



STREET VIEW ELEVATION



WATER FRONT VIEW ELEVATION

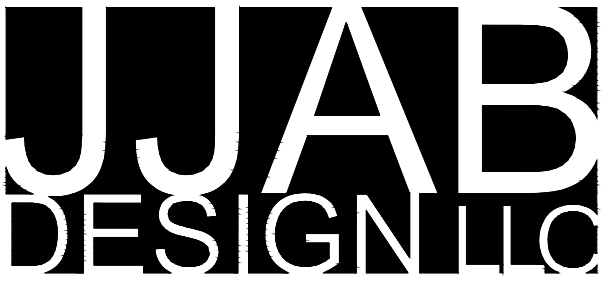
NARRATIVE

16692 WANDERER LANE HUNTINGTON BEACH, CA 92649
CLAUDIA SHANE (OWNER)
PLANS TO BUILD A NEW CONSTRUCTION TWO STORY SINGLE FAMILY RESIDENCE.

3 CAR GARAGE: 679 SQFT
1ST FLOOR: 2,370 SQFT
2ND FLOOR: 3,036 SQFT
COVERED PATIO: 363 SQFT
COVERED PORCH 120 SQFT

MODERN STYLE OF ARCHITECTURE INCLUDING STUCCO EXTERIOR WITH WOOD SIDING.
CONCEALED ROOF. HIGH END ALUMINUM CLAD WINDOW SYSTEMS.
TROPICAL LANDSCAPING.

HOME DESIGNER:
JIM CALDWELL
HARBOR BAY HOME DESIGN
1614 WARWICK LANE
NEWPORT BEACH, CA 92660
(714) 742-9598



2735 DE SOTO AVE.
COSTA MESA, CA 92626
949.274.6585
JJABDESIGN@GMAIL.COM
JASON BLACKMORE

PROJECT
NEW 5 BEDROOM
3 CAR GARAGE HOUSE
16692 WANDERER LANE
HUNTINGTON BEACH, CA

CLIENT
SHANE RESIDENTS
16692 WANDERER LANE
HUNTINGTON BEACH, CA

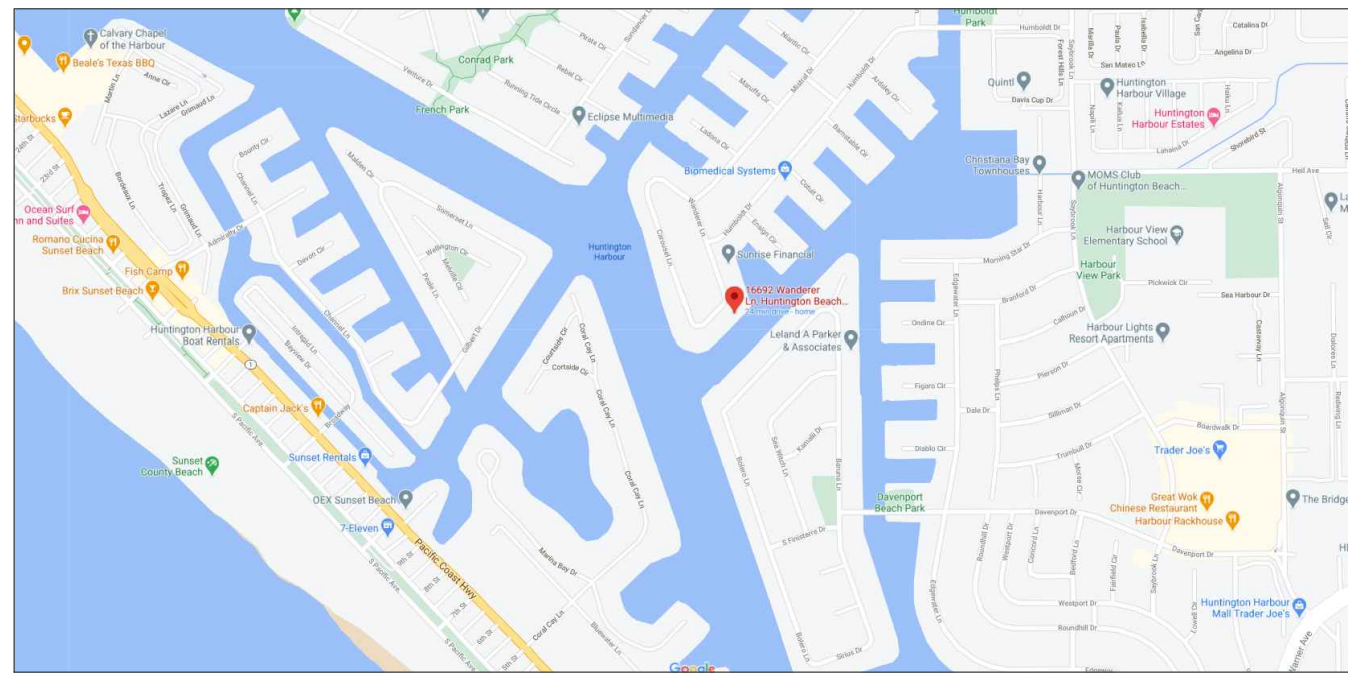
CONTENT
COVER SHEET

PREPARED BY	JJB
PROJECT	210103
DATE	06.01.2021
SHEET	

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 CBC, CEC, CPC, CMC, AND ALL LOCAL CODES AND ORDINANCES & 2019 CALIFORNIA RESIDENTIAL CODE.
- A STAMPED SET OF APPROVED PLANS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, PRIOR TO THE COURSE OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SETBACK AND HEIGHT REQUIREMENTS.
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL SET OF DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY ON-SITE UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTION, OTHER THEN PLAN CHECK AND BUILDING PERMIT FEES PROVIDED BY THE OWNER.
- ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND HOLD THE DESIGNER AND OWNER HARMLESS FROM ANY CLAIM FOR DAMAGES FOR INJURY OR PROPERTY DAMAGE DURING THE COURSE OF THE CONTRACT.
- FIRE INSURANCE SHALL BE MAINTAINED BY THE OWNER.
- TEMPORARY POWER, WATER, WORKERS TOILET FACILITIES AND MATERIAL STORAGE SHALL BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND ADJACENT SURFACES FROM DAMAGE DURING COURSE OF CONSTRUCTION AND SHALL REPLACE AND OR REPAIR ANY AND ALL DAMAGES CAUSED BY THE WORKERS OR DUE TO CONSTRUCTION.
- ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES. UPON COMPLETION OF THE WORK ALL AREAS SHALL BE LEFT BROOM SWEEPED AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE.
- DIMENSIONS ON FLOOR PLANS, SECTIONS AND DETAILS ARE SHOWN TO THE FACE OF STUD, CENTERLINE OF COLUMN, FACE OF MASONRY, FACE.
- DOOR LOCATIONS NOT ESTABLISHED BY DIMENSIONS SHALL BE CENTERED IN WALL OR BE LOCATED 4 1/2" FROM ADJACENT WALL TO ALLOW FOR DOOR CASING.
- NAILING FOR DIAPHRAGMS AND SHEAR WALLS MUST BE INSPECTED PRIOR TO COVERING.
- NAILING INSPECTION IS REQUIRED FOR ALL GYPSUM AND LATH AFTER INSTALLATION BEFORE TAPING AND FINISHING, CORNERS BEADS TO BE NAILED, GYPSUM BOARD SPACING TO BE 3/8" MAXIMUM. GYPSUM AND LATH SHALL BE NAILED TO ALL STUDS AND TO TOP AND BOTTOM PLATES.
- PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET BEFORE, DURING AND AFTER CONSTRUCTION.
- THE RESIDENCE COMPLIES WITH STATE ENERGY STANDARDS TITLE 24 PART 6.
- POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
- RESIDENCE TO COMPLY WITH 2019 CBC REGARDING THE PROTECTION OF PEDESTRIANS DURING CONSTRUCTION. PLUMBING REQUIREMENTS FOR ALL NEW BUILDINGS OR REMODELS THAT INVOLVE PLUMBING FIXTURES ARE REQUIRED TO HAVE THE FLOW RATES AS LISTED BELOW: THE FLOW RATE REQUIREMENTS ARE PER THE 2019 CALIFORNIA PLUMBING CODE SECTION 403.0 & 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.303.
- SINGLE SHOWERHEADS 1.8 GPM @ 80 PSI. MULTIPLE SHOWERHEADS COMBINE FLOW RATE OF 1.8 GPM @80 PSI. RESIDENTIAL LAVATORY FAUCETS 1.2 GPM @ 60 PSI/2. COMMON AND PUBLIC USE LAVATORY FAUCETS 0.5 GPM @ 60 PSI. KITCHEN FAUCETS 1.8 GPM @ 60 PSI. METERING FAUCETS 0.2 GALLONS PER CYCLE MAXIMUM. WATER CLOSETS 1.28 GALLONS/FLUSH1. WALL MOUNTED URINAL 0.125 GALLONS/FLUSH. ALL OTHER TYPES OF URINAL 0.5 GALLONS/FLUSH

VICINITY MAP

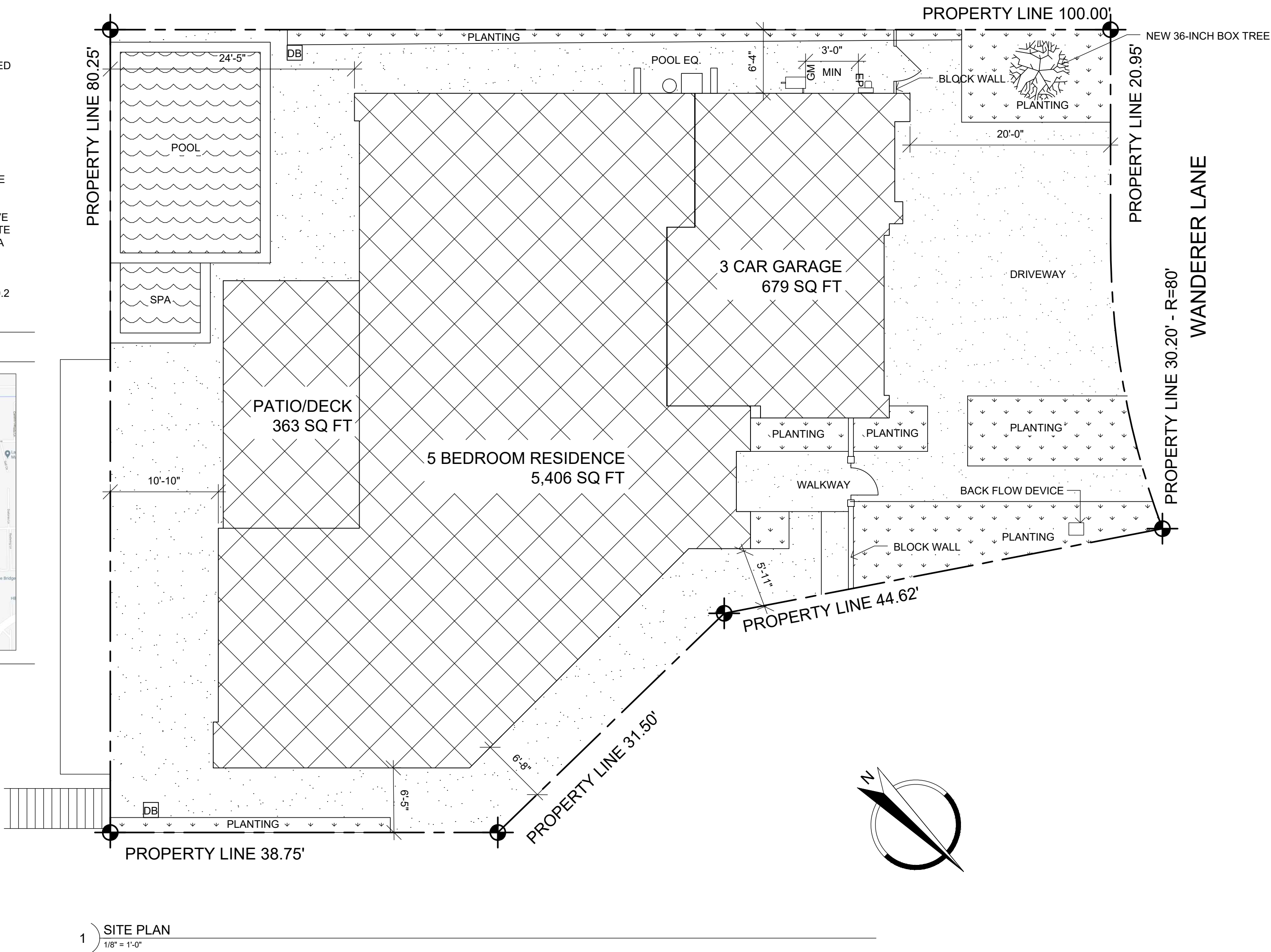


TOTAL LOT COVERAGE

LOT SIZE:	6,878 SQ FT
1ST AND 2ND FLOOR:	2,370 SQ FT
3 CAR GARAGE:	679 SQ FT
OVER HANG GREATER THEN 30"	363 SQ FT
TOTAL COVERED :	3,412 SQ FT
PERCENTAGE COVERED:	49.6%

15'-0" FRONT SETBACK SOFTSCAPE COVERAGE (MINIMUM 40% SOFTSCAPE)

SETBACK SIZE:	779 SQ FT
HARDSCAPE:	529 SQ FT
SOFTSCAPE :	311 SQ FT
SOFTSCAPE COVERAGE:	40%



ZONING CONFORMANCE MATRIX

SUBJECT CODE	SECTION	REQUIRED	PROPOSED
PARKING	231 & SECTION210.12 2	ENCLOSED & 2	OPEN 3 ENCLOSED & 3 OPEN
LANDSCAPING	232	40% OF FRONT YARD SETBACK (20FT) ONE 36" BOX TREE	40% OF FRONT YARD SETBACK (20FT) ONE 36" TWO 24" BOX TREES
SITE COVERAGE	210	MAX=50% COVERAGE SITE=6,878SQFT / 50% COVERAGE=3,439SQFT	MAX=50% COVERAGE SITE=6,878SQFT / 49.1% COVERAGE=3,405SQFT
SETBACK FRONT YARD	210	20FT	20 FT SETBACK TO GARAGE DOOR
SETBACK SIDE YARDS	210	5FT	5FT
SETBACK REAR YARD	210	10FT	10FT
MAX HEIGHT	210	30FT	30FT
FENCES & WALLS	230	6FT HIGH PROPERTY LINE FENCE@SIDEYARDS S3.5FT HIGH GUARDRAIL @CHANNEL EXISTING	EXISTING 6FT HIGH PROPERTY LINE CMU FENCE@SIDEYARD 3.5FT HIGH GUARDRAIL @CHANNEL

SCOPE OF WORK

NEW 2 STORY 5 BEDROOM 3 CAR GARAGE RESIDENTS

GENERAL INFORMATION

JOB ADDRESS:	16692 WANDERER LANE HUNTINGTON BEACH, CA 92649	LOT SQ FT	6,878 SQ FT
TOTAL STORIES:	TWO STORY	NEW TOTAL SQ FT	6,085 SQ FT
OCCUPANCY TYPE:	GROUP R3/U	FIRST FLOOR SQ FT	2,370 SQ FT
CONST. TYPE:	VB - SPRINKLERED	SECOND FLOOR SQ FT	3,036 SQ FT
APN:	178-053-19	GARAGE SQ FT	679 SQ FT

CODE INFORMATION

2019 CALIFORNIA BUILDING CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2019 CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24), BASED ON THE 2019 INTERNATIONAL BUILDING CODE.

2019 CALIFORNIA RESIDENTIAL CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2019 CALIFORNIA RESIDENTIAL CODE (PART 2.5 OF TITLE 24), BASED ON THE 2019 INTERNATIONAL RESIDENTIAL CODE. ALL NEW RESIDENTIAL BUILDINGS ARE REQUIRED TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER.

2019 CALIFORNIA ELECTRICAL CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2019 CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24), BASED ON THE 2008 NATIONAL ELECTRICAL CODE.

2019 CALIFORNIA MECHANICAL CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2019 CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24), BASED ON 2019 UNIFORM MECHANICAL CODE.

2019 CALIFORNIA PLUMBING CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2019 CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24), BASED ON THE 2019 UNIFORM PLUMBING CODE.

2019 CALIFORNIA ENERGY CODE
NO CHANGES WERE PROPOSED FOR THE 2019 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24) THAT WAS EFFECTIVE ON JANUARY 1, 2019.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
BUILDING STANDARDS ADOPTED BY THE COMMISSION FOR THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (PART 11 OF TITLE 24). ALL NEW RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS SHALL COMPLY.

PROJECT TEAM

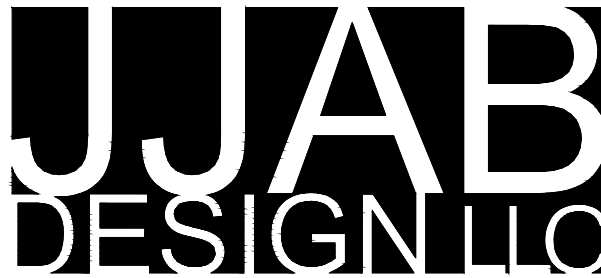
DESIGNER
JJAB DESIGN
JASON BLACKMORE
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SHEET INDEX

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A3	2ND FLOOR PLAN
A4	ROOF PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	BUILDING SECTIONS
A8	WINDOW ALIGNMENT
	DRAINAGE PLAN

LEGEND

2	DEMOLITION KEYNOTE	EXISTING WALL
7	NEW WORK KEYNOTE	DEMOLITION WALL
A	WINDOW TAG	NEW WALL
1	DOOR TAG	NEW DUPLEX
		NEW ARC-FAULT CIRCUIT INTERRUPTER DUPLEX
2 A2.1	SECTION CUT CALLOUT	NEW GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX
	SMOKE DETECTOR - UL 217 RATED	VALVE - HOT/COLD/GAS
	SMOKE/CARBON MONOXIDE DETECTOR - UL 2034/2075 RATED	DOWN LIGHT
		LIGHT SWITCH
	AREA OF NEW CONSTRUCTION	FAN VENT - 50 CFM MIN
		CABLE TV
		OCCUPANCY SENSOR



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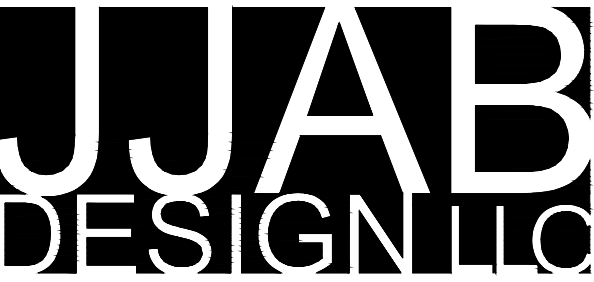
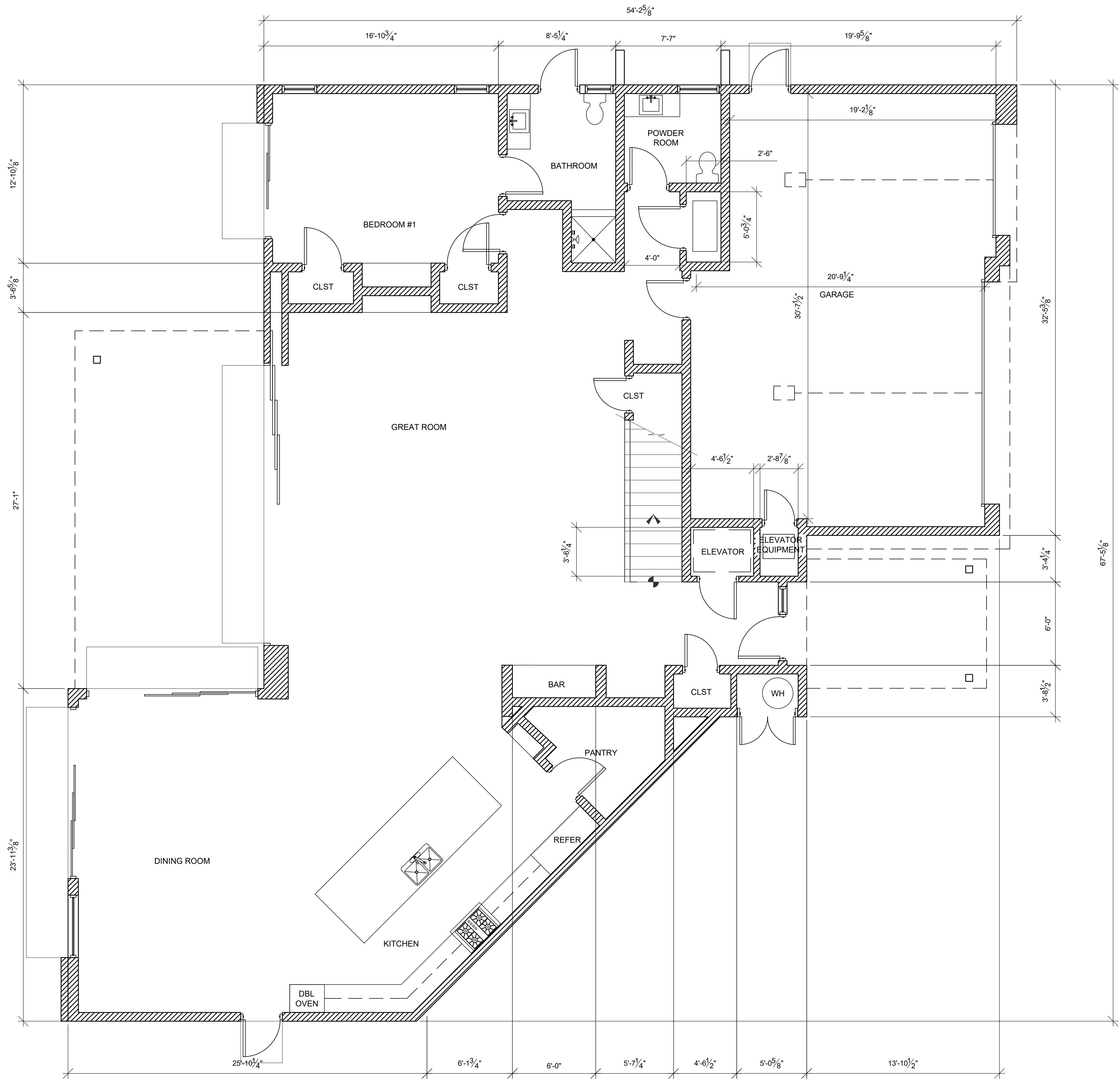
Jason Blackmore

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NEW 5 BEDROOM
3 CAR GARAGE HOUSE
16692 WANDERER LANE
HUNTINGTON BEACH, CA

CLIENT
SHANE RESIDENTS
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HUNTINGTON BEACH, CA

CONTENT
SITE PLAN

PREPARED BY JJB
PROJECT 210103
DATE 06.01.2021
SHEET



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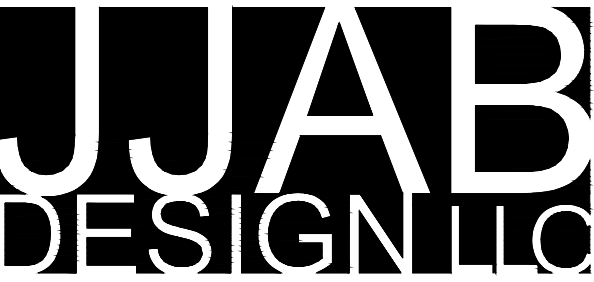
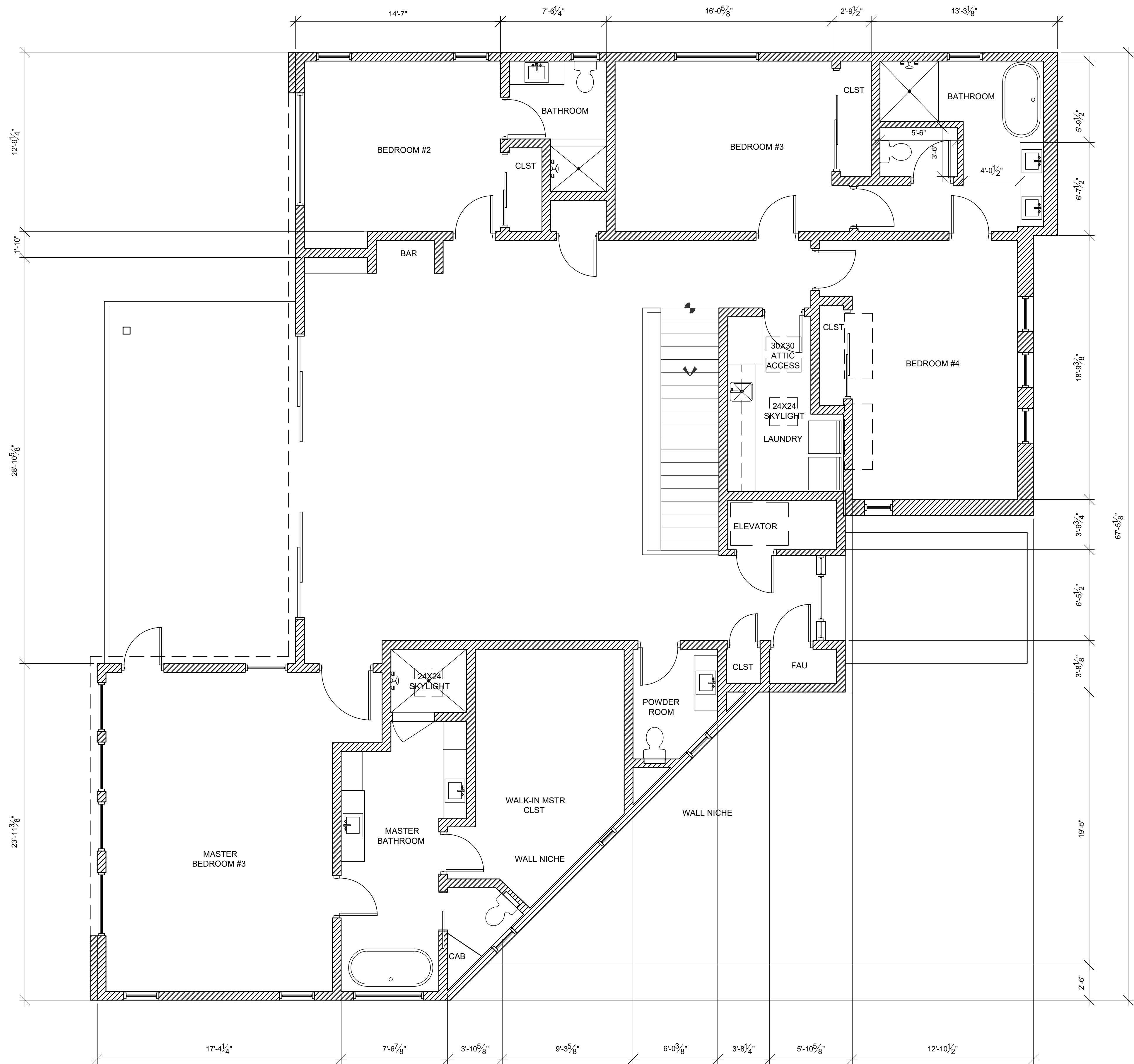
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CONTENT
FIRST FLOOR PLAN

PREPARED BY JJB
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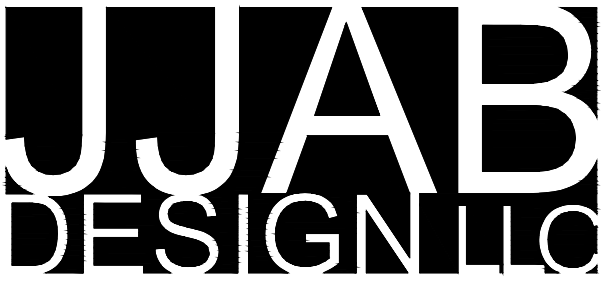
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CONTENT
SECOND FLOOR PLAN

PREPARED BY JJB
PROJECT 210103
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1 } PROPOSED ROOF PLAN
1/4" = 1'-0"

PROJECT
NEW 5 BEDROOM
3 CAR GARAGE HOUSE
16692 WANDERER LANE
HUNTINGTON BEACH, CA

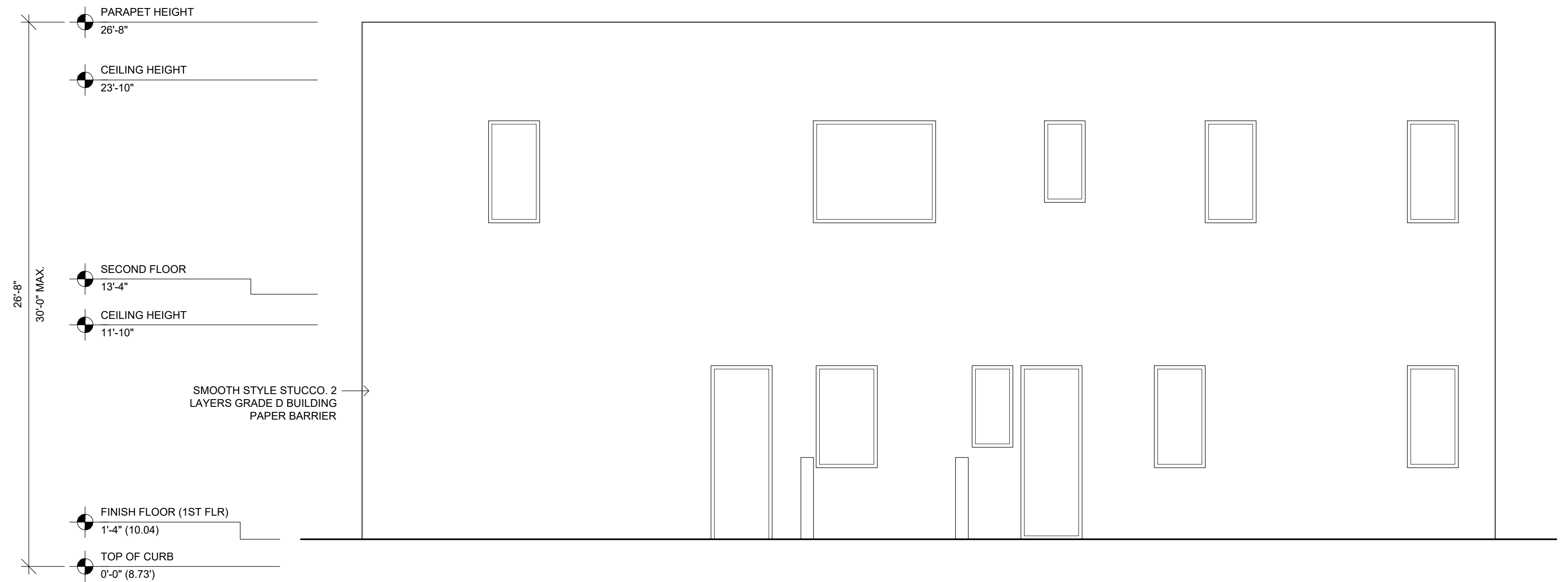
CLIENT
SHANE RESIDENTS
16692 WANDERER LANE
HUNTINGTON BEACH, CA

CONTENT
ROOF PLAN

PREPARED BY	JJB
PROJECT	210103
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SHEET	



1) STREET ELEVATION
1/4" = 1'-0"



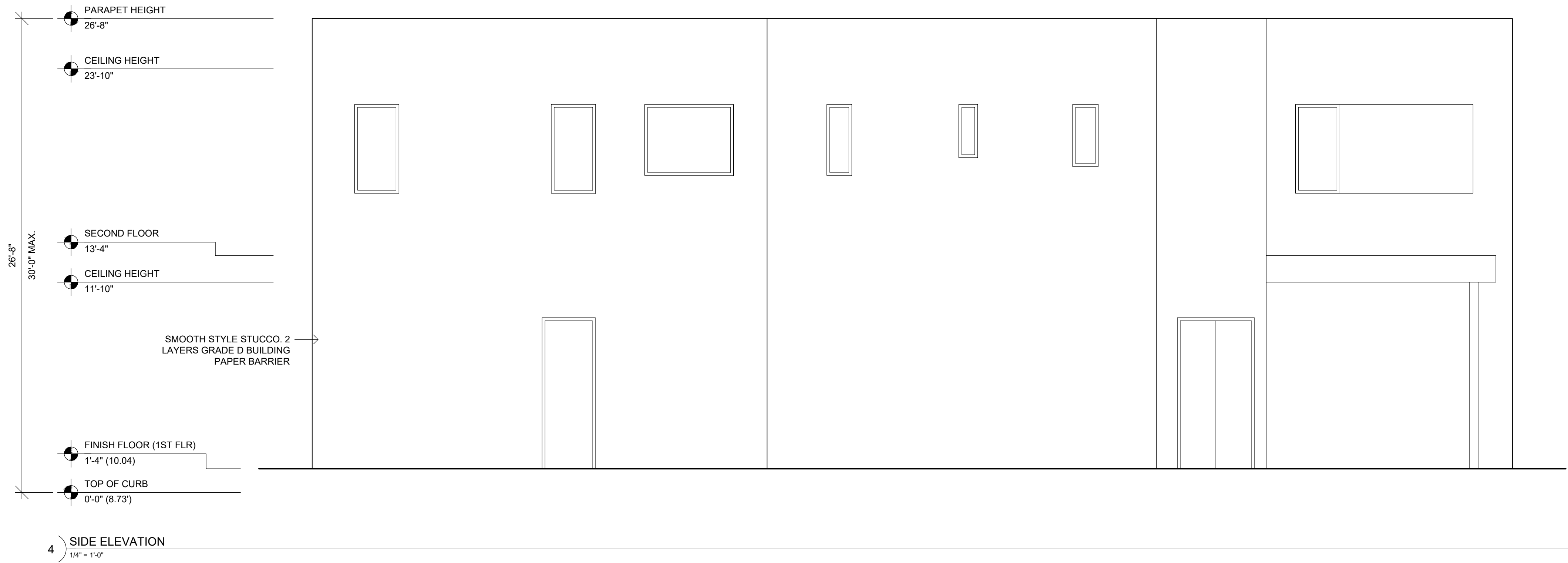
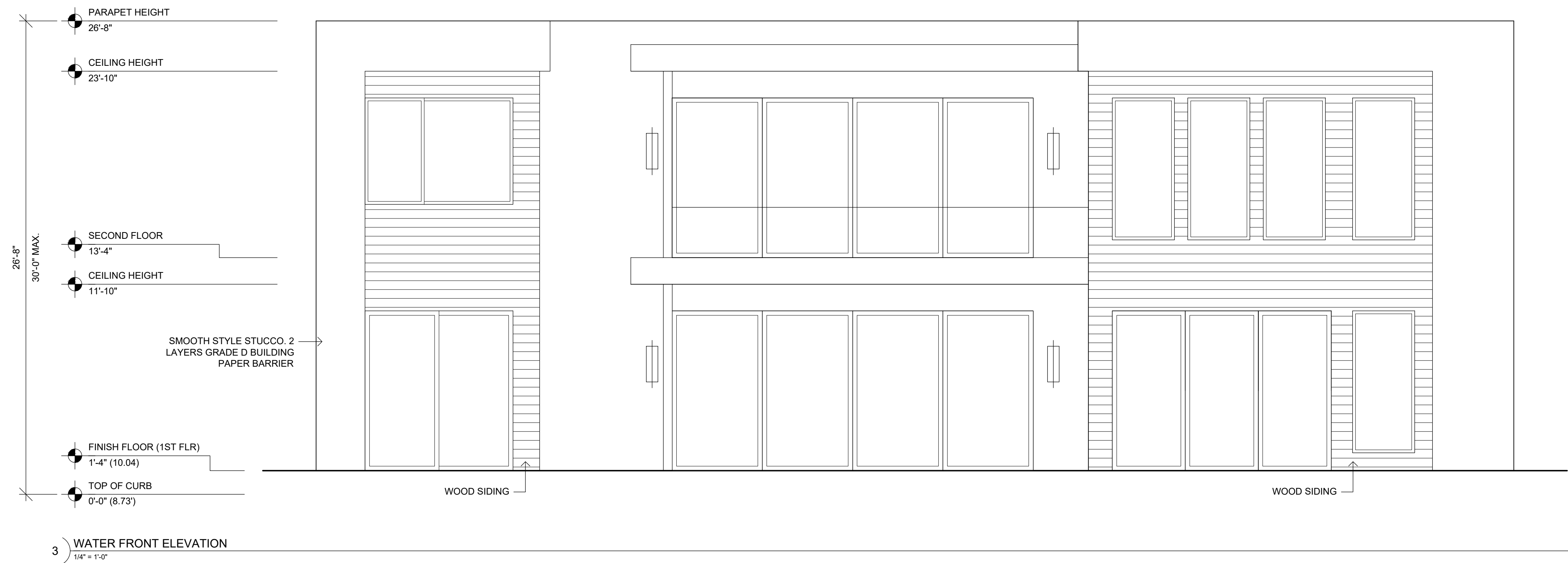
2) SIDE ELEVATION
1/4" = 1'-0"

PROJECT
NEW 5 BEDROOM
3 CAR GARAGE HOUSE
16692 WANDERER LANE
HUNTINGTON BEACH, CA

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CONTENT
ELEVATIONS

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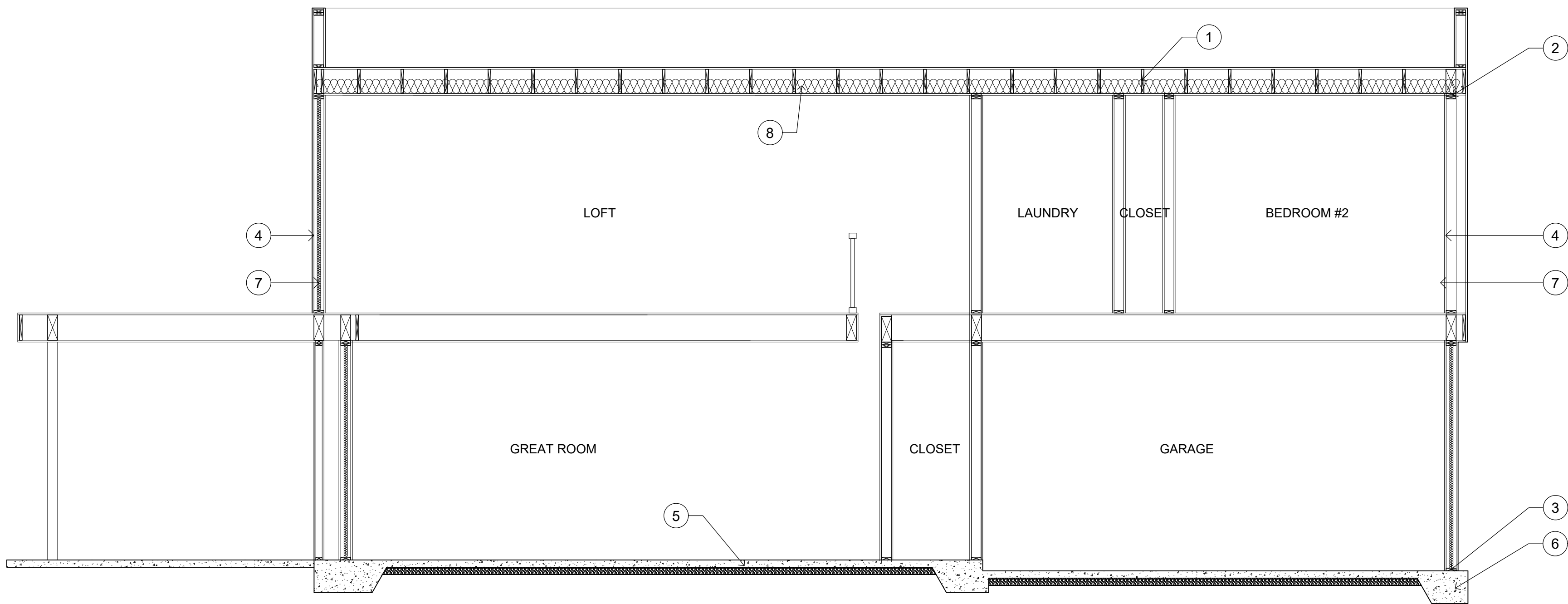


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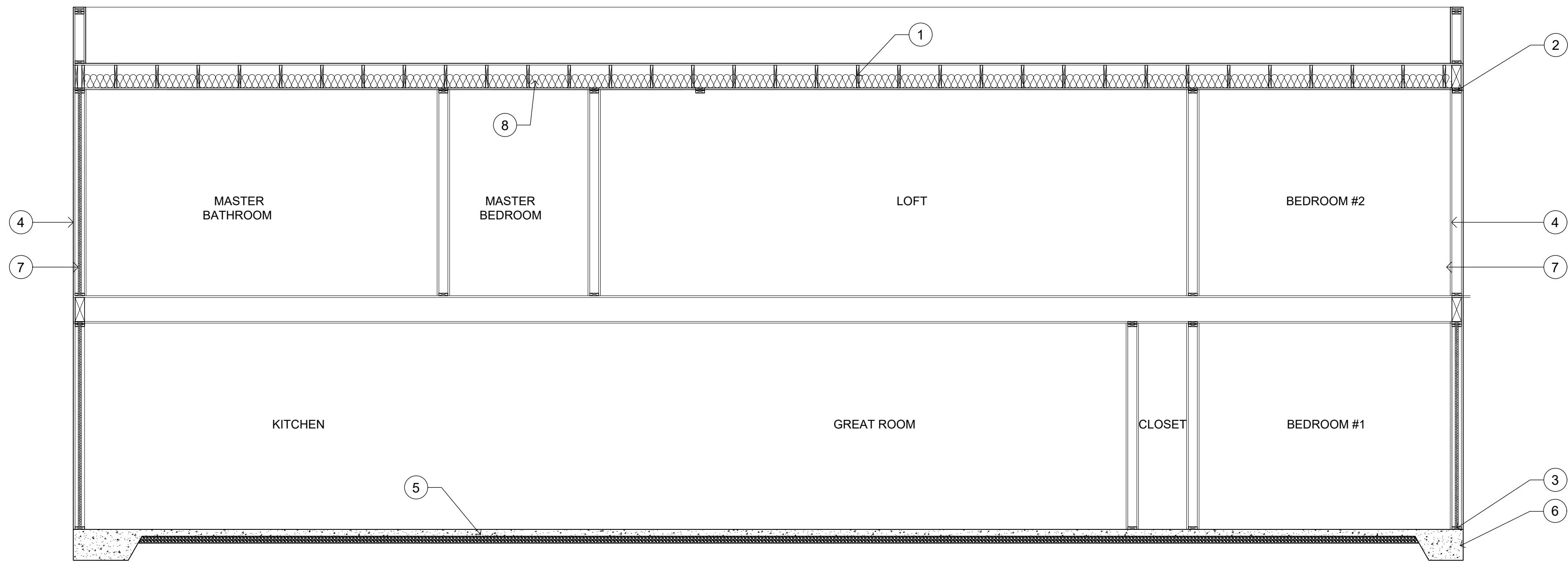
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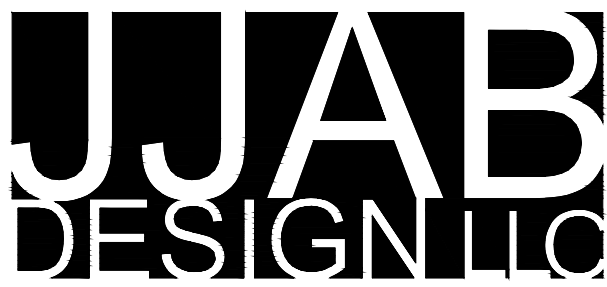
1) BUILDING SECTION
1/4" = 1'-0"



2) BUILDING SECTION
1/4" = 1'-0"

SECTION KEYNOTES

- 1 ROOF RAFTER PER STRUCTURAL
- 2 TOP PLATE
- 3 BOTTOM PLATE
- 4 FRAMING
- 5 SLAB PER STRUCTURAL
- 6 FOOTER PER STRUCTURAL
- 7 INSULATION MIN R-19
- 8 INSULATION MIN R-30
- 9 CEILING JOIST PER STRUCTURAL



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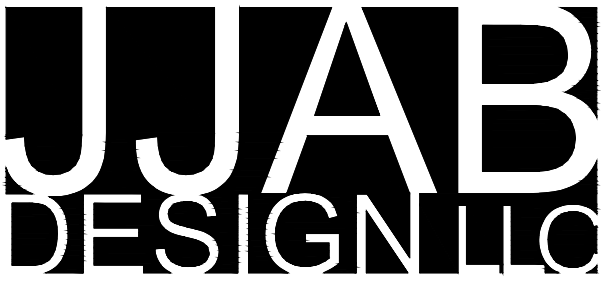
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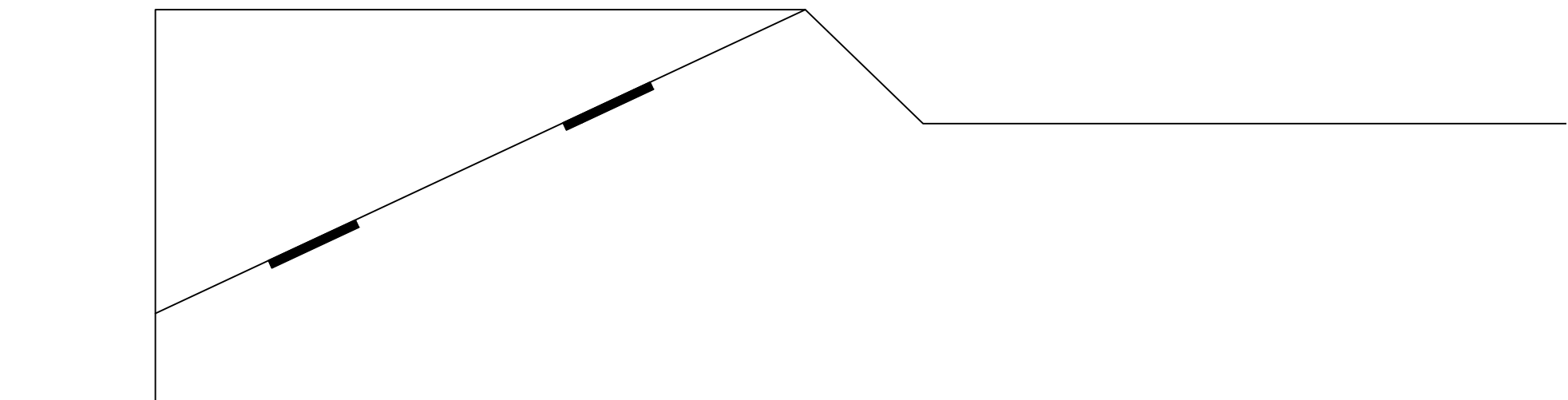
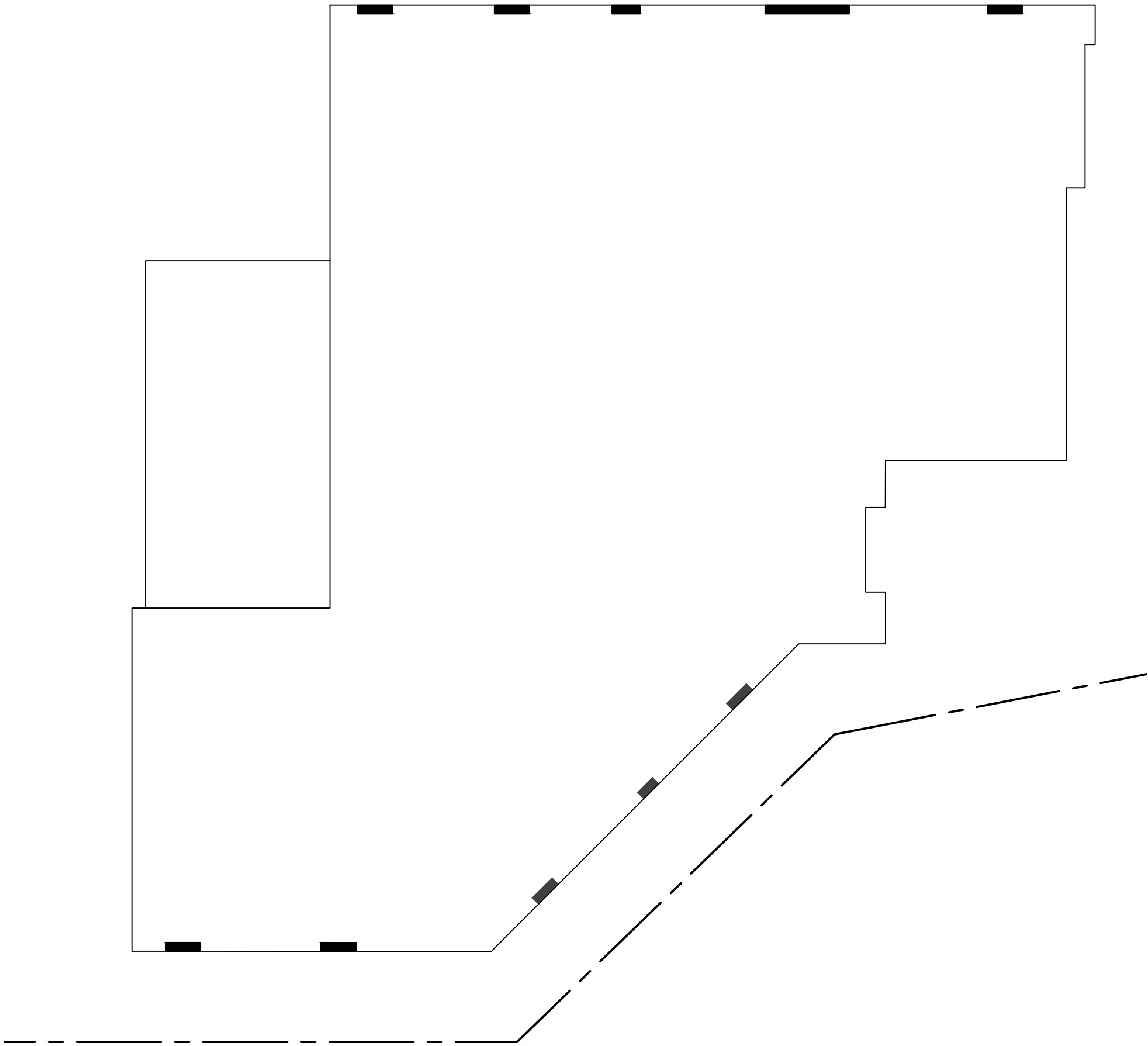
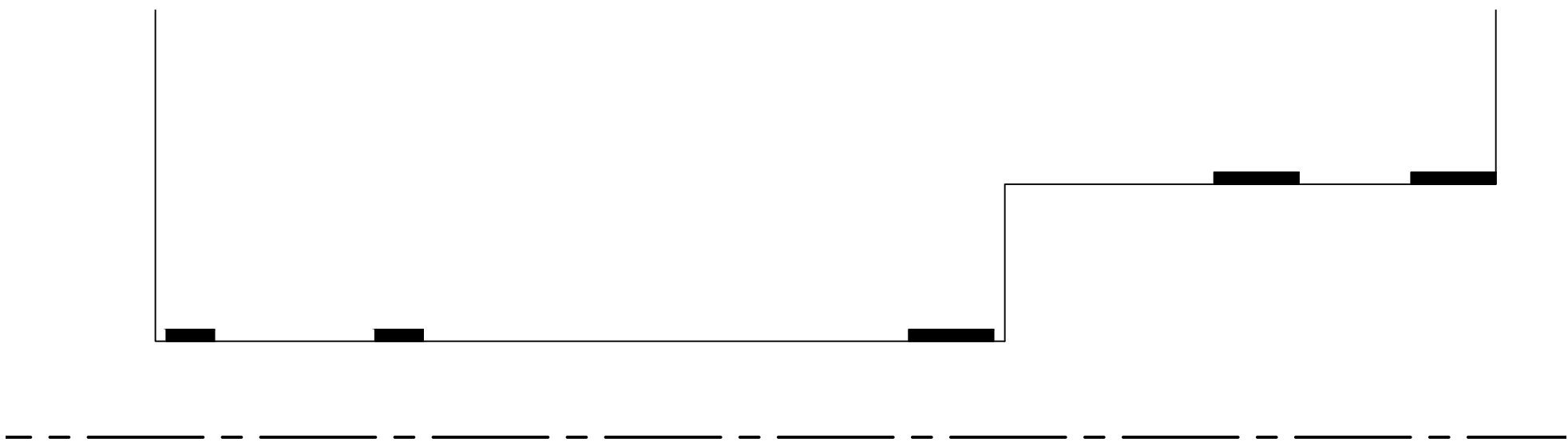
CONTENT
SECTIONS

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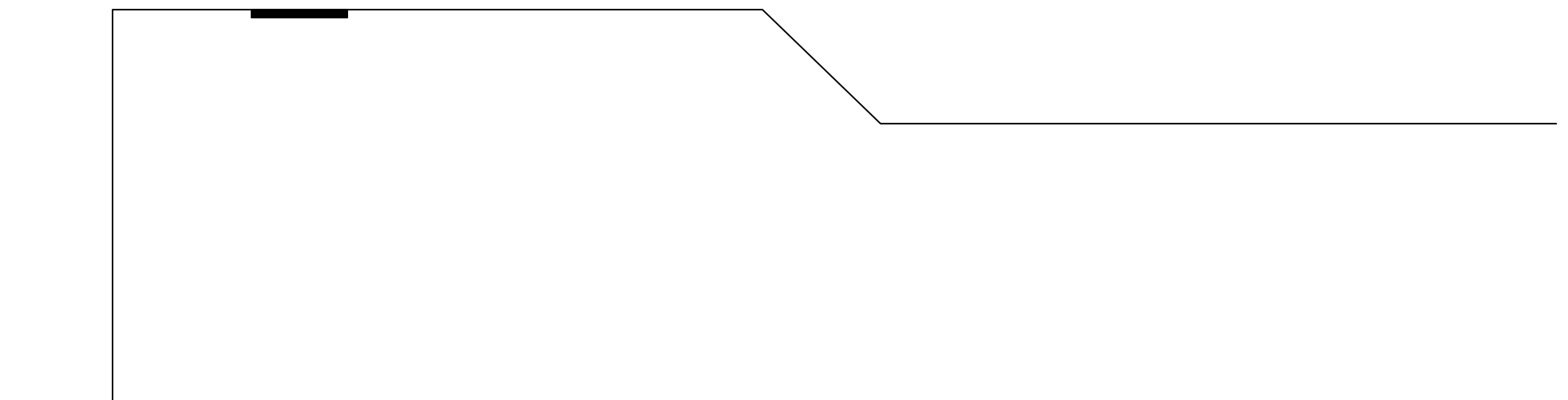
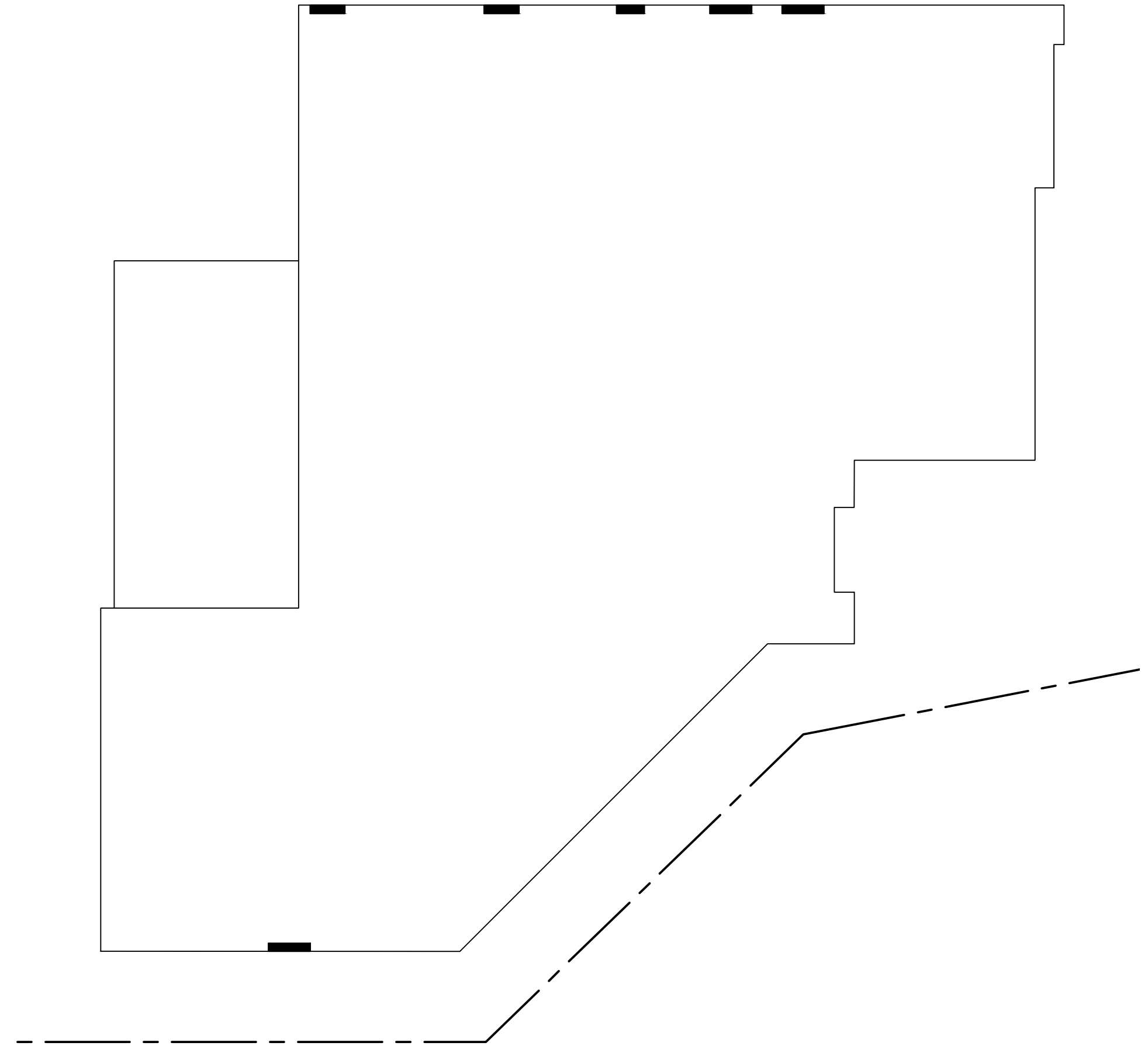
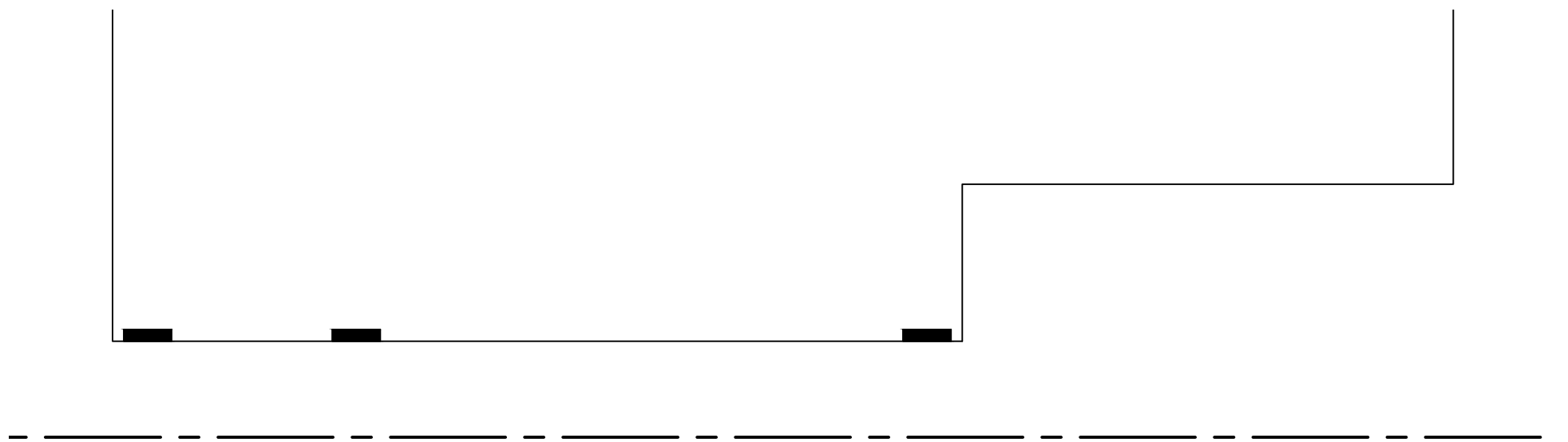
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SECOND FLOOR WINDOW ALIGNMENT
1/8" = 1'-0"



FIRST FLOOR WINDOW ALIGNMENT
1/8" = 1'-0"

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3 CAR GARAGE HOUSE
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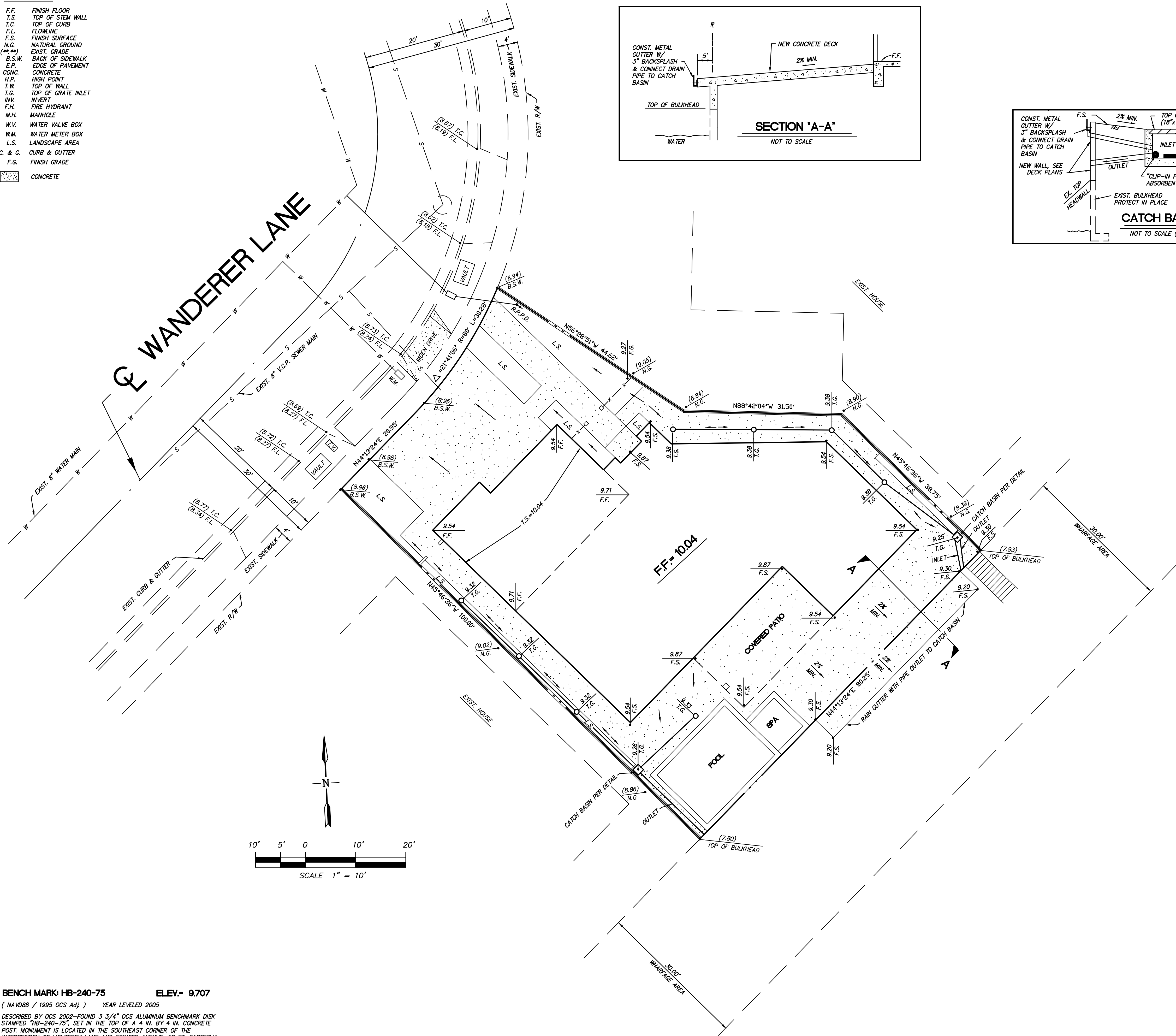
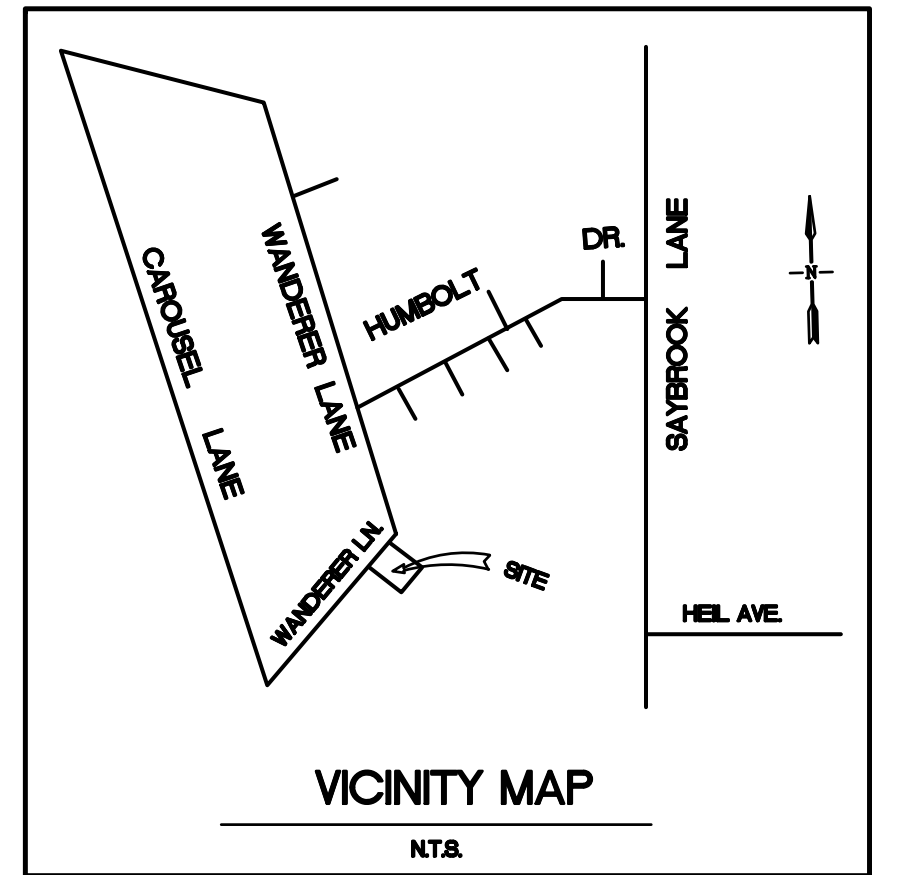
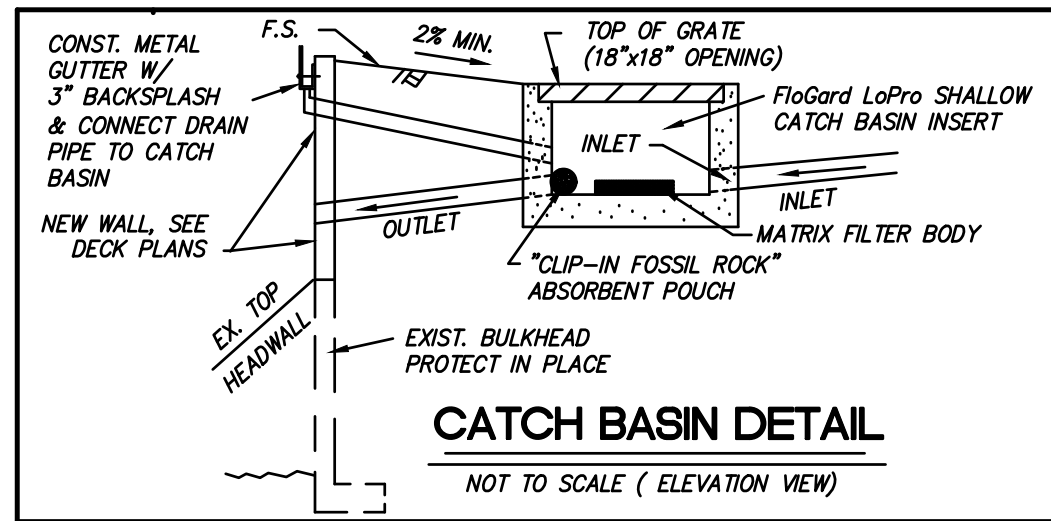
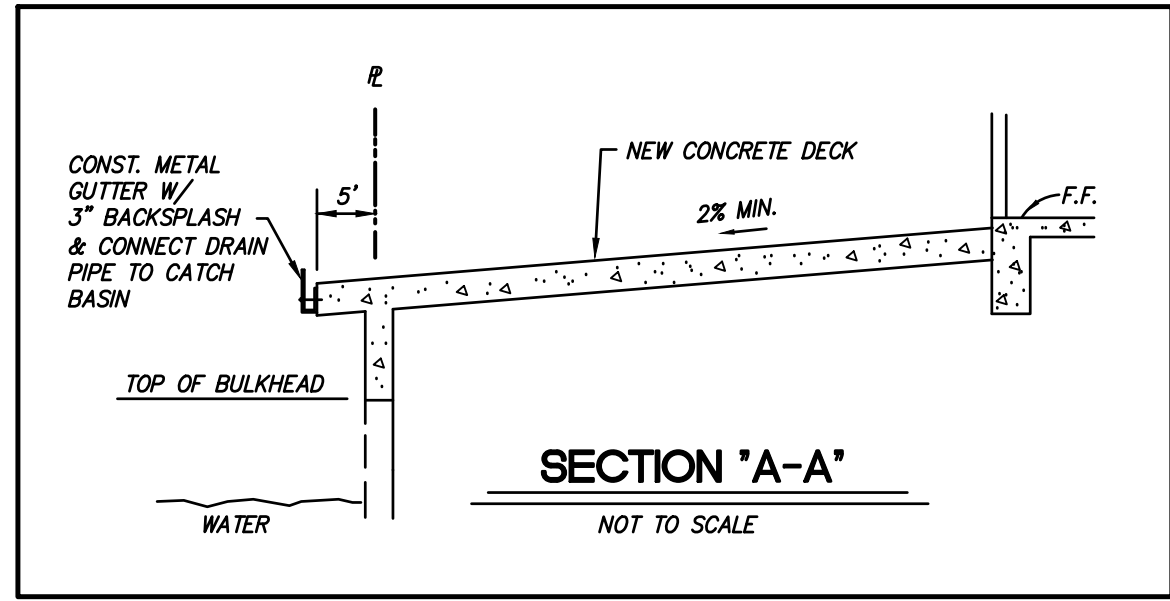
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CONTENT
NEIGHBORING WINDOW
ALIGNMENT

PREPARED BY	JJB
PROJECT	210103
DATE	06.01.2021
SHEET	

LEGEND:

F.F. FINISH FLOOR
T.S. TOP OF STEM WALL
T.C. TOP OF CURB
F.L. FLOWLINE
F.S. FINISH SURFACE
N.G. NATURAL GROUND
(***) EXIST. GRADE
B.S.W. BACK OF SIDEWALK
E.P. EDGE OF PAVEMENT
CONC. CONCRETE
H.P. HIGH POINT
T.W. TOP OF WALL
T.G. TOP OF GRATE INLET
INV. INVERT
F.H. FIRE HYDRANT
M.H. MANHOLE
W.V. WATER VALVE BOX
W.M. WATER METER BOX
L.S. LANDSCAPE AREA
C. & G. CURB & GUTTER
F.G. FINISH GRADE
CONCRETE



LEGAL DESCRIPTION:

LOT 157 OF TRACT NO. 5481,
M.M. 215/11-22, RECORDS OF
ORANGE COUNTY, CA.
APN: 178-053-19

OWNER:

CLAUDIA SHANE
16292 TISBURY CIRCLE
HUNTINGTON BEACH, CA. 92649
(714) 724-8575

BENCH MARK: HB-240-75 ELEV.- 9.707

(NAVD88 / 1985 OCS Adj.) YEAR LEVELED 2005

DESCRIBED BY OCS 2002-FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK
STAMPED "HB-240-75", SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE
POST. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE
INTERSECTION OF MONTEREY LANE AND EDINGER AVENUE, 52 FT. EASTERLY
OF THE CENTERLINE OF MONTEREY LANE AND 48 FT. SOUTHERLY OF THE
CENTERLINE OF EDINGER AVENUE, MONUMENT IS SET LEVEL WITH THE
SIDEWALK.

EMERALD ENGINEERING

18600 MAIN STREET, SUITE 160
HUNTINGTON BEACH, CA. 92648
(714) 848-4551

DESIGNED: D.G.B. SCALE: 1" = 10'

DRAWN: D.G.B. DATE: APRIL 2021

CHECKED: JOB NO. 1575

PREPARED UNDER THE DIRECTION OF:

DONALD G. BAKER L.S.4683 DATE

SHANE RESIDENCE

CONCEPTUAL DRAINAGE PLAN
16692 WANDERER LANE

HUNTINGTON BEACH

DWG. NO. 1575-CDP

CALIFORNIA

SHEET 1 OF 1

