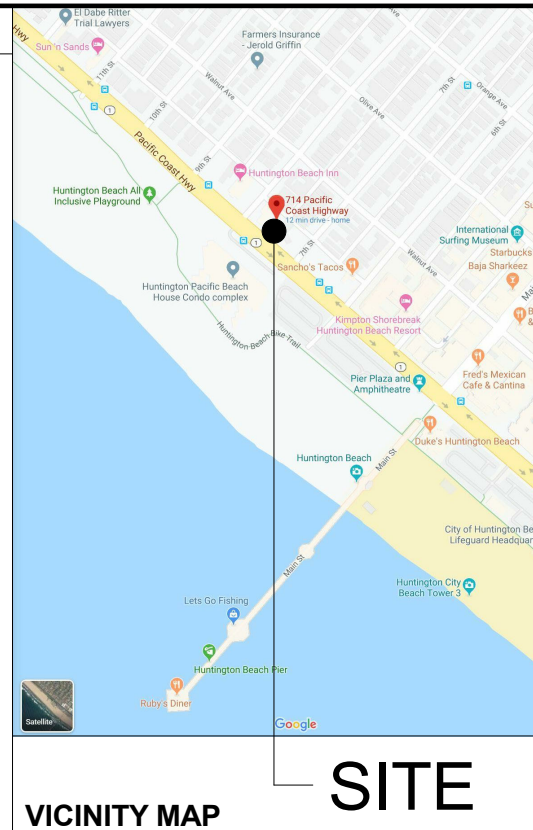


Site plan for Pacific Coast Highway, showing property lines, setbacks, parking areas, and building footprints. The plan includes various annotations such as "NEW SEWER LATERAL", "MIN 25'-0" SETBACK FOR CAR TURN INTO PARKING GARAGE", and "EXISTING ADJACENT PROPERTY". A north arrow is located in the bottom right corner.

DEFERRED SUBMITTALS

1. EXTERIOR BUILDING SIGNAGE
2. NFPA 13 FIRE SPRINKLER SYSTEM



VICINITY MAP

SITE

CONSULTANT LIST

OWNER: **Thanh C. Dong**
Phat Huong HaAnh Holding LLC
714 Pacific Coast Highway
Huntington Beach, CA

ARCHITECT: NOVUM ARCHITECTURE
116 S Catalina Suite 122
Redondo Beach CA 90277 Tel: 310-383-1827

SURVEY/CIVIL: MFKESSLER
ONE VENTURE, SUITE 130
IRVINE CA 92618 Tel: 949-339-5330

STRUCTURAL: ADR ENGINEERS
11254 Hannum Avenue
Culver City, CA 90230 Tel: 818-800-0631

LANDSCAPE: Studio PAD, Inc.
23276 S. POINTE DRIVE, STE. 103 / LAGUNA HILLS / CA 92653 Tel: 949.770.8530.

CODES & REGULATIONS

Current Codes Effective January 1, 2018
2016 Building Code (Title 26)
2016 Electrical Code (Title 27)
2016 Plumbing Code (Title 28)
2016 Mechanical Code (Title 29)
2016 Residential Code (Title 30)
2016 Green Building Standards Code (Title 31)
Huntington Beach Municipal Code (HBMC)

CITY OF HUNTINGTON BEACH PROJECT CODE & ZONING MATRIX

SUBJECT	CODE SECTION	REQUIRED / ALLOWED	PROPOSED PROJECT
PARKING COMMERCIAL	SECTION 3.2.26.4 - District 1	3 SPACES / 1,000 S.F.	3 SPACES PROVIDED
PARKING RESIDENTIAL	SECTION 3.2.26.6 - COASTAL	3 SPACES EACH UNIT TOTAL UNITS 3 X 2 = 6	3 SPACES PROVIDED NOTE: PARKING LIFT PROVIDED 6 TOTAL SPACES
SITE COVERAGE			
FRONT YARD SETBACK	SECTION 3.3.1.4 - District 1	0'	0' PROVIDED
REAR YARD SETBACK	SECTION 3.3.1.4 - District 1	3'	9'-6" PROVIDED
SIDE YARD SETBACKS	SECTION 3.3.1.4 - District 1	0'	4" PROVIDED
FENCES	SECTION 3.2.13 - District 1	6'-0" Note: 42" @ FYS	NONE PROVIDED
PUBLIC OPEN SPACE	SECTION 3.3.1.4 - District 1	3% to 5% of NET SITE AREA 4,959 NET x .03 = 148.77 S.F.	172 PROVIDED
COMMON OPEN SPACE	SECTION 3.2.16 - District 1	150 S.F. FOR EACH UNIT 3 x 150 = 450 S.F.	461 S.F. AT 2nd FLOOR 150 S.F. AT ROOF TOTAL = 611 S.F.
PRIVATE OPEN SPACE	SECTION 3.2.16.1 - District 1	150 S.F. FOR EACH UNIT	UNIT 1 = 150 S.F. UNIT 2 = 194 S.F. UNIT 3 = 264 S.F.
EXCEPTIONS TO HEIGHT LIMITS AT ROOF STAIR & ELEVATOR OVERHEAD	SECTION 3.2.8 - District 1	10'-0"	10'-0"
MIN DWELLING UNIT SIZE	SECTION 3.2.12 - District 1	500 S.F. FOR EACH UNIT	TO BE PROVIDED
STORAGE SP @ EA UNIT	SECTION 3.2.18 - District 1	50 CU FEET FOR EACH UNIT	50 CU FT PROVIDED @ EACH
BIKE PARKING	SECTION 3.2.26.5 - District 1	1 BIKE STALL	1 BIKE STALL

Civil Plans

Sheet 1-2	BOUNDARY TOPOGRAPHIC MAP
Sheet 2-2	BOUNDARY TOPOGRAPHIC MAP
C-1	PRECISE GRADING PLAN
C-2	PRECISE GRADING PLAN DETAILS
C-1	PRECISE GRADING PLAN & NOTES
C-4	PRECISE GRADING & EROSION PLAN

Landscape Plans

L-1	Proposed Schematic Landscape Plan & Imagery
L-2	Proposed Schematic Open Space Enlargement Plans
L-3	Proposed Schematic Planting Plan
I-1	Proposed Schematic Irrigation Plan
I-2	Proposed Schematic Irrigation Details
I-3	Proposed Schematic Irrigation Specifications

LOT COVERAGE CALCULATION

EXISTING SITE = 5,500.31 S.F. SEE SURVEY
PROPOSED SITE COVERAGE OF ALL BUILDINGS = 5,168 S.F.
5,168 / 5,500.31 = 94% PROPOSED LOT COVERAGE

PROPOSED BUILDING GROSS S.F TABULATION SEE A-0.1

FIRST FLOOR LEVEL / GARAGE LEVEL	4,017 S.F.
FIRST FLOOR LEVEL / RETAIL	766 S.F.
PUBLIC OPEN SPACE	172 S.F.
SECOND FLOOR LEVEL / RESIDENTIAL	4,024 S.F.
THIRD FLOOR LEVEL / RESIDENTIAL	3,734 S.F.
RESIDENTIAL COURTYARD DECK AT 2nd FLOORS	461 S.F.
RESIDENTIAL ROOF DECKS AT 2nd & 3rd FLOORS	704 S.F.
RESIDENTIAL ROOF TOP DECK (COMMON SPACE)	149 S.F.
TOTAL PROPOSED PROJECT GROSS S.F. (INCLUDES GARAGE; DOES NOT INCLUDE DECKS)	12,713 S.F.

OWNER OF PROPERTY & APPLICANT

OWNER & OWNERS REP: **Phat Huong HaAnh Holding LLC**
714 Pacific Coast Highway
Huntington Beach, CA
OWNER: Thanh C. Dong

LEGAL DESCRIPTION:
LOTS 6 & 7 OF BLOCK 107, HUNTINGTON BEACH TRACT MAP MB 3/36
CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA
ASSESSOR PARCEL NUMBER: 024-124-18

LEGAL DESCRIPTION

LOTS 6 & 7 OF BLOCK 107, HUNTINGTON BEACH TRACT MAP MB 3/36 CITY OF HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA
ASSESSOR PARCEL NUMBER: 024-124-18

CODE ANALYSIS

OCCUPANCY: R-2 (Residence) & S-2 (Garage at Ground Level)
TYPE OF CONSTRUCTION: Type II A at 1st Fl Garage & Retail (Masonry & Concrete Slab Podium Deck Project) with Mt Stud Wall
Type VA at Residential Levels (2 & 3) above Concrete Podium. See notes on plans
FIRE SPRINKLERS: YES (NFPA 13) all floors

PROJECT DESCRIPTION & SCOPE OF WORK

1. PROPOSED 3 TOTAL STORY NEW MIXED USE COMMERCIAL PROJECT COMPOSED OF: (1) GROUND FLOOR RETAIL UNIT (COFFEE SHOP) WITH PROPOSED PARKING (ENCLOSED) GARAGE & 2 RESIDENTIAL STORIES ABOVE COMMERCIAL LEVEL. PROPOSED RESIDENTIAL SHALL BE COMPOSED OF (3) FAMILY RESIDENCES LOCATED ON THE 2nd & 3rd FLOOR LEVELS OVER 1 LEVEL GARAGE. TOTAL BUILDING NUMBER OF FLOORS = 3 LEVELS.
2. PROPOSED SQUARE FEET OF RETAIL / OFFICE = 766 GROSS S.F.
3. PROPOSED PUBLIC OPEN SPACE (OPEN & ON TO STREET LEVEL) = 172 GROSS S.F.
4. PROPOSED 1st FLOOR PARKING GARAGE ON GRADE = 4,017 GROSS S.F.
5. PROPOSED 3 PARKING STALLS FOR COMMERCIAL SPACE (INCLUDE HANDICAP VAN STALL)
6. PROPOSED 3 TANDEM PARKING STALLS (WITH CAR LIFTS) FOR PROPOSED (3) 2 BEDROOM RESIDENTIAL UNITS AT 2nd & 3rd FLOOR PLANS. CAR LIFTS ALLOW FOR STACKING OF CARS 6 TOTAL STALLS
7. PROPOSED ROOF TOP DECK 149 S.F. (COMMON OPEN SPACE FOR RESIDENCES) WITH ELEVATOR & STAIR ACCESS. ROOF TOP DECK 42" GUARDRAIL SHALL BE UNDER 35'-0" HEIGHT LIMIT.
8. REFER TO AREA DIAGRAMS ON SHEET A-0.1 FOR ALL PROPOSED DETAILED BUILDING AREAS AND PROPOSED BUILDING SETBACKS
9. REFER TO SURVEY SHEET S-1 FOR EXISTING PROPERTY INFORMATION.
10. ALL EQUIPMENT (MECH HVAC SYSTEMS) SHALL BE UNDER 35'-0" HEIGHT LIMIT
11. PROPOSED R-13 FIRE SPRINKLERS AT PROPOSED PROJECT SHALL BE SEPARATE DEFERRED SUBMITTAL.

Architectural Sheet List

Sheet Number	Sheet Name
A-0.0	Cover Sheet & Site Plan
A-0.1	Proposed Project Area Diagrams
A-0.2	Site Fire Master Plan & Code Analysis
A-0.3	Fire Master 2nd & 3rd FL Residential Plans
A-0.5	Project Specifications
A-0.6	Project Specifications
A-2.0	Proposed Retail Plan & Parking Lift Tandem Specs
A-2.1	Proposed Car Lift Basement Floor Plan Level
A-2.2	Proposed 2nd & 3rd FL Residential Plans
A-2.3	Proposed Roof Plan & Stair / Elev at Deck
A-3.0	Exterior Building Elevations
A-3.1	Exterior Building Elevations
A-4.0	Building Sections
A-4.1	Building Sections
A-5.6	Accessible Coffe Shop Floor Plan & Restroom Layout
A-6.0	COLOR & MATERIAL BOARD
A-6.1	PROPOSED RENDERINGS
A-6.2	PROPOSED RENDERINGS
A-6.3	PROPOSED RENDERINGS
A-6.4	3D Massing & Site Diagrammatic Views
A-6.5	3D Massing & Site Diagrammatic Views
A-6.6	3D Massing View Diagrammatic Sketches



NOVUM
ARCHITECTURE

116 S. CATALINA AVE #122
REDONDO BEACH, CA 90277

TEL: 310-709-4476
WWW.NOVUMARCHITECTURE.COM

HUNTINGTON BEACH
MIXED USE
714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH CA 92648
Phat Huong HaAnh
Holding LLC

No.	Description	Date

Cover Sheet & Site Plan

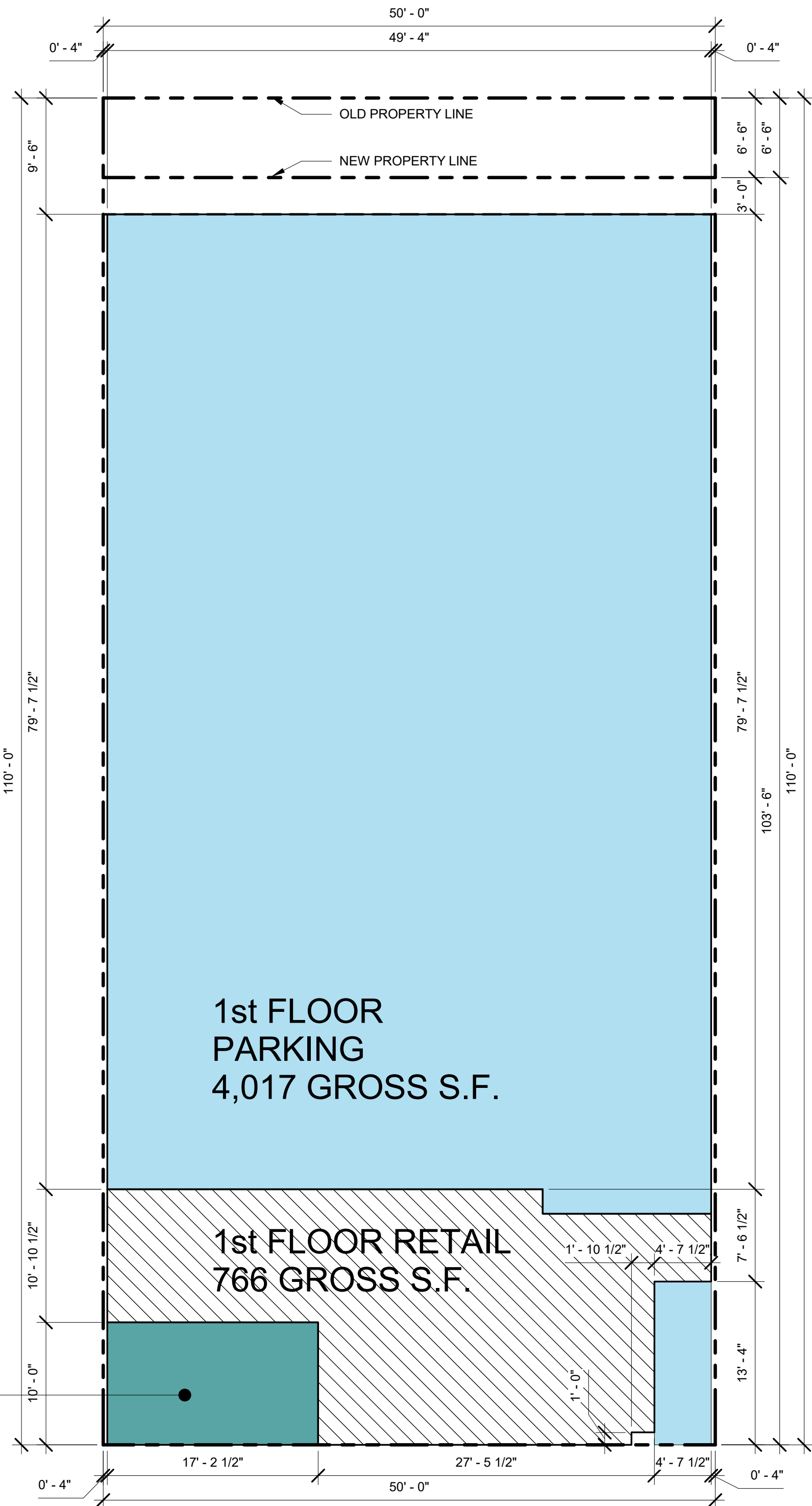


Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

A-0.0

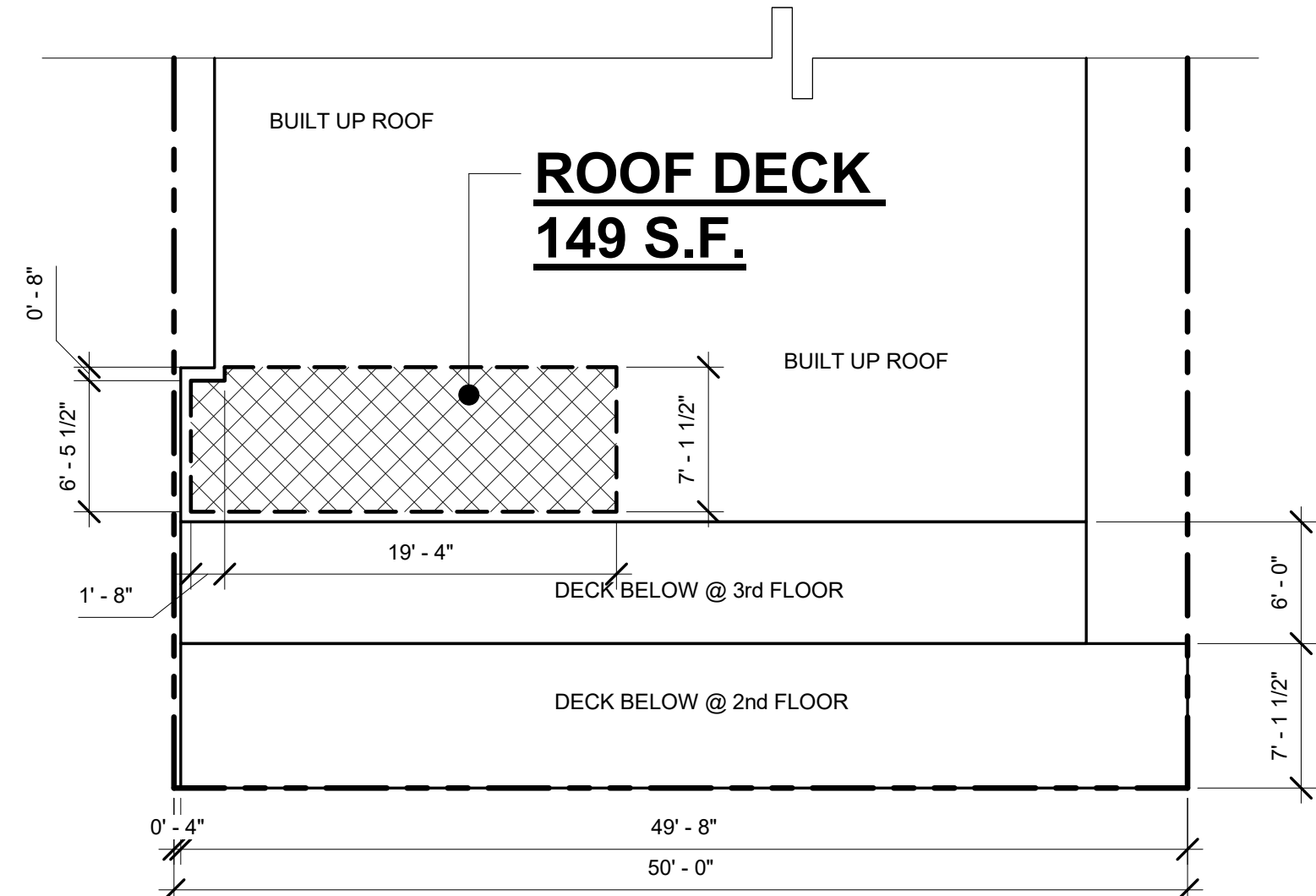
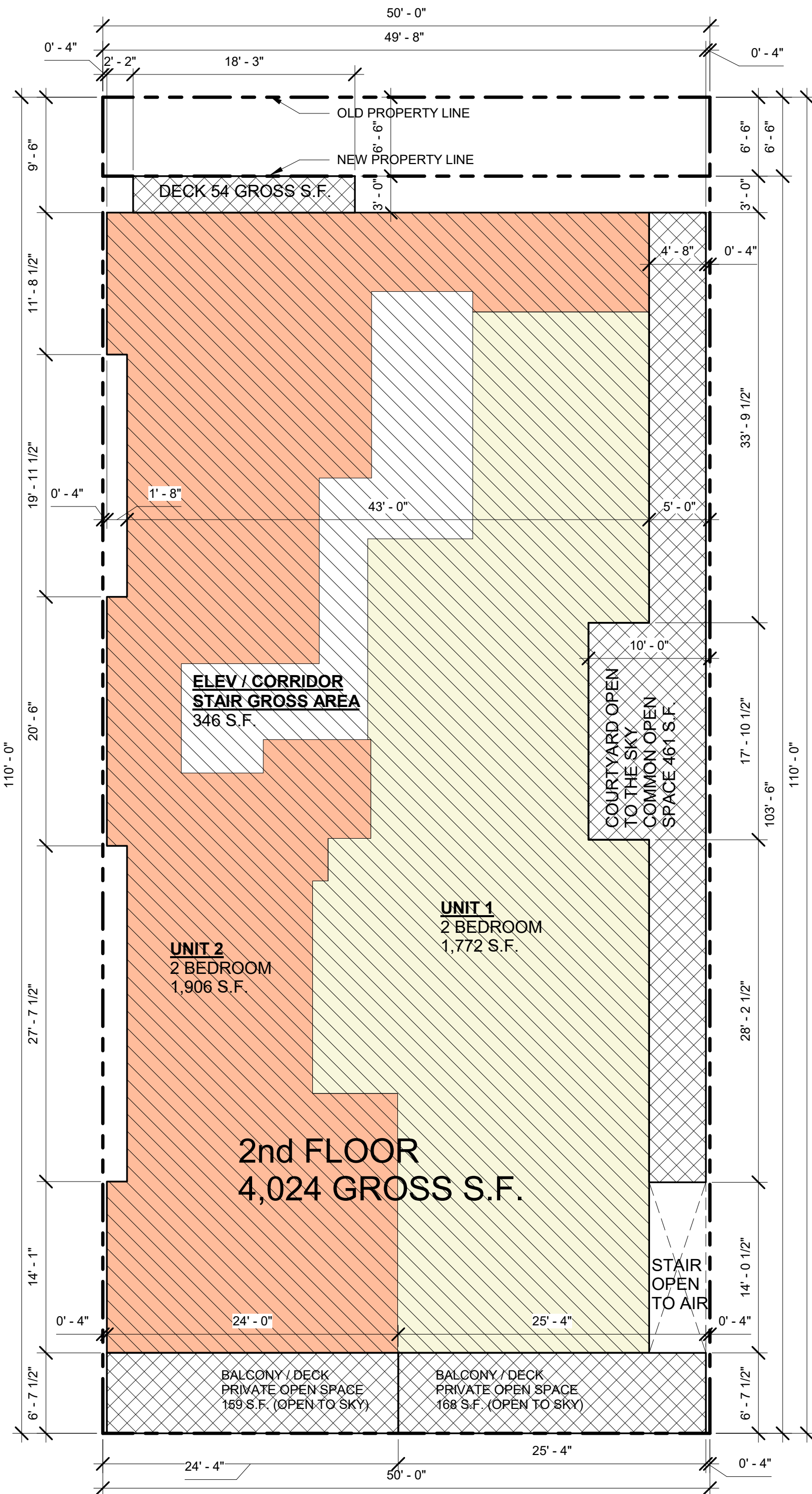
Scale $1/8" = 1'-0"$

PUBLIC OPEN
SPACE 172 S.F.

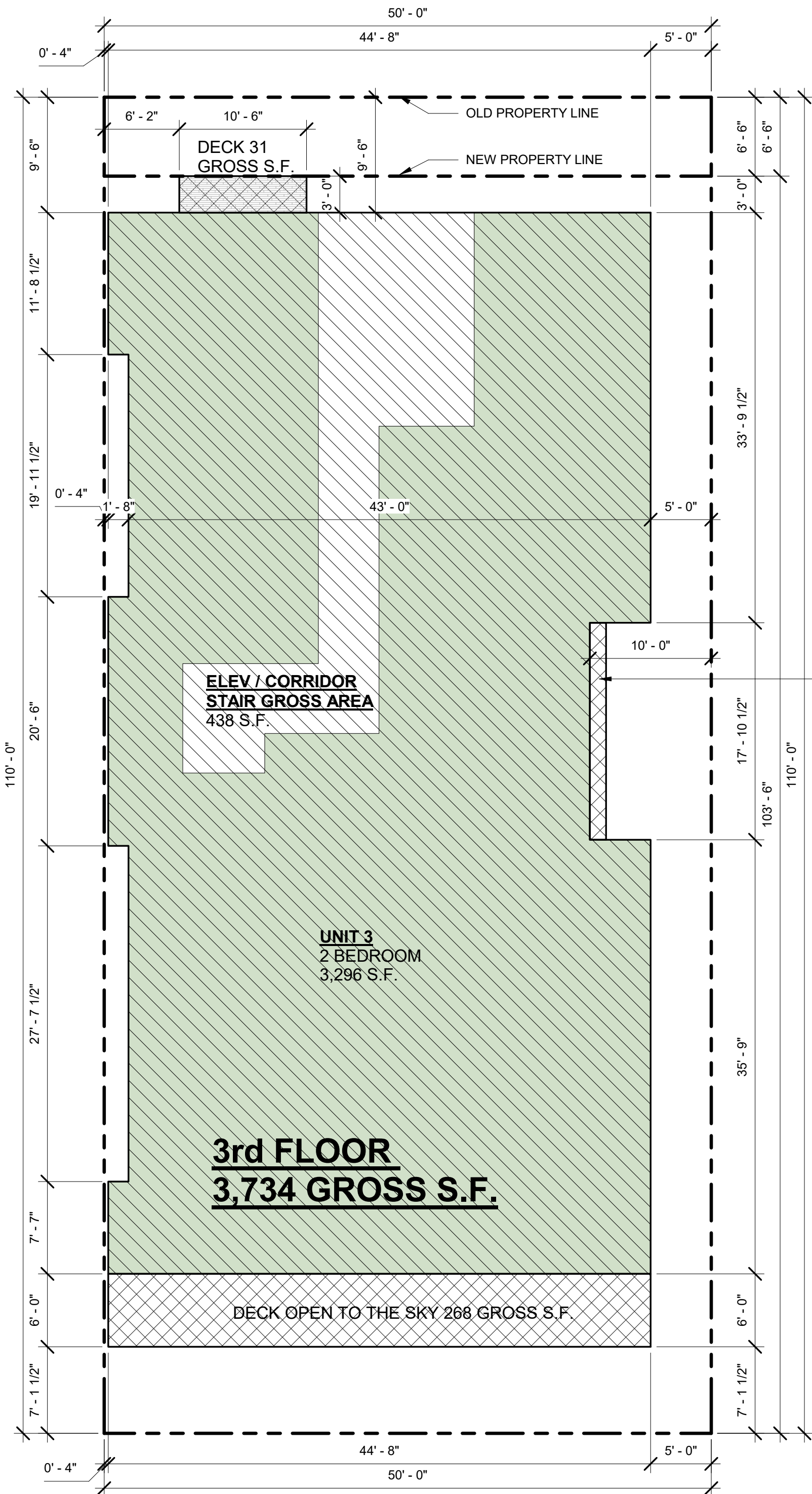


PROPOSED AREA DIAGRAM CALCULATION

1/8" = 1'-0"



ROOF LEVEL AREA DIAGRAM



DECK 24
GROSS S.F.



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**HUNTINGTON BEACH
MIXED USE**
Phat Huong HaAnh
Holding LLC

No.	Description	Date

**Proposed Project Area
Diagrams**



Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

A-0.1

Scale 1/8" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

PER 2016 CBC, TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE		
OCCUPANCY	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLER SYSTEM (FEET)
A,E,F-1, M, R, S-1	200	250
B	200	300
R-2.1	NOT PERMITTED	250
F-2, S-2, U	300	300

1017.3 MEASUREMENT. EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

PER 2016 CBC - MIN EGRESS REQUIREMENTS			
USE	CHAPTER 3	TABLE 1015.1	TABLE 1004.1.1
	GROUP	(1) EXIT REQ. (X) = OCC	OCCUPANCY LOAD FACTOR (X) S.F. PER OCCUPANT
BUSINESS	B		100:1 GROSS
RETAIL / MERCH	M		1:1 GROSS
KITCHENS, COMM	M		200:1 GROSS
ASSEMBLY, STANDING AREA	A		5:1 NET
ASSEMBLY, CHAIRS ONLY	A		7:1 NET
ASSEMBLY, TABLES/CHAIRS	A		15:1 NET
PARKING S-2	S-2		200:1 GROSS

B & S-2 - OCCUPANCY TABULATION TABLE 1004.1.2	
PROPOSED B & S-2 OCCUPANCY BUILDING AREAS	
1st FLOOR B OCCUPANCY = 817 S.F. / 100 = 9 OCCUPANTS	
1st FLOOR S-2 OCCUPANCY = 4,197 S.F. / 200 = 21 OCCUPANTS	
25 OCCUPANTS IS LESS THAN 50 = ONLY 1 EXIT REQUIRED (2 PROVIDED)	
B & S-2 OCCUPANCY MIN DOOR & STAIR WIDTH REQUIRED	
30 TOTAL OCCUPANTS X .2 = 6" DOOR WIDTH REQUIRED 36" EXIT DOOR PROVIDED	
30 TOTAL OCCUPANTS X .3 = 9" STAIR WIDTH REQUIRED 44" STAIR WIDTH PROVIDED	

PER 2016 CBC, TABLE 1006.2.1 - COMMON PATH OF TRAVEL				
OCCUPANCY	MAX. OCCUPANT LOAD OF SPACE	MAX. COMMON PATH EGRESS TRAVE DISTANCE IN FEET		
		WITHOUT SPRINKLER		WITH SPRINKLER
		OCCUPANT LOAD	OCCUPANT LOAD	
A,E,M	49	75 FEET	75 FEET	75 FEET
B	49	100 FEET	75 FEET	100 FEET
R-1	10	NP	NP	75 FEET
S	29	100 FEET	75 FEET	100 FEET

Architectural Review E-04

January 1, 2017; rev: February 12, 2018

OCFA PROPER LADDERING ANGLE

ATTACHMENT 5

Ladder Pad Setback at Rescue Openings

Rescue windows are required to open directly to a public street, public alley, yard, or exit court.

Overall width of pad is from D1 to a point 3' behind D2.

Placement of Ladders

Sill Height (h)	Distance (d)	Sill Height (h)	Distance (d)	Sill Height (h)	Distance (d)
3'-0"	4'-0"	2'-0"	3'-0"	1'-0"	2'-0"
3'-6"	8'-10"	2'-6"	6'-10"	1'-6"	4'-to 5'
3'-0"	8'-7"	2'-3"	6'-7"	1'-3"	4'-to 5'
3'-0"	8'-5"	2'-3"	6'-5"	1'-3"	3'-to 5'
3'-0"	8'-2"	2'-1"	6'-2"	1'-1"	3'-to 4'
3'-0"	8'-0"	2'-0"	6'-0"	1'-0"	2'-to 4'
2'-0"	7'-10"	1'-9"	5'-10"	0'-9"	2'-to 4'
2'-0"	7'-7"	1'-8"	5'-7"	0'-8"	2'-to 3'
2'-0"	7'-5"	1'-7"	5'-5"	0'-7"	1'-to 3'
2'-0"	7'-2"	1'-6"	5'-2"	0'-6"	1'-to 2'

MINIMUM NUMBER OF EXITS PER OCCUPANT LOAD

PER 2013 CBC, TABLES 1021.3.1

OCCUPANT LOAD (PERSONS PER STORY)	MINIMUM NUMBER OF EXITS (PER STORY)
1 - 500	2
501 - 1,000	3
MORE THAN 1,000	4

PER 2016 CBC, TABLE 1017.2

1017.3 MEASUREMENT. EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

EXIT DOOR, TYP.

EXITING DIAGRAM LEGEND B & S-2 OCCUPANCY

INDICATES THE LOCATION OF EXIT SIGNS PLACED EVERY 100' PER 2016 CBC SECTION 1013; SHADED REGION INDICATES THE DIRECTION OF TRAVEL TO THE EXIT.

PANIC HARDWARE PER 2016 CBC SECTION 1010

NUMBER OF BUILDING OCCUPANTS

MAXIMUM LENGTH OF "EXIT ACCESS TRAVEL DISTANCE" PER OCCUPANCY SHALL BE PER 2016 CBC SECTION 1017 & TABLE 1017.2

OCCUPANCY "B" = 200' WITHOUT SPRINKLER

OCCUPANCY "B" = 300' WITH SPRINKLER

NOTE: 1017.3 MEASUREMENT. EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF HORIZONTAL AND VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

EXITS SHALL BE SO LOCATED ON EACH STORY SUCH THAT THE MAXIMUM LENGTH OF EGRESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL TO AN EXTERIOR EXIT DOOR AT THE LEVEL OF DISCHARGE, AN ENTRANCE TO A VERTICAL EXIT ENCLOSURE, AN EXIT PASSAGEWAY, A HORIZONTAL EXIT, AN EXTERIOR EXIT STAIRWAY OR AN EXTERIOR EXIT RAMP SHALL NOT EXCEED THE DISTANCES IN TABLE 1016.2

MAXIMUM LENGTH OF "COMMON PATH OF EGRESS TRAVEL" PER OCCUPANCY SHALL BE PER CBC SECTION 1016.2.1

2nd LEVEL LADDER LOCATIONS PROVIDING RESCUE WINDOW ACCESS TO 3rd LEVEL. NOTE: A 2X2" LADDER ACCESS AREA DIRECTLY IN FRONT OF THE LADDER BUTT AS IT RESTS AGAINST THE LADDERED POSITION, AND ONE FACES THE BUILDING SHALL BE PROVIDED.

EXIT SIGNS NOTES

1. PER 2016 CBC SECTION 1013; EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS.

3' BUILDING SETBACK AT REAR

ALL STAIRS 2 HR FIRE RATED SHAFTS WITH 90min RATED DOORS

4" BUILDING SETBACK AT SIDE YARDS

ALL ELEVATORS 2 HR FIRE RATED SHAFTS WITH RATED ELEV DOORS

2016 CBC TABLE 602 ALL EXTERIOR WALLS @ S-2 < 5' = 1 HR FIRE RATED WALLS REQ. (2 HR 8" CMU BLOCK WALL PROVIDED AT S-2 CONSTRUCTION)

TRASH ENCLOSURE 1 HR FIRE RATED SHAFTS WITH 45 MIN DOORS

DEMISING WALL 1 HR FIRE RATED SHAFTS WITH 45 MIN DOORS

0" BUILDING SETBACK AT FRONT YARD

ALL EXTERIOR WALLS 2 HR FIRE RATED WALLS

2016 CBC TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) ALLOWED AREA FOR S-2 & R-2 "Primary structural frame, Bearing walls, Exterior & Interior Walls Floor & Roof Assembly" = 1HR fire rated construction / assembly

2016 CBC TABLE 506.2 ALLOWED AREA FOR R-2 WITH SPRINKLER SYSTEM WITHOUT HEIGHT INCREASE 36,000 S.F. PROPOSED UNDER 10,000 S.F.

ALL ELEVATORS 2 HR FIRE RATED SHAFTS WITH RATED ELEV DOORS

ALL EXTERIOR WALLS 1 HR FIRE RATED WALLS

2016 CBC TABLE 508.1 (TYPE VA) REQUIRED SEPARATION OF OCCUPANCIES (HOURS) IN BETWEEN S-2 & R-2 = 1HR RATING

2016 CBC TABLE 508.4 (TYPE IIA) REQUIRED SEPARATION OF OCCUPANCIES (HOURS) IN BETWEEN S-2 & R-2 = 1HR RATING

2016 CBC TABLE 602 ALL EXTERIOR WALLS @ S-2 < 5' = 1 HR FIRE RATED WALLS REQ. (2 HR 8" CMU BLOCK WALL PROVIDED AT S-2 CONSTRUCTION)

ALL STAIRS 2 HR FIRE RATED SHAFTS WITH 90min RATED DOORS

ALL CORRIDORS 1 HR FIRE RATED WITH 45min RATED DOORS

2016 CBC TABLE 604.3 (TYPE VA) ALLOWED BLDG HEIGHT ABOVE GRADE PLANE FOR R-2 = 70'-0" (PROVIDED 45' HEIGHT)

2016 CBC TABLE 602 ALL EXTERIOR WALLS @ R-2 < 5' = 1 HR FIRE RATED WALLS REQ. (1 HR AT R-2 CONSTRUCTION PROVIDED)

2016 CBC TABLE 508.4 (TYPE IIA) REQUIRED SEPARATION OF OCCUPANCIES (HOURS) IN BETWEEN S-2 & R-2 = 1HR RATING

2016 CBC TABLE 602 ALL EXTERIOR WALLS @ S-2 < 5' = 1 HR FIRE RATED WALLS REQ. (2 HR 8" CMU BLOCK WALL PROVIDED AT S-2 CONSTRUCTION)

2016 CBC TABLE 506.2 ALLOWED AREA FOR S-2 WITH SPRINKLER SYSTEM WITHOUT HEIGHT INCREASE 63,000 S.F. PROPOSED UNDER 5,000 S.F.

4" SETBACK

5' SETBACK

ELEV @ ROOF 45' ABOVE (E) TC 31'40"

1HR FIRE RATED ROOF

3rd FLOOR R-2 OCCUPANCY RESIDENCE FULLY SPRINKLERED Type VA Construction

2nd FLOOR R-2 OCCUPANCY RESIDENCE FULLY SPRINKLERED Type VA Construction

1st FLOOR S-2 OCCUPANCY ENCLOSED GARAGE FULLY SPRINKLERED Type IIA Construction

TYP SECTION VIEW

35' MAX HT

(E) TC 31'40"

2 OCCUPANCY & CONSTRUCTION TYPE DIAGRAMS

1/8" = 1'-0"

1HR FIRE RATED DOOR STEEL DOOR & FRAME PROVIDE PANIC HARDWARE AT DOOR IN LIEU OF STRIKE SIDE CLEARANCE

DOOR WIDTH CALC: 46 OCCUPANTS X 2 = 10" DOOR REQUIRED, 36" DOOR PROVIDED

1HR FIRE RATED 2X6 METAL STUD FRAME WALL AT STAIR W/ GYPSUM WALLBOARD AT BOTH SIDES

1HR FIRE RATED CONCRETE SLAB DECKING SYSTEM AT CEILING TO R2 OCCUPANCY ABOVE

2HR FIRE RATED 2X4 METAL STUD FRAME WALL AT STAIR W/ GYPSUM WALLBOARD AT BOTH SIDES

FD KNOCK BOX Rapid Access System Powered by One Master Key

1HR FIRE RATED DOOR STEEL DOOR & FRAME

DOOR WIDTH CALC: 29 OCCUPANTS X 2 = 6" DOOR REQUIRED, 36" DOOR PROVIDED

ROLL DOWN SMOKE DOOR AT ELEVATOR SHAFT

Existing Adjacent Property Shown for Clarification Only

11'-0" - 0"

PROPERTY LINE

EXISTING 4'-0" BUILDING SETBACK AT GROUND LEVEL

1HR FIRE RATED CONCRETE SLAB DECKING SYSTEM AT CEILING TO R2 OCCUPANCY ABOVE

EXISTING 2'-0" BUILDING SETBACK AT 2nd & 3rd LEVELS

1HR FIRE RATED CONCRETE SLAB DECKING SYSTEM AT CEILING TO R2 OCCUPANCY ABOVE

EXISTING 4'-0" BUILDING SETBACK AT GROUND LEVEL

PROPOSED 8" WIDE CMU BLOCK WALL 4" CLEAR FROM PROPERTY LINE

NEAREST FIREHYDRANT LOCATED AT CROSS ST PCH & 8th ST APPROX. 195'-0" AWAY

B OCCUPANCY FULLY SPRINKLERED

DOOR WIDTH CALC: 31 OCCUPANTS X 2 = 7" DOOR REQUIRED, 36" DOOR PROVIDED

FDC CONNECTION Nearest FH 150' + 45' = 195' distance

NEAREST FIREHYDRANT LOCATED AT CROSS ST PCH & 7th ST APPROX. 280'-0" AWAY

FD KNOX BOX Rapid Access System Powered by One Master Key

STAIR UP TO 2nd FLOOR DECK FIRE RATED STAIR

1HR FIRE RATED DOOR STEEL DOOR & FRAME

STAIR WIDTH CALC: 31 OCCUPANTS X 3 = 10" STAIR REQUIRED, 48" STAIR WIDTH PROVIDED

DOOR WIDTH CALC: 31 OCCUPANTS X 2 = 7" DOOR REQUIRED, 36" DOOR PROVIDED

EXIT ACCESS TRAVEL DISTANCE TO EXIT AT STREET LEVEL AT GRADE 52.5' PROVIDED, ALLOWED 100'

NOTE: 1HR FIRE WALL RATING AT WALLS SEPARATING S2 OCCUPANCY & B OCCUPANCY

STAIR WIDTH CALC: 9 OCCUPANTS X 3 = 10" STAIR REQUIRED, 48" STAIR WIDTH PROVIDED

DOOR WIDTH CALC: 9 OCCUPANTS X 2 = 2" DOOR REQUIRED, 36" DOOR PROVIDED

PROPOSED FIRE RISER LOCATION & BACKFLOW FACP LOCATION - EL 29.40'

2HR FIRE WALL 8" CMU BLOCK WALL

RESIDENTIAL ELEVATOR ACCESSIBLE ADA TYPE UP TO RESIDENTIAL FLOORS

PROPOSED 4 GAS METERS LOCATION

EXIT ACCESS TRAVEL DISTANCE TO EXIT AT STREET LEVEL AT GRADE 52.5' PROVIDED, ALLOWED 100'

STAIR WIDTH CALC: 31 OCCUPANTS X 3 = 10" STAIR REQUIRED, 48" STAIR WIDTH PROVIDED

DOOR WIDTH CALC: 31 OCCUPANTS X 2 = 7" DOOR REQUIRED, 36" DOOR PROVIDED

FD KNOX BOX Rapid Access System Powered by One Master Key

STAIR UP TO 2nd FLOOR DECK FIRE RATED STAIR

1HR FIRE RATED DOOR STEEL DOOR & FRAME

STAIR WIDTH CALC: 31 OCCUPANTS X 3 = 10" STAIR REQUIRED, 48" STAIR WIDTH PROVIDED

DOOR WIDTH CALC: 31 OCCUPANTS X 2 = 7" DOOR REQUIRED, 36" DOOR PROVIDED

EXIT ACCESS TRAVEL DISTANCE TO EXIT AT STREET LEVEL AT GRADE 52.5' PROVIDED, ALLOWED 100'

NOTE: 1HR FIRE WALL RATING AT WALLS SEPARATING S2 OCCUPANCY & B OCCUPANCY

STAIR WIDTH CALC: 9 OCCUPANTS X 3 = 10" STAIR REQUIRED, 48" STAIR WIDTH PROVIDED

DOOR WIDTH CALC: 9 OCCUPANTS X 2 = 2" DOOR REQUIRED, 36" DOOR PROVIDED

PROPOSED FIRE RISER LOCATION & BACKFLOW FACP LOCATION - EL 29.40'

2HR FIRE WALL 8" CMU BLOCK WALL

RESIDENTIAL ELEVATOR ACCESSIBLE ADA TYPE UP TO RESIDENTIAL FLOORS

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FD KNOX BOX Rapid Access System Powered by One Master Key

STAIR UP TO 2nd FLOOR DECK FIRE RATED STAIR

1HR FIRE RATED DOOR STEEL DOOR & FRAME

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PROPOSED FIRE RISER LOCATION & BACKFLOW FACP LOCATION - EL 29.40'

2HR FIRE WALL 8" CMU BLOCK WALL

RESIDENTIAL ELEVATOR ACCESSIBLE ADA TYPE UP TO RESIDENTIAL FLOORS

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RESIDENTIAL ELEVATOR ACCESSIBLE ADA TYPE UP

Discover inspiring new possibilities to elevate your art

Anything is possible

Aspyre top and bottom led v-drill features a unique tongue and groove joint design that makes the overall design.

Most profiles feature the patented Lock-Joint System which creates airtight seals for a clean look.

Mixed casework can be combined with sliding configurations to both contemporary and classic home designs.

DESIRED OPTION

The ultimate amenity is low maintenance

The Aspyre Collection delivers unlimited design possibilities with the uncompromising performance you've come to expect from James Hardie® floor cement products.

Enhance your reputation with stunning exterior design solutions, all Engineered for Climate® to help your homes keep their distinguished looks with lower maintenance (as compared to wood or wood-based siding).

Unique formations resist the effects of naturally occurring weather damage. Dimensional stability to resist swelling, warping and cracking.

Helps protect your exterior from damage caused by insects of termites, ants, bees, wasps and red wood ants.

Tougher than the elements. Star proved best for nearly 50 years of insects and is the toughest.

PERFORMANCE IS SERENITY

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REVEAL Elevate the art of modern design

Reveal® Panels Thickness: 7/16 in. Size: Nominal 4 ft. x 8 ft. Available primed or with 24 ColorPlus Technology finishes

Reveal® Surround Trim Available primed or with clear anodized finish

Reveal® Recess Trim Available primed

Reveal® Countersunk Fasteners Compatible with primed panels. Deliver a clean, streamlined look

Reveal® Exposed Fasteners Stainless steel. Add a more pronounced industrial touch

Aspyre® Lap Siding Thickness: 5/8 in. Length: 12 ft. Weight: 4.55 lbs./sq. ft.

Aspyre® Lap Siding

Aspyre® Beveled Lap Siding

Aspyre® V-Groove Siding

Aspyre® Bevel Channel Siding

Aspyre® Shingle Siding

Aspyre® Square Channel Siding

LOCK JOINT PROFILES

Aspyre® Lap Siding

Aspyre® Beveled Lap Siding

Aspyre® V-Groove Siding

Aspyre® Bevel Channel Siding

Aspyre® Shingle Siding

Aspyre® Square Channel Siding

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JAMES HARDIE SIDING:
26300 La Alameda, Suite 400
Mission Viejo, California 92691
Toll-free phone: 1-888 J-HARDIE (1-888 542-7343)

Contact JAMES HARDIE for Complete System. Contractor shall schedule a site meeting with JH & Contractor to go over the project in detail and shall prepare the specs and manufacturer recommended installations & procedures. Notify Architect, Client & Owner's Representative ahead of time for site meeting & schedule.

www.FLEETWOODUSA.com

Welcome to Fleetwood Windows & Doors

Before You Begin

We are proud of our 56+ year history as a California-based window and door manufacturer. In a time when others are making products in foreign countries, Fleetwood remains true to its essential purpose as an American company, employing American workers making quality products.

We believe we are helping support the American dream of success by relying upon God and this country's ingenuity and work ethic, which has made the United States of America the greatest country in the world. Our focus is to innovate, not imitate.

You will discover that we continue to blaze a trail of top quality and innovative design, like our patented Archetype door latch system.

We appreciate the amount of time it takes to properly research windows and doors. We believe you will discover that Fleetwood offers much more value than any other window and door company. If possible, visit our factory or a dealer showroom. Once you have operated one of our life-size doors (the bigger the better) you will understand our reputation.

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1 Made in the U.S.A.

Aluminum Finishes

ONE OF THE UNIQUE TRUITS OF ALUMINUM IS ITS ABILITY TO HAVE MULTIPLE FINISHES. IF PROPERLY MAINTAINED, THESE FINISHES WILL LAST A LIFETIME. WE OFFER MORE INFORMATION ON OUR WEBSITE IN "MAKING THE RIGHT CHOICES" (DESIGNERS AND HOMEOWNERS SECTIONS).

ANODIZED

Anodizing is a chemical process that makes the aluminum surface harder and thicker. It was used by the US Military in WWII as a finish to protect against corrosion on its aircraft. [Process: Each extrusion is electrically charged while submerged in acid (changes aluminum oxide to aluminum hydrate). If an earth tone color is desired, the aluminum is dipped in a color tank and then sealed.]

FAST TRACK FINISHES

Fleetwood offers its aluminum products in thousands of colors, but offers the following two finishes with a faster production time:

CUSTOM COLOR ANODIZING

We offer five additional earth tone colors, known as the "Earth Tones". Customers should expect shade variation so exact color uniformity is desired, paint may be the better choice.

PAINTED

We use the same paint (Kynar 500™) which high-rise buildings around the world demand because of its exceptional color retention and salt air protection. [Process: Each extrusion is chemically pretreated, painted electro-statically, then cured in an oven.] Edge Armor is optional and recommended near the coast.

The five custom earth tone colors shown here are consistent with the corresponding custom color anodized shades.

12 OF OUR MOST POPULAR COLORS

Please note: The colors in this brochure may vary from the anodized or painted aluminum extrusions.

For more information, view Products at www.FleetwoodUSA.com

Application Instructions

Surface Preparation

All surfaces to receive application must be clean and free of dirt, oil, grease, efflorescence, grease, etc., using agents and cleaning solutions. Ensure that all surfaces are smooth and free of any irregularities. Repair all cracks with the appropriate patching material for the existing substrate. Painted or glossy surfaces should be sandblasted to remove contaminants and substrate and ensure a proper bond. The use of a sander is recommended over chemical sandblasting that can lead to more repairs and, if a sander is not used, just prior to application, dampen all surfaces that are to receive the ColorTek with clean, potable water.

NOTE: Cracking from normal structural movement or shrinkage is more evident in SmoothCoat finish. The use of Omega Crack Isolation System is strongly recommended.

Mixing

1. Add 5.5 gallons (13.5) of clean, potable water per bag to an appropriate mixing apparatus.

2. Use the ColorTek Product Data Sheet for color mixing instructions (optional).

3. Turn mixer on and add SmoothCoat to the water.

4. Allow the material to mix for a minimum of 24 minutes. In certain colors, coloring factory pre-blended colored SmoothCoat may be required to minimize streaking.

5. Turn mixer off and allow the material to take its initial set.

6. Helpwater the material, adding only enough water to reach the desired consistency.

7. Do not over mix.

NOTE: Apply SmoothCoat to a test area to ensure that color has been thoroughly blended prior to a full application.

Application

SmoothCoat shall be applied in two coats to an approximate 1/8" thickness.

1. Using a trowel and broad apply the material to the working surface, beginning at one corner and working to the next, in a single coat of uniform thickness.

2. To ensure consistent color, a uniform thickness of application must be maintained.

3. Following the initial application, another person should float the applied material to achieve the desired appearance.

Finishing

Using sector drying time may vary due to climatic conditions. Drying should occur within 24 hours at an ambient and surface temperature of 70°F (21°C) and 65% R.H. When hot, dry, or windy conditions exist, light mist curing and/or protection should be provided. All quality applied material must be protected from inclement weather until material has sufficient strength not to be damaged. Full curing strength (bonding) occurs in approximately 28 days.

Limitations

DO NOT apply product when the ambient and surface temperature is below 40°F (4°C). The ambient and surface temperature must maintain the above requirements until material has sufficient strength that be damaged (See ColorTek). Material is allowed to freeze may suffer irreparable damage.

DO NOT add any other materials to the mixture of the product without further approval from Omega Products International.

DO NOT deviate in the mixing or application procedures contained in this, or any other Omega Product Data Sheet, without written approval from Omega Products International.

DO NOT apply SmoothCoat if there are contaminants on the receiving surface. Contaminants may include, but are not limited to, dirt, debris, efflorescence, and/or oil.

DO NOT saturate the wall during preparation and/or wet curing.

DO NOT use excessive amounts of water when troweling the finish.

NOTE: Failure to follow manufacturer's written specifications could result in the following, but not limited to: spalling, cracking, peeling, chipping, delamination, discoloration, mold, etc., and affect system life.

Due to an over-reliance beyond the control of Omega Products International, we make no warranty as to the acceptance of the final color. The actual integrity colored finish should be applied on a sample section of the project and verified for color accuracy prior to the actual application process. See Omega Products International's Technical Bulletin QP33 on Adobe Mortars. It is expressly understood and agreed that color, texture and pigment staining variations are inherent in all integral colored products and these conditions are not considered defects.

Cleaning

Cleaning may be accomplished with water immediately after use.

Safety

Avoid contact with eyes or prolonged contact with skin. Wash thoroughly after handling. In case of eye contact, flush immediately with running water for at least 15 minutes. Consult a physician immediately. Do not take internally. Be sure to provide adequate ventilation in enclosed areas. Use of an approved respirator is recommended.

KEEP OUT OF REACH OF CHILDREN

www.omega-products.com

Omega Products International 1681 California Avenue • Corona, CA 92881 • P 951.737.7447 • F 951.520.2594

OP201

ColorTek SmoothCoat Exterior Stucco

A Portland Cement Stucco Finish

Product Description

ColorTek SmoothCoat is a premium, factory-blended, portland cement based stucco finish used to create a smooth Santa Barbara or Mission type finish. It is manufactured from the highest grade portland cement, hydrated lime, graded aggregates, and specific additives. SmoothCoat is available as a Base 2 (gray), Base 10 (white), Base 1 (white/gray), or Base 5 (dark gray) which may be colored in the field using the Omega ColorTek system. Alternatively, ColorTek is offered as a factory mixed colored stucco. Minimum quantities may apply when ordering factory blended products.

Features

Features	Benefits
Integral Color	Lasting, uniform color that resists fading or discoloration. UV resistant.
Durable	Long life-cycle with minimal maintenance.
Fire Resistant	Does not burn.
Impact Resistant	Resists impact damage.
Insect Resistant	Impervious to termites, rot, and fungus.

Basic Uses

ColorTek SmoothCoat is intended for use as a decorative, low-cost, low-maintenance finish.

Area of Use

ColorTek SmoothCoat Exterior Stucco may be applied over the following products:

1. One coat stucco
2. Brown coat
3. Existing stucco
4. CMU/poured-in-place and/or tilt-up concrete/masonry
5. Approved Omega base coats and/or cementitious finishes

NOTE: When ColorTek is applied over polymer-modified base coats, the use of a bonding agent or acrylic admix is strongly recommended or may be required to ensure proper bond. See the applicable Omega system data sheet or base coat data sheet for additional information.

Optional Product Upgrades/Enhancements

PRODUCT	BENEFIT
E-FL Admix	Liquid admix to reduce efflorescence.
AquaShield	Integral sealer to improve water-resistance, improve freeze/thaw performance, and reduce staining.
Admix 500	Liquid admixtures that reduce cracking and increase tensile, bond, and flexural strengths.
OmegaCure	Liquid accelerator to improve hydration, increase early strength/hardness, and allow cold weather application.
Crack Isolation System	Supplementary system designed to mitigate surface cracking in new and existing plaster systems by integrating woven fiberglass mesh into the base coat or brown coat prior to applying the finish.

www.omega-products.com

1681 California Avenue • Corona, California 92881

OP201

SEP 2016

NOVUM ARCHITECTURE

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REDONDO BEACH, CA 90277

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HUNTINGTON BEACH
MIXED USE
Phat Huong HaAnh
Holding LLC

714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH CA 92648

No.	Description	Date

Project Specifications

Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

A-0.5

Scale

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

Fig 4

twist-locked and rotated to face the wall termination, with final positioning of the vent pipe assembly determined by the mounting orientation of the appliance adaptor onto the fireplace. Figure 4 shows some of the possible vent pathway options. Consult the appliance manufacturer for any restrictions.

Notes:

(1) Twist-lock procedure: Four indentations, located on the female ends of pipes and fittings, are designed to slide straight onto the male ends of adjacent pipes and fittings, by orienting the four pipe indentations so they match and slide into the four entry slots on the male ends (Fig 5). Push the pipe sections completely together, then twist-lock one section clockwise approximately one-quarter turn until the two sections are fully locked.

(2) Horizontal runs of vent must be supported every three feet. Wall Straps are

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Fig 5

Fig 6

available for this purpose.

(3) Sealant is optional, unless specified by the appliance manufacturer. Should you elect to use sealant, it is only necessary on the outer tube of the GS Pipe. Run a 1/8-inch wide bead of sealant around the male end of the outer sleeve, as shown in Figure 5, and twist-lock the pipes or fittings together.

Step 3: With the adaptor and pipe attached to the fireplace, slide the fireplace into it's correct location, and mark the wall for a square hole of the appropriate size. Use a 10"x10" square hole for 7"x4" pipe and use an 11"x11" square hole for 8"x5" pipe. The center of the square hole should line up with the centerline of the horizontal pipe, as shown in Figure 6. Cut and frame the square hole in the exterior wall where the vent will be terminated. If the wall being penetrated is constructed of noncombustible material, i.e. masonry block or concrete, a hole with zero clearance to the pipe is acceptable.

Notes:

(1) The horizontal run of vent must be level, or have a 1/4-inch rise for every 1 foot of run towards the termination. Never allow the vent to run downward. This could cause high temperatures and may present the possibility of a fire.

(2) The location of the horizontal vent termination on an exterior wall must meet all local and national building codes, and must not be easily blocked or obstructed. Termination clearances are as follows:

(a) Clearance above the ground, veranda, porch, deck or balcony - **12 inches minimum.**

(b) Clearance to a window or door that may be opened - **2 inches minimum.**

(c) Clearance to a ventilated soffit located above the termination with a horizontal distance of 2 feet from the centerline of the termination - **18 inches minimum.**

(d) Clearance to an unventilated soffit - **12 inches minimum.**

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Fig 7

Fig 8

(e) Clearance to an outside corner - **as tested.**

(f) Clearance to an inside corner - **as tested.**

(g) Not to be installed above a meter/regulator assembly within 3 feet horizontally from the centerline of the regulator.

(h) Clearance to a service regulator vent outlet - **6 feet minimum.**

(i) Clearance to non-mechanical air supply inlet to a building or the combustion air inlet to any other appliance - **12 inches minimum.**

(j) Clearance to a mechanical air supply inlet - **6 feet minimum.**

(k) Clearance above a paved sidewalk or paved driveway located on public property - **refer to local code.**

(l) Clearance under a veranda, porch, deck or balcony - **12 inches minimum.**

For installations requiring a vertical rise on the exterior of the building, 14-inch and 36-inch tall Snorkel Terminations, as shown in Figure 7 are available. Follow the same installation procedures as used for standard Square Horizontal Terminations. If the Snorkel Termination must be installed below grade, (i.e. basement application), proper drainage must be provided to prevent water from entering the Snorkel Termination. Refer to Figure 8. Do not attempt to enclose the Snorkel within the wall, or any other type of enclosure.

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PROPOSED VENT CAP AT WALL

5" x 8" DirectVent Pro Aluminum Square Horizontal Termination Cap - 58DVA-HC

MPN: 810001427

\$183.07

Be the first to review this product

The DirectVent Pro Square Horizontal Termination Cap is used for standard and high wind horizontal (through-wall) terminations. Check installation instructions for restrictions on horizontal cap terminations such as minimum distance from windows and doors. For horizontal through-wall terminations only, DirectVent Pro is a complete venting system designed for use with gas direct vent stoves, heaters, and fireplaces.

Country of Origin: United States

Availability: In Stock

Qty: 1

ADD TO CART

Product Downloads

Installation Instructions (Size: 202.6 KB)

Installation Instructions (Size: 161.4 KB)

Email to a Friend

Details

The DirectVent Pro Square Horizontal Termination Cap is used for standard and high wind horizontal (through-wall) terminations. Check installation instructions for restrictions on horizontal cap terminations such as minimum distance from windows and doors. For horizontal (through-wall) terminations only.

DirectVent Pro is a complete venting system designed for use with gas direct vent stoves, heaters, and fireplaces.

See all 5" x 8" DirectVent Pro Components

5" x 8" DirectVent Pro Aluminum Square Horizontal Termination Cap - 58DVA-HC. Price \$183.07 - In stock - Brand: DirectVent Pro - Product ID: NLE58P-58DVA-HC

VENTING INSTRUCTIONS FOR DIRECT VENT FIREPLACES

APPLICATION

These instructions apply to the Simpson Dura-Vent Direct Vent System, Model DV-GS. This venting system, in combination with the gas appliance, has been tested and listed as a decorative gas appliance system, or as a direct vent heater system by a major testing agency such as UL, AGA, CGA, Omni or Warnock Hersey. Check the manufacturer's rating plate and instruction manual to confirm that the Simpson Dura-Vent direct vent system is approved for use on the brand name appliance you have selected.

IMPORTANT

Read all instructions carefully before starting the installation. Failure to follow these instructions may create a fire or other safety hazard, and will void the warranty. Be sure to check the appliance manufacturer's installation instructions for specific venting and clearance to combustibles requirements, which may vary from one appliance to another. Do not extend the venting system vertically or horizontally in excess of the distance prescribed in the appliance manufacturer's installation instructions.

INSTALLATION PRECAUTIONS

The Simpson Dura-Vent Direct Vent System is an engineered product that has been designed and tested for use with an approved list of direct vent fireplaces. The Simpson Dura-Vent warranty will be voided, and serious fire, health, or other safety hazards may result from any of the following actions:

- Installation of any damaged Direct Vent component.
- Unauthorized modification of the Direct Vent System.
- Installation of any component part not manufactured or approved by Simpson Dura-Vent.
- Installation other than as instructed by Simpson Dura-Vent and the appliance manufacturer.

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FIGURE 1

FIGURE 2

FIGURE 3

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Specifications

ECHELON II 36 SEE-THROUGH Direct Vent Gas Fireplace

MODEL	FRONT WIDTH	BACK WIDTH	HEIGHT	DEPTH	GLASS SIZE		
ECHELON 36ST	30,000 BTU (NG)	46-3/16"	48-1/4"	41-3/4"	17-1/8"	17"	35-1/2" x 12-1/2"

TOP

LEFT

FRONT

RIGHT

CFT FRONT

PFF FRONT

The PFF decorative front has an installed depth of 3/4" (19mm), measured from the front of the non-combustible finishing material to the front of the decorative front.

Specifications

ECHELON 36ST

APPLIANCE LOCATION

FRAMING DIMENSION

WALL PENETRATION

CLEARANCES TO COMBUSTIBLES

MANTEL PROJECTIONS - COMBUSTIBLE

MANTEL PROJECTIONS - NON-COMBUSTIBLE

MAJESTIC

Majestic - A Brand of Hearth & Home Technologies

7271 210th Street West | Lakeville, MN 55044

877-486-9123 | majesticproducts.com

UL LISTED

800-835-4429 | DirectVent 184

ECHELON II SERIES Direct Vent Gas Fireplaces

The exclusive Echelon II series gas fireplace creates a place to relax and enjoy life. Active flames and interior options give this contemporary fireplace a unique look. Get lost in its fire and the brilliance of glass illuminated by lights.

Echelon II Quick Look

- Showcase the interior with glass illuminated by LED lights
- Customize the interior with Reflective Black Glass panels, driftwood logs, natural stones and glass firebed options
- Optional heat distribution systems direct warmth to more areas of the home
- Single-sided available in 36", 48", 60" or 72" models
- See-through available in 36" or 48" models

CUSTOMIZE YOUR ECHELON II FIREPLACE

Front Finishes

Interior Options

Move heat where you want it

Heat-Zone® Technology

Heat-Off® Technology

Install virtually anywhere

Power Venting Technology

IntelliFire™ Plus Ignition System

Direct Vent Technology

For more information about Majestic efficient and environmentally friendly products, please visit majesticproducts.com

Limited Lifetime Warranty!

MAJ-00110-0819

PROPOSED TERMINATION CAP 58DVA-VC

Low-Profile Termination Cap

Extended Vertical Termination Cap

Aluminum Flex Length

Flex Coupling

HUNTINGTON BEACH MIXED USE

Phat Huong HaAnh Holding LLC

714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH CA 92648

Project Specifications

Project Number H Beach

Date 5-6-2020

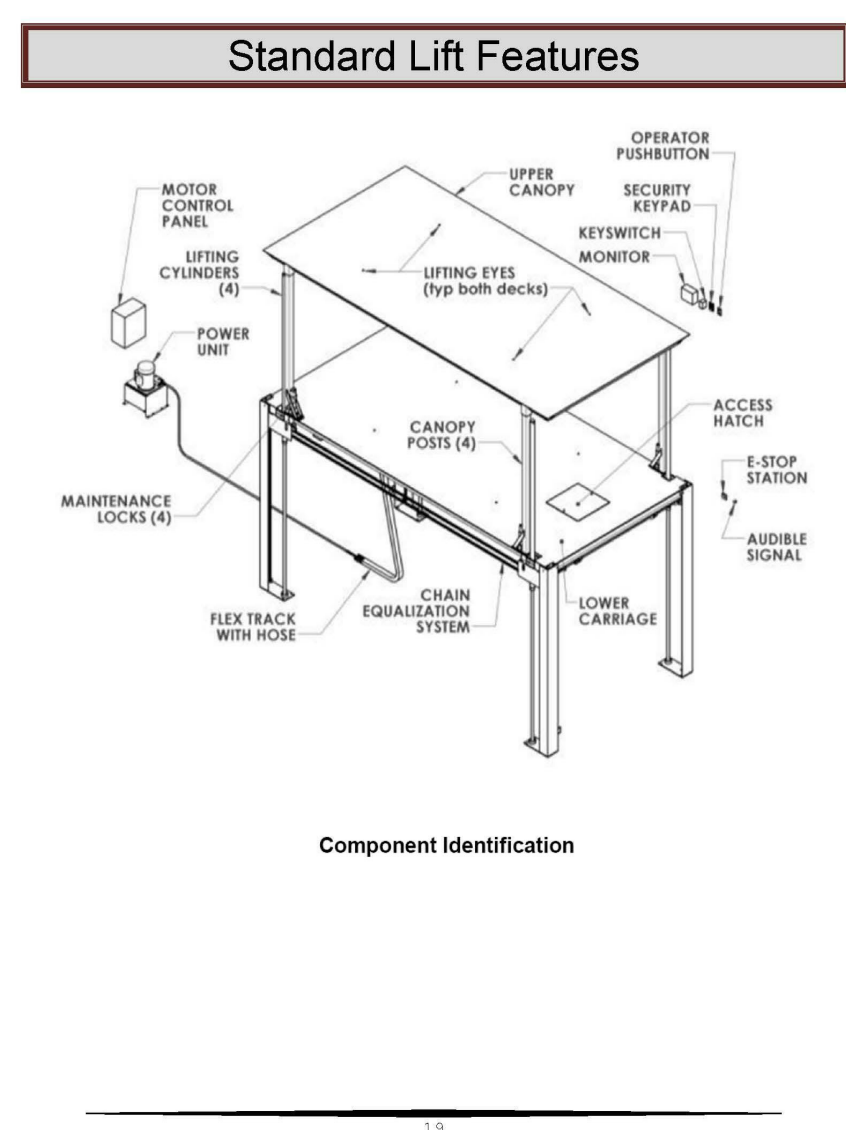
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Scale

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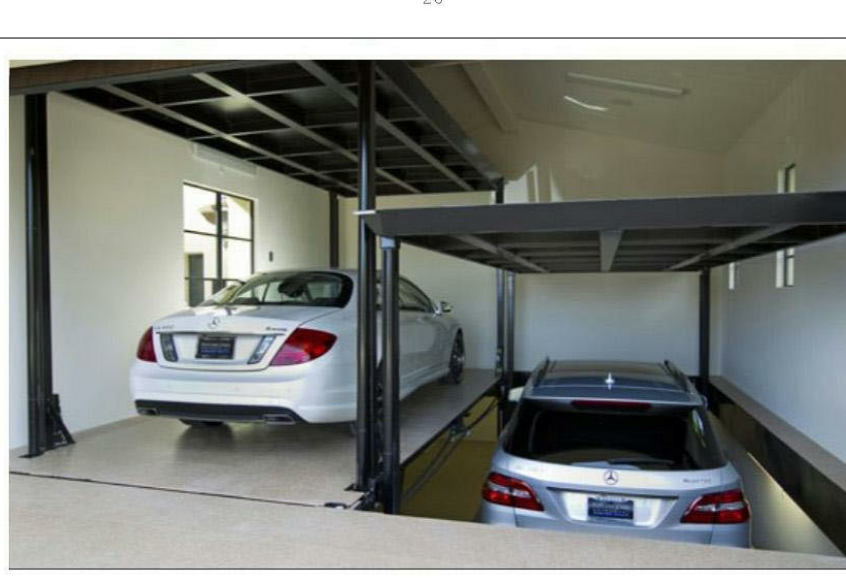
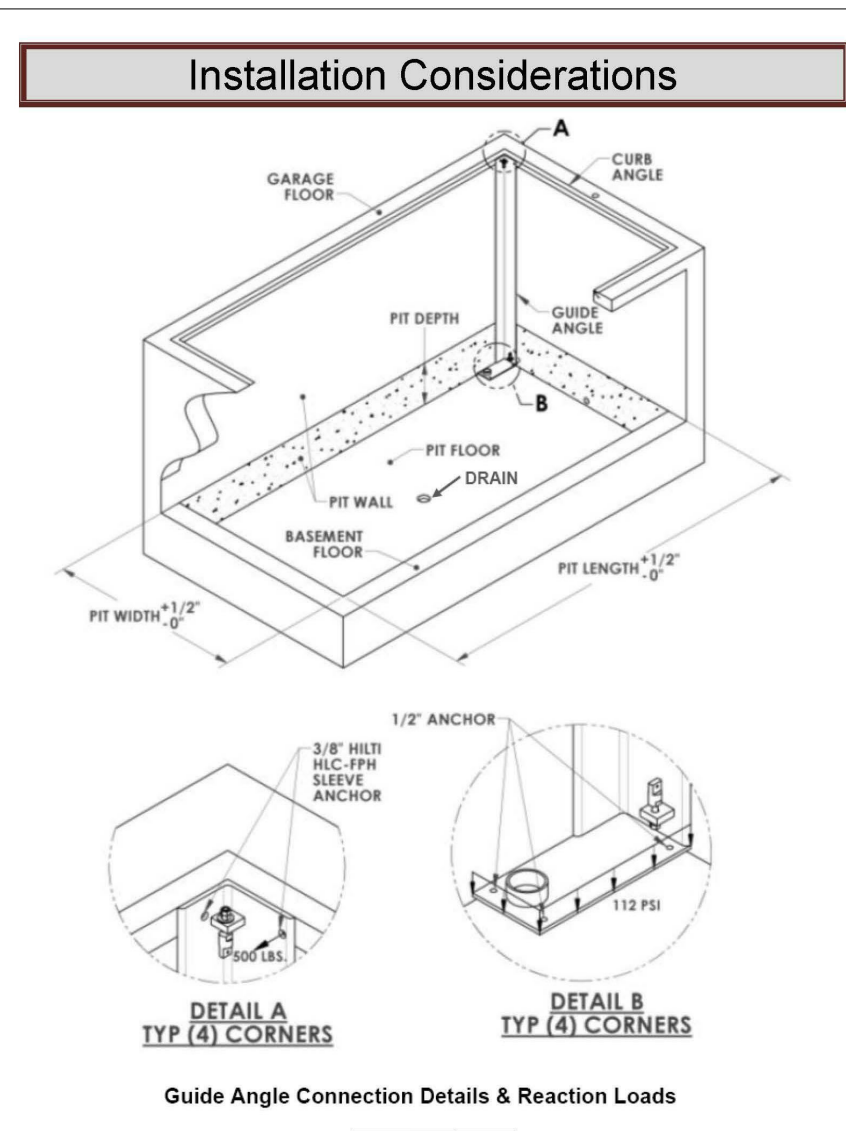
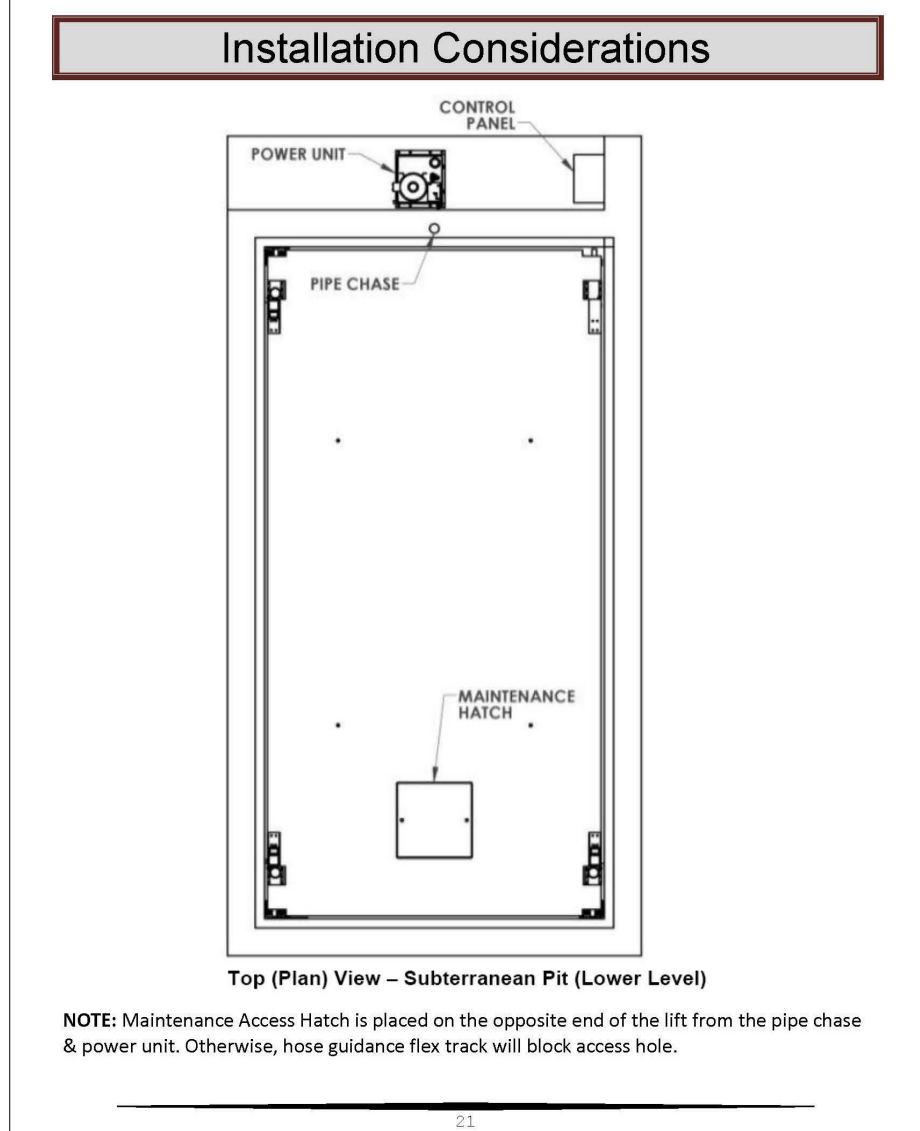
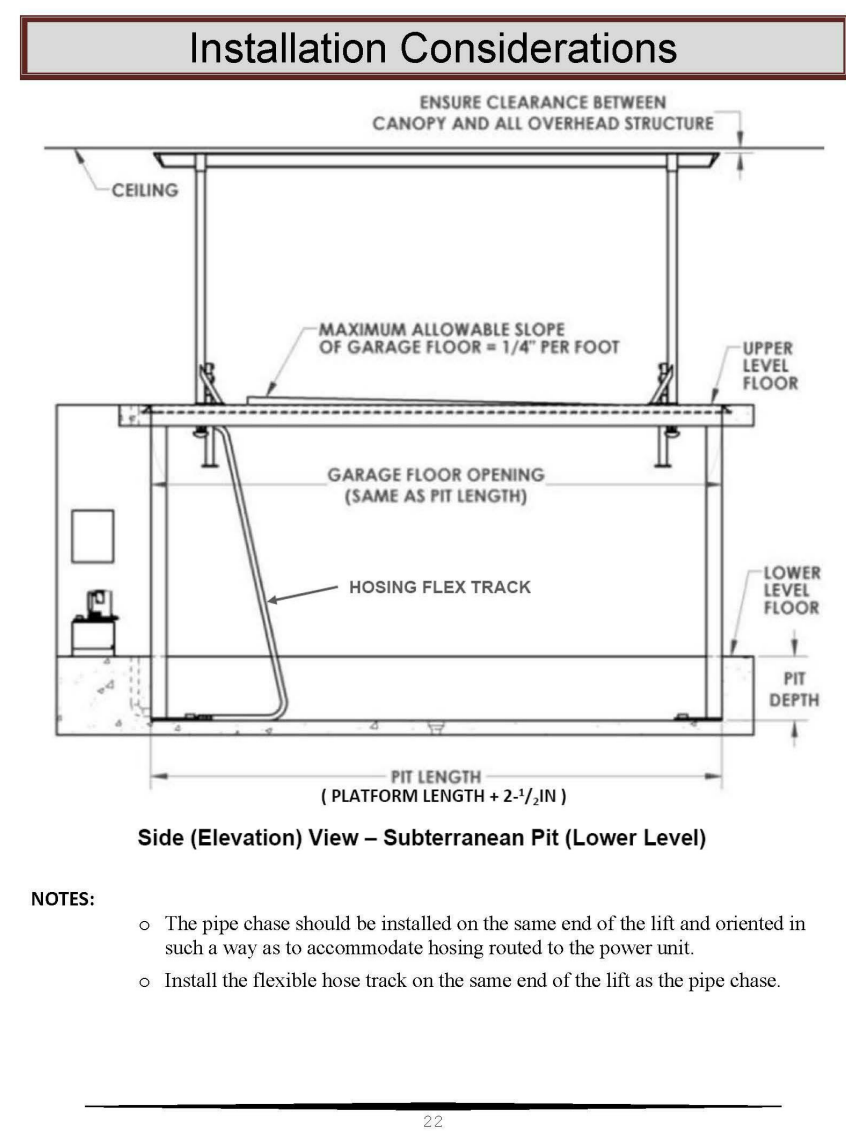
PROGRESS SET - NOT FOR CONSTRUCTION OR BID



Vasari
INSPIRED PARKING

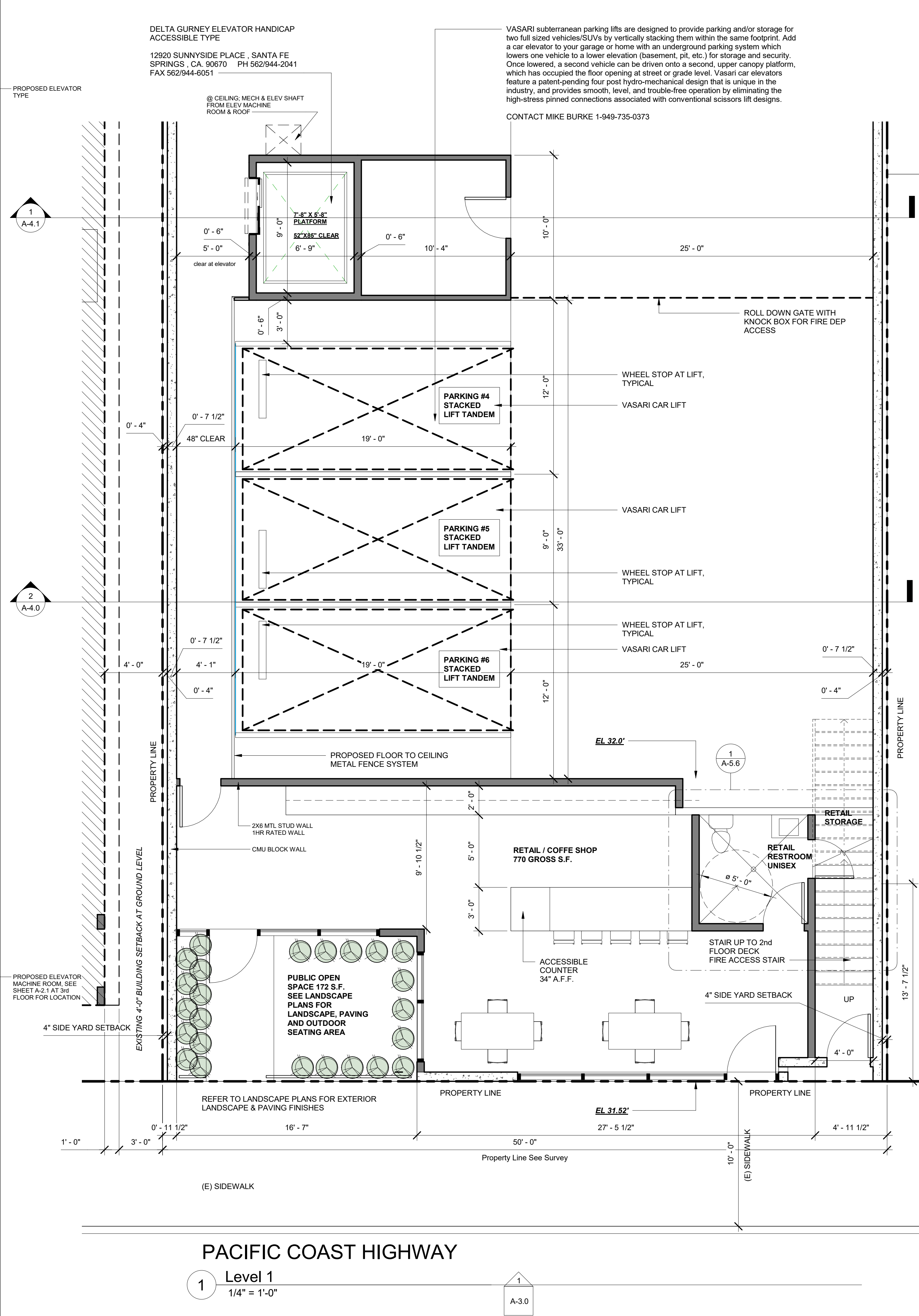
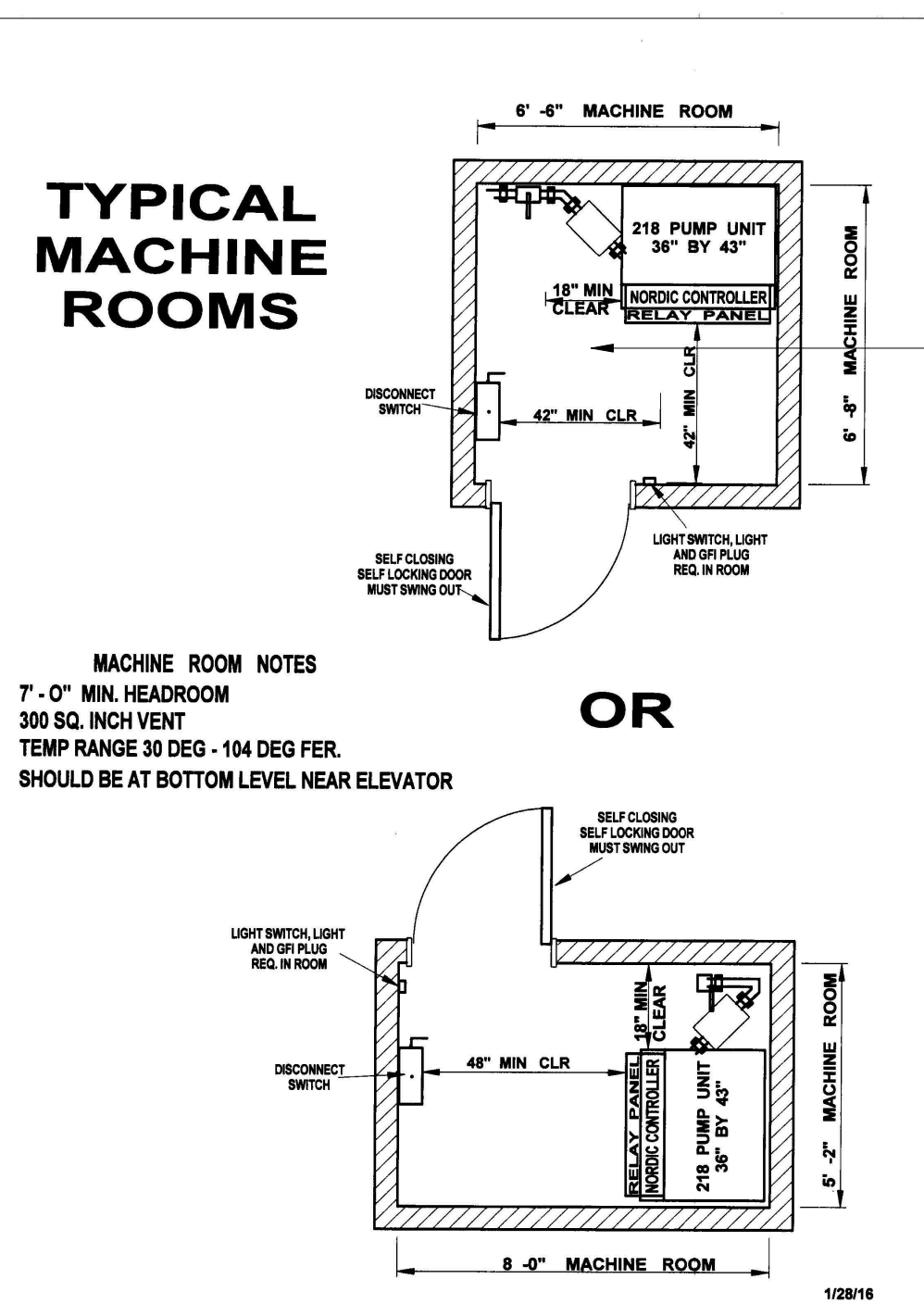
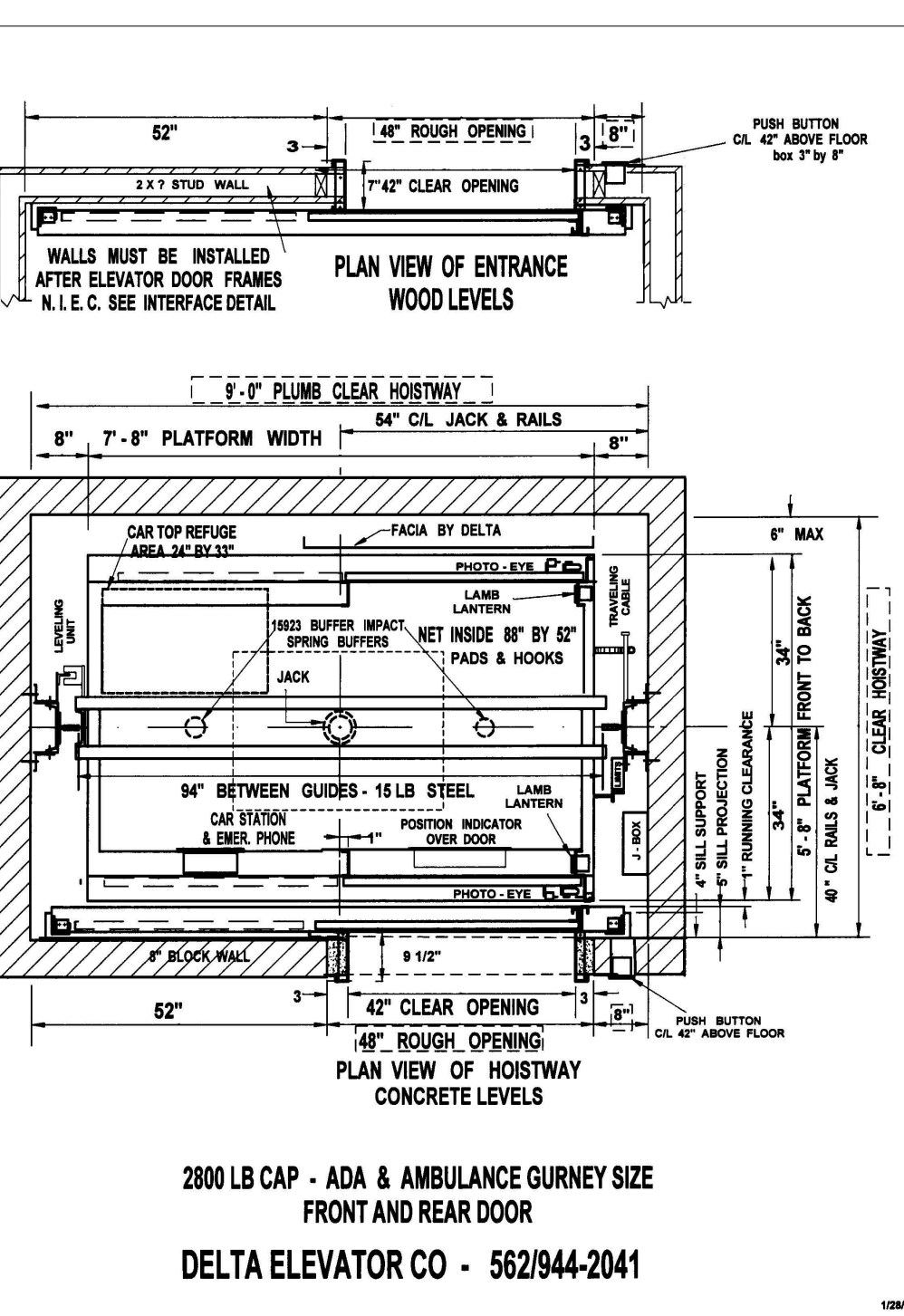
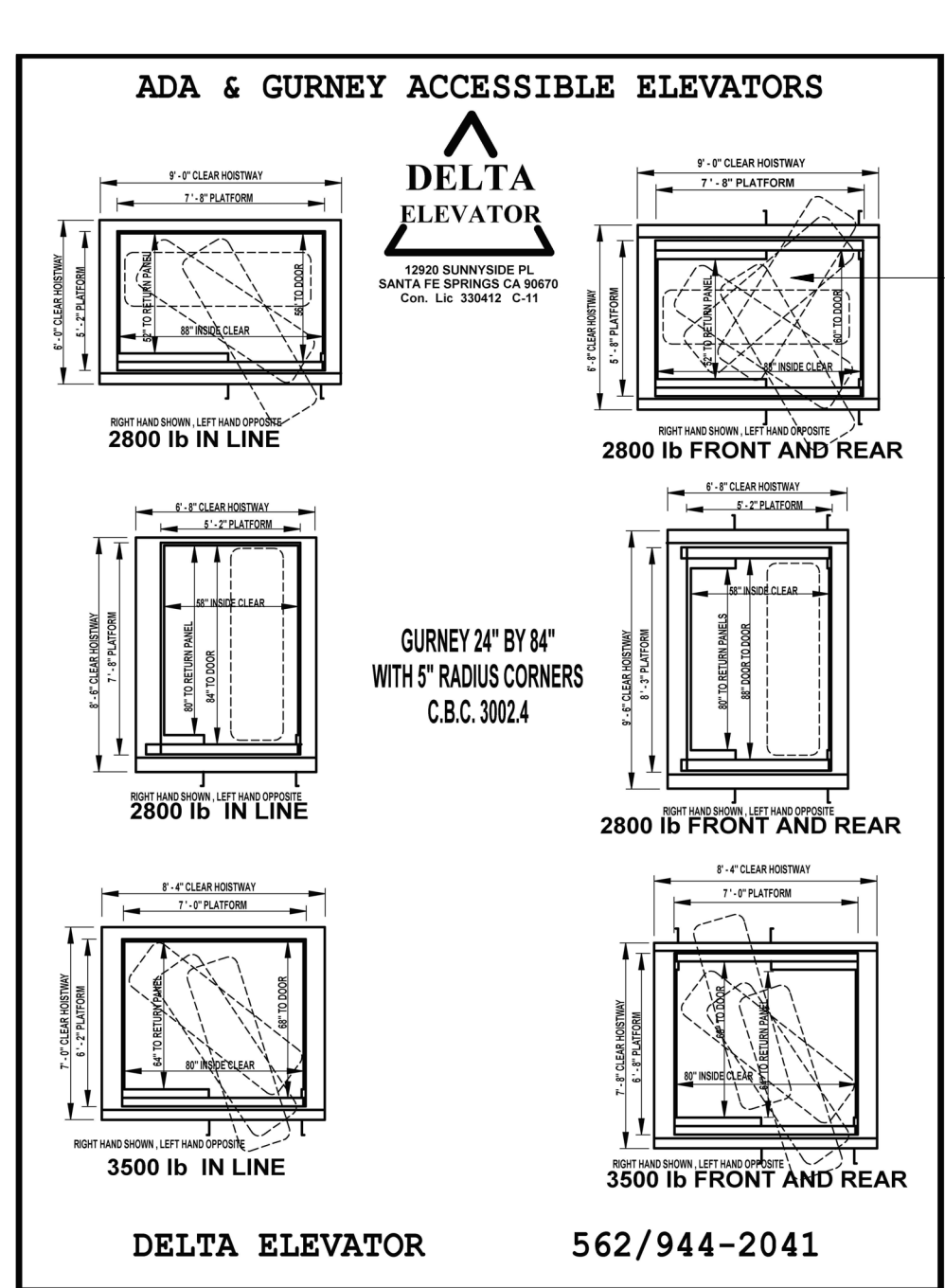
Vasari Parking Lifts
Application Guidelines for
Subterranean Four Post Models

Vasari-Lifts.com



McKinley ELEVATOR CORPORATION
Parking Lifts by Vasari

VASARI subterranean parking lifts are designed to provide parking and/or storage for two full sized vehicles/SUVs by vertically stacking them within the same footprint. Add a car elevator to your garage or home with an underground parking system which lowers one vehicle to a lower elevation (basement, pit, etc.) for storage and security. Once lowered, a second vehicle can be driven onto a second, upper canopy platform, which has occupied the floor opening at street or grade level. Vasari car elevators feature a patent-pending four post hydro-mechanical design that is unique in the industry, and provides smooth, level, and trouble-free operation by eliminating the high-stress pinned connections associated with conventional scissors lift designs.



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HUNTINGTON BEACH MIXED USE

Phat Huong HaAnh Holding LLC

714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH CA 92648

No.	Description	Date

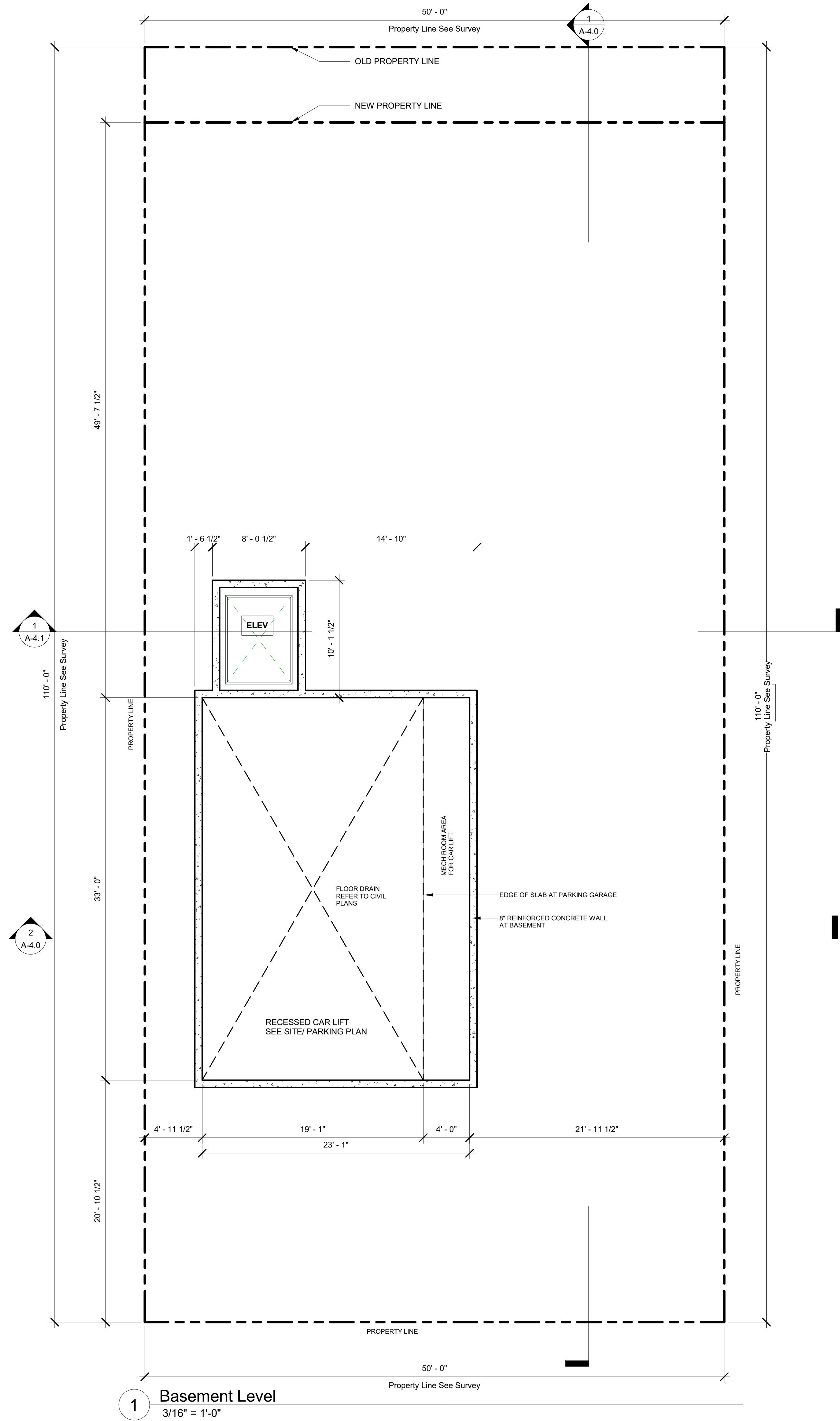
Proposed Retail Plan & Parking Lift Tandem Specs

LICENSED ARCHITECT
DARIAN RADAC
NO. C-33451
2-28-2021 RENEWAL DATE
STATE OF CALIFORNIA

Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

A-2.0

Scale 1/4" = 1'-0"



1 Basement Level
3/16" = 1'-0"



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MIXED USE
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Phat Huong HaAnh
Holding LLC

No.	Description	Date

Proposed Car Lift Basement
Floor Plan Level



Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

A-2.1

Scale 3/16" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

PLAN NOTES:

1. THE CONTRACTOR SHALL VERIFY WITH CLIENT AND SHALL ASSIST THE CLIENT WITH ALL PROPOSED INTERIOR FINISHES, EQUIPMENTS AND APPLIANCES. THE CONTRACTOR SHALL CONSULT WITH THE CLIENTS INTERIOR DESIGN TEAM OR CONSULTANTS IF SUPPLIED.

2. THE CONTRACTOR SHALL NOTIFY THE CLIENT & ARCHITECT OF ANY UN-FORSEABLE PROBLEMS AND OR ISSUES WITH THE RENOVATION AND REUSE OF THE EXISTING BUILDING OR PORTION OF BUILDINGS OR MATERIALS AND ITS SYSTEMS.

3. THE CONTRACTOR SHALL VERIFY WITH CLIENT AND SHALL REMOVE AND STORE PER CLIENT'S DIRECTION ANY PORTIONS OR ITEMS FROM THE EXISTING STRUCTURE(S) TO BE DEMOLISHED OR RENOVATED AND OR REUSED. ANY ITEMS THAT ARE TO BE REUSED MUST COMPLY WITH THE LOCAL BUILDING CODES & STANDARDS.

4. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES (REFER PLAN IF USED). SEE APPLIANCE SCHEDULE AND PLUMBING PLANS IF PROVIDED. PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED. SEE APPLIANCE SCHEDULE AND ELECTRICAL POWER PLANS.

5. REFRIGERATOR/FREEZER. PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE MAKER WITH RECESSED SHUT OFF VALVE. SEE APPLIANCE SCHEDULE. RANGE. TO BE PROVIDED WITH FUEL GAS AND/OR ELECTRICAL SUPPLY AS REQUIRED. VERIFY WITH CLIENT ALL APPLIANCES.

6. KITCHEN RANGE HOOD (REFER PLAN IF USED) WITH VENTS CONNECTED TO WALL MOUNTED EXHAUST FANS. VERIFY VENTING REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS. CONVECTION/MICROWAVE OVEN. SEE APPLIANCE SCHEDULE. VENTING AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS.

7. KITCHEN SINK WITH 1 H.P. MIN. (REFER PLAN IF USED) GARBAGE DISPOSAL. VERIFY WITH CLIENT.

8. PLUMBING FIXTURE AND HARDWARE. SEE SCHEDULE. LOW FLOW TOILETS (1.28 GP FLUSH) SHOWER HEAD (2.5 G.P.M.) FAUCETS (1.5 G.P.M.) PER WATER CONSERVATION CODE REQUIREMENTS. AN APPROVED BACKFLOW PREVENTER IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATIONS SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE - CPVC10.1.

9. DISHWASHER (REFER PLAN IF USED). VERIFY WITH CLIENT.

10. LOWER, UPPER CABINETS OR BUILT IN CABINETRY PER KITCHEN CONSULTANT. VERIFY WITH CLIENT.

15. PROVIDE STATE FIRE MARSHAL APPROVED SMOKE ALARMS (DETECTORS). ALARMS SHALL BE HARD WIRED TO SEPARATE CIRCUIT WITH BATTERY BACK UP AS REQUIRED BY ELECTRICAL CODE. DETECTORS SHALL BE INTERCONNECTED AND SOUND AN ALARM AUDIBLE IN ALL OFFICE ROOMS. PART OF SECURITY SYSTEM CONTRACT.

16. WATER HEATER (REFER TO MEP PLANS) T.B.D. HOLDING TANK OR SIMILAR. PLUMBER TO SIZE FOR ALL HOT WATER TO RUN SIMULTANEOUSLY. VERIFY WITH T-24 ENERGY CALCULATIONS & PLUMBING PLANS. PROVIDE APPROVED ANCHOR STRAP C.P.C. 510.5.P+T VALVES OUTSIDE. STRAPPED @ TOP & BOTTOM WITH 1 1/2" X 16" GA. STRAP WITH 3/8" X 8" LAG BOLT AT EACH END. PROVIDE R30 ROOF INSULATION AT ROOF. R16 AT ALL EXTERIOR WALLS. PROVIDE R30 ROOF INSULATION AT ROOF. R16 AT ALL EXTERIOR WALLS. REFER TO T-24 ENERGY CALCULATIONS.

17. F.A.U. (REFER TO MEP PLANS) PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE AIR. PROVIDE NIGHT SETBACK THERMOSTAT. SEE T-24 FOR SUMMARY OF SIZE AND MODEL. MOUNT ON 18" HIGH PLWOOD PLATFORM.

11. PROVIDE SHOWER ENCLOSURES (REFER PLAN IF USED) AT ALL SHOWER STALLS SPECIFIED ELSEWHERE. ENCLOSURES SHALL BE A MINIMUM HEIGHT OF 6'-6" MEASURED FROM FINISH FLOOR U.N.O. SHATTERPROOF CLEAR GLASS ENCLOSURE VERIFY W/ CLIENT.

16. WATER HEATER (REFER TO MEP PLANS) T.B.D. HOLDING TANK OR SIMILAR. PLUMBER TO SIZE FOR ALL HOT WATER TO RUN SIMULTANEOUSLY. VERIFY WITH T-24 ENERGY CALCULATIONS & PLUMBING PLANS. PROVIDE APPROVED ANCHOR STRAP C.P.C. 510.5.P+T VALVES OUTSIDE. STRAPPED @ TOP & BOTTOM WITH 1 1/2" X 16" GA. STRAP WITH 3/8" X 8" LAG BOLT AT EACH END. PROVIDE R30 ROOF INSULATION AT ROOF. R16 AT ALL EXTERIOR WALLS. PROVIDE R30 ROOF INSULATION AT ROOF. R16 AT ALL EXTERIOR WALLS. REFER TO T-24 ENERGY CALCULATIONS.

17. F.A.U. (REFER TO MEP PLANS) PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE AIR. PROVIDE NIGHT SETBACK THERMOSTAT. SEE T-24 FOR SUMMARY OF SIZE AND MODEL. MOUNT ON 18" HIGH PLWOOD PLATFORM.

2016 CBC 1205.2 Natural light

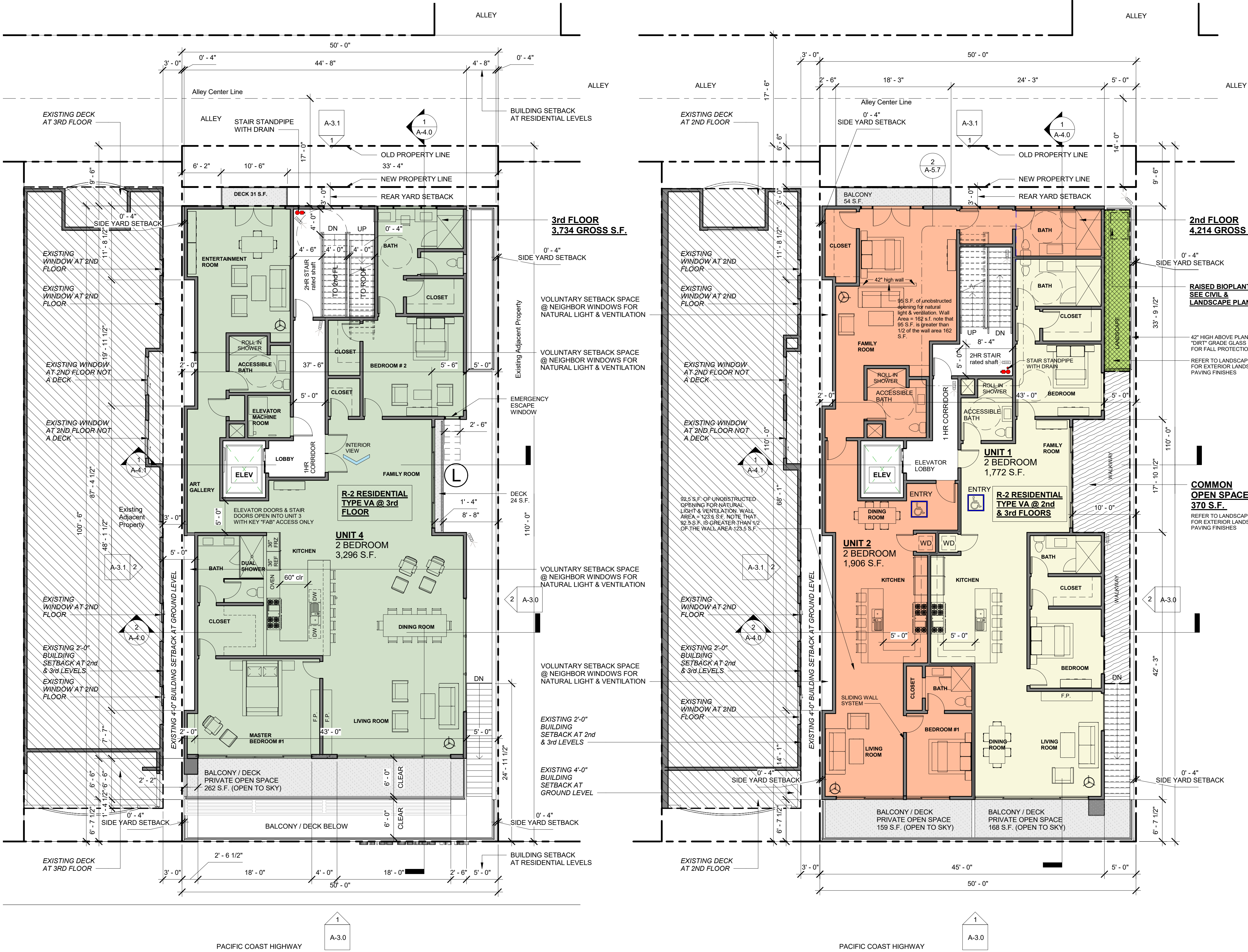
The minimum net glazed area shall be not less than 8 percent of the floor area of the room served.

1205.2.1 Adjoining spaces
For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 square feet (2.32 m2), whichever is greater

2016 CBC 1203.5.1 Ventilation area required

The openable area of the openings to the outdoors shall be not less than 4 percent of the floor area being ventilated.

1203.5.1.1 Adjoining spaces
Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the opening to the adjoining room shall be unobstructed and shall have an area of not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet (2.3 m2). The openable area of the openings to the outdoors shall be based on the total floor area being ventilated.



FLOOR PLAN LEGEND

1/8" = 1'-0"

Level 3

1/8" = 1'-0"

Level 2

1/8" = 1'-0"



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HUNTINGTON BEACH
MIXED USE
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No.	Description	Date

Proposed 2nd & 3rd FL
Residential Plans



Project Number	H Beach
Date	5-6-2020
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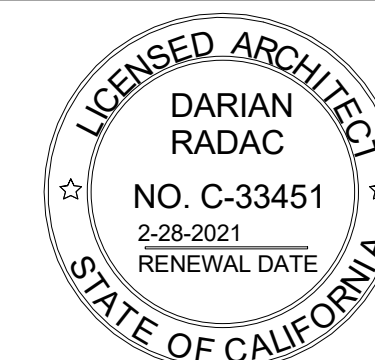
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Scale 1/8" = 1'-0"

**HUNTINGTON BEACH
MIXED USE**
Phat Huong HaAnh
Holding LLC

No.	Description	Date

Proposed Roof Plan & Stair / Elev at Deck



Project Number H Beach

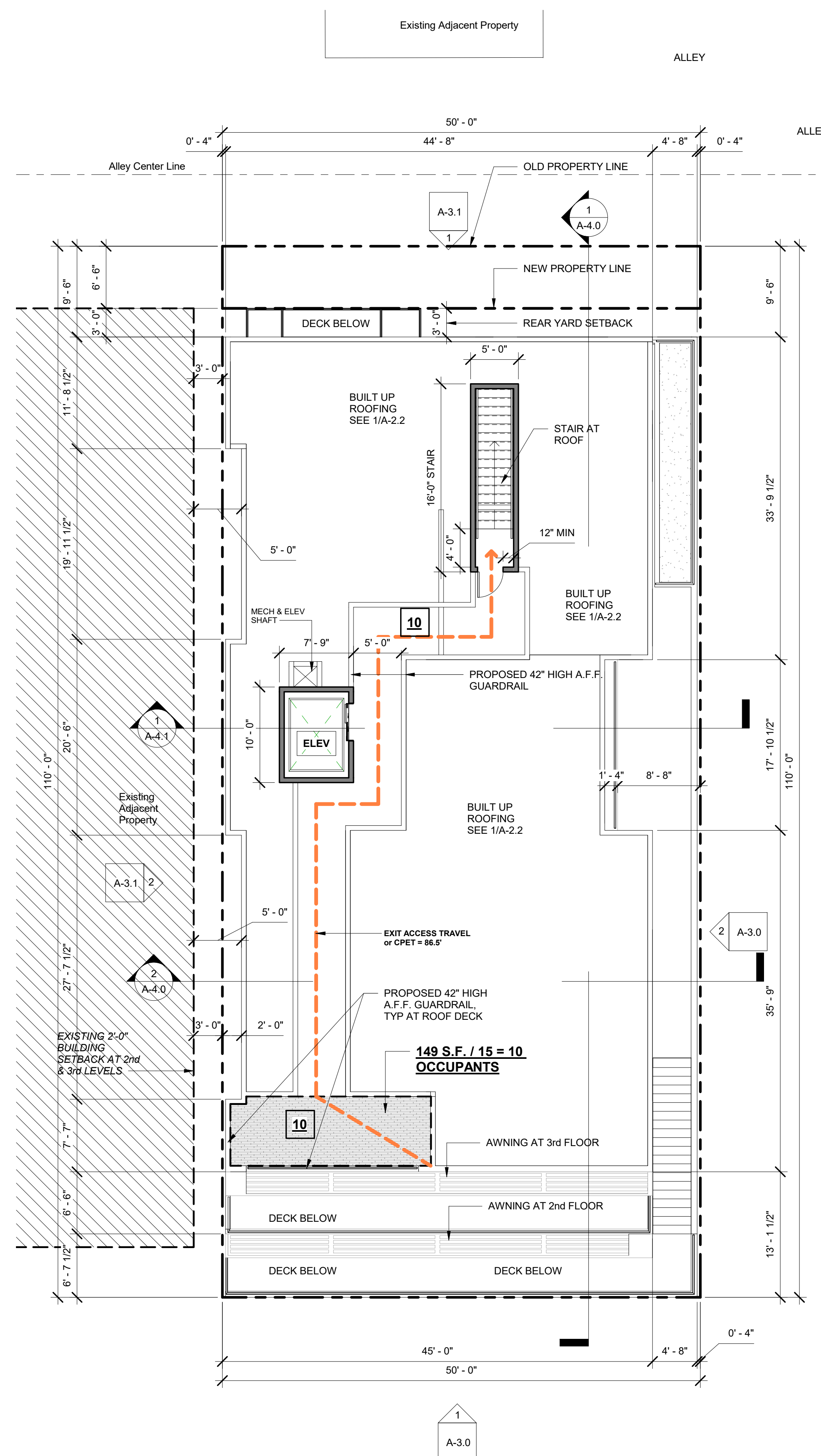
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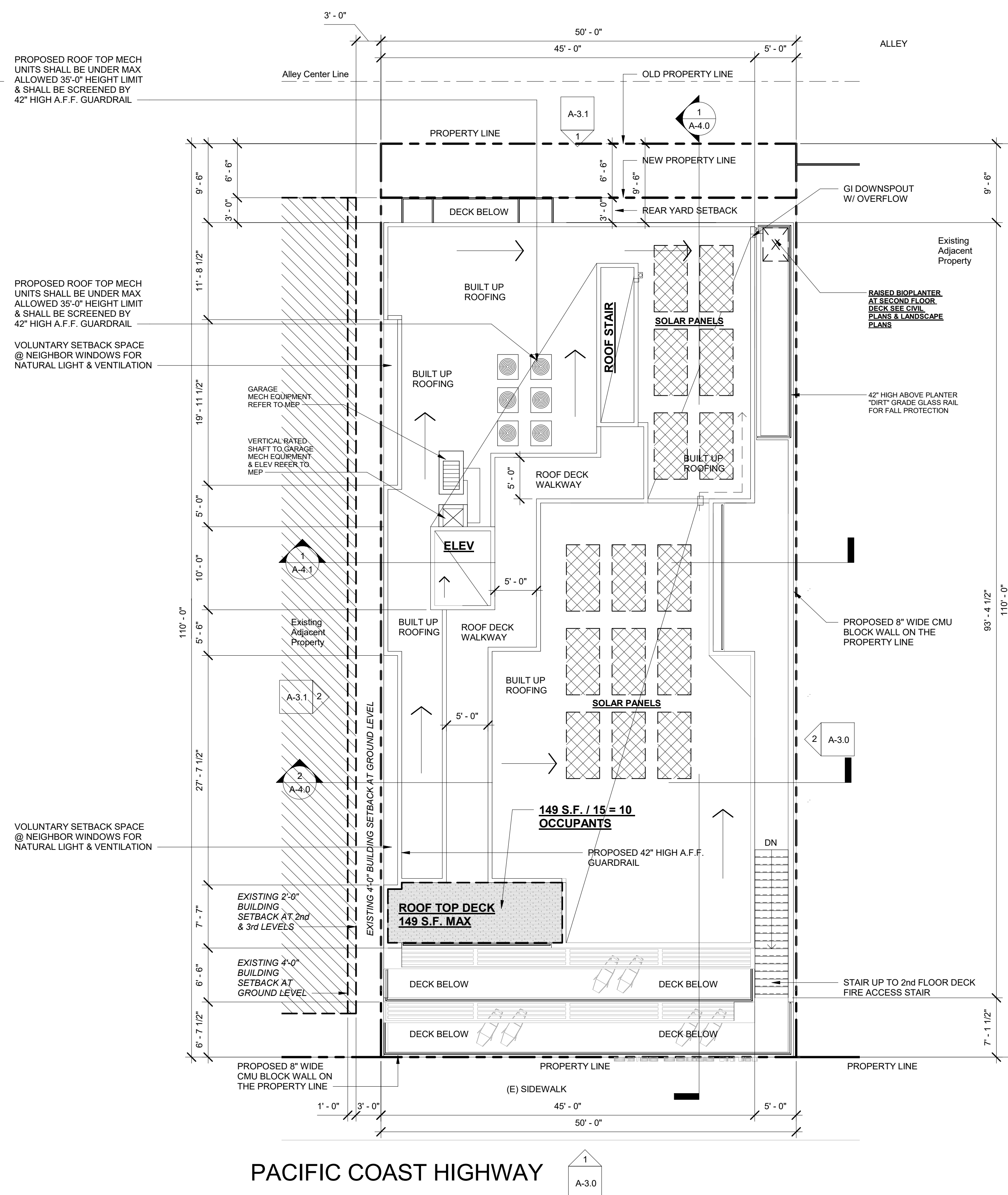
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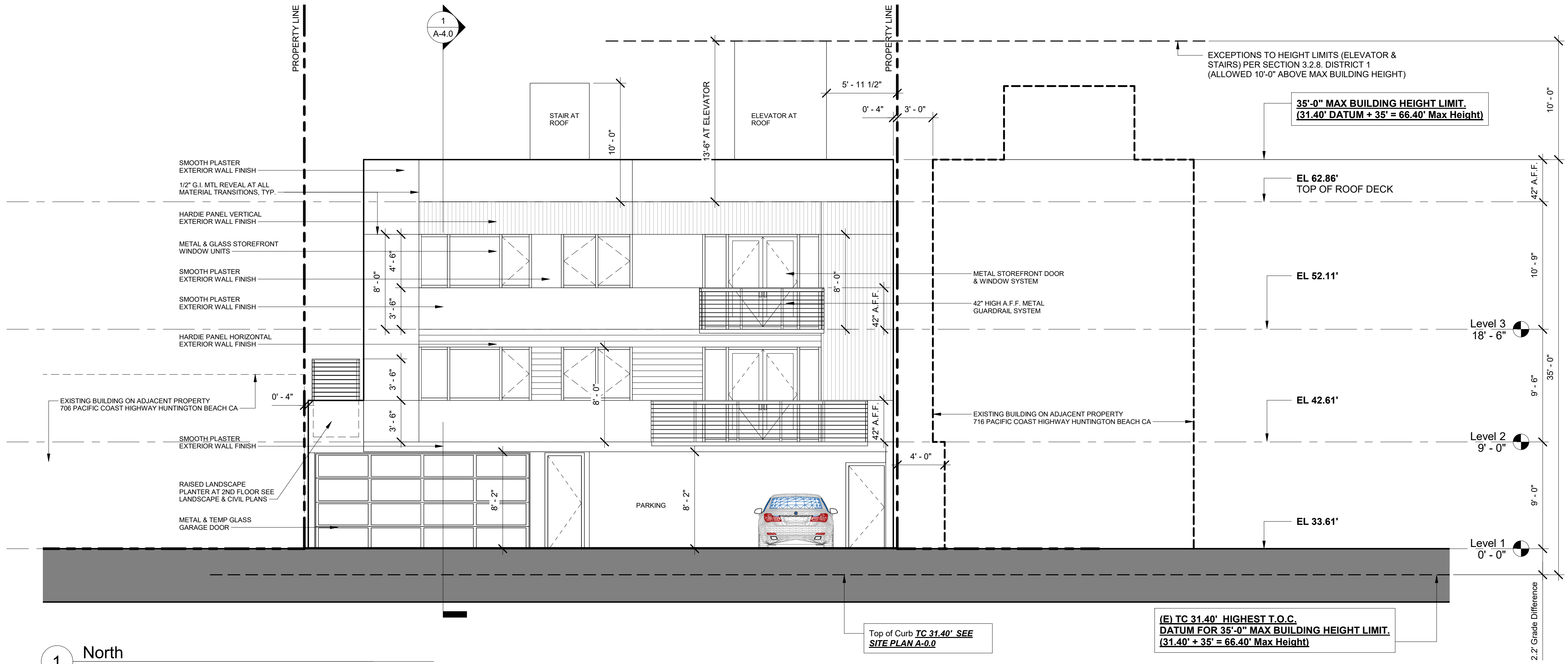
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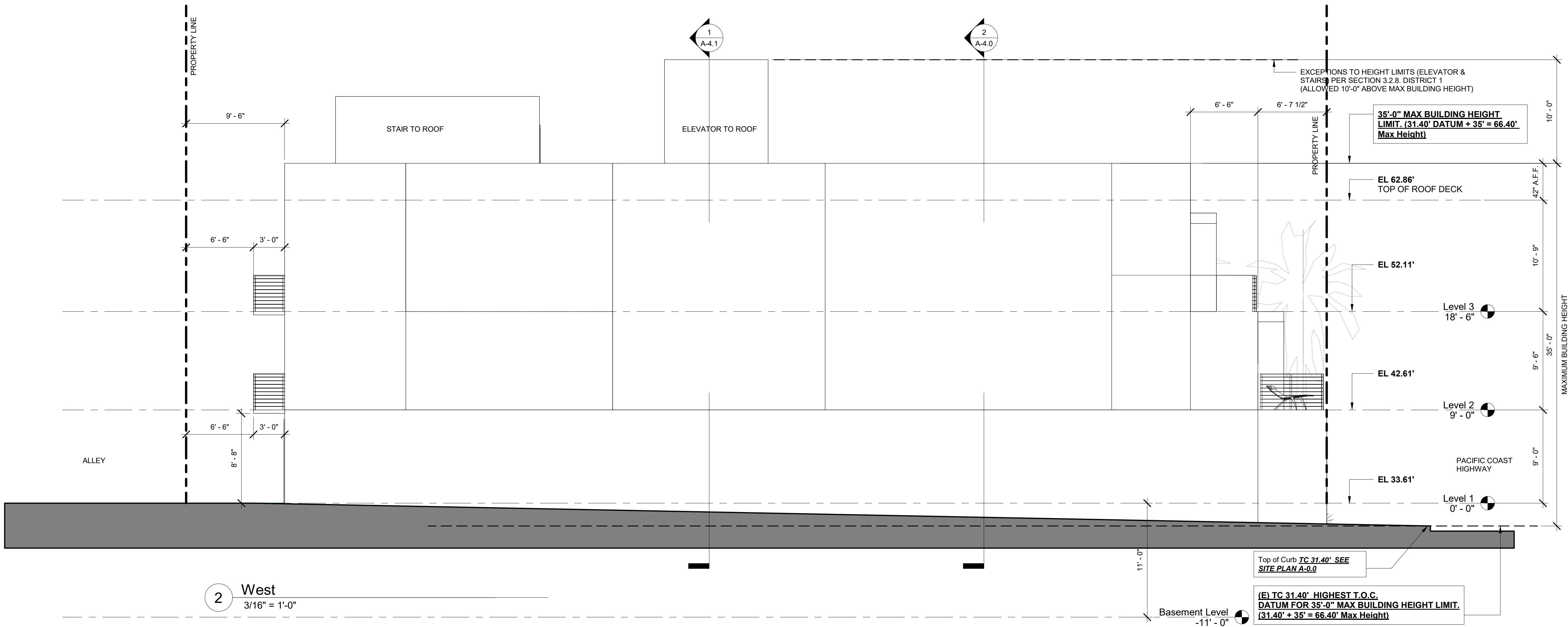
2 T.O. ROOF (ELEVATOR, STAIR & ROOF DECK PLAN)
1/8" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"



1 North
3/16" = 1'-0"



2 West
3/16" = 1'-0"

HUNTINGTON BEACH
MIXED USE
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No.	Description	Date

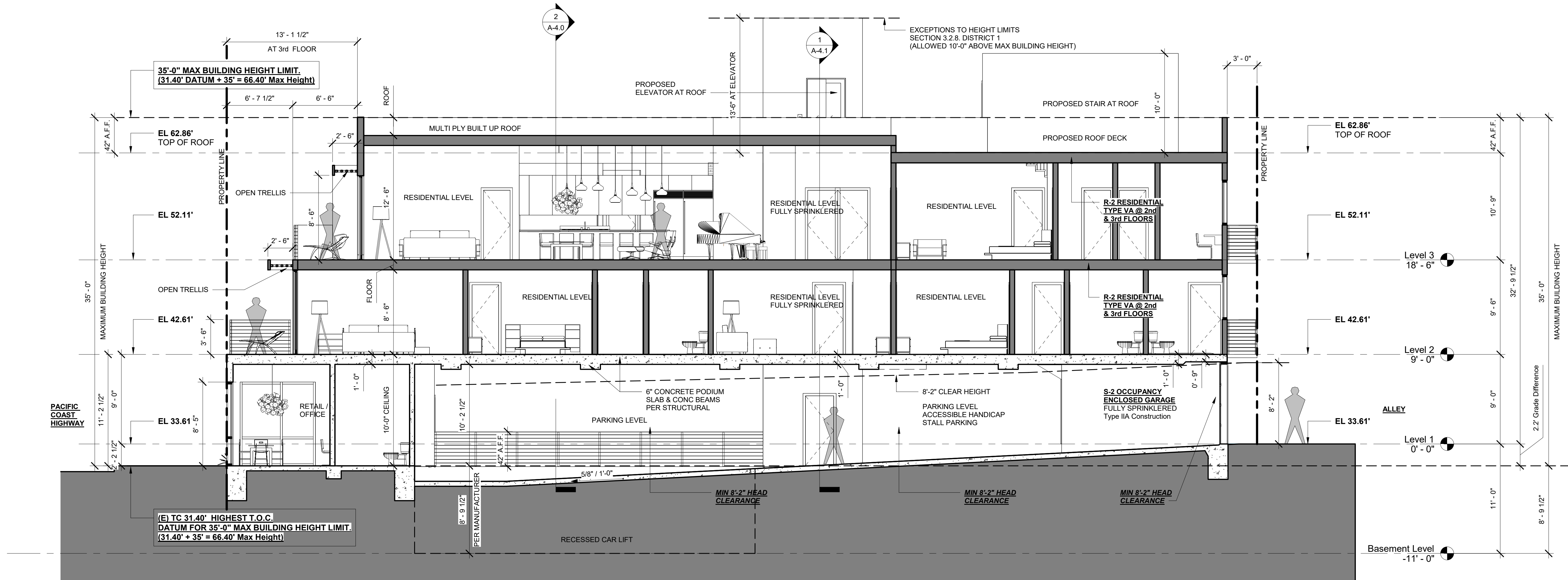
Exterior Building Elevations



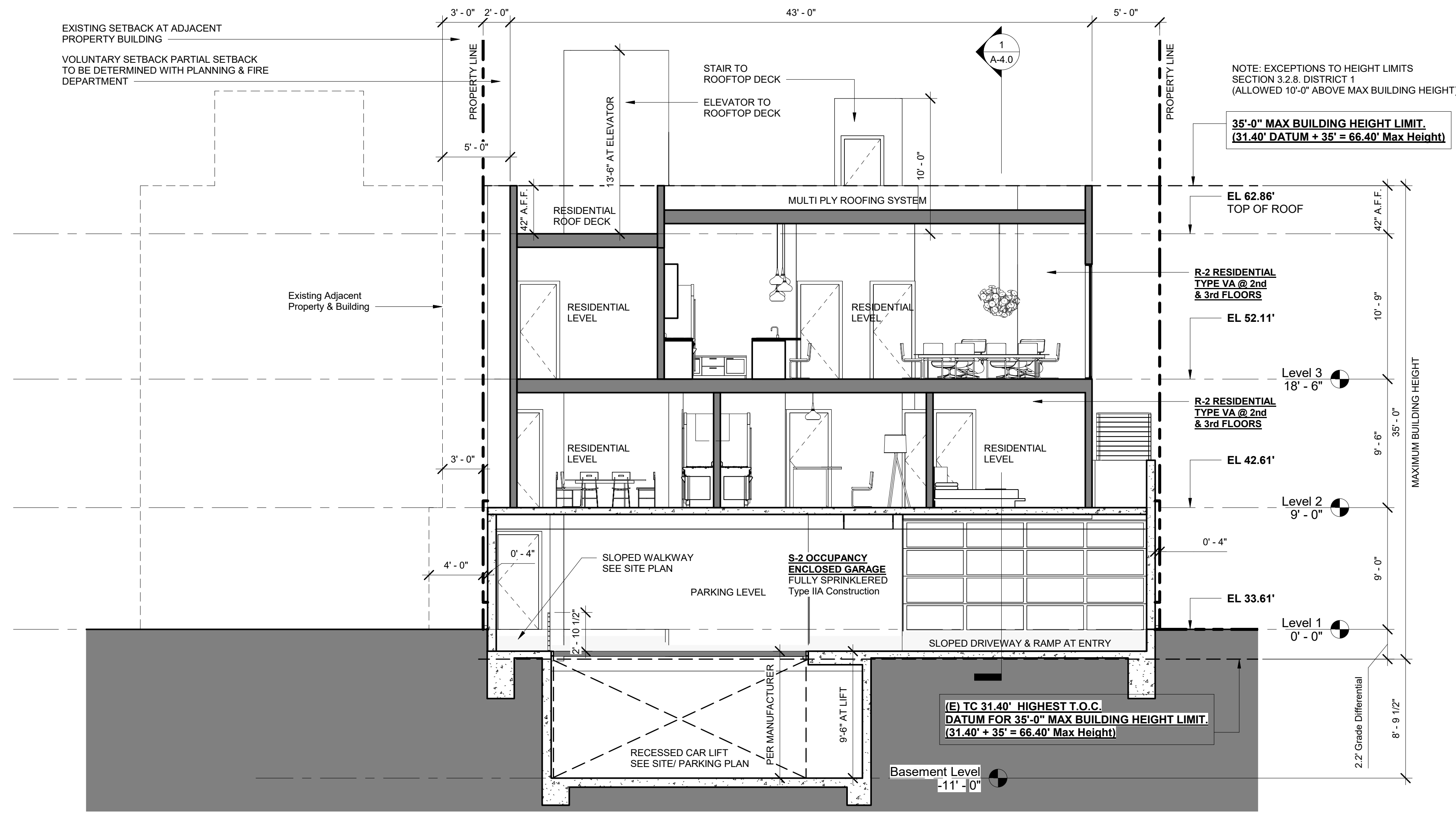
Project Number	H Beach
Date	5-6-2020
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Scale 3/16" = 1'-0"



1 Section 2
3/16" = 1'-0"



2 Section 1
3/16" = 1'-0"

No.	Description	Date

Building Sections



Project Number	H Beach
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A-4.0



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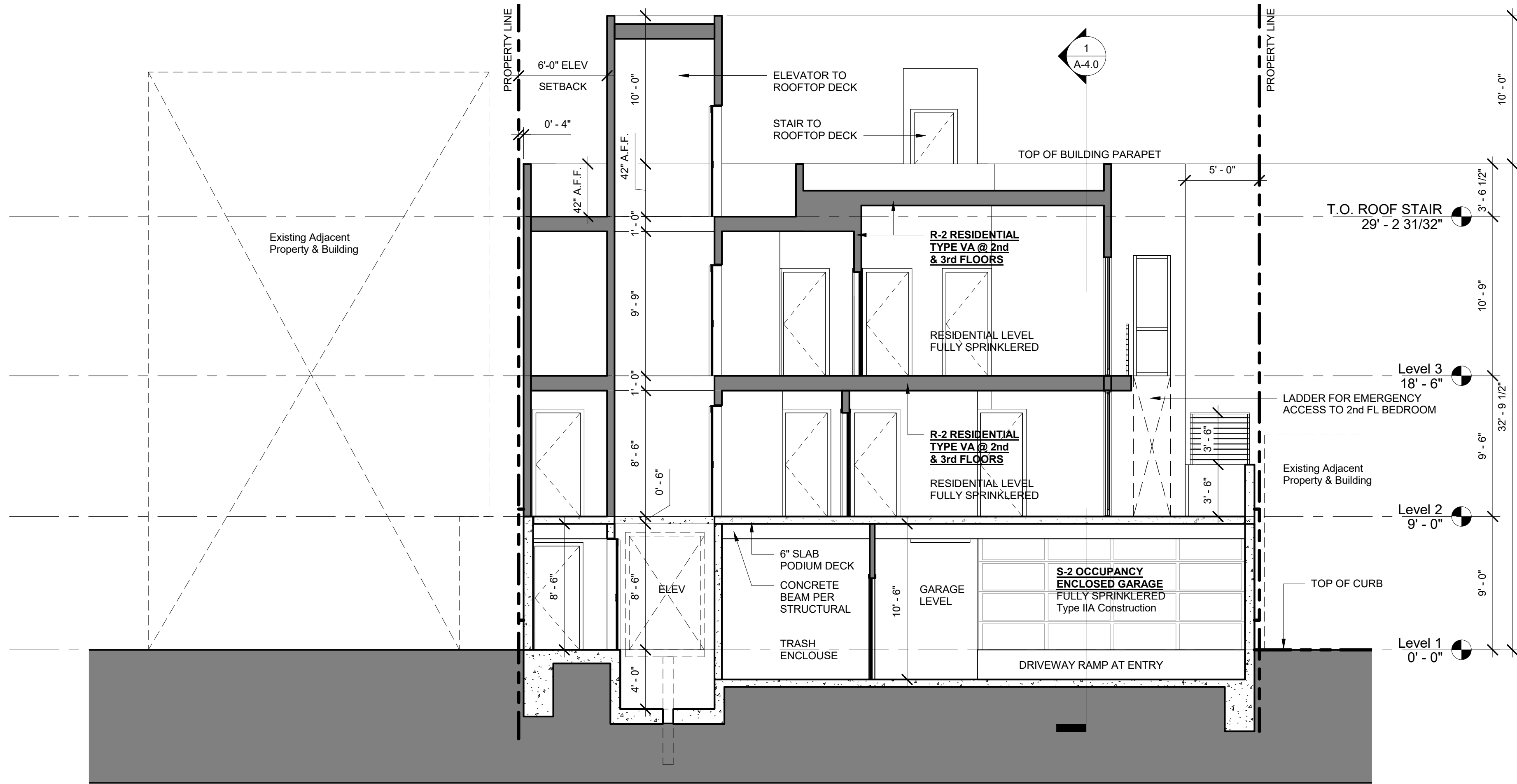
Building Sections



Project Number	H Beach
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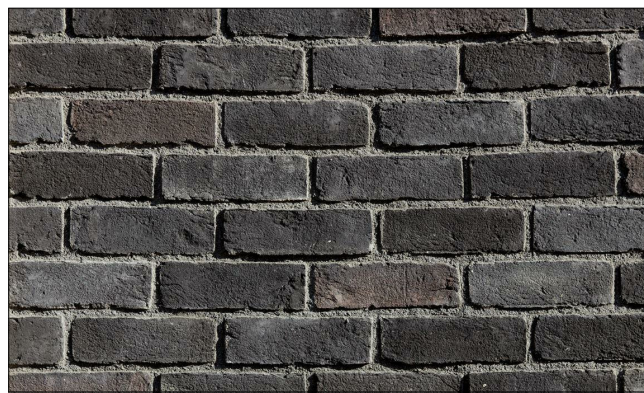
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Scale $3/16" = 1'-0"$



1 Section 3
3/16" = 1'-0"

PROGRESS SET - NOT FOR CONSTRUCTION OR BID



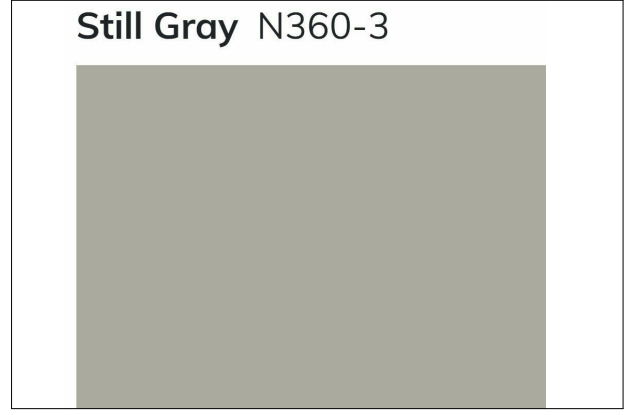
12 - BRICK EXTERIOR FINISH: TUNDRA BRICK BY EL DORADO STONE - IRONSIDE COLOR EDITION.



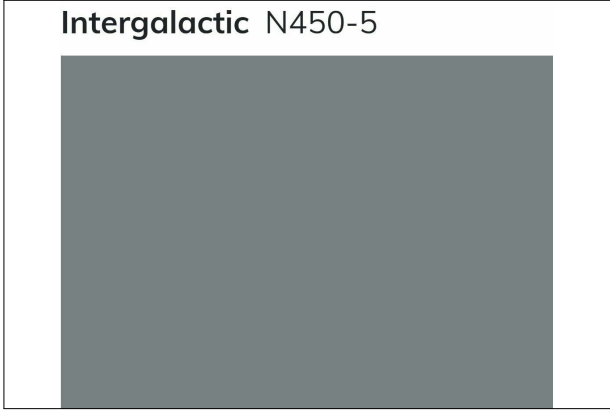
CLEAR GLAZING
INSULATED GLASS



10 - HARDIE V SIDING SYSTEM - 06 COLOR



07 - Still Gray N360-3 BY BEHR PAINT



05 - Intergalactic N450-5 BY BEHR



03 - BRIGHT ALUMINUM PAINT "METALLIC"



01 - EXTRUDED ADDRESS SIGNAGE w/ LED backlite

GENERAL NOTE:
1. REFER TO SPECIFICATIONS SHEETS A-0.2 & A-0.3 FOR MANUFACTURER SPECS USED FOR PROJECT
2. REFER TO CIVIL PLANS FOR PAVING AND SLOPES
3. RAIN GUTTERS & DOWNSPOUTS TO MATCH WALLS
4. ALL EXTERIOR SIGNAGE PER DEFERRED SUBMITTAL
5. ROOFING SHALL BE BRIGHT WHITE "REFLECTANT" BUILT UP ROOFING MEMBRANE
6. REFER TO PROPOSED LANDSCAPE PLAN FOR OTHER PROJECT FINISHES.
7. ALL EXTERIOR LIGHTING INCLUDING UNDER METAL CANOPY, ADDRESS, SIGNAGE & SITE LIGHTING SHALL BE WARM WHITE LED LIGHTING.



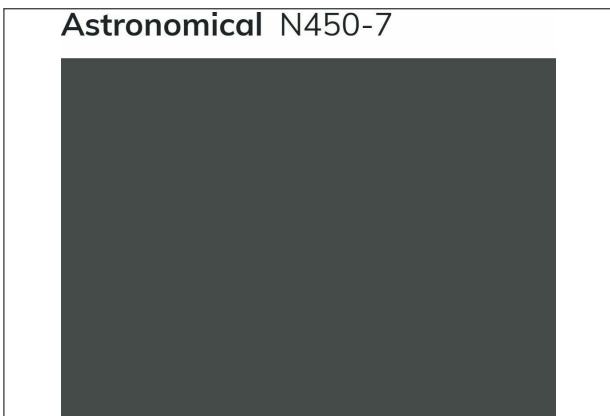
11 - ACCENT PAVING AT ALLEY



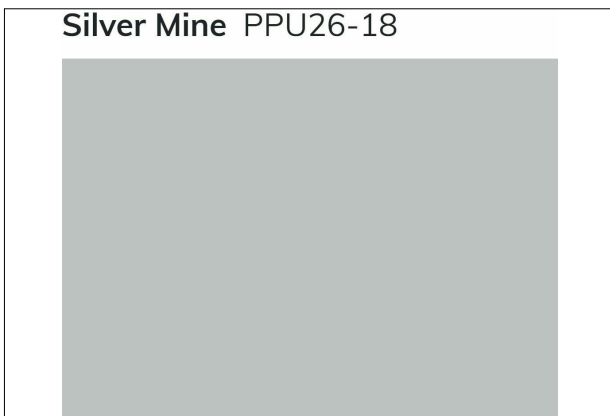
09 - CONCRETE FINISH & COLOR



08 - White 52 SMOOTH PLASTER WALL FINISH



06 - Astronomical N450-7 - PAINT COLOR



04 - Silver Mine PPU26-18 PLASTER WALL FINISH



02 - Aging Barrel PPU5-02 HARDIE HORIZONTAL WOOD SIDING ACCENT COLOR



**NOVUM
ARCHITECTURE**

116 S. CATALINA AVE #122
REDONDO BEACH, CA 90277
TEL: 310-709-4476
WWW.NOVUMARCHITECTURE.COM

**HUNTINGTON BEACH
MIXED USE**
714 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH CA 92648
**Phat Huong HaAnh
Holding LLC**

No.	Description	Date

COLOR & MATERIAL BOARD



Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

PROGRESS SET - NOT FOR CONSTRUCTION OR BID

A-6.0

Scale



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A-6.1

Scale

PROGRESS SET - NOT FOR CONSTRUCTION OR BID



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PROPOSED RENDERINGS

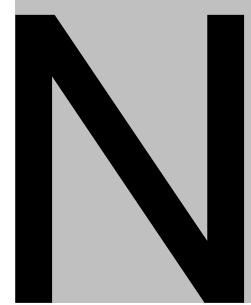


Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

A-6.2

Scale

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PROPOSED RENDERINGS



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A-6.3

Scale

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Holding LLC**

No.	Description	Date

3D Massing & Site
Diagrammatic Views

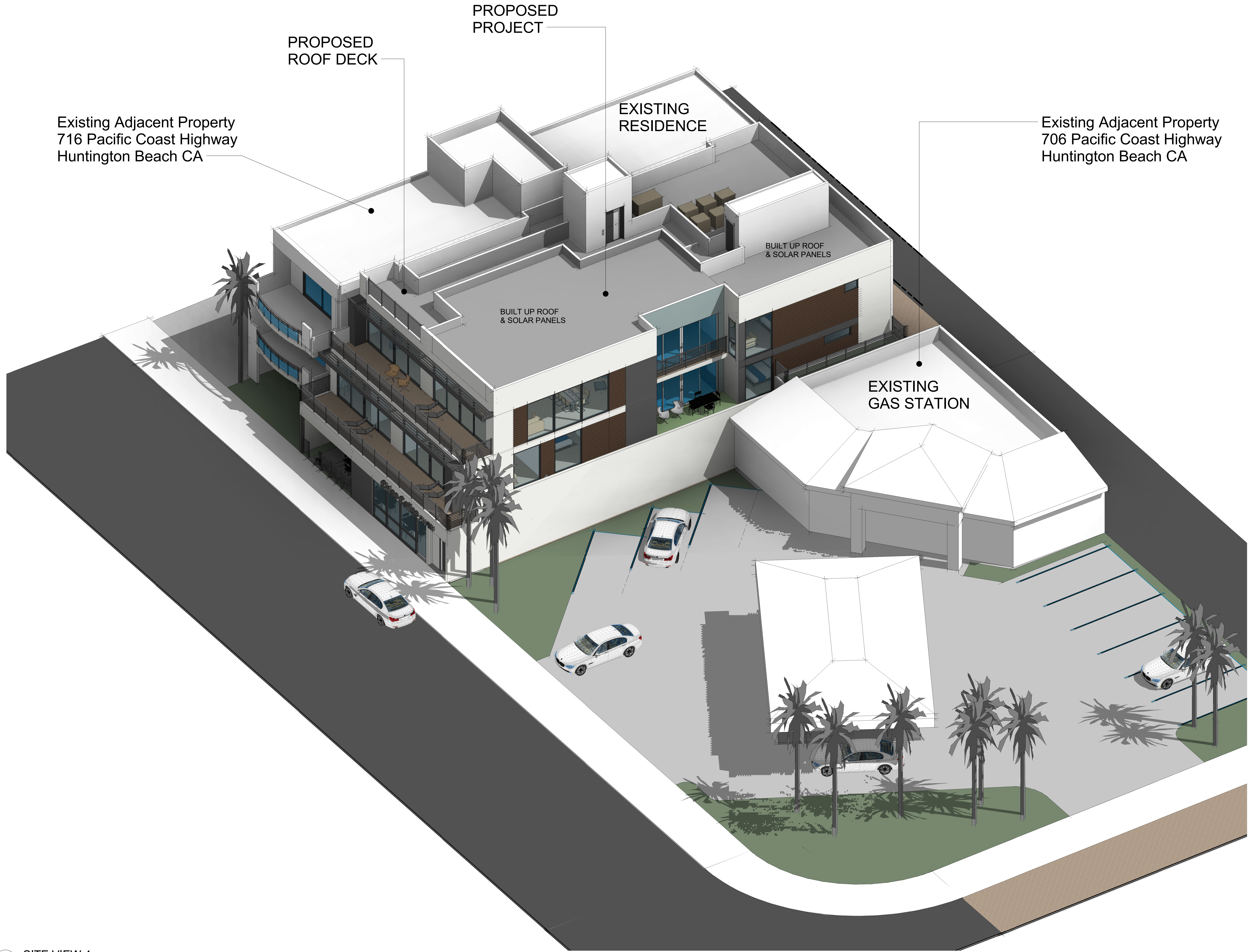


Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

A-6.4

Scale

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1 SITE VIEW 1



1 SITE VIEW 2



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**HUNTINGTON BEACH
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Phat Huong HaAnh
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No.	Description	Date

3D Massing & Site
Diagrammatic Views



Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker

A-6.5

Scale

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1 3D View @ Pacific Coast Highway



2 3D View @ Alley

No.	Description	Date

LICENSED ARCHITECT

DARIAN RADAC

NO. C-33451

2-28-2021 RENEWAL DATE

STATE OF CALIFORNIA

Project Number	H Beach
Date	5-6-2020
Drawn By	Author
Checked By	Checker