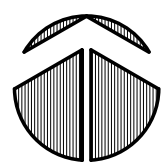


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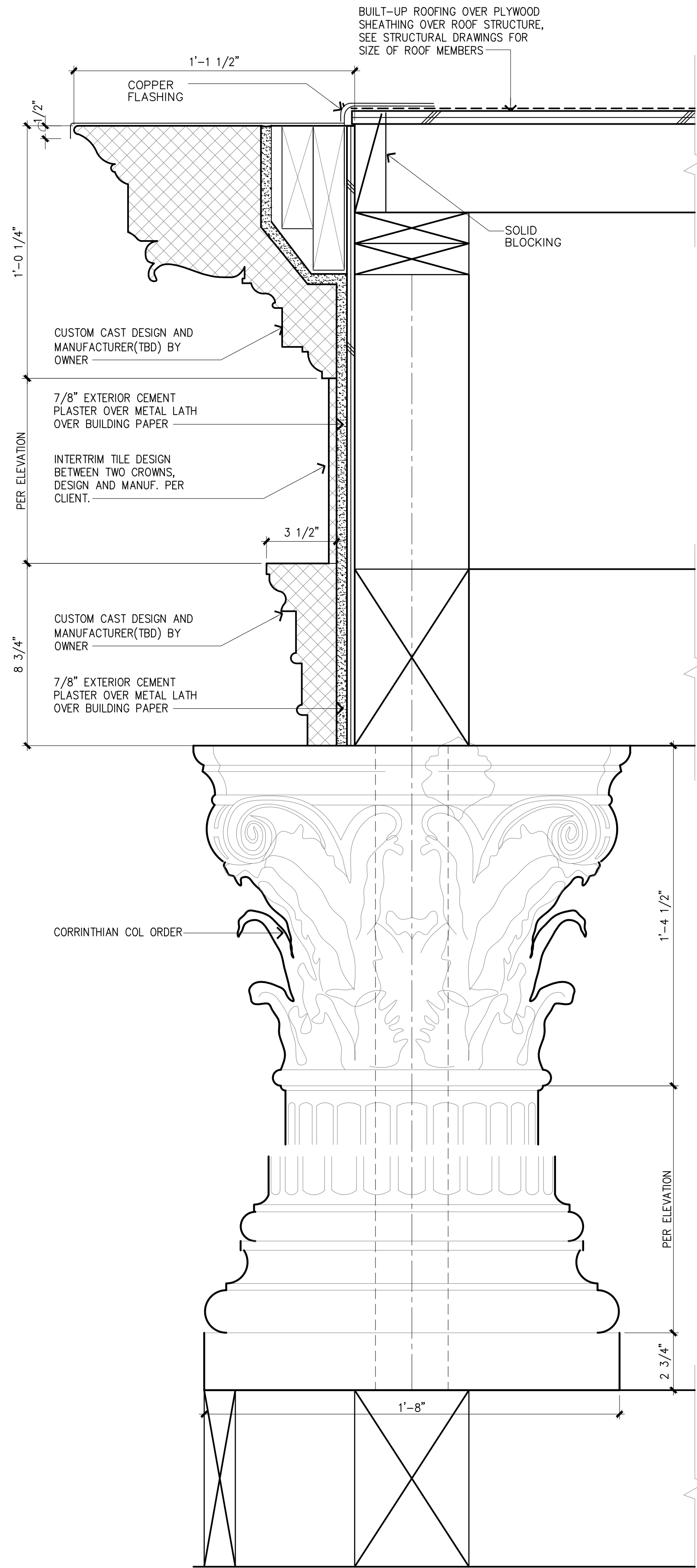
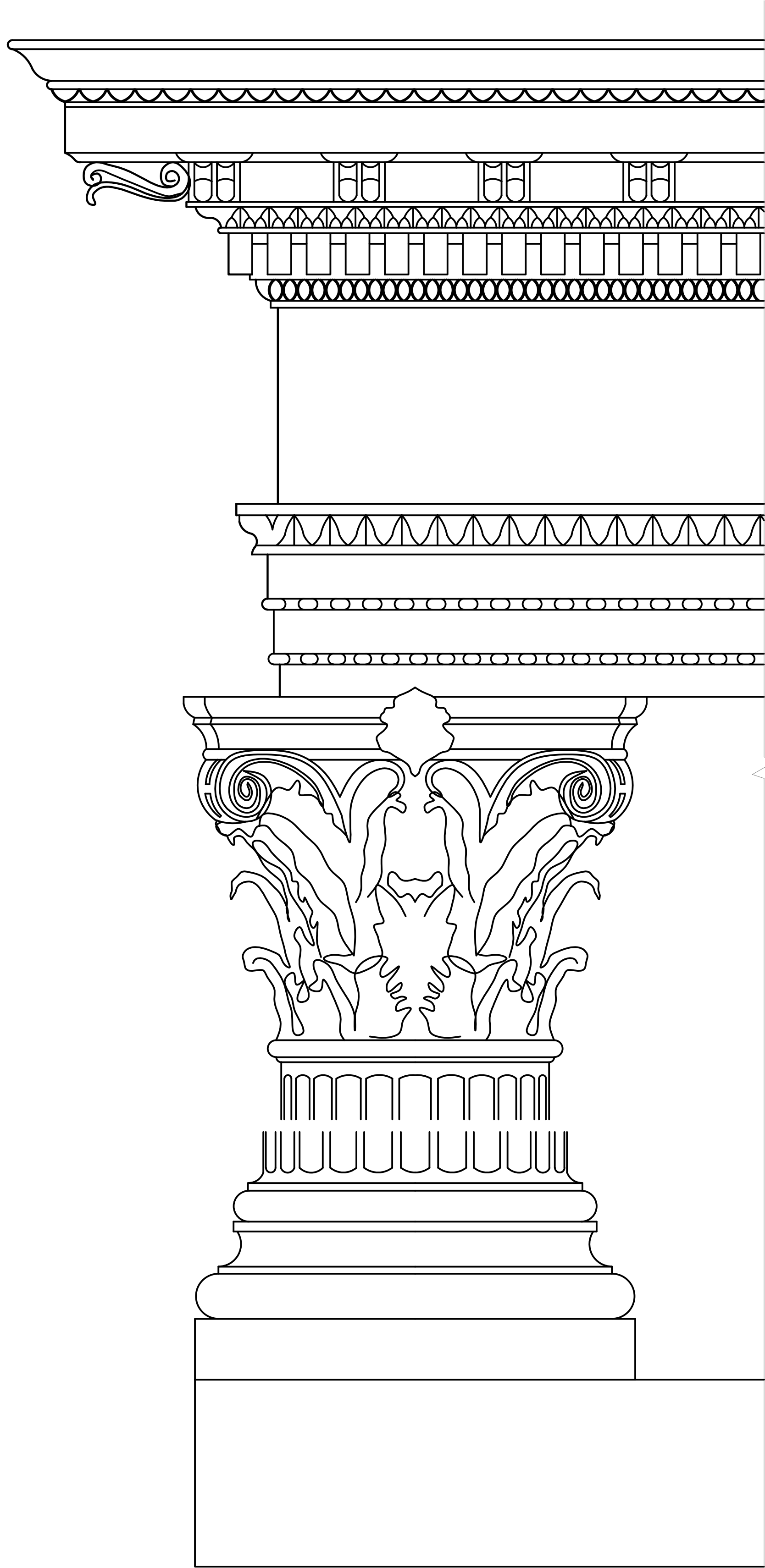
SCALE : $1/8" = 1'-0"$



Map of Seal Beach, CA, showing the location of Seal Beach National Wetlands Preserve. The map includes major roads like CA-22 W, CA-22 E, and CA-22 S, and landmarks like Seal Beach and Sunset Beach. A red dot marks the location of the wetlands preserve, with a callout box indicating the address [16301 - 16499] Ardley Cir.

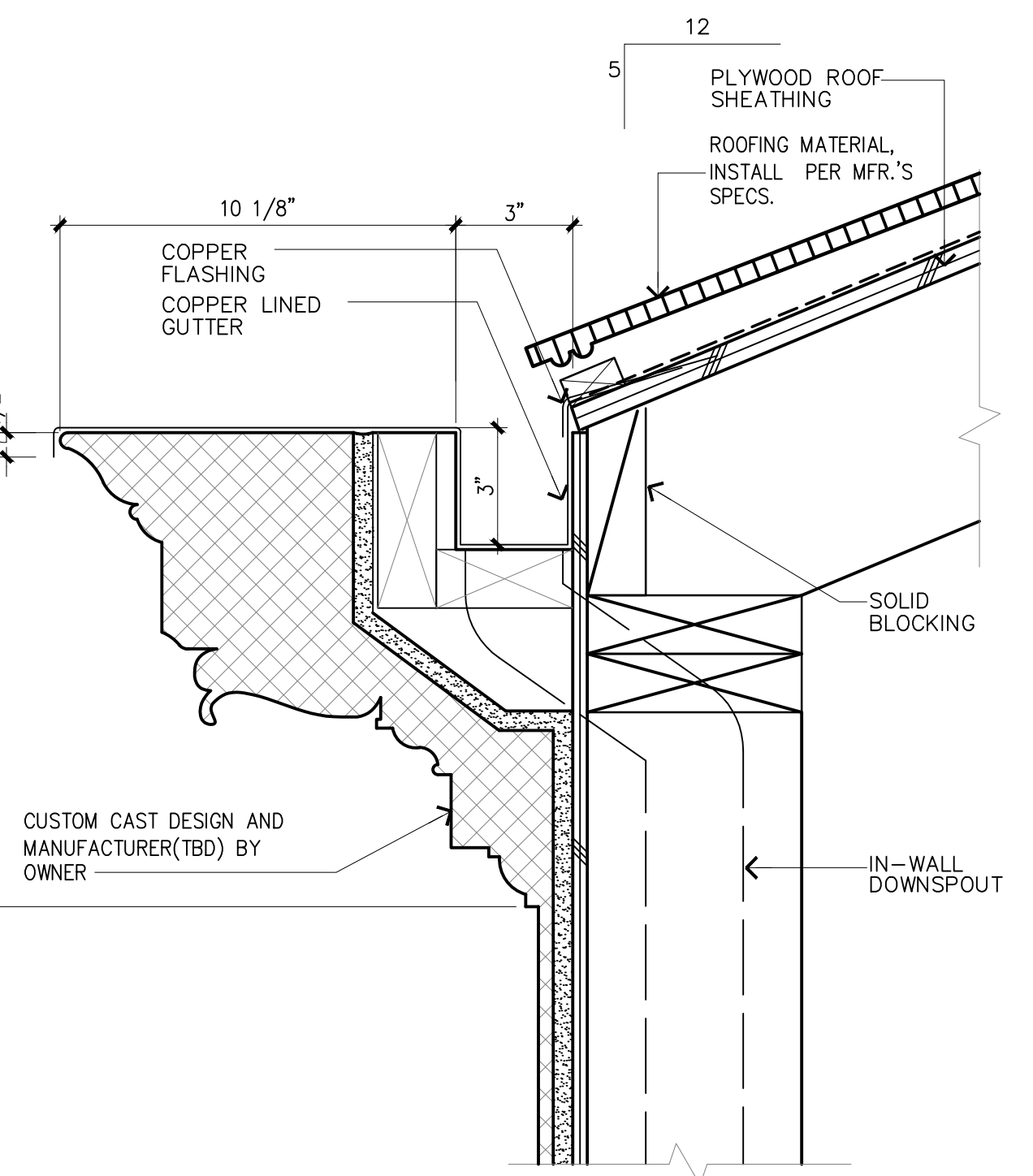
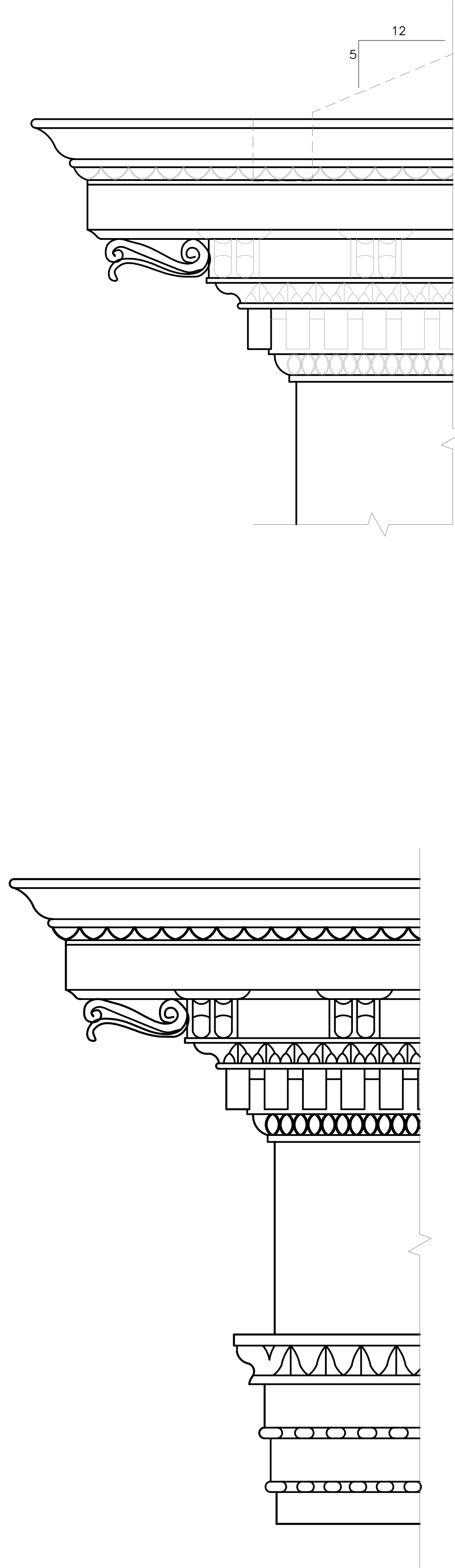
16396 ARDSLEY CIR. HUNTINGTON BEACH, CA 92649

PLOT DATE: OCT. 25, 2018



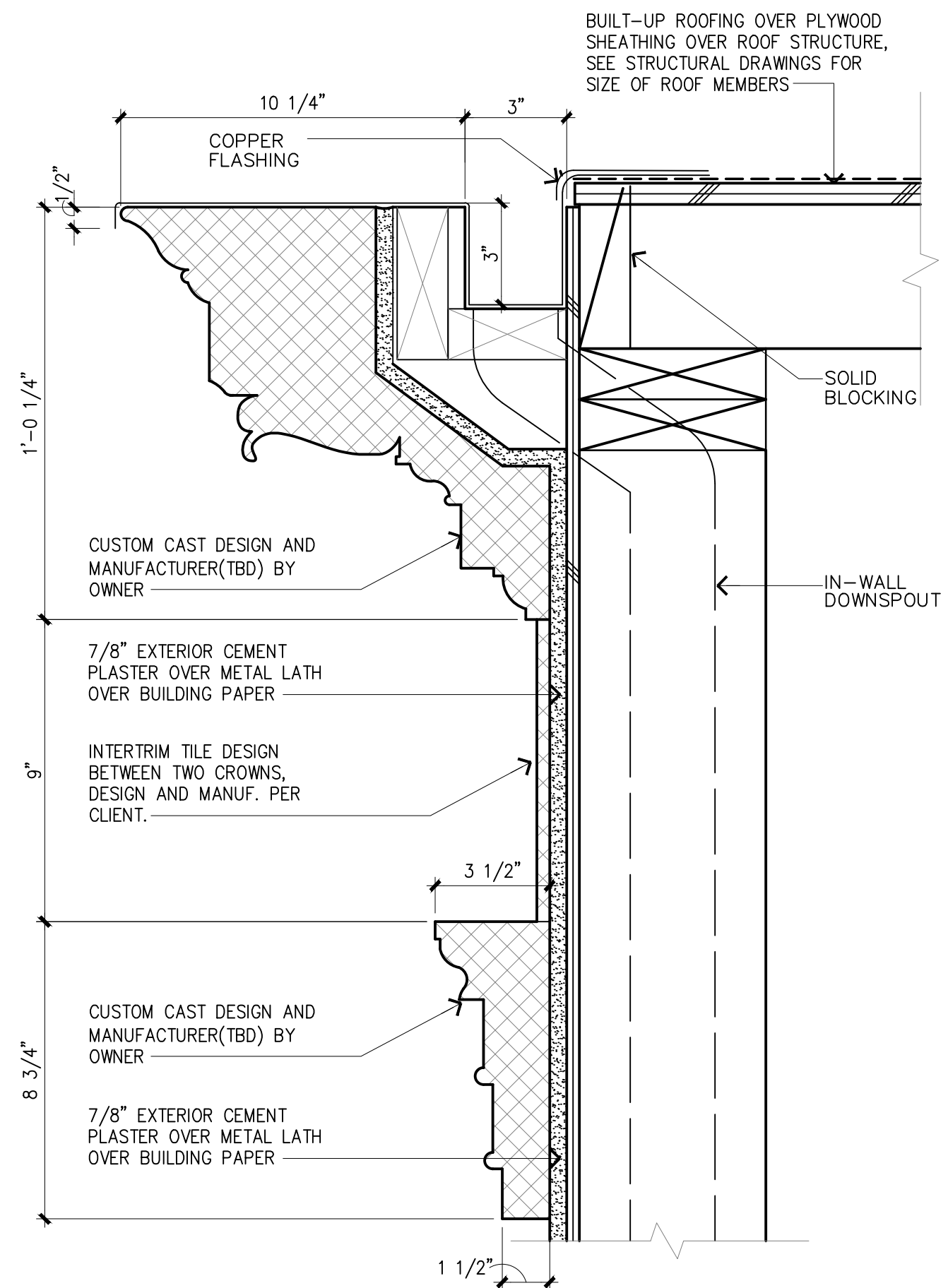
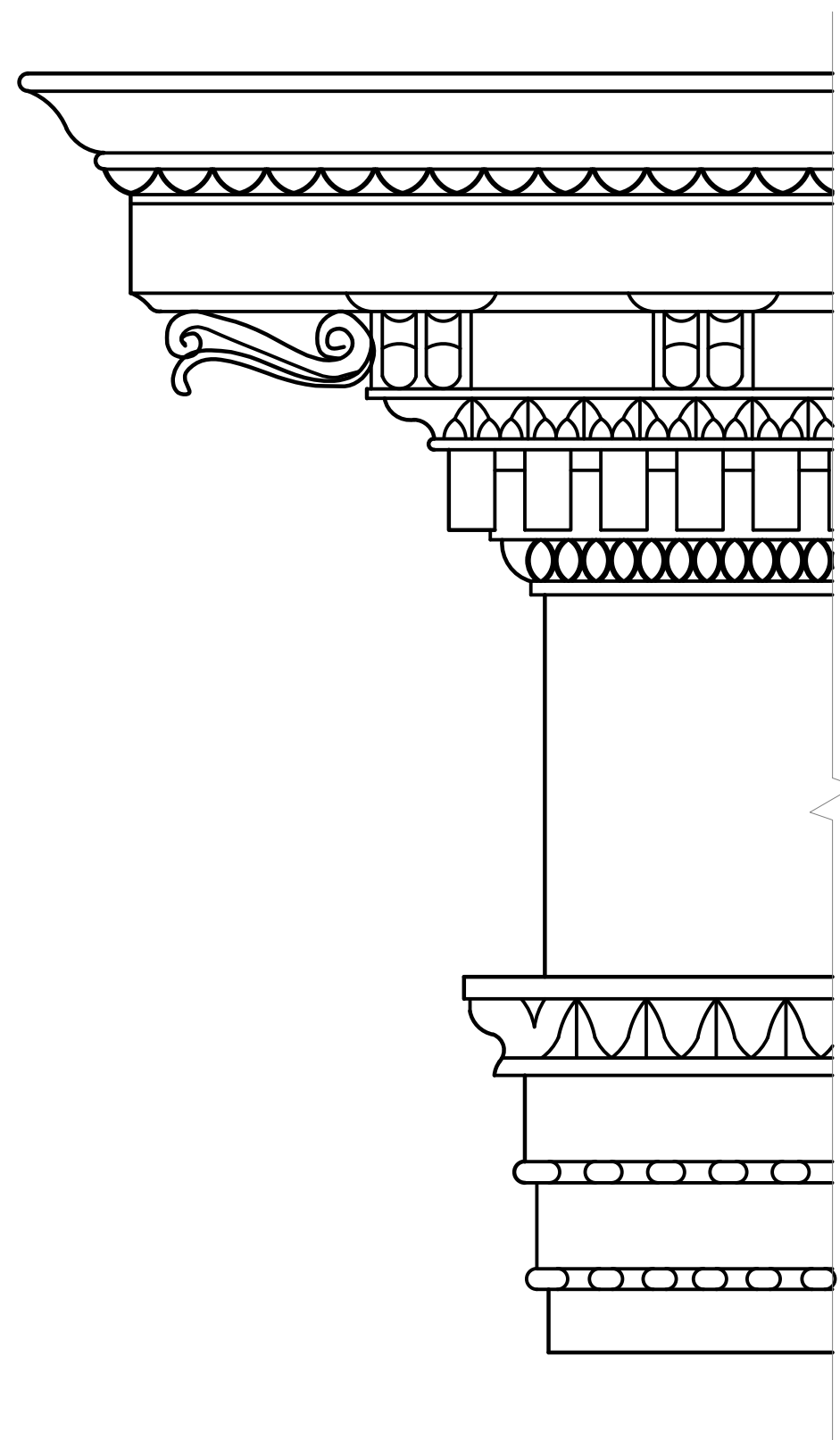
UTL-ID:SSA0548
COLUMN AT CROWN MOLDING

SCALE: 3"=1'-0"



UTL-ID:SSA0548
CAST GUTTER AT EAVE (TYPICAL)

SCALE: 3"=1'-0"



UTL-ID:SSA0548
CAST GUTTER AT EAVE (TYPICAL)

SCALE: 3"=1'-0"



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CUSTOM HOME FOR:
MR. DANH PHAM AND MRS. TRAM NGUYEN
16396 ARDSLEY CIRCLE
HUNTINGTON BEACH, CA 92649
OWNER PHONE:

ISSUES & REVISIONS	
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PROJECT #	
DATE	JUNE 18, 2018
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
ARCHITECTURAL DETAILS

SHEET #
D1
PLOT DATE: OCT. 25, 2018



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HUNTINGTON BEACH, CA
92649
OWNER PHONE:

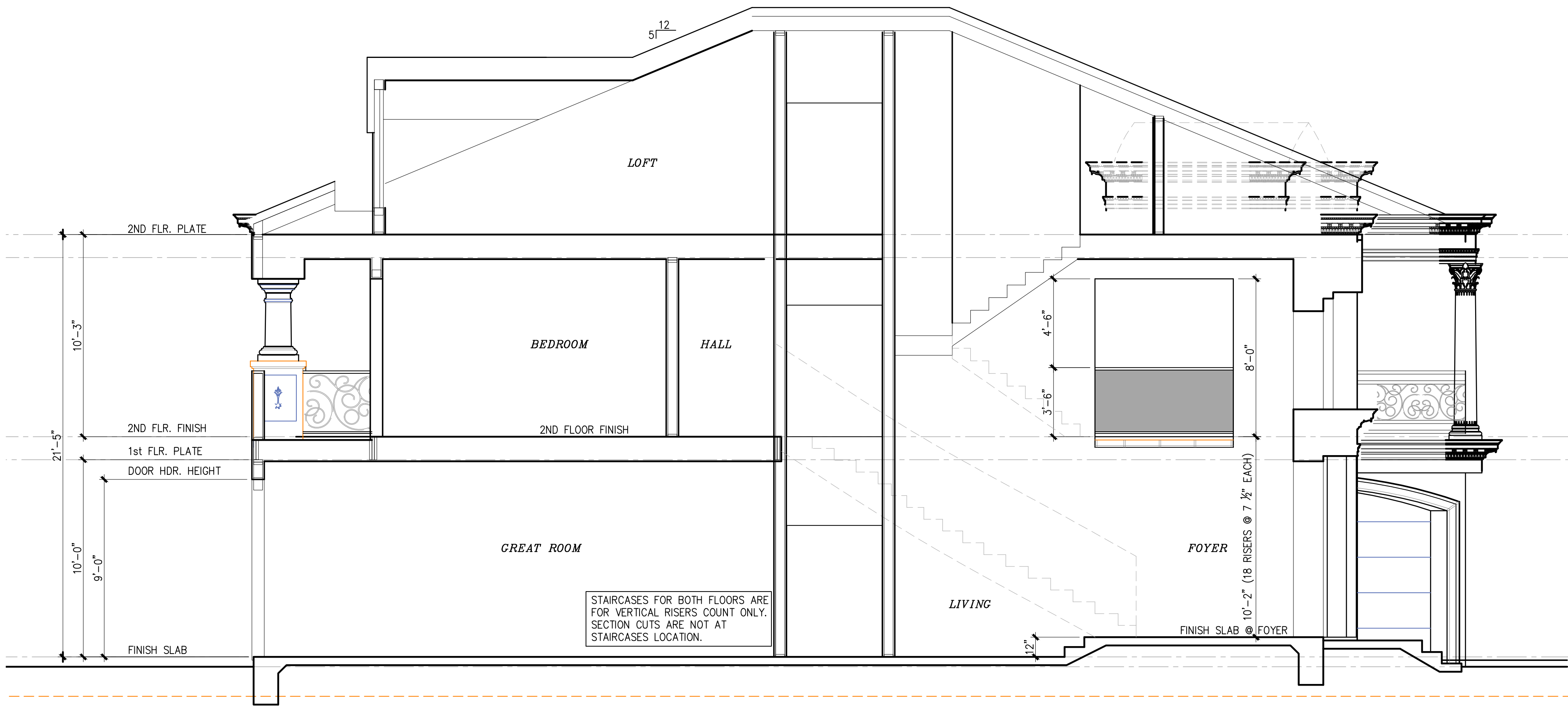
ISSUES & REVISIONS

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PROJECT #	
DATE	JUNE 18, 2018
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

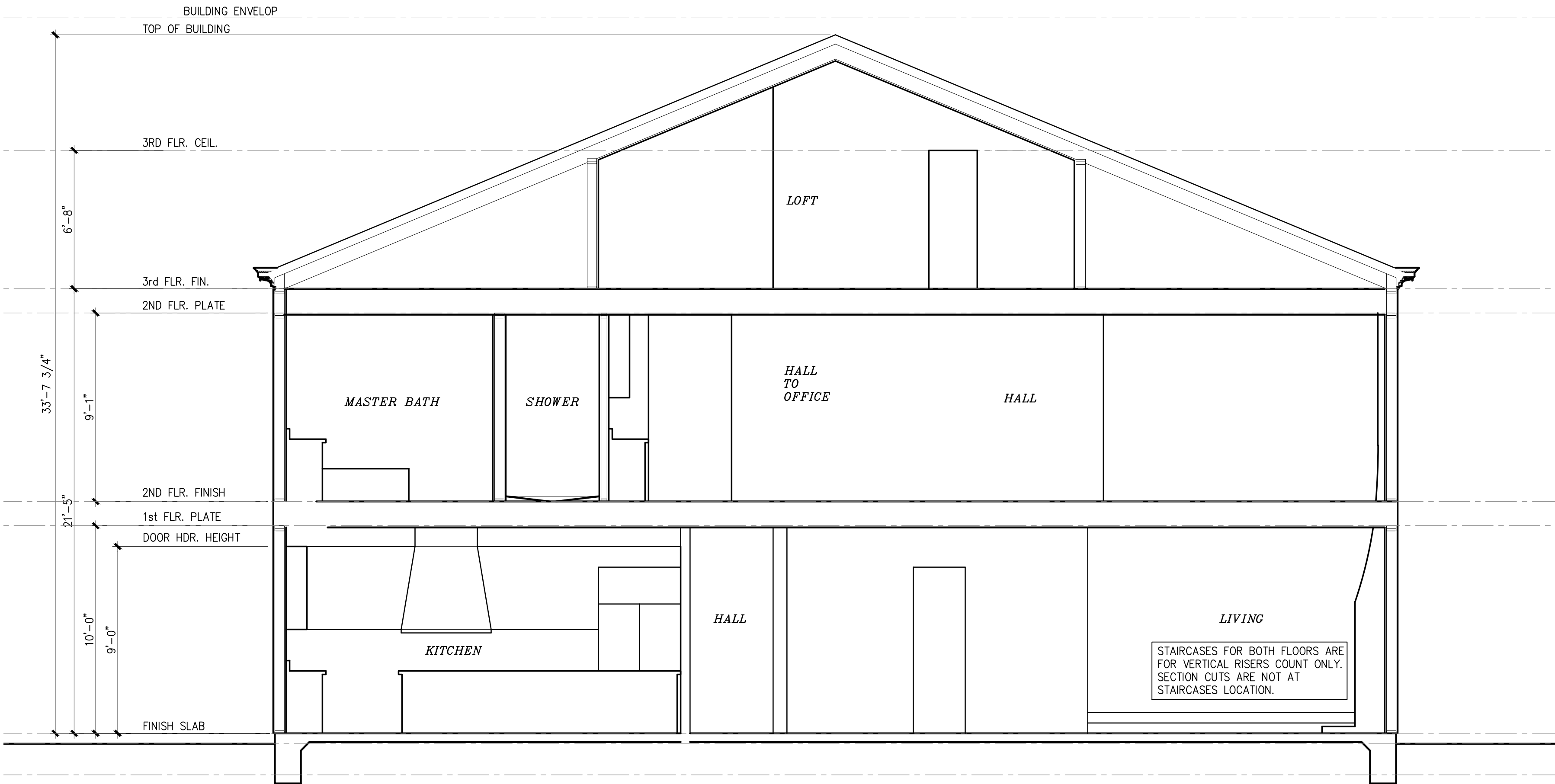
SHEET TITLE
**BUILDING
SECTIONS**

SHEET #
A7
PLOT DATE: OCT, 25, 2018



SECTION BB

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



SECTION AA

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



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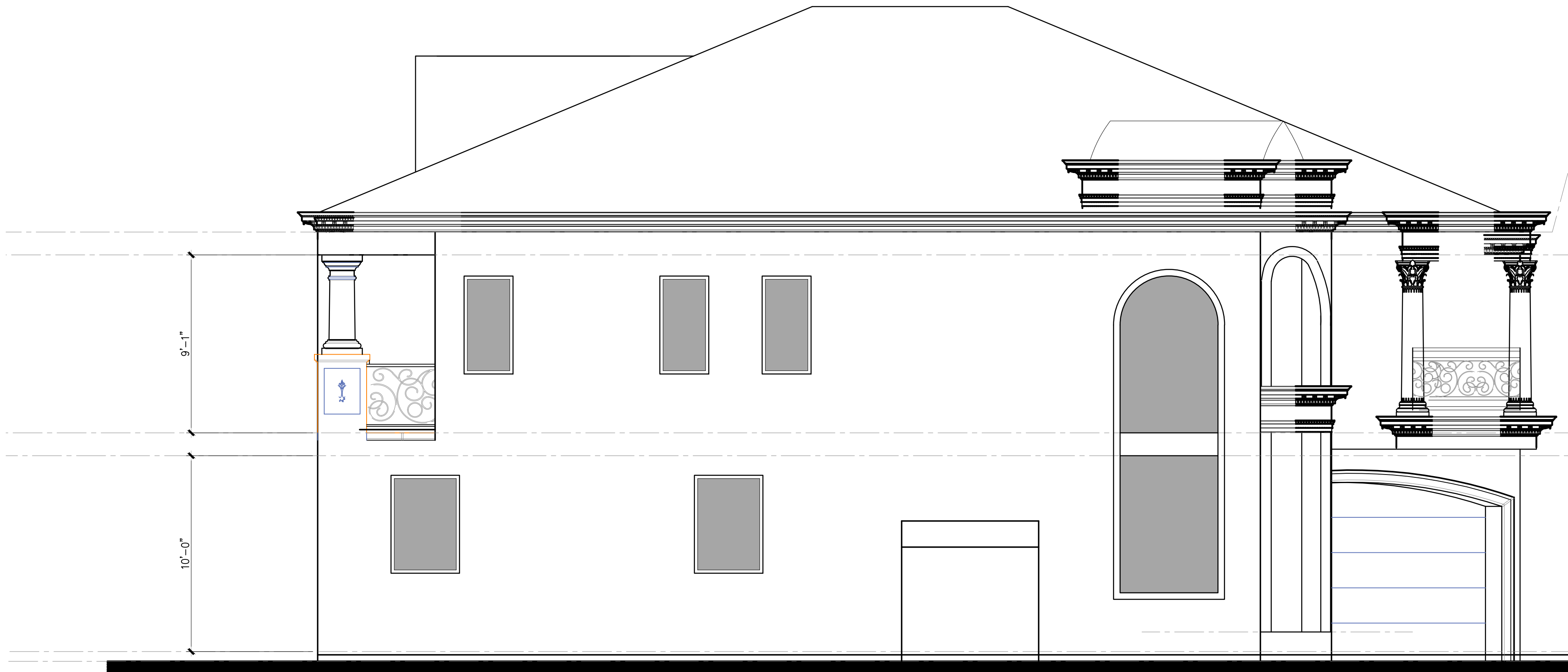
CUSTOM HOME FOR:
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16396 ARDSLEY CIRCLE
HUNTINGTON BEACH, CA
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PROJECT #	
DATE	JUNE 18, 2018
SCALE	
DESIGNED BY	JOSEPH P.
DRAWN BY	JOSEPH P.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET #
A6
PLOT DATE: OCT, 25, 2018



WEST ELEVATION

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



REAR ELEVATION (NORTH)

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

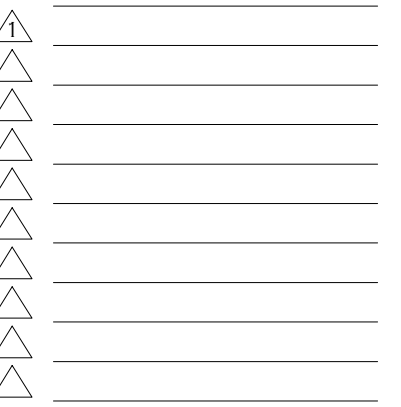


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HUNTINGTON BEACH, CA
92649

OWNER PHONE:

ISSUES & REVISIONS



DATE JUNE 18, 2018

DESIGNED BY JOSEPH P.

SHEET TITLE

EXTERIOR ELEVATIONS

A5

PLOT DATE: OCT. 25, 2018



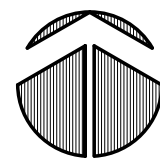
SCALE : 1/4" = 1'-0"



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



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



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

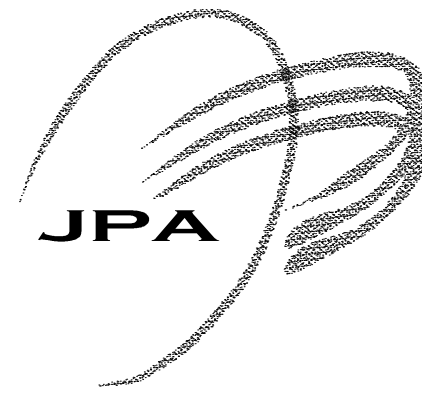
PROPOSED NEW STUD WALLS

- ▲ = TEMP GLASS TYP.
● = EMERGENCY EGRESS WINDOW
- PROVIDE THE FOLLOWINGS:
1. 5.7 SQ. FT. OF CLEAR OPERABLE AREA.
 2. NET OPENABLE HEIGHT SHALL BE 24" MIN.
 3. NET OPENABLE WIDTH SHALL BE 20" MIN.
 4. FINISHED SILL HEIGHT OF 44" MAX. ABOVE FLOOR.

UNLESS NOTED OTHERWISE, ALL REFERENCES PERTAIN TO THE
CURRENT EDITION OF THE;
2016 CALIFORNIA BUILDING CODE (CBC).
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA ENERGY T-24 CALCULATION
AND 2016 CRC

CONSTRUCTION TYPE V-B NUMBER OF STORY 1 - NO SPRINKLER
OCCUPANCY: LIVING AREA - R1 GARAGE - U

NOTES: HIGH EFFICACY LIGHT FIXTURES SHALL BE PIN BASED. LIGHTS UNDER DECK AREA SHALL BE APPROVED FOR EXTERIOR USE.



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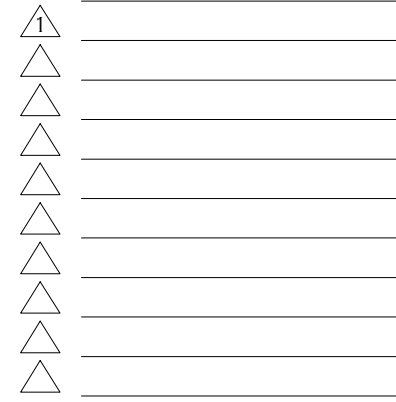
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16396 ARDSLEY CIRCLE
HUNTINGTON BEACH, CA
92649

OWNER PHONE:

ISSUES & REVISIONS



PROJECT #

DATE	JUNE 18, 2018
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SCALE

DESIGNED BY JOSEPH P.

DRAWN BY JOSEPH P.

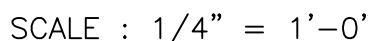
SHEET TITLE

FLOOR PLAN

SHEET #

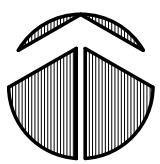
A4

PLOT DATE: OCT. 25, 2018



NOTES: HIGH EFFICACY LIGHT FIXTURES SHALL BE PIN BASED. LIGHT UNDER DECK AREA SHALL BE APPROVED FOR EXTERIOR USE.

PLOT DATE: OCT. 25, 2018



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

PROPOSED NEW STUD WALLS

NOTES: HIGH EFFICACY LIGHT FIXTURES SHALL BE PIN BASED. LIGHTS UNDER DECK AREA SHALL BE APPROVED FOR EXTERIOR USE.

PLOT DATE: OCT. 25, 2018



FRONT VIEW 1



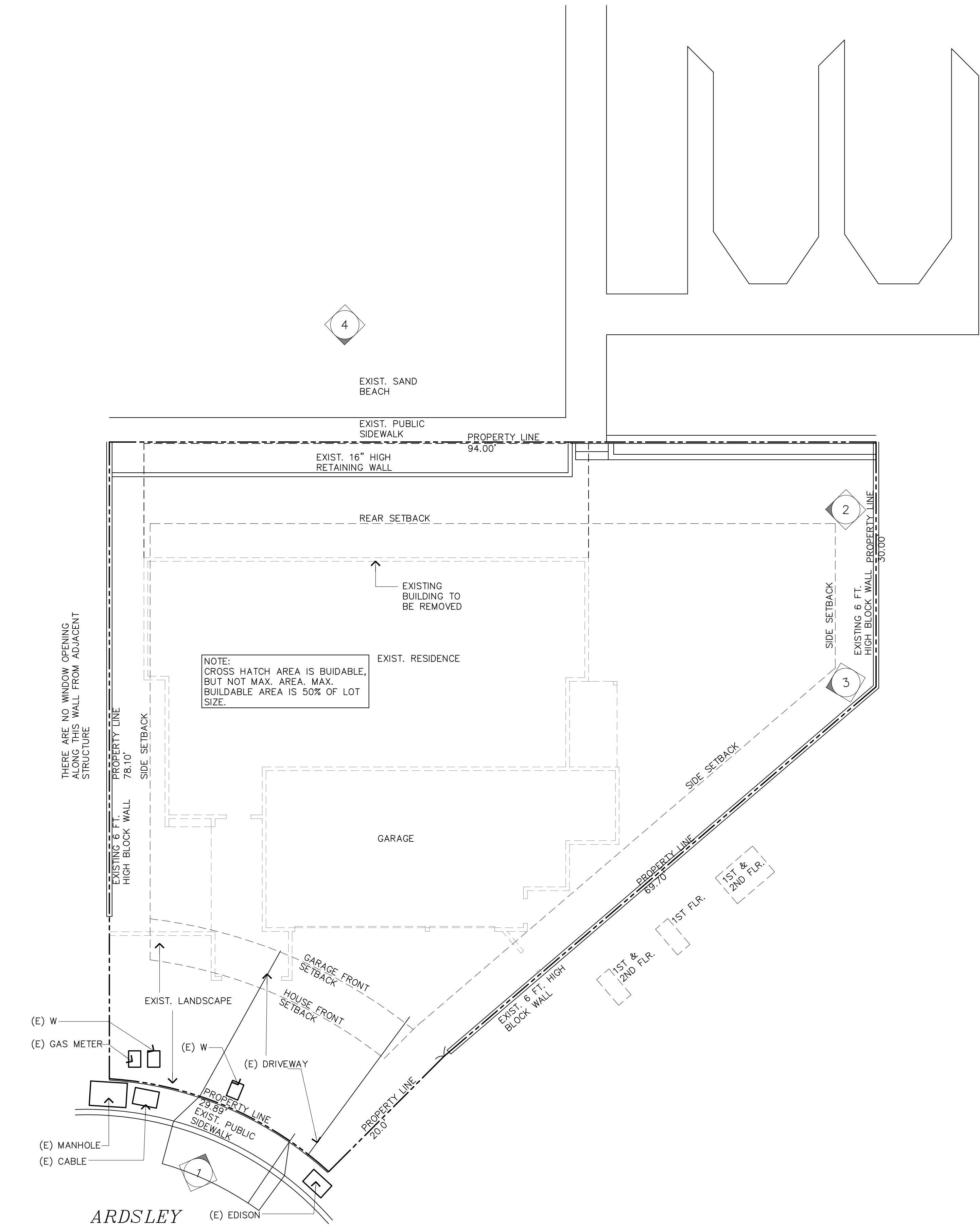
SIDE VIEW TOWARD REAR 2



SIDE VIEW TOWARD FRONT 3

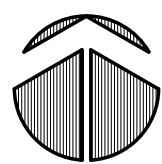


REAR VIEW 4



EXISTING SITE PLAN

SCALE : 1/8" = 1'-0"



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PROJECT #
DATE JUNE 18, 2018
SCALE
DESIGNED BY JOSEPH P.
DRAWN BY JOSEPH P.

SHEET TITLE
EXISTING SITE PLAN AND PHOTOS OF EXISTING HOUSE

SHEET #
A1.1
PLOT DATE: OCT. 25, 2018