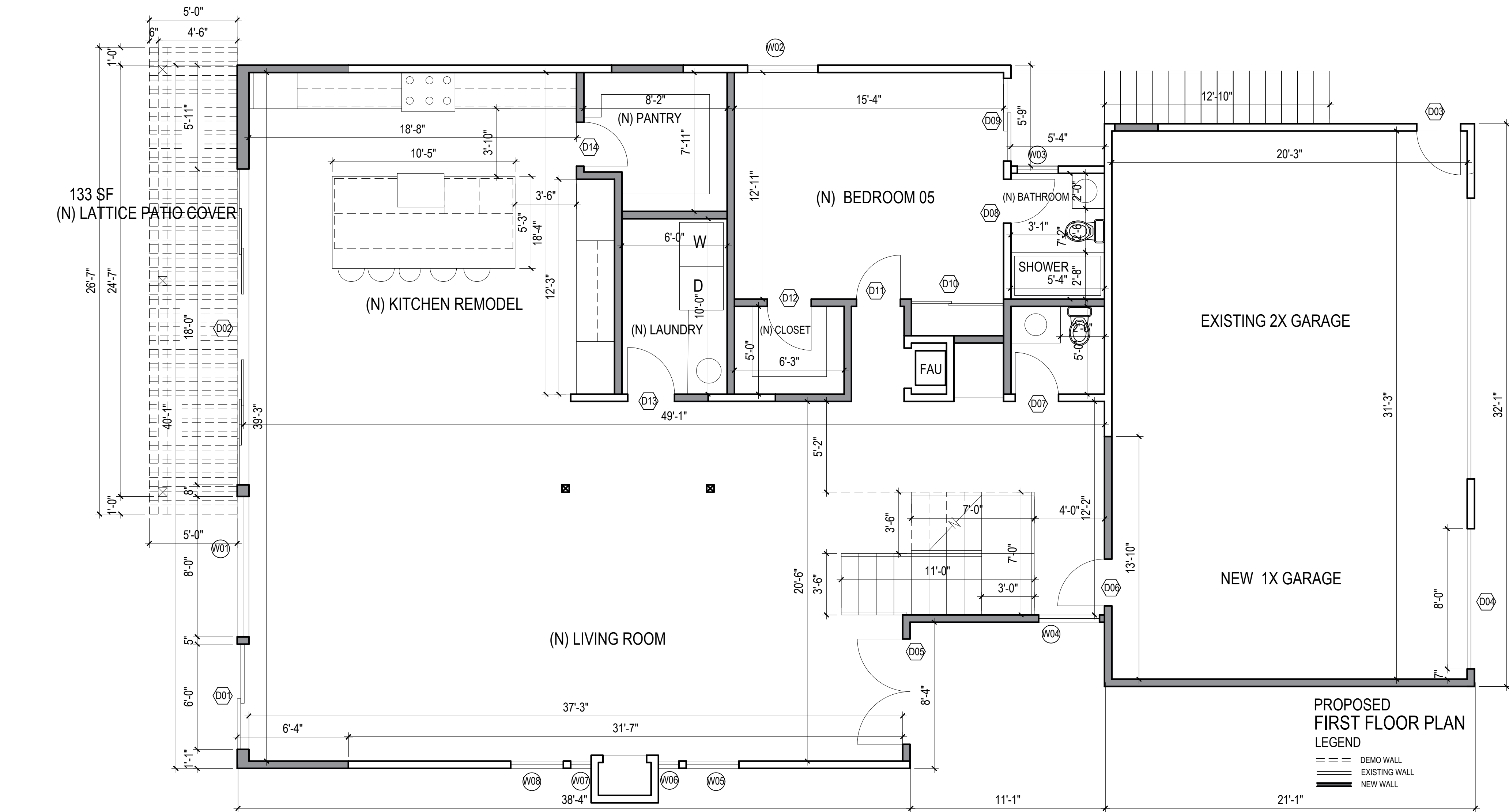
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SHEET N:
A-2

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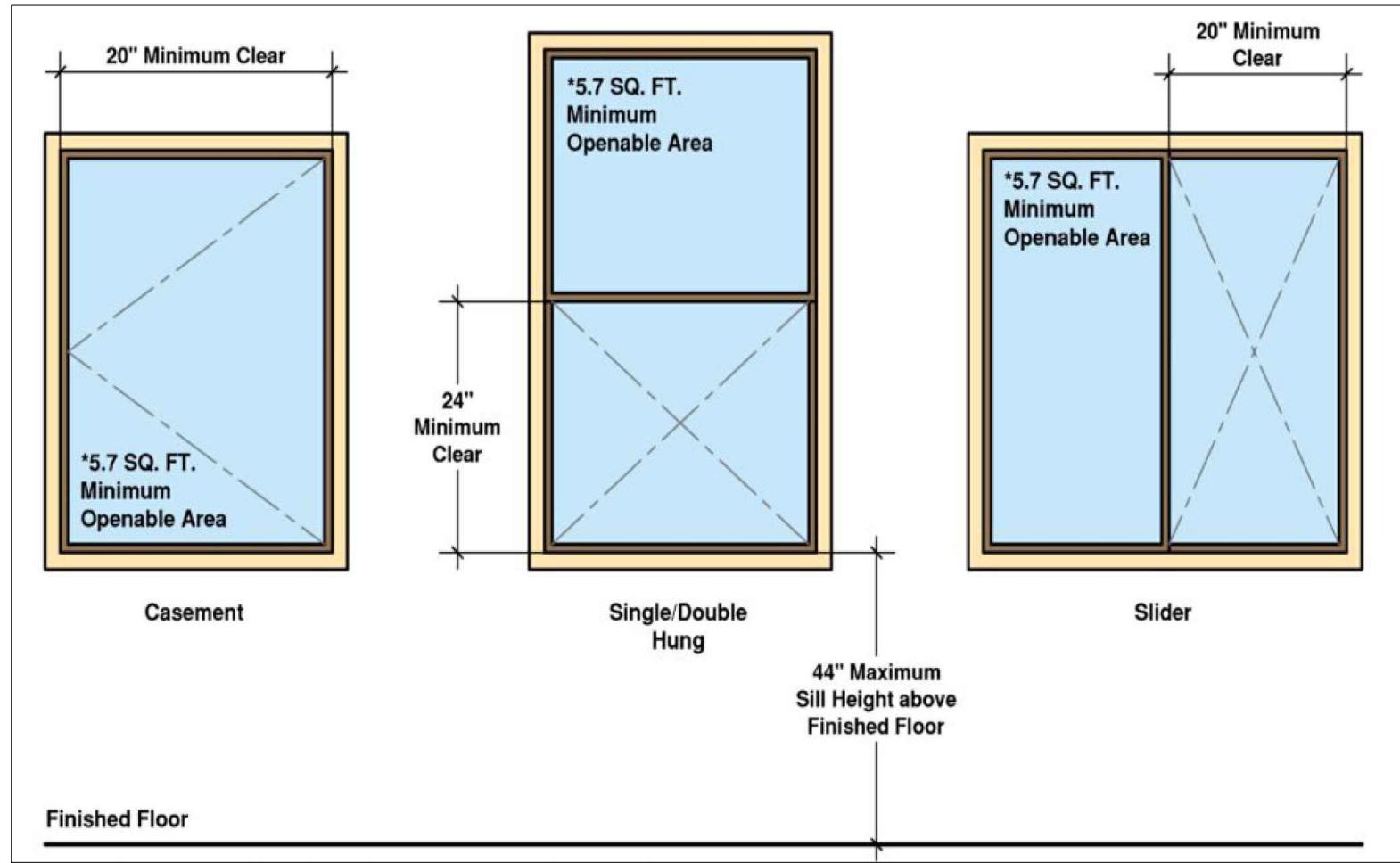




EGRESS WINDOWS IN SLEEPING ROOM:

- MINIMUM NET CLEARANCE OF 5.7 sf; 5.0 AF GRADE FLOOR SLEEPING AREAS
- OPENING HEIGHT SHALL BE 24" MIN CLEAR
- OPENING WIDTH SHALL BE 20" MIN CLEAR
- OPENING SILL HEIGHT TO BE 44" MAX CLEAR

Note
All mechanical equipment proposed on the site plan and on the roof plan to determine compliance with the City's setback requirements (HBZSO Section 230.68).



- WINDOW AND DOOR NOTES**
1. ALL WINDOWS, SLIDING GLASS DOORS AND GLAZED OPENINGS SHALL BE DUAL GLAZED & LOW E COATED
 2. CONTRACTOR TO VERIFY ALL WINDOWS AND DOORS MEET LOCAL CODE AND CBC REQ'S FOR EGRESS, OPENINGS, ETC.
 3. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES, SWING AND OPENINGS PRIOR TO ORDERING. ALL EXISTING OPENINGS SHALL BE MEASURED IN THE FIELD PRIOR TO ORDERING
 4. ALL FRAME INTERIORS SHALL BE PAINT GRADE WOOD UNLESS OTHERWISE NOTED
 5. WINDOW STYLE TO BE VINYL, FINISH T.B.D.
 6. SLIDING GLASS DOORS SHALL BE SAFETY GLAZED
 7. ALL SHOWER ENCLOSURES SHALL BE SAFETY GLAZED

- FINISH NOTES**
1. DRYWALL: MATCH (E) TEXTURE / CORNERS
 2. ALL TRANSITIONS OF FLOOR MATERIALS SHALL BE LOCATED AT CENTER OF DOOR IN CLOSED POSITION U.N.O.
 3. ALL WOOD BASE CORNERS SHALL BE MITERED AND SANDED SMOOTH
 4. ALL SURFACES SHALL BE PROPERLY PREPARED, TAPED AND SANDED TO A MINIMUM LEVEL 4 FINISH BEFORE PAINT IS APPLIED.
 5. TEXTURE SHALL BE AS INDICATED IN THE FINISH SCHEDULE AND OR LEGEND
 6. INSULATED WALLS, GYPSUM PERIMETERS, VERTICAL JOINTS, CUTOOTS, DOORWAYS, OUTLETS AND OTHER PENETRATIONS SHALL BE COMPLETELY CAULKED WITH NON-HARDENING, PERMANENT RESILIENT ACOUSTICAL SEALANT.

NOTE
THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FRAMING INSPECTION

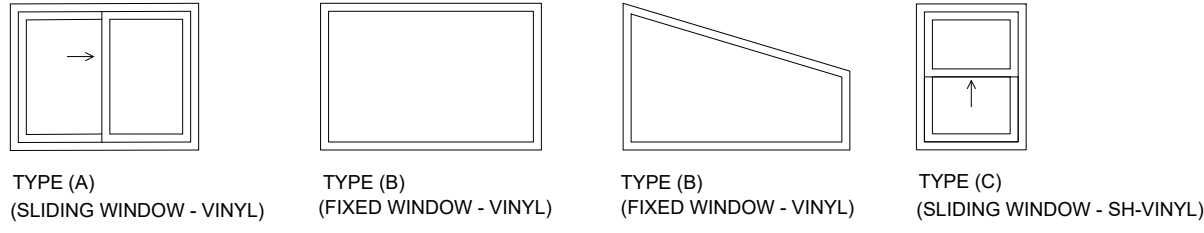
1. An Improvement Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The existing domestic water service currently serving the existing development may potentially be utilized if it is of adequate size, conforms to current standards, and are in working condition as determined by the Water Inspector. In addition to the size and condition of the existing service, the pipe material must be copper; otherwise, it shall be abandoned and a new copper service must be constructed per Water Division Standards. If the property owner elects to utilize the existing water service, any non-conforming water service, meter, and backflow protection device(s) shall be upgraded to conform to the current Water Division Standards. Alternatively, a new separate domestic water service(s), meter(s) and backflow protection device(s) may be installed per Water Division Standards and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC) (ZSO 230.84)
2. Page 2 of 2
3. A backflow prevention device shall be installed per Water Division Standards for domestic water service and shall be screened from view. (Resolution 5921 and State of California Administrative Code Title 17)

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6. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
7. Wind barriers shall be installed along the perimeter of the site. (DAMP)
8. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

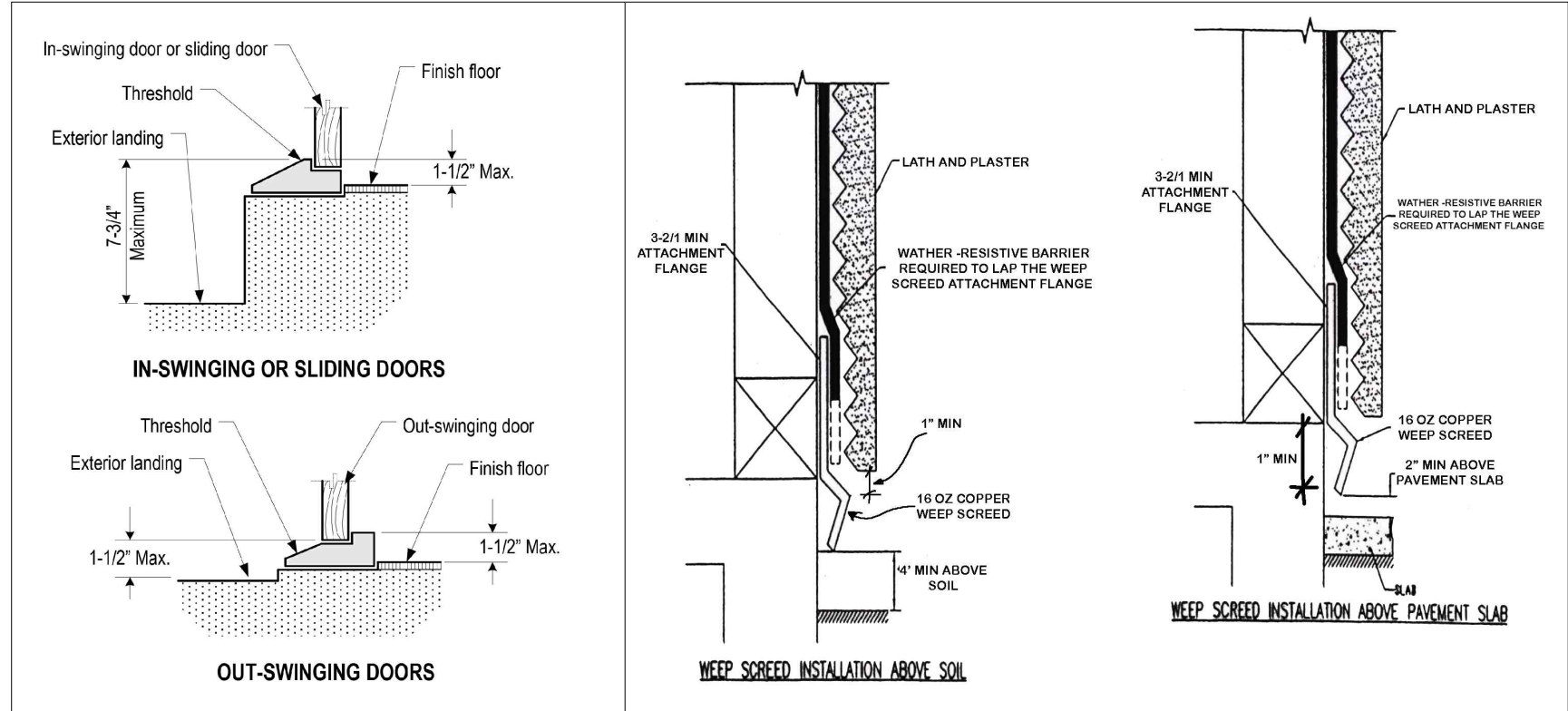
THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

11. Complete all improvements as shown on the approved improvement plans. (MC 17.05)
12. All new utilities shall be undergrounded. (MC 17.64)
13. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)



WINDOW AND DOOR SCHEDULES				
WINDOW SCHEDULE				
N0.	WIDTH	HEIGHT	TYPE	REMARKS
W01	8'-0"	8'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W02	4'-0"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL
W03	2'-4"	2'-0"	A	SLIDING WINDOW - GLASS-VINYL TEMPERED GLASS (SAFETY GLAZED)
W04	3'-6"	6'-8"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W05	3'-0"	14'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W06	1'-2"	14'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W07	1'-2"	14'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W08	3'-0"	14'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W09	6'-0"	5'-8"/ 7'-7"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W10	8'-0"	7'-9"/ 10'-4"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W11	6'-9"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	6'-9"	5'-2"	A	SLIDING WINDOW - GLASS-VINYL
	6'-9"	3'-6"/ 5'-8"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W12	6'-9"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	6'-9"	5'-2"	A	SLIDING WINDOW - GLASS-VINYL
	6'-9"	3'-6"/ 5'-8"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W13	6'-3"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL TEMPERED GLASS (SAFETY GLAZED)
W14	4'-0"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL TEMPERED GLASS (SAFETY GLAZED)
W15				
W16	2'-0"	4'-8"	C	SLIDING WINDOW - SH-GLASS-VINYL TEMPERED GLASS (SAFETY GLAZED)
W17	4'-0"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL
	7'-2"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	7'-2"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL
W18	7'-2"	1'-3"/ 3'-7"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	3'-8"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	3'-8"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL
	3'-8"	3'-9"/ 4'-11"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W19	3'-8"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	3'-8"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL
	3'-8"	3'-9"/ 4'-11"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	3'-8"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W20	3'-8"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	3'-8"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL
	3'-8"	3'-9"/ 4'-11"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	3'-8"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W21	7'-2"	2'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
	7'-2"	4'-8"	A	SLIDING WINDOW - GLASS-VINYL
	7'-2"	1'-3"/ 3'-7"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W22	3'-0"	2'-0"	A	SLIDING WINDOW - GLASS-VINYL TEMPERED GLASS (SAFETY GLAZED)
W23	3'-6"	6'-8"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W24	6'-0"	6'-0"/ 8'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W25	2'-0"	6'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W26	2'-0"	6'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W27	2'-0"	6'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)
W28	2'-0"	6'-0"	B	(FIXED WINDOW - VINYL) TEMPERED GLASS (SAFETY GLAZED)

U-factor Windows: U ≤ 0.30 SHGC Windows: SHGC ≤ 0.23



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Revisions

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- 2
- 3

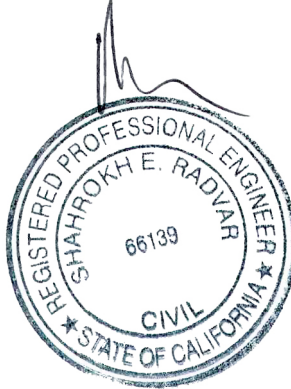
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SHEET N:

A-3

Date:01/15/2025
Project No : 001
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PROFESSIONAL ENGINEER
66139 - CIVIL



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Revisions

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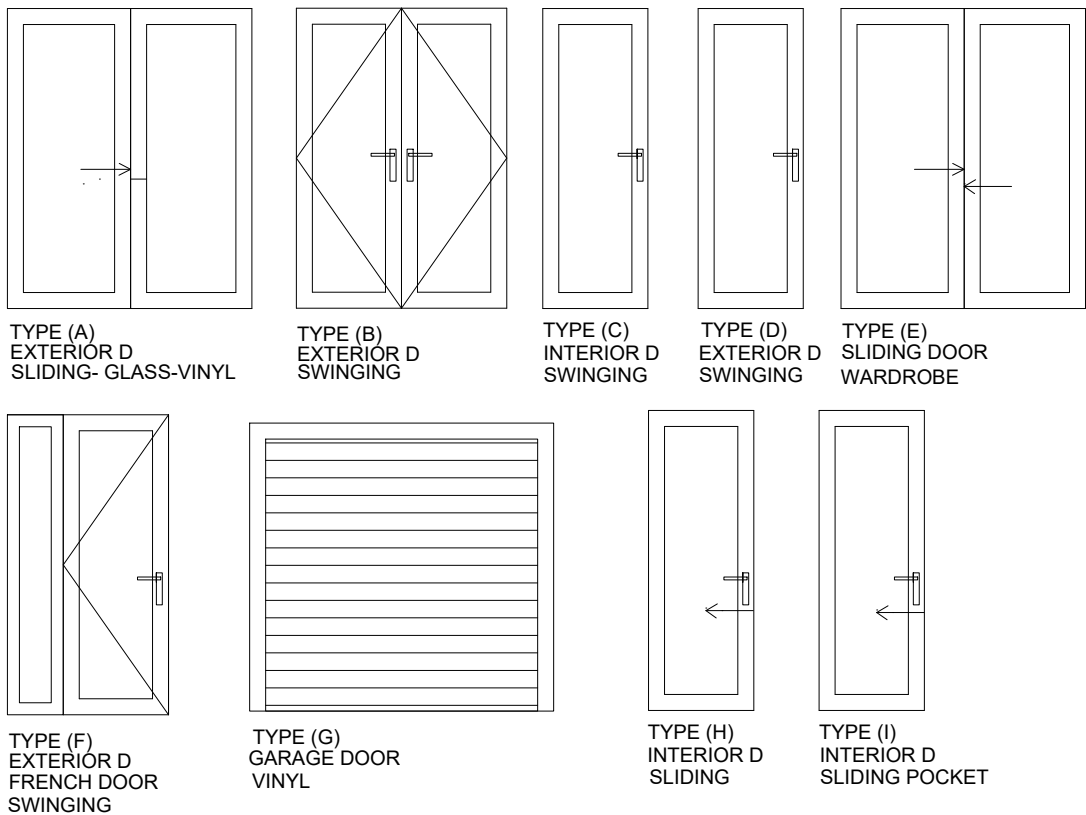
Raymond Wang
16795 Bolero Ln
Huntington Beach, CA 92649
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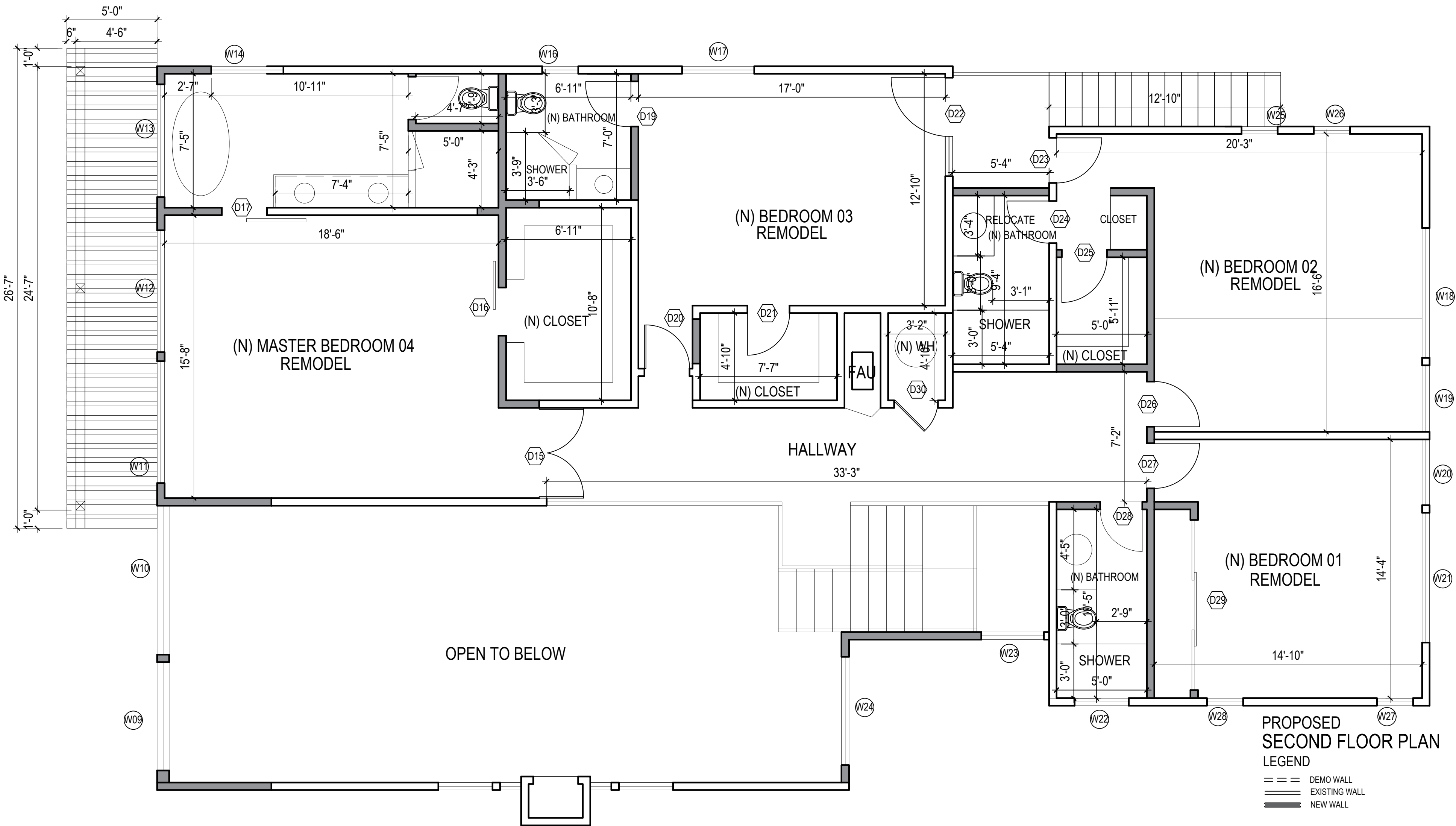
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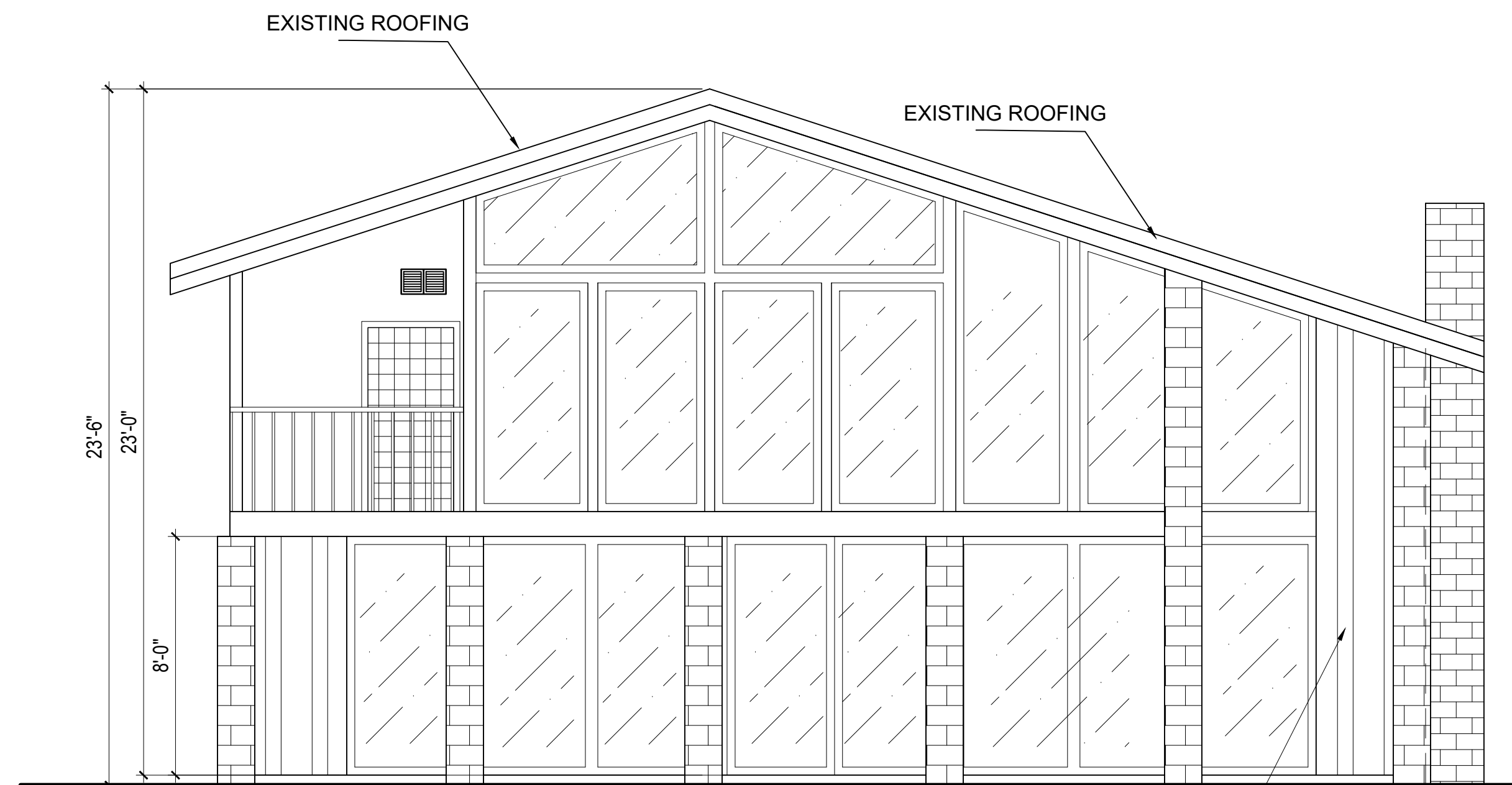
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Project No : 001
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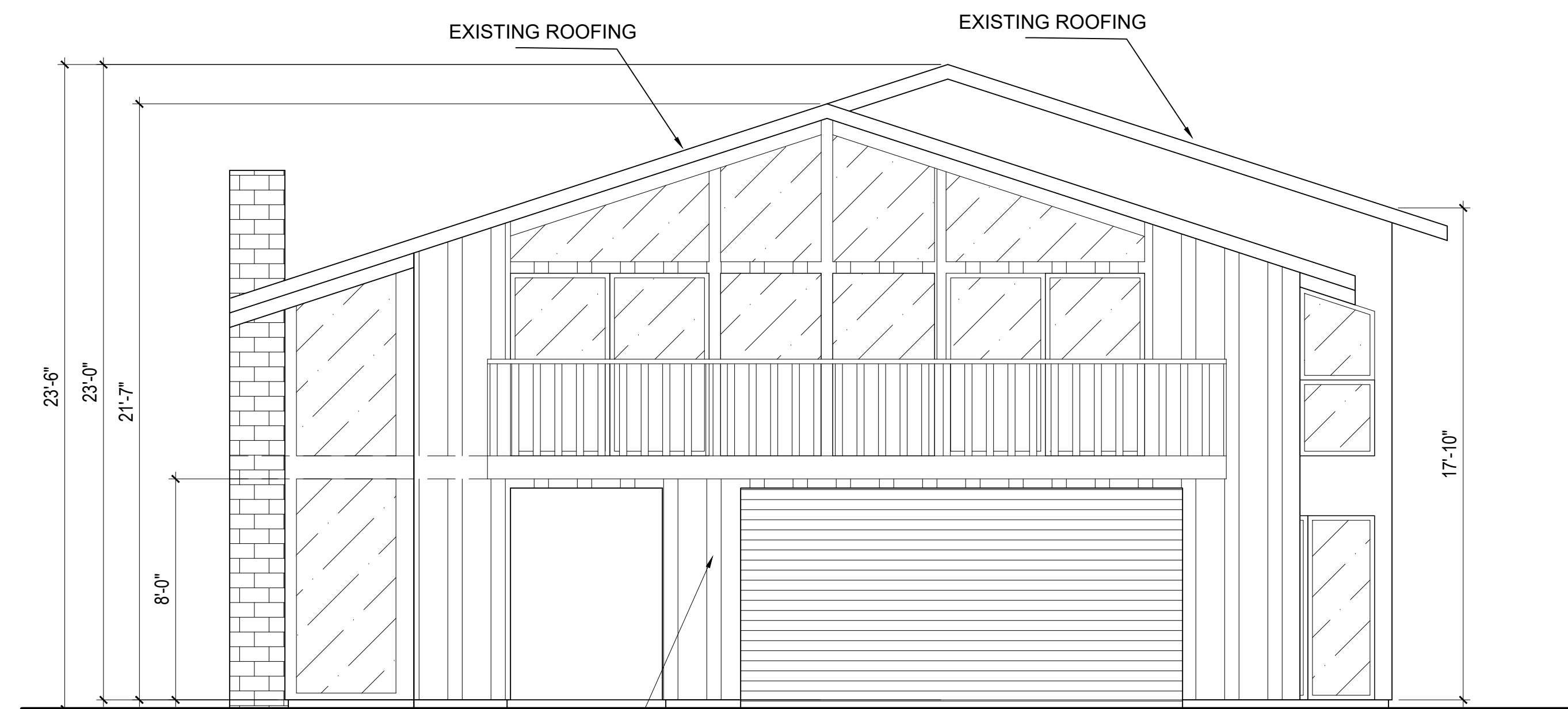


DOOR SCHEDULE				
N.O.	WIDTH	HEIGHT	TYPE	REMARKS
D01	6'-0"	6'-8"	A	SLIDING DOOR - GLASS-VINYL TEMPERED GLASS (SAFETY GLAZED)
D02	18'-0"	6'-8"	A	SLIDING DOOR - GLASS-VINYL TEMPERED GLASS (SAFETY GLAZED)
D03	2'-6"	6'-8"	D	SWING DOOR (S. CORE)
D04	8'-0"	7'-0"	G	GARAGE DOOR (VINYL)
D05	2 X 3'-0"	6'-8"	B	SWING DOOR (S. CORE) DOUBLE ENTRY DOOR
D06	2'-8"	6'-8"	C	SWING DOOR (S. CORE)
D07	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D08	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D09	4'-9"	6'-8"	A	SLIDING DOOR - GLASS-VINYL TEMPERED GLASS (SAFETY GLAZED)
D10	5'-3"	6'-8"	E	SLIDING DOOR WARDROBE - DOUBLE DOOR
D11	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D12	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D13	2'-8"	6'-8"	C	SWING DOOR (H. CORE)
D14	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D15	2 X 2'-6"	6'-8"	C	SWING DOOR (H. CORE) DOUBLE DOOR
D16	2'-8"	6'-8"	H	SLIDING DOOR (H. CORE)
D17	2'-6"	6'-8"	H	SLIDING DOOR (H. CORE)
D18	2'-4"	6'-8"	I	SLIDING DOOR (H. CORE) POCKET DOOR
D19	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D20	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D21	2'-4"	6'-8"	C	SWING DOOR (H. CORE)
D22	3'-3"	6'-8"	F	SWING DOOR-FRENCH DOOR-SOLID WOOD WITH SIDE LIGHT
D23	2'-6"	6'-8"	D	SWING DOOR (S. CORE)
D24	2'-4"	6'-8"	C	SWING DOOR (H. CORE)
D25	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D26	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D27	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
D28	2'-4"	6'-8"	C	SWING DOOR (H. CORE)
D29	9'-6"	6'-8"	E	SLIDING DOOR WARDROBE
D30	2'-6"	6'-8"	C	SWING DOOR (H. CORE)
U-factor U ≤ 0.30			SHGC SHGC ≤ 0.23	

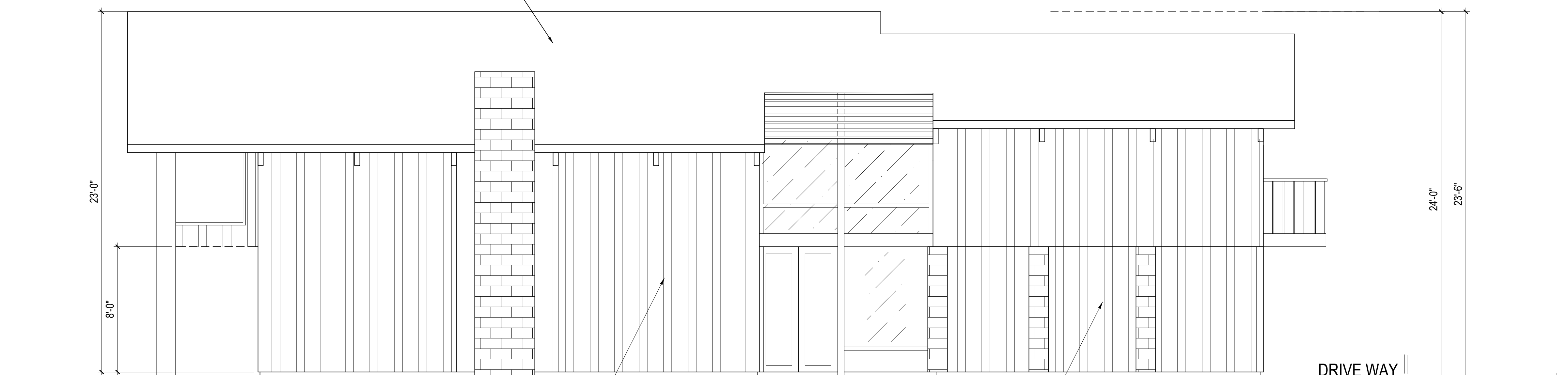




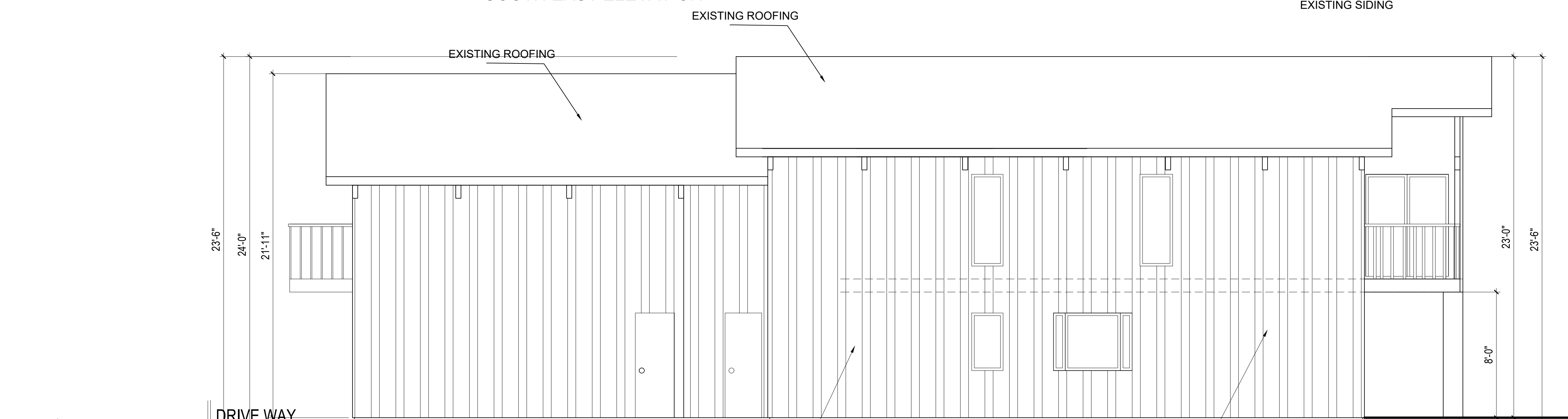
EXISTING
WEST SOUTH ELEVATION



EXISTING
NORTH EAST ELEVATION



EXISTING
SOUTH EAST ELEVATION



EXISTING
NORTH WEST ELEVATION

SAKKA CONSULTING INC.

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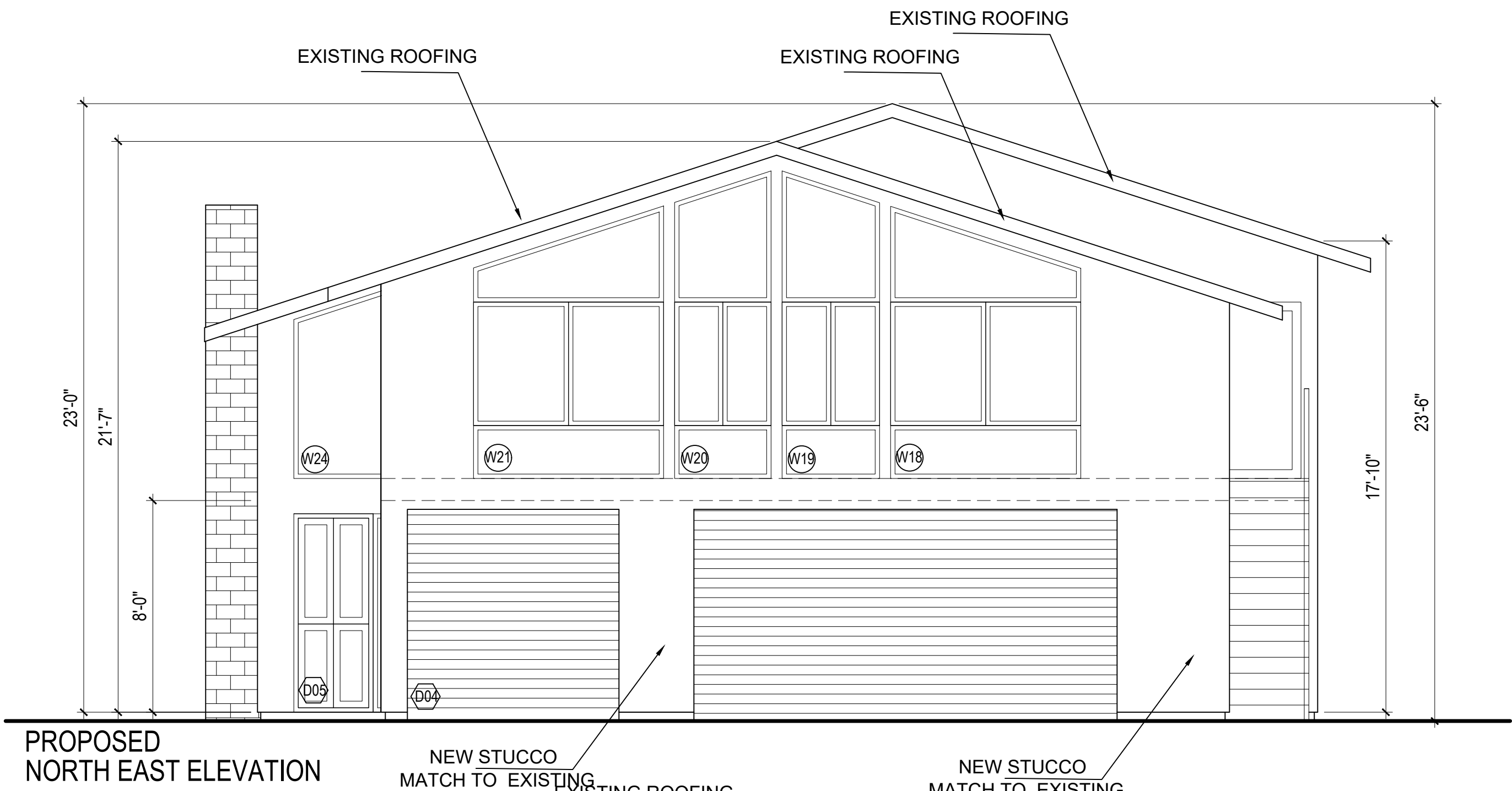
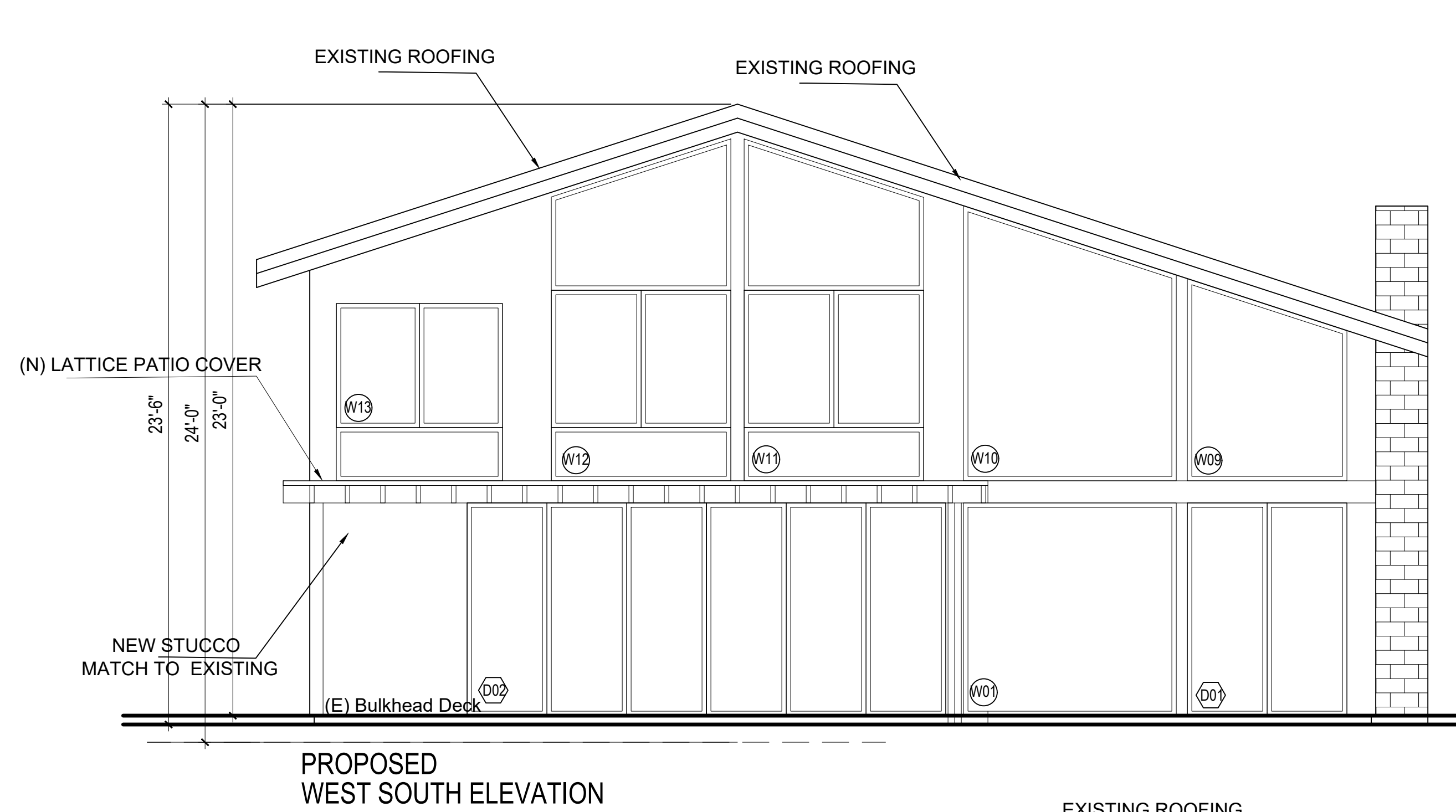
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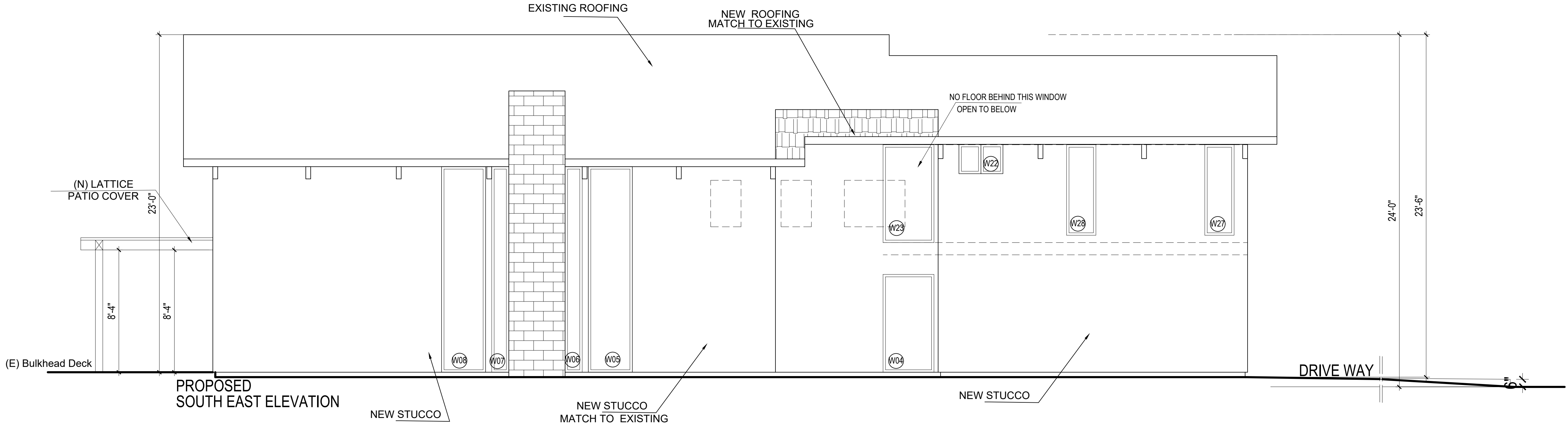
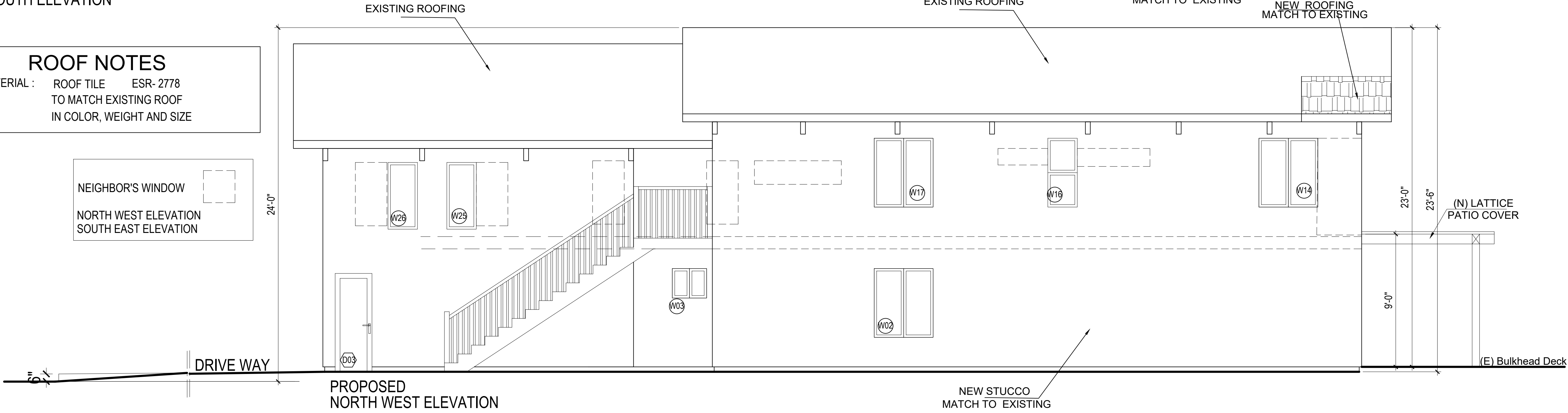
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SHAHROKH RADVAR
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66139 - CIVIL



ROOF NOTES
ROOF MATERIAL : ROOF TILE ESR- 2778
TO MATCH EXISTING ROOF
IN COLOR, WEIGHT AND SIZE

NEIGHBOR'S WINDOW
NORTH WEST ELEVATION
SOUTH EAST ELEVATION



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