

# 16471 MALDEN RESIDENCE - NEW HOUSE

DEFERRED APPROVAL SUBMITTAL:

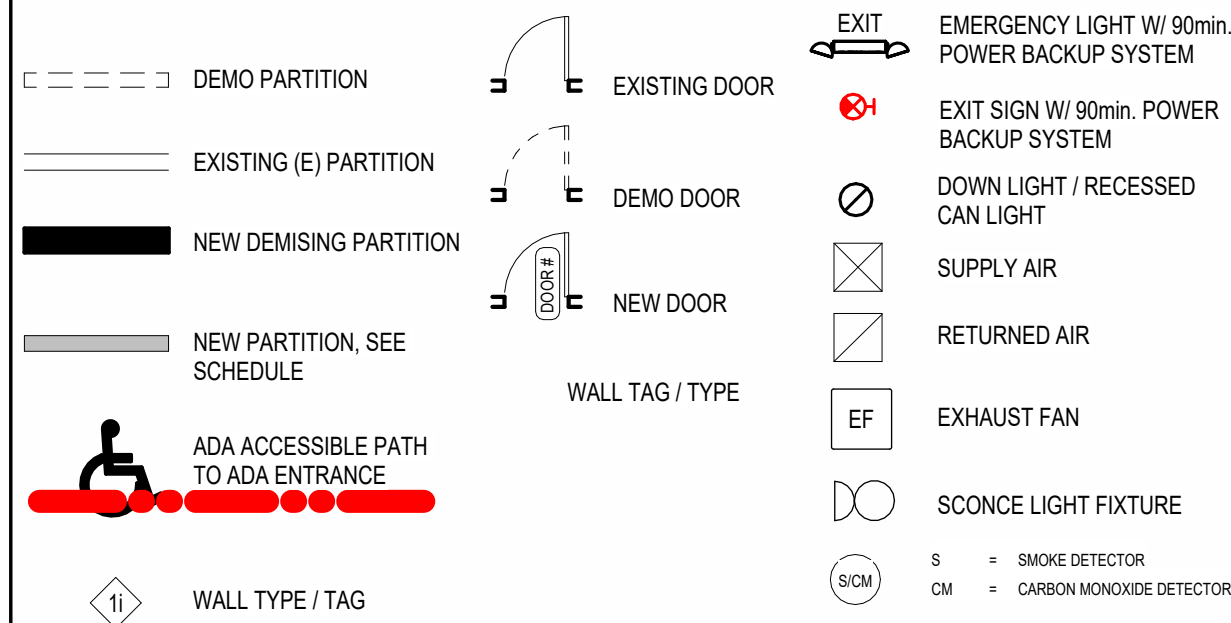
1. CONTRACTOR TO PROVIDE & SUBMIT DESIGN/DOCUMENTATION FOR FUTURE SOLAR PANELS FOR THE ADU AS REQ'D PER LOCAL CODE REQUIREMENT (110.10).
2. ROOFTOP-MOUNTED PV PANEL SYSTEM SHALL BE DESIGNED & INSTALLED PER R324 & CEC (R907).
3. PV SYSTEM SHALL BE INSTALLED PRIOR TO FINAL APPROVAL FOR THE ADU.
4. FIRE/ALARM SYSTEM. SEE "FIRE CODE GENERAL NOTES" FOR MORE DETAIL.

## FIRE CODE GENERAL NOTES

A. DEFERRED APPROVAL(S):

1. CONTRACTOR SHALL PROVIDE PLANS FOR THE INSTALLATION OR MODIFICATION OF THE SPRINKLER SYSTEM AND SUBMIT FOR APPROVAL TO THE LOCAL FIRE BUREAU PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PROVIDE AN APPROVED MANUAL/AUTOMATIC FIRE ALARM SYSTEM. PLANS FOR FIRE ALARM SYSTEM SHALL BE SUBMITTED TO THE LOCAL FIRE PREVENTION BUREAU PRIOR TO INSTALLATION.
- B. SMOKE ALARM: ALL SMOKE DETECTOR SHALL BE UL1217
- C. CARBON MONOXIDE ALARM: ALL CARBON MONOXIDE DETECTOR SHALL BE UL2034/2075
- D. STORAGE
1. THERE IS NO HAZARDOUS MATERIAL STORAGE IN THIS PROJECT.
2. CONTRACTOR SHALL PROMPTLY COMMUNICATE WITH THE OWNER/ARCHITECT IF RECOGNIZE POTENTIAL HAZARDOUS MATERIAL STORAGE EXISTS IN THE PROJECT.

## SYMBOL LEGENDS



## ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	LL	LANDLORD
ADA	AMERICANS WITH DISABILITIES ACT	LM	LAMINATE
AFF	ABOVE FINISHED FLOOR	LAV	LAVATORY
AHH	AUTHORITIES HAVING JURISDICTION	LF	LINEAR FEET
ALUM	ALUMINUM	MANUF	MANUFACTURER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MAS	MASONRY
AP	AMERICAN PRODUCTS	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	MECH	MECHANICAL
APPROX	APPROXIMATE	MGR	MANAGER
BD	BOARD	MO	MASONRY OPENING
BKLG	BLOCKING	MIN	MINIMUM
BLDG	BUILDING	MTL	METAL
B.O.	BOTTOM OF	MISC	MISCELLANEOUS
CM	CARBON MONOXIDE ALARM	MTD	MOUNTED
CJ	CONTRUO/CONSTRUCTION JOINT	NA	NOT APPLICABLE
CL	CEILING	NCBC	NORTH CAROLINA BLDG CODE
CLR	CLEAR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
CONC	CONCRETE	NIS	NOT IN SCOPE OF WORK
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER
DBL	DOUBLE	OPP	OPPOSITE
DIA	DIAMETER	P	PHOTOCELL
DIM	DIMENSION	PL	PLASTIC LAMINATE
DN	DOWN	PLBG	PLUMBING
DS	DOWN SPOUT	PR	PAIR
DTL	DETAIL	PREFAB	PREFABRICATED
DWG	DRAWING	PREFIN	PREFINISHED
E	EXISTING	PROJ	PROJECT
EJ	EACH	PT	PAINT
EJ	EXPANSION JOINT EXP.	PWD	PLYWOOD
EF	EXHAUST FAN	QTY	QUANTITY
ELEC	ELECTRICAL	R	RADIUS
ELEV	ELEVATION	S	SMOKE DETECTOR
EMER	EMERGENCY	RD	ROOF DRAIN
EP	ELECTRICAL PANEL	REF	REFERENCE
EQ	EQUAL	REINF	REINFORCING
EQUIP	EQUIPMENT	REQD	REQUIRED
EW	EACH WAY	REV	REVISION
ENC	ELECTRIC WATER COOLER	RM	ROOM
EXIST	EXISTING	RO	ROUGH OPENING
EXT	EXTERIOR	SECT	SECTION
FC	FLOOR COVERING	SF	SQUARE FOOT
FD	FLOOR DRAIN	SIM	SIMILAR
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATION
FFE	FINISHED FLOOR ELEVATION	SQ	SQUARE
FIRP	FIRE RESISTANT REINFORCED PANEL	SS	STAINLESS STEEL
FRT	FIRE RETARDANT TREATED	STD	STANDARD
FIN	FINISH	STL	STEEL
FLR	FLOOR	STRUCT	STRUCTURAL
FR	FIRE RATED	SUSP	SUSPENDED
FT	FOOT	TD	TRENCH DRAIN
FURN	FURNISH	TG	TEMPERED GLASS
GA	GAUGE	T.O.	TOP OF
GALV	GALVANIZED	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GFCI	GROUND FAULT CIRCUIT INTERRUPT	UL	UNDERWRITER'S LABORATORY
GL	GLASS/GLAZING	VCT	VINYL COMPOSITION TILE
GLB	GYPSPUM WALL BOARD	VERT	VERTICAL
HGT	HIGHT	VIF	VERTIFY IN FIELD
HM	HOLLOW METAL	VIS	VACUUMY SENSOR
HORZ	HORIZONTAL	VWC	VINYL WALLCOVERING
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WB	WALL BASE
ID	INSIDE DIAMETER	WC	WALL COVERING
INCL	INCLUDING	WCO	WALL CROWN
INFO	INFORMATION	WD	WOOD
INSUL	INSULATION	W	WITH
INT	INTERIOR	WO	WITHOUT
JT	JOINT	WP	WATER PROOF
		WT	WALL TILE

AL	LANDLORD
LAM	LAMINATE
LA	LAVATORY
LF	LINEAR FEET
MANUF	MANUFACTURER
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MGR	MANAGER
MO	MASONRY OPENING
MIN	MINIMUM
MTL	METAL
MISC	MISCELLANEOUS
MTD	MOUNTED
NA	NOT APPLICABLE
NBCB	NORTH CAROLINA BLDG CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIS	NOT IN CONTRACT
NIS	NOT IN SCOPE OF WORK
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
P	PHOTOCELL
PL	PLASTIC LAMINATE
PLBG	PLUMBING
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROJ	PROJECT
PNT	PANT
PWD	PLYWOOD
QTY	QUANTITY
R	RADIUS
S	SMOKE DETECTOR
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
SECT	SECTION
SF	SQUARE FOOT
SM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TD	TRENCH DRAIN
TG	TEMPERED GLASS
T.O.	TOP OF
U.P.	UNUSUAL
UNP	NOT USED OTHERWISE
UND	UNDERWRITER'S LABORATORY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VF	VERIFY IN FIELD
VAC	VACUANCY SENSOR
VWC	VINYL WALLCOVERING
WB	WALL BASE
WC	WALL COVERING
WCO	WALL CLEANOUT
WD	WOOD
WTH	WITH
WO	WITHOUT
WP	WATER PROOF
WT	WALL TILE

## PROJECT SUMMARY

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE CURRENTLY ADOPTED EDITION, AMENDMENTS AND REQUIREMENTS OF THE FOLLOWING APPLICABLE CODES AND ALL OTHER FEDERAL, STATE AND LOCAL CODES/ORDINANCES (CBC 2022; ADA 2010; CPC 2022; CEC 2022; CMC 2022; CEC 2022)

<b>PROJECT LOCATION:</b>	<b>SCOPE OF WORK</b>
16471 MALDEN CIR HUNTINGTON BEACH CA 92649	DEMOLISHING AN EXISTING HOUSE IN ITS ENTIRETY. CONSTRUCT A NEW HOME AS DESCRIBED IN THE TABLE BELOW.
APN # : 178-411-23	
Legal Description : N TR 4677 BLK LOT 55	

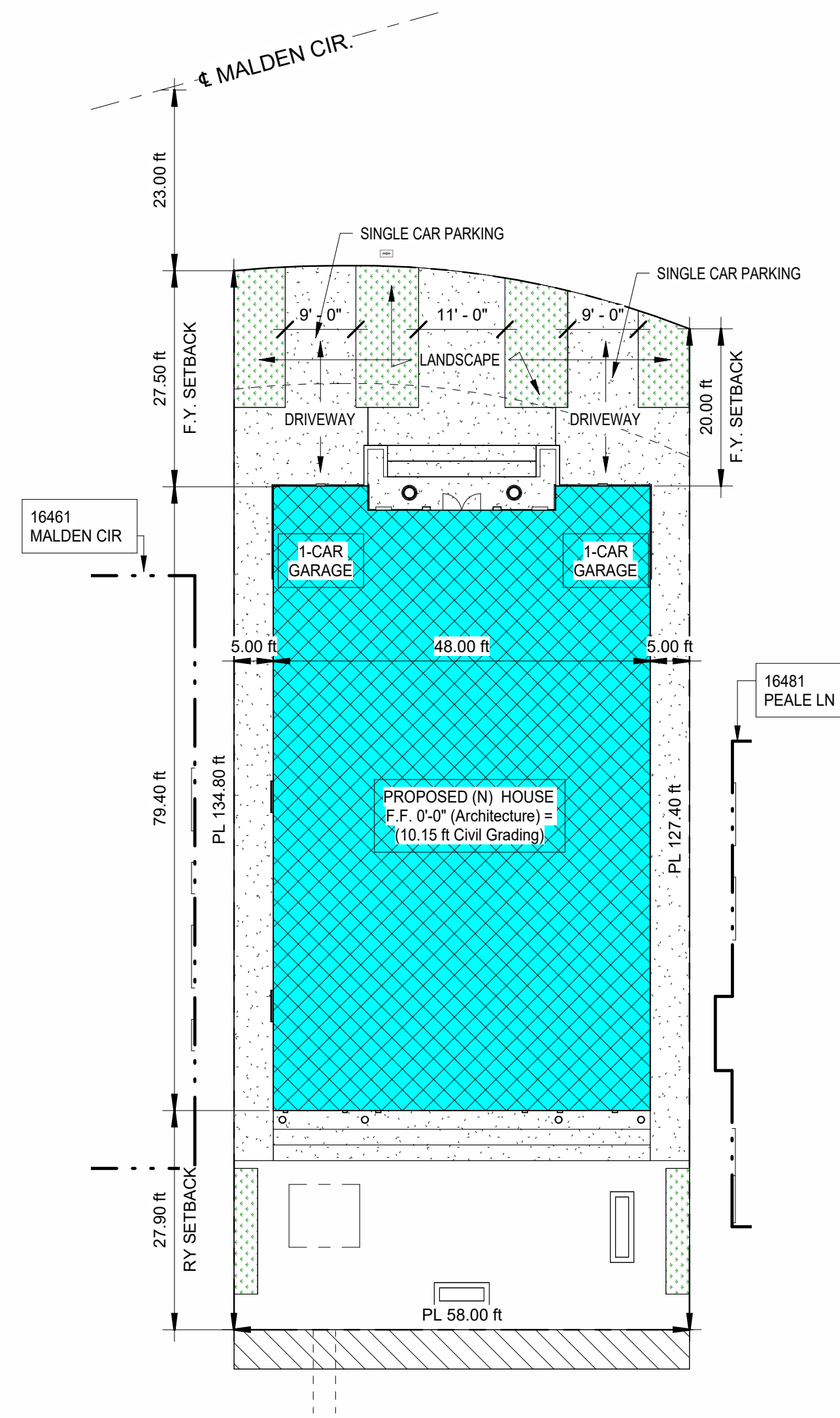
• CONSTRUCTION TYPE:	V-B
• ZONING CLASSIFICATIONS:	RL
• OCCUPANCY:	R3
• SPRINKLER:	YES (DEFERRED APPROVAL)
• # OF BEDROOMS / BATHROOMS	
• NEW BEDROOMS	4
• NEW BATHROOMS	7
• OFF STREET PARKING:	
• NEW:	2 CARS (GARAGE)

- SITE COVERAGE = 49.9% (SEE TABLE BELOW)
- (15ft) FY LANDSCAPING =  $888 \times .4 = 355\text{sf}$
- BUILDING HEIGHT = 3 STORY = 30'-0"

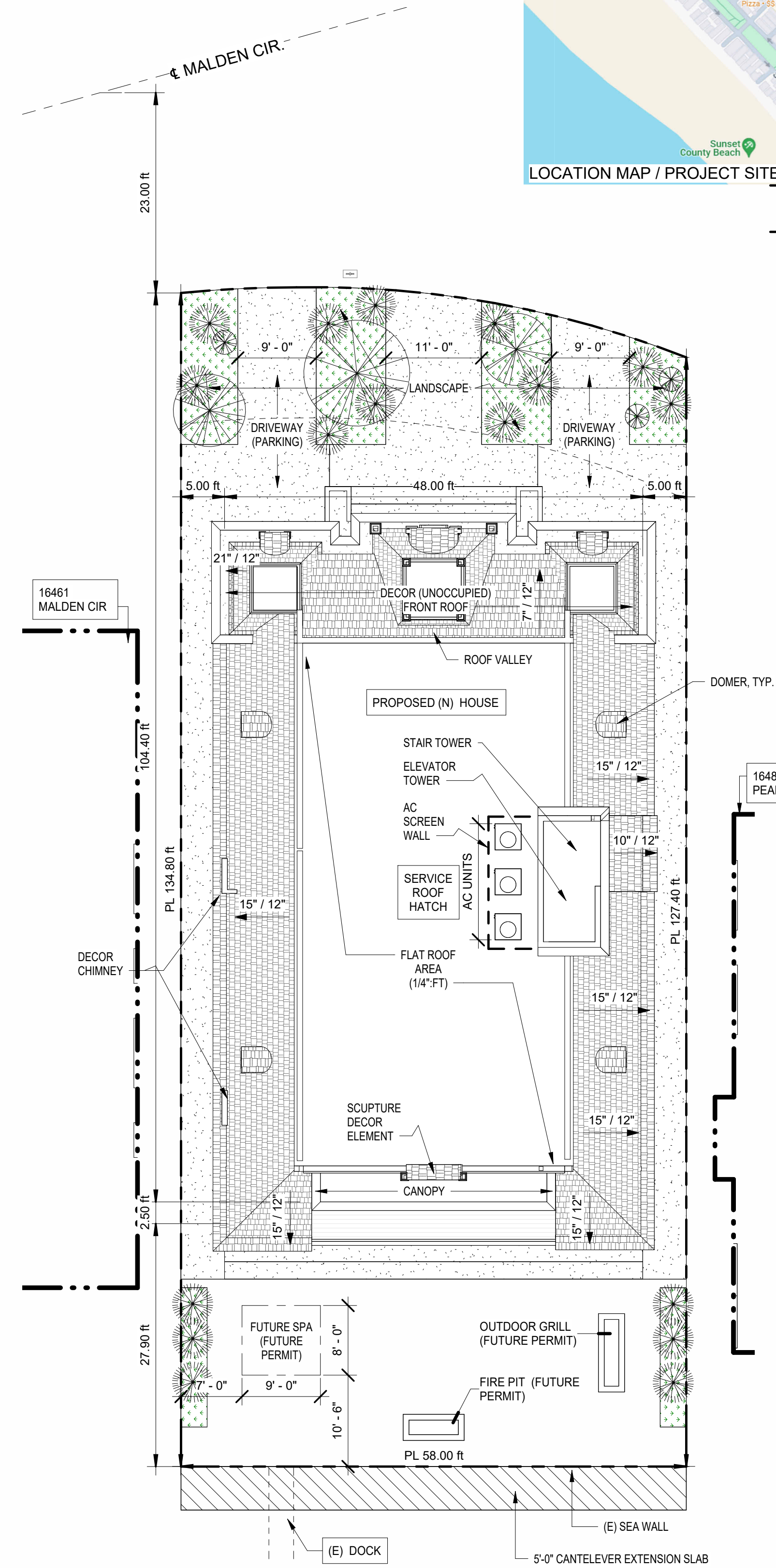
DESCRIPTION	AREA	LOT	LOT COVERAGE	SITE
FY LANDSCAPE	418 SF			
(E) LOT SIZE	7,741 SF	X		
2-CAR GARAGE	715 SF		X	
LEVEL 1 AREA	3,028 SF		X	
LEVEL 2 AREA	2,769 SF		X	
LEVEL 3 AREA	1,900 SF			
	8,410 SF			
BALCONY COVERAGE	120 SF		X	
	120 SF			

### 3 SITE PLAN-PROPOSED

**SCALE: 1/16" = 1'-0"**


**ROOF PLAN-PROPOSED**

SCALE: 3/32" = 1'-0"



## SHEET INDEX

Sheet #	Sheet Name	Issue for Permit	Revision #1
G001	COVER SHEET & SITE PLAN / ROOF PLAN		
A101	FLOOR PLANS		
A110	REFLECTED CEILING PLANS		
A201	BUILDING ELEVATIONS		

## GENERAL NOTES

1. PROPERTY LINE / BOUNDARY / SITE NOTES AS SHOWN ARE BASED ON OWNER'S PROVIDED INFORMATION, AND IS USED FOR REFERENCE PURPOSES ONLY. IT IS THE OWNER/CONTRACTOR RESPONSIBILITY TO OBTAIN NECESSARY, ACCURATE INFORMATION FROM LICENSED PROFESSIONAL SURVEYING OR CIVIL ENGINEER.
2. CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE PRIOR TO BID DATE TO FAMILIARIZE THEMSELVES WITH THE ACTUAL JOB CONDITIONS.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IF ANY DIMENSIONS FROM THE PERMITTED CONTRACT DO NOT MEET FIELD CONDITIONS, CONTACT THE ARCHITECT IMMEDIATELY. FAILURE TO CONTACT THE ARCHITECT WILL RESULT IN THE GENERAL CONTRACTOR ASSUMING ANY ADDITIONAL COSTS.
4. U.O.N CONTRACTOR SHALL PROVIDE FINAL GRADING A MIN. 5% SLOPE AWAY FROM ALL VERTICAL STRUCTURE, AND A MIN. 2% SLOPE TO THE STREET.
5. ALL NEW CONCRETE PAVI WORK (IF APPLICABLE) SHALL HAVE A MIN. 2% SLOPED AWAY FROM THE STREET.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE CITY CODES AS MANDATED BY LOCAL AUTHORITY HAVING JURISDICTION WITH NO EXCEPTION.
7. WHEN SOLAR PANEL IS REQD, SOOF PLANS SHALL BE REVIEWED & APPROVED BY CITY / INSPECTOR PRIOR TO ROOF SLEATHING INSPECTION.

## PROJECT TEAM

ARCHITECT:

DUC-HUY HUYNH  
HU ARCHITECTURE, INC.  
15551 EDEN STREET  
WESTMINSTER, CA 92683  
(714) 476-4751  
duchuy@huarchitecture.com

<b>DATE</b> Issue Date	<b>DRAWN</b> DWG	<b>CHECKED</b> DHH
<b>SCALE</b> AS NOTED		
<b>PROJECT NUMBER</b>		2023.121
<b>SHEET</b>		





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<b>ANCE - NEW HOUSE</b>  Cir ach, CA 92649	<b>DATE</b> Issue Date	<b>DRAWN</b> DWG	<b>CHECKED</b> DHD
	<b>SCALE</b> AS NOTED		
	<b>PROJECT NUMBER</b> 2023		
	<b>SHEET</b>		
	<b>A101</b>		

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## CONSULTANT INFORMATION

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BENJAMIN V  
16471 Malden Cir  
Huntington Beach, CA 92649

**LOCATION:** 16471 Malden Cir  
Huntington Beach, CA 92649

**SHEET NAME**  
**FLOOR PLANS**

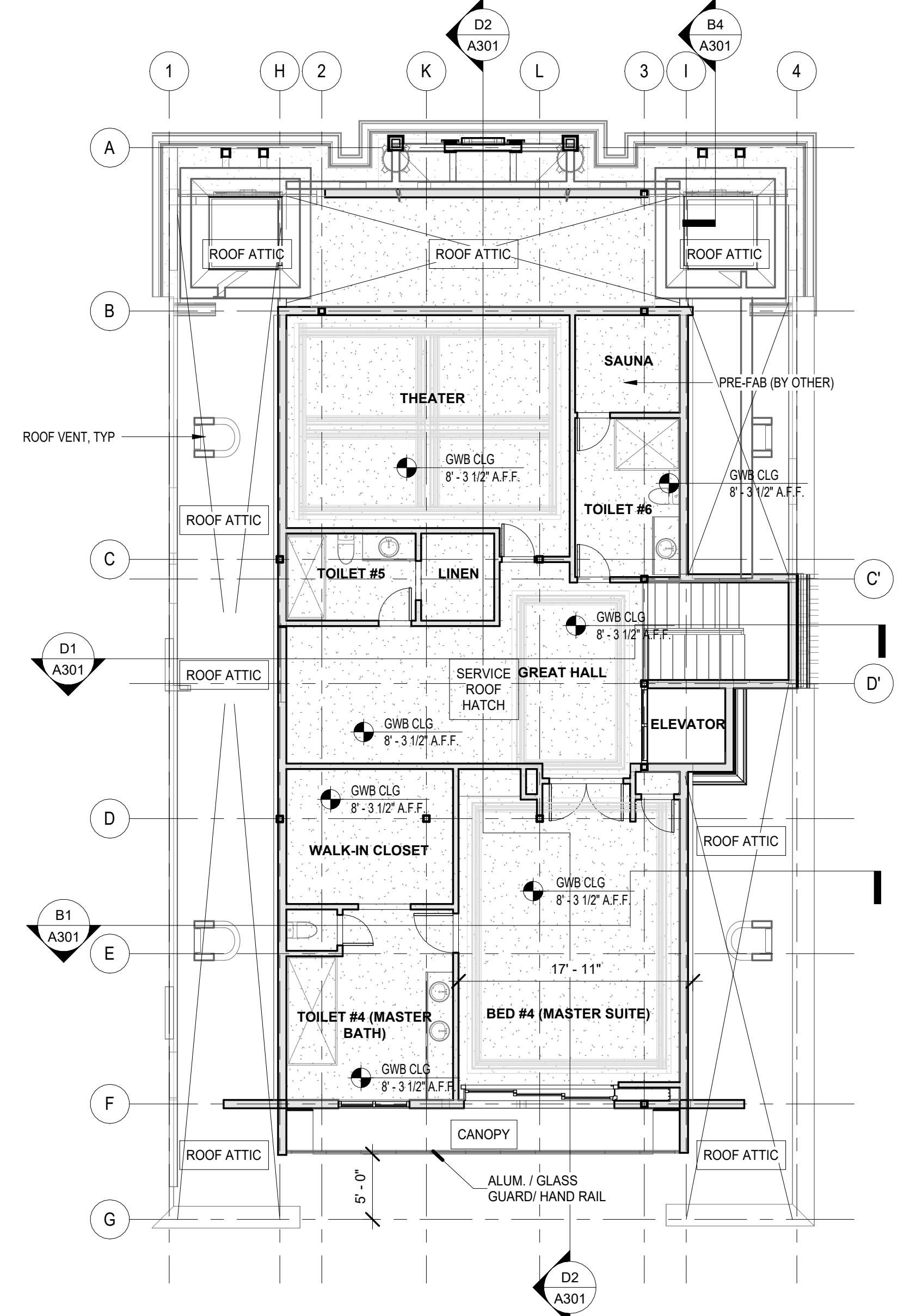
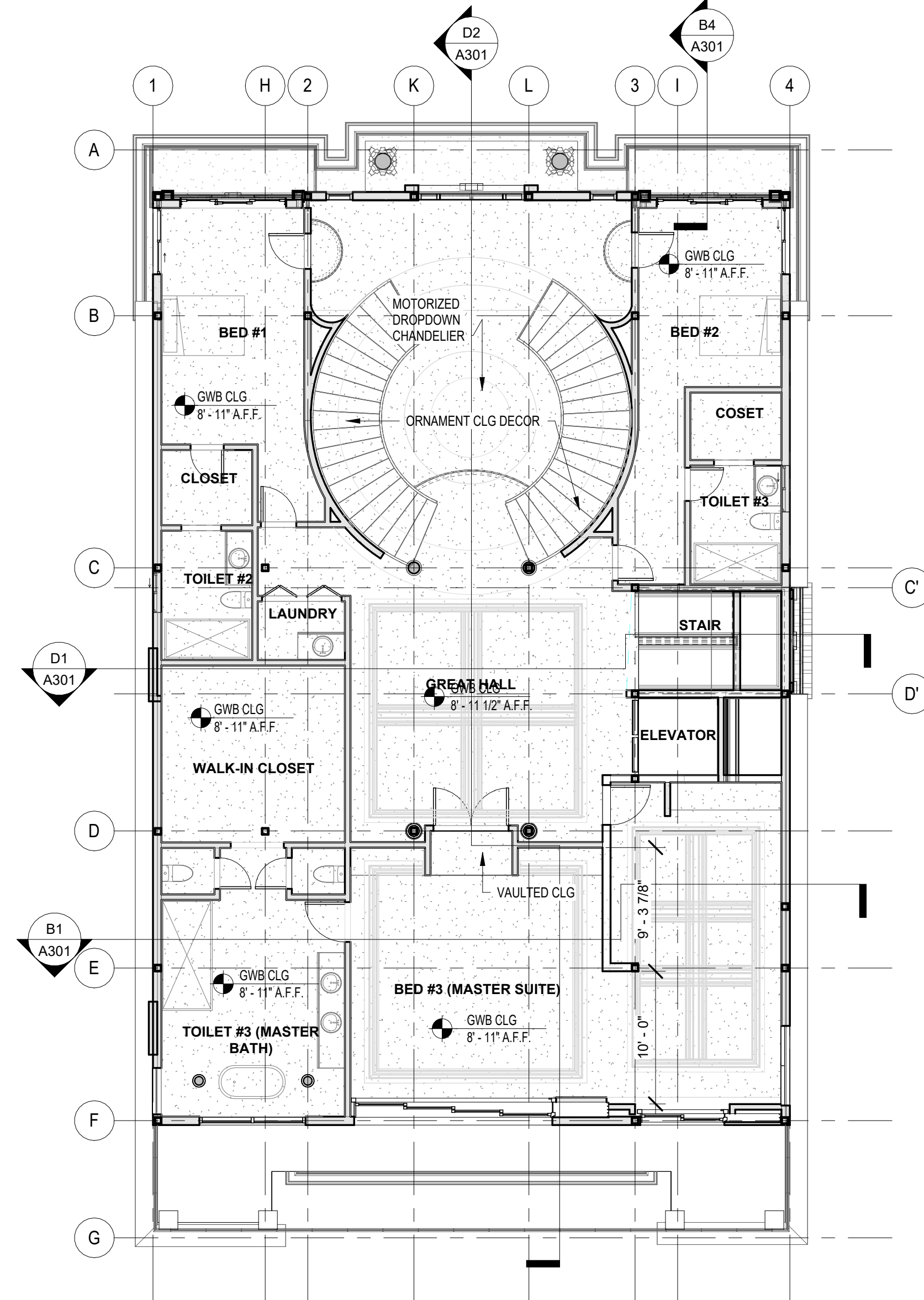
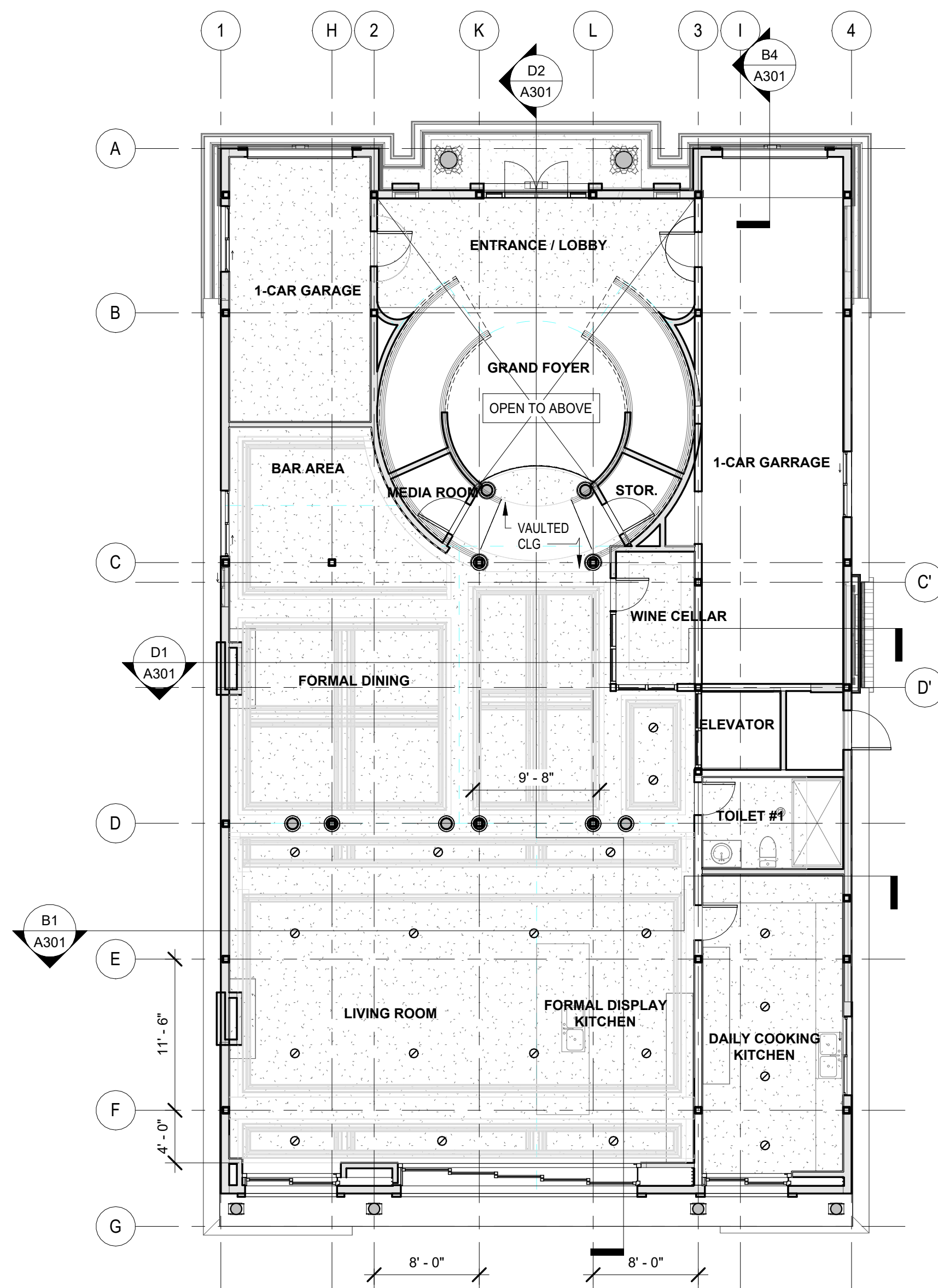
SCALE AS NOTED

PROJECT NUMBER	2023 121
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**SHEET**

# A101



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## CLIENT INFORMATION

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Huntington Beach, CA 92649

**PROJECT TITLE**  
**16471 MALDEN RESIDENCE - NEW HOUSE**

**LOCATION:** 16471 Malden Cir  
Huntington Beach, CA 92649

**SHEET NAME**  
**REFLECTED CEILING PLANS**

DATE	DRAWN	CHECKED
Issue Date	DWG	DHH

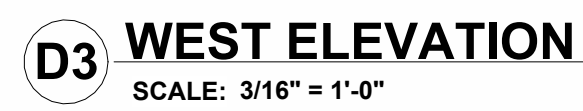
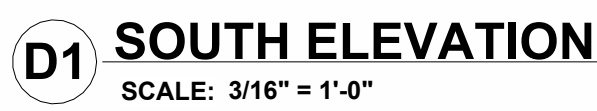
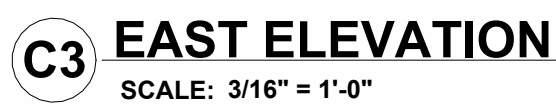
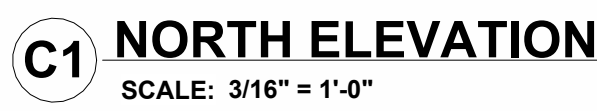
SCALE AS NOTED

PROJECT NUMBER	2023.121
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**SHEET**

## A110



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**LOCATION:** 16471 Malden Cir  
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**SHEET NAME**  
**BUILDING ELEVATIONS**

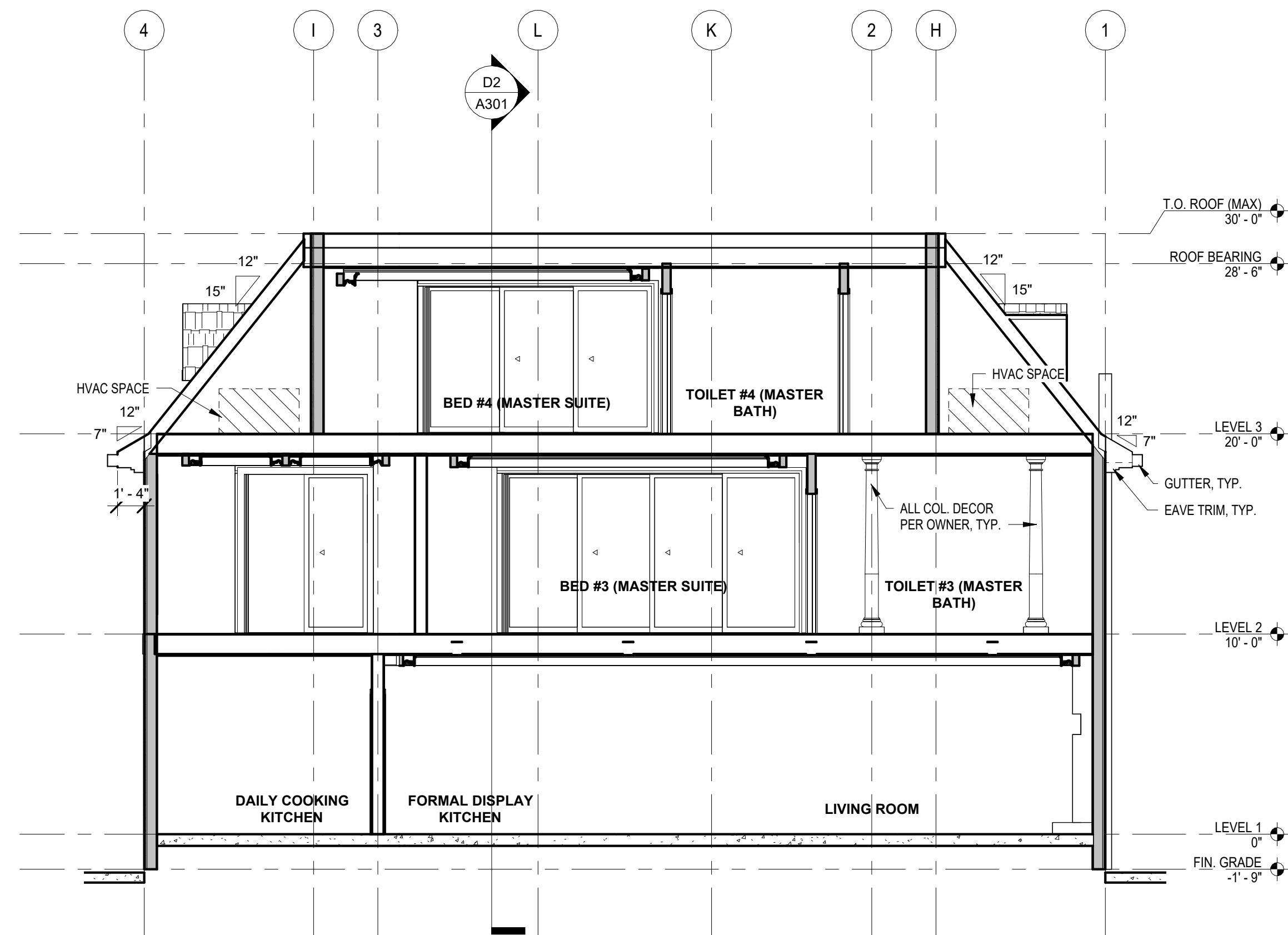
SCALE AS NOTED

PROJECT NUMBER 2023.121

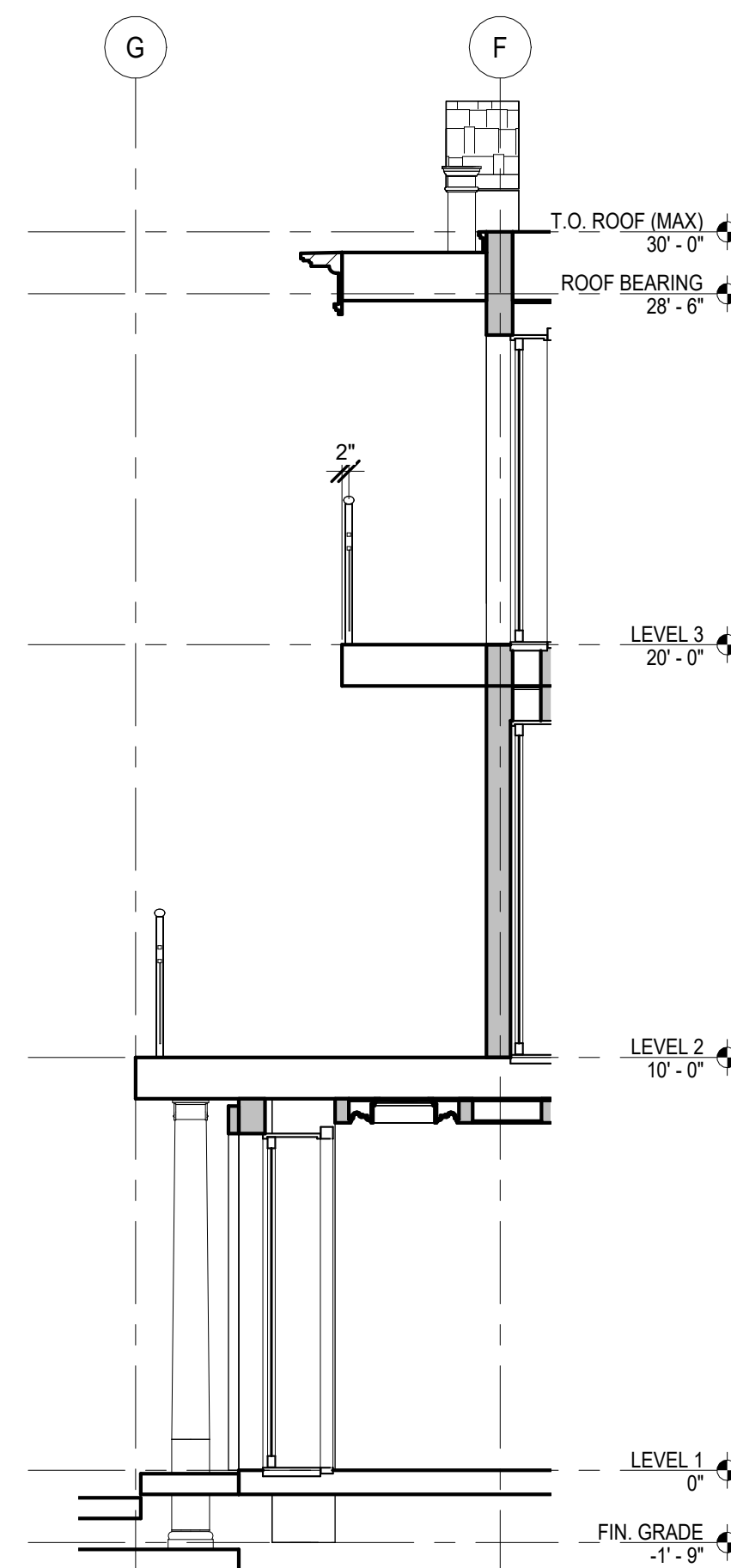
SHEET

## A201

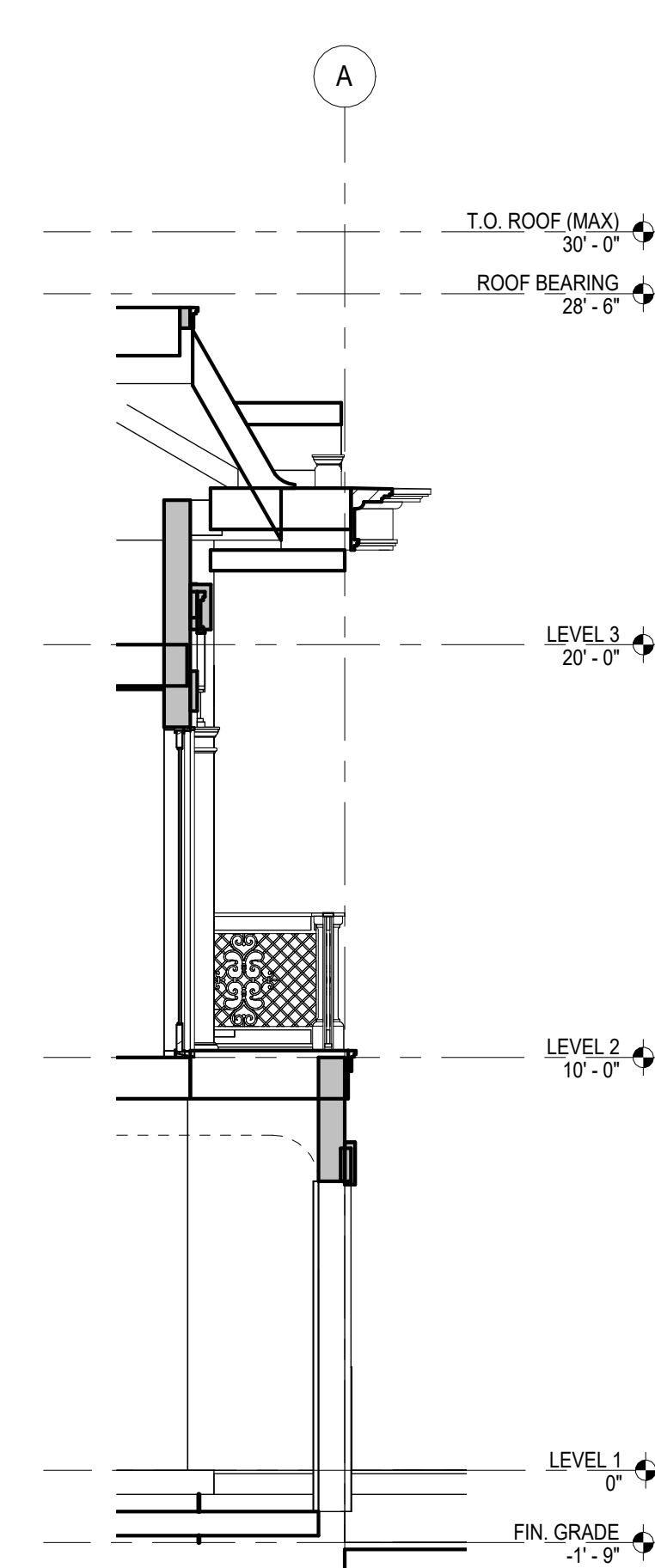




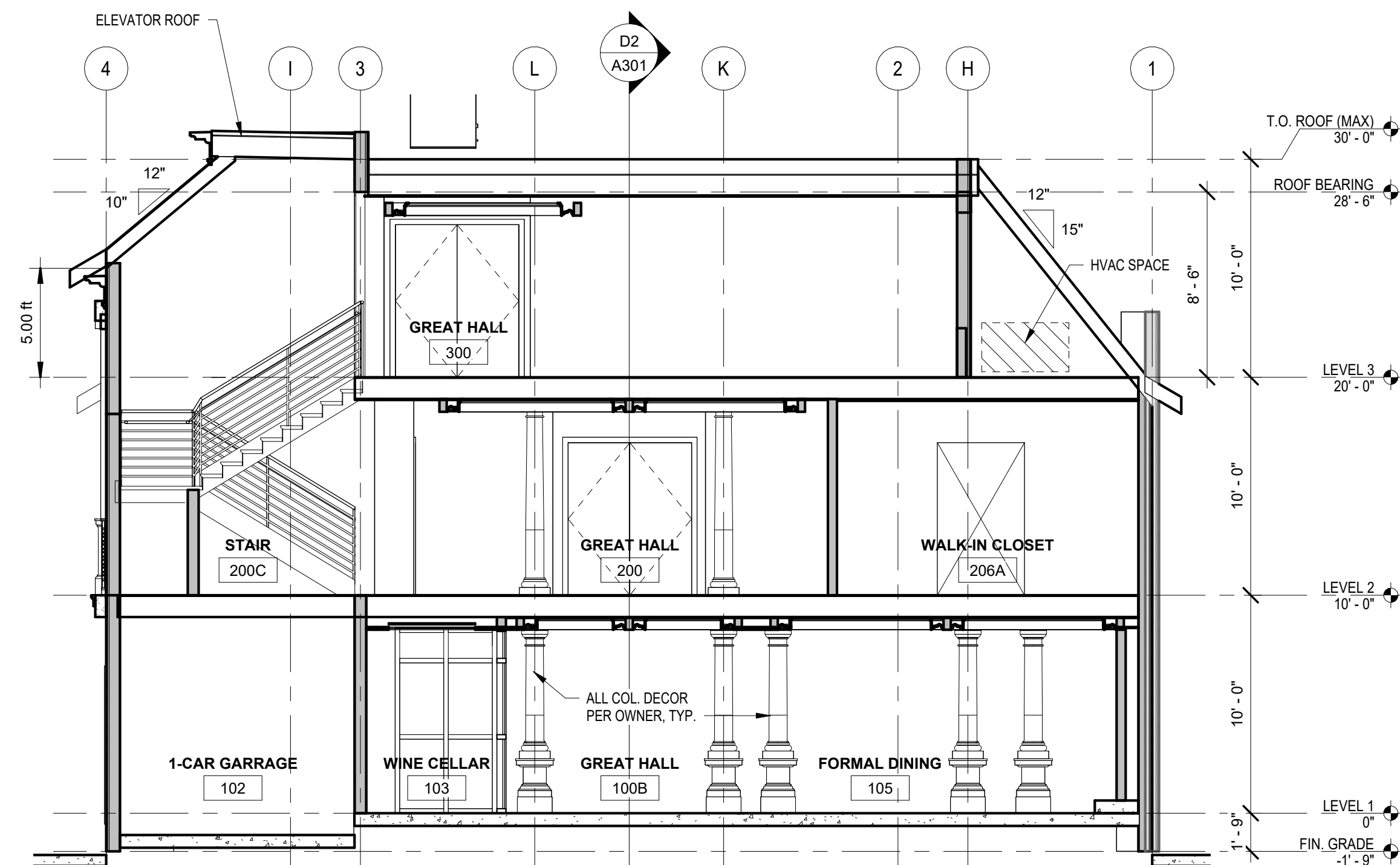
**B1** **BUILDING SECTION 02**  
SCALE: 3/16" = 1'-0"



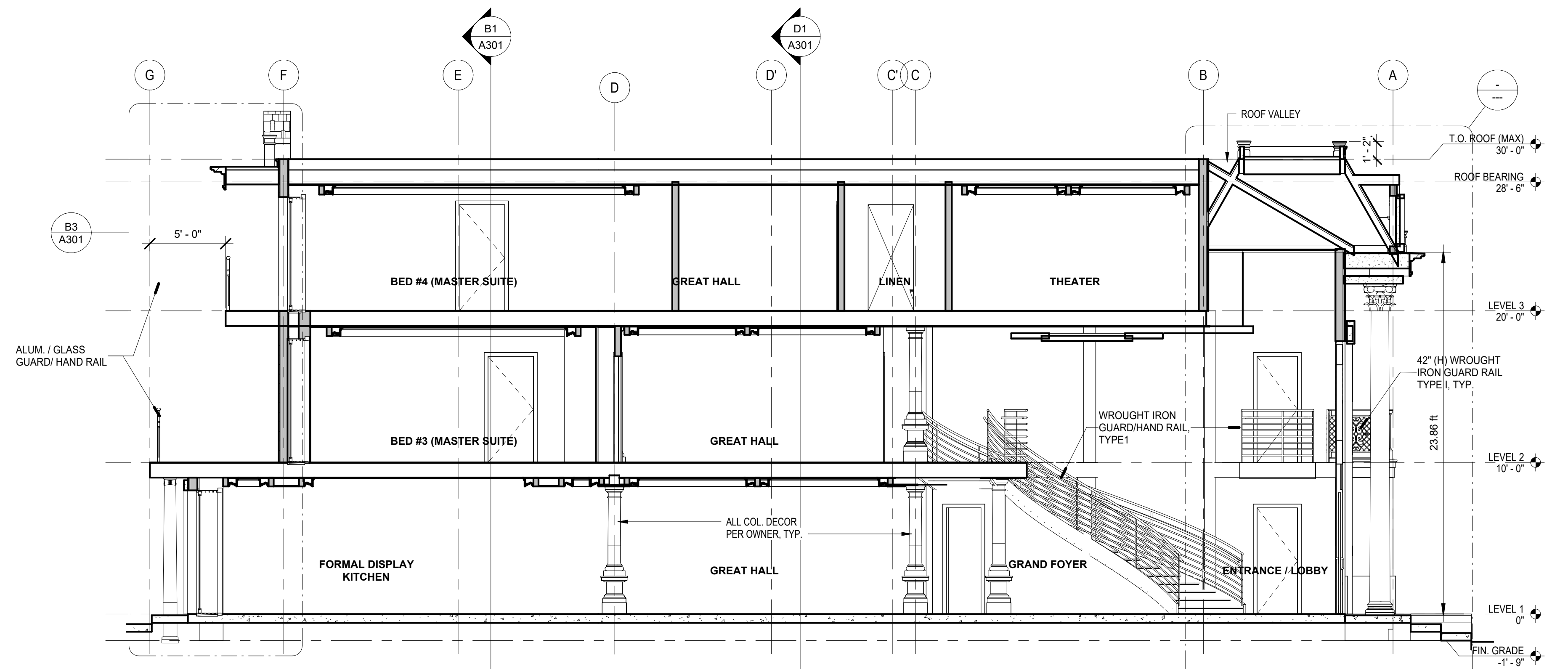
**B3 WALL SECTION-REAR**  
SCALE: 1/4" = 1'-0"



**B4** **WALL SECTION-FRONT 02**  
SCALE: 1/4" = 1'-0"



**D1 BUILDING SECTION 03**  
SCALE: 3/16" = 1'-0"



**D2 BUILDING SECTION 01**  
SCALE: 3/16" = 1'-0"

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PROJECT TITLE  
**16471 MALDEN RESIDENCE - NEW HOUSE**

**LOCATION:** 16471 Malden Cir  
Huntington Beach, CA 92649

**SHEET NAME**  
**BUILDING SECTIONS**

DATE	DRAWN	CHECKED
Issue Date	DWG	DHH

SCALE AS NOTED

PROJECT NUMBER	2023.121
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SHEET

### A301