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ARCHITECT

1102 Main Street
Huntington Beach, CA 92648

Narrative for Coastal Development Permit Doan Residence at 16462 Barnstable Circle, Huntington Beach, CA

The existing building is a 2 story, 3,351.5 sq ft single family residence with an attached 2 car garage on a lot of 5,430 sq ft located at 16462 Barnstable Circle in Huntington Harbor.

The project scope also includes a complete interior/exterior remodel, additions to the residence of 752.5 sq ft and a new ADU addition on the lower level of 422.0 sq ft which includes a conversion of 125.5 sq ft of the existing living area. It is important to note that site coverage from the increase footprint of the ADU may not be considered into the maximum lot coverage calculations. Only that of the main residence is calculated into the maximum site coverage as clarified and documented on sheet T1.

The interior will be completely remodeled to all areas including replacement of the stairway and a relocation of the kitchen area.

There is a net increase of the highest ridge height of 18 inches which will bring the total building height to the 30 ft maximum allowable without requiring a CUP. No grading is proposed for the scope of this project. All new exterior materials including doors, windows roofing and building cladding are to be replaced. All new landscaping will be provided as part of the scope.

The existing 5 ft cantilevered concrete deck into the Harbor is to remain.