New Custom Home

Dang Residence

3902 Sirius Drive, Huntington Beach, CA 92649

3D RENDERED IMAGES - FOR ILLUSTRATION PURPOSES ONLY













PROJECT NARRATIVE / SCOPE		SHEET INDEX		
REMOVE AND CLEAR SITE OF EXISTING ONE-STORY HOME AND CONSTRUCT A CUSTOM 3-STORY 5,455 SF RESIDENCE AND 431 SF 2-CAR GARAGE. EXTERIOR WORK TO INCLUDE HARDSCAPE/LANDSCAPE, OUTDOOR ENTERTAINMENT, AND LOUNGE SEATING ARRANGEMENTS.		SHEET	HEET DESCRIPTION	
		TS-1	TITLE SHEET / PROJECT	DATA
		ARCHITECTURAL ENGLISHED OF THE BLANK		
		A-1.0 A-2.0	PROPOSED SITE PLAN	O SITE PLAN
LEGAL DESCRIPTION APN: 178-315-23		A-2.1	PRELIMINARY DRAINAGE PLAN	
74114. 170 010 20		A-3.0	1ST & 2ND FLOOR PLANS	
PARCEL 1: LOT 24 IN TRACT NO. 5264, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 185, PAGES 27-34, OF		A-3.1	3RD FLOOR PLAN	
		A-6.0	EXTERIOR ELEVATIONS	
MISCELLANEOUS MAPS IN THE OFFICE OF THE C	COUNTY RECORDER OF SAID COUNTY.	A-6.1	EXTERIOR ELEVATIONS	
PARCEL 2:				
THE RIGHT TO CONSTRUCT DOCKS, WHARVES, S MOORING STRUCTURES IN, ON, OVER, ACROSS,		ATTACHE	 ≣D	
OF LOT C OF TRACT NO. 5264, AS SHOWN ON A MAP RECORDED IN BOOK 185, PAGES 27-34, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE AREA ADJACENT TO PARCEL 1 AND BOUNDED BY DO'T'T'ED LINES IN PROLONGATION OF THE SIDE LINES OF SAID LOTS AND BY THE BULKHEAD LINE AND		PROJECT NARRATIVE		
		SITE PHOTOS		
THE PIERHEAD LINE AS SAID AREA IS SHOWN OF				
		1		
ZONING CONFORMANCE MATR	IX / PROJECT SUMMARY			
70NF	DI (Dosidontial Law Dane'l)			
ZONE				
SITE AREA				
F.A.R. (AREA ALLOWED)	N/A			
MAXIMUM ALLOWED LOT COVERAGE	50 %			
OPEN SPACE REQUIRED	N/A			
LOT COVERAGE - 210.06	0.044.05			
FOOTPRINT + GARAGE OUTDOOR COVERED LOUNGE	2,314 SF 185 SF			
	2,499 SF 49.9% TOTAL			
SETBACKS - 210.06				
REQ. PROVIDED FRONT SETBACK 15' FOR DWELLING 15'-4"		DIREC	TORY	
20' FOR GARAGE	20'-0"	014/115	_	A D.O. UTTOT
REAR SETBACK 10'-0"	11'-3"	OWNEI DEREK D	_	ARCHITECT VULKAN ARCHITECTS
SIDES SETBACK 5'-0"	5'-0" (3FT @ STAIR)	3902 SIRIUS DRIVE		155 ROCHESTER ST
		ATTN:	STON BEACH, CA 92649	COSTA MESA, CA 9262 ATTN: TRIFON MET
BUILDING HEIGHT - 210.06		TEL: (714) 975-3360 TEL: (949) 612 FAX:		TEL: (949) 612-725 FAX:
ALLOWED PROPOSED 30'-0"			dangptd@gmail.com	E-MAIL: trifon@vulkan
35'-0"N W/ CUP			dangpa@gmamoom	
PROPOSED TABULATIONS		<u>CIVIL - SURVEY</u>		
LEVEL 1		APEX LAND SURVEYING 17853 SANTIAGO BLVD #107-285 VILLA PARK, CA 92861 ATTN: PAUL CRAFT TEL: (714) 488-5006		
LIVING SPACE				
OUTDOOR COVERED LOUNGE 185 SQ. FT.				
OUTDOOR SPACE	2,501 SQ. FT.	FAX:		
LEVEL 2		E-MAIL:	apexIsinc@gmail.com	
LIVING SPACE				
OUTDOOR DECK AREA	401 SQ. F1.			
LIVING SPACE	1.394 SQ FT			
OUTDOOR DECK AREA				
TOTAL LIVING AREA				
TOTAL GARAGE				
PROJECTIONS INTO SETBACKS - 230.68		†		
NONE				
HONE				
		-1		

LANDSCAPE REUIREMENTS - 232.08

0-4 BEDROOMS:

2 OPEN

2 ENCLOSED

LANDSCAPE DESIGN STANDARDS - 232.08

PARKING - 231.04 - RESIDENTIAL NEW CONSTRUCTION

RESIDENTIAL PRIVACY DESIGN STANDARDS - 210.06 (W)

40% FRONT YARD (210.06 (S)) ----- A MINIMUM 40% OF THE FRONT YARD

8% OF ENTIRE SITE (232.08) ----- PROVIDED: 580 sf / 5000 sf = 11.6%

4 BEDROOMS:

2 OPEN

ON EXISTING ADJACENT SINGLE-FAMILY RESIDENCES.

2 ENCLOSED

 OFF-SET BEDROOM AND BATHROOM WINDOWS ABOVE THE FIRST FLOOR FROM BEDROOM AND BATHROOM WINDOWS ABOVE THE FIRST FLOOR

FRONT OR REAR YARD AREAS, A PUBLIC STREET, OR PERMANENT OPEN

2. ORIENT UPPER STORY BALCONIES TOWARD THE SUBJECT HOME'S

ONE 36-INCH BOX TREE SHALL BE PLANTED WITHIN THE FRONT SETBACK

AREA. TYPE OF TREE TBD BY OWNER PER CITY STANDARD REQUIREMENTS

SHALL BE LANDSCAPED. A MAXIMUM 18-INCH HIGH PLANTER WALL MAY BE CONSTRUCTED ALONG THE FRONT

PROVIDED: 413 sf / 1000 sf = 41.3%

VICINITY MAP

PROPERTY LINE.

CENSED ARCHITEST TRIFON S. METODIEV

Architect of Record

Vulkan Architects

Vulkan Architects

155 Rochester Street
Costa Mesa, CA 92627
(949) 612-7257

vulkanarchitects.com



OME DESIGN FOR: **esidence**

Sang Reside 3902 Sirius Drive

Project:

NEW CU

Job Number:
2021-04

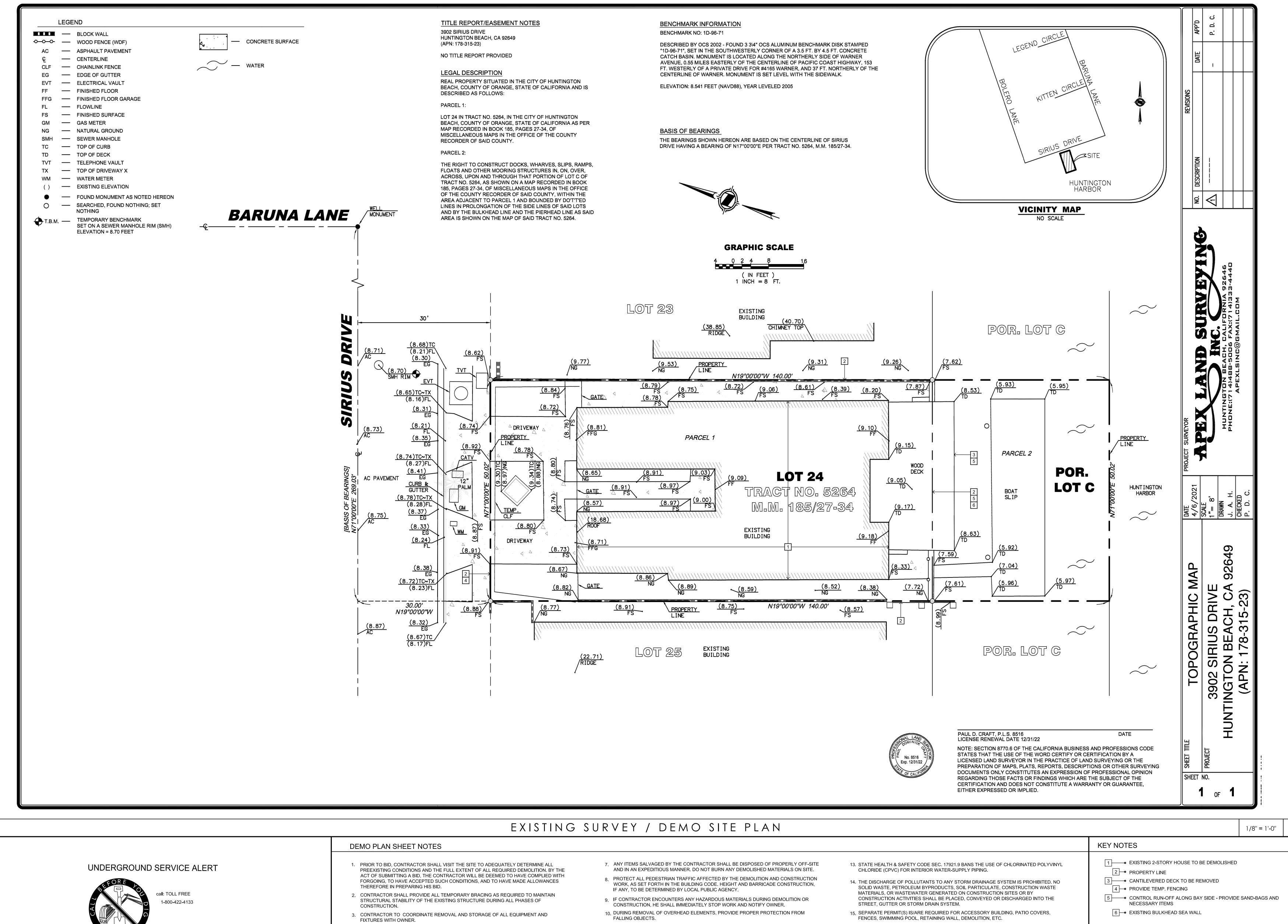
Date:
11/11/2021

Sheet Name:
TITLE SHEET /
PROJECT DATA

Sheet Number:

Sheet Number:

PROJECT





TWO WORKING DAYS BEFORE YOU DIG

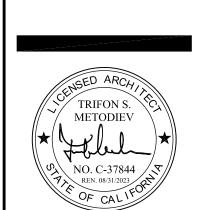
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid. For your Dig Alert Identification Number call

- 4. WHERE ANY PLUMBING, MECHANICAL, OR ELECTRICAL ITEMS, LINES CONDUITS, PIPES, FIXTURES, ETC., HAVE BEEN REMOVED: PLUG AND CAP CEILING AS NECESSARY TO CONCEAL ABANDONED ITEMS, PATCH AND REPAIR FLOOR, CEILING AND/OR WALLS AS NECESSARY.
- 5. CONTRACTOR TO PATCH AND REPAIR ANY DAMAGED PORTIONS OF THE BUILDING TO REMAIN AND MATCH NEW OR EXISTING WORK AT NO ADDITIONAL COST TO OWNER.
- 6. THIS PLAN INDICATES A GENERAL DEMOLITION SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, AND HVAC.
- 11. COMPLETE DEMOLITION IN AN ORDERLY AND CAREFUL MANNER. ENSURE THAT NO EXISTING CONSTRUCTION IS DISMANTLED, DEMOLISHED OR REMOVED WITHOUT KNOWING SPECIFICALLY WHAT IT IS. HOW IT SHOULD BE HANDLED. AND WHAT IMPACT ITS REMOVAL OR DEMOLITION MAY HAVE ON EXISTING CONSTRUCTION, STRUCTURE AND BUILDING SERVICES. IF THERE ARE ANY QUESTIONS CONCERNING THE DEPOSITION OF PROCEEDING. ASSUME ALL RESPONSIBILITY AND LIABILITY, INCLUDING RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY OF ALL WORK. CONSEQUENTIAL DAMAGES RESULTANT OF A FAILURE TO PROCEED WITHOUT REASONABLE PRECAUTION.
- 12. CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS ENDANGERED. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED AND
- 16. APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.

REVISIONS

ISSUED FOR:

COASTAL DEVELOPMENT

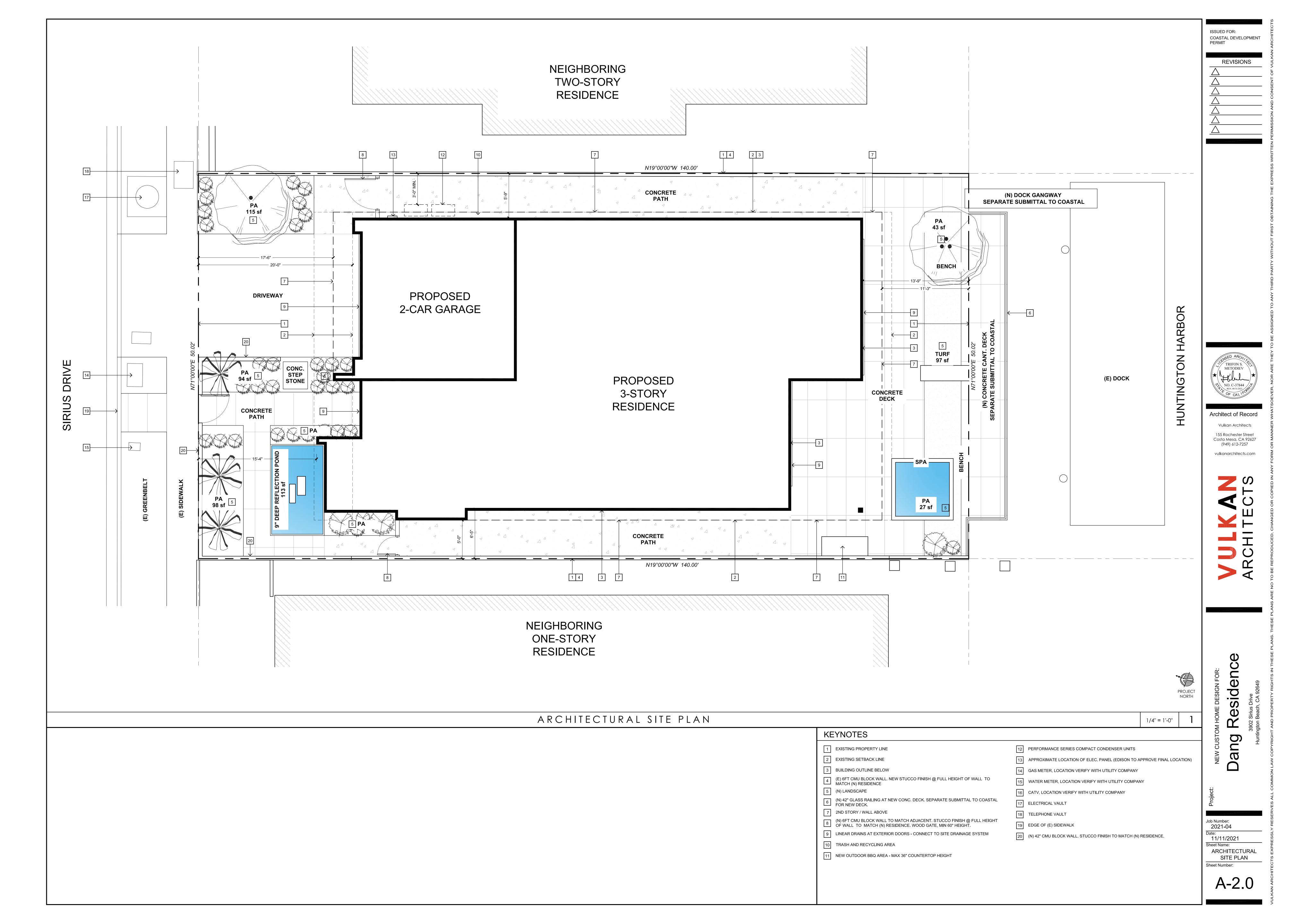


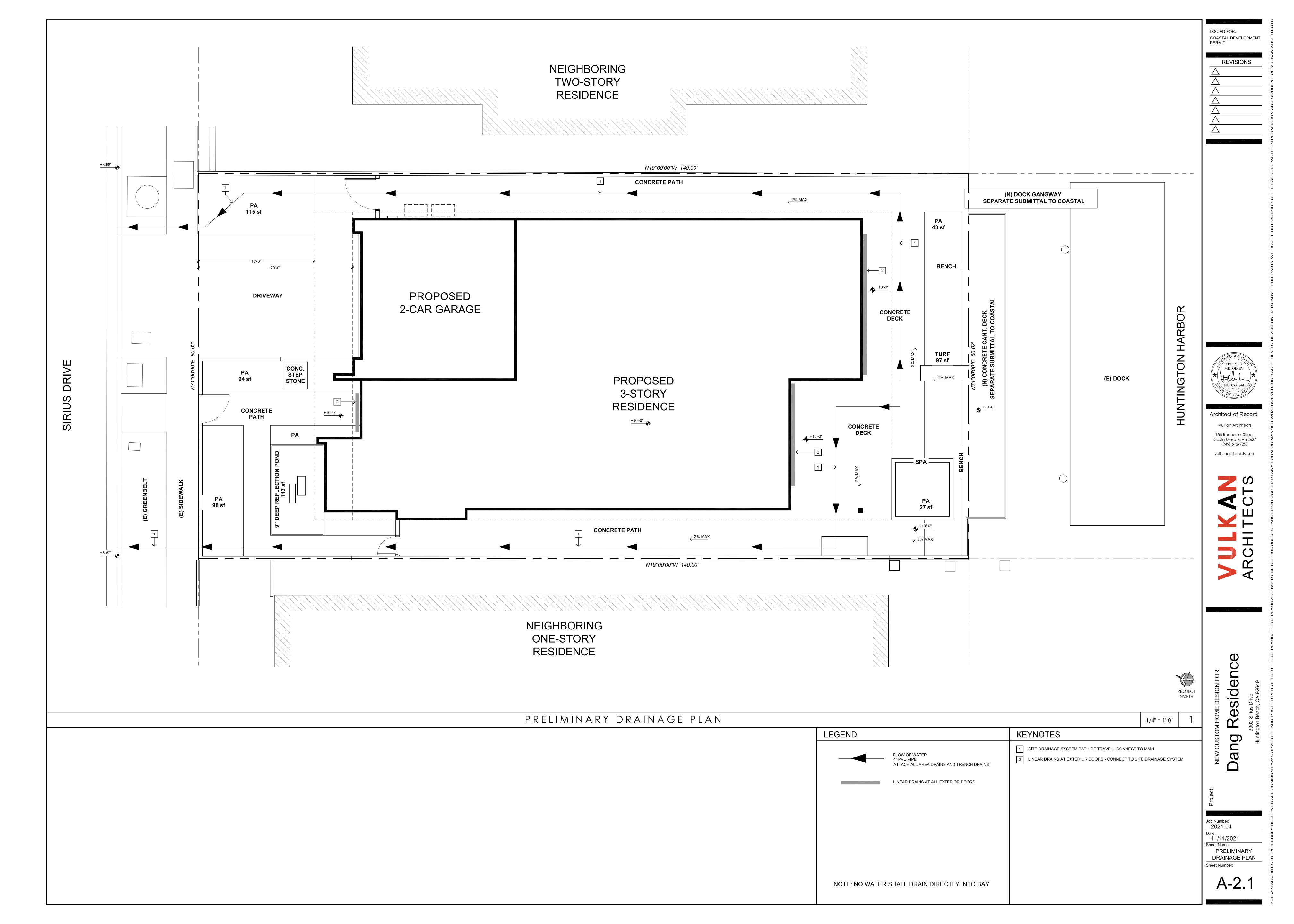
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Job Number: 2021-04

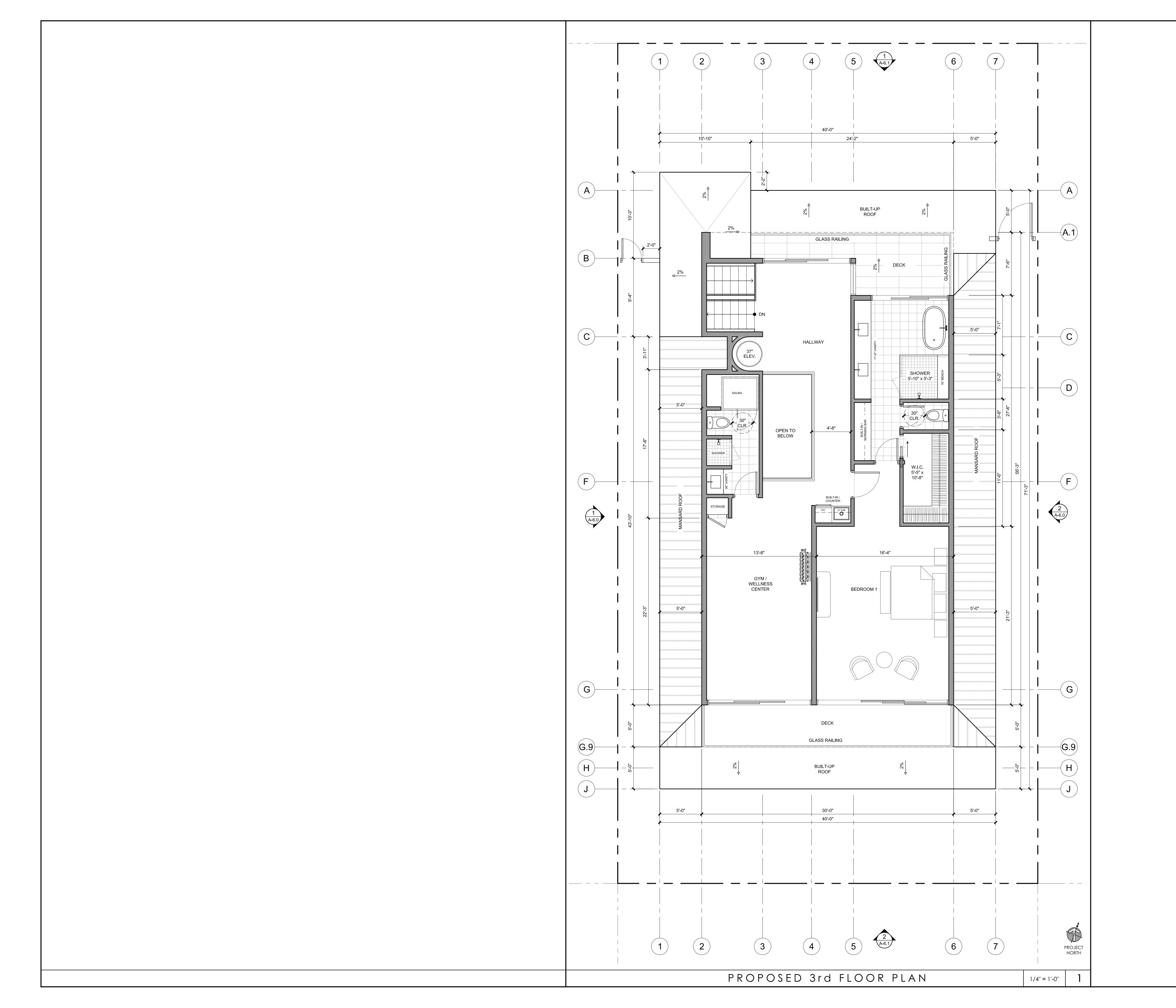
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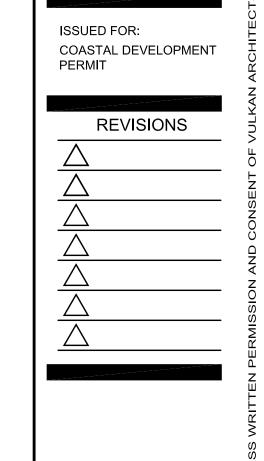
11/11/2021 Sheet Name: EXISTING SURVEY / DEMO SITE PLAN

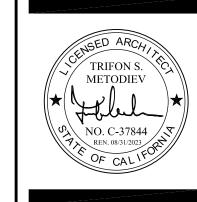
















NEW CUSTOM HOME DESIGN FOR:

Dang Residence
3902 Sirius Drive

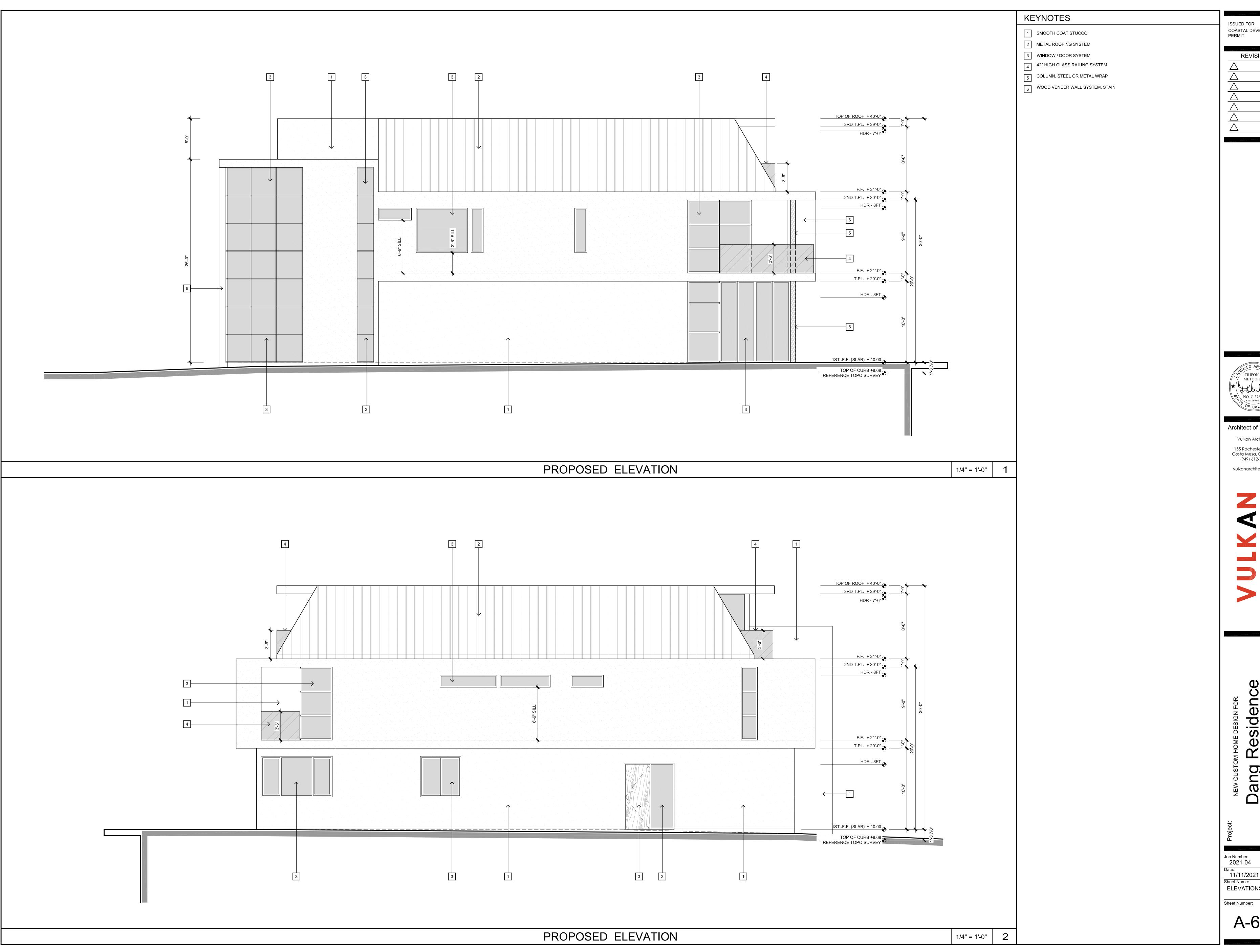
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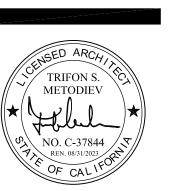
Sheet Name:
3rd FLOOR PLAN

Sheet Number:

A-3.1



COASTAL DEVELOPMENT PERMIT REVISIONS

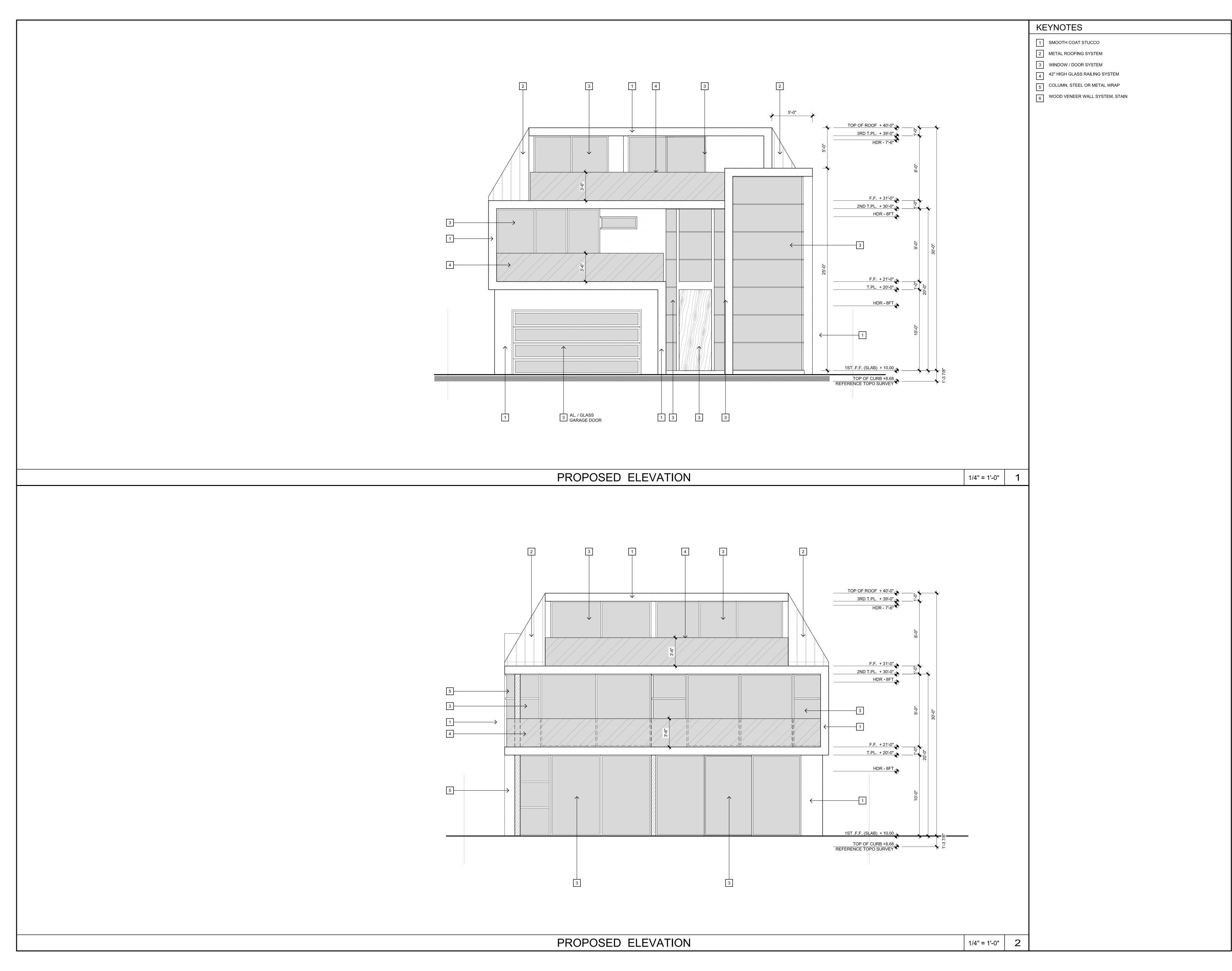


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Date: 11/11/2021 Sheet Name: **ELEVATIONS**

A-6.0



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A-6.1