



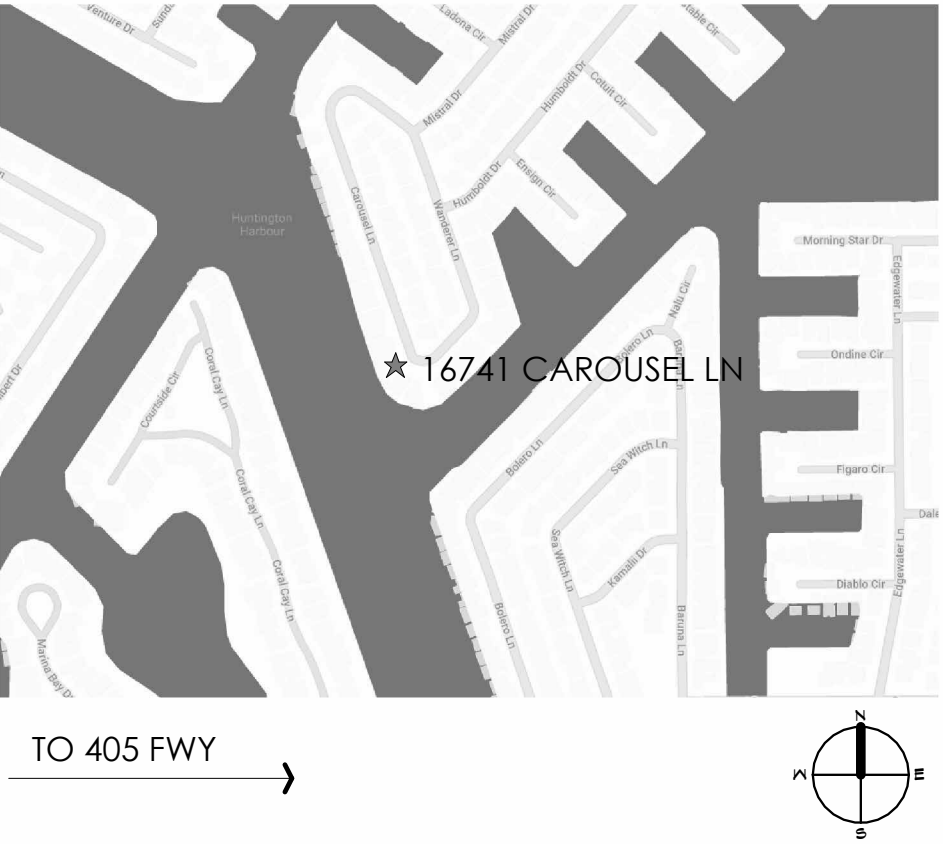
ABBREVIATIONS

(E)	EXISTING	DO/M	DOUBLE OVEN W/ MICROWAVE COMBO	FYSB	FRONT YARD SETBACK
(N)	NEW	DR	DOOR	GB	GREY BOX
ABV	ABOVE	DS	DOWNSPOUT	GD	GARBAGE DISPOSER
AFF	ABOVE FINISH FLOOR	DS	DISH SINK	GDO	GARAGE DOOR OPENER
BA	BATH	DV	DRYER VENT		(JACKSHAFT)
BCR	BELOW COUNTER REFRIGERATOR	DW	DISHWASHER	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
BS	BAR-SINK	DWG	DRAWING	GFF	GARAGE FINISH FLOOR
BSMT	BASEMENT	ELEV	ELEVATION	GL	GLASS
BTWN	BETWEEN	EQ	EQUAL	GV	GARAGE VENT
CAB	BUILT IN CABINETRY	ETR	EXISTING TO REMAIN	GYP.	GYPSUM
CF	CURB FACE	EV	ELECTRIC VEHICLE CHARGER	H	HW
CH	COAT HOOK	EXT	EXTERIOR	HB	HOSE BIB
CLG	CEILING	FA	FORCED AIR UNIT	HD	HOOD
CNTR	COUNTER	FD	FLOOR DRAIN	HDR	HEADER
CONT.	CONTINUOUS	FF	FINISH FLOOR	HT	HEIGHT
CT	COOKTOP	FF	FINISH FLOOR	HTB	HEATED TOWEL BAR
DA	DOOR ACTIVATED LIGHT	FG	FIELD GAS SUPPLY OUTLET	HVAC	HEATING/VENTILATION/AIR CONDITIONING
DDV	DOWN DRAFT VENT	FIN GR	FINISHED GRADE	IH	INSTANT HOT
DET	DETAIL	FRZ	FREEZER	IM	ICE MAKER
DN	DOWN	FV	FOUNDATION VENT	IN	INTERIOR
DO	DOUBLE OVEN				

INT.	INTERIOR	SC	SHOWER CONTROL
L.	LAVATORY/SINK	SHR	SHAMPOO RECESS
LS	LAZY SUSAN	SHWR	SHOWER
M/E	MATCH EXISTING	SIM.	SIMILAR
MC	MEDICINE CABINET	SK	SKYLIGHT
MIR	MIRROR	SL	SLOPE
MISC.	MISCELLANEOUS	SPEC	SPECIFICATION
MW	MICROWAVE	SR	SOAP RECESS
PA	PLANTER AREA	SS	SERVICE SINK
PAN.	PANTRY	ST	SOLAR TUBE
PBO	PROVIDED BY OWNER	STK	STACK
PKT	POCKET DOOR	STL	STEEL
PL	PROPERTY LINE	SUB FLR	SUB FLOOR
PLT HT	PLATE HEIGHT	SYSB	SIDEYARD SETBACK
RAG	RETURN AIR GRILL	T	TOILET
REF	REFRIGERATOR	T&G	TONGUE & GROOVE
REQ.	REQUIRED	T/O	TOP OF
RHB	RECESSED HOSE BIB	T/OC	TOP OF CURB
RNG	RANGE	T/R	TRASH/RECYCLE CAB.
RYSB	REAR YARD SETBACK	T/S	TUB/SHOWER COMBO
S&P	DOUBLE SHELF AND POLE	TB	TOWEL BAR

TBD	TO BE DETERMINED	U/CAB	UPPER CAB
TD	TRASH COMPACTOR	UFA	UNDER FLOOR ACCESS
TC	TRENCH/TROUGH DRAIN	UNO	UNLESS NOTED OTHERWISE
TH	TOWEL HOOK	UR	URINAL
TN	TOE NICHE	VIF	VERIFY IN FIELD
TP	TOILET PAPER HOLDER	VOL	VOLUME
TPM	TOILET PAPER/MAGAZINE RACK	VS	VEGETABLE SINK
TUB	SOAKING TUB	W	W
TV	TELEVISION	W/	WITH
TW	TANKLESS WATER HEATER	W/D	WASHER/DRYER
U/CAB	UPPER CAB		
UFA	UNDER FLOOR ACCESS		
UNO	UNLESS NOTED OTHERWISE		
UR	URINAL		
VIF	VERIFY IN FIELD		
VOL	VOLUME		
VS	VEGETABLE SINK		
W	W		
W/	WITH		
W/D	WASHER/DRYER		

VICINITY MAP



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A11.3	ARCHITECTURAL SECTIONS
SCH1	SCHEDULES - DOOR / WINDOW
C1	CONCEPTUAL DRAINAGE PLAN

LEGAL OWNER

DAVID AND KIMBERLY TRAN
16741 CAROUSEL LANE
HUNTINGTON BEACH, CA 92649

LEGAL DATA

CITY: HUNTINGTON BEACH
COUNTY: ORANGE
APN: 178-053-74

DESIGN DATA

CODE: 2022 CRC, 2022 CEC, 2022 CPC, 2022 CMC, 2022 CA ENERGY CODE, 2022 CALGREEN, HUNTINGTON BEACH CITY ORDINANCE

ZONE:	RL
OCCUPANCY:	R-3
USE:	SFD
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	YES

HEIGHT LIMIT:	35'
FLOOD ZONE:	AE (8.00')
HB BFE (AE+24"):	10.00'
EXISTING FF:	7.96

SQUARE FOOTAGE CALCULATIONS

EXISTING SQUARE FOOTAGE

FIRST FLOOR	1,982 SF
SECOND FLOOR	2,097 SF
SUNROOM	317 SF
GARAGE	674 SF
TOTAL STRUCTURAL	5,070 SF

AREA TO BE DEMOLISHED

ENTIRE PROPERTY	5,070 SF
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TOTAL NEW AREA

FIRST FLOOR	1,944 SF
SECOND FLOOR	2,157 SF
THIRD FLOOR	519 SF
GARAGE	688 SF
PORCH & DECKS	363 SF
TOTAL SQUARE FOOTAGE	5,671 SF

EXISTING HABITABLE AREA:	4,079 SF
NEW HABITABLE AREA:	4,620 SF
LOT SIZE:	5,289 SF
TOTAL BUILDING AREA:	2,632 SF

FLOOR TO AREA RATIO

N/A

LOT COVERAGE

MAXIMUM:	50% = 2,644 SF
EXISTING:	50% = 2,973 SF
PROVIDED:	50% = 2,632 SF

FRONT YARD REQUIREMENTS

TOTAL FRONT YARD:	100% = 534 SF
MINIMUM REQUIRED:	40% = 214 SF
PROVIDED:	42% = 226 SF

GENERAL SCOPE OF WORK

DEMOLISH OF EXISTING 2-STORY SINGLE FAMILY DWELLING W/ SUNROOM, CANTILEVERED DECK AND GARAGE. CONSTRUCT A NEW 2-STORY FAMILY DWELLING W/ 3RD FLOOR LOFT AND ATTACHED 3-CAR GARAGE. NEW CANTILEVERED DECK OVER SEAWALL, AND BALCONIES PER PLANS. SOLAR UNDER SEPARATE PERMIT.

CONSULTANTS

CIVIL ENGINEER & SURVEYOR

EMERALD ENGINEERING
CONTACT: DONALD G. BAKER
18600 MAIN STREET, SUITE 160
HUNTINGTON BEACH, CA 92648
(714) 848 - 4551

SOILS

GEOFIRM
CONTACT: CHRISTOPHER TOMLIN
33 JOURNEY, SUITE 200
ALISO VIEJO, CA 92656
(949) 380 - 4886

SEAWALL AND DOCK

RON BLACKLEDGE MARINE SERVICES
CONTACT: RON BLACKLEDGE
17082 PACIFIC COAST HWY 103
HUNTINGTON BEACH, CA 92649
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STRUCTURAL

HEK STRUCTURAL
CONTACT: ALLEN HEKMAT
34661 CANDLESTICK CIR
MURRIETA, CA 92563
(949) 418-3186

STRUCTURAL

BLUE HORIZON ENGINEERS
CONTACT: SOHA KASHANI
23 CORPORATE PLAZA DR, STE. 150
NEWPORT BEACH, CA 92660
(949) 522 - 1482

TITLE 24

BUILD SMART GROUP
CONTACT: NICK BROWN
400 LOS ALTOS AVE
LONG BEACH, CA 90814
(714) 984 - 33979

APPROVAL STAMPS

TRAN RESIDENCE

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CONSTRUCTION

16741 CAROUSEL LANE
HUNTINGTON BEACH
CALIFORNIA 92649

3 NOFS REVIEW 9/11/2025

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2023.09.21

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PROJECT INFORMATION

A1.1

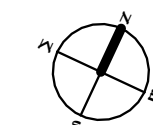
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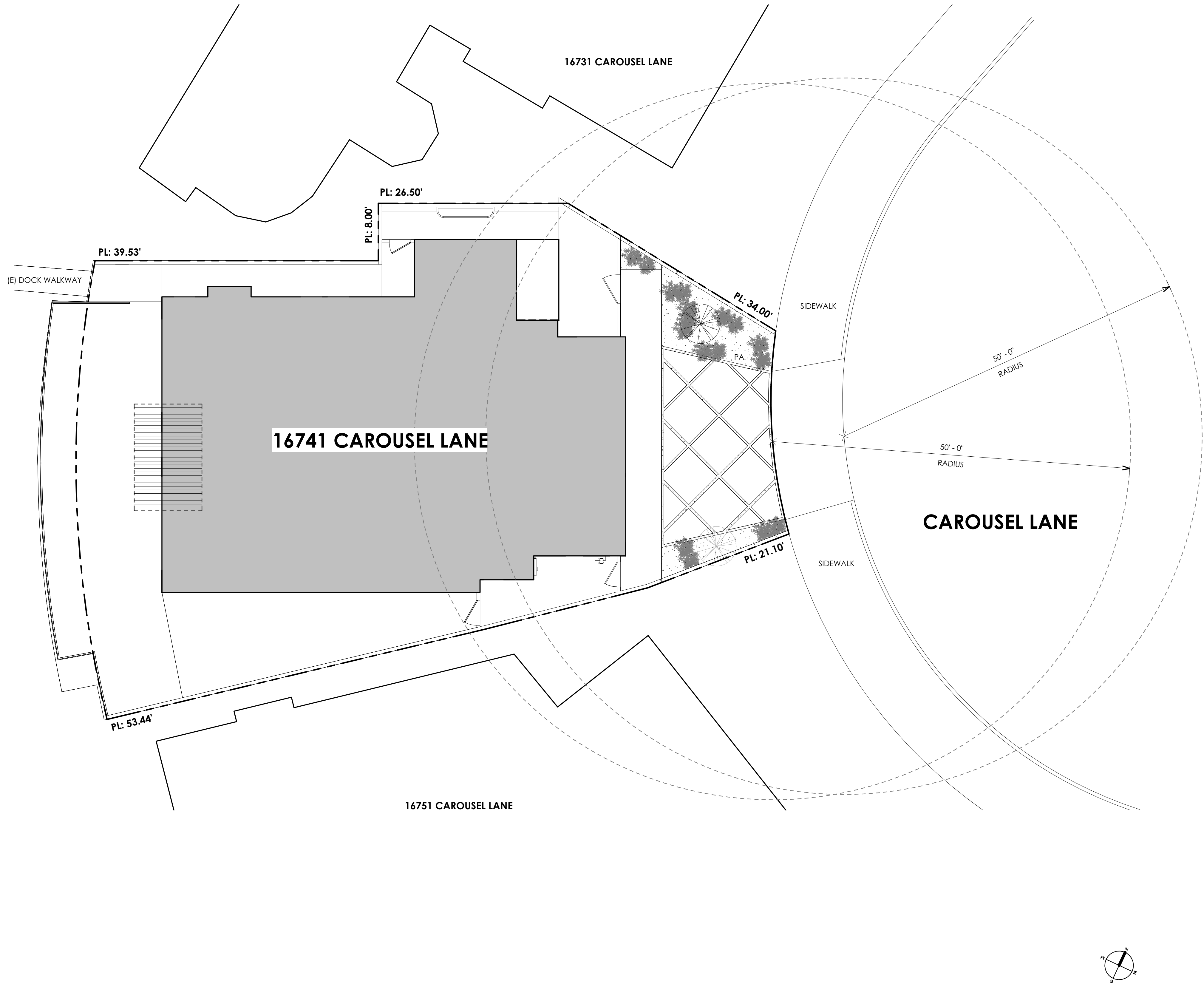


1. ALL NEW LANDSCAPING, INSTALL IRRIGATION SYSTEM WITH SPRINKLERS AND PLANTER DRIP SYSTEM, SEE LANDSCAPE NOTES FOR MORE INFORMATION.
2. CONTRACTOR TO FIELD VERIFY THAT EXISTING WATER SERVICE IS 1", IF NOT 1", PROJECT IS REQUIRED TO CAP SERVICE AT CORPORATION STOP AND TAP A NEW 1" SERVICE LINE.
3. COORDINATE W/ ELECTRIC UTILITY COMPANY REQUIREMENTS FOR 400 AMP PANEL. UPGRADE SERVICE AS REQUIRED.
4. THE MINIMUM BUSBAR RATING SHALL NOT BE LESS THAN 225 AMPS FOR BOTH THE MAIN HOME AND ADU.
5. THE FUTURE LOCATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH AND ENSURE A CLEAR SPACE BE RESERVED TO ALLOW INSTALLATION WITHIN 3-FEET OF THE MAIN PANELBOARD. THE ESS SHALL BE LOCATED NOT LESS THAN 3-FEET FROM DOORS AND WINDOWS DIRECTLY ENTERING THE DWELLING UNIT FOR BOTH THE MAIN HOME AND ADU.
6. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10- FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OD 2% AWAY FROM THE BUILDING.
7. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED UNDER A SEPARATE ENCROACHMENT PERMIT.

APPROVAL STAMPS

1/4" = 1'-0"





ADJACENT PROPERTIES / SITE PLAN

1/8" = 1'-0"

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ADJACENT PROPERTIES /
SITE PLAN

A2.2

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GENERAL NOTES

1.

UNDER SEPARATE DEMOLITION PERMIT, REMOVE EXISTING BUILDING INCLUDING PLUMBING, ELECTRICAL, MECHANICAL AND SITE HARDSCAPE AND LANDSCAPE. CLEAR SITE FOR NEW BUILDING. COORDINATE WITH UTILITY COMPANY.
2.

COORDINATE WITH OWNER ITEMS TO BE KEPT FOR FUTURE USE.
3.

GRADE AND PREP GROUND PER PLANS.
4.

INSTALL PERIMETER SECURITY FENCE WITH SCREEN AND LOCK DURING CONSTRUCTION.
5.

STORAGE OF CONSTRUCTION MATERIALS, MECHANIZED EQUIPMENT AND REMOVAL OF CONSTRUCTION DEBRIS. THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING CONSTRUCTION- RELATED REQUIREMENTS.
- A.

NO DEMOLITION OR CONSTRUCTION MATERIALS, DEBRIS, OR WASTE SHALL BE PLACED OR STORED WHERE IT MAY ENTER SENSITIVE HABITAT, RECEIVING WATERS OR A STORM DRAIN, OR BE SUBJECT TO WAVE, WIND, RAIN, OR TIDAL EROSION AND DISPERSION.
- B.

NO DEMOLITION OR CONSTRUCTION EQUIPMENT, MATERIALS, OR ACTIVITY SHALL BE PLACED IN OR OCCUR IN ANY LOCATION THAT WOULD RESULT IN IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT AREAS, STREAMS, WETLANDS OR THEIR BUFFERS.
- C.

ANY AND ALL DEBRIS RESULTING FROM DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE MOVED FROM THE PROJECT SITE WITHIN 24 HOURS OF COMPLETION OF THE PROJECT.
- D.

DEMOLITION OR CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE REMOVED FROM WORK AREAS EACH DAY THAT DEMOLITION OR CONSTRUCTION OCCURS TO PREVENT THE ACCUMULATION OF SEDIMENT AND OTHER DEBRIS THAT MAY BE DISCHARGED INTO COASTAL WATERS;
- E.

ALL TRASH AND DEBRIS SHALL BE DISPOSED IN THE PROPER TRASH AND RECYCLING RECEPTACLES AT THE END OF EVERY CONSTRUCTION DAY.
- F.

THE APPLICANT SHALL PROVIDE ADEQUATE DISPOSAL FACILITIES FOR SOLID WASTE, INCLUDING EXCESS CONCRETE, PRODUCED DURING DEMOLITION OR CONSTRUCTION.

- G.

DEBRIS SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE OR RECYCLED AT A RECYCLING FACILITY. IF THE DISPOSAL SITE IS LOCATED IN THE COASTAL ZONE, A COASTAL DEVELOPMENT PERMIT OR AN AMENDMENT TO THIS PERMIT SHALL BE REQUIRED BEFORE DISPOSAL CAN TAKE PLACE UNLESS THE EXECUTIVE DIRECTOR DETERMINES THAT NO AMENDMENT OR NEW PERMIT IS LEGALLY REQUIRED.
- H.

ALL STOCK PILES AND CONSTRUCTION MATERIALS SHALL BE COVERED, ENCLOSED ON ALL SIDES, SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM DRAIN INLETS AND ANY WATERWAY, AND SHALL NOT BE STORED IN CONTACT WITH THE SOIL.
- I.

MACHINERY AND EQUIPMENT SHALL BE MAINTAINED AND WASHED IN CONFINED AREAS SPECIFICALLY DESIGNED TO CONTROL RUNOFF. THINNERS OR SOLVENTS SHALL NOT BE DISCHARGED INTO SANITARY OR STORM SEWER SYSTEMS.
- J.

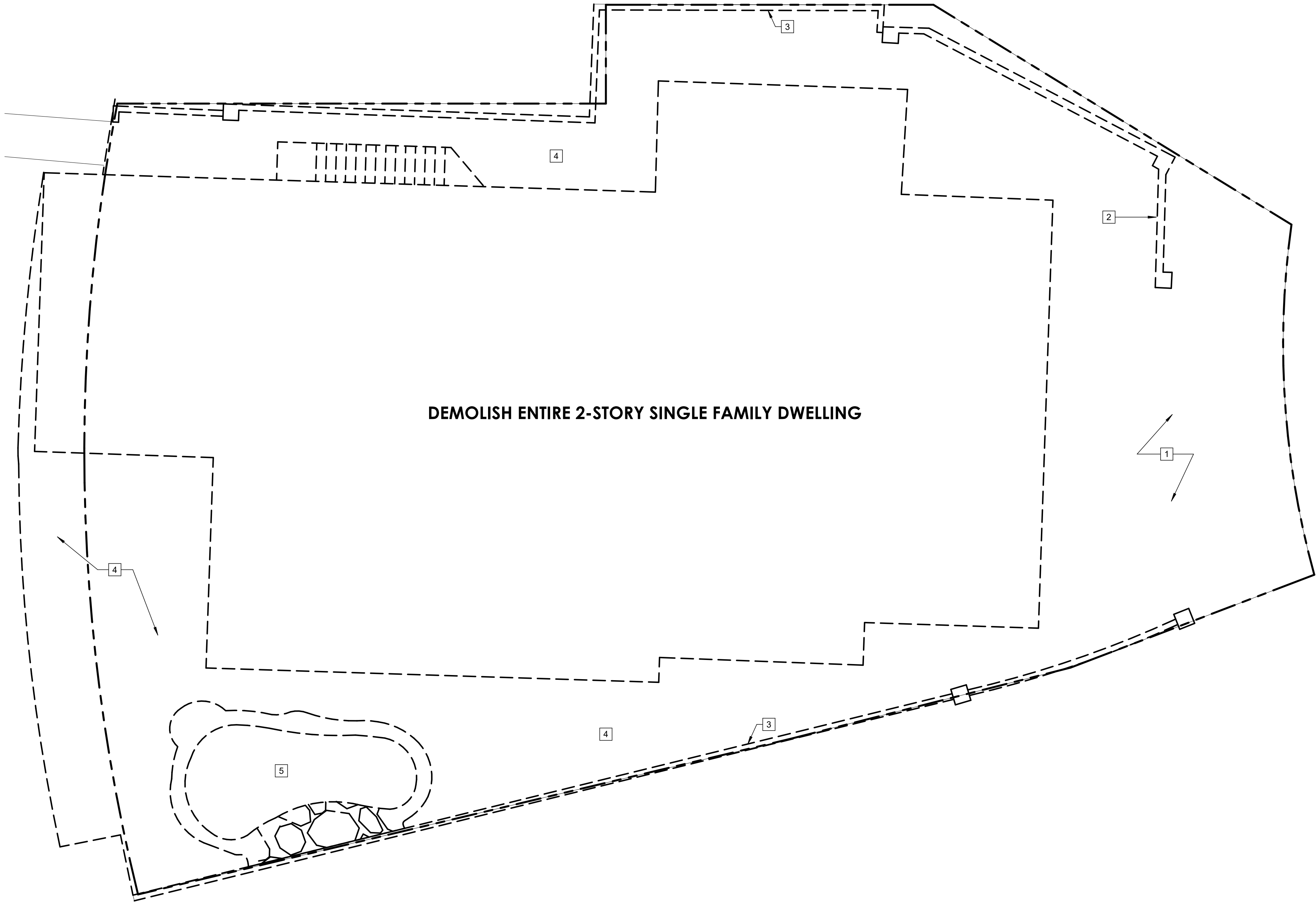
THE DISCHARGE OF ANY HAZARDOUS MATERIALS INTO ANY RECEIVING WATERS SHALL BE PROHIBITED.
- K.

SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED TO ENSURE THE PROPER HANDLING AND STORAGE OF PETROLEUM PRODUCTS AND OTHER CONSTRUCTION MATERIALS. MEASURES SHALL INCLUDE A DESIGNATED FUELING AND VEHICLE MAINTENANCE AREA WITH APPROPRIATE BERMS AND PROTECTION TO PREVENT ANY SPILLAGE OF GASOLINE OR RELATED PETROLEUM PRODUCTS OR CONTACT WITH RUNOFF. THE AREA SHALL BE LOCATED AS FAR AWAY FROM THE RECEIVING WATERS AND STORM DRAIN INLETS AS POSSIBLE.
- L.

BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING PRACTICES (GHPS) DESIGNED TO PREVENT SPILLAGE AND/OR RUNOFF OF DEMOLITION OR CONSTRUCTION- RELATED MATERIALS, AND TO CONTAIN SEDIMENT OR CONTAMINANTS ASSOCIATED WITH DEMOLITION OR CONSTRUCTION ACTIVITY, SHALL BE IMPLEMENTED PRIOR TO THE ON-SET OF SUCH ACTIVITY; AND
- M.

ALL BMPS SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY.
- N.

DURING CONSTRUCTION OF THE PROJECT, NO RUNOFF, SITE DRAINAGE OR DEWATERING SHALL BE DIRECTED FROM THE SITE INTO ANY STREET, ALLEY OR STORMDRAIN, UNLESS SPECIFICALLY AUTHORIZED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.



DEMO PLAN KEYNOTES

- 1

DEMOLISH DRIVEWAY
- 2

DEMOLISH FENCE
- 3

DEMOLISH PROPERTY WALL, TYP.
- 4

DEMOLISH DECK
- 5

DEMOLISH POOL

WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- 1-HR RATED WALL

APPROVAL STAMPS

NOT FOR
CONSTRUCTION

TRAN RESIDENCE

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HUNTINGTON BEACH
CALIFORNIA 92649

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DEMOLITION PLAN

A3.1

09/23/2025

jeannette
ARCHITECTS

296 redondo avenue · long beach · ca · 90803
562 · 987 · 9139 jeannettearchitects.com

REFER TO SHEET A4.1 FOR
NOTES AND INFORMATION
NOT SEEN HERE

FLOOR PLAN KEYNOTES

- 1 FLOOR DRAIN, SLOPE DECK AT 1/4" AS REQ.
- 2 RECESSED WSHR OUTLET BOX
- 3 RECESSED DRYER BOX W/ EXTERIOR VENT THROUGH ROOF.
- 4 STEAM SHOWER EQUIPMENT IN ATTIC SPACE
- 5 HOSE BIB
- 6 SMITTY PAN BELOW WASHER/DRYER UNITS
- 7 SHOWER RECESS ALIGNED WITH WINDOW ABOVE.

WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- 1-HR RATED WALL

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SECOND FLOOR PLAN

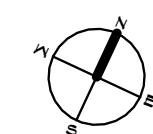
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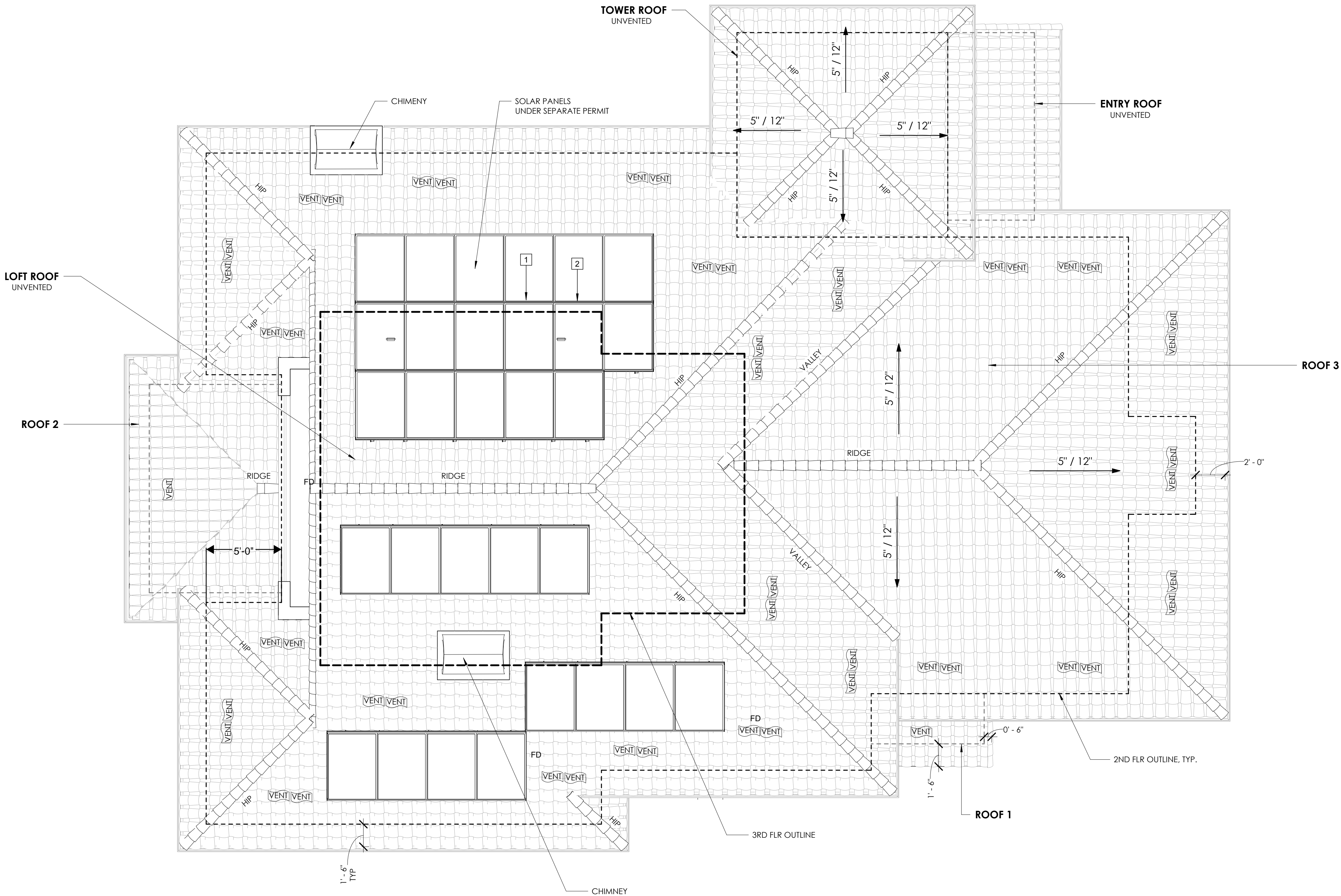


SECOND FLOOR PLAN

1/4" = 1'-0"


$$1/4'' = 1'-0''$$

09/23/2025



ROOF PLAN
1/4" = 1'-0"

ROOF PLAN KEYNOTES

- SOLAR PANEL COORDINATE WITH CONTRACTOR INSTALLATION MOUNTING SUPPORT REQUIREMENTS
- SOLAR PANEL ELECTRICAL TO BE HIDDEN

ROOF PLAN NOTES

- ROOFING BY MCA CLAY ROOF TILE, ONE PIECE 'S' MISSION, CLASS 'A' RATING, E108 (UL790) ASTM C1167, COLOR TO BE DETERMINED BY OWNER.
- SOLAR PANELS - DEFERRED SUBMITTAL, UNDER SEPARATE PERMIT, INSTALL SOLAR PANEL CONNECTION POINTS, COORDINATE WITH SOLAR COMPANY.
- THIS HOME TO HAVE UNVENTED ATTIC AT LOFT, PER PLAN.
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, U.N.O.
- INSTALL CONCEALED TILE RIDGE AND ROOF VENTS.

ROOF 1: VENT CALCULATIONS

AREA OF ROOF 1:	25 SQ. FT.
VENTING AREA REQUIRED:	25 / 300 = 0.08 SQ. FT. = 11.52 SQ. IN. HIGH (40%-50%) = 5.76 SQ. IN. LOW (BALANCE OF REQUIRED) = 5.76 SQ. IN.

HIGH LOMANCO TILE RIDGE VENT: 18" SQ. IN. PER LINEAR FOOT	2'-0" LINEAR FEET OF VENT = 36 SQ. IN.
	TOTAL HIGH PROVIDED = 36 SQ. IN.

LOW LOMANCO TILE INTAKE VENT: 9" SQ. IN. PER LINEAR FOOT	2' LINEAR FEET OF VENT = 18 SQ. IN.
	TOTAL LOW PROVIDED = 18 SQ. IN.

VENTING AREA PROVIDED:	= 54 SQ. IN.
------------------------	--------------

ROOF 2: VENT CALCULATIONS

AREA OF ROOF 2:	131 SQ. FT.
VENTING AREA REQUIRED:	131 / 300 = 0.43 SQ. FT. = 61.92 SQ. IN. HIGH (40%-50%) = 30.96 SQ. IN. LOW (BALANCE OF REQUIRED) = 30.96 SQ. IN.

HIGH LOMANCO TILE RIDGE VENT: 18" SQ. IN. PER LINEAR FOOT	2'-0" LINEAR FEET OF VENT = 36 SQ. IN.
	TOTAL HIGH PROVIDED = 36 SQ. IN.

LOW LOMANCO TILE INTAKE VENT: 9" SQ. IN. PER LINEAR FOOT	4' LINEAR FEET OF VENT = 36 SQ. IN.
	TOTAL LOW PROVIDED = 36 SQ. IN.

VENTING AREA PROVIDED:	= 72 SQ. IN.
------------------------	--------------

ROOF 3: VENT CALCULATIONS

AREA OF ROOF 3:	1,831 SQ. FT.
VENTING AREA REQUIRED:	1,831 / 300 = 6.10 SQ. FT. = 878.40 SQ. IN. HIGH (40%-50%) = 439.20 SQ. IN. LOW (BALANCE OF REQUIRED) = 439.20 SQ. IN.

HIGH LOMANCO TILE RIDGE VENT: 18" SQ. IN. PER LINEAR FOOT	25'-0" LINEAR FEET OF VENT = 450 SQ. IN.
	TOTAL HIGH PROVIDED = 450 SQ. IN.

LOW LOMANCO TILE INTAKE VENT: 9" SQ. IN. PER LINEAR FOOT	49' LINEAR FEET OF VENT = 441 SQ. IN.
	TOTAL LOW PROVIDED = 441 SQ. IN.

VENTING AREA PROVIDED:	= 891 SQ. IN.
------------------------	---------------

ROOF LEGEND

- VENT** TILE VENT
—— RIDGE VENT

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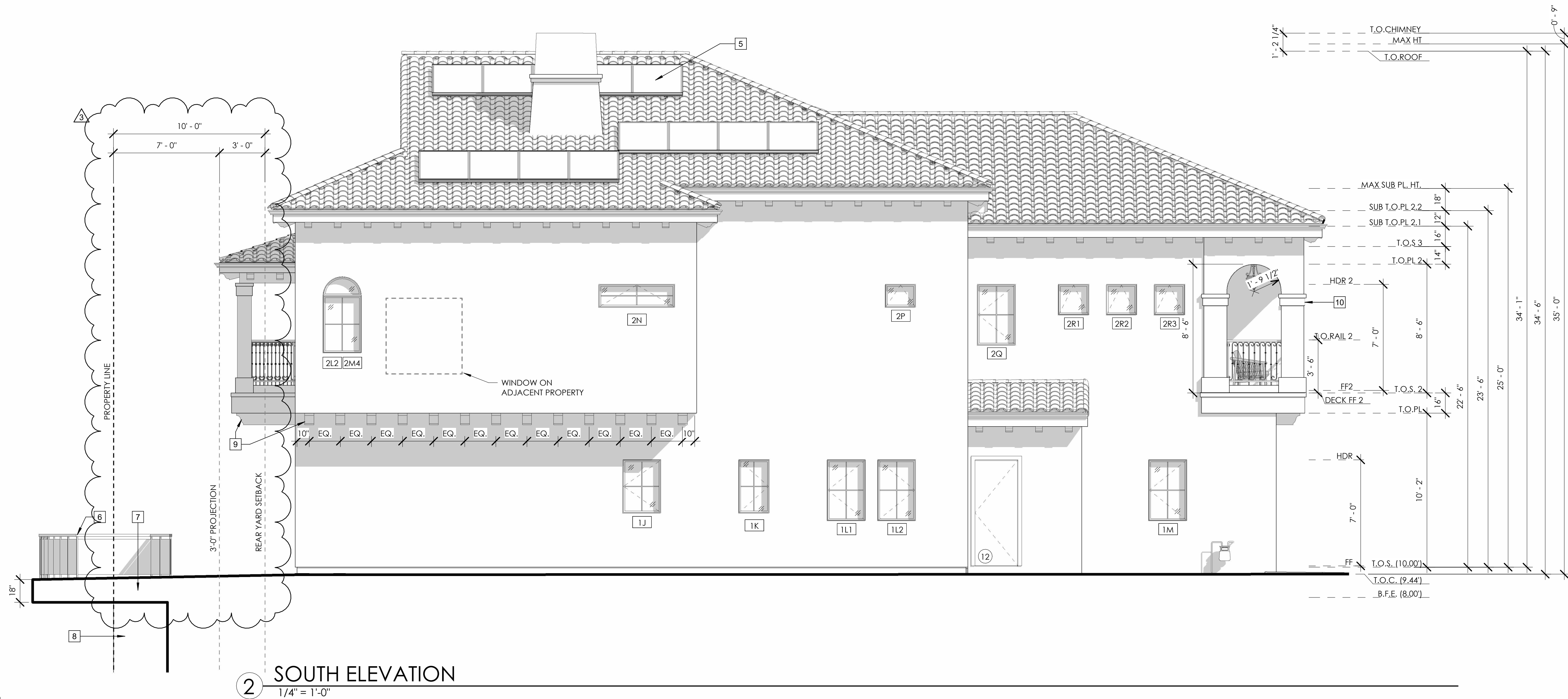
ROOF PLAN

A5.1

09/23/2025



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATIONS KEYNOTES

- 1 STUCCO, TYP.
- 2 ROOF TILES, TYP.
- 3 CHIMNEY CAP, TYP.
- 4 10" DECORATIVE TILE AROUND DOOR
- 5 SOLAR PANEL, UNDER SEPARATE PERMIT, TYP.
- 6 NEW 42" GLASS AND METAL GUARDRAIL
- 7 NEW CANTILEVERED CONCRETE DECK
- 8 EXISTING SEAWALL
- 9 CORBELS
- 10 STUCCO TRIM, TYP.

EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED WITHIN THIS PLAN SET SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS SO AS NOT TO VOID WARRANTIES. NOTIFY ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED.

STUCCO: SMOOTH SANTA BARBARA FINISH, COLOR 'LA HABRA OATMEAL'.

FRONT DOOR: CUSTOM WOOD DOOR, STAIN GRADE, BY OWNER.

EXTERIOR WINDOWS/DOORS: WOOD GRAY FRAMES, BY SIERRA PACIFIC.

GARAGE DOOR: BRIDGEPORT STEEL DOOR W/ INSULATED PANELS, WOOD FRAME FRAME, BY CLOPAY.

EXPOSED BEAMS: PRIME & PAINT GRADE WOOD, WOOD TO BE ARCH GRADE AND RATED FOR EXTERIOR APPLICATIONS, COLOR 'WALNUT'.

EXPOSED DECORATIVE METALS: STAINLESS STEEL, MATCH RAILINGS.

CORBELS: HEAVY TIMBER (WESTERN RED CEDAR) ARCHITECT GRADE, 'WALNUT' STAIN GRADE FINISH, SQUARE CORNERS

ROOFING: CLASSIC 'S' MISSION CLAY ROOF TILES BY MCA, COLOR TBD.

ROOF FASCIA: 'WALNUT' STAIN GRADE WOOD BOARD; WINDSOR ONE PROTECTED.

RAILINGS/GUARDRAILS: STAINLESS STEEL, FINISH TO BE PAINTED FINISH OR ARCHITECT APPROVED EQUAL. VERIFY FINAL LAYOUT AND DESIGN WITH OWNER & ARCHITECT.

GATES: CUSTOM IRON GATE WITH STAINLESS STEEL HARDWARE, COLOR 'WALNUT'.

BLOCK PROPERTY WALL: PROPERTY LINE WALLS TO BE 6X8X16 CMU, WITH STUCCO FINISH COLOR TO MATCH HOME.

GUTTERS, & DOWNSPOUTS: PAINTED BONDERIZED METAL (TO MATCH ROOF FASCIA).

CHIMNEY CAP: CUSTOM DESIGN PER PLANS.

ADDRESS NUMBERS: CUSTOM 6" TALL ARCHITECT/OWNER APPROVED FONT & STANDOFF INSTALLATION, COLOR BY OWNER.

EAVE AND RAKE UNDER SIDES: SHAPED EXPOSED RAFTERS, PAINT GRADE.

APPROVAL STAMPS

TRAN RESIDENCE

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2 NOFS REVIEW 6/09/2025

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JOB #

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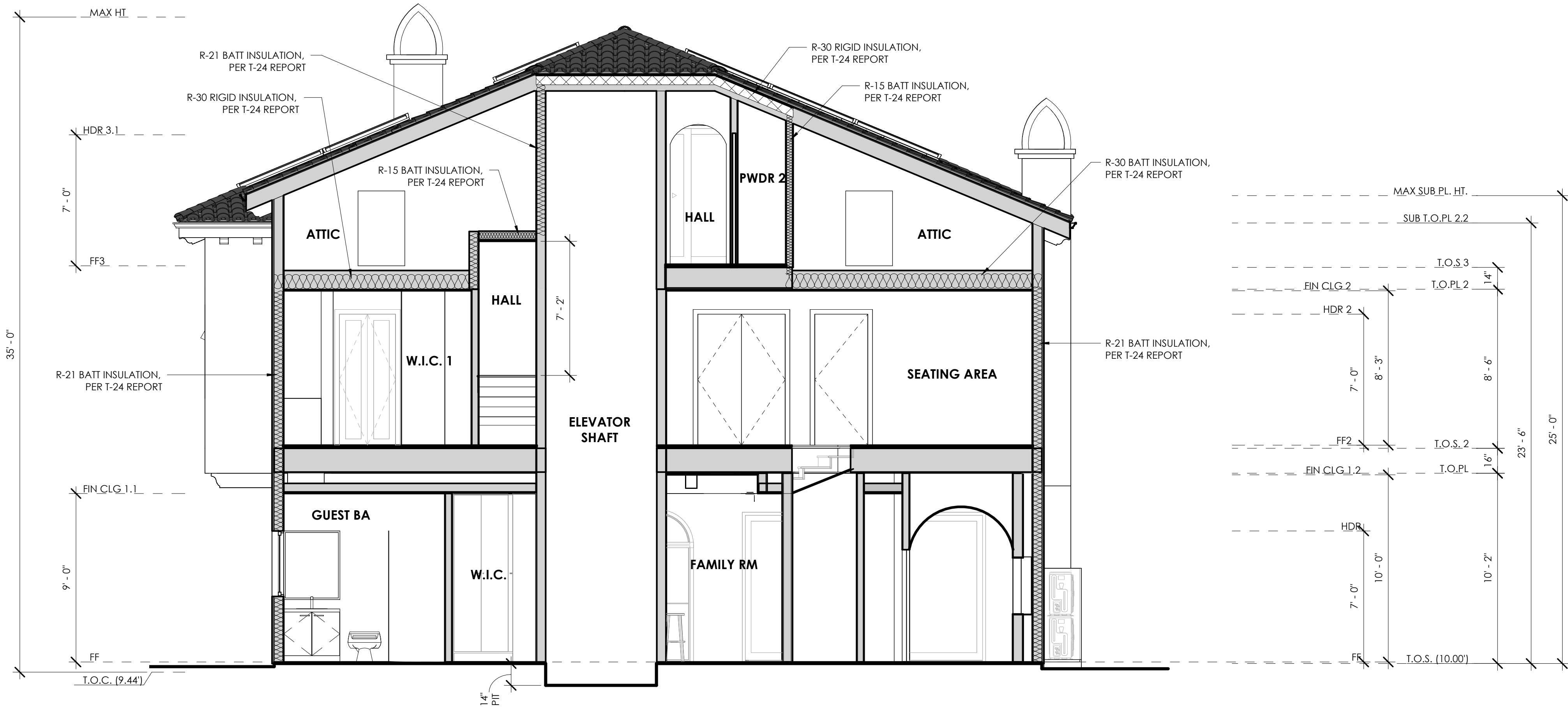
2023.09.21

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SOUTH/EAST EXTERIOR ELEVATIONS

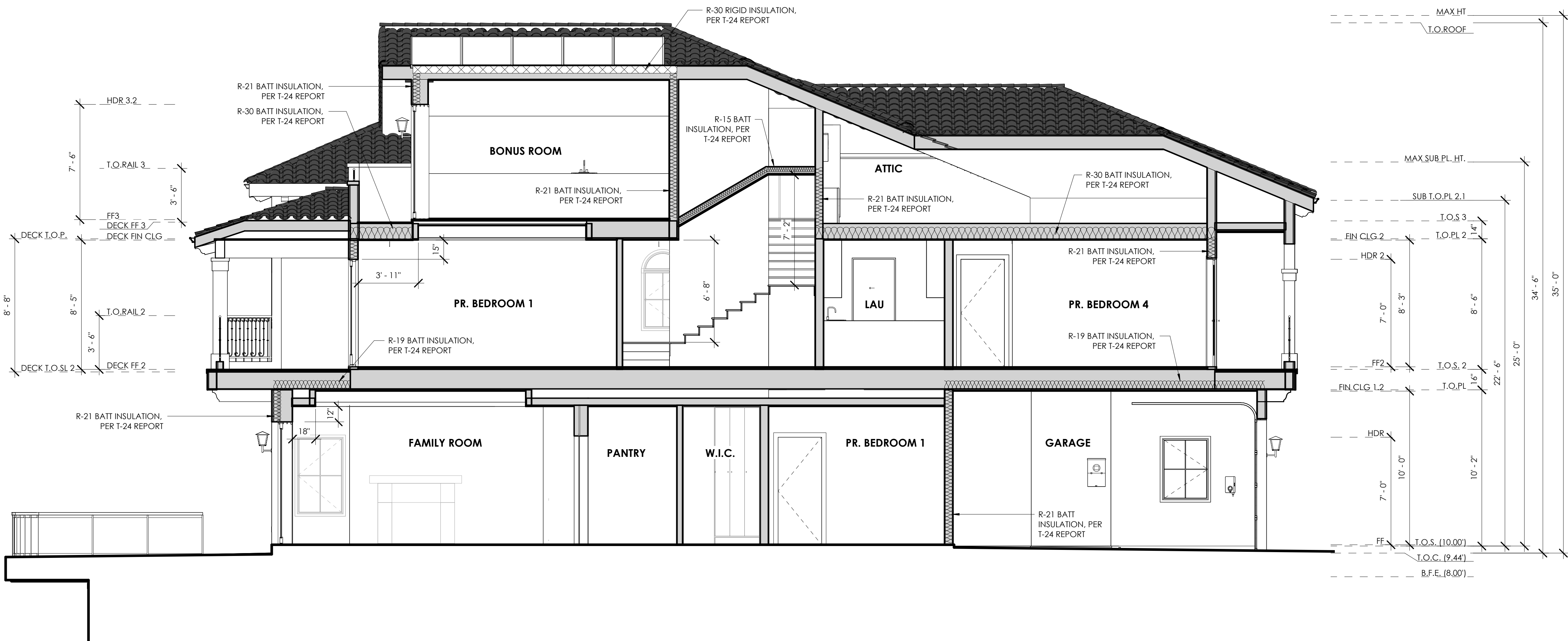
A6.1

09/23/2025



SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

SECTION NOTES

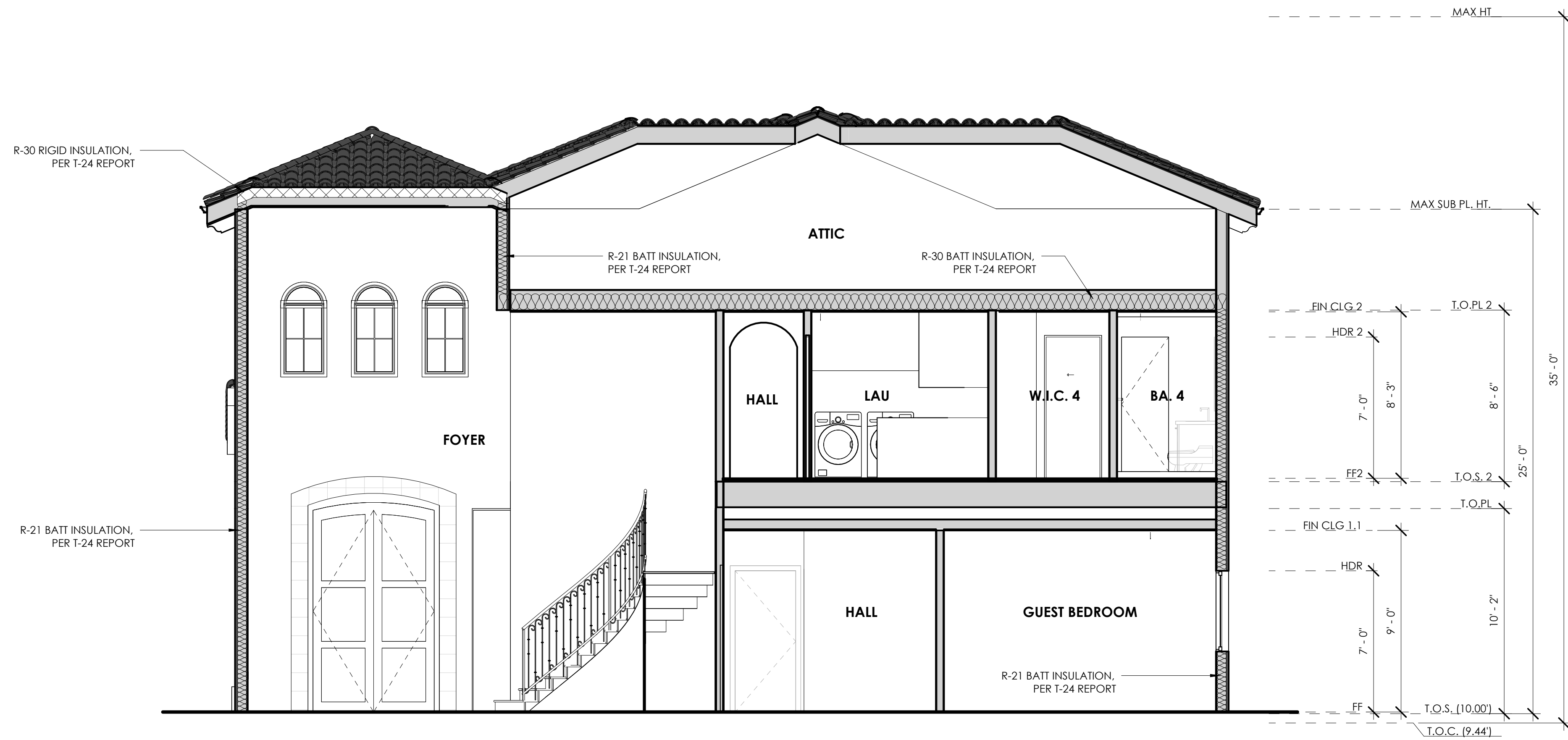
1. ARCHITECTURAL SECTIONS ARE CONCEPTUAL. REFER TO ENTIRE CONSTRUCTION SET FOR MORE INFORMATION.

REVISIONS

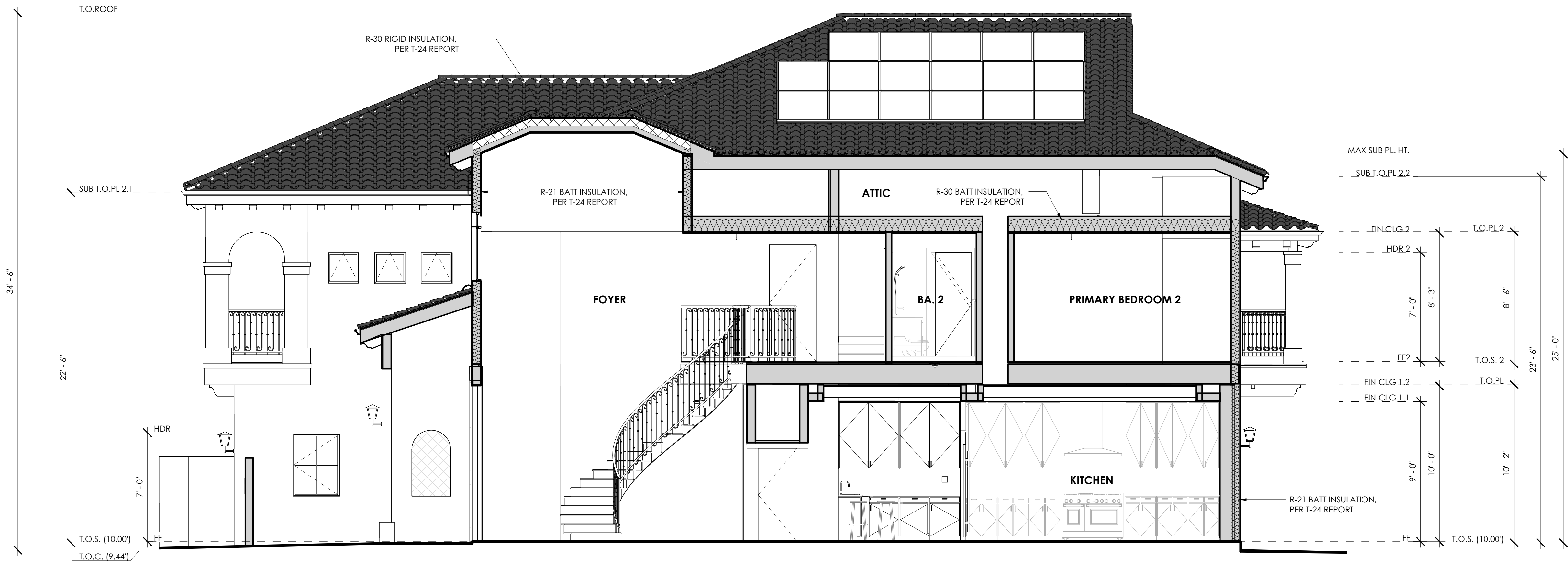
PC #	
DB	RDJ / JS
JOB #	2023.09.21

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ARCHITECTURAL
SECTIONS



SECTION 3
1/4" = 1'-0"



SECTION 4
1/4" = 1'-0"



NOT FOR
CONSTRUCTION

TRAN RESIDENCE

16741 CAROUSEL LANE
HUNTINGTON BEACH
CALIFORNIA, 92649

2023.09.21

09/23/2025

WINDOWS				AW - AWNING C - CASEMENT		F - FIXED SK - SKYLIGHT		TG - TEMPERED GLAZING	
SYM	DIMENSIONS		HDR	OPR	LOCATION	NOTES	U-FACTOR	SHGC	TG
	WIDTH	HEIGHT							
1A	5'-0"	5'-2"	6'-6"	F	ENTRY FOYER	MULLED W/ 1B			TG
1B	5'-0"	2'-6"	9'-0"	F	ENTRY FOYER	HALF ARCH - MULLED W/ 1A			
1C	2'-6"	5'-3"	6'-6"	F	ENTRY FOYER	MULLED W/ 1D			TG
1D1	3'-0"	5'-0"	7'-0"	C	FAMILY ROOM				TG
1D2	3'-0"	5'-0"	7'-0"	C	FAMILY ROOM				TG
1E	3'-0"	5'-0"	7'-0"	C	FAMILY ROOM				TG
1F	3'-6"	6'-3"	6'-3"	F	DINING ROOM	MULLED W/ 1G2			TG
1G	3'-6"	1'-9"	8'-0"	F	DINING ROOM	HALF ARCH - MULLED W/ 1G1			
1J	2'-6"	3'-6"	7'-0"	C	PANTRY				
1K	2'-0"	3'-6"	7'-0"	C	GUEST BATH				
1L1	2'-6"	4'-0"	7'-0"	C	GUEST BEDROOM	EGRESS			
1L2	2'-6"	4'-0"	7'-0"	C	GUEST BEDROOM				
1M	2'-6"	4'-0"	7'-0"	C	GARAGE				
1N	3'-0"	4'-0"	7'-0"	C	GARAGE				
2A1	2'-0"	3'-6"	8'-8"	F	ENTRY FOYER	MULLED W/ 2B1			
2A2	2'-0"	3'-6"	8'-8"	F	ENTRY FOYER	MULLED W/ 2B2			
2A3	2'-0"	3'-6"	8'-8"	F	ENTRY FOYER	MULLED W/ 2B3			
2A4	2'-0"	3'-6"	8'-8"	F	ENTRY FOYER	MULLED W/ 2B4			
2A5	2'-0"	3'-6"	8'-8"	F	ENTRY FOYER	MULLED W/ 2B5			
2A6	2'-0"	3'-6"	8'-8"	F	ENTRY FOYER	MULLED W/ 2B6			
2A7	2'-0"	3'-6"	8'-8"	F	ENTRY FOYER	MULLED W/ 2B7			
2B1	2'-0"	1'-0"	4'-2"	F	ENTRY FOYER	HALF ARCH - MULLED W/ 2A1			
2B2	2'-0"	1'-0"	4'-2"	F	ENTRY FOYER	HALF ARCH - MULLED W/ 2A2			
2B3	2'-0"	1'-0"	4'-2"	F	ENTRY FOYER	HALF ARCH - MULLED W/ 2A3			
2B4	2'-0"	1'-0"	4'-2"	F	ENTRY FOYER	HALF ARCH - MULLED W/ 2A4			
2B5	2'-0"	1'-0"	4'-2"	F	ENTRY FOYER	HALF ARCH - MULLED W/ 2A6			
2B6	2'-0"	1'-0"	4'-2"	F	ENTRY FOYER	HALF ARCH - MULLED W/ 2A6			
2B7	2'-0"	1'-0"	4'-2"	F	ENTRY FOYER	HALF ARCH - MULLED W/ 2A7			
2C1	2'-6"	3'-9"	6'-3"	C	SEATING AREA	MULLED W/ 2D1			
2C2	2'-6"	3'-9"	6'-3"	C	SEATING AREA	MULLED W/ 2D2			
2D1	2'-6"	1'-3"	2'-1"	F	SEATING AREA	HALF ARCH - MULLED W/ 2C1			
2D2	2'-6"	1'-3"	2'-1"	F	SEATING AREA	HALF ARCH - MULLED W/ 2C2			
2E	4'-0"	1'-6"	7'-0"	AW	PRIMARY BATHROOM 2				
2F	2'-6"	3'-9"	6'-3"	C	PRIMARY BEDROOM 2	MULLED W/ 2G1 - EGRESS			
2G1	2'-6"	1'-3"	2'-1"	F	PRIMARY BEDROOM 2	HALF ARCH - MULLED W/ 2F			
2G2	2'-6"	1'-3"	7'-6"	F	PRIMARY BEDROOM 2	HALF ARCH - MULLED W/ 2H1			
2G3	2'-6"	1'-3"	7'-6"	F	PRIMARY BEDROOM 2	HALF ARCH - MULLED W/ 2J			
2G4	2'-6"	1'-3"	7'-6"	F	PRIMARY BEDROOM 2	HALF ARCH - MULLED W/ 2H2			
2H1	2'-6"	3'-9"	6'-3"	C	PRIMARY BEDROOM 2	MULLED W/ 2G2			
2H2	2'-6"	3'-9"	6'-3"	C	PRIMARY BEDROOM 2	MULLED W/ 2G4			
2J	2'-6"	3'-9"	6'-3"	F	PRIMARY BEDROOM 2	MULLED W/ 2G3			
2K1	2'-6"	3'-9"	6'-3"	C	PRIMARY BATHROOM 1	MULLED W/ 2M1			
2K2	2'-6"	3'-9"	6'-3"	C	PRIMARY BATHROOM 1	MULLED W/ 2M3			
2L1	2'-6"	3'-9"	6'-3"	F	PRIMARY BATHROOM 1	MULLED W/ 2M2			
2L2	2'-6"	3'-9"	6'-3"	F	PRIMARY BATHROOM 1	MULLED W/ 2M4			
2M1	2'-6"	1'-3"	7'-6"	F	PRIMARY BATHROOM 1	HALF ARCH - MULLED W/ 2K1			
2M2	2'-6"	1'-3"	7'-6"	F	PRIMARY BATHROOM 1	HALF ARCH - MULLED W/ 2L1			
2M3	2'-6"	1'-3"	7'-6"	F	PRIMARY BATHROOM 1	HALF ARCH - MULLED W/ 2K2			
2M4	2'-6"	1'-3"	7'-6"	F	PRIMARY BATHROOM 1	HALF ARCH - MULLED W/ 2L2			
2N	5'-0"	1'-6"	7'-0"	AW	PRIMARY BATHROOM 1				TG
2P	2'-0"	1'-6"	7'-0"	AW	PRIMARY BATHROOM 4				
2Q	2'-6"	4'-0"	7'-0"	C	PRIMARY BEDROOM 4				
2R1	2'-0"	2'-0"	7'-0"	AW	PRIMARY BEDROOM 4				
2R2	2'-0"	2'-0"	7'-0"	AW	PRIMARY BEDROOM 4				
2R3	2'-0"	2'-0"	7'-0"	AW	PRIMARY BEDROOM 4				
2S	2'-6"	3'-6"	7'-0"	C	PRIMARY BEDROOM 4				
2T	2'-6"	3'-6"	7'-0"	C	PRIMARY BATHROOM 3				
2U	2'-6"	3'-6"	7'-0"	C	PRIMARY BEDROOM 3				
2W1	2'-0"	2'-0"	7'-0"	AW	PRIMARY BEDROOM 3				
2W2	2'-0"	2'-0"	7'-0"	AW	PRIMARY BEDROOM 3				
2W3	2'-0"	2'-0"	7'-0"	AW	PRIMARY BEDROOM 3				

DOORS

DBL SW - DOUBLE SWINGING
DBL SL - DOUBLE SLIDING

SW - SWINGING
SL - SLIDING

PKT - POCKET
TG - TEMPERED GLAZING

NO.	DIMENSIONS			LOCATION	U-FACTOR	NOTES	TG
	WIDTH	HEIGHT	OPR				
1	6' - 0"	10' - 0"	SW	ENTRY FOYER			
2	2' - 6"	6' - 0"	SW	ENTRY CLOSET			
3	13' - 0"	8' - 0"	SL	FAMILY ROOM			TG
4	13' - 0"	8' - 0"	SL	KITCHEN			TG
5	3' - 0"	7' - 0"	PKT	PANTRY			
6	2' - 6"	7' - 0"	SW	GUEST BEDROOM			
7	3' - 0"	7' - 0"	SW	GARAGE			
8	2' - 6"	7' - 0"	PKT	POWDER ROOM			
9	3' - 0"	7' - 6"	SW	ELEVATOR			
10	2' - 10"	7' - 0"	SW	GUEST BEDROOM			
11	2' - 10"	7' - 0"	PKT	GUEST BATH			
12	2' - 10"	7' - 0"	SW	GARAGE			
13	9' - 0"	8' - 6"	ROLL UP	GARAGE			
14	17' - 0"	8' - 6"	ROLL UP	GARAGE			
15	2' - 10"	7' - 0"	SW	PRIMARY BEDROOM 2			
16	2' - 6"	7' - 0"	SW	PRIMARY BATHROOM 2			
17	4' - 8"	7' - 0"	DBL SW	PRIMARY BEDROOM 2			
18	4' - 0"	7' - 0"	DBL SW	PRIMARY BEDROOM 2			TG
19	4' - 0"	7' - 0"	DBL SW	PRIMARY BEDROOM 2			TG
20	4' - 0"	7' - 0"	DBL SW	PRIMARY BEDROOM 2			TG
21	4' - 0"	7' - 0"	DBL SW	PRIMARY BATHROOM 1			
22	2' - 6"	7' - 0"	SW	PRIMARY BATHROOM 1			
23	3' - 0"	7' - 0"	DBL SW	WALK IN CLOSET 1			
24	3' - 0"	7' - 6"	SW	ELEVATOR			
25	2' - 10"	7' - 0"	PKT	LAUNDRY			
27	2' - 10"	7' - 0"	SW	PRIMARY BEDROOM 3			
28	2' - 10"	7' - 0"	SW	WALK IN CLOSET 3			
29	2' - 10"	7' - 0"	SW	PRIMARY BATHROOM 3			
30	2' - 6"	7' - 0"	SW	PRIMARY BEDROOM 3			TG
31	2' - 10"	7' - 0"	SW	PRIMARY BEDROOM 4			
32	2' - 6"	7' - 0"	SW	PRIMARY BEDROOM 4			
33	2' - 10"	7' - 0"	PKT	WALK IN CLOSET 4			
34	2' - 8"	6' - 8"	SW	PRIMARY BATHROOM 4			
35	2' - 0"	7' - 0"	SW	ATTIC			
36	2' - 6"	7' - 0"	PKT	POWDER ROOM 2			
37	3' - 0"	7' - 6"	SW	ELEVATOR			
38	14' - 0"	7' - 6"	SW	BONUS ROOM			TG
39	2' - 6"	6' - 8"	SW	STORAGE BELOW STAIR			

- DOOR AND WINDOW NOTES:**
- FIELD VERIFY EXISTING AND NEW OPENINGS PRIOR TO ORDER. ARCHITECT/OWNER SHALL CARRY NO RESPONSIBILITY FOR WINDOW/DOOR ORDER.
 - GENERAL CONTRACTOR AND WINDOW SUPPLIER SHALL VERIFY ALL EGRESS CODE REQUIREMENTS PRIOR TO ORDER.
 - CONTRACTOR TO VERIFY ALL WINDOW HARDWARE OPTIONS, INCLUDING OPERABILITY, WITH CLIENT PRIOR TO PLACING ORDER. REFER TO EXTERIOR ELEVATIONS FOR WINDOW STYLES, OPERABILITY, AND CONFIGURATION OF BREAK-UPS.
 - ALL FENESTRATION MUST COMPLY WITH U-VALUES AND SHGC VALUES INDICATED ON THE T24 REPORT. BE LABELED PER THE MANDATORY MEASURES ON THE T24 REPORT, AND MEET STATE ENERGY REQUIREMENTS FOR TITLE 24. REFER TO T-24 SHEET FOR INFORMATION.
 - ALL DIMENSIONS ARE TO FACE OF FRAMING.

jeannette
ARCHITECTS
296 redondo avenue · long beach · ca · 90803
562. 987. 9139 jeannettearchitects.com

NOT FOR
CONSTRUCTION

TRAN RESIDENCE

16741 CAROUSEL LANE
HUNTINGTON BEACH
CALIFORNIA 92649

REVISIONS

PC #

DB

JOB #

RDJ / JS

2023.09.21

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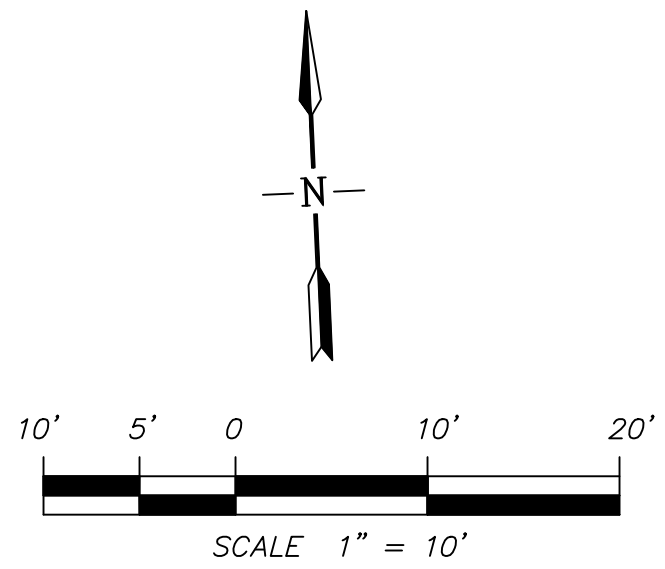
SCHEDULES - DOOR / WINDOW

SCH1

09/23/2025

LEGEND:

- F.F. FINISH FLOOR
T.S. TOP OF STEM WALL
T.C. TOP OF CURB
F.L. FLOWLINE
F.S. FINISH SURFACE
N.G. NATURAL GROUND
(***) EXIST. GRADE
(B.S.W.) BACK OF SIDEWALK
E.P. EDGE OF PAVEMENT
CONC. CONCRETE
H.P. HIGH POINT
T.W. TOP OF WALL
T.G. TOP OF GRATE INLET
INV. INVERT
F.H. FIRE HYDRANT
M.H. MANHOLE
W.V. WATER VALVE BOX
W.M. WATER METER BOX
L.S. LANDSCAPE AREA
C. & G. CURB & GUTTER
F.G. FINISH GRADE
CONCRETE

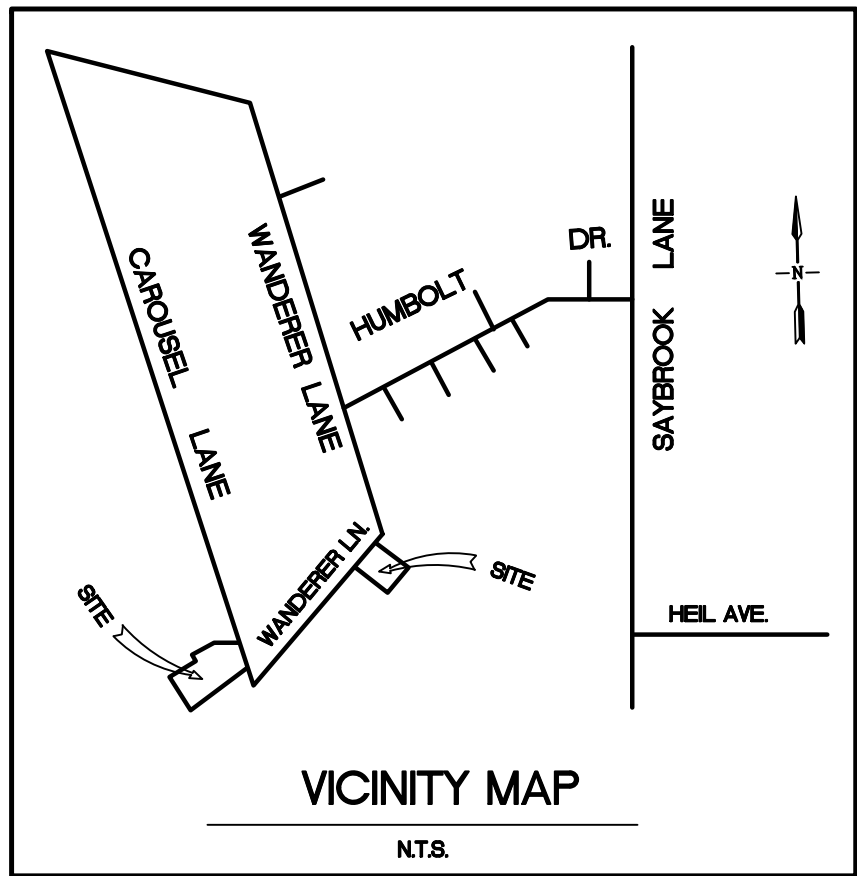
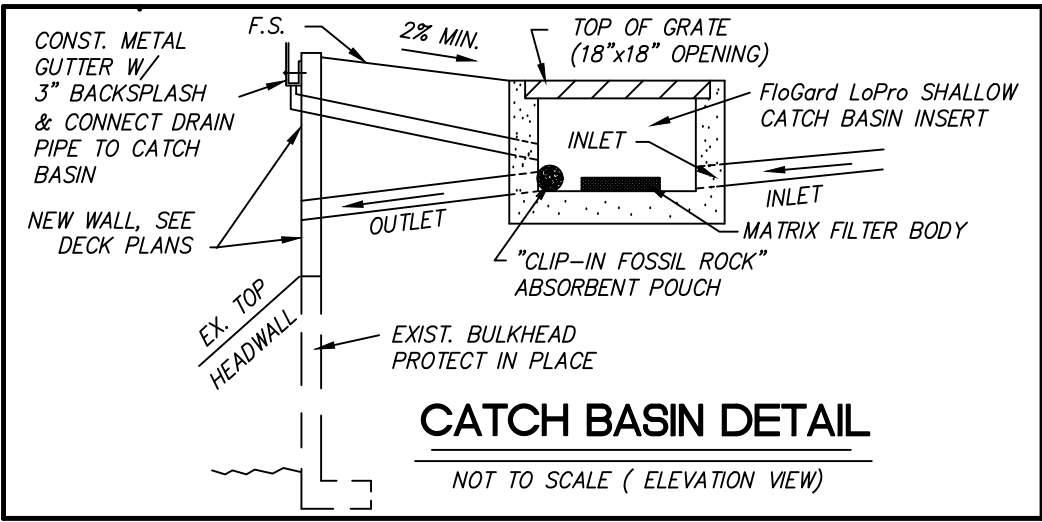
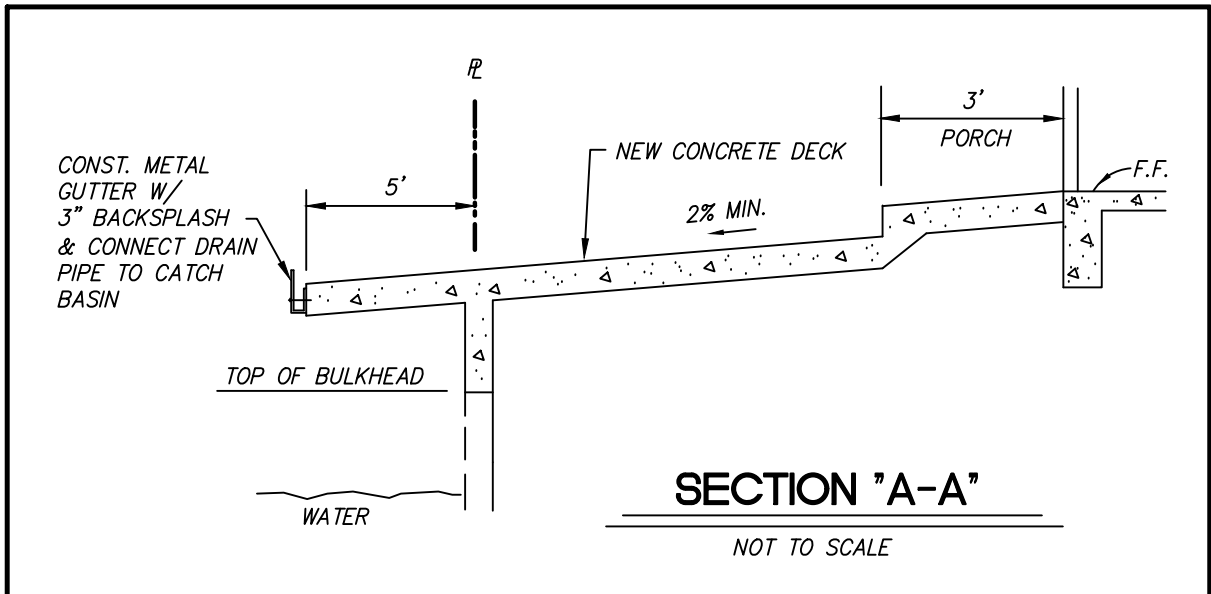


BENCH MARK: HB-240-75

ELEV.= 9.707

(NAVD88 / 1995 OCS Adj.) YEAR LEVELED 2005

DESCRIBED BY OCS 2002--FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK
STAMPED "HB-240-75", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE
POST. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE
INTERSECTION OF MONTEREY LANE AND EDINGER AVENUE, 52 FT. EASTERLY
OF THE CENTERLINE OF MONTEREY LANE AND 48 FT. SOUTHERLY OF THE
CENTERLINE OF EDINGER AVENUE. MONUMENT IS SET LEVEL WITH THE
SIDEWALK.



LEGAL DESCRIPTION:

LOT 150 OF TRACT NO. 5481,
M.M. 215/11-22, RECORDS OF
ORANGE COUNTY, CALIFORNIA
TOGETHER WITH PARCEL 2 OF
A PARCEL MAP FILED IN P.M.B.
60/15, RECORDS OF SAID COUNTY.

APN: 178-053-74

OWNER:

JACQUELYN TRAN
16741 CAROUSEL LANE
HUNTINGTON BEACH, CA. 92649

EMERALD ENGINEERING

18600 MAIN STREET, SUITE 160
HUNTINGTON BEACH, CA. 92648
(714) 848-4551

DESIGNED: D.G.B.

SCALE: 1" = 10'

DRAWN: D.G.B.

DATE: MAY 2025

CHECKED:

JOB NO. 1621

PREPARED UNDER THE DIRECTION OF:

DONALD G. BAKER L.S.4683

DATE

TRAN RESIDENCE

CONCEPTUAL DRAINAGE PLAN

16741 CAROUSEL LANE

HUNTINGTON BEACH

CALIFORNIA

DWG. NO.

1621

SHEET 1 OF 1

REV.



REV. NO.	DATE	BY	REVISION