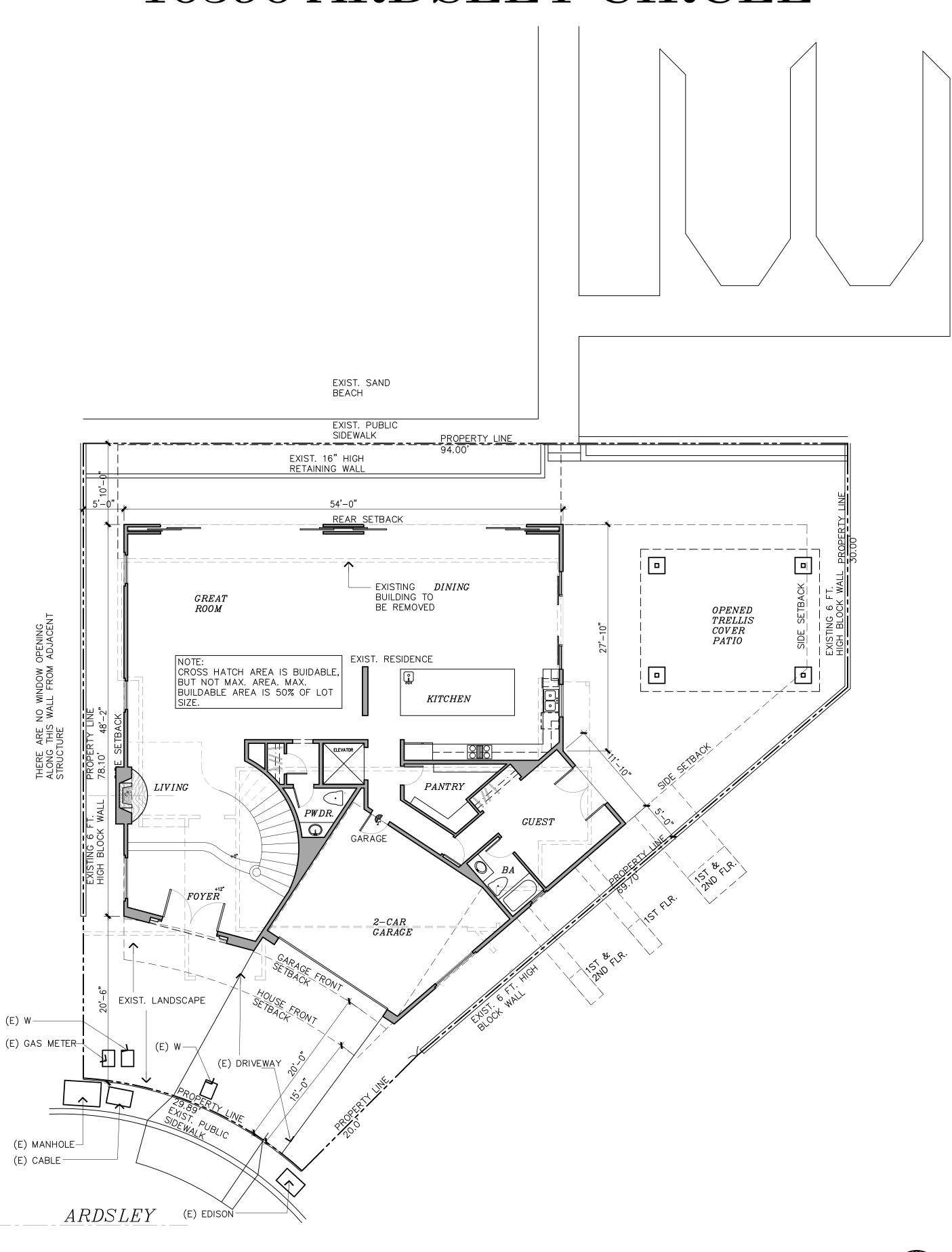
Pham Residence

16396 ARDSLEY CIRCLE



SITE PLAN

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

SCOPE OF WORKS

NEW CUSTOM HOME FOR MR. DANH PHAM AND MRS. TRAM NGUYEN.

LEGENDS

PROPOSED NEW STUD WALLS

ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.

OUTDOOR MOTION SENSOR W/AUTOMATIC ON/OFF OPERATION AND PHOTO CELL TO KEEP LIGHTS OFF (SENSOR MUST COMPLY WITH 30 MINUTE SHUT OFF

REQUIREMENT AND VIEW AREA IT ILLUMINATES)

LEGAL DESCRIPTION

OWNER: DANH PHAM & TRAM NGUYEN. 16396 ARDSLEY CIR. HUNTINGTON BEACH, CA 92649. EXISTING CONDITION: 4 BEDS, 4 BATHS, 3,412 SQ, FT. LOT SIZE: 5,998 SQ. FT., PARCEL NUMBER: 17806234

NEW AREA TABULATION

LOT SIZE: 5,998 SQ. FT. 2,437 SQ. FT. 2,215 SQ. FT. FIRST FLOOR PLAN: SECOND FLOOR PLAN: 192 SQ. FT. 778 SQ. FT. SECOND FLOOR BALCONY: THIRD FLOOR PLAN: 477 SQ. FT. 5,430 SQ. FT.

LOT COVERAGE: 2,437+477 = 2,914 / 5,998 = 49%

CODES

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2016 CALIFORNIA GREEN BUILDING CODE 2016 CALIFORNIA ENERGY T-24 CA LCULATION AND 2016 CRC

CONSTRUCTION TYPE V-B-SPR NUMBER OF STORY 3 - SPRINKLER OCCUPANCY: R3, GARAGE - U-1

FRONT SETBACK: SIDE SETBACK: 5 FT. REAR SETBACK: MAX. HEIGHT: 35 FT. ACCESSORY STRUCT: 15 FT. MIN. LOT AREA: 6,000 SQ. FT. MAX. (FAR): NOT APPLICABLE EAVE PROJECTION 18 INCHES BALCONY PROJECTION FRONT AND REAR: 2 FEET, SIDE: 0 20 FEET GARAGE SETBACK: CITY MAX. HEIGHT

ARCHITECTURE

JOSEPH PHAN & ASSOCIATES 15182 SUMMERWOOD STREET WESTMINSTER, CA 92683

(714) 454-0715

ENGINEERING

TMC ENGINEERS, INC. 9542 PACIFIC AVENUE ANAHEIM, CA 92804

(714) 829-5053

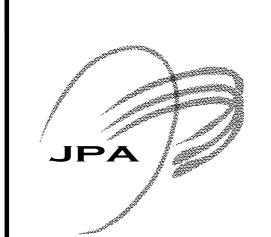
SOILS ENGINEER

GEO-TECHNICAL INTERNATIONAL LAN N. PHAM, RCE C29595 13139 HARBOR BLVD. GARDEN GROVE, CA 92843 TEL: 714-414-9215



VICINITY MAP

16396 ARDSLEY CIR. HUNTINGTON BEACH, CA 92649



JOSEPH PHAN & ASSOCIATES

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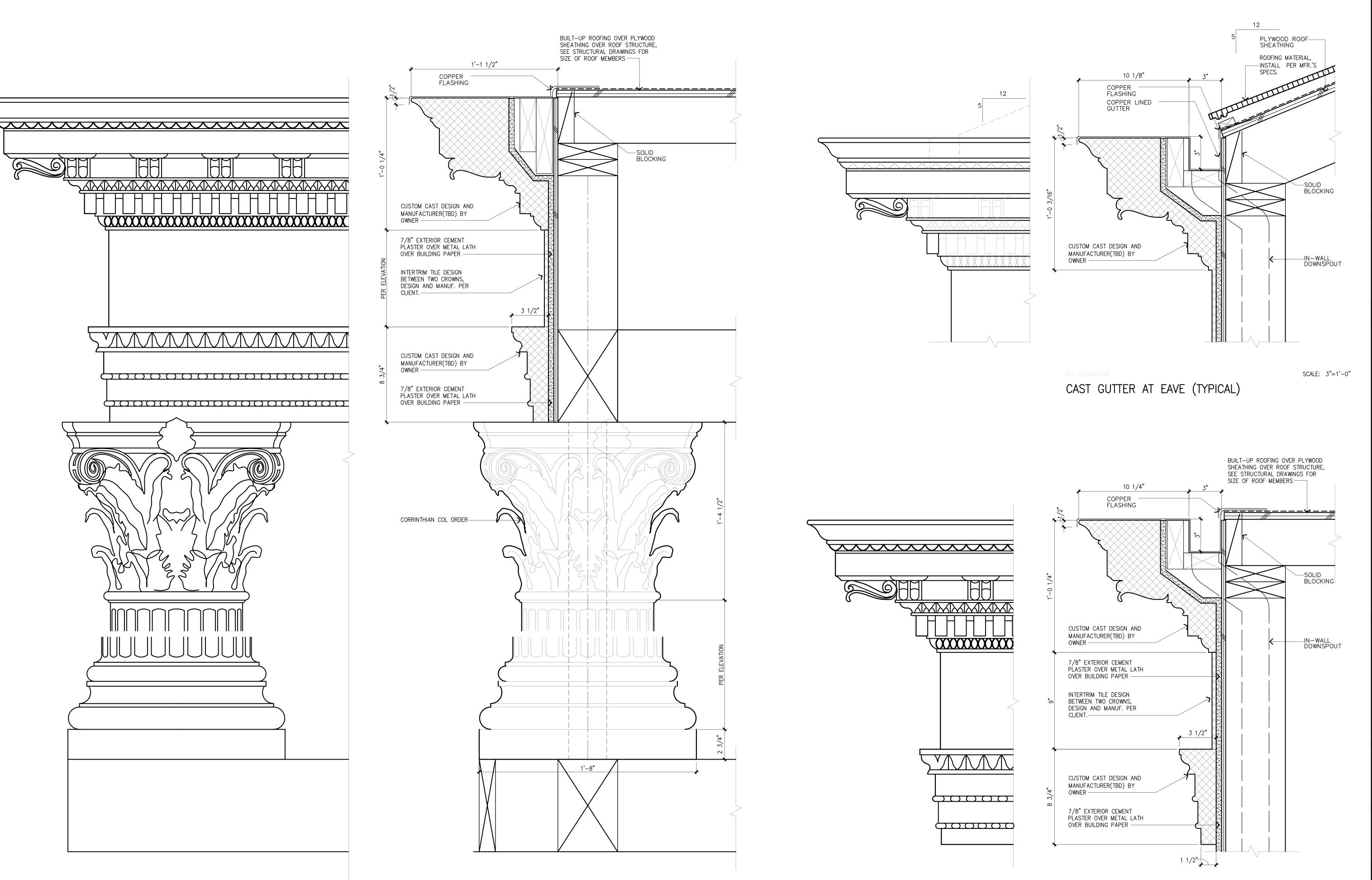
PROJECT # JUNE 18, 2018

JOSEPH P.

DRAWN BY JOSEPH P. SHEET TITLE SCOPE OF

WORKS, VICINITY MAP, SITE PLAN STUDY

SHEET#



SCALE: 3"=1'-0"

JOSEPH PHAN & **ASSOCIATES**

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ISSUES & REVISIONS

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

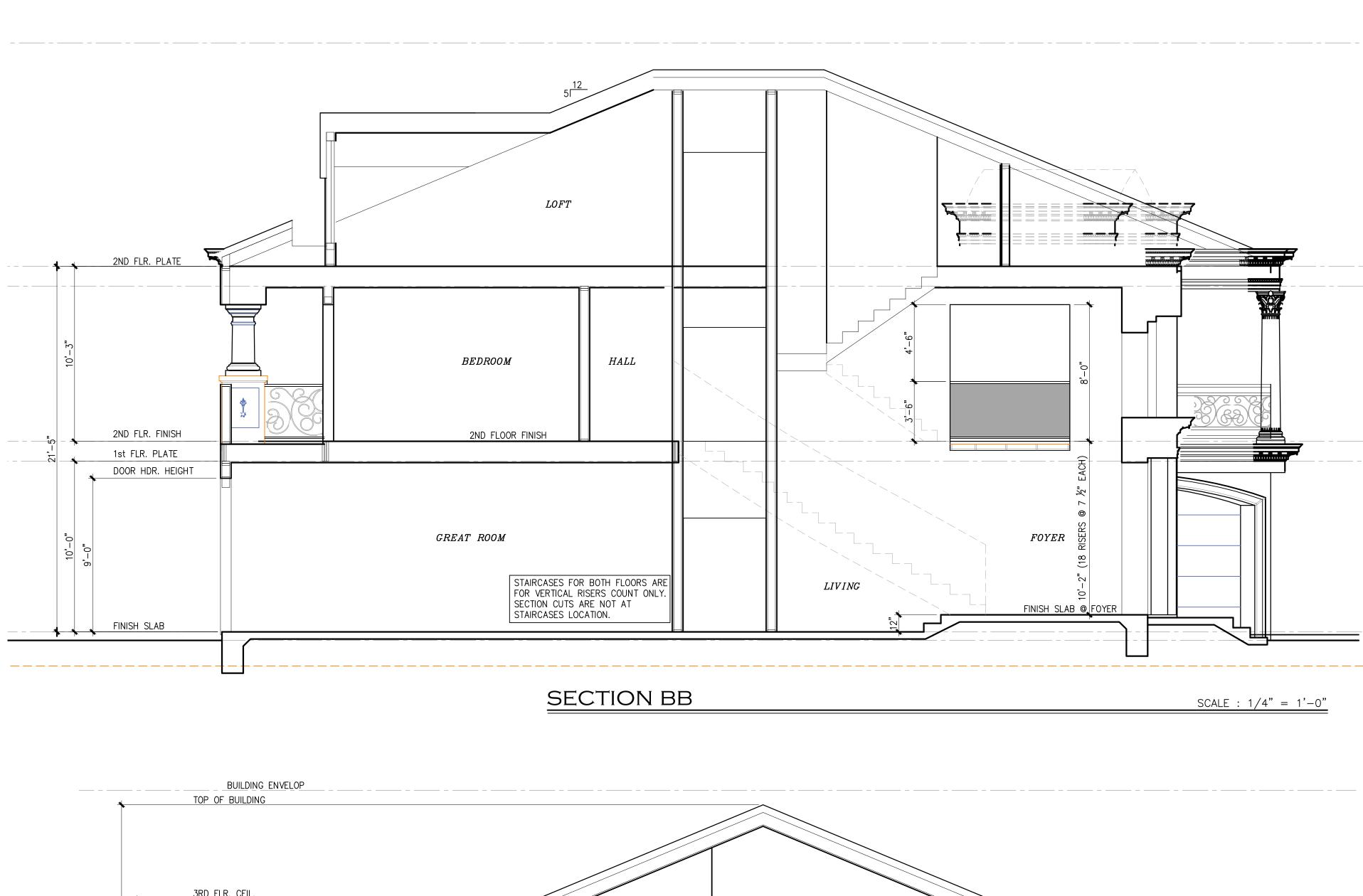
DRAWN BY JOSEPH P. SHEET TITLE ARCHITECTURAL

DETAILS

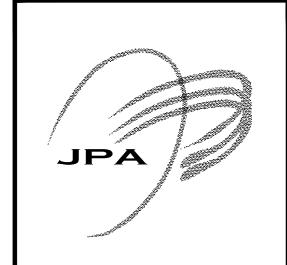
SHEET#

PLOT DATE: OCT. 25, 2018

SCALE: 3"=1'-0"







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

ISSUES & REVISIONS

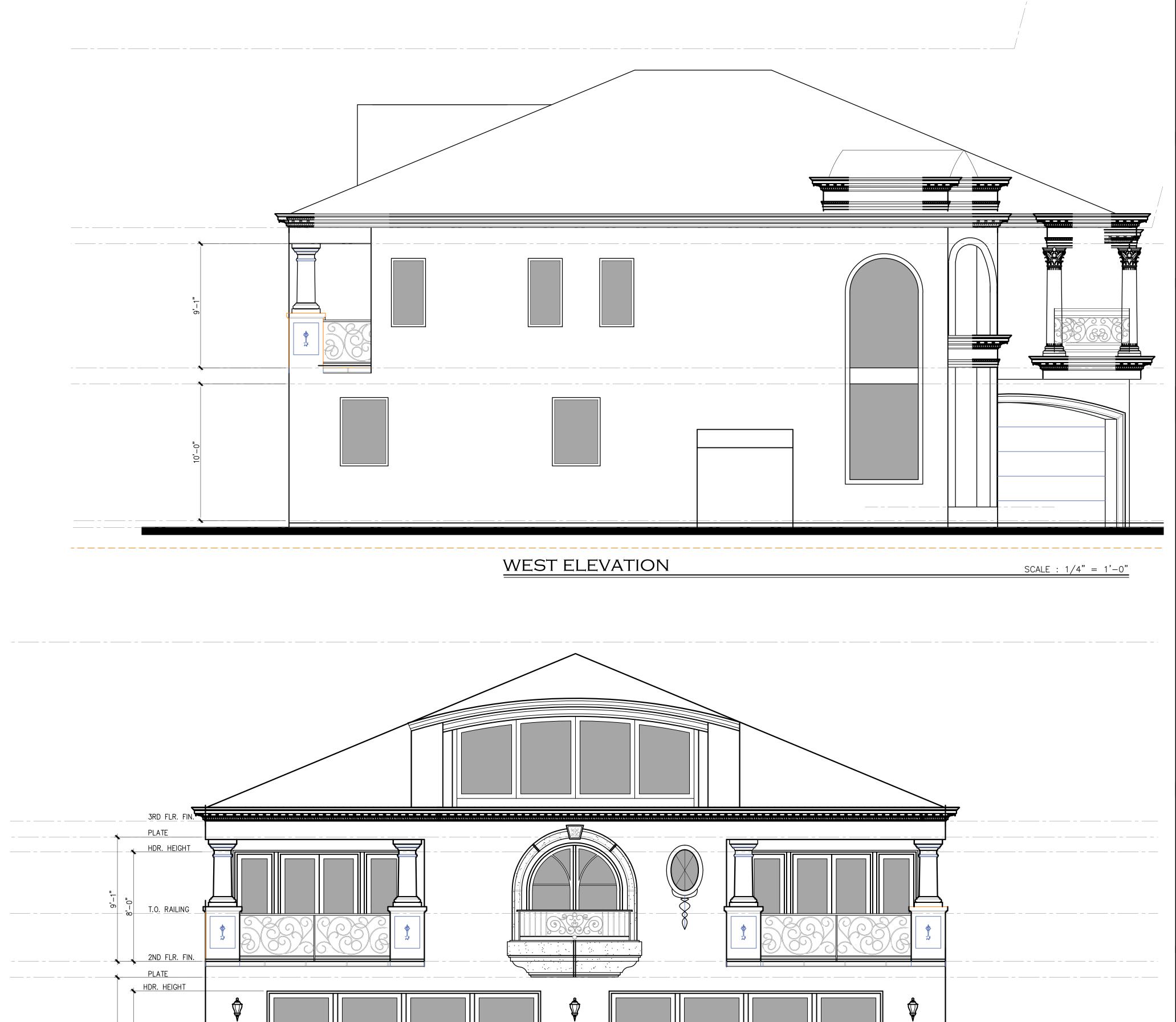
PROJECT# DATE JUNE 18, 2018 SCALE

DESIGNED BY JOSEPH P. DRAWN BY JOSEPH P.

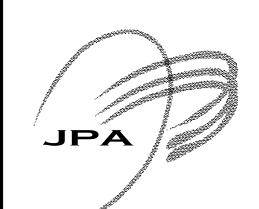
> SHEET TITLE BUILDING SECTIONS

SHEET#

PLOT DATE: <u>OCT. 25, 2018</u>



REAR ELEVATION (NORTH)



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ISSUES & REVISIONS

PROJECT# JUNE 18, 2018

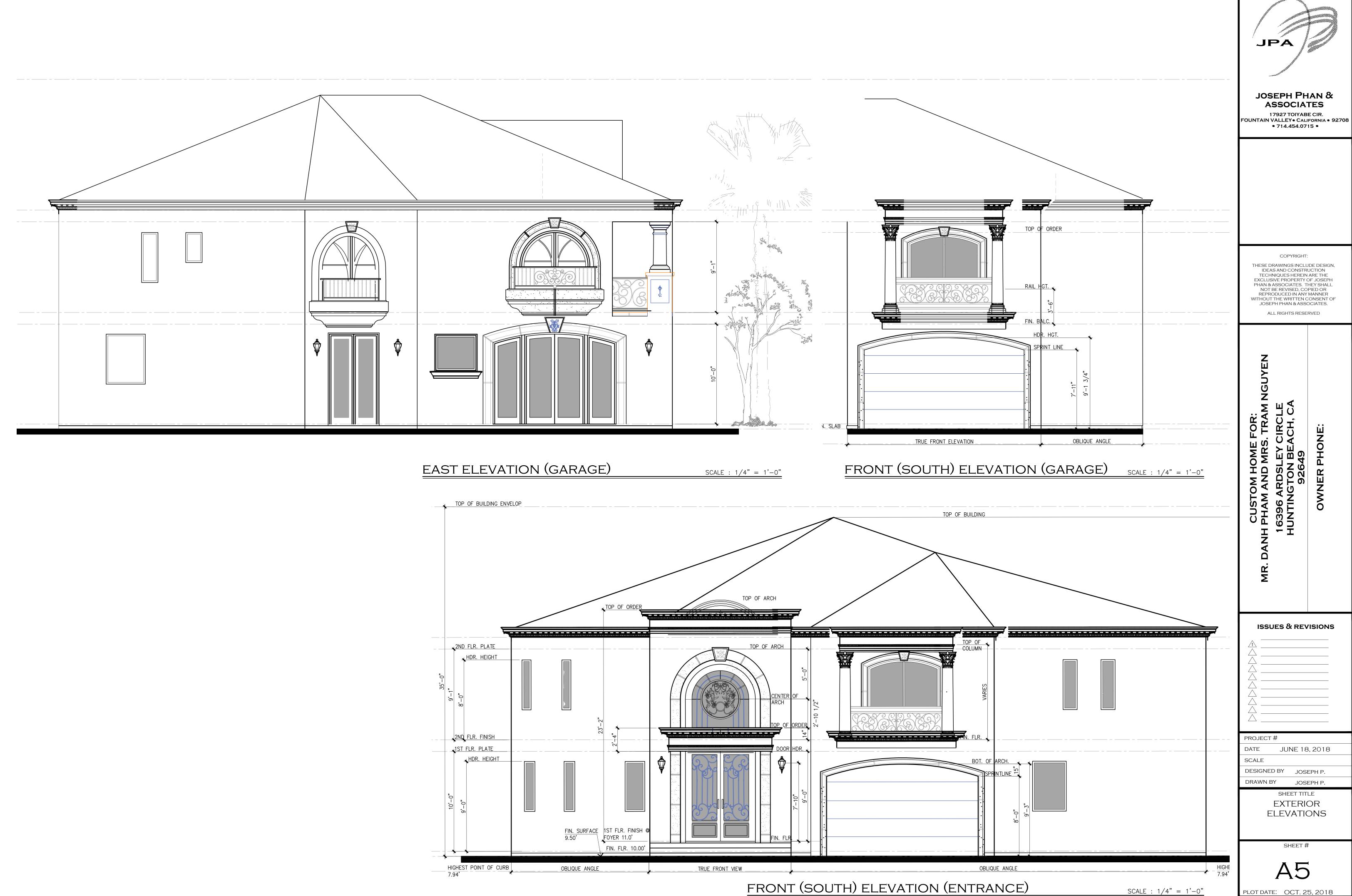
DESIGNED BY JOSEPH P. DRAWN BY JOSEPH P.

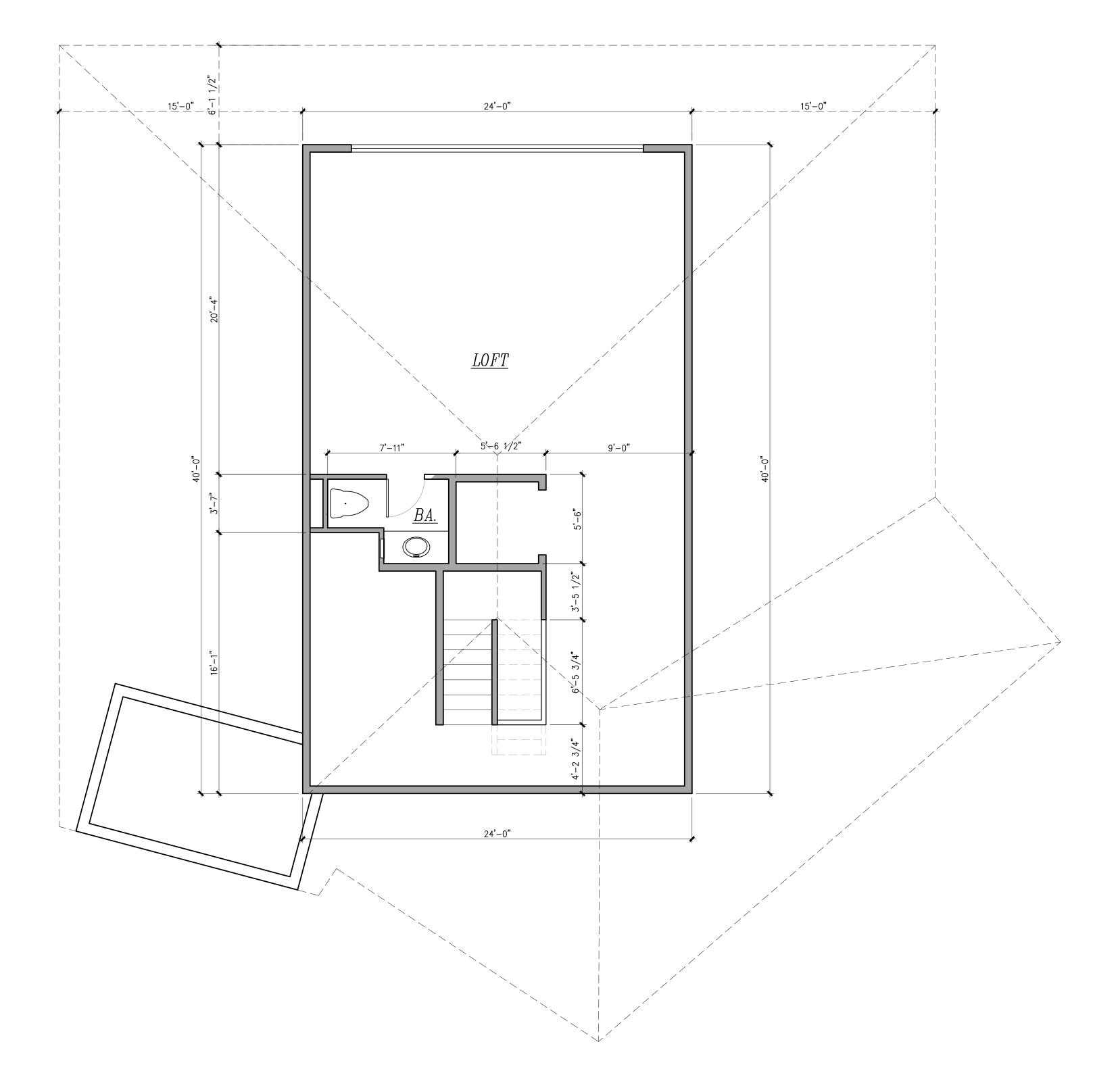
> SHEET TITLE **EXTERIOR** ELEVATIONS

SHEET#

PLOT DATE: OCT. 25, 2018

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







THIRD FLOOR PLAN

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

LEGENDS

PROPOSED NEW STUD WALLS

EXHAUST FAN: VENT TO OUTSIDE AIR. 5 AIR CHANGES MIN PER HOUR, 50 CFM MIN. SURFACE MOUNT INCAND

TELEPHONE JACK

110 V DUPLEX CONV. OUTLET

110 V 1/2 HOT OUTLET. 1-WAY SWITCH

110 V WEATHERPROOF G.F.I. OUTLET. WATERPROOF

ELECTRICAL PANEL UL 217 RATED SMOKE DETECTOR HARD WIRED

EXTERIOR WALL MOUNTED LIGHT FIXTURES, CONTROLLED BY MOTION SENSOR WITH

© CEILING LIGHT FIXT: HIGH EFFICACY PIN BASE FLUSH FLUOURESCENT

INTO ELECTRICAL WITH BATTERY BACK-UP.

26 WATT ENERGY STAR CFL RECESSED CAN WITH ELECTRONIC BALLAST \$ WHITE REFLECTOR TRIM

W HIGH EFFICACY VAPOR PROOF RECESSED CAN ├� FUEL GAS.

HOSE BIBB WITH ANTI-SIPHON DEVICE.

W COLD WATER STUB FOR ICE MAKER.

UL 2034/2075 CARBON MONOXIDE ALARM WITH DIRECT WIRING AND BATTERY BACKUP.

F.A.U. IN ATTIC. 220V W/ EMERGENCY DISCONNECT FOR

A.C. COMP. VER. LOCATION. ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.

OUTDOOR MOTION SENSOR W/AUTOMATIC ON/OFF OPERATION AND PHOTO CELL TO KEEP LIGHTS OFF DURING DAYLIGHT (SENSOR MUST COMPLY WITH 30 MINUTE SHUT OFF REQUIREMENT AND VIEW AREA IT ILLUMINATES)

 \blacktriangle = 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.

CODES

UNLESS NOTED OTHERWISE, ALL REFERENCES PERTAIN TO THE

CURRENT EDITION OF THE; 2016 CALIFORNIA BUILDING CODE (CBC).

2016 CALIFORNIA PLUMBING CODE (CPC)

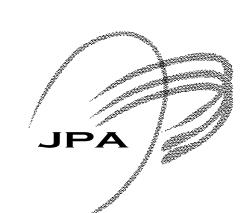
2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA FIRE CODE (CFC)

2016 CALIFORNIA GREEN BUILDING CODE

2016 CALIFORNIA ENERGY T-24 CA LCULATION 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.



JOSEPH PHAN & **ASSOCIATES**

17927 TOIYABE CIR.

FOUNTAIN VALLEY CALIFORNIA 92708 ◆ 714.454.0715 ◆

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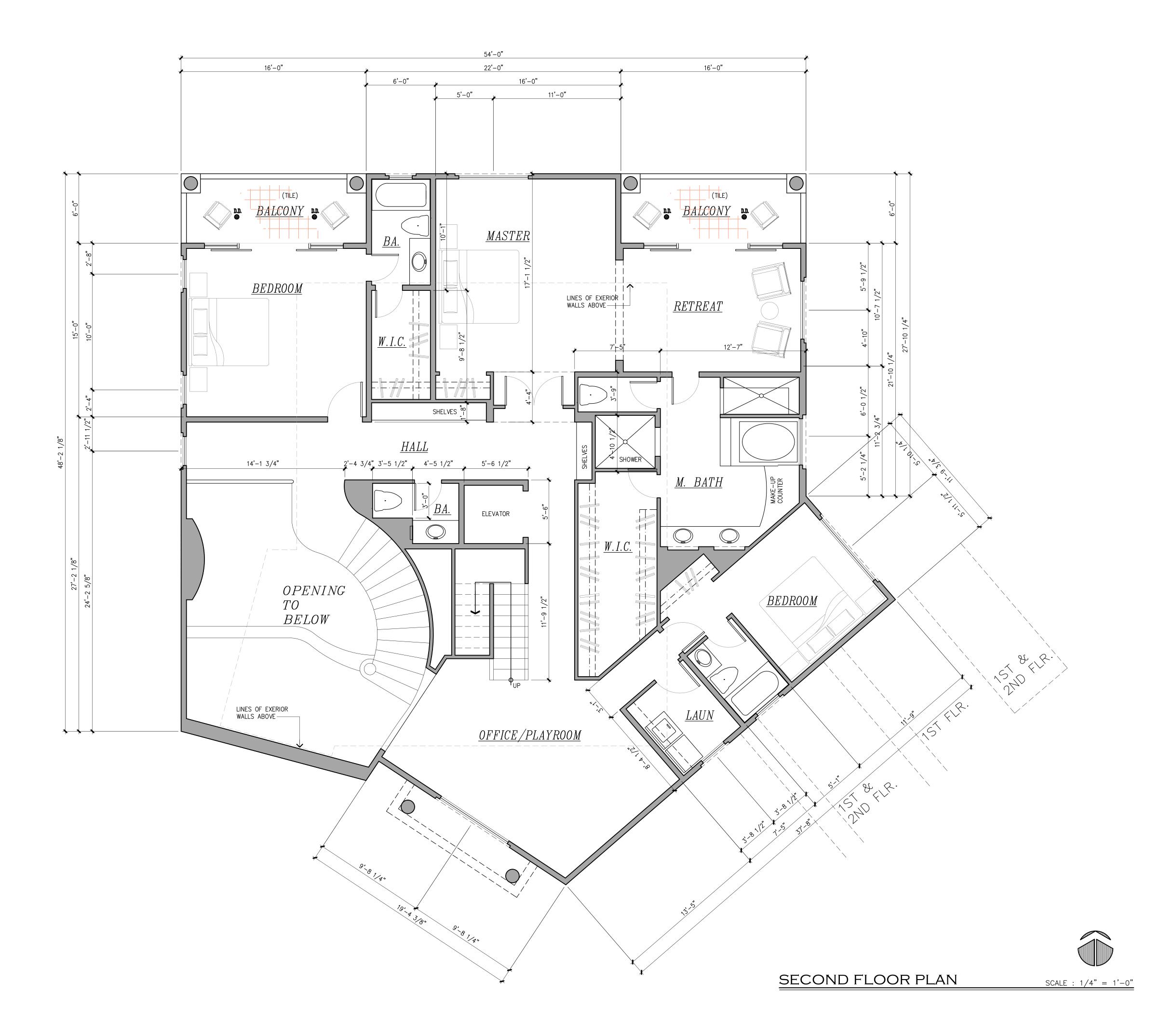
JOSEPH PHAN & ASSOCIATES.

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

SHEET TITLE FLOOR PLAN

SHEET#



LEGENDS

PROPOSED NEW STUD WALLS

EXHAUST FAN: VENT TO OUTSIDE AIR. 5 AIR CHANGES MIN PER HOUR, 50 CFM MIN. SURFACE MOUNT INCAND

TELEPHONE JACK

110 V DUPLEX CONV. OUTLET

110 V 1/2 HOT OUTLET.

1-WAY SWITCH

110 V WEATHERPROOF G.F.I. OUTLET. WATERPROOF

ELECTRICAL PANEL

UL 217 RATED SMOKE DETECTOR HARD WIRED INTO ELECTRICAL WITH BATTERY BACK-UP.

EXTERIOR WALL MOUNTED LIGHT FIXTURES, CONTROLLED BY MOTION SENSOR WITH

© CEILING LIGHT FIXT: HIGH EFFICACY PIN BASE FLUSH FLUOURESCENT

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HIGH EFFICACY VAPOR PROOF RECESSED CAN ├� FUEL GAS.

HOSE BIBB WITH ANTI-SIPHON DEVICE.

(w) COLD WATER STUB FOR ICE MAKER.

UL 2034/2075 CARBON MONOXIDE ALARM WITH DIRECT WIRING AND BATTERY BACKUP.

220V W/ EMERGENCY DISCONNECT FOR

A.C. COMP. VER. LOCATION. ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.

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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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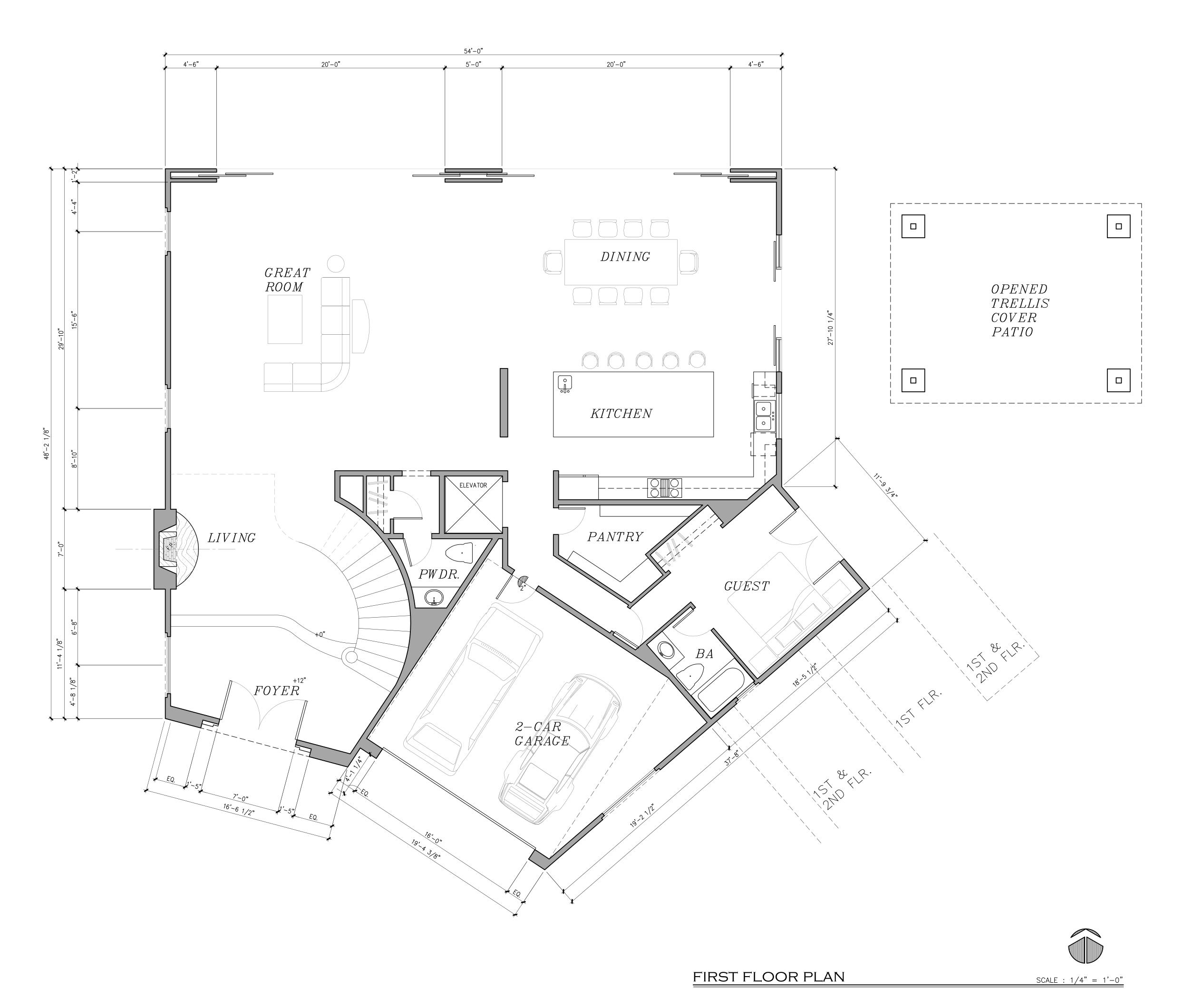
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PROJECT#			
DATE	JUNE	18,	2018
SCALE			

DESIGNED BY JOSEPH P. DRAWN BY JOSEPH P.

SHEET TITLE FLOOR PLAN

SHEET#



LEGENDS

PROPOSED NEW STUD WALLS

EXHAUST FAN: VENT TO OUTSIDE AIR. 5 AIR CHANGES MIN PER HOUR, 50 CFM MIN. SURFACE MOUNT INCAND

TELEPHONE JACK

110 V DUPLEX CONV. OUTLET

110 V 1/2 HOT OUTLET. 1-WAY SWITCH

110 V WEATHERPROOF G.F.I. OUTLET. WATERPROOF

ELECTRICAL PANEL UL 217 RATED SMOKE DETECTOR HARD WIRED INTO ELECTRICAL WITH BATTERY BACK-UP.

EXTERIOR WALL MOUNTED LIGHT FIXTURES, CONTROLLED BY MOTION SENSOR WITH

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HIGH EFFICACY VAPOR PROOF RECESSED CAN ├**♦** FUEL GAS.

H HOSE BIBB WITH ANTI-SIPHON DEVICE.

(w) COLD WATER STUB FOR ICE MAKER.

UL 2034/2075 CARBON MONOXIDE ALARM WITH DIRECT WIRING AND BATTERY BACKUP.

220V W/ EMERGENCY DISCONNECT FOR A.C. COMP. VER. LOCATION.

ELECTRICAL MAIN AND SHUT-OFF VERIFY LOC.

OUTDOOR MOTION SENSOR W/AUTOMATIC ON/OFF OPERATION AND PHOTO CELL TO KEEP LIGHTS OFF DURING DAYLIGHT (SENSOR MUST COMPLY WITH 30 MINUTE SHUT OFF REQUIREMENT AND VIEW AREA IT ILLUMINATES)

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2016 CALIFORNIA ENERGY T-24 CA LCULATION 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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PROJECT# JUNE 18, 2018 SCALE

DESIGNED BY JOSEPH P. DRAWN BY JOSEPH P.

> SHEET TITLE SCOPE OF WORKS, FLOOR PLANS AND

> > SHEET#

ELEVATIONS



FRONT VIEW

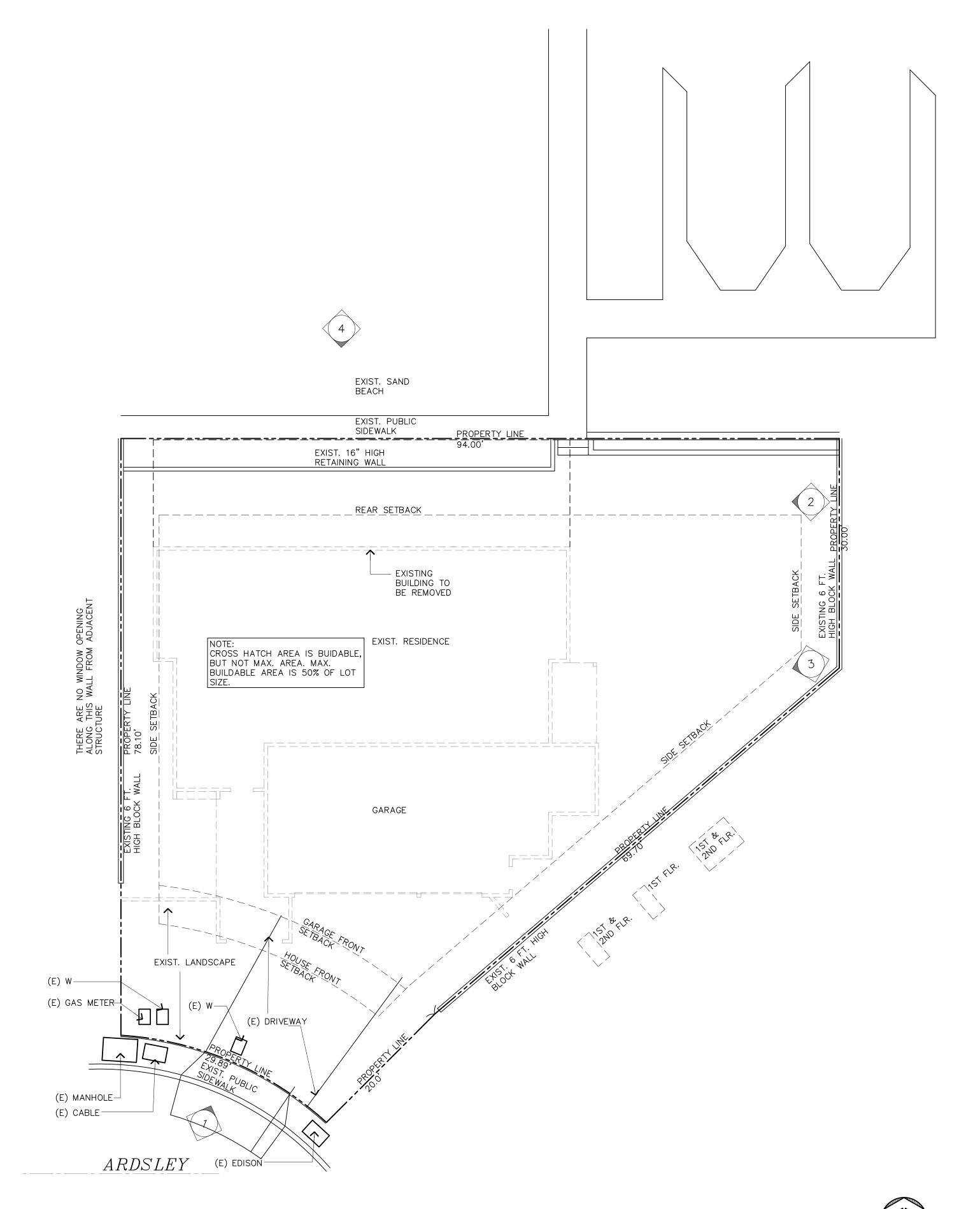


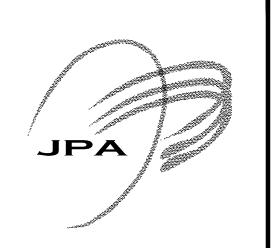
SIDE VIEW TOWARD REAR



SIDE VIEW TOWARD FRONT







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

PROJECT #
DATE JUNE 18, 2018

SCALE

DESIGNED BY

DRAWN BY

JOSEPH P.

SHEET TITLE
EXISTING SITE
PLAN AND
PHOTOS OF
EXISTING HOUSE

SHEET#

A1.1

PLOT DATE: OCT. 25, 2018

EXISTING SITE PLAN

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