

BLDG AREA

EXIST'G FIRST FLOOR	1437
ADDED FIRST FLOOR	529
TOTAL FIRST	1966
EXIST'G SECOND FLOOR	840
ADDED SECOND FLOOR	21
TOTAL SECOND	861
EXIST'G HOUSE TOTAL	2277
ADDED HOUSE TOTAL	550
TOTAL REMODEL/HOUSE	2827
EXIST'G GARAGE	417
ADDED PORCH	93

LOT COVERAGE

LOT 5090	50% 2545
EXIST HOUSE	1437
ADDED HOUSE	529
EXIST GARAGE	417
ADDED PORCH	93
TOTAL	2476

SCOPE OF WORK

- CONSTRUCT A 550 SQ FT ONE STORY ADDITION TO AN EXISTING 2277 SQ FT TWO STORY RESIDENCE.
- WORK TO ENLARGE KITCHEN, DINING ROOM AND LIVING ROOM. ADD A 1/2 BATH AND SERVICE (WASHER/DRYER) ROOM, REMOVE MASTER BATH AND CLOSET.
- AT SECOND STORY ADD CLOSET TO BEDROOM ADD BAY WINDOW TO BEDROOM OVER GARAGE. CONVERT GARAGE ROOF DECK TO PITCHED ROOF.
- ADD 93 SQ FT ENTRY PORCH.

TABLE OF CONTENTS

NO.	DESCRIPTION
1	SITE
2	EXIST FLOOR/DEMO
3	FLOOR
4	ELEV
5	ELEV/SECTION
6	ROOF

NOTES

CODES

2019	CRC
2019	CMC
2019	CEC
2019	CPC
2019	GREEN
2019	CEES
2019	CBC

CONST

V-B

OCCUP

R-3/U

SPRINKLER - NO

SEPARATE PERMIT REQUIRED FOR EACH BLOCK FENCE, POOL SPA, ETC

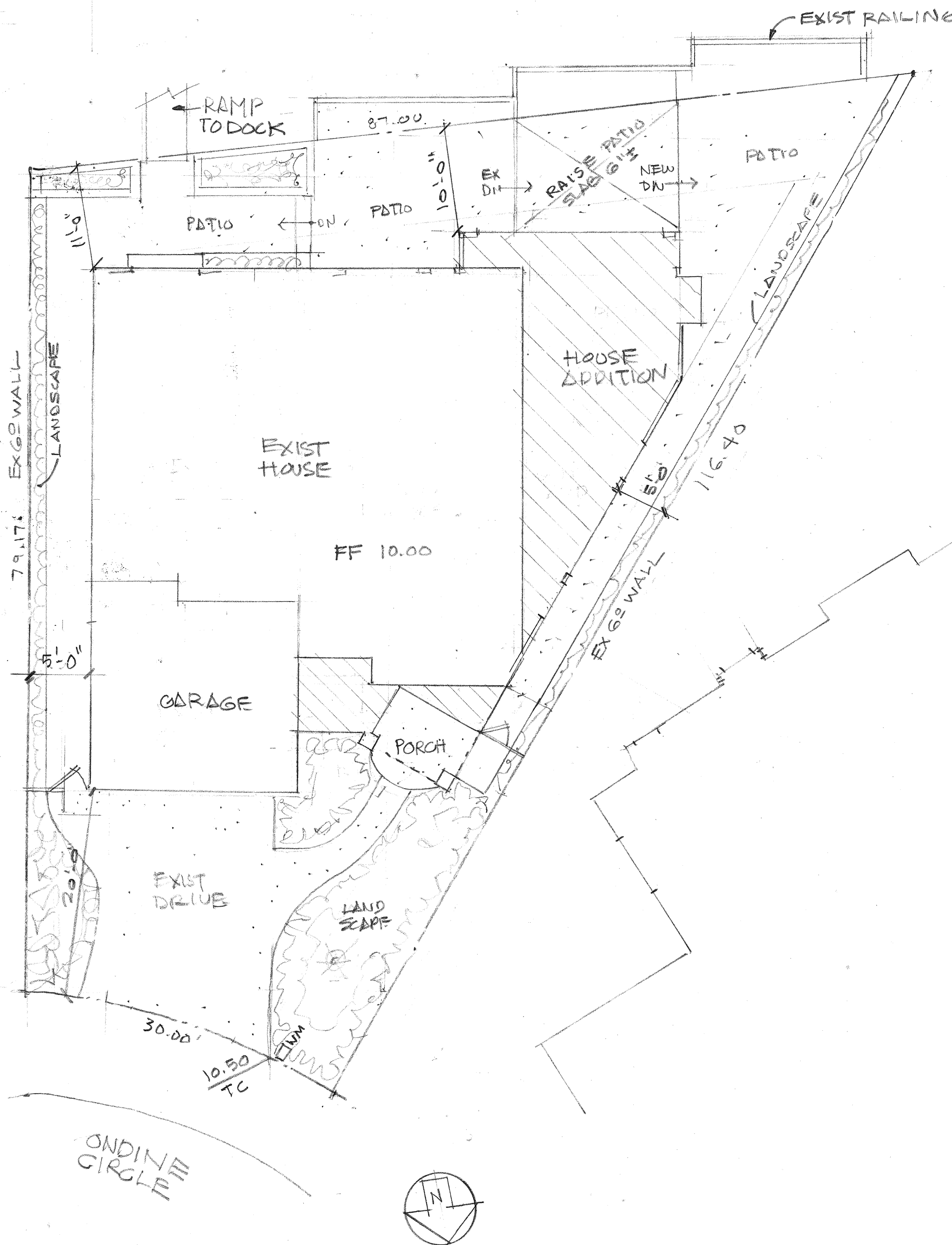
ADDRESS TO BE VISIBLE AND LEGIBLE FROM STREET



VICINITY MAP

ZONING CONFORMANCE MATRIX

SUBJECT	CODE	REQUIRED	PROVIDED
PARKING	231.04	2 COVER 2 OPEN	2 COVER 2 OPEN
LANDSCAPE	232.08	8% 401	542 = 10.6%
SITE COVERAGE	210.06	50% 2545	2476 = 48.6%
BLDG HEIGHT	230.72	35'6" MAX	23'6"
SETBACK FRONT	210.06	MIN 20'0"	20'0"
SETBACK SIDE	210.06	MIN 5'0"	5'0" / 5'0"
SETBACK REAR	210.06	MIN 10'0"	10'0"



ONDINE CIRCLE

ZONE: RL-CZ

LOT 52

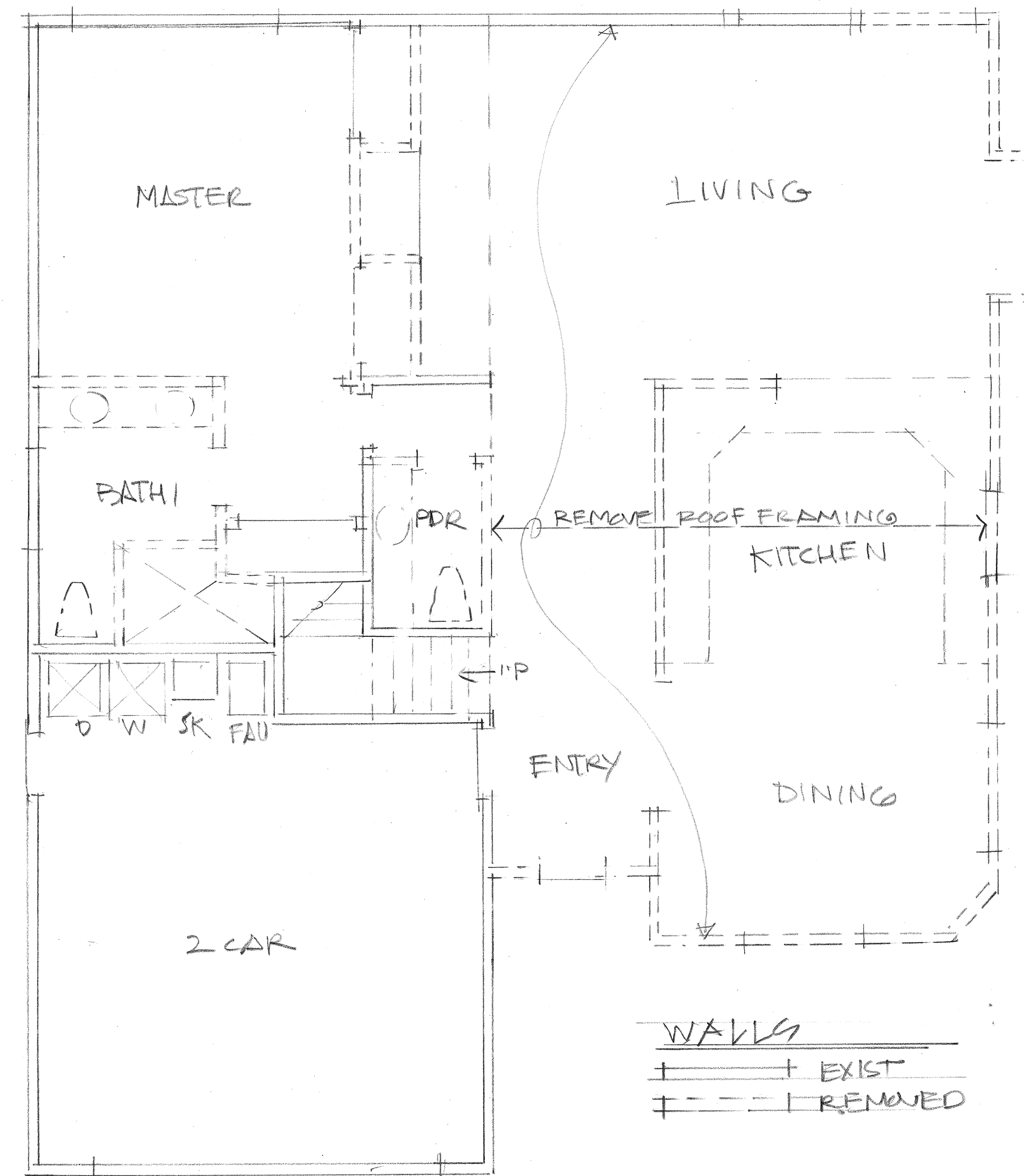
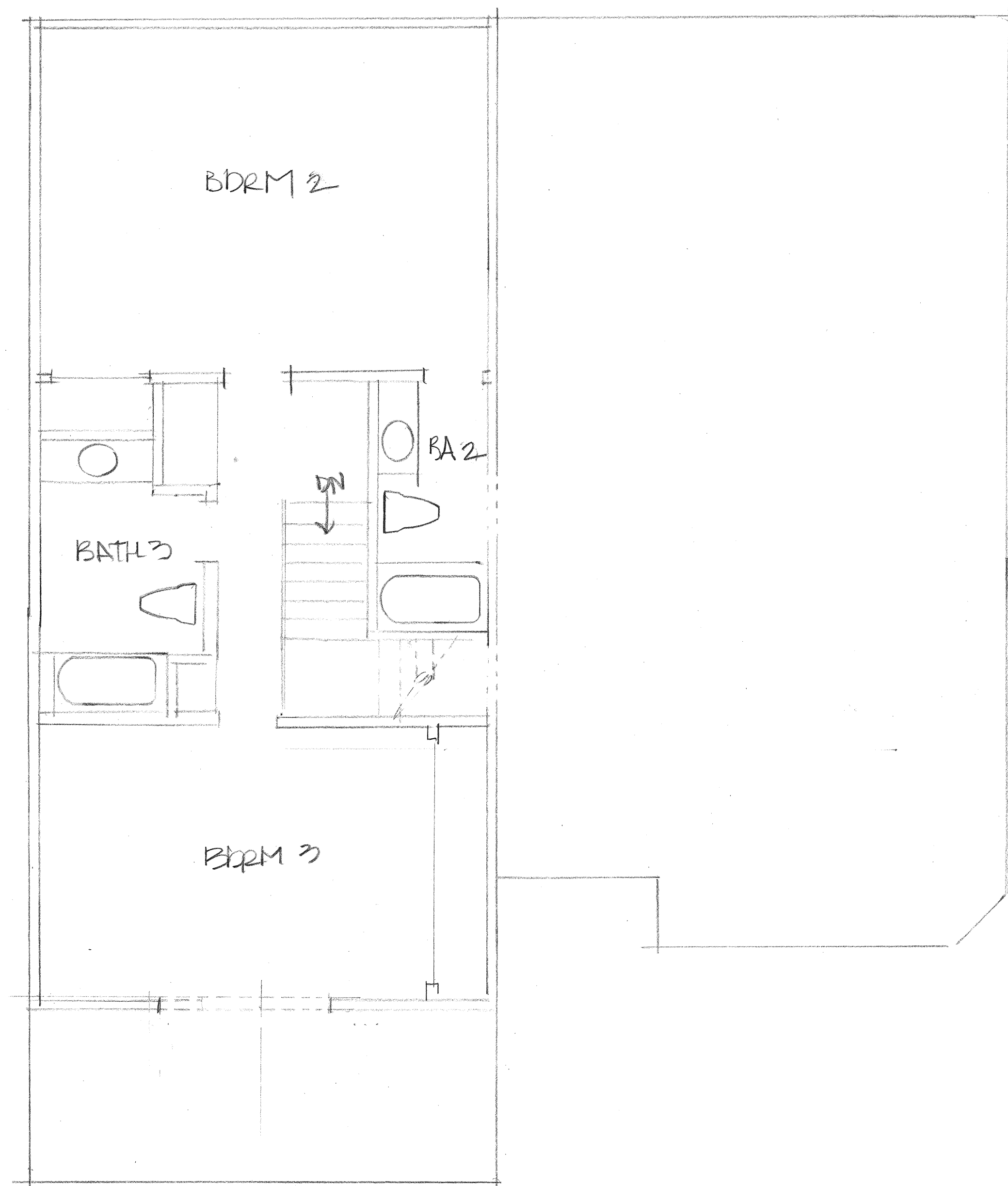
TRACT 5360

APN 173-363-11

SITE PLAN

1/8" = 1'0"

PLANN
CITY HB
714.536-5271



WALLS
 + + + + + EXIST
 - - - - - REMOVED

EXIST'G SECOND FLOOR 1/4" = 1'-0"

EXIST'G FIRST FLOOR 1/4" = 1'-0"

REVISIONS	BY

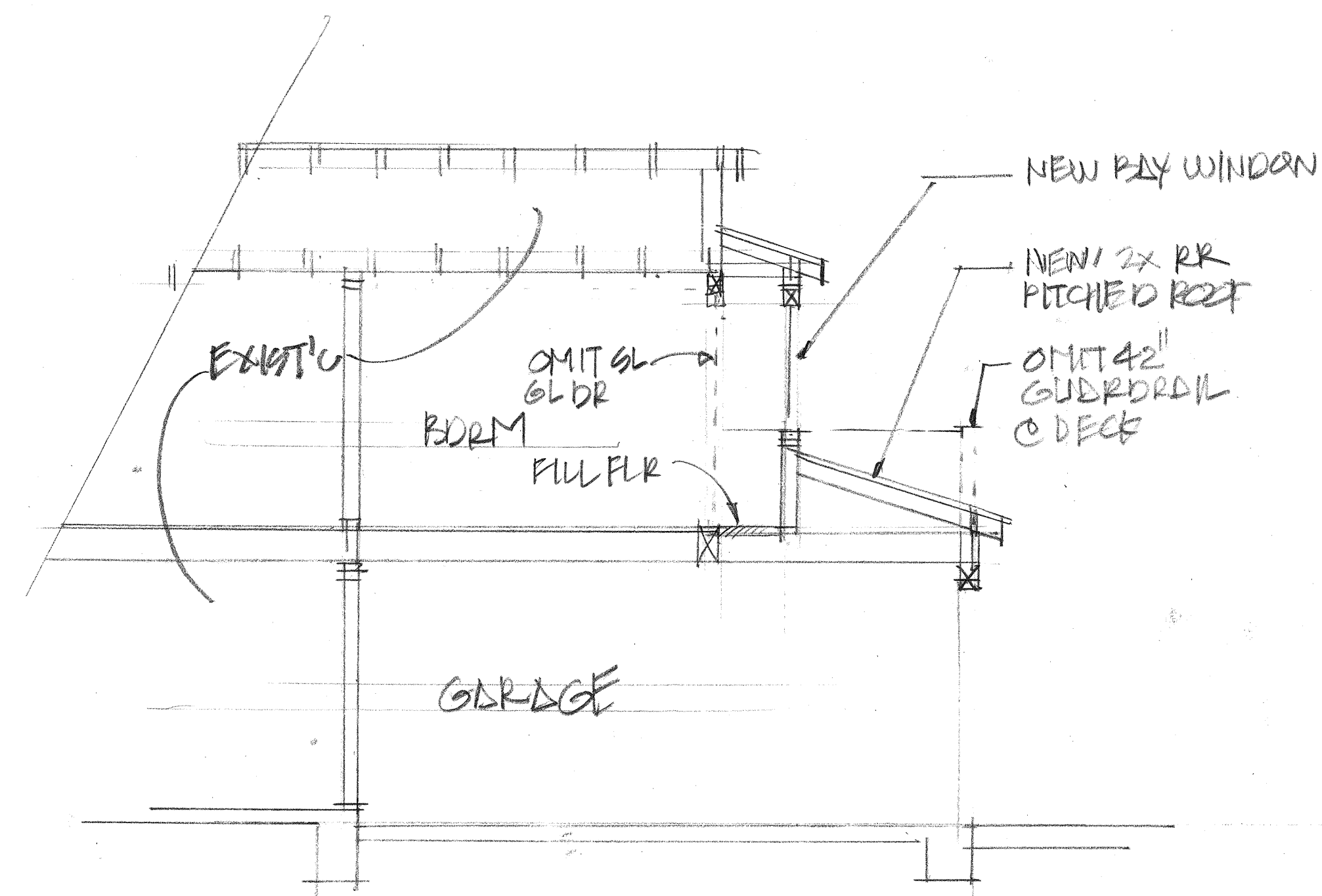
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 ronw@groupwdesign.com



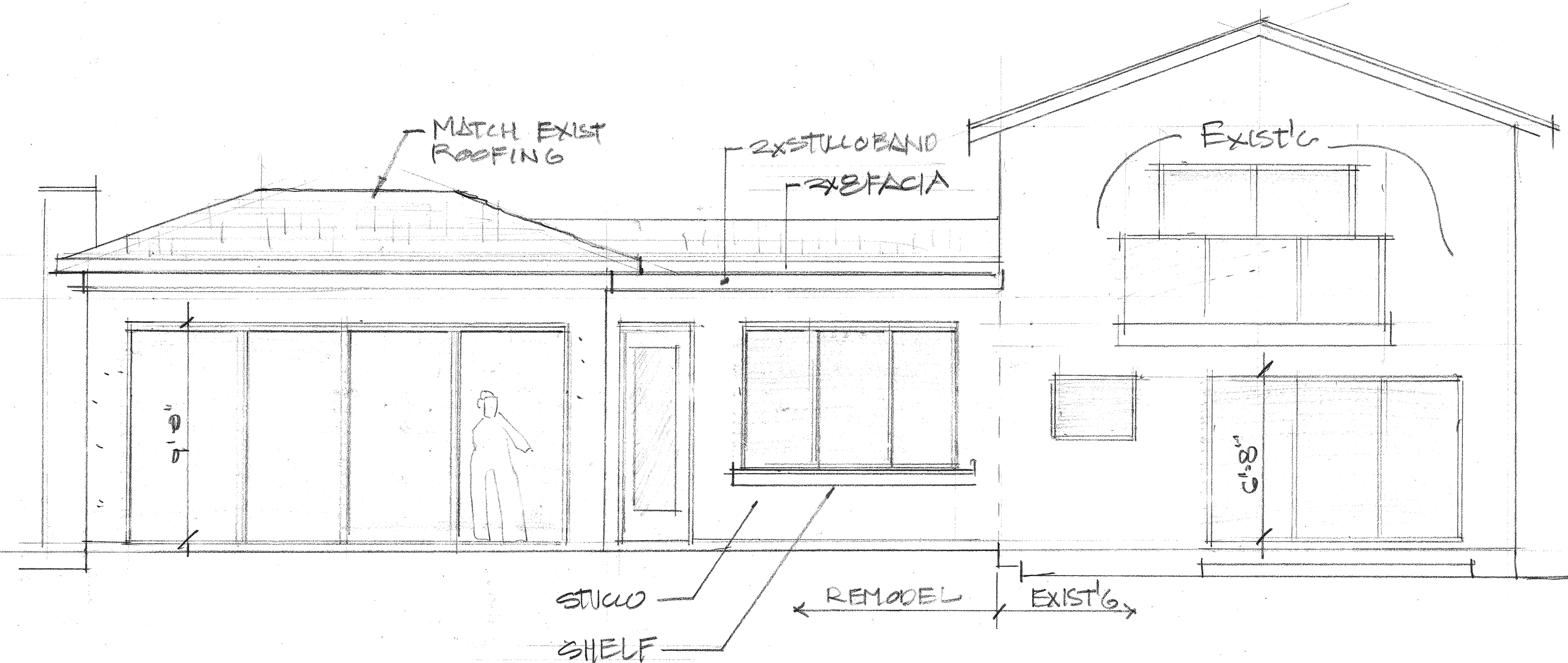
RESIDENCE ADDITION & REMODEL FOR:
MARY & TOM GRILEY
 4012 ONDINE CIRCLE
 HUNTINGTON BEACH, CALIF 92649
 310-918-9795

Date
Scale
Drawn
Job
Sheet
Of

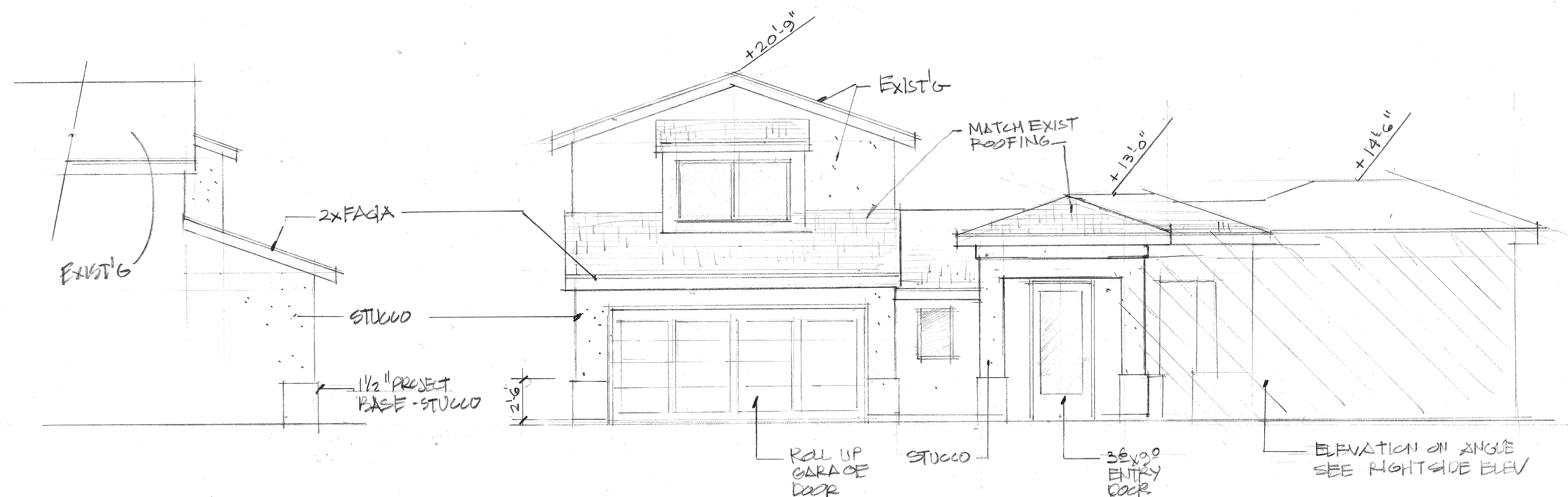
2
 Sheets



SECTION "C" 1/4" = 1'-0"



REAR 1/4" = 1'-0"



LEFT 1/4" = 1'-0"

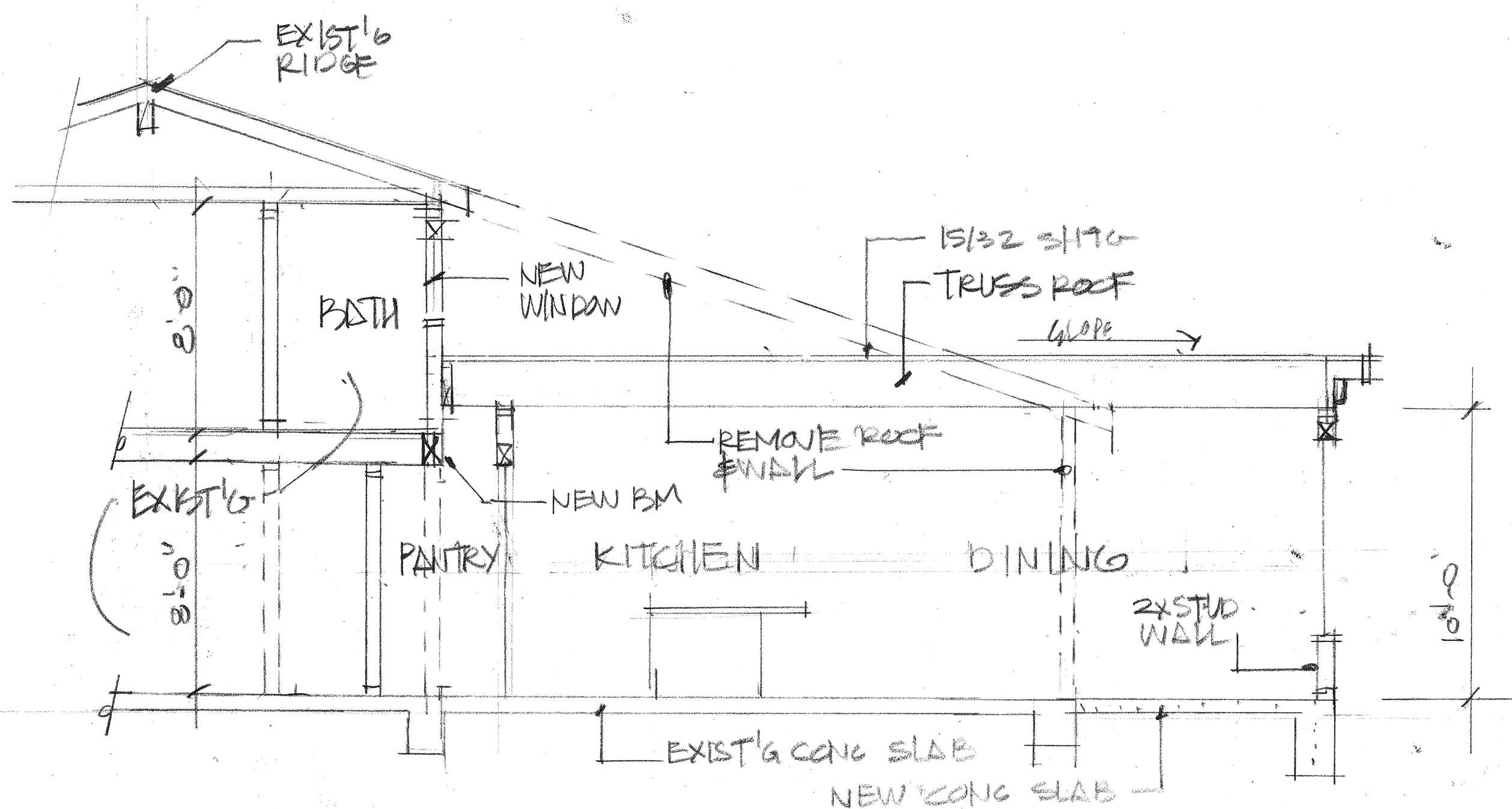
FRONT 1/4" = 1'-0"

REVISIONS	BY

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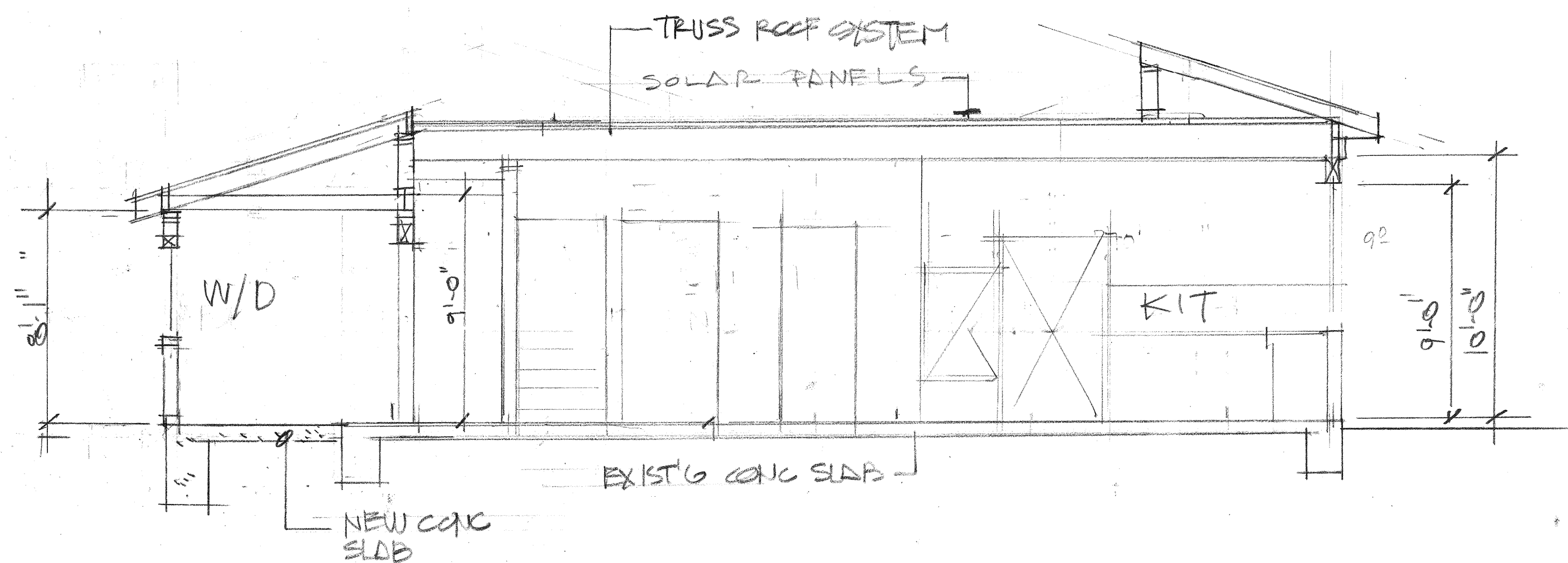
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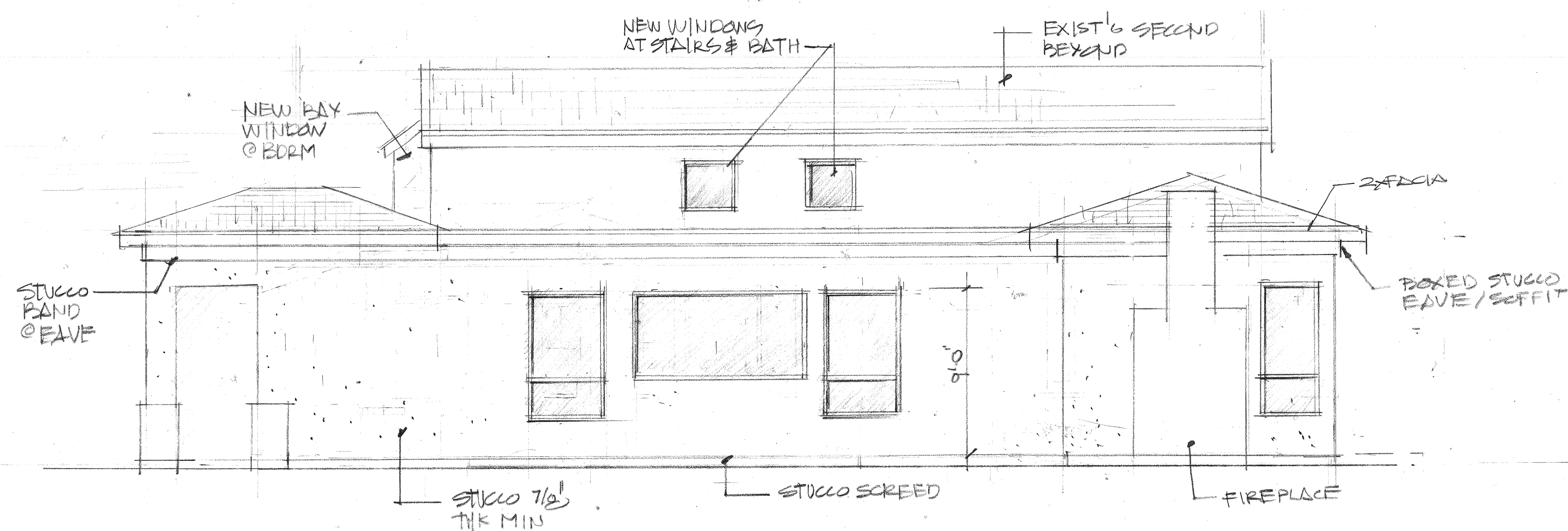
SECTION "B"

1/4" = 1'-0"



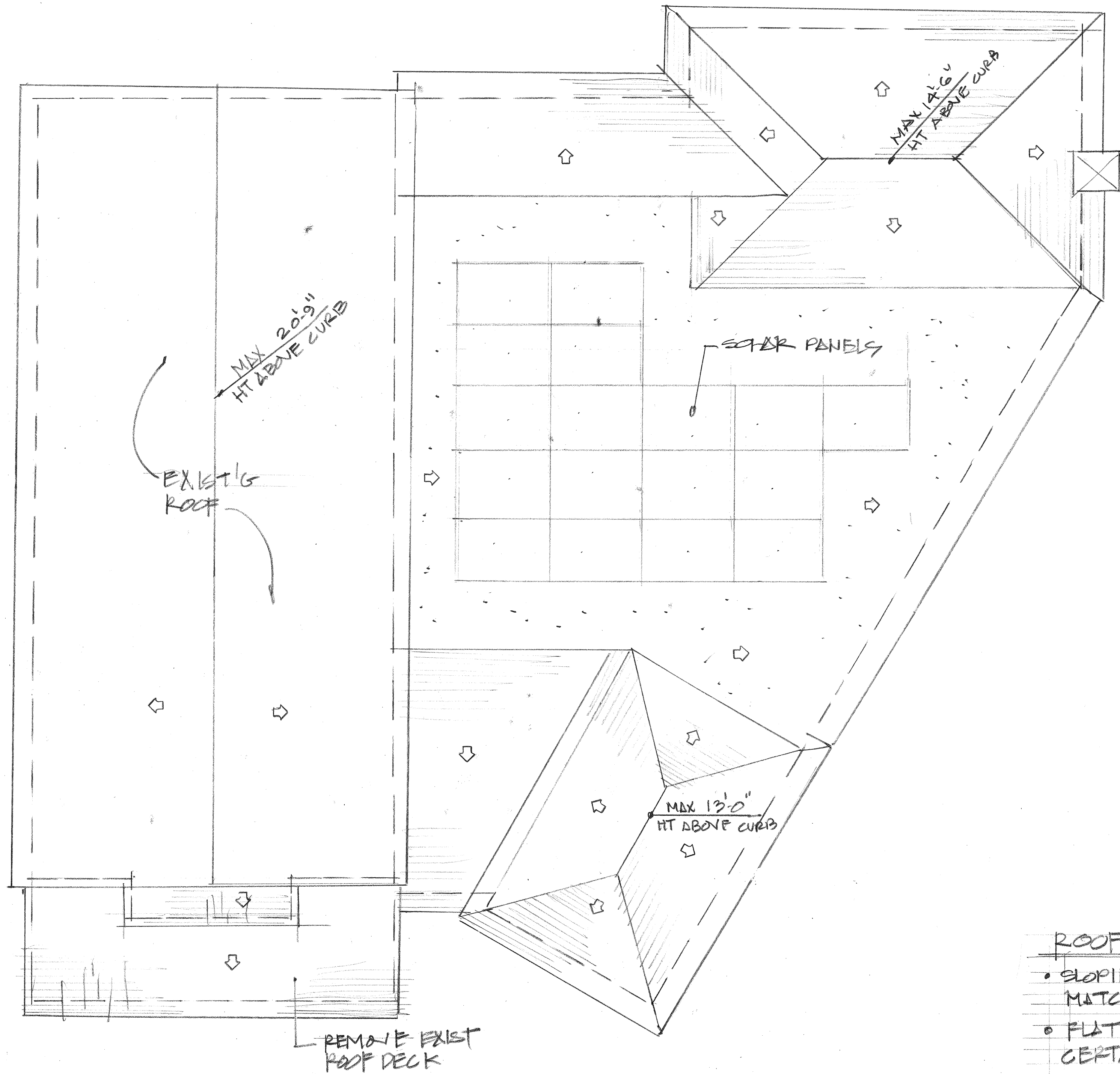
SECTION "A"

1/4" = 1'-0"



RIGHT SIDE

1/4" = 1'-0"

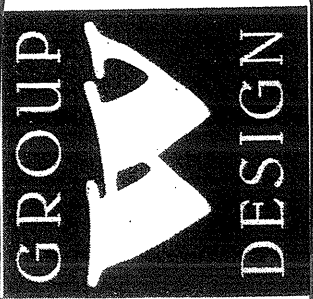


- ROOFING**
- SLOPING AREA 4:12 MATCH EXIST'G
 - FLAT AREA 1/4" / FT CERTAINTED FLINTLASTIC SA

R O O F P L A N 1/4" = 1'-0"

REVISIONS	BY

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Date	
Scale	
Drawn	
Job	
Sheet	6
Of	Sheets