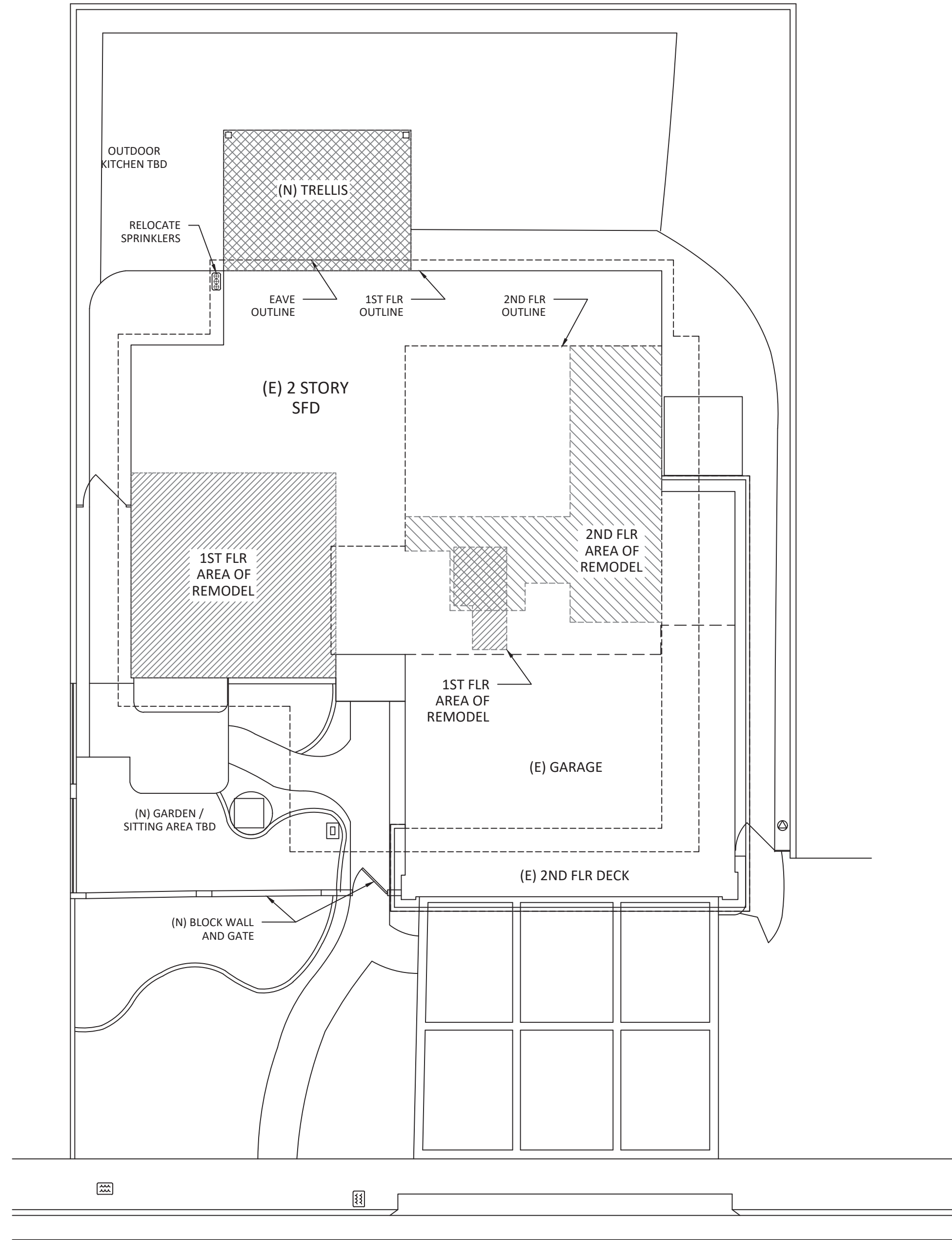


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SITE PLAN

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

sheet index

- A1.0 SITE PLAN
- A3.1 FIRST + SECOND FLOOR DEMOLITION PLANS
- A4.1 FIRST + SECOND FLOOR PLANS
- A5.0 ROOF PLAN
- A7.0 PROPOSED SOUTH + EAST ELEVATIONS
- A7.1 PROPOSED NORTH + WEST ELEVATIONS

legal owner

ALAN AND JENNIFER KNIPE
 6541 SEGOVIA CIRCLE
 HUNTINGTON BEACH, CA 92647
 PHONE

legal data

CITY: HUNTINGTON BEACH
 COUNTY: ORANGE
 APN: 165-151-09
 LOT 63, TRACT 6183

design data

2025 CRC, 2022 CBC, 2025 CEC, 2022 CPC, 2025 CMC, 2022 CA ENERGY CODE, 2025 CALGREEN, HUNTINGTON BEACH MUNICIPAL CODE

ZONE: RL
 OCCUPANCY: R-3
 USE: SFD
 CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO

SETBACKS:

FRONT: 15'
 SIDE: 5'
 REAR: 10'
 HEIGHT LIMIT: 35'
 LOT SIZE: 6076 SF
 MAX LOT COVERAGE: 50%
 EXISTING LOT COVERAGE: 35%

scope of work

REMODEL EXISTING KITCHEN, 2 BATHROOMS, PRIMARY BATHROOM. NEW DOORS AND WINDOWS PER PLAN. NEW MECHANICAL AND ELECTRICAL PER PLAN.

square footage

EXISTING:
 1ST FLOOR: 2139 SF
 2ND FLOOR: 859 SF
 TOTAL: 2998 SF

NEW:

TRELLIS: 192 SF

AJY
 Architect

knife residence
 6541 SEGOVIA CIRCLE
 HUNTINGTON BEACH, CA 95647
 714.334.9997

cover sheet

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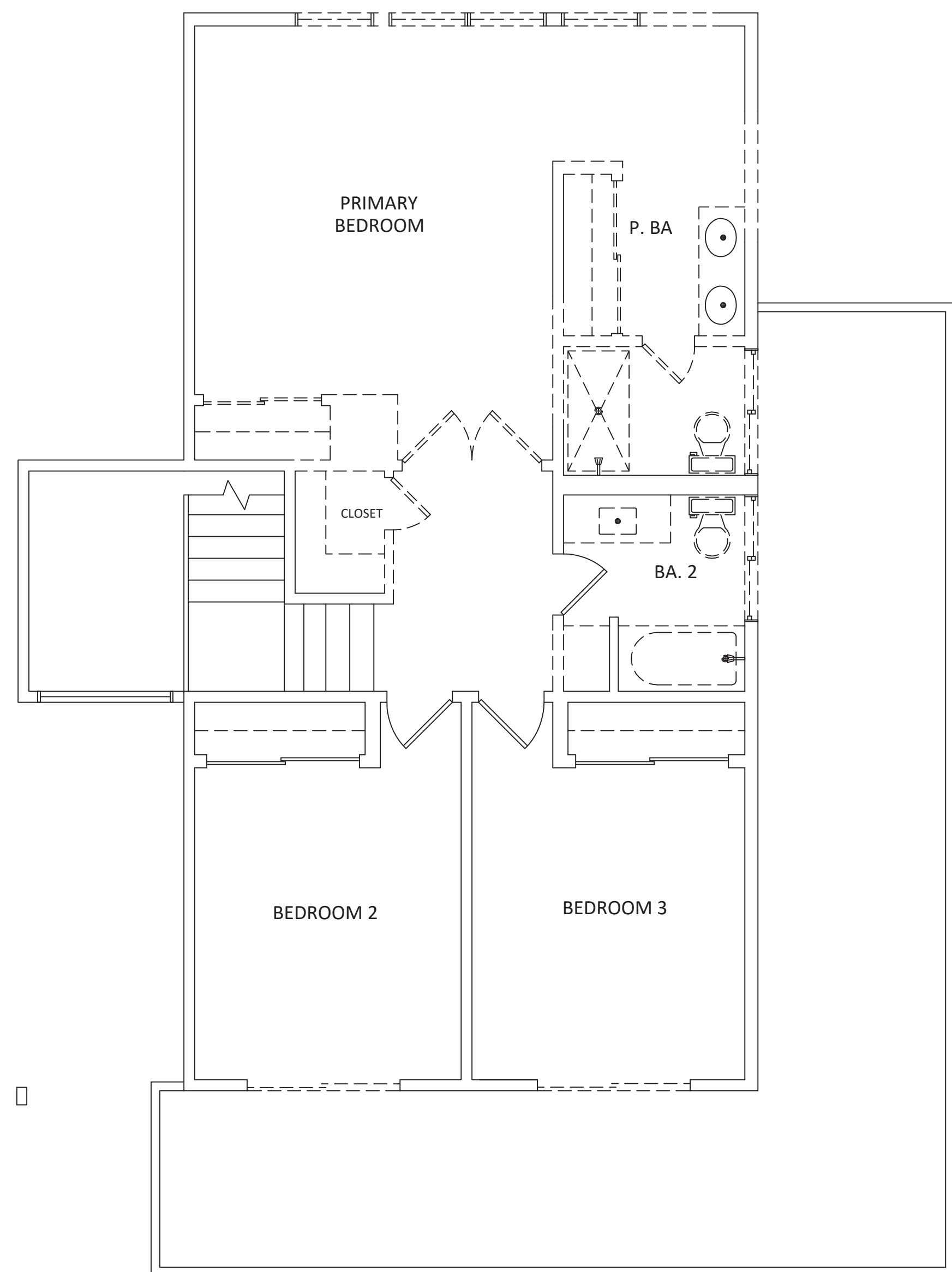
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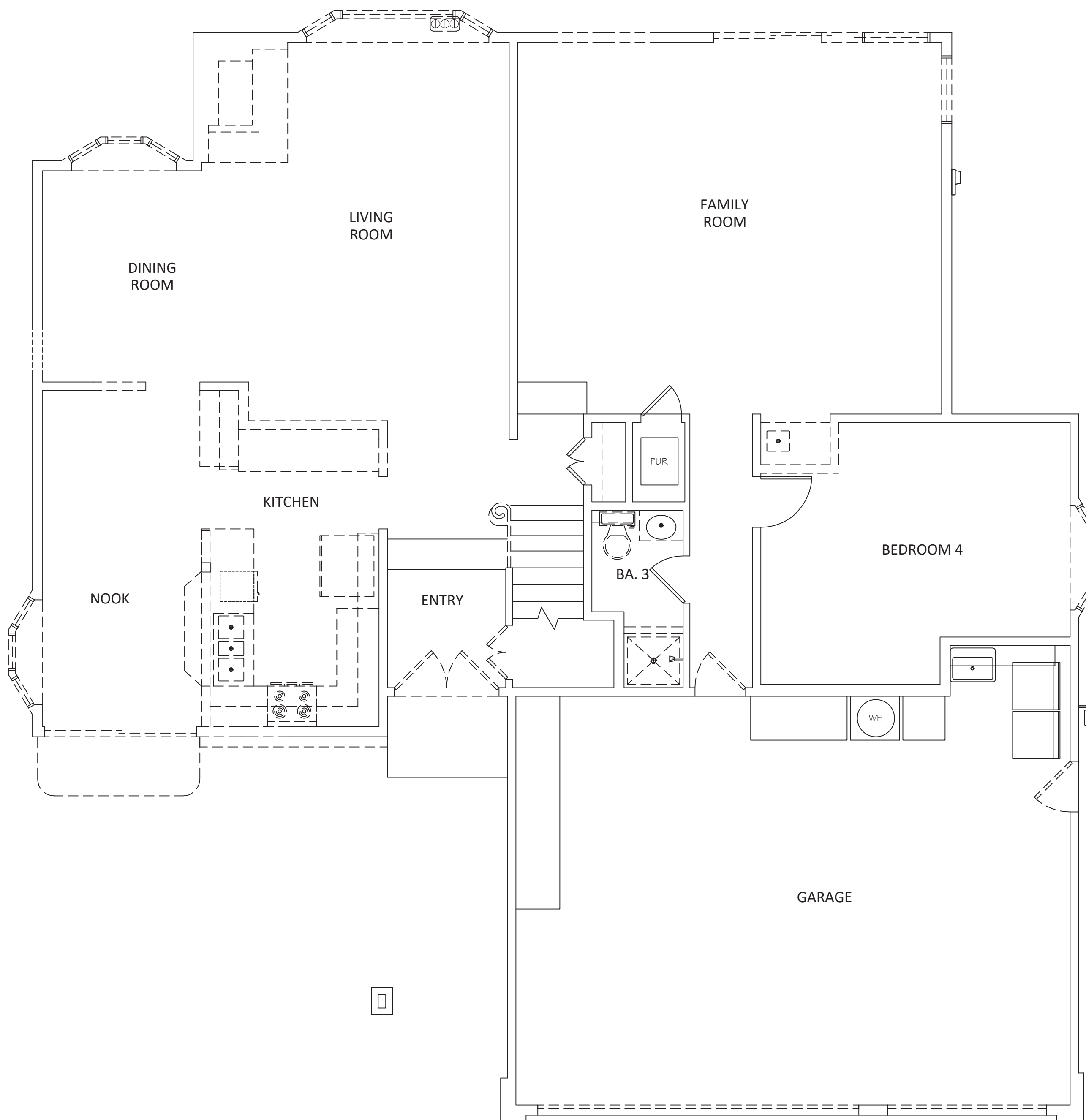
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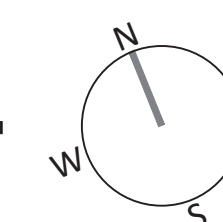
SECOND FLOOR DEMOLITION PLAN

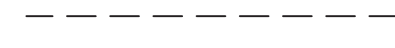


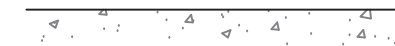
SCALE: 1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN

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



	DEMOLISHED WALL
	WOOD STUD WALL
	1-HR RATED WALL
	POURED IN PLACE CONCRETE WALL

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**first + second floor
demolition plans**

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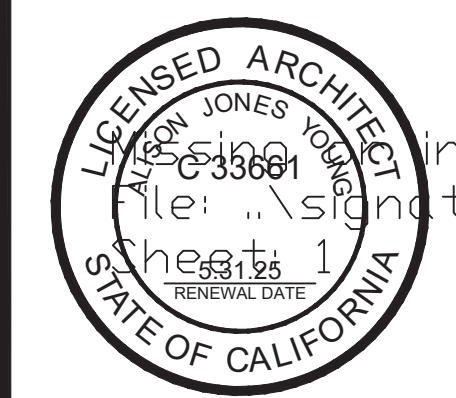
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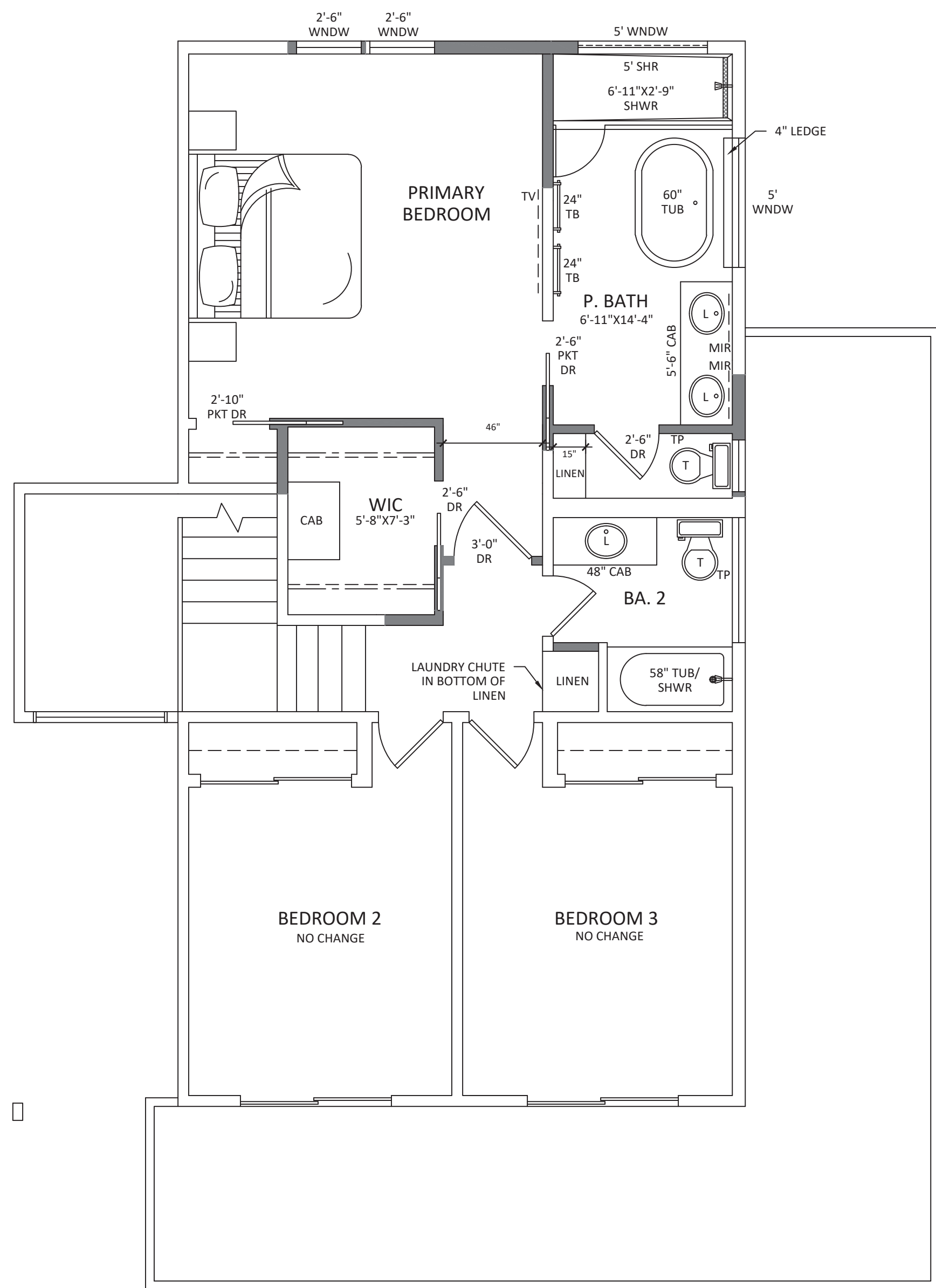
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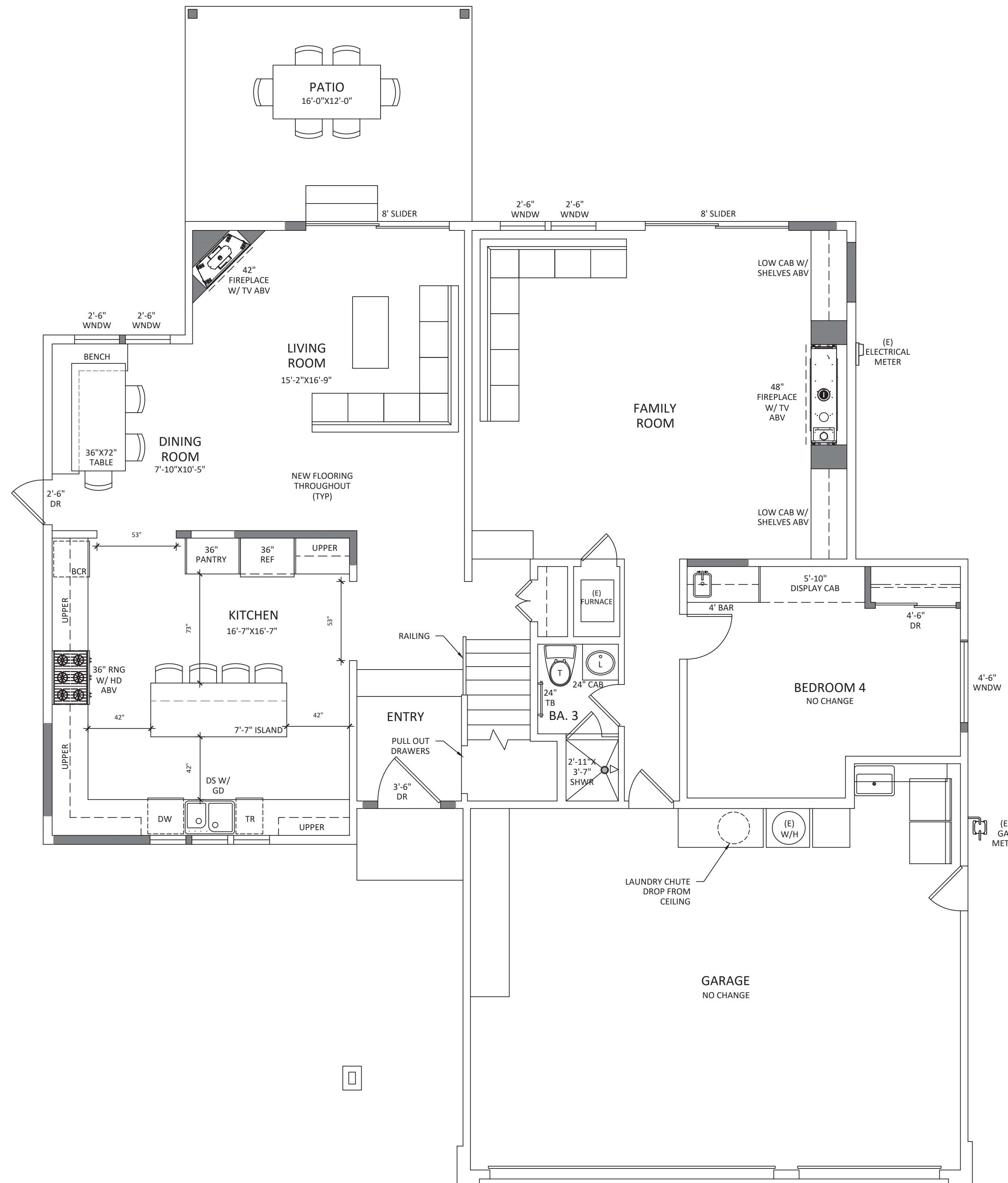


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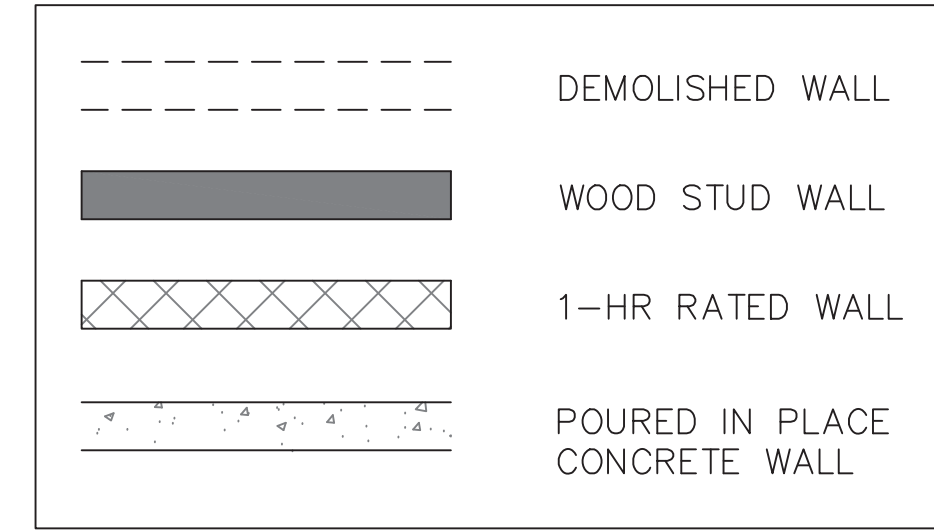
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
BA	BATH
BCR	BELOW COUNTER REFRIGERATOR
BS	BAR SINK
CAB	BUILT-IN CABINETS
CNTR	COUNTERTOP
DET	DETAIL
DN	DOWN
DR	DOOR
DS	DISH SINK
DV	DRYER VENT
DW	DISHWASHER
(E)	EXISTING
ELEV	ELEVATION
FAU	FORCED AIR UNIT
FIN CLG	FINISHED CEILING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FIELD GAS SUPPLY OUTLET
FIN GR	FINISHED GRADE
FV	FOUNDATION VENT
FYSB	FRONT YARD SETBACK
GB	OUTLET BOX (GRAY BOX)
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFF	GROUND FINISH FLOOR
HB	HOSE BIBB
HD	HOOD
HDR	HEADER
HT	HEIGHT
L	LAVATORY / SINK
MC	MEDICINE CABINET
ME	MATCH EXISTING
MIR	MIRROR
MHD	MICROWAVE/HOOD COMBO
MW	MICROWAVE
(N)	NEW
PA	PLANTER AREA
PKT	POCKET DOOR
PL	PROPERTY LINE
PLT HT	PLATE HEIGHT
(R)	RELOCATE
RAG	RETURN AIR GRILL
RNG	RANGE
RYSB	REAR YARD SETBACK
S&P	SHelf AND POle IN CloSET
SC	SHOWER CONTROLS
SHR	SHAMPOO RECESS
SK	SKYLIGHT
SS	SERVICE SINK
SYSB	SIDE YARD SETBACK
T&G	TONGUE AND GROOVE
TB	TOWEL BAR
TBD	TO BE DETERMINED
TH	TOWEL HOOK
TP	TOILET PAPER HOLDER
TR	PULL OUT TRASH
TUB	SOAKING TUB
TWH	TANKLESS WATER HEATER
UNO	UNLESS NOTED OTHERWISE
T	TOILET
W/D	WASHER / DRYER
WH	WATER HEATER
WIC	WALK IN CLOSET
WNDW	WINDOW

AJY
Architect

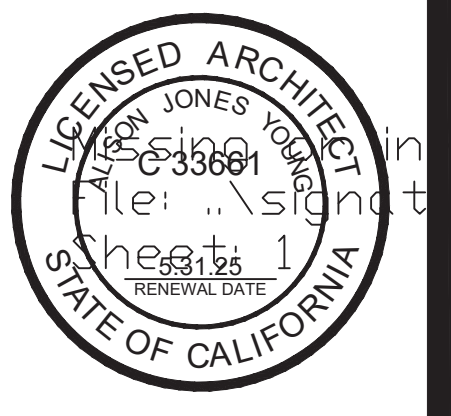
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first + second floor plans

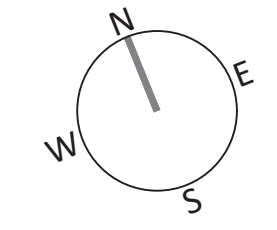
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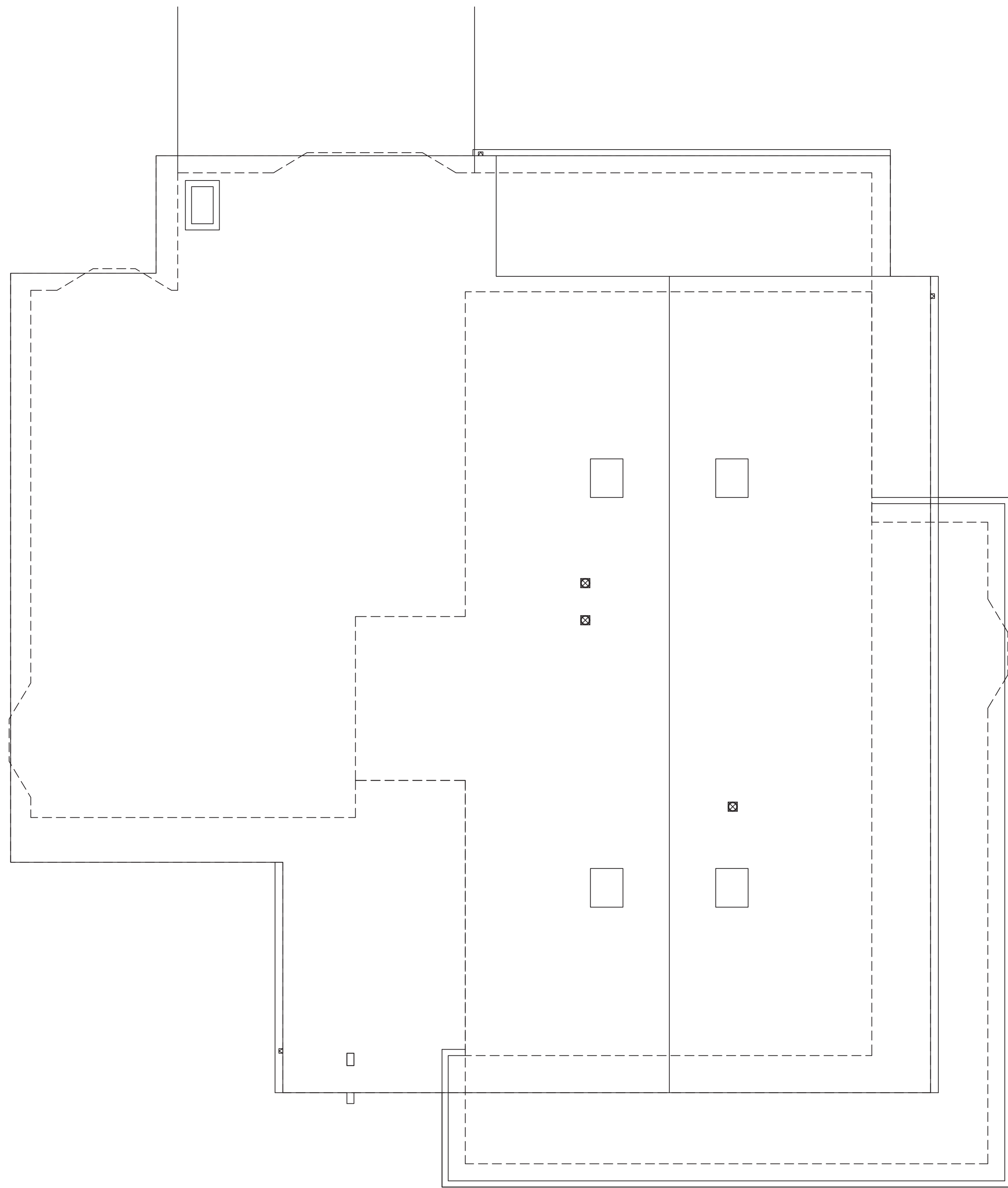
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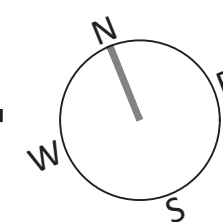


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ROOF PLAN

SCALE: 1/4" = 1'-0"
NO CHANGE



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roof plan

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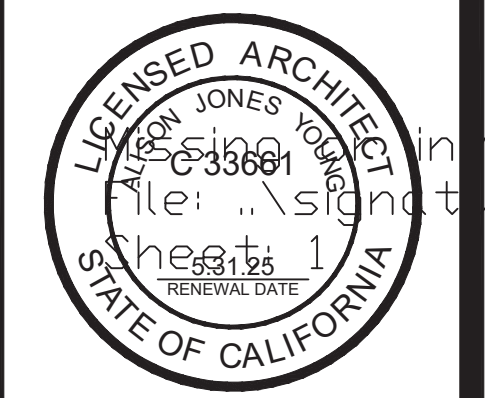
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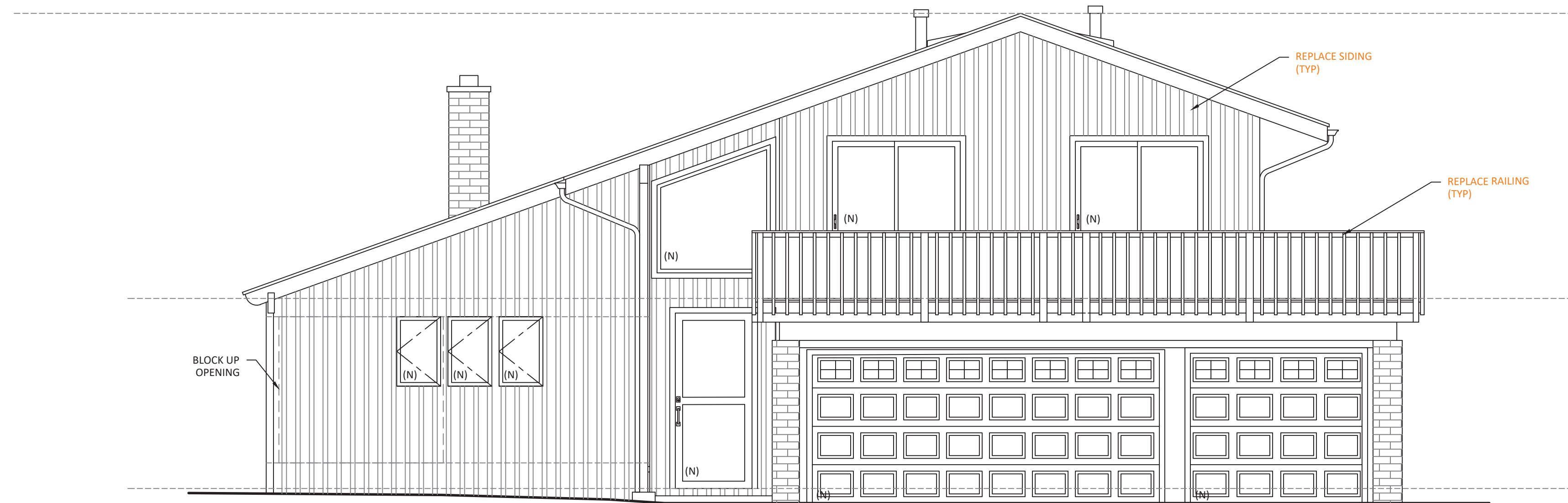
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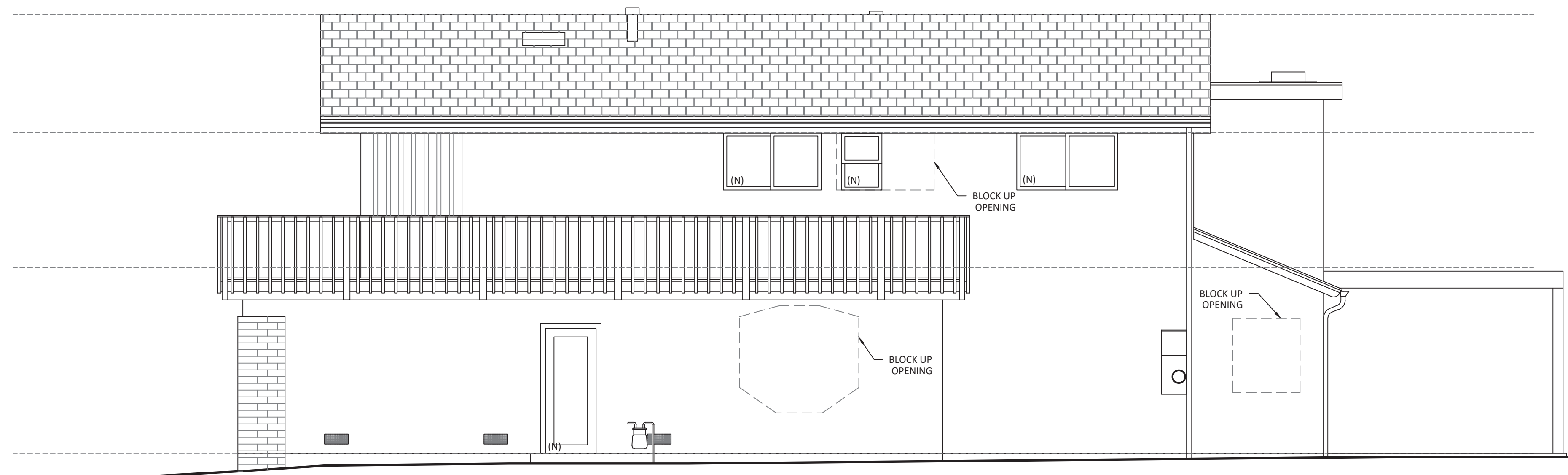
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PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

EXTERIOR FINISH NOTES

STUCCO - COLOR AND FINISH TBD

SIDING - TBD

ROOFING - TBD

TRELLIS - PAINTED WOOD, EASED EDGES

FENCE/GATE - tbd

WINDOWS - TBD

GUARDRAILS - TBD

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proposed south +
east elevations

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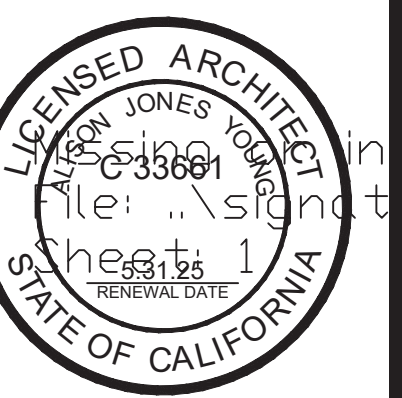
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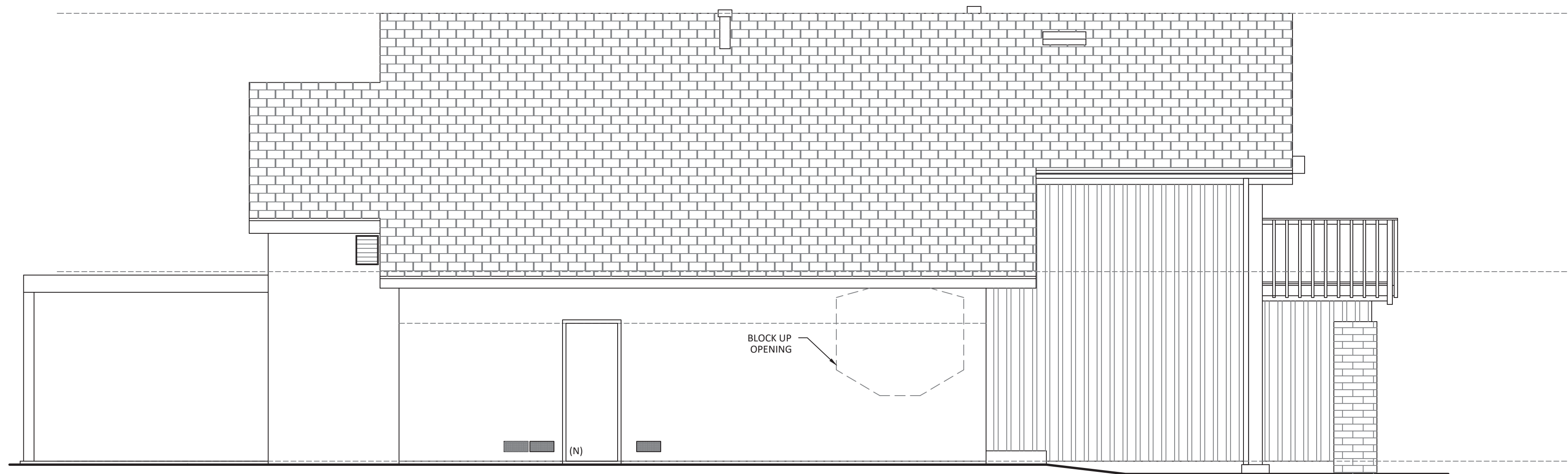
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PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

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west elevations

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