

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

OWNER:
HARBOUR BAY HOMES DEVELOPMENT, LLC
ATTN: JIM CALDWELL
1614 WANNICK LANE
NEWPORT BEACH, CA 92660
PHONE: 949-645-5446
FAX: 949-645-7641

APPLICANT:
DPA ARCHITECTURE & PLANNING
ATTN: DAVID PACHECO
714 ADAMS AVENUE, SUITE #207
HUNTINGTON BEACH, CA 92648
PHONE: (714) 374-8209
FAX: (714) 374-0098

ARCHITECT:
DPA ARCHITECTURE & PLANNING
ATTN: DAVID PACHECO
714 ADAMS AVENUE, SUITE #207
HUNTINGTON BEACH, CA 92648
PHONE: (714) 374-8209
FAX: (714) 374-0098

PROJECT SUMMARY

PROJECT ADDRESS: 3352 BOUNTY CIRCLE
HUNTINGTON HARBOR, CALIFORNIA 92649

LEGAL DESCRIPTION: CITY OF HUNTINGTON BEACH,

A.P.N. #: #178-421-19

LOT SIZE: IRREGULAR +/- 7,475 SQ. FT.

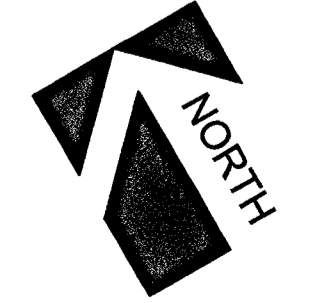
NEW LOT COVERAGE: EXCLUDES 2nd FLR OVERHANG, BALCONYS:
3,687.1 SQ. FT. = 49.33%

NEW RESIDENCE FLOOR AREA:	GARAGE / 3-CARS	726.5 SQ. FT.
	FIRST FLOOR AREA	2,866.5 SQ. FT.
	SECOND FLOOR AREA	3,331.7 SQ. FT.
	TOTAL NEW BUILDING AREA	6,924.7 SQ. FT.
	DECK, BALCONY AREA @ SECOND LEVEL	120.4 SQ. FT.

TYPE OF CONSTRUCTION: VM-SPRINKLERED
OCCUPANCY: R-3 & U-1

TOTAL AREA OF FRONT YARD AREA	993 S.F.
LANDSCAPED AREA @ 15 FT. SETBACK	249 S.F. 25 %
(ADDITIONAL DECORATIVE) PAVING AREA NOT INCLUDING IN PERCENTAGE TABULATION	745 S.F. 75%

INSTALL MINIMUM (1) 36" BOX TREE IN FRONT LANDSCAPE AREA OR MULTI-TRUNK EQUIVALENT PER CITY STANDARDS



REVISIONS

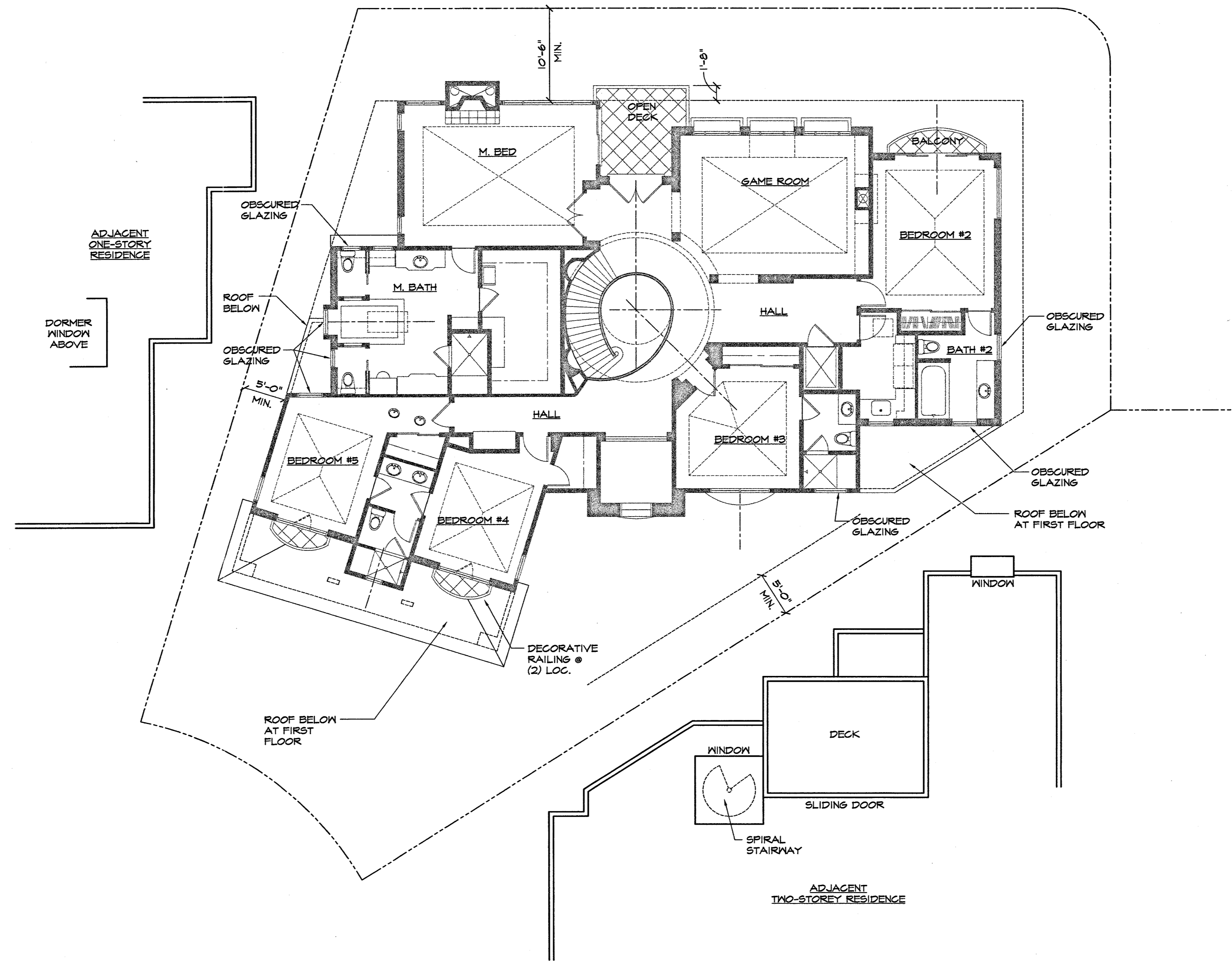
Harbour Bay Homes
Development, L.L.C.
1614 Wannick Lane
Newport Beach, CA 92660
Tel: (949) 645-5946
Fax: (949) 645-7641

DPA ARCHITECTURE and PLANNING
DAVID J. PACHECO, ARCHITECT
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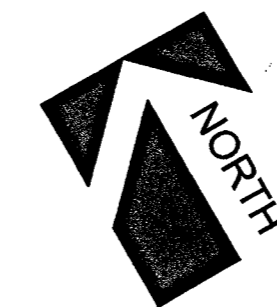
NEW WATERFRONT ESTATE
BY HARBOUR BAY HOMES, L.L.C.
3352 BOUNTY CIRCLE
HUNTINGTON HARBOR, 92649

DATE: 04-05-06
SHEET TITLE: SITE PLAN
D.J.P. T.V.P./J.T.M.

SHEET NO. SD-1
JOB NO. 05-114



1 INFILL SITE PLAN @ 2ND FLOOR
SCALE: 1/8" = 1'-0"



REVISIONS

Harbour Bay Homes
Development, LLC.

1614 Warwick Lane
Newport Beach, CA 92660

Tel (949) 645-5946
Fax (949) 645-7641

DPA ARCHITECTURE and PLANNING

DAVID J. PACHECO, ARCHITECT

714 ADAMS AVENUE, SUITE 207
HUNTINGTON BEACH, CA 92648

TEL (714) 374-8209
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NEW WATERFRONT ESTATE
BY HARBOUR BAY HOMES, L.L.C.

3352 BOUNTY CIRCLE
HUNTINGTON HARBOUR, 92649

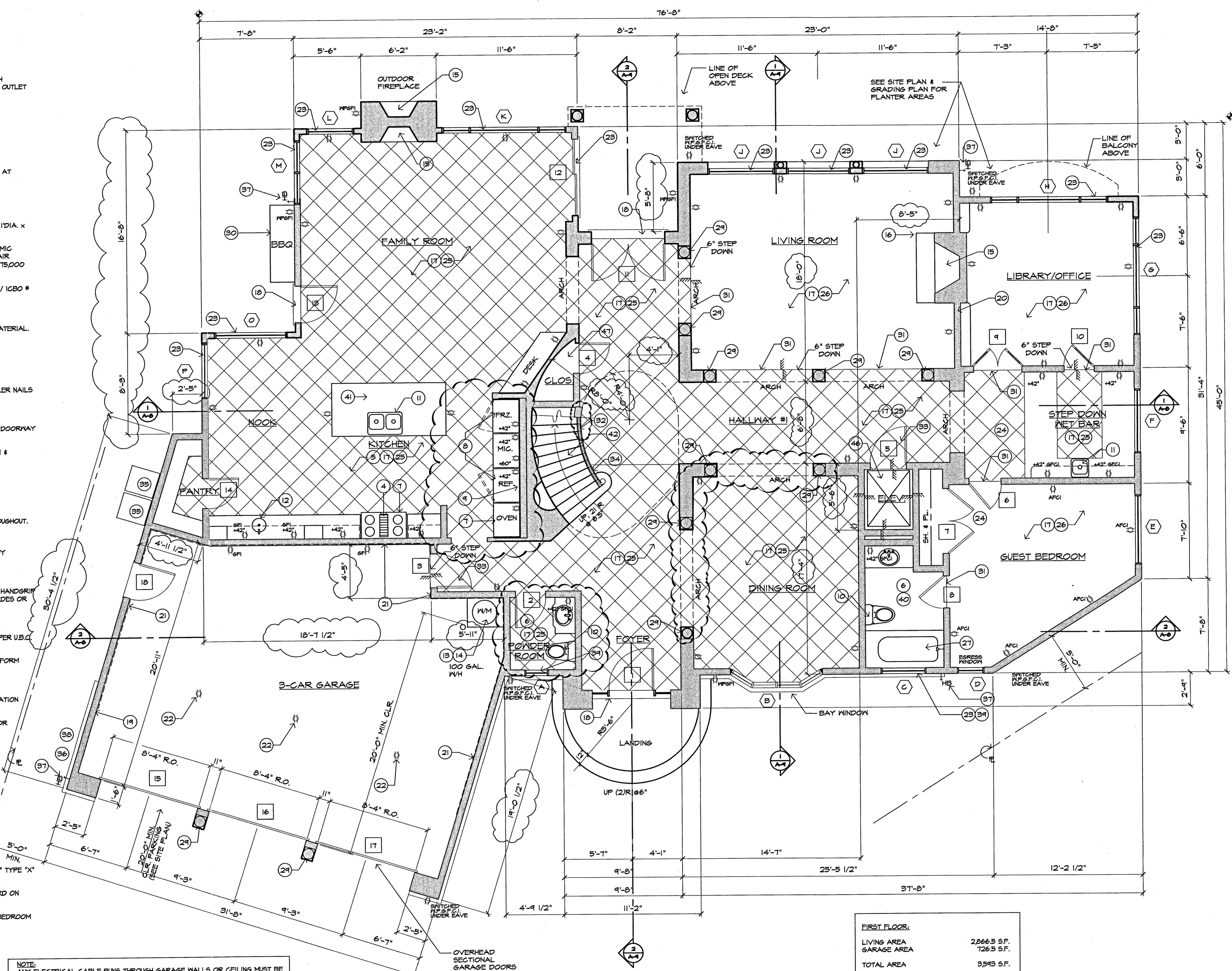
DATE:	04-05-06
SHEET TITLE:	SITE PLAN
DESIGNED BY:	D.J.P.
CHECKED BY:	T.V.P./J.T.M.

SHEET NO.
SD-2

JOB NO.
05-114

FIRST FLOOR PLAN NOTES

- 1 ALL INTERIOR WASTE AND SEWER PIPING SHALL BE CAST IRON.
- 2 CABINETRY AND FINISH CARPENTRY AS PER OWNER.
- 3 WHOLE HOUSE VACUUM SYSTEM (OPTIONAL, VERIFY LOCATION).
- 4 PROFESSIONAL GRADE GAS COOKTOP, AND HOOD VENT TO OUTSIDE AIR.
- 5 IN THE KITCHEN AN ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THAN 12" SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET (NEC 210-52C).
- 6 BATHROOM ELECTRICAL RECEPTACLES SHALL BE ON A SEPARATE CIRCUIT.
- 7 DOUBLE OVEN (GAS/ELECTRIC).
- 8 SUB-ZERO REFRIGERATOR/FREEZER.
- 9 PROVIDE SHUT-OFF VALVE FOR WATER/ICEMAKER CONNECTION.
- 10 LOW CONSUMPTION WATER CLOSET PROVIDE MIN. 36" WIDTH AND 24" CLEAR AT FRONT.
- 11 KITCHEN SINK W/ GARBAGE DISPOSAL.
- 12 VEGETABLE SINK W/ GARBAGE DISPOSAL.
- 13 3' HIGH 6" DIA. STL. TUBE BOLLARD FILLED SOLID WITH CONCRETE, PROVIDE 1'DIA. x 2'-6" DP CONCRETE FOOTINGS.
- 14 100 GALLON GAS WATER HEATER W/ TEMP. & PRESSURE RELIEF VALVE, SEISMIC BRACINGS, INSULATION BLANKET, AND DRAIN TO OUTSIDE. PROVIDE COMBUSTION AIR VENTILATION PER MECHANICAL CODE REQUIREMENTS. MIN. 18" HIGH PLATFORM. (15,000 BTU, 135 CFM RECOVERY)
- 15 PRE-FABRICATED FIREBOX W/ GLASS DOORS. INSTALL PER MANUF. (MARGO / ICBO # ER-2570 OR EQUAL). PROVIDE GAS SHUT-OFF VALVE.
- 16 MARBLE OR STONE HEARTH (MIN. 18" OUT FROM FACE OF FIREBOX)
- 17 G.C. SHALL VERIFY FINISH FLOOR LEVEL REQUIREMENTS FOR EACH FINISH MATERIAL.
- 18 THRESHOLD.
- 19 EXTERIOR WALLS, 2x6 STUDS @ 16" O.C.
- 20 INTERIOR WALLS, 2x4 STUDS @ 16" O.C., U.N.O.
- 21 5/8" TYPE 'X' GYP. BRD. FROM SILL PLATE TO ROOF SHEATHING W/ 6d COOLER NAILS AT 1' O.C. TAPE JOINTS FOR 1-HOUR CONSTRUCTION.
- 22 GARAGE DOOR OPENER OUTLET AND LIGHT FIXTURE.
- 23 TEMPERED GLASS REQUIRED WITHIN 18" OF FINISH FLOOR OR WITHIN 18" OF DOORWAY OPENING.
- 24 HARDWIRED SMOKE DETECTOR ON 120V CIRCUIT (LOCATE IN EACH BEDROOM & ADJACENT HALLWAY) WITH BATTERY BACK-UP.
- 25 CROSS-CUT TRAVERTINE FLOORING OVER RECESSED CONCRETE SLAB.
- 26 CARPET AND PADDING.
- 27 TUB AND SHOWER
- 28 CROWN MOULDING, BASE BOARDS AND TRIM AS PER OWNER, TYPICAL THROUGHOUT.
- 29 PRE-CAST DECORATIVE COLUMN.
- 30 ROUGH-IN PLUMBING, DRAIN AND GAS FOR FUTURE OUTDOOR GRILLE (VERIFY LOCATION).
- 31 LINE OF FLOOR MATERIAL CHANGE.
- 32 WROUGHT IRON HANDRAIL MOUNTED AT 34" TO 38" ABOVE TREAD NOSING. HANDGRIP TO BE MIN. 1 3/4" AND MAX. 2" IN CROSS SECTION. OPENING BETWEEN BALUSTRADES OR RAILS SHALL BE LESS THAN 4" CLEAR.
- 33 1-HOUR RATED ASSEMBLY, SELF-CLOSER AND SMOKE GASKET.
- 34 RADIUS TREADS SHALL BE A MIN. 9" WIDE AT 12" FROM INNER RADIUS, AS PER U.B.C. REQUIREMENTS. TREADS SHALL BE MIN. 6" AT ANY POINT.
- 35 PAD MOUNTED CONDENSER FOR FORCED AIR UNIT W/ ROOF MOUNTED PLATFORM (VERIFY LOCATION).
- 36 NEW ELEC'L SERVICE PANEL W/ UNDERGROUND SERVICE - 400 AMP.
- 37 HOSEBIB W/ NON-REMOVABLE PRESSURE BACKFLOW SERVICE VERIFY LOCATION (RECESSED BOX).
- 38 NEW GAS METER W/ 1 1/2" SERVICE. COORDINATE WITH UTILITY COMPANY FOR LOCATION AND INSTALLATION (VERIFY SERVICE SIZE).
- 39 OBSCURE GLAZING.
- 40 CERAMIC STONE TILE FLOOR VERIFY WITH OWNER.
- 41 GRANITE COUNTERTOP.
- 42 WOOD SKIRTS & TRIM @ STAIRS W/ CARPET RUNNER.
- 43 RETURN AIR GRILL (VERIFY SIZE & LOCATION PRIOR TO FRAMING).
- 44 GENERAL CONTRACTOR TO COORDINATE FRAMING FOR POCKET DOOR. VERIFY SIZE WITH DOOR SUPPLIER.
- 45 LANDINGS SHALL NOT BE GREATER THAN 1' BELOW THRESHOLD WHERE DOOR SWINGS OUT OVER LANDINGS.
- 46 RESIDENTIAL ELEVATOR SHAFT TO BE 1-HOUR CONSTRUCTION. PROVIDE 5/8" TYPE 'X' GYP BRD ON BOTH SIDES OF SHAFT WALL.
- 47 PROVIDE 1-HOUR CONSTRUCTION IN CLOSET. PROVIDE 5/8" TYPE 'X' GYP BRD ON WALLS AND CEILING.
- 48 PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTIO AT ALL NEW BEDROOM ELECTRICAL OUTLETS.



FIRST FLOOR:	
LIVING AREA	2,866 S.F.
GARAGE AREA	1,265 S.F.
TOTAL AREA	3,543 S.F.

1 2 3 17 28
1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 IN THE KITCHEN AND DINING AREA, A RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THAN 12" SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET. (NEC 210-52C)
 EXTERIOR OUTLETS SHALL BE ON A SEPARATE CIRCUIT.
 BATHROOM RECEPTACLES SHALL BE ON A SEPARATE CIRCUIT.

FOR SITE DETAILS AND MATERIALS
 SEE SITE PLAN SHT 501

NOTE:
 ANY ELECTRICAL CABLE RUNS THROUGH GARAGE WALLS OR CEILING MUST BE APPROVED FOR 1-HOUR CONDITION AND FIRE CAULKED AT PENETRATION

INSTALL RESIDENTIAL SPRINKLER SYSTEM (NFPA 16D) PER CODE REQUIREMENTS. SEPARATE PERMIT AND PLAN CHECK REQUIRED.

NOTE:
 WINDOWS IN BEDROOMS SHALL BE OPENABLE FOR THE VENTILATION REQUIREMENT PER UBC SECTION 1203-3 AND SHALL QUALIFY FOR EMERGENCY ESCAPE PER UBC SECTION 310.4.

NOTE:
 SMOKE DETECTORS SHALL BE INSTALLED WITHIN SLEEPING AREAS AND ADJACENT HALLWAYS. THE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. SMOKE DETECTORS SHALL BE "HARDWIRED" AND EQUIPPED WITH BATTERY BACKUP. UBC 310.9.1) SEE SHEETS A-13 AND A14.

REVISIONS

Harbour Bay Homes
 Development, L.L.C.
 1614 Warwick Lane
 Newport Beach, CA 92660
 Tel: (949) 645-5946
 Fax: (949) 645-7641

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 DAVID J. PACHECO, ARCHITECT
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 HUNTINGTON BEACH, CA 92648
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NEW WATERFRONT ESTATE
 BY HARBOUR BAY HOMES, L.L.C.
 3352 BOUNTY CIRCLE
 HUNTINGTON HARBOUR, 92649

DATE:
 04-05-06
 SHEET TITLE
 FIRST FLOOR PLAN
 DESIGNED BY:
 D.J.P.
 DRAWN BY:
 T.V.P./JTM

SHEET NO.
A-1
 JOB NO.
05-114

SECOND FLOOR PLAN KEYNOTES

- 50 MARBLE OR STONE HEARTH (MIN. 18" OUT FROM FACE OF FIREBOX).
- 51 BUILT-IN CABINETS & FINISH CARPENTRY AS PER OWNER.
- 52 ATTIC ACCESS 30"x36" MIN. w/ 30" MIN. HEADROOM.
- 53 (NOT USED)
- 54 24" WIDE PLYWOOD PATH TO FAU w/ 36" MIN SPACE IN FRONT.
- 55 SPA / TUB w/ CERAMIC TILE PLATFORM & SURROUND (PROVIDE ACCESS TO MOTOR AND PLUMBING CONNECTIONS).
- 56 TUB / SHOWER ENCLOSURE w/ FULL HT. CERAMIC TILE (MIN. 12" HT. ABOVE DRAIN).
- 57 SHOWER w/ TEMPERED GLASS DOOR & PANELS.
- 58 PROVIDE MIN. 12"x12" ACCESS PANEL AT TUB OR USE I-PC TRAP PER PLUMBING CODE.
- 59 LOW CONSUMPTION WATER CLOSET PROVIDE MIN. 36" WIDTH AND 24" CLEAR AT FRONT.
- 60 FAU / GAS HEATER INSTALLED IN ATTIC PER MECHANICAL CODE. PROVIDE PLYWOOD PLATFORM, SERVICE OUTLET AND LIGHT SWITCH.
- 61 PRE-FABRICATED FIREBOX w/ GLASS DOORS. INSTALL PER MANUF. (MARCO / I.B.C.O. #ER-25TB OR EQUAL). PROVIDE GAS SHUT-OFF VALVE.
- 62 TILE FLOORING - ADJUST FINISH FLOOR LEVEL AS REQUIRED.
- 63 G.C. SHALL VERIFY FINISH FLOOR LEVEL REQUIREMENTS FOR EACH MATERIAL.
- 64 CARPET AND PADDINGS.
- 65 CROWN MOLDING, TRIM AND BASEBOARD AS PER OWNER.
- 66 50 GAL GAS WATER HEATER w/ TEMP. AND PRESSURE RELIEF VALVE, SEISMIC BRACINGS, INSULATION BLANKET, FAN, AND DRAIN TO OUTSIDE. PROVIDE FOR COMBUSTION AIR VENTILATION PER MECHANICAL CODE REQUIREMENTS.
- 67 VOLUME CEILING - 2x CEILING JOISTS & SOFFIT FRAMING. REFER TO REFLECTED CEILING PLANS.
- 68 FULL HT. CEDAR LINING.
- 69 THRESHOLD.
- 70 SKYLIGHT AND GYP. BRD. SHAFT ABOVE (VELUX / I.C.B.O. #NEW-216).
- 71 DECKING MATERIAL: TILE FLOORING w/ PLYWOOD SHEATHING w/ BLOCKED EDGES, MIN. SLOPE 3/8" PER FOOT FOR DRAINAGE.
- 72 WROUGHT IRON HANDRAIL MOUNTED AT 34" TO 38" ABOVE TREAD NOSING. HANDRAIL TO BE MIN. 1 3/4" AND MAX. 2" IN CROSS SECTION. OPENINGS BETWEEN BALUSTRADES OR RAILS SHALL BE LESS THAN 4" CLEAR.
- 73 WROUGHT IRON GUARDRAIL MIN. 36" HIGH. OPENING BETWEEN BALUSTERS OR RAILS SHALL BE LESS THAN 4" CLEAR.
- 74 RADIUS TREADS SHALL BE MIN. 9" WIDE AT 12" FROM INNER RADIUS, AS PER U.B.C. REQUIREMENTS. TREADS SHALL BE MIN. 6" MIN. AT ANY POINT.
- 75 FINISH FLOOR LEVEL. G.C. TO FIELD VERIFY CONDITIONS.
- 76 SECOND FLOOR: 3/4" LT. WT CONCRETE w/ 1/8" T&G PLYWOOD SUBFLOOR, U.N.O.
- 77 R-30 FULL BATT INSULATION AT ROOF OR CEILING.
- 78 R-19 FULL BATT INSULATION AT ALL EXTERIOR WALLS (2x6 STUDS @ 16" o/c, U.N.O.)
- 79 TEMPERED GLASS REQUIRED WITHIN 18" OF FINISH FLOOR OR DOOR OPENING.
- 80 SMOKE DETECTORS SHALL BE INSTALLED WITHIN SLEEPING AREAS AND ADJACENT HALLWAYS. THE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. SMOKE DETECTORS SHALL BE "HARDWIRED" AND BE EQUIPPED w/ BATTERY BACKUP (U.B.C. 910.9.1). REFER TO CEILING PLANS.
- 81 CUSTOM FABRICATED CLOSET ORGANIZERS AS PER OWNER.
- 82 DRYER VENT TO OUTSIDE AIR / COPPER MESH AND RAINHOOD.
- 83 PROVIDE FLOOR DRAIN AND WATERPROOFING @ WASHER/DRYER.
- 84 OBSCURE GLAZING.
- 85 ALL RECEPTACLES IN BEDROOMS AND BONUS ROOM SHALL BE AFCI PROTECTED PER NEC 210-12.
- 86 ELECTRICAL OUTLET FOR SPA/TUB UNDER TUB DECK ACCESSIBLE FOR SERVICE.
- 87 RESIDENTIAL ELEVATOR SHAFT TO BE 1-HOUR CONSTRUCTION. PROVIDE 5/8" TYPE "X" GYP BRD ON BOTH SIDES OF SHAFT WALL.
- 88 1-HOUR RATED ASSEMBLY, SELF-CLOSER AND SMOKE GASKET.
- 89 PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTIO AT ALL NEW BEDROOM ELECTRICAL OUTLETS.

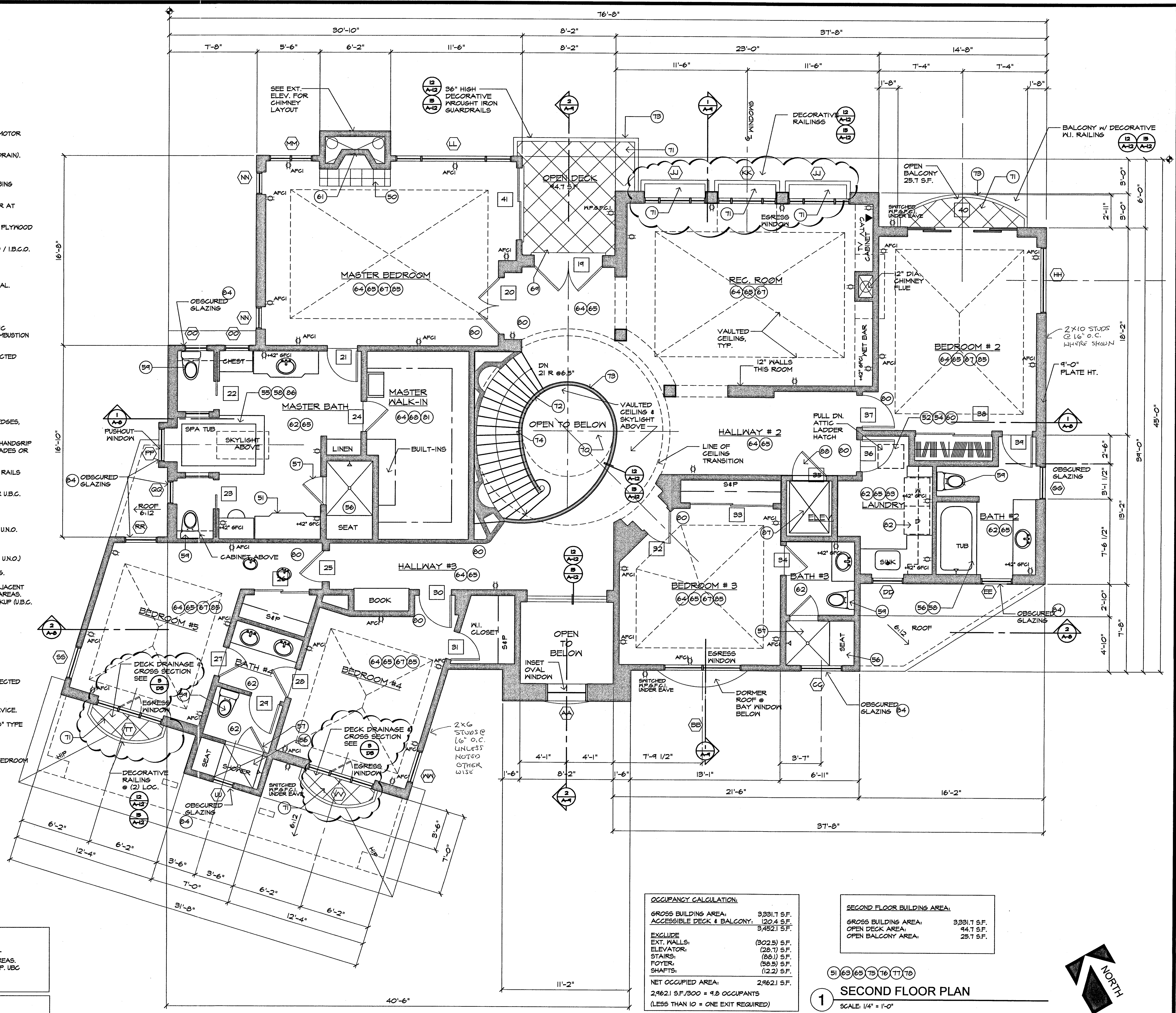
INSTALL RESIDENTIAL SPRINKLER SYSTEM (NFPA 16D) PER CODE REQUIREMENTS. SEPARATE PERMIT AND PLAN CHECK REQUIRED.

FOR SITE DETAILS AND MATERIALS SEE SITE PLAN SHT SD1

NOTE:
WINDOWS IN BEDROOMS SHALL BE OPENABLE FOR THE VENTILATION REQUIREMENT PER UBC SECTION 1203-3 AND SHALL QUALIFY FOR EMERGENCY ESCAPE PER UBC SECTION 910.4.

NOTE:
SMOKE DETECTORS SHALL BE INSTALLED WITHIN SLEEPING AREAS AND ADJACENT HALLWAYS. THE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS. SMOKE DETECTORS SHALL BE "HARDWIRED" AND EQUIPPED WITH BATTERY BACKUP. UBC 910.9.1 SEE SHEETS A-3 AND A-4.

NOTE:
EXTERIOR OUTLETS SHALL BE ON A SEPARATE CIRCUIT. BATHROOM RECEPTACLES SHALL BE ON A SEPARATE CIRCUIT.



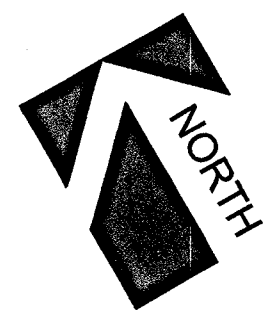
OCCUPANCY CALCULATION:

GROSS BUILDING AREA:	3,331.7 S.F.
ACCESSIBLE DECK & BALCONY:	120.4 S.F.
	3,452.1 S.F.
EXCLUDE:	
EXT. WALLS:	(302.5) S.F.
ELEVATOR:	(28.7) S.F.
STAIRS:	(86.1) S.F.
FOYER:	(58.5) S.F.
SHAFTS:	(12.2) S.F.
NET OCCUPIED AREA:	2,462.1 S.F.
2,462.1 S.F./300 = 9.8 OCCUPANTS	
(LESS THAN 10 = ONE EXIT REQUIRED)	

SECOND FLOOR BUILDING AREA:

GROSS BUILDING AREA:	3,331.7 S.F.
OPEN DECK AREA:	44.7 S.F.
OPEN BALCONY AREA:	25.7 S.F.

51 63 65 75 76 77 78
1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



REVISIONS

Harbour Bay Homes
 Development, L.L.C.
 1614 Warwick Lane
 Newport Beach, CA 92660
 Tel: (949) 645-5946
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 BY HARBOUR BAY HOMES, L.L.C.
 3352 BOUNTY CIRCLE
 HUNTINGTON HARBOUR, 92649

DATE:
 04-05-06
 SHEET TITLE:
 SECOND FLOOR PLAN
 D.J.P. T.V.F./JTM

SHEET NO.
A-2
 JOB NO.
 05-114

REVISIONS

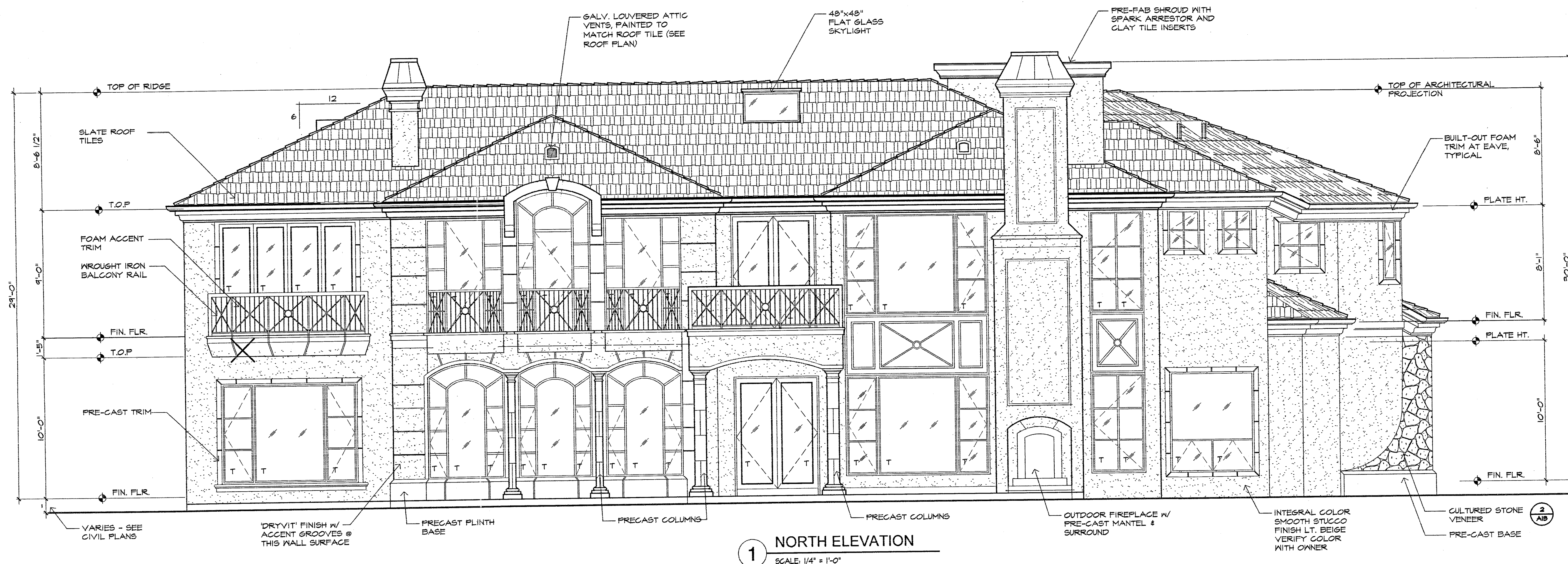
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1614 Warwick Lane
Newport Beach, CA 92660
Tel: (949) 615-5946
Fax: (949) 615-7941

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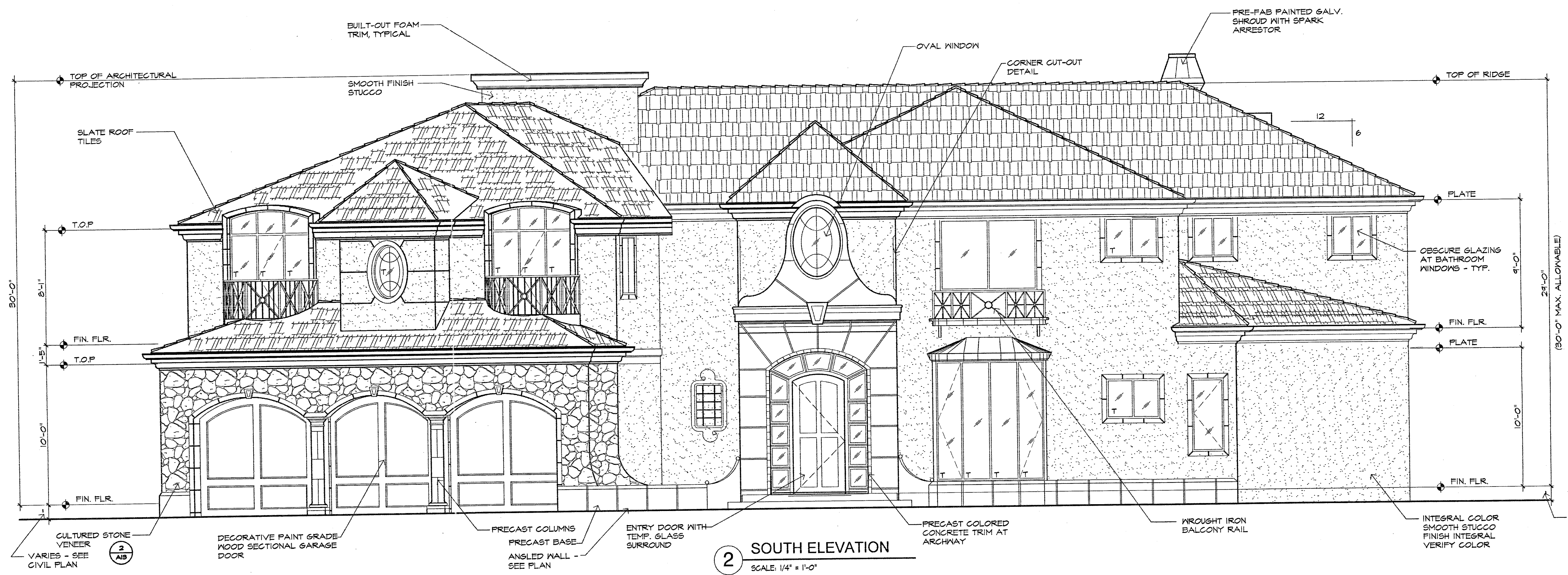
NEW WATERFRONT ESTATE
BY HARBOUR BAY HOMES, L.L.C.
3352 BOUNTY CIRCLE
HUNTINGTON HARBOUR, 92649

DATE: 04-05-06
SHEET TITLE: EXTERIOR ELEVATIONS
D.J.P. T.V.P.

SHEET NO. **A-4**
JOB NO. 05-114



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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