

7736 SUGAR DR, HUNTINGTON BEACH, CA 92647

SCOPE OF WORK:

- 1. SPLIT LOT
- 2. CONSTRUCT NEW TWO-STORY DWELLING
- 3. CONSTRUCT NEW GARAGE
- 4. CONSTRUCT NEW TWO-STORY ADU

DATA:

- OWNERS:
- NET LOT SIZE: 22,800 SQ.FT.
- ZONE = RL-CZ-O
- PARCEL NUMBER: 142-341-29
- TYPE OF CONSTRUCTION: V-B
- PROJECT DESIGN CRITERIA PER 2025 CBC, SECTION 1603.1
- ** UNDERGROUND SERVICES ALERT: CALL TOLL FREE: 811 BEFORE YOU DIG
- CRC R106.1.1 & R106.2
- FLOOD ZONE: X (REDUCED FLOOD RISK DUE TO LEVEE)
- MAIN RESIDENCE FIRE SPRINKLERS: NONE
- PROPOSED ADU FIRE SPRINKLERS: NOT REQUIRED
- PROPOSED ADU AREA: SQ.FT.
- VHFHSZ: NO
- OCCUPANCY: R-3
- # OF STORIES: 1

The conceptual plan illustrates one potential scenario for utilizing the expansive lot, including a possible lot split and the potential addition of an approximately 2,300 sq. ft. two-story home along with an approximately 1,200 sq. ft. two-story ADU, subject to applicable zoning, building codes, governmental approvals, and buyer verification.

Proposed
Lot Split

Pre-existing
House #1

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(E) SINGLE FAMILY
DWELLING

Pre-existing
House #3

(E) GARAGE

Pre-existing
House #2

(E) STRUCTURE

The red line represents the proposed lot split, while the green line shows the original lot boundaries. This helps illustrate the architect's proposed configuration and how the existing property would be divided.



DESIGNER INFORMATION

PETER MAC

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714-312-8184

OWNER INFORMATION

X

X

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