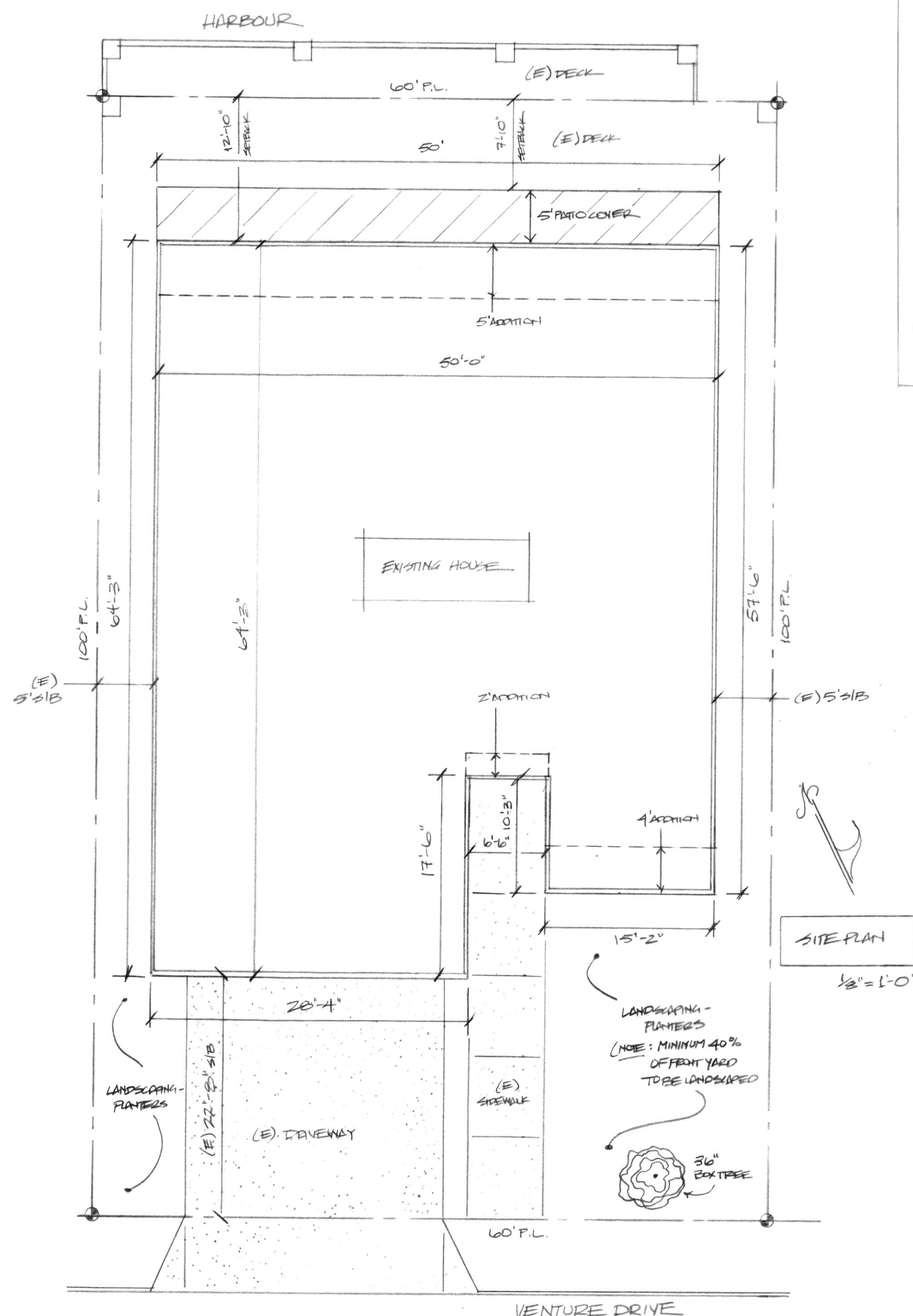


JORGENSEN RESIDENCE

3532 VENTURE DRIVE HUNTINGTON HARBOUR



PROJECT DATA MATRIX

ASSESSORS PARCEL NUMBER: 178-713-03
LOT NO: 42 UN
TRACT NO : N TRACT 9335
BUILDING ZONING: RL
BUILDING CODE: 2019 Edition of :
California Residential Code
California Building Code
California Mechanical Code
California Electrical Code
California Plumbing Code
2019 T-24 Energy Standards
City of HB Municipal Code
BUILDING OCCUPANCY: R3 / U
TYPE OF CONSTRUCTION: VB / Sprinklered
NUMBER OF STORIES: 3
NUMBER OF BEDROOMS: 3
NUMBER OF BATHROOMS: 4
SPRINKLERS: NO
NET SITE AREA: 6000 SF
SITE COVERAGE / EXISTING: 2670 SF (45%)
SITE COVERAGE / PROPOSED: 2995 SF (50%)
- NEW PATIO COVER = 250 / Additional (4%)
FLOOR AREA RATIO: 0.96 : 1
FRONT SETBACK:
REQUIRED: 20 FT
PROPOSED: 22 FT - 8 IN (E)
INTERIOR SIDE SETBACK:
REQUIRED: 5 FT
PROPOSED: 5 FT (E)
STREET SIDE SETBACK:
REQUIRED: NA
PROPOSED: NA
REAR SETBACK:
REQUIRED: 10 FT
PROPOSED: 12'-10"
BUILDING HEIGHT / Proposed: 34'-6"
BUILDING FLOOR AREA:
1ST / EXISTING: 2121 sf
1ST / ADDITION: 324 sf
1ST / PROPOSED: 2445 sf
2ND / EXISTING: 1474 sf
2ND / ADDITION: 1445 sf
2ND / PROPOSED: 2919 sf
3RD / PROPOSED: 172 sf
TOTAL LIVING / EXISTING: 3595 sf
ADDITION / LIVING: 1941 sf
TOTAL LIVING / PROPOSED: 5536 sf
PATIO COVER: 250 sf
3rd DECK: 817 (Includes Bar, Sand, Spa)
GARAGE AREA:
EXISTING: 588 sf (No change)

SYMBOLS

ARCHITECTURAL SYMBOLS

NEW WOOD STUD WALL - PER PLAN
EXISTING WALL - FULL HEIGHT
INDICATES PONY WALL FOR NEW COUNTER TOP (APPROX. 34" - 36" HIGH)
DEMOS EXISTING WALL
ROUGH WOOD MEMBER - CONTINUOUS
ROUGH WOOD MEMBER - NON CONTINUOUS
FINISH WOOD MEMBER
PROPERTY LINE
CENTER LINE
BUILDING SECTION REFERENCE
DETAIL REFERENCE
DOOR PER FINISH SCHEDULE
WINDOW PER FINISH SCHEDULE
SHEAR WALL TYPE PER SHEAR WALL SCHEDULE
FOOTING PER FOUNDATION SCHEDULE
FOR ELECTRICAL SYMBOLS SEE SHEET A2

DRAINAGE NOTES

- ALL SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURES, AWAY FROM PROPERTY NEIGHBORS, AND SHALL LEAD INTO THE STREET OR OTHER APPROVED LOCATIONS.
- MINIMUM SITE DRAINAGE SLOPES SHALL COMPLY TO 2016 CAL. RESIDENTIAL CODE.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

FIRE NOTES

2016 CFC

FOR 3 STORY HOMES, A WATER DEPARTMENT APPROVED BACKFLOW PREVENTER MUST BE INSTALLED. COORDINATE WITH THE WATER DEPARTMENT PRIOR TO SUBMITTING SPRINKLER PLANS FOR REVIEW. PLEASE NOTIFY THE PROPERTY OWNER AND/OR CONTRACTOR OF THIS REQUIREMENT.

ADDITIONAL HBFD NOTES

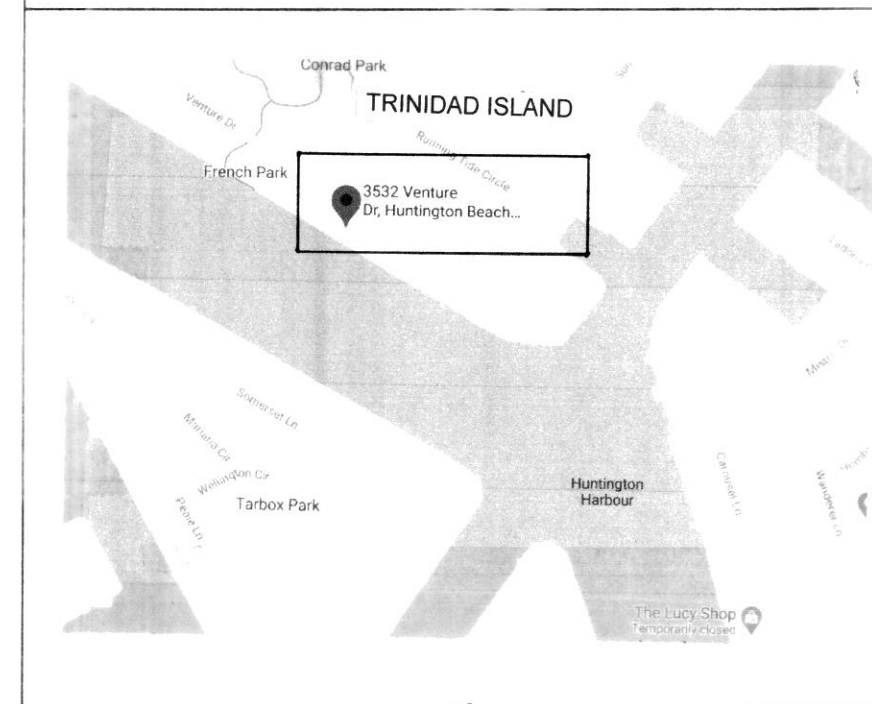
A SEPARATE SUBMITTAL FOR FIRE SPRINKLERS IS REQUIRED, AS PER CITY SPECIFICATION #420. A FIRE SPRINKLER PLAN WILL NEED TO BE SUBMITTED TO THE HBFD FOR REVIEW AND APPROVAL. A PERMIT ISSUED AND FINAL INSPECTION IS REQUIRED. SYSTEM SHALL BE DESIGNED AS PER 2013 CFC, NFPA 13 & HBMC REQUIREMENTS.

- MAINTAIN JOBSITE SAFETY DURING CONSTRUCTION AS PER CHAPTER 33 OF THE 2016 CFC.
- ADDRESS NUMBERS MUST BE PLACED OVER THE EXTERIOR OF THE MAIN ENTRANCE AS PER CITY SPECIFICATION #428. MINIMUM SIZE OF NUMBERS IS 4" WITH A MINIMUM 1/2" STROKE, AND MUST CONTRAST WITH BACKGROUND.
- METHANE BARRIER IS NOT REQUIRED FOR THIS PROJECT BECAUSE EXISTING FOUNDATION IS REMAINING IN PLACE / BEING EXPANDED.
- FOR FIRE DEPARTMENT INSPECTIONS CAL (714) 536-5411 AT LEAST THREE DAYS IN ADVANCE TO SCHEDULE INSPECTIONS.
- ALL SOILS SHALL CONFORM TO CITY SPECIFICATION #431-92 SOIL CLEANUP STANDARDS.
- DISCOVERY OF SOIL CONTAMINATION / PIPELINES, ETC. MUST BE REPORTED TO THE FIRE DEPARTMENT IMMEDIATELY AND ALL WORK STOPPED UNTIL APPROVAL TO PROCEED IS OBTAINED FROM THE FIRE DEPARTMENT.

PROJECT SCOPE

- REMODEL / ADDITION TO EXISTING 3595 sf SINGLE-FAMILY HOME.
- REMODEL FIRST & SECOND FLOORS.
- ADD THIRD FLOOR RECREATION AREA.
- EXTEND REAR WALL OF FIRST AND SECOND FLOOR OF HOUSE 5 FT.
- EXTEND FIRST FLOOR LIVING ROOM 4 FT.
- REMODEL ENTIRE FIRST FLOOR
- ADD GYM AREA & CRAFTS ROOM TO SECOND FLOOR
- REMODEL ENTIRE EXTERIOR & ROOF AREA
- ADD 5 FOOT PATIO COVER TO REAR DECK

VICINITY MAP



ABBREVIATIONS

AB	ANCHOR BOLTS	A/C	AIR CONDITIONING	ACQST	ACOUSTICAL	ADJ	ADJACENT
ALUM	ALUMINUM	AUTO	AUTOMATIC	BLDG	BUILDING	CAB	CABINET
CER	CERAMIC	CI	CAST IRON	CL	CENTERLINE	CLR	CLEAR
COL	COLUMN	CONC	CONCRETE	CONC.BLK	CONCRETE BLOCK	CONST	CONSTRUCTION
CONT	CONTINUOUS	DBL	DOUBLE	DEPT	DEPARTMENT	DF	DOUGLAS FIR
DIA	DIAMETER	DIM	DIMENSION	DN	DOWN	EA	EACH
ELECT	ELECTRICAL	EQ	EQUIPMENT	E/S	EACH SIDE	EXIST	EXISTING
EXT	EXTERIOR	FF	FINISH FLOOR	FIN	FINISH	FL	FLOOR
FLSH'G	FLASHING	FOS	FACE OF STUD	FT	FEET	FTG	FOOTING
GA	GAUGE	GYP BD	GYP SUM BOARD	GI	GALVANIZE IRON	HB	HOSE BIBB
HC	HOLLOW CORE	HDR	HEADER	HORIZ	HORIZONTAL	HT	HEIGHT
INCL	INCLUDING	INSUL	INSULATION	INT	INTERIOR	JST	JOIST
LAV	LAVATORY	LT	LIGHT	MAX	MAXIMUM	MECH	MECHANICAL
MIN	MINIMUM	MISC	MISCELLANEOUS	MTL	METAL	NAT	NATURAL
NIC	NOT IN CONTRACT	NO (#)	NUMBER	NTS	NO TO SCALE	O/C	ON CENTER
OPN'G	OPENING	ORIG	ORIGINAL	PH	PHONE	PL	PLATE
PLST	PLASTER	REG	PENNY-NAIL	P/L	PROPERTY LINE	PROP	PROPERTY
RAD	RADIUS	d	REGULAR	REINF	REINFORCING	REQ'D	REQUIRED
SC	SOLID CORE	SCHED	SCHEDULE	SD	SMOKE DETECTOR	SHT	SHEET
SIM	SIMILAR	SPEC	SPECIFICATION	SO	SQUARE	STD	STANDARD
SUSP	SUSPENDED	TC	TOP OF CURB	THK	THICK	THRU	THROUGH
TP	TOP PLATE	TS	TOP OF SLAB	TW	TOP OF WALL	TYP	TYPICAL
T & B	TOP AND BOTTOM	T & G	TONGUE AND GROOVE	UNO	UNLESS NOTED OTHERWISE	WT	WEIGHT
VERT	VERTICAL	WC	WATER CLOSET	WD	WOOD		
W/	WITH	W/O	WITHOUT	W/P	WATERPROOF		

DEMO NOTES

- AREAS THAT CONTAINS DASH MARKINGS ARE SPECIFIED AS AREAS TO BE REMOVED OR DEMOLISHED, INCLUDING DOORS, WINDOWS, CABINETS, ETC.
- NO CONSTRUCTION DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON OR AROUND THE CONSTRUCTION SITE, INCLUDING DEBRIS TO ADJACENT NEIGHBORS.
- ASSIGNED CONTRACTORS SHALL EXERCISE SAFETY CAUTIONS IN CUTTING AND/OR PATCHING, OR GENERAL CONCRETING SO AS NOT TO DE-FACE THE PORTION OF THE EXISTING STRUCTURE IN WHICH IS TO REMAIN. SHOULD ANY SUCH DAMAGE OCCUR, THE CONTRACTOR OR INDIVIDUALS INVOLVED SHALL IMMEDIATELY CLEAN OR RESTORE BACK TO ORIGINAL CONDITION AT NO COST TO THE PROPERTY OWNER.

BUILDING DEFERRED SUBMITTAL

DEFERRED TRUSS DESIGN SHALL BE REVIEWED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL IN CHARGE PRIOR TO SUBMITTAL TO THE PLAN CHECKER FOR APPROVAL. THE REGISTERED DESIGN PROFESSIONAL SHALL STAMP AND SIGN THE LAYOUT PLANS WITH HIS/HER APPROVAL STAMP.

SHEET INDEX

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A-5	2ND FLOOR PLAN -
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E-1	ELEVATIONS / ROOF PLAN
E-2	1ST & 2ND FLOOR ELECTRICAL
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AD-2	SCHEDULES / NOTES
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CG-1	ARCHITECTURAL DETAILS
CG-2	SPECIFICATIONS
CG-3	CAL GREEN / NOTES
CN	CAL GREEN / NOTES
T-1	CAL GREEN / NOTES
T-2	CONSTRUCTION NOTES
S-	TITLE 24 CALCS / SPECS

CONSULTANTS

ARCHITECTURAL DESIGNER THOM JACOBS 202 ALABAMA STREET HUNTINGTON BEACH, CA. 92648 (714) 791-1084 thomjacobs@gmail.com	STRUCTURAL ENGINEER HA ENGINEERING 3130 E. WILLOW SIGNAL HILL, CA. 90755 (562) 597-8882 asaengineeringnathan@gmail.com
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TITLE 24 / ENERGY CONSULTANT

SKYVIEW DESIGNS / Greg Howell
20561 SUBURBIA ST.
HUNTINGTON BEACH, CA. 92648
(714) 963-4600
greg@skyviewdesigns.com

OWNER INFO
M/M Keith Jorgensen
3532 Venture Drive
Huntington Beach,
California 92649

REVISIONS	BY
REVISION 26, 2022	TJ
APRIL 30, 2022	TJ
MAY 14, 2022	TJ
MAY 25, 2022	TJ

202 Alabama Street
Huntington Beach, CA 92648
(714) 791-1084
thomjacobs@gmail.com



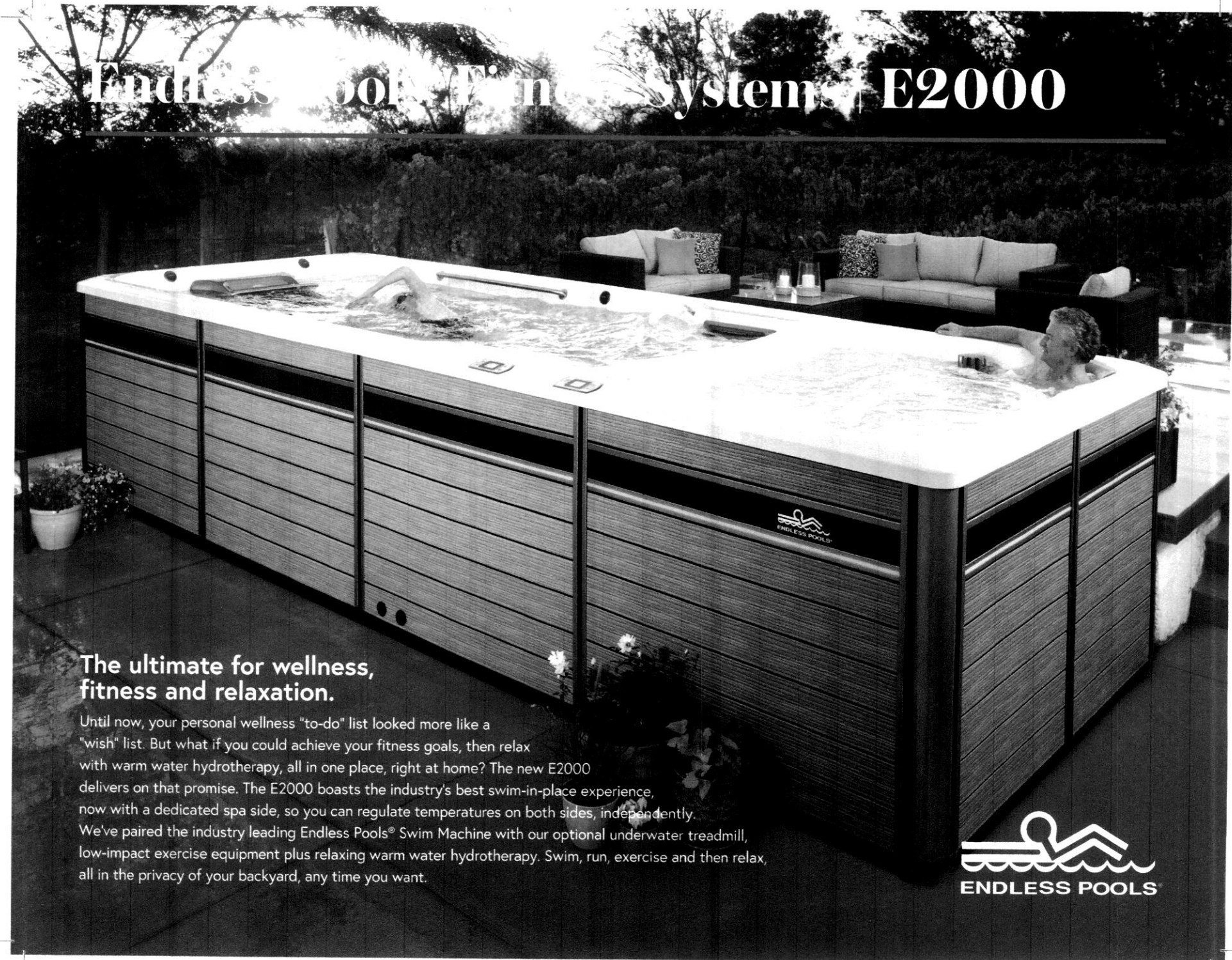
DESIGN • DEVELOPMENT • DECOR

HOMES

**SITE PLAN -
PROJECT INFO**

JORGENSEN RESIDENCE
3532 Venture Drive
Huntington Harbour

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DATE
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JOB NO.
SHEET
A-0
OF SHEETS



Endless Pools® Fitness System E2000

The ultimate for wellness, fitness and relaxation.

Until now, your personal wellness "to-do" list looked more like a "wish" list. But what if you could achieve your fitness goals, then relax with warm water hydrotherapy, all in one place, right at home? The new E2000 delivers on that promise. The E2000 boasts the industry's best swim-in-place experience, now with a dedicated spa side, so you can regulate temperatures on both sides, independently. We've paired the industry leading Endless Pools® Swim Machine with our optional underwater treadmill, low-impact exercise equipment plus relaxing warm water hydrotherapy. Swim, run, exercise and then relax, all in the privacy of your backyard, any time you want.



E2000 Endless Pools® Fitness Systems



MODEL TYPE	58" SWIM & TREADMILL	58" SWIM
Dimensions	20' L X 58" H X 89" W Swim Side 15' L X 58" H X 89" W Spa Side 5' L X 36.5" H X 89" W	20' L X 58" H X 89" W 15' L X 58" H X 89" W 5' L X 36.5" H X 89" W
Water Capacity	2,350 Gallons Swim Side 2000 Gallons Spa Side 350 Gallons	2,395 Gallons 2045 Gallons 350 Gallons
Weight	4,195 Lbs (Dry) / 25,545 Lbs (Filled*)	4,090 Lbs (Dry) / 25,815 Lbs (Filled*)
Swim Technology	Endless Pools® Swim Machine	
Power Unit	5 HP Hydraulic Power Unit	
Control System	2 LCD Control Panels 230v/60amp, 60 Hz, includes G.F.C.I. protected sub-panel	
Substructure	14-Gauge Galvanized Steel Frame	
Base Pan	Thermoformed ABS Base Pan	
Energy Efficiency	Certified to the APSP 14 National Standard and the California Energy Commission (CEC) in accordance with California Law	
Music Option	8 Speakers + Subwoofer, Bluetooth® Enabled	
Seats	Bench Seat	SPA SIDE 4 Hydrotherapy Seats + Cool Down Seat
Hydrotherapy Jets - 36	Not Applicable	2 Large Jets, 2 Rotary Jets 6 Directional Jets, 26 Mini Jets
Hydromassage Jet Pump	Not Applicable	2 - 2.5 HP Continuous Duty, 5.2 HP Breakdown Torque - 1 Speed Pumps
Water Feature	2 Illuminated Waterfalls	1 Illuminated Waterfall
Water Management System	UV-C + CD Ozone	CD Ozone
Effective Filtration Area	200 Square Feet	50 Square Feet
Lighting System	14 Multi-Color LED Points of Light & LED Illumination Bar	12 Multi-Color LED Points of Light

*Includes water and 10 adults weighing 175 lbs. each.
For the most up-to-date information, please visit EndlessPools.com.

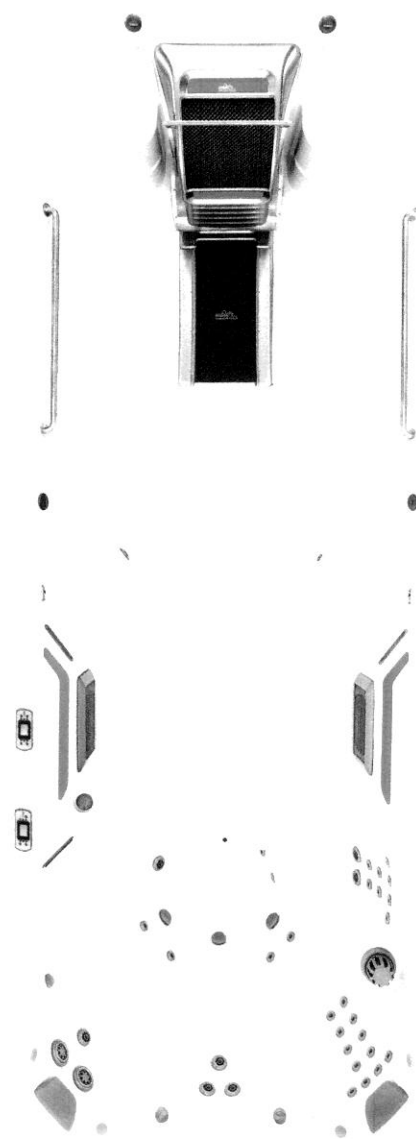
1

ENDLESS POOL E2000 FITNESS SYSTEM SPA

SHELL COLORS



CABINET COLORS



PN 63180 Rev. D - 08/17/2021

REVISIONS	BY

202 Alabama Street
Huntington Beach, CA 92648
(714) 791-1084
thom@jacobs.com



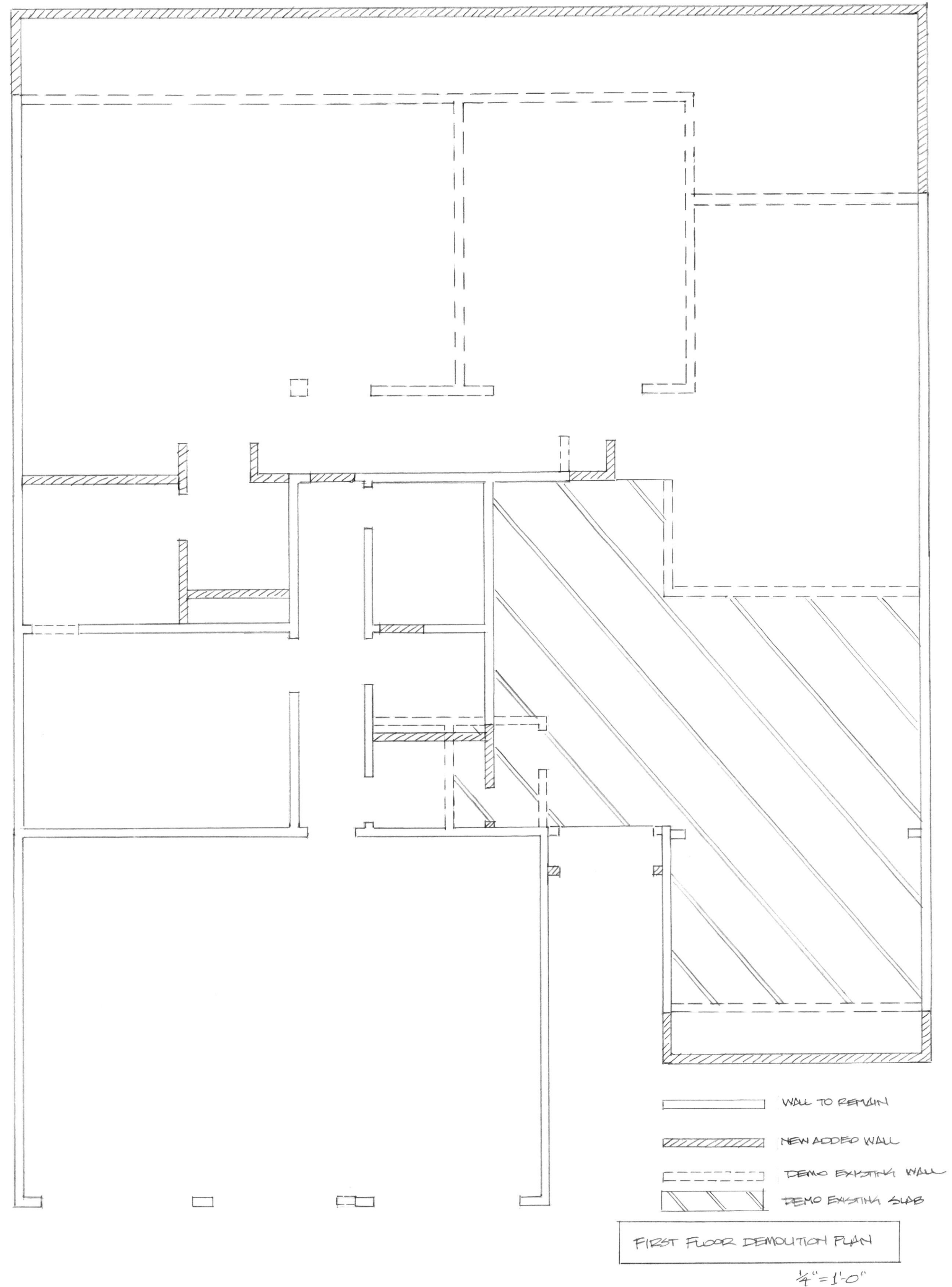
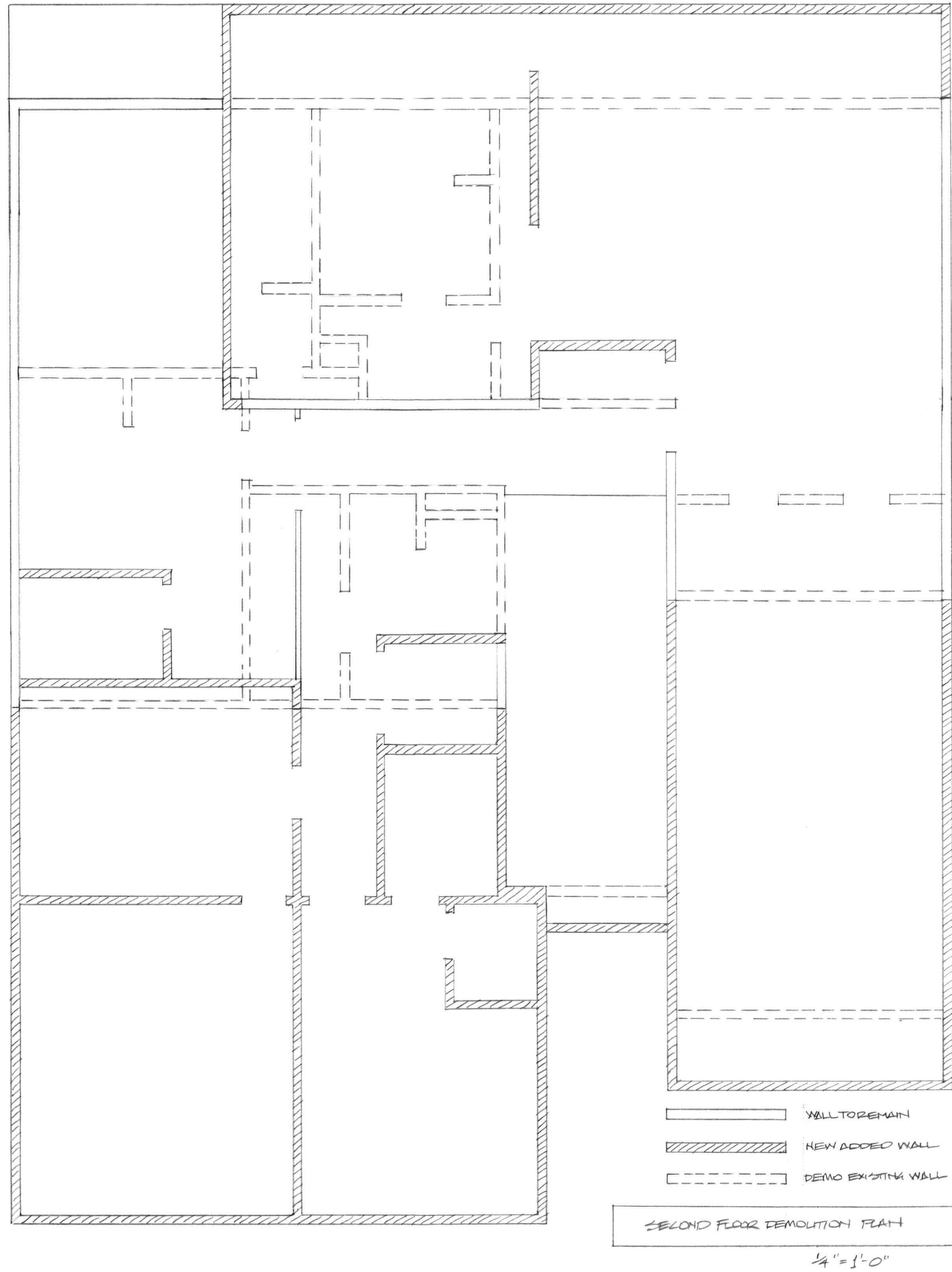
HOMES DESIGN • DEVELOPMENT • DECOR

CONDITIONS of APPROVAL SPA DETAILS

JORGENSEN RESIDENCE
3532 Venture Drive
Huntington Harbour

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SHEET

A-1



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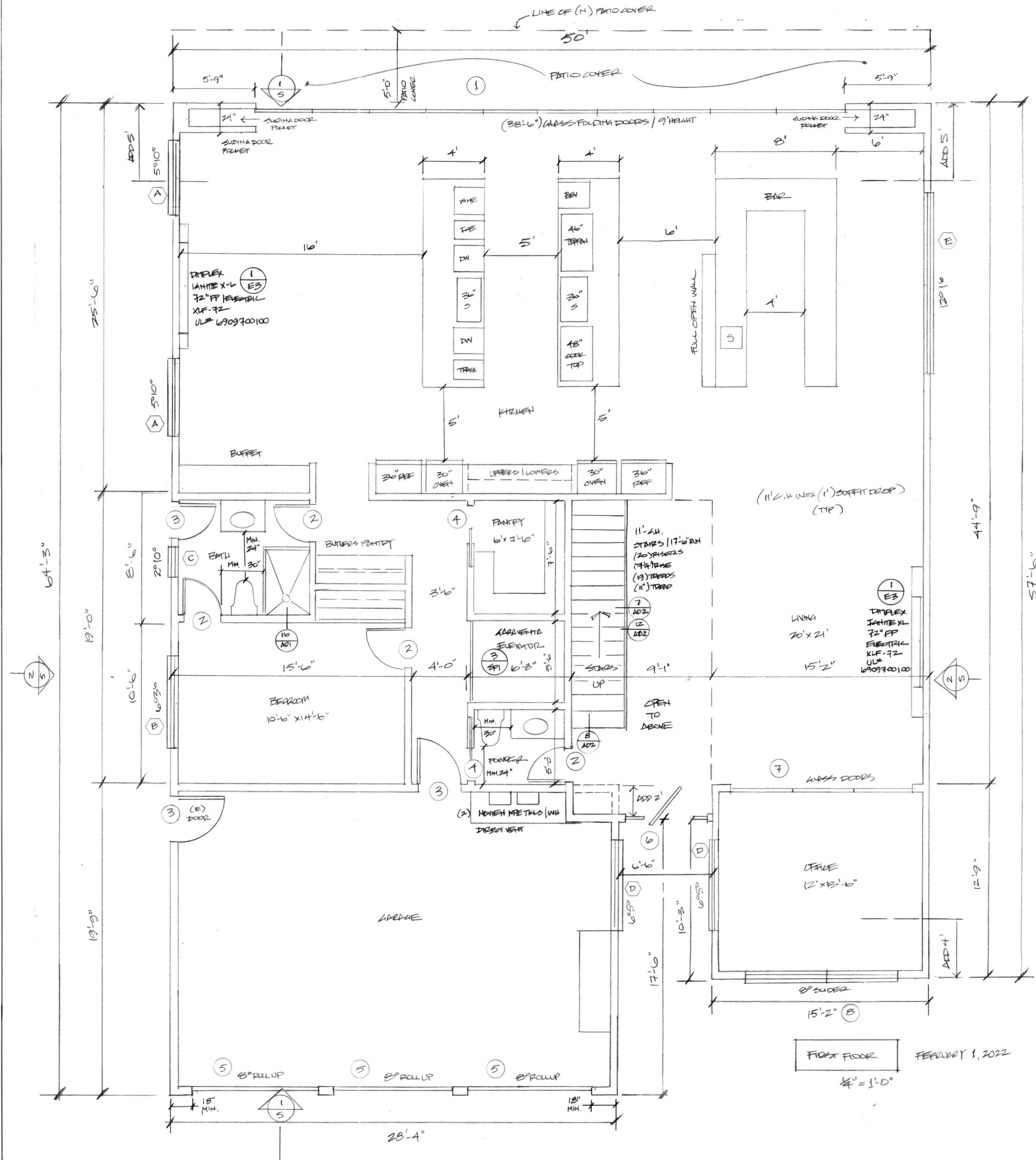
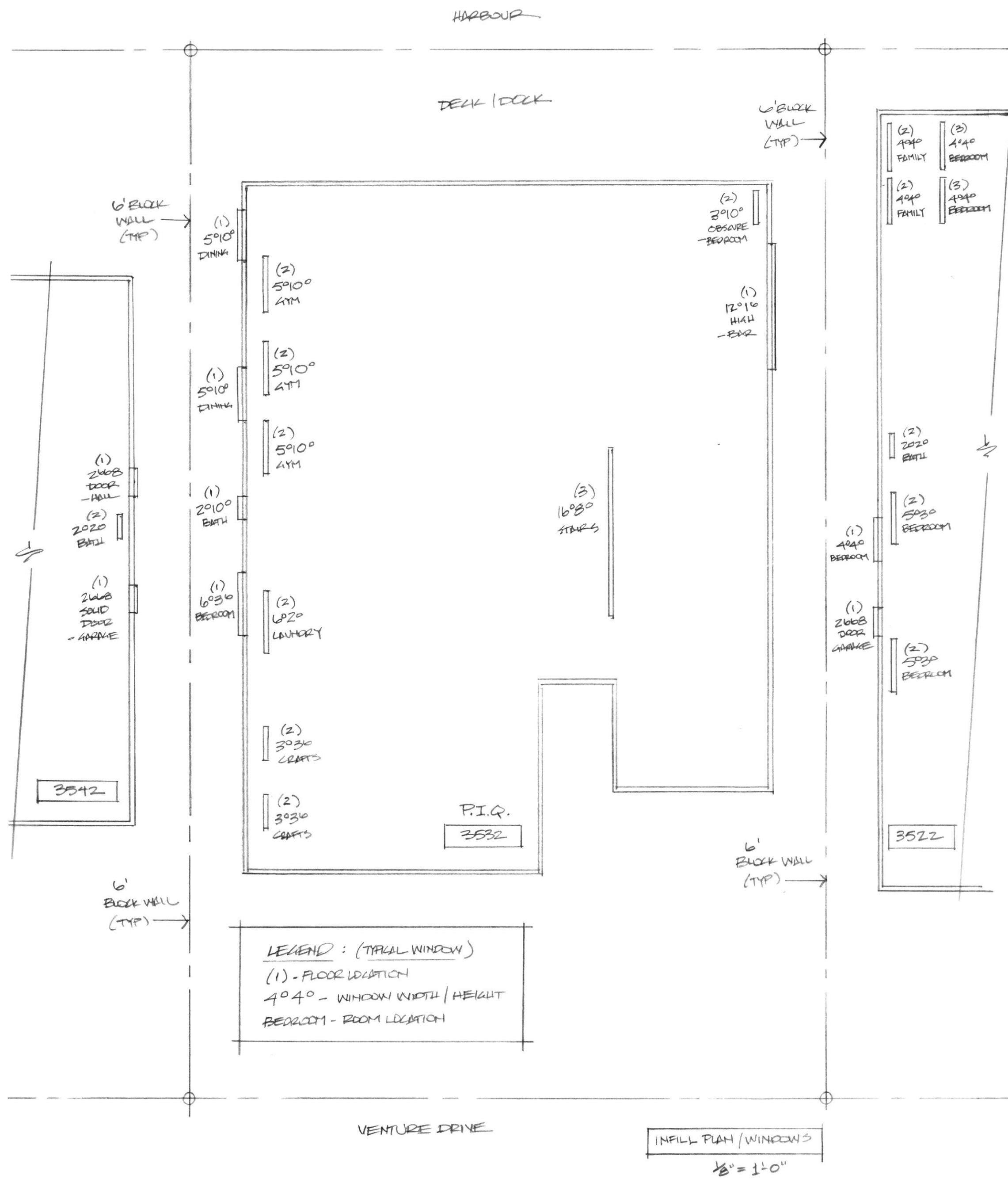
JORGENSEN RESIDENCE
 3532 Venture Drive
 Huntington Harbour

1ST / 2ND FLOOR
DEMOLITION PLAN

202 Alabama Street
 Huntington Beach, CA 92648
 (714) 791-1084
 thorn@jacobs.com

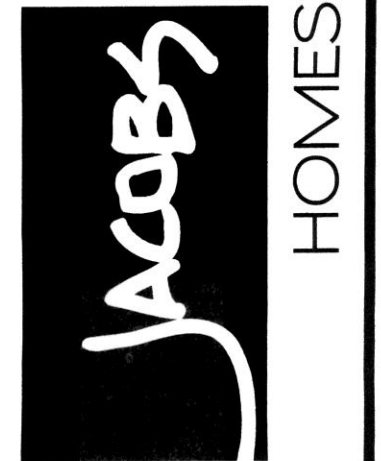
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DATE
SCALE
JOB NO.
SHEET
A-2



REVISIONS	BY
FEB 1, 2022	TJ
FEBRUARY 25, 2022	TJ
MAY 14, 2022	TJ

202 Alabama Street
 Huntington Beach, CA 92648
 (714) 791-1084
 thom@jacobs.com



1st FLOOR PLAN
 INFILL PLAN

JORGENSEN RESIDENCE
 3532 Venture Drive
 Huntington Harbour

DRAWN TJ
CHECKED
DATE JANUARY 20, 2022
SCALE 1/4" = 1'-0"
JOB NO.
SHEET

A-3

REVISIONS	BY
FEEDBACK 1, 2022	TJ
FEEDBACK 25, 2022	TJ
APRIL 20, 2022	TJ

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Huntington Beach, CA 92648
(714) 791-1084
thom@jacobs.com



HOMES DESIGN • DEVELOPMENT • DECOR

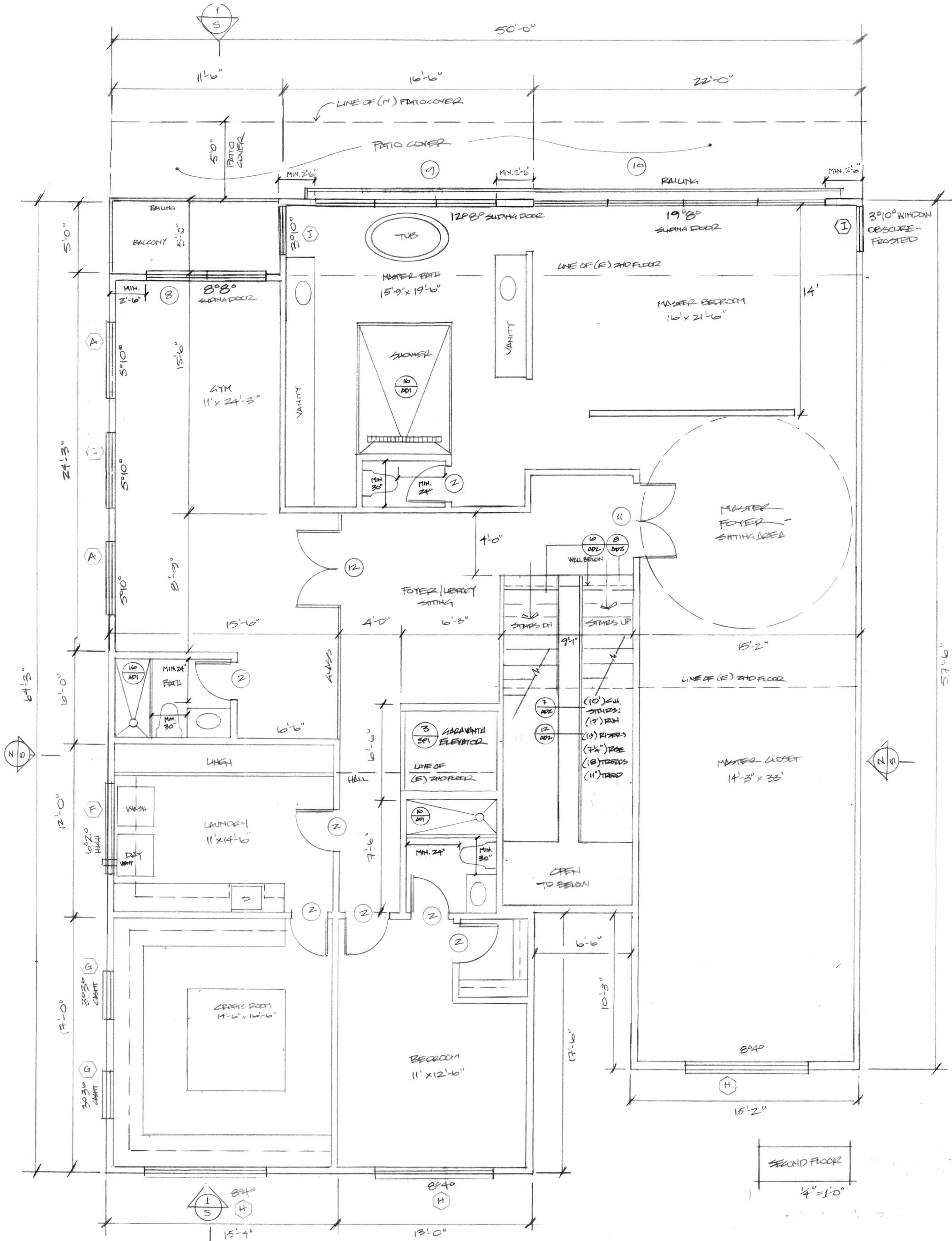
2ND FLOOR PLAN

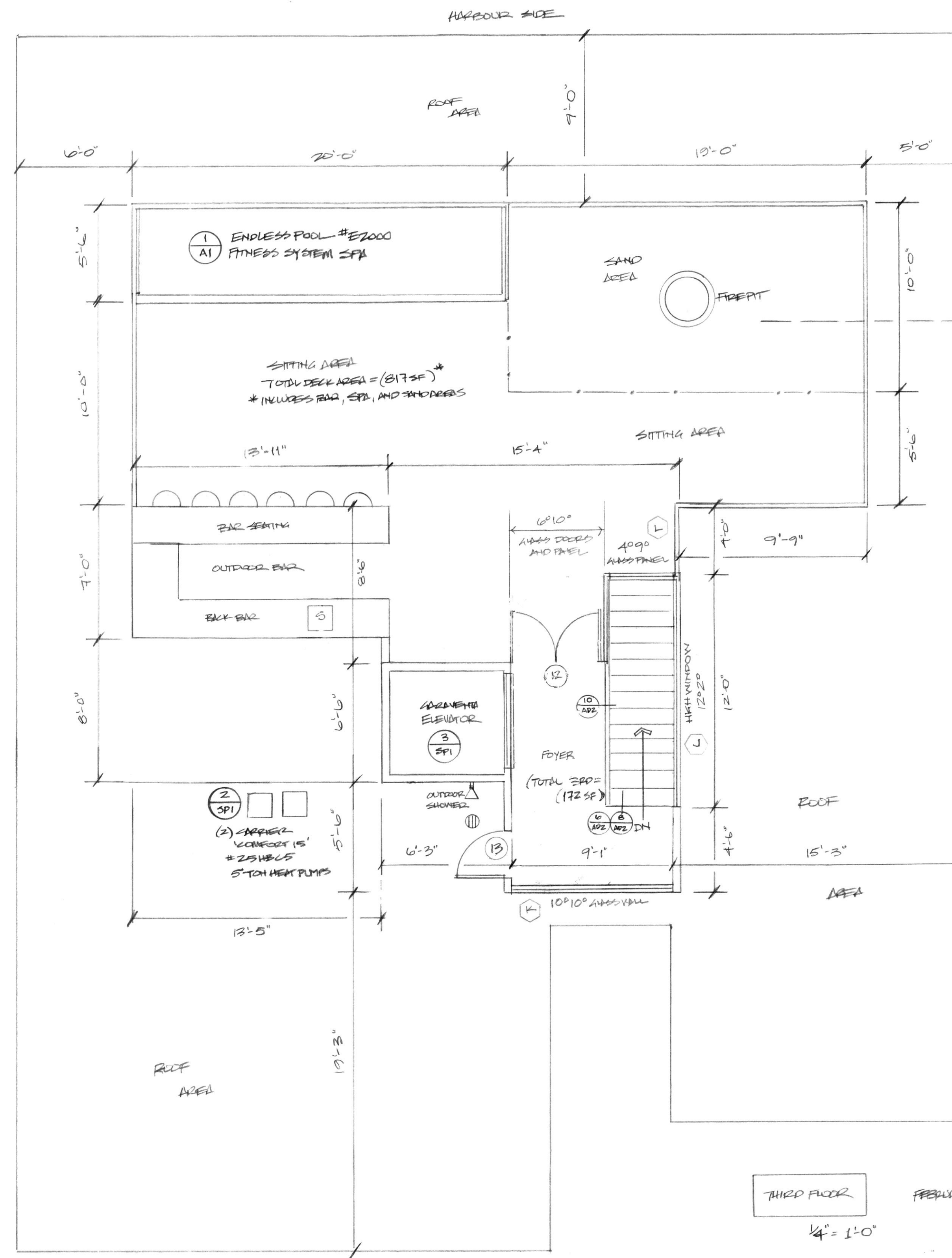
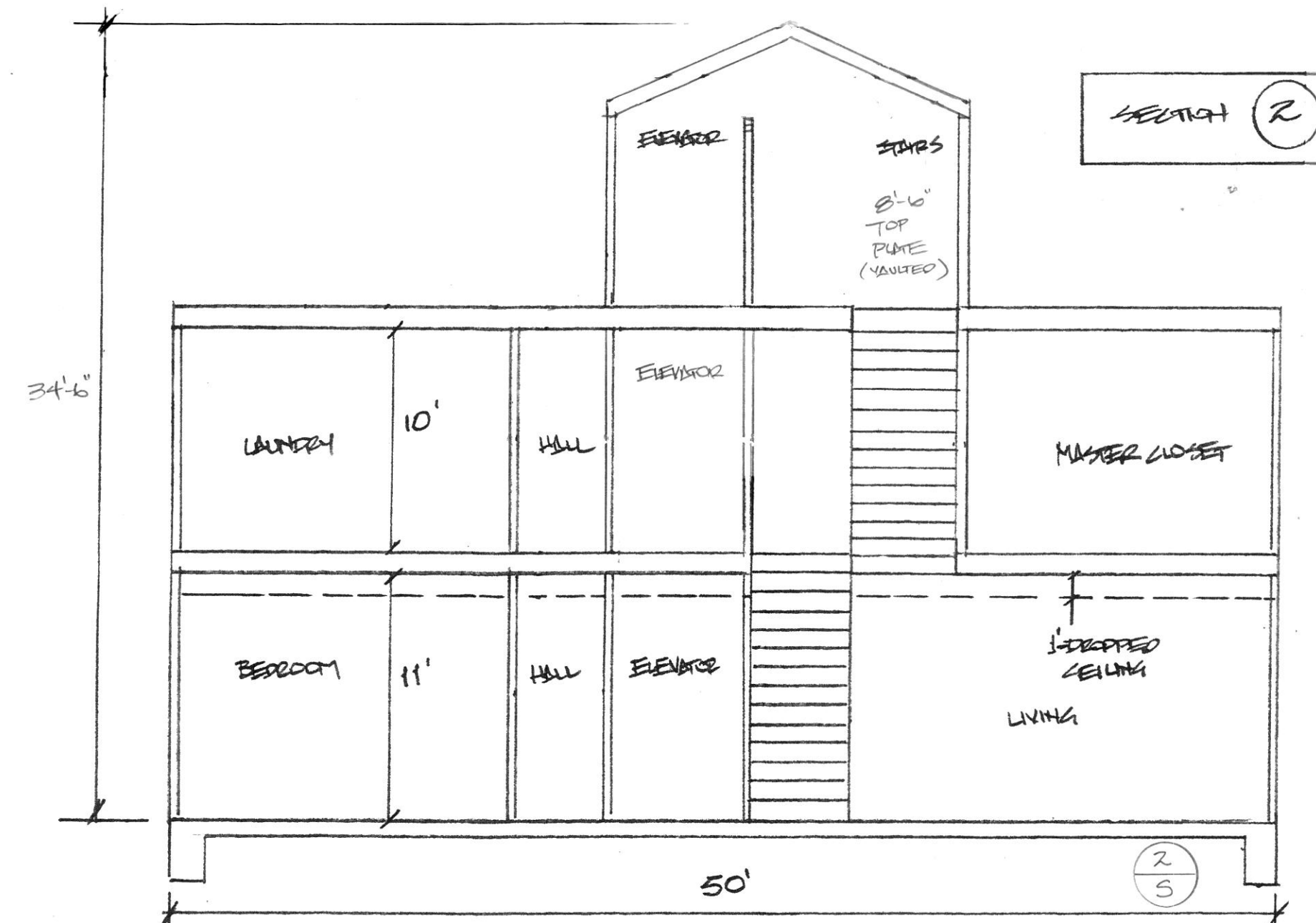
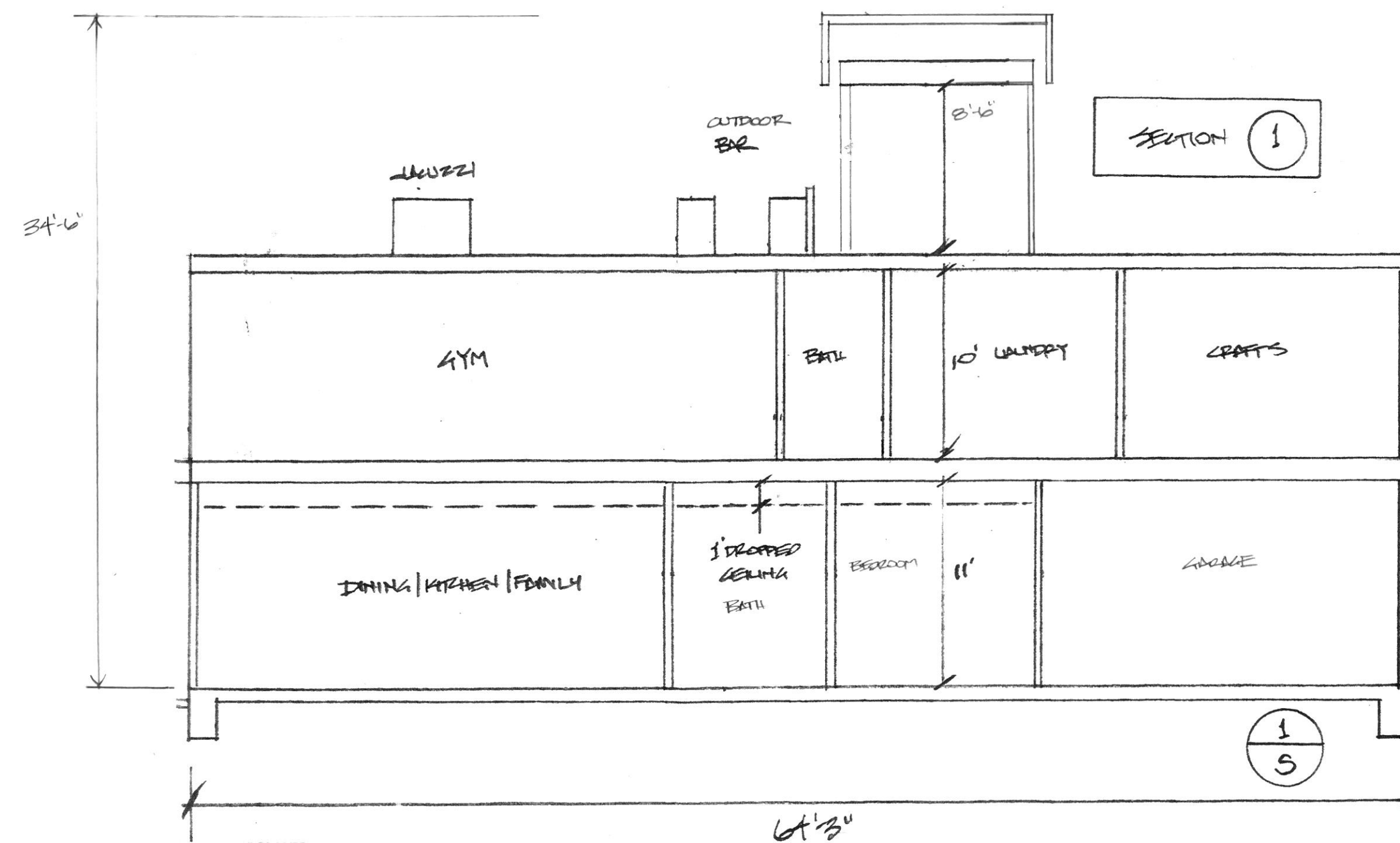
JORGENSEN RESIDENCE
3532 Venture Drive
Huntington Harbour

DRAWN TJ
CHECKED
DATE JANUARY 20, 2022
SCALE 1/4" = 1'-0"
JOB NO.
SHEET

A-4

OF SHEETS





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

REVISIONS	BY
REVISION 1, 2020	TJ
REVISION 2, 2022	TJ
APRIL 20, 2022	TJ
MAY 14, 2022	TJ
MAY 25, 2022	TJ

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3RD FLOOR PLAN
SECTIONS

JORGENSEN RESIDENCE
3532 Venture Drive
Huntington Harbour

DRAWN TJA
CHECKED
DATE JANUARY 20, 2022
SCALE
JOB NO.
SHEET

A-5

REVISIONS	BY
REVISION 25, 2022	TJ
APRIL 30, 2022	TJ
MAY 11, 2022	TJ
MAY 25, 2022	TJ

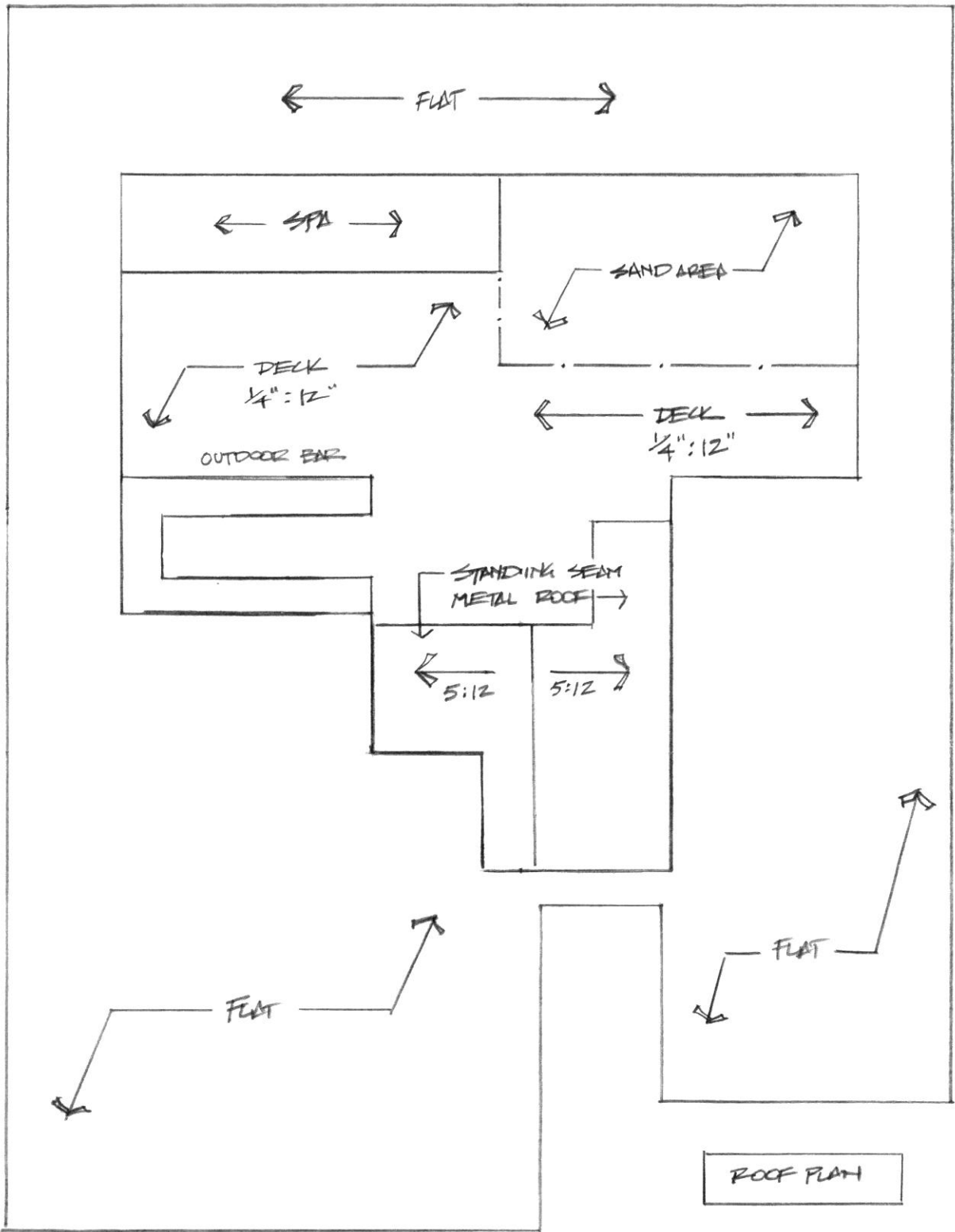
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ELEVATIONS
ROOF PLAN

JORGENSEN RESIDENCE
3532 Venture Drive
Huntington Harbour

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-6
OF SHEETS



FLAT ROOF :
GAF EVERGUARD 'FREEDOM'
TPO - SA WITH RAPID SEAM
ESR # 1597

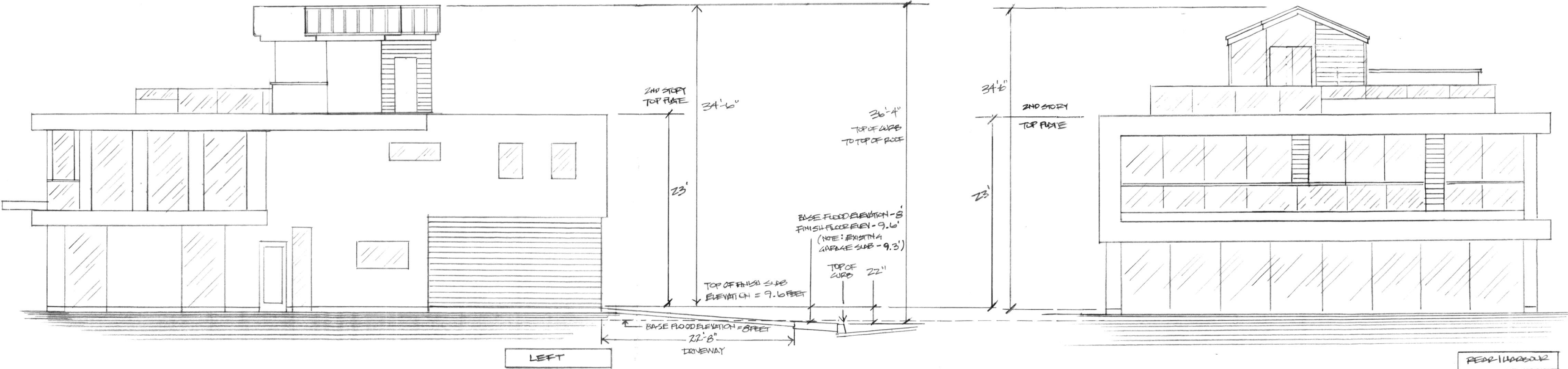
METAL ROOF :
BATTENLOCK HS
STANDING SEAM
METAL ROOF
ASTM E1680 / E1646 / E1592
UL 2218 / 790 / 263

ELEVATIONS

* NOTE: SEA LEVEL ELEVATIONS

- BASE FLOOD ELEVATION = 8 FT.
- TOP OF SLAB / LIVING AREA = 9.16 FT.
- TOP OF SLAB / EXTER. WARE = 9.3 FT

* (SEE ELEVATION CERTIFICATE)



* NOTE: SEA LEVEL ELEVATIONS

- BASE FLOOD ELEVATION = 8 FT.
- TOP OF SLAB / LIVING AREA = 9.16 FT.
- TOP OF SLAB / EXTER. WARE = 9.3 FT.

* (SEE ELEVATION CERTIFICATE)

