



PROJECT LOCATION: 16205 WAYFARER LN. HUNTINGTON BEACH, CA
92627
APN: 178-034-55

PROJECT DESCRIPTION:
THE SCOPE OF WORK FOR THE RESIDENTIAL PROPERTY LOCATED AT 16205 WAYFAREER LANE WILL INCLUDE DEMOLITION OF EXISTING 3,720 SQ. FT. 2-STORY HOUSE AND CONSTRUCTION OF A NEW 2-STORY HOUSE WITH A ROOF TOP DECK. THE RESIDENCE WILL HAVE 4 BEDROOMS, 5 1/2 BATHROOMS AND OTHER AREAS SUCH AS MEDIA ROOM AND LIBRARY. THE ROOF TOP DECK WILL OVERLOOK THE HARBOR AND HAVE A PROPOSED SQUARE FOOTAGE OF 690 SF. THE PROPOSED SQUARE FOOTAGE FOR THE NEW BUILDING IS 5,092 SQ. FT. LIVING AREA WITH A 667 SQ. FT. 3-CAR GARAGE. THE LOT SIZE IS 6,249 SQ. FT.

OCCUPANCY GROUP:
R-3/U

BUILDING CONSTRUCTION TYPE
TYPE V-B

NUMBER
2

ACTUAL BUILDING HEIGHT:
25', 34'

EXISTING BUILDING AREA:
3,720 SQ.FT.

PROPOSED BUILDING AREA
4,630 SQ. FT.

LOT COVERAGE CALCULATION
LOT SIZE: 6,349 SQ. FT.

BLDG. FOOTPRINT: 2,818 SQ.FT.
45 % LOT COVERAGE(2,818 SQ.FT./ 6,249 SQ.FT.)
50% ALLOWABLE LOT COVERAGE

FLOOD ZONE:
X

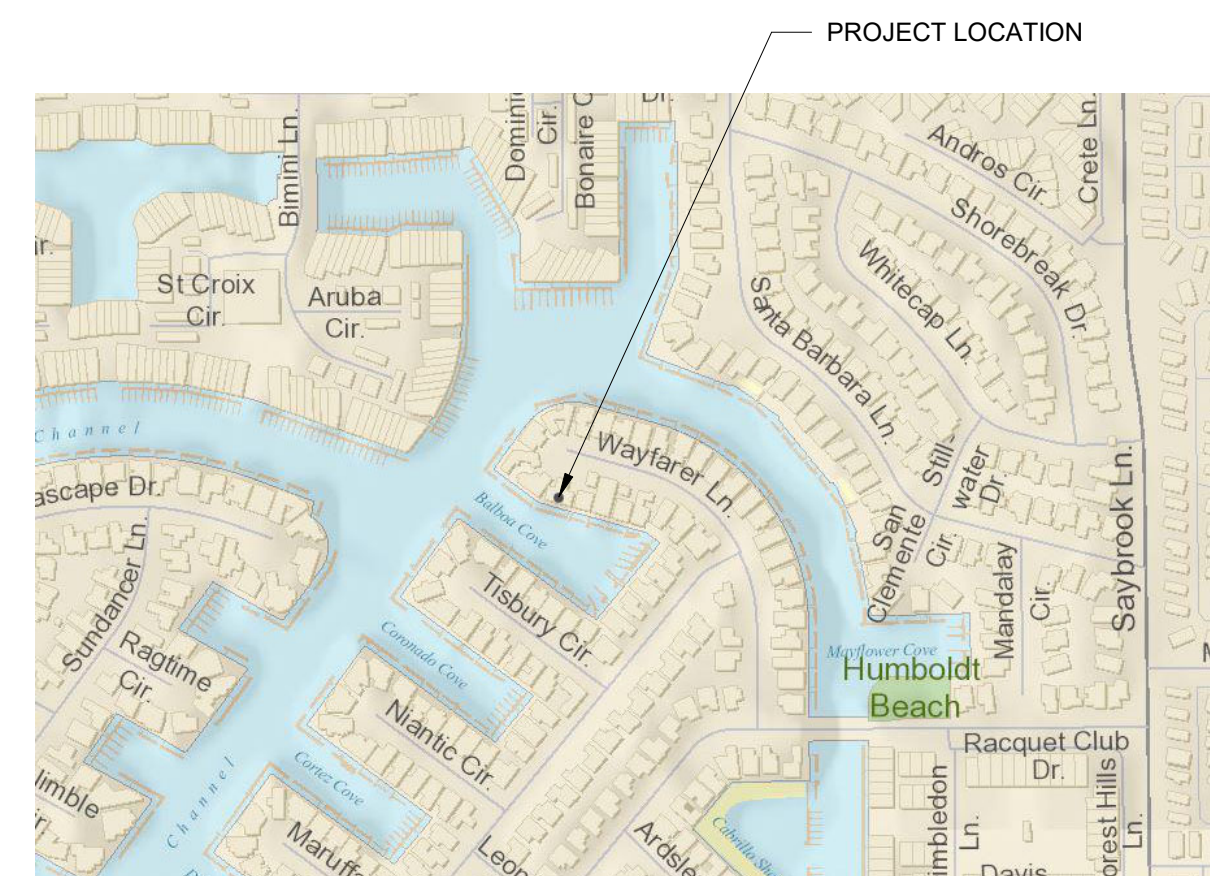
APPLICABLE STATE CODES:	
CALIFORNIA BUILDING CODE	2019
CALIFORNIA GREEN BUILDING STANDARDS CODE	2019
CALIFORNIA MECHANICAL CODE	2019
CALIFORNIA ELECTRICAL CODE	2019
CALIFORNIA PLUMBING CODE	2019
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2019

OWNER

WAYFARER GROUP INC.
2865 MARICOPA ST
TORRANCE, CA 90503

ARCHITECT

DKY ARCHITECTS
15375 BARRANCA PKWY STE A-216
IRVINE, CA 92618
(949) 788 9223



ARCHITECTURAL

SHEET NUMBER	SHEET NAME	REVISION
CS	COVER SHEET	
A-1.0	SITE PLAN	
A-2.0	FLOOR PLAN - GROUND LEVEL	
A-2.1	FLOOR PLAN - SECOND LEVEL	
A-2.2	FLOOR PLAN - ROOF/ ROOF DECK	
A-3.0	BUILDING ELEVATIONS	
A-3.1	BUILDING ELEVATIONS	

AREA TABULATION		
LEVEL		AREA
MAIN LEVEL	GROUND FLOOR	2059 SF
MAIN LEVEL	GARAGE	051 SF
SECOND LEVEL	SECOND LEVEL	2888 SF
ROOF DECK	ROOF DECK	189 SF
		5588 SF

SEAL

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION
	11-18-21	PLANNING & CUP SUBMIT

Wong Residence

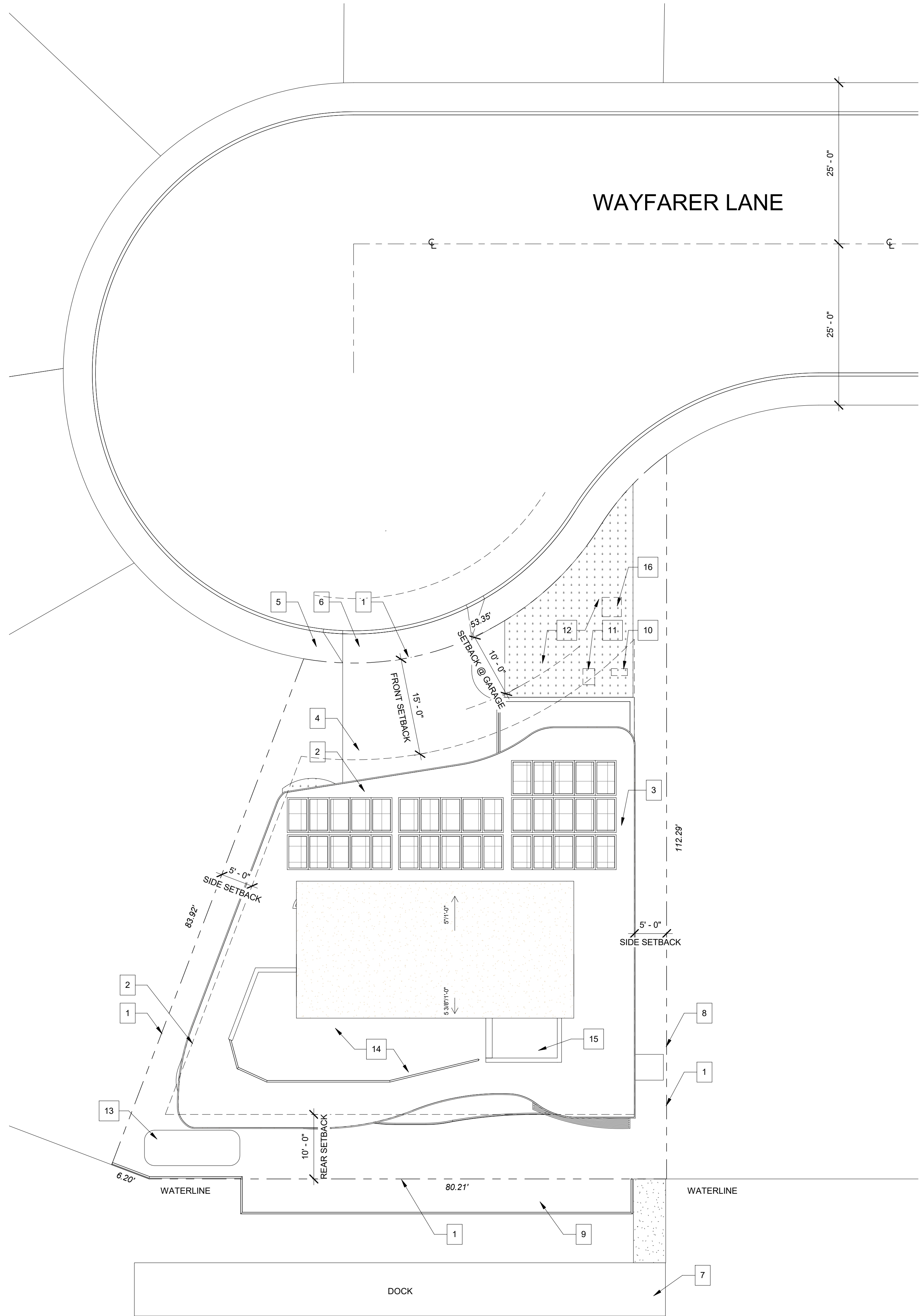
Remodel

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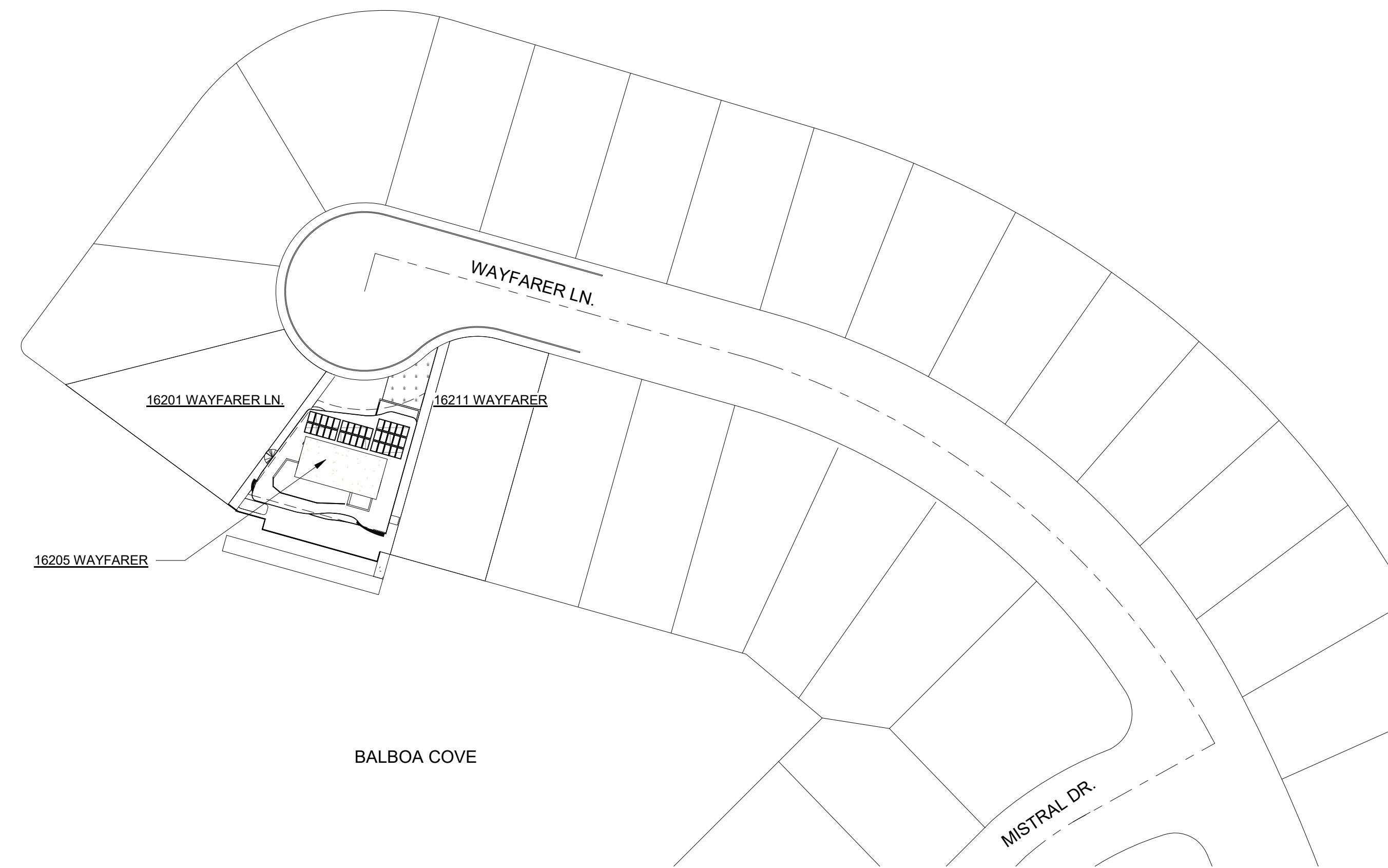
COVER SHEET

DRAWN BY:	DATE:	Issue Date
CHECKED BY:		D.S.
PROJECT NUMBER: SCALE:		1021

CS



2 ENLARGED SITE PLAN
1" = 10'-0"



1 SITE PLAN
1" = 50'-0"

KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 3 LOW SLOPED ROOF
- 4 CONC. PATTERNED DRIVEWAY
- 5 (E) SIDEWALK
- 6 (N) DRIVEWAY APRON, PER CITY STANDARD
- 7 DOCK
- 8 (E) BLOCK WALL
- 9 OVERHANG DECK EDGE
- 10 PROPOSED LOCATION OF WATER METER
- 11 PROPOSED LOCATION OF BACKFLOW PREVENTER
- 12 (N) PLANTER AREA
- 13 (N) EXERCISE POOL
- 14 (N) ROOF DECK
- 15 (N) ROOF DECK SPA
- 16 36 IN. BOX TREE



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Irvine, CA 92618
T: 949.788.9223
F: 949.788.0716

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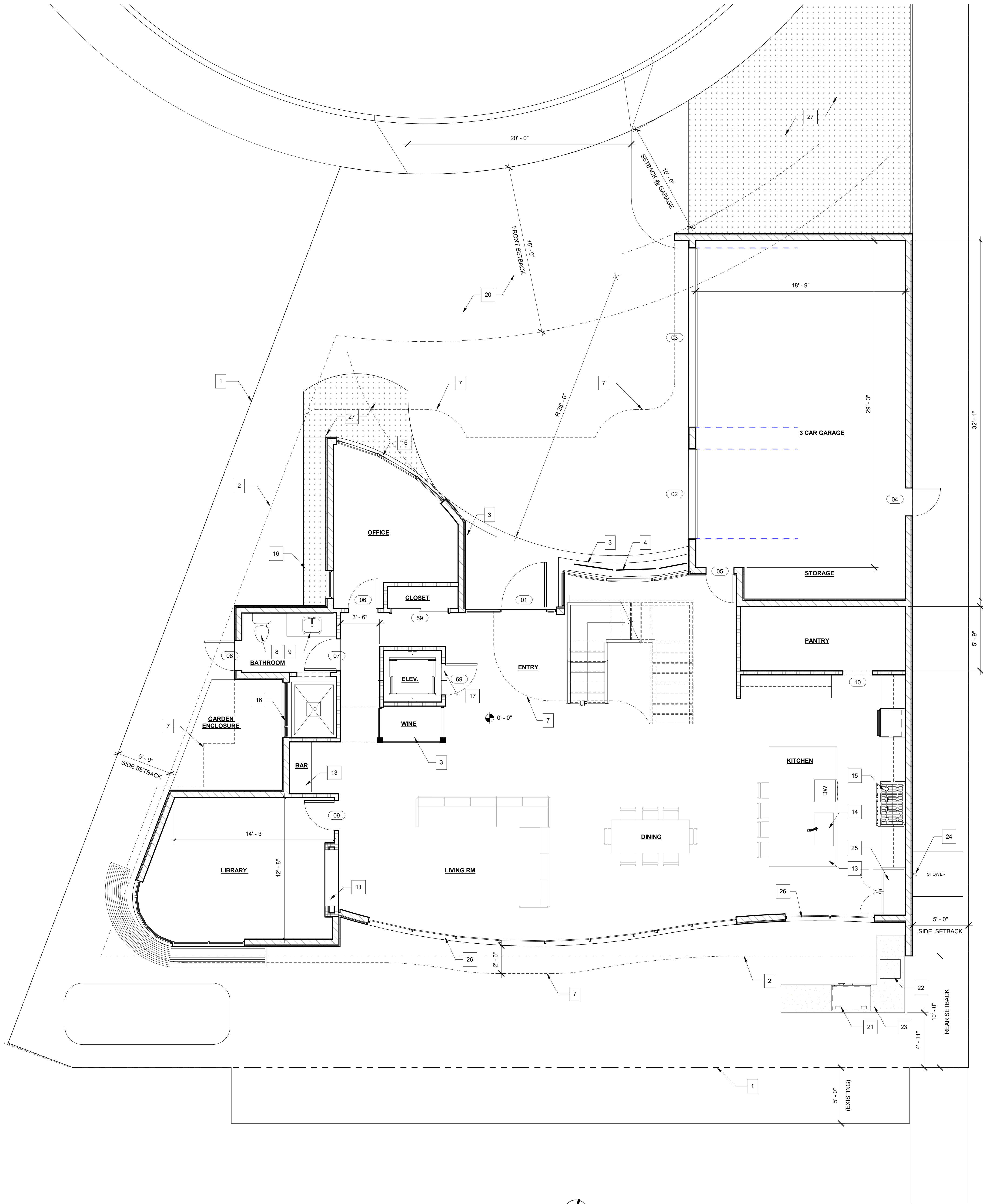
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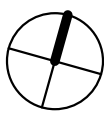
SITE PLAN

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		D.S.
PROJECT NUMBER:	1021	
SCALE:	As indicated	

A-1.0



1 FLOOR PLAN - GROUND LEVEL
1/4" = 1'-0"



KEYNOTES

- 1 PROPERTY LINE
- 2 SETBACK LINE
- 3 WATER FEATURE
- 4 WATER WALL
- 5 CUSTOM WINE STORAGE
- 6 TEMPERED GLASS WINDOW WALL SYSTEM
- 7 LINE OF FLOOR ABOVE
- 8 WATER CLOSET
- 9 LAV. CABINET & COUNTER
- 10 SHOWER W/ TILE SURROUND
- 11 LINEAR GAS FIRE PLACE
- 12 CUSTOM BAR COUNTER
- 13 KITCHEN ISLAND
- 14 KITCHEN SINK & FAUCET
- 15 STOVE TOP W/ HOOD MIN. CAPACITY 100 CFM
- 16 EXTERIOR DUAL GLAZED WINDOW
- 17 ELEVATOR
- 18 ELECTRICAL PANEL
- 19 TANKLESS WATER HEATER
- 20 (N) DRIVEWAY
- 21 BBQ GRILL
- 22 BAR SINK
- 23 CUSTOM COUNTER
- 24 EXTERIOR SHOWER
- 25 REFRIGERATOR
- 26 STACKABLE WINDOW WALL SYSTEM
- 27 PLANTER AREA

WALL LEGEND

- EXTERIOR WALL**
2X6 WOOD STUDS W/ EXT. FINISH AS NOTED
O/ TYVEK THERMAWRAP O/ 3/4" RIGID
INSULATION O/ 1/2" PLYWD. SHEATHING, R-21
INSULATION, INT FINISH 1/2" GYP. BD. TAPED,
TEXTURED AND PAINTED
- INTERIOR WALL**
2X4 WOOD STUDS @ 16" O.C. 5/8" TYPE "X" GYP.
BOARD, BOTH SIDES, TAPE, TEXTURE & PAINT,
PROVIDE ACOUS BATT INSULATION R-13 @
BATHROOM / SHOWER WALLS



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FLOOR PLAN -
GROUND
LEVEL

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SCALE:	1/4" = 1'-0"	

A-2.0



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

1	PROPERTY LINE
2	SETBACK LINE
3	TEMPERED GLASS WINDOW WALL SYSTEM
4	LINE OF ROOF ABOVE
5	WATER CLOSET
6	LAV. CABINET & COUNTER
7	SHOWER W/ TILE SURROUND
8	EXTERIOR DUAL GLAZED WINDOW
9	LAUNDRY ROOM SINK
10	BATHTUB
11	STACKABLE GLASS WINDOW WALL SYSTEM
12	GLASS HAND RAIL
13	FREESTANDING BATHTUB
14	ELEVATOR
15	CLOSET DOOR
16	EXTERIOR BALCONY
17	GLASS RAILING

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FLOOR PLAN -
SECOND
LEVEL

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WALL LEGEND

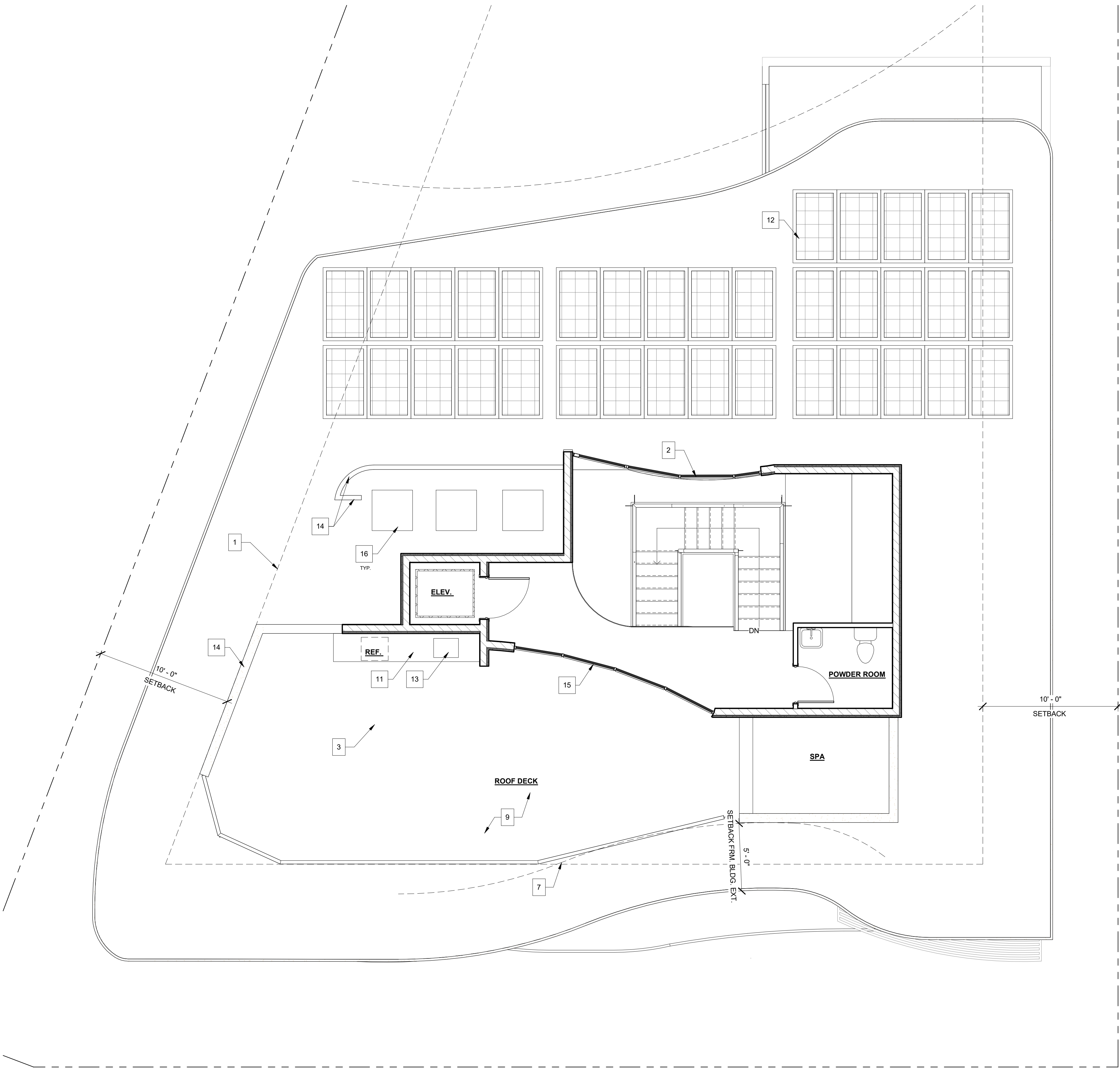
EXTERIOR WALL

2X6 WOOD STUDS W/ EXT. FINISH AS NOTED
O/ TYVEK THERMARAP O/ 3/4\" RIGID
INSULATION O/ 1/2\" AIR SLEEVING R-21
INSULATION, INT FINISH 1/2\" GYP. BD. TAPED,
TEXTURED AND PAINTED

INTERIOR WALL

2X4 WOOD STUDS @ 16\" O.C. 5/8\" TYPE \"X\" GYP.
BOARD, BOTH SIDES, TAPE, TEXTURE & PAINT,
PROVIDE ACOUS BATT INSULATION R-13 @
BATHROOM / SHOWER WALLS

A-2.1



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

KEYNOTES

- 1 SETBACK LINE
- 2 TEMPERED GLASS WINDOW WALL SYSTEM
- 3 LINE OF ROOF ABOVE
- 4 WATER CLOSET
- 5 LAV. CABINET & COUNTER
- 6 EXTERIOR SHOWER
- 7 GLASS HAND RAIL
- 8 ELEVATOR
- 9 EXTERIOR DECK
- 10 SPA
- 11 CUSTOM CABINET
- 12 PROPOSED LOCATION OF SOLAR PANEL, UNDER SEPARATE PERMIT
- 13 SINK & FAUCET
- 14 LOW WALL
- 15 STACKABLE WINDOW WALL SYSTEM
- 16 CONDENSER

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FLOOR PLAN - ROOF/ ROOF DECK

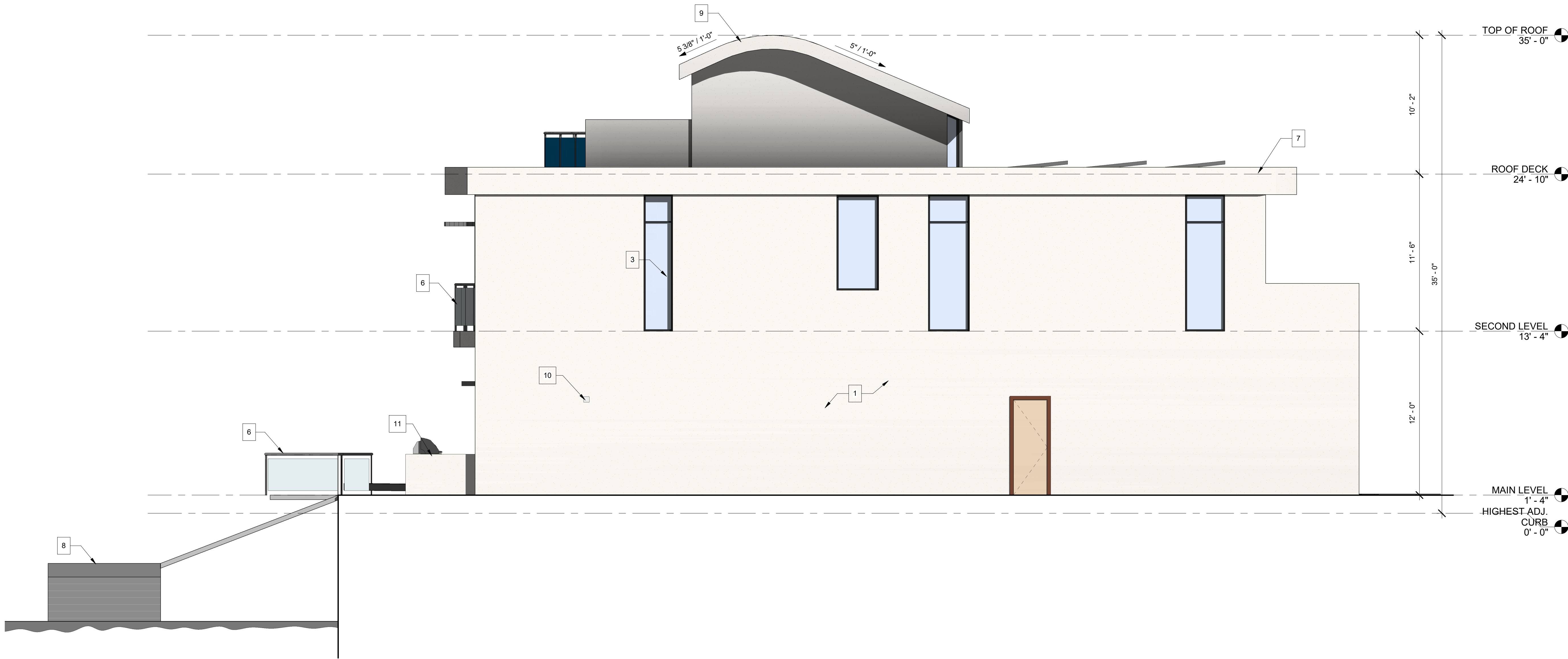
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PROJECT NUMBER: 1021
SCALE: 1/4" = 1'-0"

A-2.2



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



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

KEYNOTES

- 1 CEM PLASTER FINISH, SMOOTH OFF WHITE (DUNN EDWARDS COOL DECEMBER)
- 2 TEMPERED GLASS WINDOW WALL SYSTEM
- 3 EXTERIOR DUAL GLAZED WINDOW
- 4 WATER WALL
- 5 STANDING SEAM METAL PANEL
- 6 GLASS HANDRAIL SYSTEM
- 7 PLASTER FACIA, PAINT TO MATCH EXTERIOR WALL
- 8 DOCK
- 9 CURVED ROOF
- 10 EXTERIOR SHOWER
- 11 CUSTOM BAR COUNTER

LDK
architects

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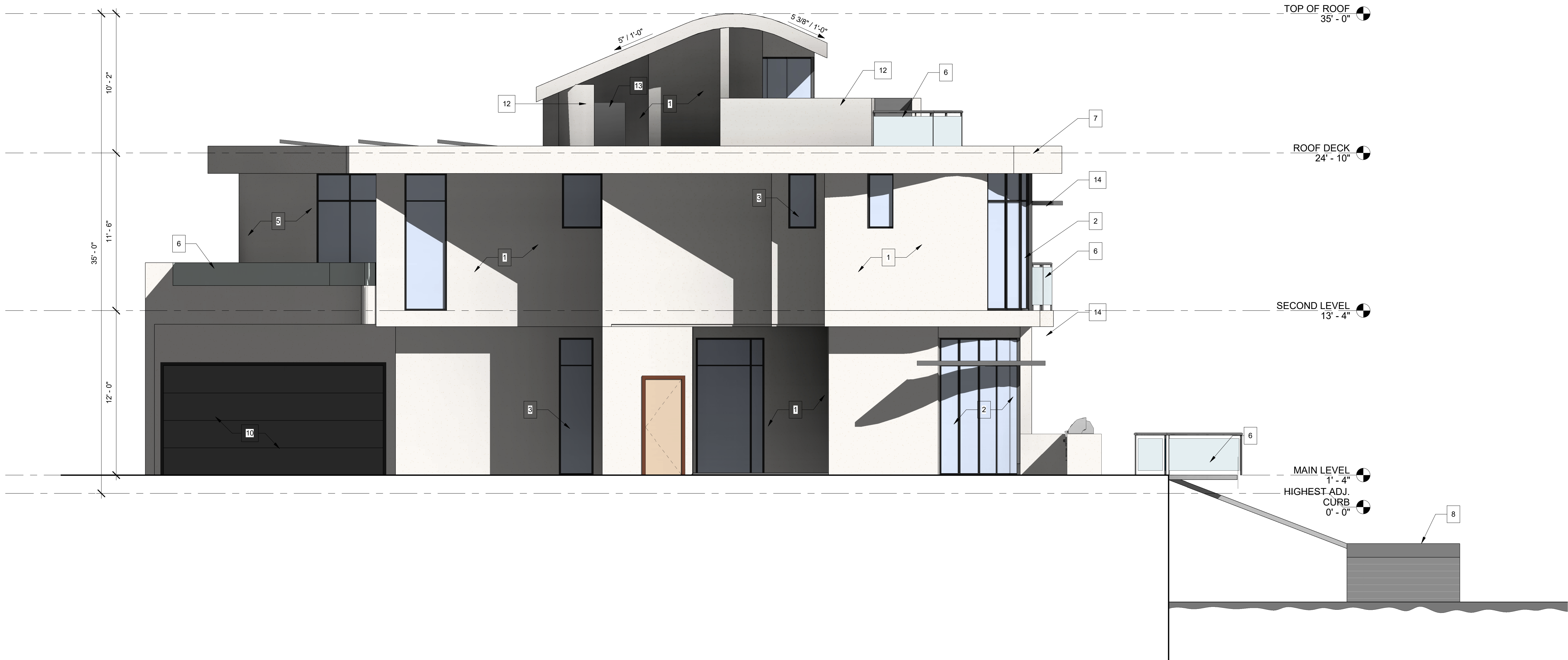
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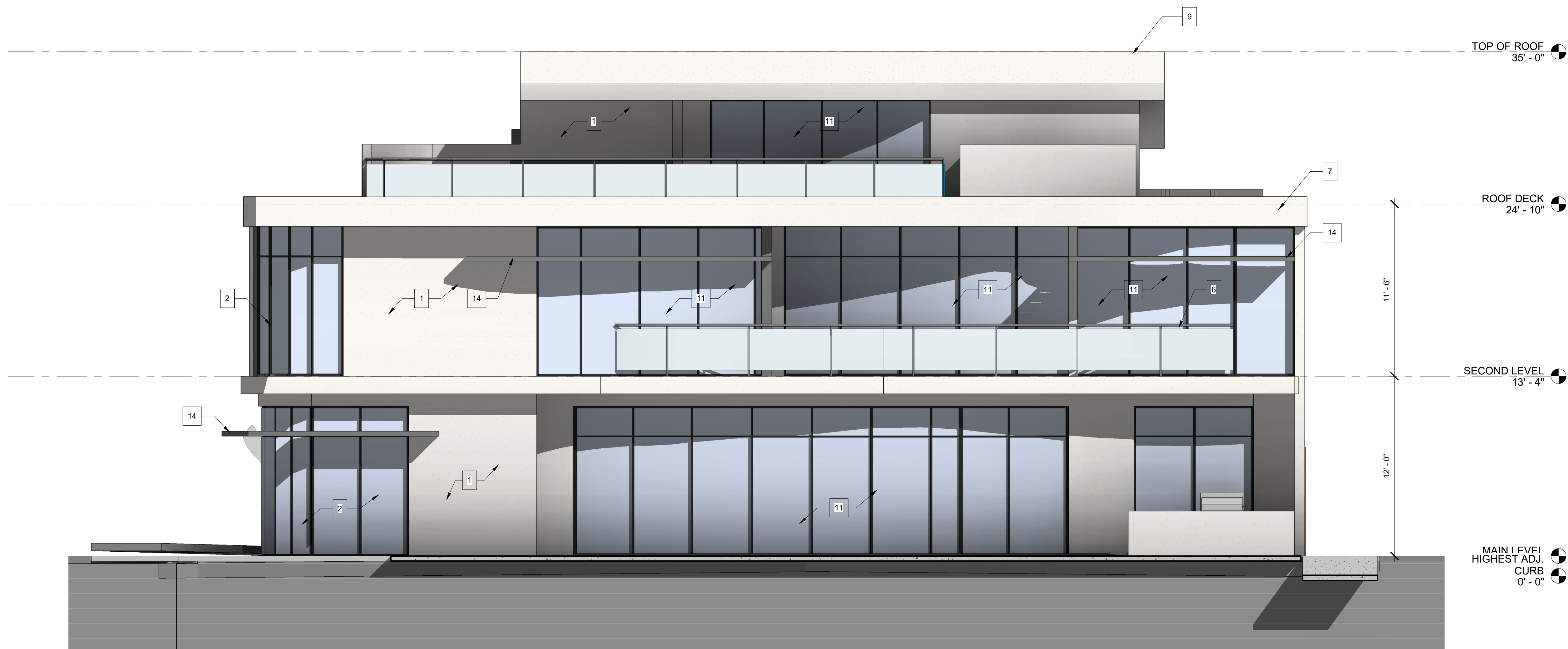
BUILDING
ELEVATIONS

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SCALE:	1/4" = 1'-0"	

A-3.0



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



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

KEYNOTES

- 1 CEM PLASTER FINISH, SMOOTH OFF WHITE (DUNN EDWARDS COOL DECEMBER)
- 2 TEMPERED GLASS WINDOW WALL SYSTEM
- 3 EXTERIOR DUAL GLAZED WINDOW
- 4 WATER WALL
- 5 STANDING SEAM METAL PANEL
- 6 GLASS HANDRAIL SYSTEM
- 7 PLASTER FACIA, PAINT TO MATCH EXTERIOR WALL
- 8 DOCK
- 9 CURVED ROOF
- 10 GARAGE DOOR
- 11 STACKABLE GLASS WINDOW WALL SYSTEM
- 12 LOW WALL
- 13 CONDENSER
- 14 EYEBROW LOUVERD SUN SHADE

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BUILDING ELEVATIONS

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SCALE:	1/4" = 1'-0"	

A-3.1