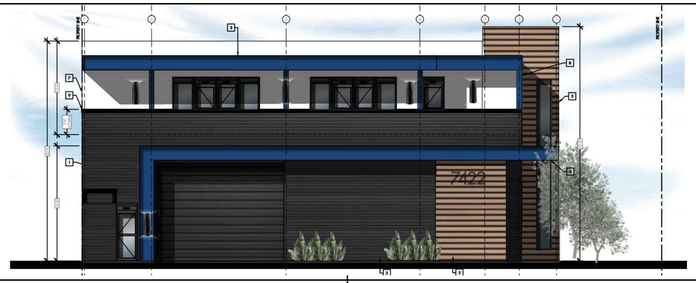
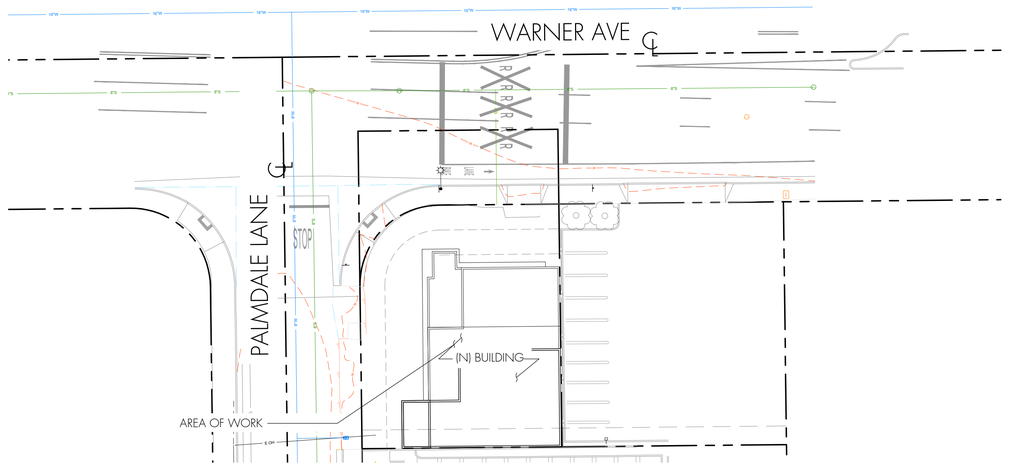
PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION

7422 WARNER AVE NEW BUILDING

7422 WARNER AVE
HUNTINGTON BEACH, CA 92647



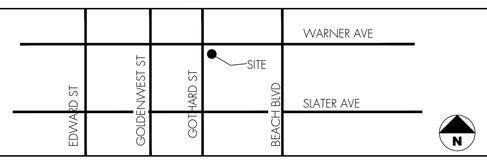


CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.

1. 2022 CALIFORNIA RESIDENTIAL CODE
2. 2022 CALIFORNIA PLUMBING CODE
3. 2022 CALIFORNIA MECHANICAL CODE
4. 2022 CALIFORNIA ELECTRIC CODE
5. 2022 CALIFORNIA ENERGY CODE
6. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen)
7. 2022 CALIFORNIA BUILDING CODE
8. HUNTINGTON BEACH MUNICIPAL CODE

VICINITY MAP



GENERAL CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DIRECTORY

CLIENT:	SHAWN SMITH 1051 13TH STREET HUNTINGTON BEACH, CA 92648
ARCHITECT:	JORGELINA MIGLIOZZI (949)-697-7749 30212 TOMAS #380 RANCHO SANTA MARGARITA, CA 92688
STRUCTURAL ENGINEER	YATAI CONSULTANTS, INC CHRIS LEE, P.E. 27758 SANTA MARGARITA PKWY, #238 MISSION VIEJO, CA 92691 (949) 468-9702
MEP ENGINEER	GMEP ENGINEERS 26439 RANCHO PKWY S #120 LAKE FOREST, CA 92630 (949) 267-9095
LANDSCAPE	DARYN FRAZIER LAGUNA NIGUEL, CA 92677 (949) 607-9751

DEFERRED SUBMITTALS

PROJECT DESCRIPTION

PROJECT CONSISTS OF:
THE CONSTRUCTION OF A 6,573 SF BUILDING FOR ART STUDIO OFFICE WITH BATHROOM IN FIRST LEVEL AND ARTIST STUDIO WITH BATHROOM/KITCHENETTE/BALCONY IN SECOND LEVEL. (6) PARKING SPACES INSIDE BUILDING AND (1) PARKING SPACES WITHIN PROPERTY FOR A TOTAL OF 7 PARKING SPACES.

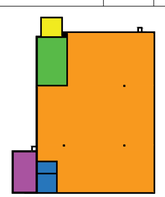
AREA ANALYSIS

PROPOSED ADDITION FOOTPRINT:	4,120 SF
SECOND LEVEL	1,836 SF
TOTAL BUILDING	5,956 SF
LOT AREA	10,234.47 SF- EASEMENTS FOR PUBLIC STREET = 7,605 SF (REFER TO SURVEY)

BUILDING AREA AND OCCUPANT LOAD

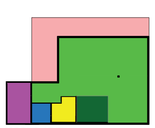
OCCUPANT LOAD PER TABLE 1004.5 — PARKING ARTIST'S STUDIO: 1 PER 1,000 SF

	COLOR	(N) BUILDING	AREA	EGRESS O/F	2 EXITS IF OCC OVER 49	EXIT PROVIDED	AREA WITH WALLS	REQUIRED	PROVIDED
FIRST LEVEL		STORAGE A	42 SF	300 SF	112 SF/300 = 1 OCC		780 SF		
		STORAGE B	70 SF						
		ART STUDIO OFFICE	277 SF	150 GROSS	524 SF/150= 3 OCC				
		ACCESSIBLE RESTROOM	67 SF						
		STAIRS	180 SF						
		PARKING GARAGE	3,228 SF	200 GROSS	3,228/200= 16 OCC				
		WALLS/VOID	256 SF	NA	NA				
		TOTAL FIRST LEVEL	4,120 SF		20 OCC	2			
SECOND LEVEL		ART STUDIO	1,350 SF	150 GROSS	1,460/150= 9 OCC		2,726 SF		
		RESTROOM	110 SF						
		STORAGE	74 SF	300 GROSS	1 OCC				
		BREAK-ROOM	165 SF	15 NET	11 OCC				
		COVERED PATIO	670 SF	150	5 OCC				
		STAIRS		NA	NA				
		WALLS VOID	137 SF	NA	NA				
		TOTAL SECOND LEVEL	1,836 SF		26 OCC	1			
TOTAL BUILDING		TOTAL BUILDING	5,956 SF		46 OCC	2	3,506/1,000	3.5	7.0



FIRST LEVEL

ACCESSORY USES
PER SECTION 303: A ROOM USED FOR ASSEMBLY WITH OCCUPANT LOAD OF LESS THAN 50 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS PART OF SUCH OCCUPANCY (B)



SECOND LEVEL

PROPERTY INFORMATION - ZONING MATRIX

	CODE	REQUIRED	PROPOSED
A.P.N.:		111-022-07	
LEGAL DESCRIPTION		WINTERSBURG LOT 3 BLK A ALL INC POR OF ABAN ALLEY ADJ; AND ALL INC POR OF ABAN ALLEY ADJ LOT 4 BLK A TR 853	
JURISDICTION:		CITY OF HUNTINGTON BEACH	
CURRENT ZONING:		RT - RESEARCH AND TECHNOLOGY	
ADDRESS:		7422 WARNER AVE HUNTINGTON BEACH, CA	
TYPE OF CONST		III	
MIN LOT AREA	212.6	15,000	(E) 7,605 SF
FRONT SETBACK	212.06	MIN 10' - AVERAGE 20'. ADDITIONAL ONE FOOT FOR EACH FOOT OF BUILDING HEIGHT ABOVE 25' TALL	10'-0"
REAR SETBACK	212.06	0'-0"	0'-0"
SIDE SETBACK	212.06	0'-0"	0'-0"
STREET SETBACK	212.06	10'-0"	10'-0"
OCCUPANCY TYPE PERMITTED IN RT	212.04	BUSINESS USE CLASSIFICATION (ARTIST STUDIO)	ARTIST STUDIO
NUMBER OF STORIES		2	
SPRINKLERS		NO	
MAX HEIGHT	212.06	40'	32'-6"
FLOOD ZONE		AREA WITH REDUCED FLOOD RISK DUE TO LEVEE ZONE X	
FLOOR AREA RATIO	212.06	1.0	0.8600
MIN LANDSCAPINING		8%	16%
PARKING (REFER TO A-1.01	231.04	1 PER 1,000 SF FOR ARTIST STUDIO. 3,506 sf/1,000= 3.5 REQUIRED	7

SHEET INDEX

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)-697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

SHEET ISSUE & REVISION LOG

	date	comments
	05-13-2024	Preliminary Design
	06-03-2024	Client Comments
	06-07-2024	Client Comments
	06-11-2024	4th revision Client Comments
	07-22-2024	Client Comments
	08-21-2024	Client Comments
	10-17-2024	Client Comments
	10-24-2024	Client Comments
	11-08-2024	Planning Submittal
	03/19/2025	RE-DESIGN
	05/20/2025	RE-DESIGN
	06/02/2025	RE-DESIGN
	07/08/2025	Client Comments

SCOPE:

NEW BUILDING

TITLE SHEET

PAGE:

T-1

PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound [VOC] broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of onsite product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 3120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

SHEET ISSUE & REVISION LOG

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SCOPE:

NEW BUILDING

CAL GREEN CODE REQUIREMENTS

PAGE:

T-2

PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL
5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 ***(and are included here for reference)***

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. Highest-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 20000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8

Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 4 (G)					
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 6 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 6 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 6 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet ***U***value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 ***(and are included here for reference)***

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)-697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

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	03/19/2025	RE-DESIGN
	05/20/2025	RE-DESIGN
	06/02/2025	RE-DESIGN
	07/08/2025	Client Comments

SCOPE:

NEW BUILDING

2022
NON RESIDENTIAL CAL GREEN BUILDING STANDARDS REQUIREMENTS

PAGE:

T-3

PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the ***California Code of Regulations***, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)[4] Table H-2, Section 1605.3 (h)[4](A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the ***California Code of Regulations***, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)[4] and Section 1605.3 (h)[4](A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class I (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the ***California Plumbing Code***, and shall meet the applicable standards referenced in Table 1701.1 of the ***California Plumbing Code*** and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, ***California Code of Regulations***, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 ***(and are included here for reference)***

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including submains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1 through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the ***Public Resources Code***. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For occupancies that are not regulated by OSHPD or for occupancies and Laoccupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the ***California Energy Code***.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in ***California Code of Regulations*** (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 ***(and are included here for reference)***

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32[0] Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the ***California Electrical Code***, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995), or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hidrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009)**.**

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2:1999, or an average efficiency of 30% based on ASHRAE 52.1:1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

SHEET ISSUE & REVISION LOG

	date	comments
	05-13-2024	Preliminary Design
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	06-07-2024	Client Comments
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SCOPE:

NEW BUILDING

2022 NON RESIDENTIAL CAL GREEN BUILDING STANDARDS REQUIREMENTS

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PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
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5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

Exceptions:

1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq}-1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)-697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

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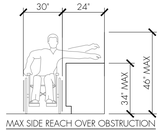
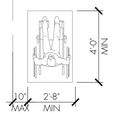
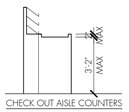


MAX SIDE REACH OVER OBSTRUCTION

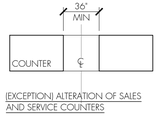


CLEAR FLOOR SPACE PARALLEL APPROACH



CHECK OUT AISLE COUNTERS

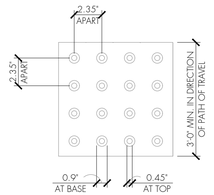
TABLE 11B-227.2	
NUMBER OF CHECK-OUT AISLES OF EACH FUNCTION	MINIMUM NUMBER OF CHECK-OUT AISLES OF EACH FUNCTION REQUIRED TO COMPLY WITH 11B-904.3
1 TO 4 5 TO 8 9 TO 15 16 AND OVER	1 2 3 3, PLUS 20 PERCENT OF ADDITIONAL AISLES



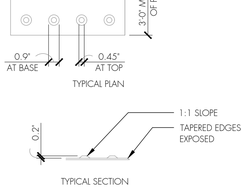
(EXCEPTION:) ALTERATION OF SALES AND SERVICE COUNTERS

- IN NEW AND EXISTING CONSTRUCTION, ACCESSIBLE CHECK STANDS SHALL PROVIDE A CLEAR CHECKOUT AISLE WIDTH OF 36" WITH A MAX ADJOINING COUNTER HEIGHT NOT EXCEEDING 38" ABOVE THE FINISH FLOOR
-ACCESSIBLE CHECK STANDS SHALL ALWAYS BE OPEN TO CUSTOMERS WITH DISABILITIES AND SHALL BE IDENTIFIED BY A SIGN CLEARLY VISIBLE TO THOSE IN WHEELCHAIRS. THE SIGN SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND AND SHALL STATE "THIS CHECK STAND TO BE OPEN AT ALL TIMES FOR CUSTOMERS WITH DISABILITIES

COUNTERTOP REQUIREMENTS | 16



TYPICAL PLAN



TYPICAL SECTION

NOTES:

1. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE.
2. TRUNCATED DOMES TO BE SURFACE APPLIED SYSTEM. COLOR TO BE FEDERAL YELLOW, #33538 PER FEDERAL STANDARD 595B. ANY SUBSTITUTIONS WILL REQUIRE DSA APPROVAL.

SIZE AND SPACING OF DOMES | 15

EXTERIOR ROUTES OF TRAVEL MUST COMPLY WITH SECTION 1110A AND 11B-303 OF THE 2022 CALIFORNIA BUILDING CODES

1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

2. EXTERIOR ACCESSIBLE ROUTE. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, ACCESSIBLE BUILDING ENTRANCES AND BETWEEN THE BUILDING AND THE PUBLIC WAY. THE ACCESSIBLE ROUTE SHALL BE THE MOST PRACTICAL DIRECT ROUTE AND TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND BUILDING RESIDENTS. EXTERIOR ACCESSIBLE ROUTES SHALL BE PROVIDED AS FOLLOWS:

2.1. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.

2.2. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING AND UNLOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE.

2.3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE AS WELL AS COVERED MULTIFAMILY DWELLING UNITS. ACCESSIBLE ROUTES SHALL BE PROVIDED BETWEEN ACCESSIBLE BUILDINGS AND ACCESSIBLE SITE FACILITIES WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE.

2.4. AN ACCESSIBLE ROUTE SHALL CONNECT AT LEAST ONE ACCESSIBLE ENTRANCE OF EACH COVERED MULTIFAMILY DWELLING UNIT WITH EXTERIOR SPACES AND FACILITIES THAT SERVE THE DWELLING UNIT.

2.5. WHERE ELEVATORS ARE PROVIDED FOR VERTICAL ACCESS, ALL ELEVATORS SHALL BE ACCESSIBLE. SEE SECTION 1124A OF THE 2022 CBC.

NOTE: IF THE SLOPE OF THE FINISHED GRADE BETWEEN COVERED MULTIFAMILY DWELLINGS AND A PUBLIC USE OR COMMON USE FACILITY (INCLUDING PARKING) EXCEEDS 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE), OR WHERE OTHER PHYSICAL BARRIERS (NATURAL OR ARTIFICIAL) OR LEGAL RESTRICTIONS, ALL OF WHICH ARE OUTSIDE THE CONTROL OF THE OWNER, PREVENT THE INSTALLATION OF AN ACCESSIBLE ROUTE, AN ACCEPTABLE ALTERNATIVE IS TO PROVIDE ACCESS BY A VEHICULAR ROUTE, PROVIDED:

2.5.1. THERE IS ACCESSIBLE PARKING ON AN ACCESSIBLE ROUTE FOR AT LEAST 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS, AND

2.5.2. NECESSARY SITE PROVISIONS SUCH AS PARKING SPACES AND CURB RAMPS ARE PROVIDED AT THE PUBLIC USE OR COMMON USE FACILITY.

3. SIGNS. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 1143A.2 OF THE 2022 CBC.

4. FLOORING. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. IF CARPET OR CARPET TILE IS USED IN A COMMON-USE AREA OR PUBLIC-USE AREA ON A GROUND OR FLOOR SURFACE, IT SHALL HAVE FIRM BACKING OR NO BACKING. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2 INCH (12.7 MM). EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 1111 A REQUIREMENTS FOR CHANGES IN LEVEL.

5. RECESSED DOORMATS. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC.

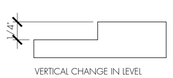
6. EXTERIOR ACCESSIBLE ROUTES OVER 200 FEET. EXTERIOR ACCESSIBLE ROUTES THAT EXCEED 200 FEET (60 960 MM) IN LENGTH SHALL COMPLY WITH SECTION 113BA.1.2..

CHANGES IN LEVEL ON ACCESSIBLE ROUTES

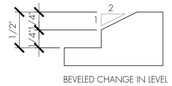
CHANGES IN LEVEL ON ACCESSIBLE ROUTES MUST COMPLY WITH SECTION 1111A AND 11B-303 OF THE 2022 CALIFORNIA BUILDING CODES.

1. CHANGES IN LEVEL NOT EXCEEDING 1/2 INCH. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH (12.7 MM). WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS' HORIZONTAL (50PERCENT SLOPE). CHANGES IN LEVEL NOT EXCEEDING 1/4 INCH (6.35 MM) MAY BE VERTICAL.

2. CHANGES GREATER THAN 1/2 INCH. CHANGES IN LEVEL GREATER THAN 1/2 INCH (12.7 MM) SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE), OR A CURB RAMP, RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR) LIFT. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. WHEN STAIRS ARE LOCATED ALONG OR ADJACENT TO AN ACCESSIBLE ROUTE THEY SHALL COMPLY WITH SECTION 111SA OF THE 2019 CBC FOR EXTERIOR STAIRWAYS.



VERTICAL CHANGE IN LEVEL



BEVELED CHANGE IN LEVEL

EXTERIOR ROUTES OF TRAVEL | 11

ACCESSIBLE ROUTES MUST COMPLY WITH THE SECTION 1116A AND 11B-307 OF THE 2022 CALIFORNIA BUILDING CODES

WARNING CURBS. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES (101.6 MM) IN VERTICAL DIMENSION, SUCH AS CHANGES IN LEVEL AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS SHALL BE IDENTIFIED BY CURBS OR OTHER APPROVED BARRIERS PROJECTING AT LEAST 6 INCHES (152.4 MM) IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF.

EXCEPTIONS:

1. BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.

2. WHEN A GUARDRAIL OR HANDRAIL IS PROVIDED WITH EDGE PROTECTION IN ACCORDANCE WITH SECTION 1010.10.1 OF THE 2022 CBC.

HEADROOM CLEARANCE. WALKS, PEDESTRIAN WAYS, AND OTHER CIRCULATION SPACES, WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM, SHALL HAVE A MINIMUM CLEAR HEADROOM AS REQUIRED IN SECTION 1003.2 OF THE 2022 CBC. OTHER WALKS, PEDESTRIAN WAYS, AND CIRCULATION SPACES SHALL HAVE A MINIMUM CLEAR HEADROOM OF 80 INCHES (2032 MM). IF THE VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80 INCHES (2032 MM) NOMINAL DIMENSION, A GUARDRAIL OR OTHER BARRIER HAVING ITS LEADING EDGE AT OR BELOW 27 INCHES (686 MM) ABOVE THE FINISHED FLOOR SHALL BE PROVIDED.

EXCEPTION: DOORWAYS AND ARCHWAYS LESS THAN 24 INCHES (610 MM) IN DEPTH MAY HAVE A MINIMUM CLEAR HEADROOM OF 80 INCHES (2032 MM) NOMINAL.

PROTRUDING OBJECTS

PROTRUDING OBJECTS SHALL COMPLY WITH SECTION 11B-307 OF THE 2022 CBC.

PROTRUSION LIMITS. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES (686 MM) AND NOT MORE THAN 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES (102 MM) MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2 INCHES (114 MM) MAXIMUM.

POST-MOUNTED OBJECTS. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES (305 MM) MAXIMUM WHEN LOCATED 27 INCHES (686 MM) MINIMUM AND 80 INCHES (2032 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 INCHES (305 MM), THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES (686 MM) MAXIMUM OR 80 INCHES (2032 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

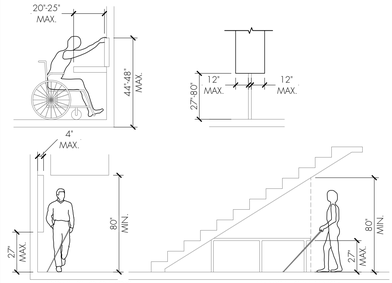
EXCEPTION: THE SLOPING PORTIONS OF HANDRAILS SERVING STAIRS AND RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-307.3 OF THE 2022 CBC.

EDGES AND CORNERS. WHERE SIGNS OR OTHER OBJECTS ARE MOUNTED ON POSTS OR PYLONS, AND THEIR BOTTOM EDGES ARE LESS THAN 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SURFACES, THE EDGES OF SUCH SIGNS AND OBJECTS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH (3.2 MM).

VERTICAL CLEARANCE. VERTICAL CLEARANCE SHALL BE 80 INCHES (2032 MM) HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2032 MM) HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (686 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A GUY SUPPORT IS USED PARALLEL TO A CIRCULATION PATH, INCLUDING BUT NOT LIMITED TO SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION.

EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1981 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

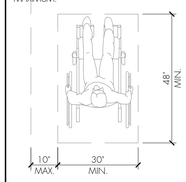
REQUIRED CLEAR WIDTH. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.



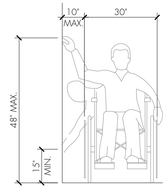
PROTRUDING OBJECTS VERTICAL CLEARANCE

HAZARDS ON ACCESSIBLE ROUTE | 8

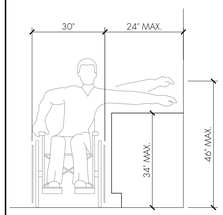
NOTE:
X SHALL BE LESS THAN OR EQUAL TO 2.5". Z SHALL BE GREATER THAN OR EQUAL TO X. WHEN X IS LESS THAN 20". THEN Y SHALL BE 48" MAXIMUM. WHEN X IS 20" TO 25", THEN Y SHALL BE 44" MAXIMUM.



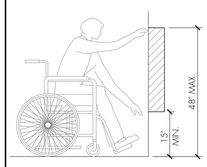
CLEAR FLOOR SPACE PARALLEL APPROACH



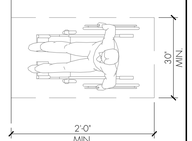
HIGH AND LOW SIDE REACH LIMITS

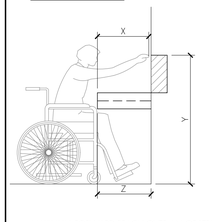


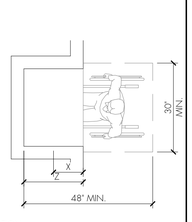
MAXIMUM SIDE REACH OVER OBSTRUCTION



HIGH FORWARD REACH

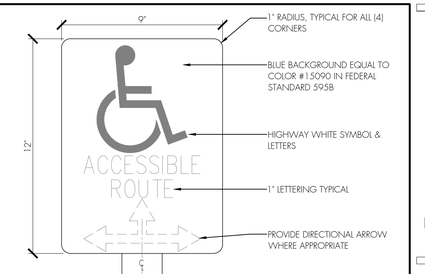






MAXIMUM FORWARD REACH OVER AN OBSTRUCTION

REACH REQUIREMENTS | 5

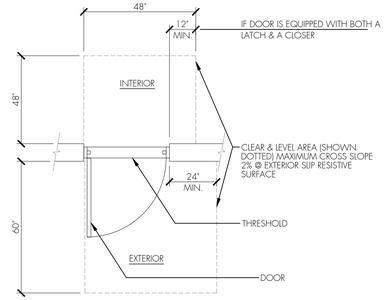


DIRECTIONAL SCHEDULE			
I.D.	DIRECTION	I.D.	DIRECTION
1A		1F	
1B		1G	
1C			
1D			
1E			

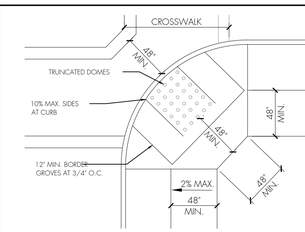
1" RADIUS, TYPICAL FOR ALL (4) CORNERS
BLUE BACKGROUND EQUAL TO COLOR #15090 IN FEDERAL STANDARD 595B
HIGHWAY WHITE SYMBOL & LETTERS
1" LETTERING TYPICAL
PROVIDE DIRECTIONAL ARROW WHERE APPROPRIATE
2-1/4"x2-1/4" GALV. T.S. POST SET INTO 12" DIA. x 24" DEEP CONCRETE FOOTING
CENTER LINE OF PARKING STALL TYPICAL

NOTE:
REFLECTIVE SIGN, USE REFLECTIVE SHEETING, LAMINATED TO 18GA. GALV. STEEL, BOLTED TO POST.

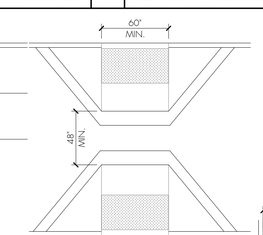
ACCESSIBLE ROUTE SIGNAGE | 3



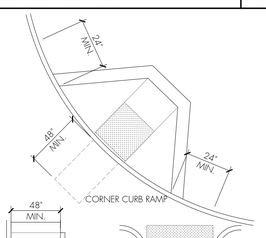
DOOR CLEARANCES | 2

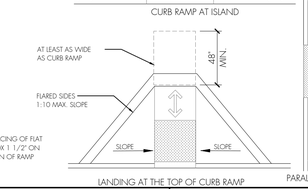


CURB DETAIL

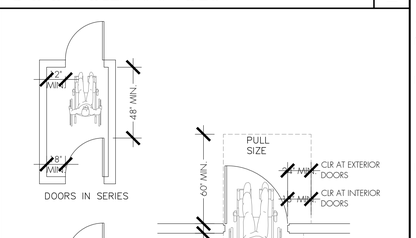


CURB RAMP AT ISLAND





CURB RAMP AT ACCESSIBLE ROUTES | 4



ACCESSIBLE DOORS | 1

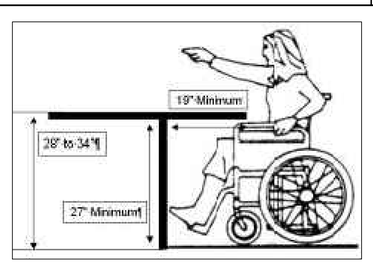


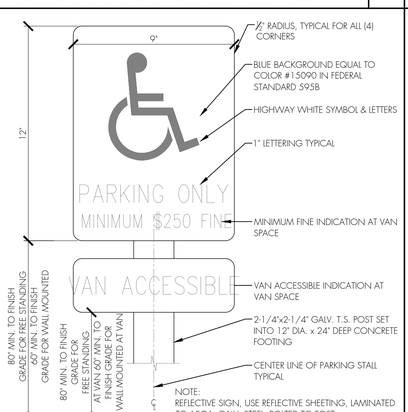
TABLE HEIGHT 34" MAXIMUM, 28" MINIMUM

KNEE CLEARANCE 27" MINIMUM (FROM FLOOR TO BOTTOM OF TABLE SURFACE)

CLEAR FLOOR AREA OF 30" BY 48" NEEDED AT EACH SEATING AREA

KNEE CLEARANCE EXTENDS AT LEAST 19" UNDER THE TABLE

ACCESSIBLE TABLE | 14



ACCESSIBLE PARKING SIGNAGE | 10

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

SHEET ISSUE & REVISION LOG

	date	comments
	05-13-2024	Preliminary Design
	06-03-2024	Client Comments
	06-07-2024	Client Comments
	06-11-2024	4th revision Client Comments
	07-22-2024	Client Comments
	08-21-2024	Client Comments
	10-17-2024	Client Comments
	10-24-2024	Client Comments
	11-08-2024	Planning Submittal
	03/19/2025	RE-DESIGN
	05/20/2025	RE-DESIGN
	06/02/2025	RE-DESIGN
	07/08/2025	Client Comments

SCOPE:

NEW BUILDING

ACCESSIBILITY DETAILS

PAGE:

T6.0

PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION

NOT USED

10

WATER CLOSETS SHALL COMPLY WITH SECTION 11B 604 OF THE 2019 CBC.

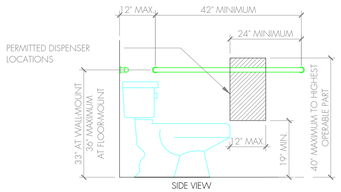
THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" TO A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT.

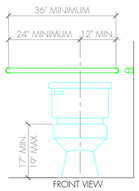
CONTROLS SHALL BE OPERABLE WITH ONE HAND, NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING. CONTROLS FOR THE FLUSH VALVE SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE.

SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
GRAB BARS SHALL BE LOCATED TO COMPLY WITH SECTION 11B 604.5 OF THE 2019 CBC.
TOILET ROOM FIXTURES AND ACCESSORIES SHALL COMPLY WITH SECTION 11B 603 OF THE 2019 CBC.
WHERE TOWEL, SANITARY NAPKIN, WASTE RECEPTACLES AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURE S ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISH FLOOR. OPERATION OF CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.

TOILET TISSUE DISPENSERS SHALL BE LOCATED ON A WALL OR PARTITION WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND A MINIMUM OF 19" ABOVE THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

WHERE MIRRORS ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.



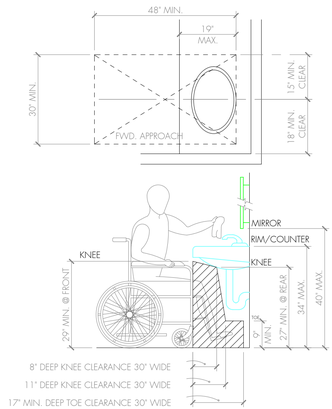


7

- A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 SHALL BE PROVIDED.

EXCEPTIONS:
1. A PARALLEL APPROACH COMPLYING WITH SECTION 11B- 305 SHALL BE PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOK TOP OR CONVENTIONAL RANGE IS NOT PROVIDED AND TO WET BARS.
2. A KNEE CLEARANCE OF 24 INCHES (610 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PERMITTED AT LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 6 THROUGH 12 YEARS WHERE THE RIM OR COUNTER SURFACE IS 31 INCHES (787 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
3. A PARALLEL APPROACH COMPLYING WITH SECTION 11B-305 SHALL BE PERMITTED TO LAVATORIES AND SINKS USED PRIMARILY BY CHILDREN 5 YEARS AND YOUNGER.
4. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.
5. NO MORE THAN ONE BOWL OF A MULTIBOWL SINK SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.

- LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 INCHES (864 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- CONTROLS FOR FAUCETS SHALL COMPLY WITH SECTION 11B-309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
- WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.
- LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM OF 18 INCHES (457 MM) TO THE CENTERLINE OF THE FIXTURE.
- WHERE A FORWARD APPROACH IS REQUIRED AT A SINK, KNEE AND TOE CLEARANCE SHALL BE PROVIDED IN COMPLIANCE WITH SECTION 11B-306.



2

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN SECTION 11B703.6 OF THE 2013 CBC.

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.

LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR. THE MINIMUM CHARACTER HEIGHT SHALL BE 3".

CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.

WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:

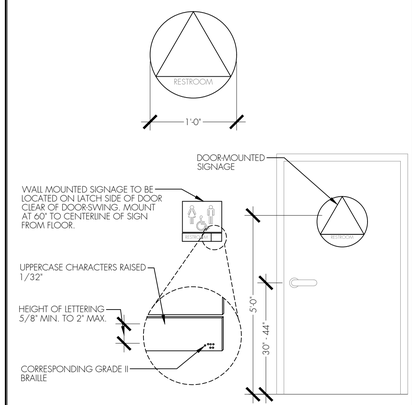
LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE LETTERS ACCOMPANIED BY GRADE 2 BRAILLE.

RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.

PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY ON THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.

CONTRACTED GRADE II BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDNING WITHIN THE SWING OF A DOOR.

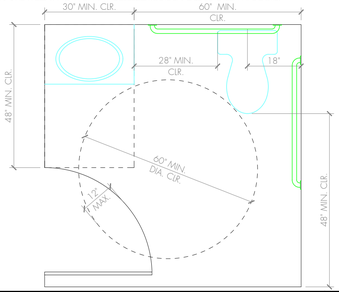


RESTROOM SIGNAGE

2

12

SINGLE-ACCOMMODATION TOILET FACILITIES SHALL COMPLY WITH SECTION 1127A.2.2 OF THE 2019 CBC.
THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. THERE SHALL BE IN THE ROOM A CLEAR FLOOR SPACE OF AT LEAST 60 IN DIAMETER. DOORS SHALL NOT ENCROACH INTO THE CLEAR SPACE SPECIFIED IN THIS DETAIL BY MORE THAN 12" EXCEPT FOR THE PANEL DOOR TO ANY WATER CLOSET COMPARTMENT. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MINIMUM 28" WIDE CLEAR SPACE FROM ANY FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE. THE OTHER SIDE SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MINIMUM 48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. GRAB BARS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THIS SHEET. ALL DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS.



RESTROOM LAYOUT

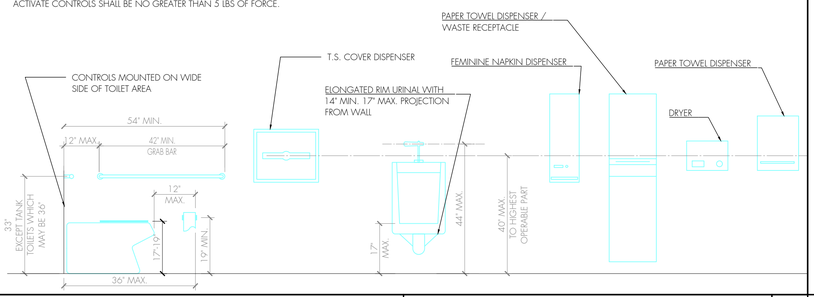
9

CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF ACCESSIBLE ELEMENTS (FOR EXAMPLE, LIGHT SWITCHES AND DISPENSER CONTROLS) AND THOSE REQUIRED TO BE ACCESSIBLE BY SECTION 1.9.1 SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

CLEAR FLOOR SPACE COMPLYING WITH SECTION 111.8B.4 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEEL CHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT.

THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACES WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTIONS 1118B.5 AND 1118B.6.

CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS OF FORCE.



RESTROOM MOUNTING HEIGHTS

4

1

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

SHEET ISSUE & REVISION LOG

	date	comments
	05-13-2024	Preliminary Design
	06-03-2024	Client Comments
	06-07-2024	Client Comments
	06-11-2024	4th revision Client Comments
	07-22-2024	Client Comments
	08-21-2024	Client Comments
	10-17-2024	Client Comments
	10-24-2024	Client Comments
	11-08-2024	Planning Submittal
	03/19/2025	RE-DESIGN
	05/20/2025	RE-DESIGN
	06/02/2025	RE-DESIGN
	07/08/2025	Client Comments

SCOPE:

NEW BUILDING

DETAILS & NOTES

PAGE:

T7.0

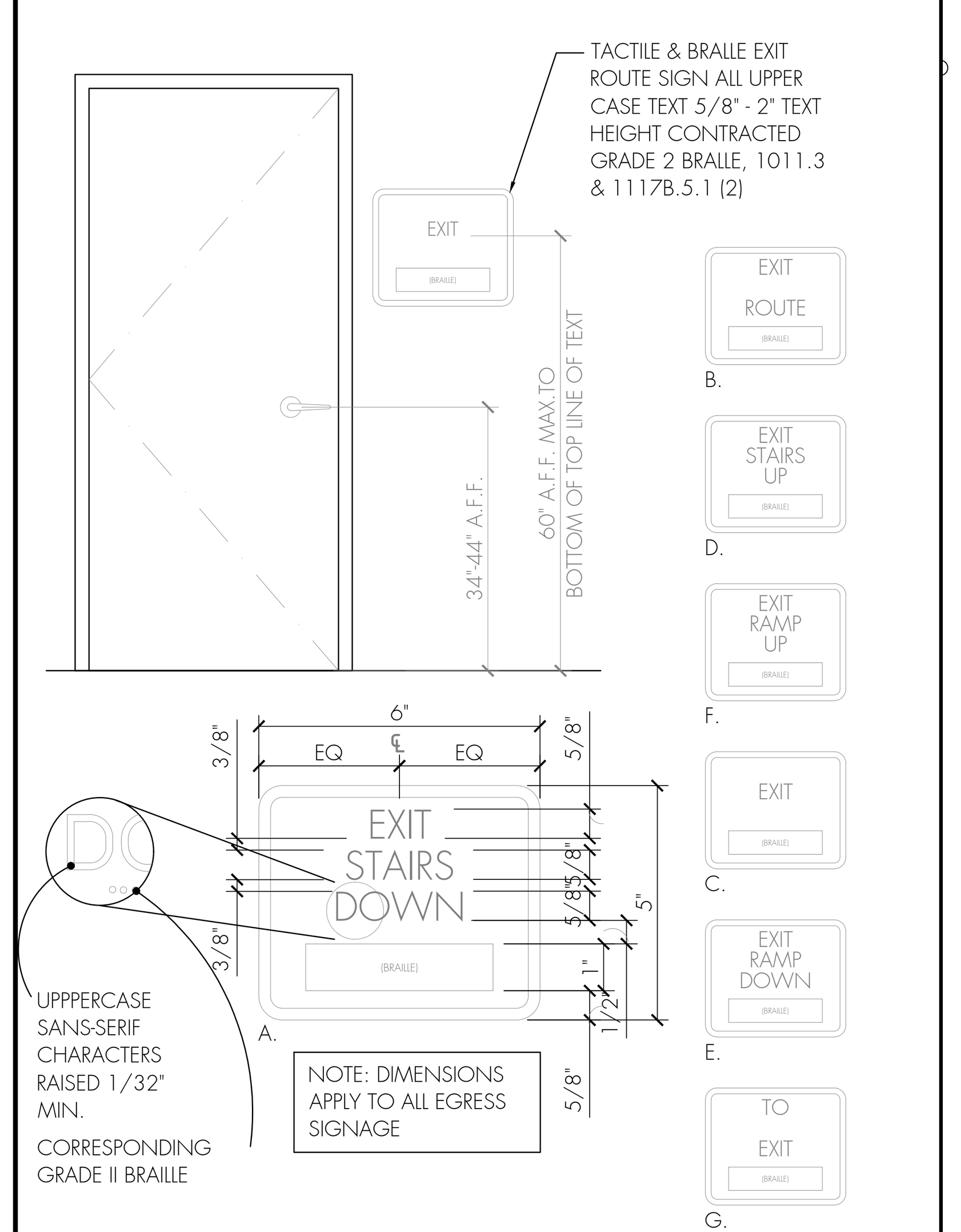
PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION

HEIGHT OF TACTILE CHARACTERS ABOVE FINISH FLOOR OR GROUND

11B-703.4.2 LOCATION

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (457 MM) MINIMUM BY 18 INCHES (457 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHERE PROVIDED, SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE LOCATED AT THE ENTRANCE TO, AND OUTSIDE OF THE ROOM OR SPACE. WHERE PROVIDED, SIGNS IDENTIFYING EXITS SHALL BE LOCATED AT THE EXIT DOOR WHEN APPROACHED IN THE DIRECTION OF EGRESS TRAVEL.

TACTILE SIGN



NOTES:

1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT WITH THE WORD, "EXIT".
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
   - A. "EXIT STAIR DOWN"
   - B. "EXIT RAMP DOWN"
   - C. "EXIT STAIR UP"
   - D. "EXIT RAMP UP"
3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".
6. SYMBOLS SHALL BE CENTERED 60" AF.F.
7. THE CHARACTERS AND BACKGROUND SHALL HAVE A MATTE FINISH AND THE COLOR SHALL CONTRAST WITH THE COLOR ON WHICH IT IS MOUNTED.
8. THE CONTRACTOR SHALL MAKE A SUBMITTAL FOR APPROVAL BY THE ARCHITECT.
9. SIGNS ARE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR (AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT).
10. CHARACTER WIDTH TO HEIGHT RATION BEWTEEN 3:5 AND 1:1 WITH A 1:5 AND 1:10 STROKE WIDTH TO HEIGHT RATIO.
11. MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

EXIT SIGNAGE | 6

RAMPS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-405 OF THE 2022 CALIFORNIA BUILDING CODES.

EXCEPTION: IN ASSEMBLY AREAS, AISLE RAMPS ADJACENT TO SEATING AND NOT SERVING ELEMENTS REQUIRED TO BE ON AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-405 OF THE 2022 CBC.

SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

CROSS SLOPE. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.

FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 11B-302 OF THE 2022 CBC.

CHANGES IN LEVEL OTHER THAN THE RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.

CLEAR WIDTH. THE CLEAR WIDTH OF A RAMP RUN SHALL BE 48 INCHES (1219 MM) MINIMUM.

EXCEPTIONS:

1.WITHIN EMPLOYEE WORK AREAS, THE REQUIRED CLEAR WIDTH OF RAMPS THAT ARE A PART OF COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

2. HANDRAILS MAY PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP AT EACH SIDE 3 1/2 INCHES (89 MM) MAXIMUM AT THE HANDRAIL HEIGHT.

3.THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF FIFTY OR LESS SHALL BE 36 INCHES (914 MM) MINIMUM BETWEEN HANDRAILS.

RISE. THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (762 MM) MAXIMUM.

LANDINGS. RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 11B-405.7 OF THE 2022 CBC.

SLOPE. LANDINGS SHALL COMPLY WITH SECTION 11B-302 OF THE 2022 CBC. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

WIDTH. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.

TOP LANDINGS SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM.

LENGTH. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1524 MM) LONG MINIMUM.

BOTTOM LANDINGS SHALL EXTEND 72 INCHES (1829 MM) MINIMUM IN THE DIRECTION OF RAMP RUN.

CHANGE IN DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1525 MM) MINIMUM BY 72 INCHES (1829MM) MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN.

DOORWAYS. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 11 B-404.2.4 AND 11 B-404.3.2 OF THE 2022 CBC SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. DOORS, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 3 INCHES (76 MM). DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES (1067 MM).

HANDRAILS. RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 11B-505 OF THE 2022 CBC.

EXCEPTIONS:

1.HANDRAILS ARE NOT REQUIRED AT RAMPS IMMEDIATELY ADJACENT TO FIXED SEATING IN ASSEMBLY AREAS.

2. CURB RAMPS DO NOT REQUIRE HANDRAILS.

3.AT DOOR LANDINGS, HANDRAILS ARE NOT REQUIRED ON RAMP RUNS LESS THAN 6 INCHES (152 MM) IN RISE OR 72 INCHES (1829 MM) IN LENGTH.

EDGE PROTECTION. EDGE PROTECTION COMPLYING WITH SECTION 11B-405.9.2 OF THE 2022 CBC SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS.

EXCEPTIONS:

1.EDGE PROTECTION SHALL NOT BE REQUIRED ON RAMPS THAT ARE NOT REQUIRED TO HAVE HANDRAILS AND HAVE SIDES COMPLYING WITH SECTION 11B-406.2.2 OF THE 2022 CBC.

2. EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS SERVING AN ADJOINING RAMP RUN OR STAIRWAY.

3.EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS HAVING A VERTICAL DROP-OFF OF 1/2 INCH (12.7 MM) MAXIMUM WITHIN 10 INCHES (254 MM) HORIZONTALLY OF THE MINIMUM LANDING AREA SPECIFIED IN SECTION 11B-405.7 OF THE 2022 CBC.

CURB OR BARRIER. A CURB, 2 INCHES (51 MM) HIGH MINIMUM, OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH (102 MM) DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES (102 MM) OF THE FINISH FLOOR OR GROUND SURFACE. TO PREVENT WHEEL ENTRAPMENT, THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.

WET CONDITIONS. LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.

CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11 B-406 OF THE 2022 CBC. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF PERPENDICULAR AND PARALLEL.

PERPENDICULAR CURB RAMPS. PERPENDICULAR CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.2 OF THE 2022 CBC.

PARALLEL CURB RAMPS. PARALLEL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.3 OF THE 2022 CBC.

BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.4 OF THE 2022 CBC.

ISLANDS SHALL COMPLY WITH SECTION 11B-406.6 OF THE 2022 CBC.

PERPENDICULAR CURB RAMPS. PERPENDICULAR CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.2 AND 11B-406.5 OF THE 2022 CBC.

SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

SIDES OF CURB RAMPS. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.

PARALLEL CURB RAMPS. PARALLEL CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.3 AND 11 B-406.5 OF THE 2022 CBC.

SLOPE. THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

TURNING SPACE. A TURNING SPACE 48 INCHES (1219 MM) MINIMUM BY 48 INCHES (1219 MM) MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

BLENDED TRANSITIONS. BLENDED TRANSITIONS SHALL COMPLY WITH SECTIONS 11B-406.4 AND 11B-406.5 OF THE 2022 CBC.

SLOPE. BLENDED TRANSITIONS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20.

COMMON REQUIREMENTS. CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.5 OF THE 2022 CBC.

LOCATION. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

EXCEPTION: DIAGONAL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.5.9 OF THE 2022 CBC.

WIDTH. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES (1219 MM) MINIMUM.

LANDINGS. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES (1219 MM) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.

EXCEPTION: PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-406.5.3 OF THE 2022 CBC.

FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.4 OF THE 2022 CBC.

WET CONDITIONS. CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-405.10 OF THE 2022 CBC.

GRADE BREAKS. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

CROSS SLOPE. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:48 MAXIMUM.

COUNTER SLOPE. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES (610 MM) OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.

CLEAR SPACE AT DIAGONAL CURB RAMPS. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES (1219 MM) MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES (1219 MM) MINIMUM CLEAR SPACE WITHIN THE MARKINGS.

DIAGONAL CURB RAMPS. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES (610 MM) LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

GROOVED BORDER. CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES (305 MM) WIDE ALONG THE TOP OF THE CURB RAMP AT THE LEVEL SURFACE OF THE TOP LANDING AND AT THE OUTSIDE EDGES OF THE FLARED SIDES. THE GROOVED BORDER SHALL CONSIST OF A SERIES OF GROOVES 1/4 INCH (6.4 MM) WIDE BY 1/4 INCH (6.4 MM) DEEP, AT 3/ 4 INCH (19 MM) ON CENTER.

EXCEPTIONS:

1.AT PARALLEL CURB RAMPS, THE GROOVED BORDER SHALL BE ON THE UPPER APPROACH IMMEDIATELY ADJACENT TO THE CURB RAMP ACROSS THE FULL WIDTH OF THE CURB RAMP.

2. A GROOVED BORDER SHALL NOT BE REQUIRED AT BLENDED TRANSITIONS.

DETECTABLE WARNINGS. CURB RAMPS AND BLENDED TRANSITIONS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH SECTION 11B-705 OF THE 2022 CBC.

ISLANDS. RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES. THE CLEAR WIDTH OF THE ACCESSIBLE ROUTE AT ISLANDS SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM. WHERE CURB RAMPS ARE PROVIDED, THEY SHALL COMPLY WITH SECTION 11B-406 OF THE 2022 CBC. LANDINGS COMPLYING WITH SECTION 11B-406.5.3 OF THE 2022 CBC AND THE ACCESSIBLE ROUTE SHALL BE PERMITTED TO OVERLAP. ISLANDS SHALL HAVE DETECTABLE WARNINGS COMPLYING WITH SECTION 11B-705 OF THE 2022 CBC.

ACCESSIBLE RAMPS & LANDING ON ACCESSIBLE ROUTES | 2

THE PROVISIONS OF CHAPTER 11B DIVISION 5 OF THE 2019 CALIFORNIA BUILDING CODES SHALL APPLY WHERE REQUIRED BY DIVISION 2 OF THE 2016 CBC OR WHERE REFERENCED BY A REQUIREMENT IN THIS CHAPTER.

CAR AND VAN PARKING SPACES SHALL COMPLY WITH SECTION 11B-502 OF THE 2019 CBC. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.

EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.

VEHICLE SPACES. CAR AND VAN PARKING SPACES SHALL BE 216 INCHES (5486 MM) LONG MINIMUM. CAR PARKING SPACES SHALL BE 108 INCHES (2743 MM) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 144 INCHES (3658 MM) WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE COMPLYING WITH SECTION 11B-502.3 OF THE 2019 CBC.

EXCEPTION: VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (2743 MM) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (2438 MM) WIDE MINIMUM.

ACCESS AISLE. ACCESS AISLES SERVING PARKING SPACES SHALL COMPLY WITH SECTION 11B-502.3 OF THE 2019 CBC. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.

WIDTH. ACCESS AISLES SERVING CAR AND VAN PARKING SPACES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM.

LENGTH. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE.

MARKING. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES (914 MM) ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS 'NO PARKING' SHALL BE PAINTED ON THE SURFACE WITHIN EACH ACCESS AISLE IN WHITE LETTERS A MINIMUM OF 12 INCHES (305 MM) IN HEIGHT AND LOCATED TO BE VISIBLE FROM THE ADJACENT VEHICULAR WAY.

ACCESS AISLE MARKINGS MAY EXTEND BEYOND THE MINIMUM REQUIRED LENGTH.

LOCATION. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.

FLOOR OR GROUND SURFACES. PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11B-302 OF THE 2019 CBC. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

VERTICAL CLEARANCE. PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES (2489 MM) MINIMUM.

IDENTIFICATION. PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 OF THE 2019 CBC. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION 'VAN ACCESSIBLE.' SIGNS SHALL BE 60 INCHES (1524 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

EXCEPTION: SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

FINISH AND SIZE. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES (45,161 MM2).

MINIMUM FINE. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250."

LOCATION. A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

MARKING. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER

SECTIONS 11B-502.6.4.1 OR 11B-502.6.4.2 OF THE 2019 CBC.

THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 OF THE 2019 CBC IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH (914 MM BY 914 MM). THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES (152 MM) FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH.

THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11 B-703.7.2.1 OF THE CBC A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH (914 MM BY 914 MM) IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES (152 MM) FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE.

RELATIONSHIP TO ACCESSIBLE ROUTES. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

ARRANGEMENT. PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIRED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED.

WHEEL STOPS. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

ADDITIONAL SIGNAGE. AN ADDITIONAL SIGN SHALL BE POSTED EITHER; 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ONSITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

SIZE. THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES (432 MM) WIDE BY 22 INCHES (559 MM) HIGH.

LETTERING. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH (25 MM) THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: ________ OR BY TELEPHONING ________."

BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

PASSENGER DROPOFF AND LOADING ZONES

GENERAL. PASSENGER DROPOFF AND LOADING ZONES SHALL COMPLY WITH SECTION 11 B-503 OF THE 2016 CBC.

VEHICLE PULL-UP SPACE. PASSENGER DROPOFF AND LOADING ZONES SHALL PROVIDE A VEHICULAR PULL-UP SPACE 96 INCHES (2438 MM) WIDE MINIMUM AND 20 FEET (6096 MM) LONG MINIMUM.

ACCESS AISLE. PASSENGER DROPOFF AND LOADING ZONES SHALL PROVIDE ACCESS AISLES COMPLYING WITH SECTION

11 B-503 OF THE 2019 CBC ADJACENT AND PARALLEL TO THE VEHICLE PULL-UP SPACE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE AND SHALL NOT OVERLAP THE VEHICULAR WAY.

PASSENGER DROPOFF AND LOADING ZONE ACCESS AISLE

WIDTH. ACCESS AISLES SERVING VEHICLE PULL-UP SPACES SHALL BE 60 INCHES (1524 MM) WIDE MINIMUM.

LENGTH. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE VEHICLE PULL-UP SPACES THEY SERVE.

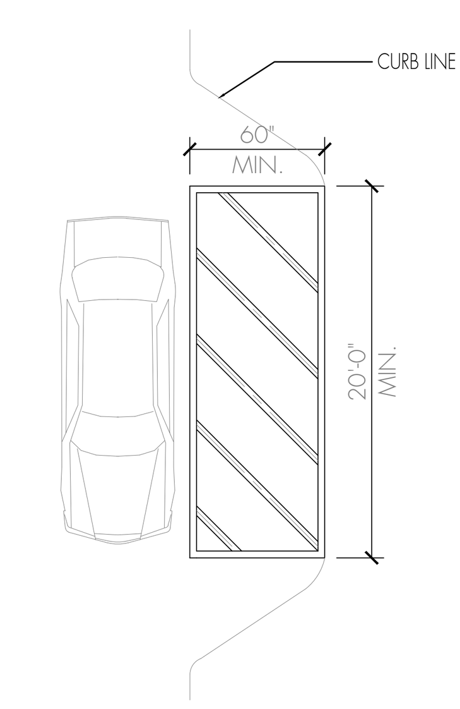
MARKING. ACCESS AISLES SHALL BE MARKED WITH A PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BORDERLINES SHALL BE MARKED WITH HATCHED LINES A MAXIMUM OF 36 INCHES (914 MM) ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE.

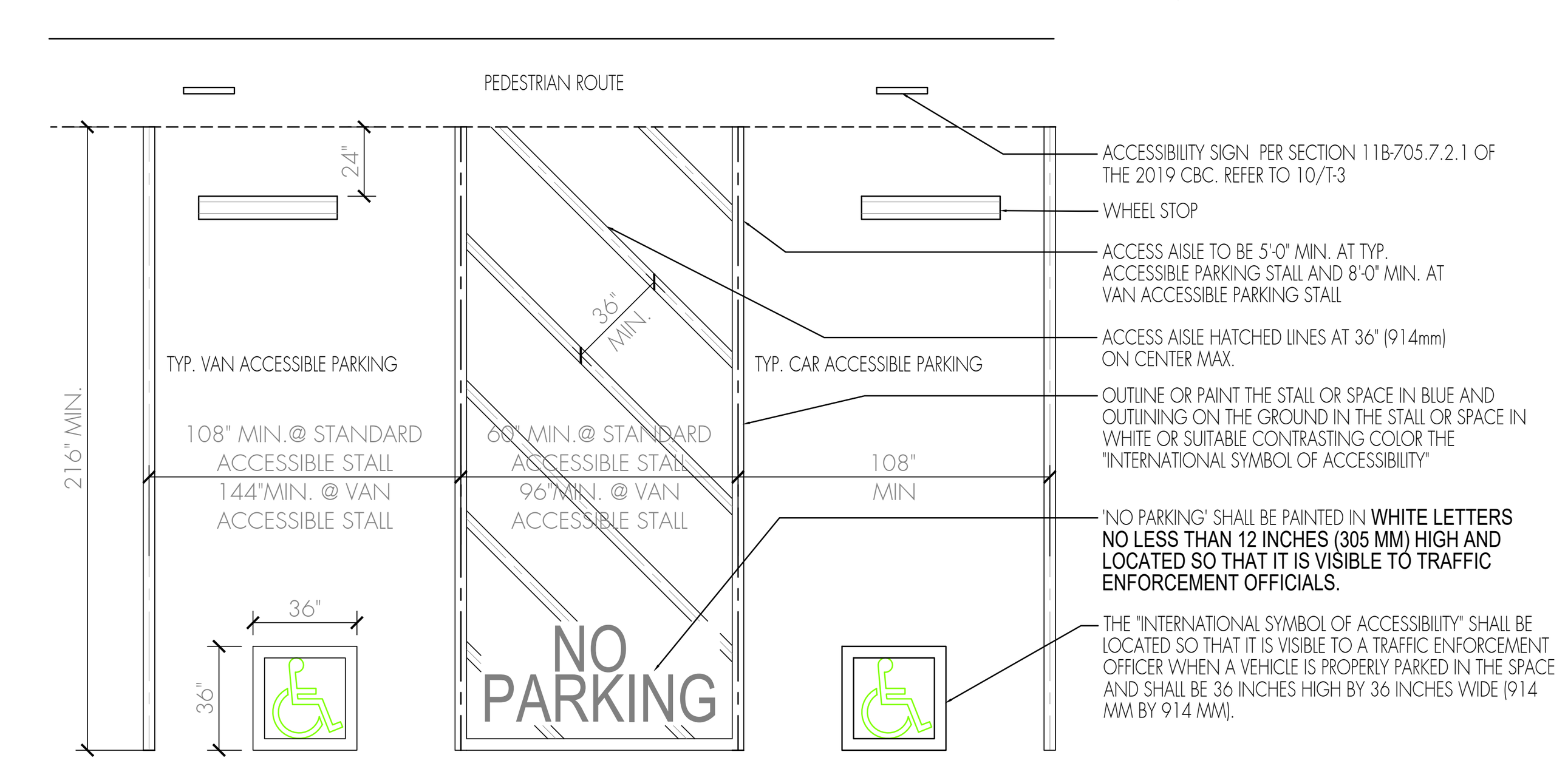
FLOOR AND GROUND SURFACES. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH SECTION 11 B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.

EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

VERTICAL CLEARANCE. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL CLEARANCE OF 114 INCHES (2896 MM) MINIMUM.

IDENTIFICATION. EACH PASSENGER LOADING ZONE DESIGNATED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN COMPLYING WITH SECTION 11B-703.5 OF THE 2016. IT SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM THE PASSENGER LOADING ZONE STATING "PASSENGER LOADING ZONE ONLY" AND INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 IN WHITE ON A DARK BLUE BACKGROUND.





ACCESSIBLE PARKING | 1

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)-697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

SHEET ISSUE & REVISION LOG

	date	comments
	05-13-2024	Preliminary Design
	06-03-2024	Client Comments
	06-07-2024	Client Comments
	06-11-2024	4th revision Client Comments
	07-22-2024	Client Comments
	08-21-2024	Client Comments
	10-17-2024	Client Comments
	10-24-2024	Client Comments
	11-08-2024	Planning Submittal
	03/19/2025	RE-DESIGN
	05/20/2025	RE-DESIGN
	06/02/2025	RE-DESIGN
	07/08/2025	Client Comments

SCOPE:

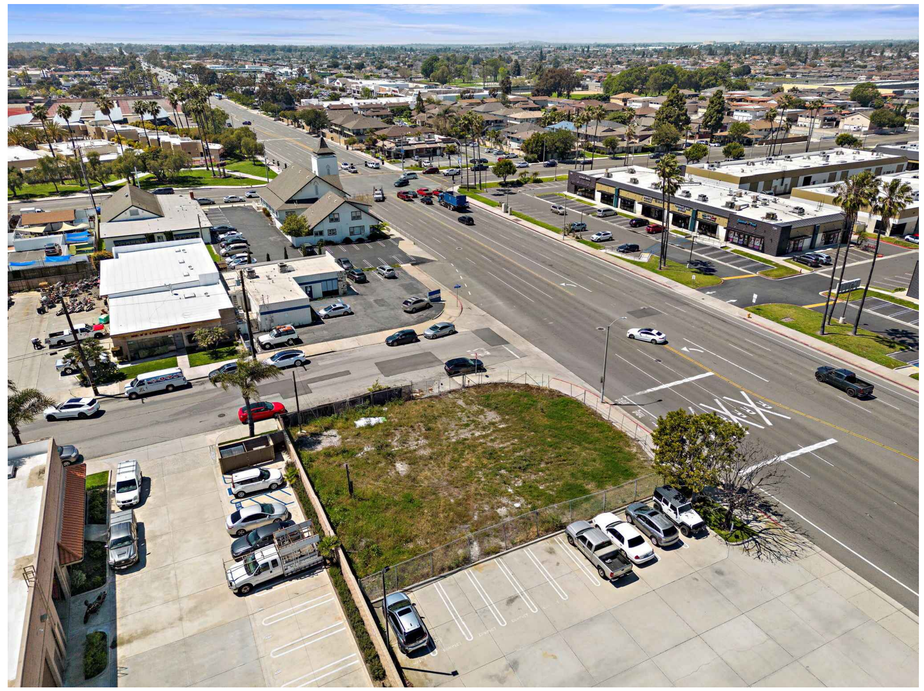
NEW BUILDING

ACCESSIBILITY DETAILS

PAGE:

T-8.0

PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION



7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

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	10-24-2024	Client Comments
	11-08-2024	Planning Submittal

SCOPE:

NEW BUILDING

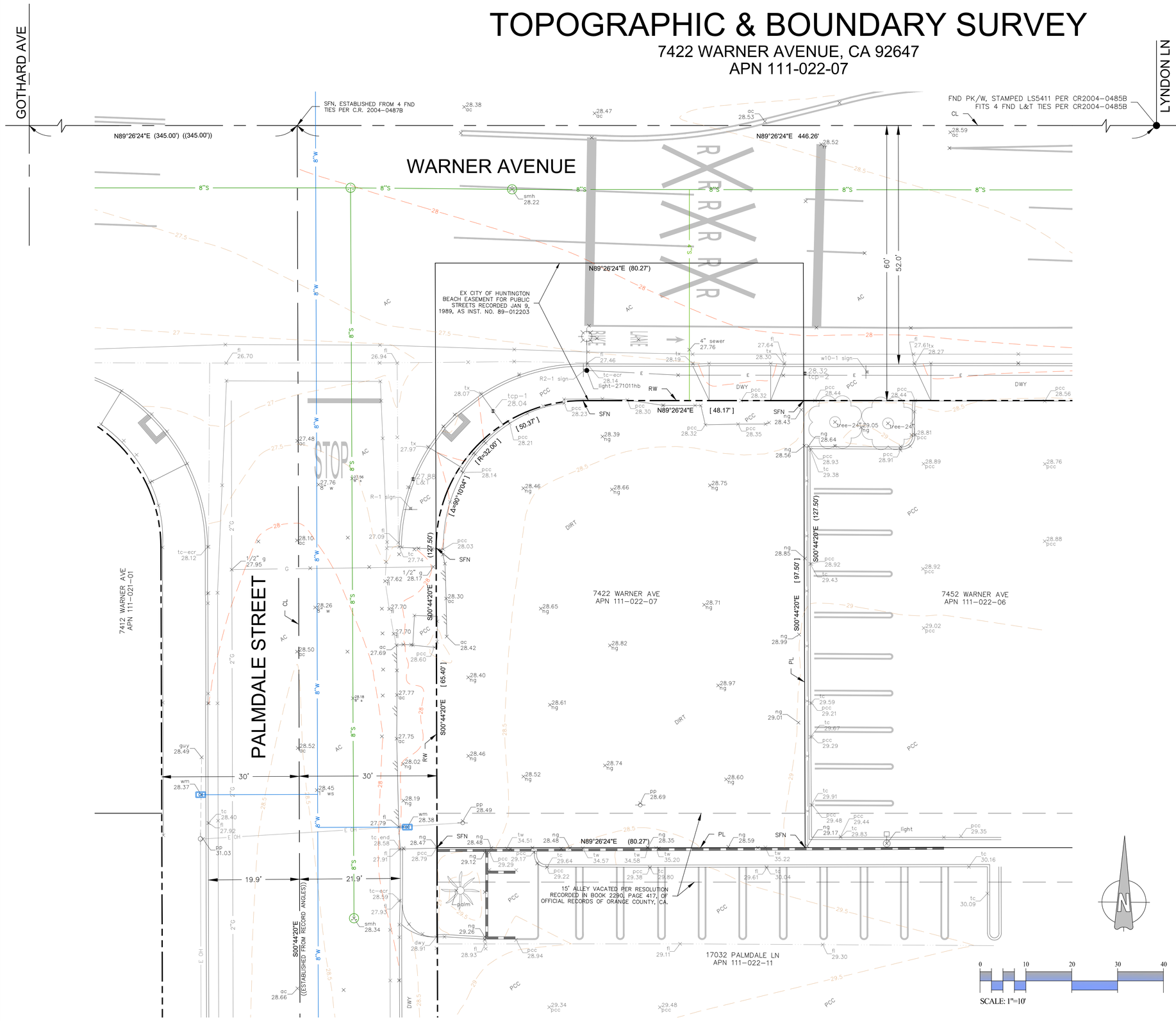
SITE PHOTOGRAPHS

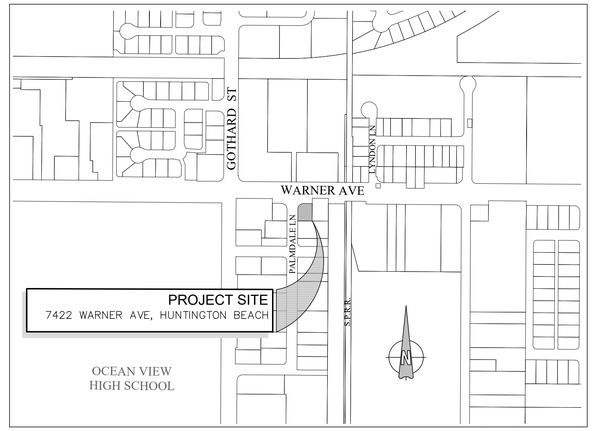
PAGE:

S.1

TOPOGRAPHIC & BOUNDARY SURVEY

7422 WARNER AVENUE, CA 92647
APN 111-022-07





SCALE: 1"=400' VICINITY MAP

SURVEY SOURCE:

TOPOGRAPHIC & BOUNDARY SURVEY BY GHAZAL ENGINEERING PERFORMED ON OCTOBER 3, 2023.

BASIS OF BEARINGS:

BASIS OF BEARING IS THE CENTERLINE OF WARNER AVENUE PER PARCEL MAP NO. 86-314, RECORDED IN PARCEL MAP BOOK 224, PAGES 28-29, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, SAID BEARING BEING N89°26'24"E.

BENCHMARK:

COUNTY OF ORANGE BENCHMARK 1D-77-69

NAVD88 ELEVATION: 18.443 FT
ADJUSTMENT YEAR: 1992

DESCRIBED BY OCS 2002 – FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "1D-77-69", SET IN THE SOUTHWEST CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF GOTHARD STREET, 0.1 MILE NORTHERLY OF WARNER AVENUE AND 33 FT. EASTERLY OF THE CENTERLINE OF GOTHARD STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
LOTS 3 AND 4 IN BLOCK "A" OF WINTERSBURG, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP HEREOF RECORDED IN BOOK 4, PAGE 78 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:
THE PORTION OF THE ALLEY ABUTTING PARCEL 1 ON THE SOUTH AS MEASURED FROM THE CENTER LINE OF SAID ALLEY TO THE SOUTH BOUNDARY OF PARCEL 1.

THE ABANDONMENT OF SAID ALLEY BY THE ORANGE COUNTY BOARD OF SUPERVISORS IS EVIDENCED BY A RESOLUTION RECORDED IN BOOK 2290, PAGE 417 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

RECORD REFERENCES:

( ) INDICATES RECORD OR CALC'D FROM RECORD DATA PER MAP OF WINTERSBURG, RECORDED IN BOOK 4, PAGE 78 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA

(( )) INDICATES RECORD OR CALC'D FROM RECORD DATA PER PARCEL MAP NO. 86-314, RECORDED IN PARCEL MAP BOOK 224, PAGES 28-29, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA

[ ] INDICATES RECORD OR CALC'D FROM RECORD DATA PER HUNTINGTON BEACH LOT LINE ADJUSTMENT NO. 05-07, RECORDED OCTOBER 30, 2006, DOCUMENT NUMBER 2006000729187.

UTILITY DATA:

UTILITY DATA IS PLOTTED BASED ON A COMBINATION OF FOUND SURFACE FEATURES, CITY UTILITY ATLAS INFORMATION, AND USA MARKINGS IN THE FIELD. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.

LEGEND:

- CENTER LINE
- EXISTING RIGHT-OF-WAY
- EX PROPERTY LINE
- EX CHAIN LINK FENCE
- EXISTING MASONRY WALL
- 8"W EXISTING WATER
- 8"S EXISTING SEWER
- 2"G EXISTING GAS
- 28 EX MJR CONTOUR (2' INTERVAL)
- 27.5 EX MNR CONTOUR (0.5' INTERVAL)
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- GTE EXISTING TEL PULL BOX
- EXISTING TREE
- EXISTING PALM

GhazalEngineering
Po Box 103 Redlands, California 92373 909-353-0550 GhazalEngineering.com

JOHNNY T. GHAZAL, PLS
PLS 9792, EXP. 09/30/2025

10-20-2023
DATE

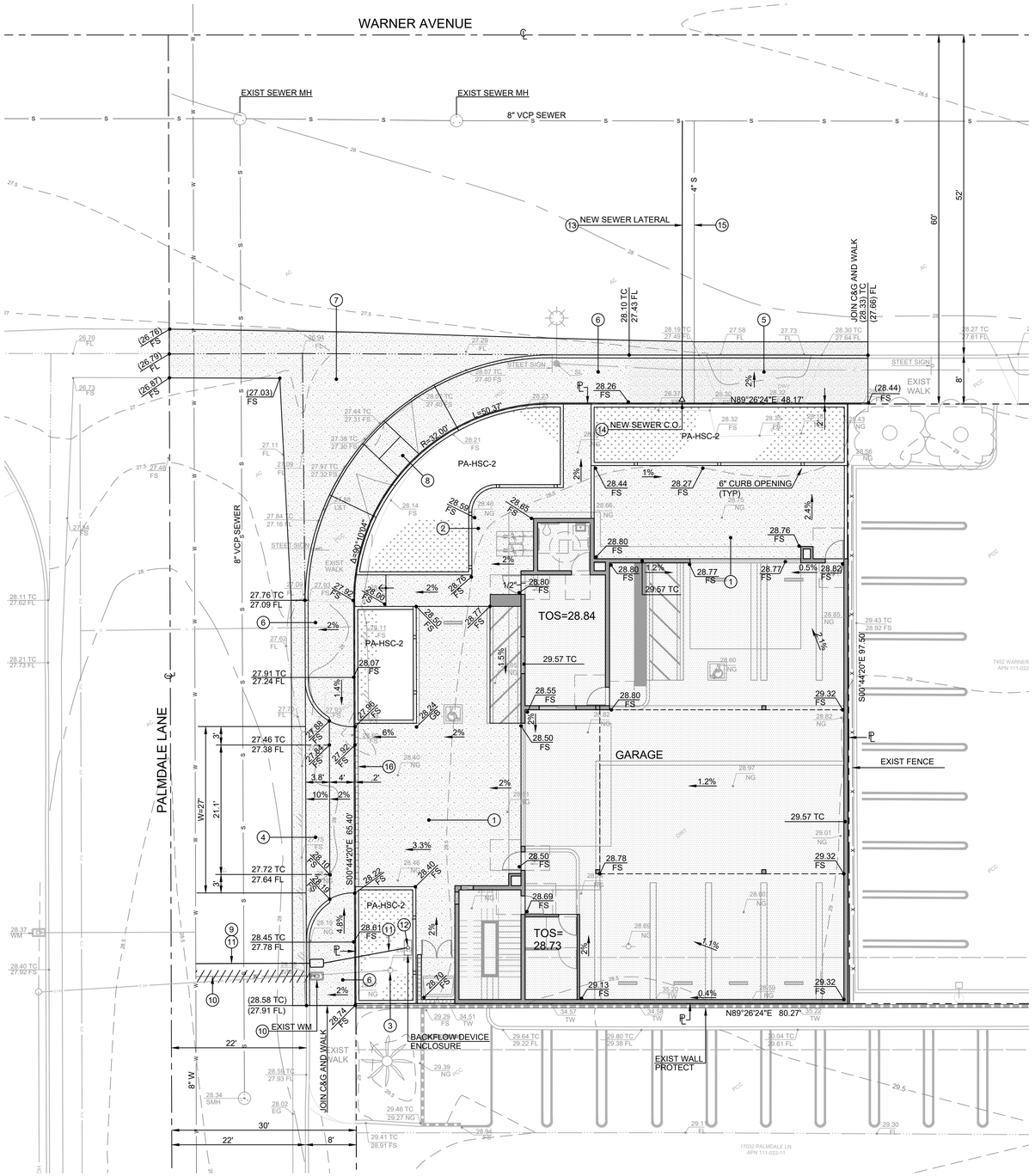
LICENSED LAND SURVEYOR JOHNNY T. GHAZAL 9792 STATE OF CALIFORNIA

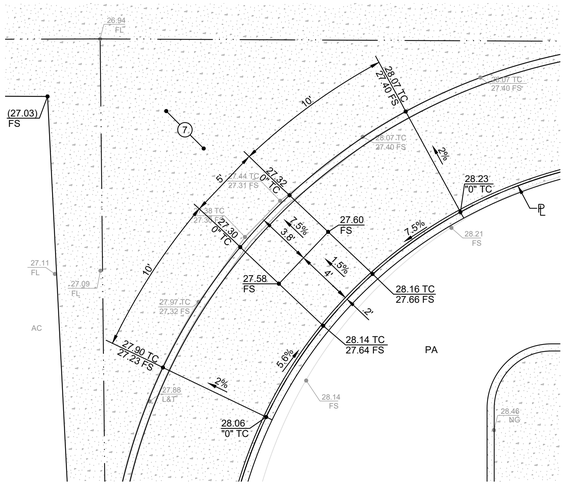
CONSTRUCTION NOTES:

1. CONSTRUCT 5" MIN CONCRETE DRIVEWAY.
2. CONSTRUCT 4" CONCRETE WALK.
3. EXISTING POLE TO BE REMOVED
4. CONSTRUCT COMMERCAIL DRIVEWAY APPROACH PER STD 211
5. REMOVE EXISTING DRIVEWAY APPROACH AND COSTRUCT CURB, GUTTER, AND SIDEWALK PER STD 202 AND 207.
6. CONSTRUCT SIDEWALK PER STD 207. MATCH TO EXISTING.
7. REMOVE AND REPLACE CROSS GUTTER AND CORNER SPANDREL PER STD 205 TO THE CENTERLINE OF PALMDALE LANE.
8. CONSTRUCT ADA COMPLIANT ACCESS RAMP PER CALTRANS STD PLAN A88A AND CURB RAMP DETAIL, SHEET C2
9. SAWCUT AND REMOVE EXISTING PAVING. CONSTRUCT TRENCH REMOVAL AND REPLACEMENT PER STD 606.
10. ABANDON EXISTING WATER SERVICE AT MAIN PER STD 613. THE EXISTING WATER METER SHALL BE REMOVED AND DELIVERED TO THE UTILITIES DIVISION PER PW INSPECTOR
11. CONSTRUCT 1" DOMESTIC WATER SERVICE LINE AND 1" METER PER STD 602. USE TYPE K SOFT COPPER PE, WRAPPED.
12. CONSTRUCT 1" BACKFLOW DEVICE (RPPD) PER STD 609A.
13. INSTALL NEW 6" SEWER LATERAL PER STD 507.
14. INSTALL NEW SEWER CLEAN-OUT PER STD 508.
15. SEVER AND CAP EXISTING SEWER LATERAL AT THE MAIN OR CHIMNEY.
16. INSTALL TRENCH DRAIN PER DETAIL, SHEET C2

-THE ABOVE NOTES REQUIRE A SEPARATE ENCROACHMENT PERMIT FROM PUBLIC WORKS: (7) (8) (9) (10) (11) (12) (13) (14) (15)
THE CITY BUILDING DIVISION WILL BE RESPONSIBLE FOR INSPECTION BEYOND THE WATER METER

– THE PW INSPECTOR AND CROSS-CONNECTION CONTROL SPECIALIST WILL BE RESPONSIBLE FOR _ INSPECTING AND APPROVING THE FINAL LOCATION OF THE RPPD"





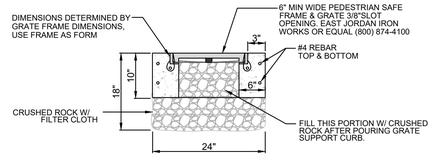
8 CURB RAMP
1"=5'

ABBREVIATIONS

ARCH	ARCHITECTURAL
C&G	CURB AND GUTTER
C.O.	CLEAN OUT
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FARM POND
FS	FINISH SURFACE
GB	GRADE BREAK
HH	HANDHOLE
HP	HIGH POINT
IE	INVERT ELEVATION
MH	MANHOLE
PA	PLANTER AREA
PB	PADESTRIAN
PROP	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SDWK	SIDEWALK
SMH	SEWER MANHOLE
ST LT	STREET LIGHT
TC	TOP OF CURB
TEL	TELEPHONE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TOS	TOP OF SLAB
TP	TOP OF WALL
TW	TOP OF CURB
WM	WATER METER

SITE BMPS

INF-2: INFILTRATION TRENCH



A- DIG A 24" WIDE X 18" DEEP TRENCH
B- PLACE FILTER CLOTH IN THE TRENCH EXTENDING 12" VERTICAL ON EACH SIDE
C- FILL BOTTOM 8" OF THE TRENCH W/ CRUSHED ROCK
D- FORM AND POUR PERIMETER CONCRETE CURB
E- FILL THE REST OF THE TRENCH W/ CRUSHED ROCK TO 4" FROM TOP OF TRENCH

16 TRENCH DRAIN
NTS

PA-HSC-2- IMPERVIOUS AREA DISPERSION
WHERE SHOWN

GRAPHIC SCALE
–5 0 2.5 5 10 20
(IN FEET)
1 inch = 10 ft.

REVIEWED BY:

CITY OF HUNTINGTON BEACH PUBLIC WORKS DEPT

RD# XXX

BLDG. PLAN CHECK # XXX-XXXX PWG #: XXXX-XXXX L #: XX-XXX

NO.	DATE	REVISIONS

DRAWN: JG
CHCK'D: TR
DATE: 11/15/25

OWNER/DEVELOPER:
MR. SHAWN SMITH
1051 13TH STREET
HUNTINGTON BEACH, CA 92648

PREPARED BY:
FORKERT ENGINEERING & SURVEYING, INC.
22311 BROOKHURST ST, STE 203
HUNTINGTON BEACH, CA 92646
(714) 963-6793
JN 10639

REGISTERED PROFESSIONAL ENGINEER — THOMAS M. RUIZ — NO. 58627 EXP. 12-31-26 — CIVIL — STATE OF CALIFORNIA

THOMAS M. RUIZ DATE

SOILS ENGINEER/GEOLOGIST:
MR. MING-TARNG CHEN, RCE 54011
COAST GEOTECHNICAL, INC.
1200 W. COMMONWEALTH AVE
FULLERTON, CA 92833
PH: 714-870-1211

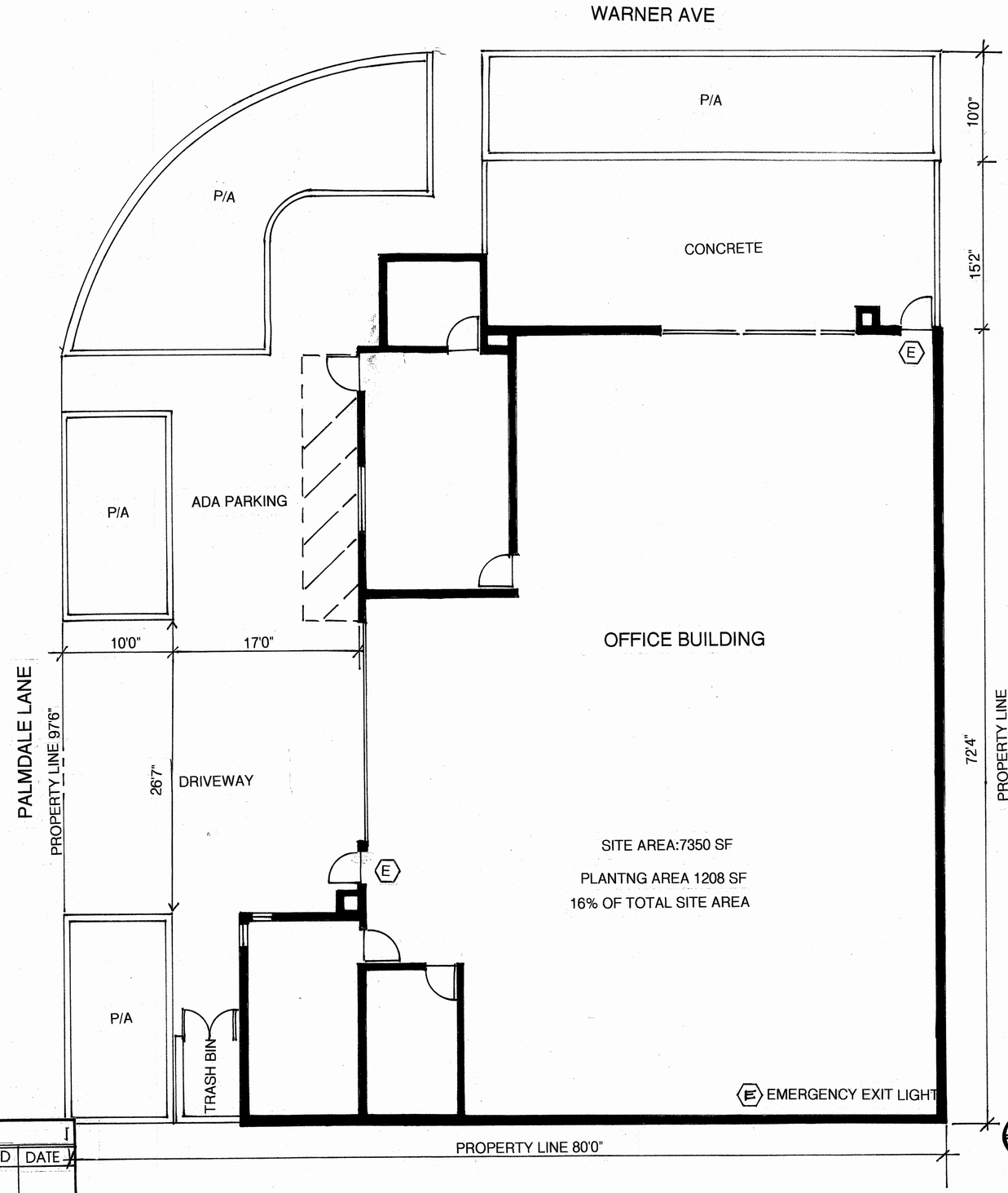
BENCHMARK:
OC BENCHMARK 1D-77-69

NAVD88 ELEVATION: 18.443 FT
ADJUSTMENT YEAR: 1992

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1D-77-69". SET IN THE SOUTHWEST CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE EASTERLY SIDE OF GOTHARD STREET, 0.1 MILE NORTHERLY OF WARNER AVENUE AND 33 FT. EASTERLY OF THE CENTERLINE OF GOTHARD STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

PRECISE GRADING PLAN
7422 WARNER AVENUE
HUNTINGTON BEACH, CALIFORNIA

SHEET: C2



REVIEW AND APPROVAL		
DEPARTMENT	APPROVED	DATE
PLANNING		
PUBLIC WORKS		

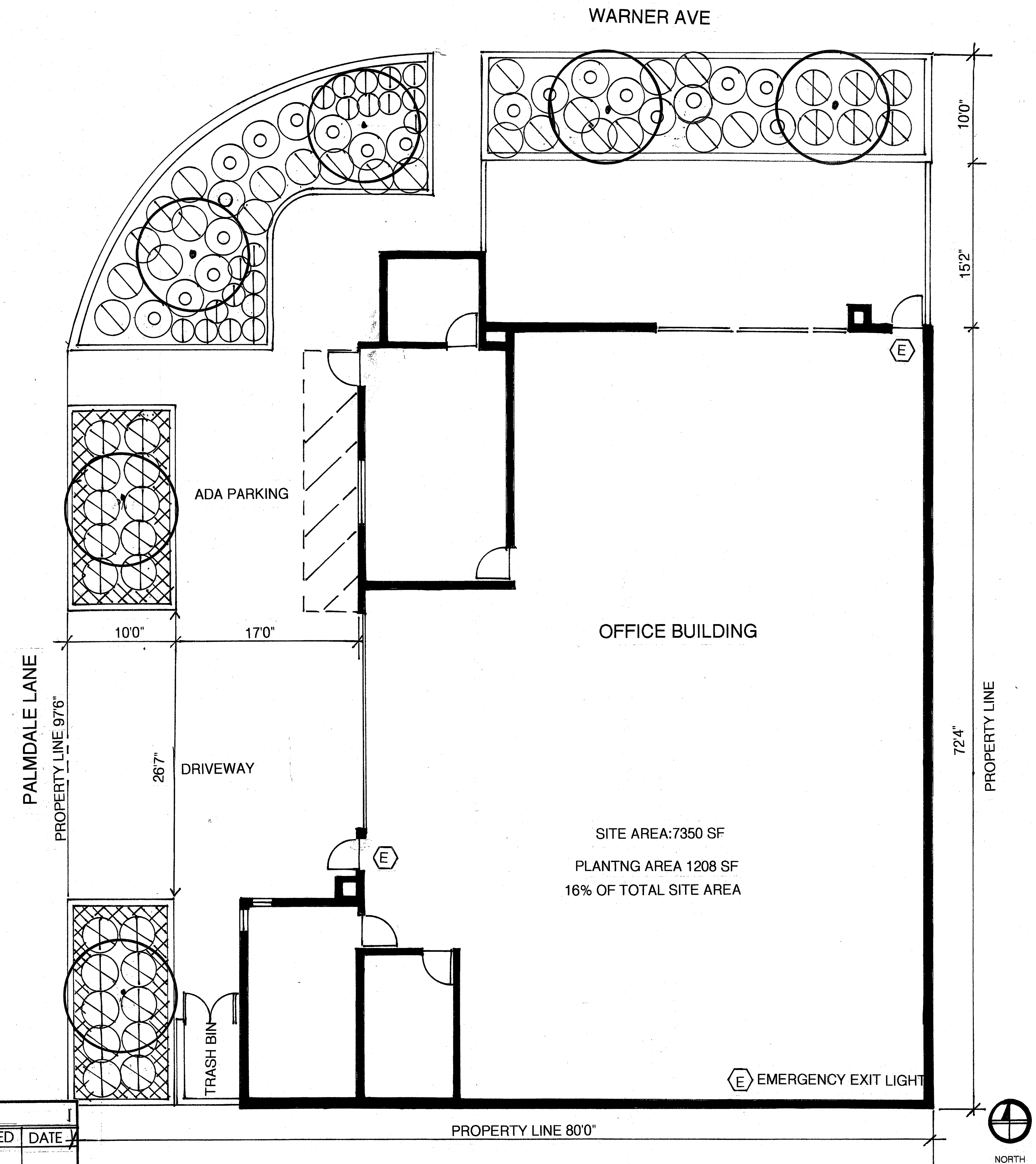
DARYN FRAZIER DESIGN GROUP

LANDARCH
CHARLES A. RATTFON RLA 5902
4501 BLACK DUCK WAY
OCEANSIDE,CA 92057
PH:949-370-4250

SITE PLAN

OFFICE BUILDING
7422 WARNER AVE
HUNTINGTON BEACH

Date 8.29.25
Scale 3/16"-1'0"
Drawn CAR
Job
Sheet ONE
Of FOUR Sheets



SCALE @ 24X36 :3/16-1'0"

PLANT LEGEND

SYM.	QTY.	SZ.	BOTANICAL NAME
⊙	6	36" BOX	ARBUTUS MARINA STD.
⦶	20	1 GAL	CUPHEA HYSSOPIFOLIA
◎	20	5 GAL	DIANELLA TASMANICA VAR.
▩	8	FLATS	DYMONDIA MARGARETAE
⊘	23	5 GAL	TRACHELOSPERMUM JASMINOIDES
⊕	26	5 GAL	WESTRINGIA FRUITICOSA 'MORNING LIGHT'

REVIEW AND APPROVAL		
DEPARTMENT	APPROVED	DATE
PLANNING		
PUBLIC WORKS		

DARYN FRAZIER DESIGN GROUP

LANDARCH
CHARLES A. RATHFON RLA 3902
4301 BLACK DUCK WAY
OCEANSIDE,CA 92057
PH:949-370-4250

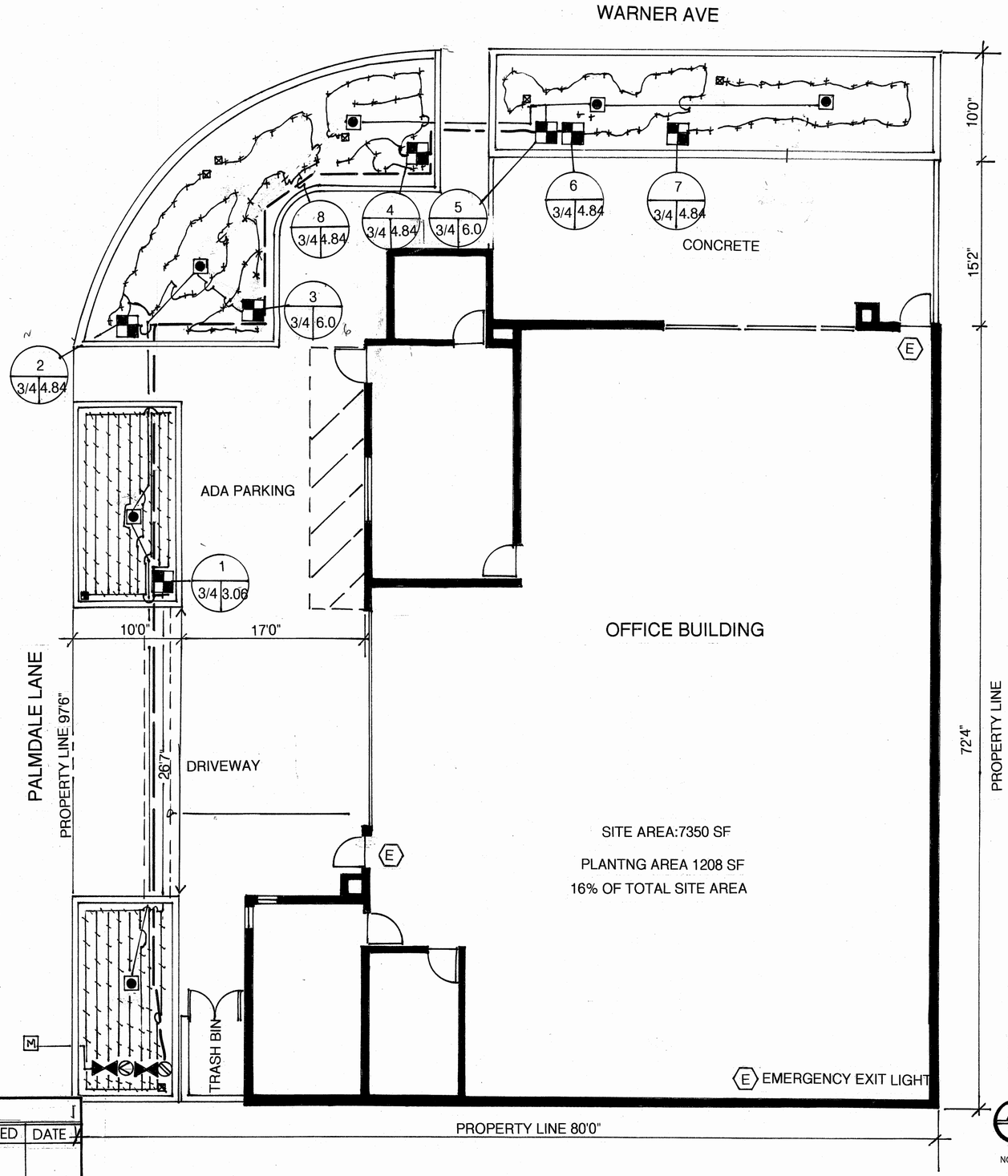
PLANTING PLAN

OFFICE BUILDING
7422 WARNER AVE
HUNTINGTON BEACH

REGISTERED LANDSCAPE ARCHITECT
CHARLES A. RATHFON
Exp. 8/31/25
STATE OF CALIFORNIA

[illegible]

Date	8.29.25
Scale	3/16"-1'0"
Drawn	CAR
Job	
Sheet	TWO
Of FOUR Sheets	



IRRIGATION LEGEND

PSI	GPM	SYMBOL	MANUF.	MODEL NO.	DES.	PATTERN
30	.29		RAINBIRD	HEVAN-8	6" POP-UP	QTR.
30	.29		RAINBIRD	HEVAN-8	6" POP-UP	HALF
30	2.0		RAINBIRD	1408	BUBBLER	UMBRELLA
30	.22		RAINBIRD	XFD-100 W/	SOLID DRIP SURFACE W/UXB-360-025 ATTACHED	
30	1.02		RAINBIRD	XFS0612100	SUB DRIP	12"OC
40	.2-5.0		RAINBIRD	XCZ-75-PRF	INLINE VALVE W/200 FILTER	
15-150			RAINBIRD	075-DVF-MB	INLINE VALVE W/FLOW CONT.	
40	.5-35		RAINBIRD	PSI-H40X-75	INLINE PRESSURE REGULATOR	
			RAINBIRD	ARV050	AIR/VAC RELIEF VALVE	
			WILKINS	975XLMSRP	BACK FLOW PREVENTER	
			NIBCO	T113	BRASS GATE VALVE	
		C	RAINBIRD	ESP-TMZ	6 STA. CONT. W/RAINSENSOR	
					SCH. 40 PVC MAINLINE	
					SCH. 40 PVC LATERAL	

VALVE NUMBER
GPM
VALVE SIZE

REVIEW AND APPROVAL		
DEPARTMENT	APPROVED	DATE
PLANNING		
PUBLIC WORKS		

DARYN FRAZIER DESIGN GROUP

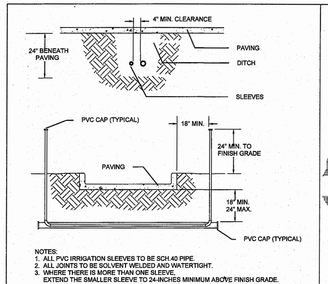
LANDARCH
CHARLES A. RATHFON RLA 5902
4501 BLACK DUCK WAY
OCEANSIDE,CA 92057
PH:949-370-4250

IRRIGATION PLAN

OFFICE BUILDING
7422 WARNER AVE
HUNTINGTON BEACH

REGISTERED LANDSCAPE ARCHITECT CHARLES A. RATHFON 5902 8/31/26 STATE OF CALIFORNIA

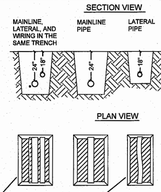
Date 8.29.25
Scale 3/16"-1'0"
Drawn CAR
Job
Sheet THREE
Of FOUR Sheets



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 85% PROCTOR.

1 SLEEVING

NOT TO SCALE

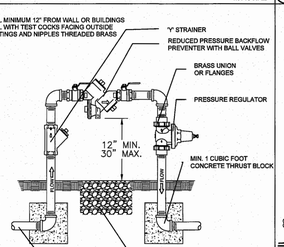


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

2 PIPE & WIRE TRENCHING

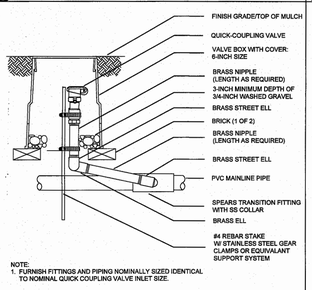
NOT TO SCALE

NOTES:
1. INSTALL MINIMUM 12" FROM WALL OR BUILDINGS
2. INSTALL WITH TEST COCKS FACING OUTSIDE
3. ALL FITTINGS AND NIPPLES THREADED BRASS



3 BACKFLOW PREVENTER

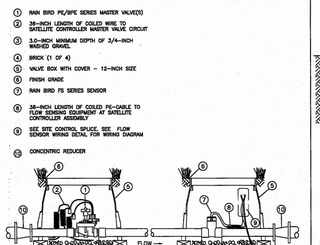
NOT TO SCALE



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

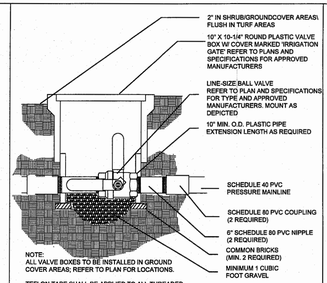
4 QUICK-COUPLING VALVE

NOT TO SCALE



5 SITECONTROL MASTER VALVE (NORMALLY CLOSED) AND TEE MOUNTED FLOW SENSOR

NOT TO SCALE



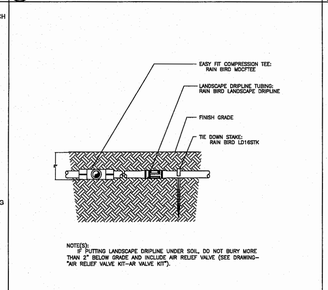
NOTE:
ALL VALVE BOXES TO BE INSTALLED IN GROUND COVER AREAS; REFER TO PLAN FOR LOCATIONS.

TEFLON TAPE SHALL BE APPLIED TO ALL THREADED CONNECTORS

6 BALL VALVE

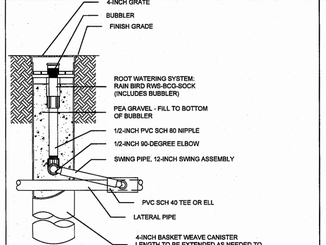
NOT TO SCALE

NOTE:
ALL VALVES TO BE INSTALLED IN GROUND COVER AREAS WHERE POSSIBLE



7 ELECTRIC REMOTE CONTROL VALVE

NOT TO SCALE



8 XERIGATION CONTROL ZONE KIT

NOT TO SCALE

NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

4 QUICK-COUPLING VALVE

NOT TO SCALE

NOTE(S):
IF PUTTING LANDSCAPE DRIPLINE UNDER SOIL, DO NOT BURY MORE THAN 2" BELOW GRADE AND INCLUDE AIR RELIEF VALVE (SEE DRAWING– "AIR RELIEF VALVE KIT–AR VALVE KIT").

9 DRIPLINE BELOW GRADE

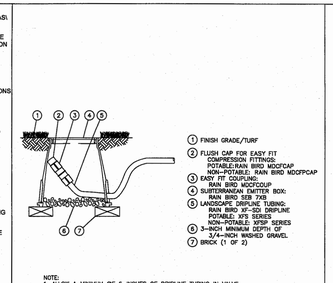
NOT TO SCALE

POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT, FOR NEW TREES PLACE NEAR ROOT BALL; FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.

INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH

10 DEEP WATERING BUBBLER

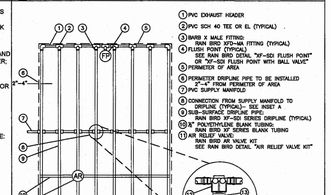
NOT TO SCALE



NOTE:
1. ALLOW A MINIMUM OF 6–INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

11 SUB-SURFACE DRIPLINE FLUSH POINT

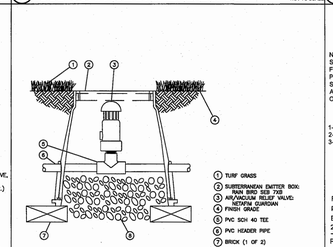
NOT TO SCALE



NOTE:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF–SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.

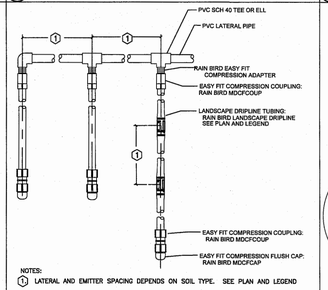
12 SUB-SURFACE DRIPLINE LAYOUT

NOT TO SCALE



13 SUB-SURFACE AIR/VACUUM RELIEF

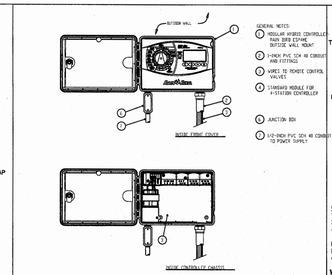
NOT TO SCALE



NOTES:
1. LATERAL AND EMITTER SPACING DEPENDS ON SOIL TYPE. SEE PLAN AND LEGEND

14 LANDSCAPE DRIPLINE LATERALS

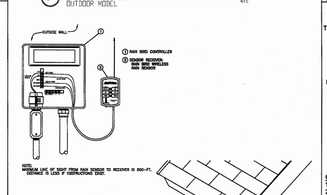
NOT TO SCALE



GENERAL NOTES:
1. MODULAR HYBRID CONTROLLER RAIN BIRD ESPME (OUTSIDE WALL MOUNT
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRE TO REMOTE CONTROL VALVES
4. STANDARD MODULE FOR 4 STATION CONTROLLER
5. JUNCTION BOX
6. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

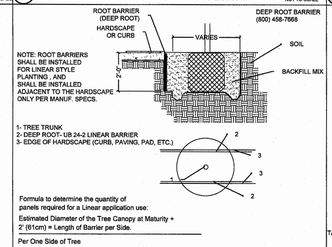
ESP-ME MODULAR HYBRID CONTROLLER OUTDOOR MODEL

NOT TO SCALE



15 EASY FIT COMPRESSION FITTINGS

NOT TO SCALE



NOTE: ROOT BARRIERS SHALL BE INSTALLED FOR LINEAR STYLE PLANTING , AND SHALL BE INSTALLED ADJACENT TO THE HARDSCAPE ONLY PER MANUF. SPECS.

1- TREE TRUNK
2- DEEP ROOT- UB 24-2 LINEAR BARRIER
3- EDGE OF HARDSCAPE (CURB, PAVING, PAD, ETC.)

Formula to determine the quantity of panels required for a Linear application use:

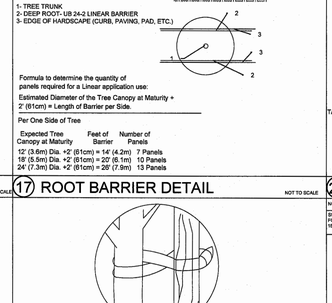
Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

Per One Side of Tree

Expected Tree Canopy at Maturity	Feet of Barrier	Number of Panels
12' (3.6m) Dia. +2' (61cm) = 14' (4.2m)		7 Panels
18' (5.5m) Dia. +2' (61cm) = 20' (6.1m)		10 Panels
24' (7.3m) Dia. +2' (61cm) = 26' (7.9m)		13 Panels

16 ESPME IRRIGATION CONTROLLER

NOT TO SCALE



24" PLANT SPACING	18" ROW SPACING	SETBACK
12"	10-1/2"	6"
18"	14"	9"
18"	15-1/2"	9"
24"	21"	12"

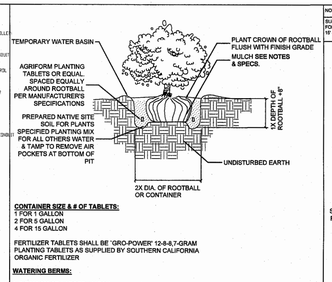
NOTE:
INSTALL BARK PRIOR TO PLANTING GROUNDCOVER

19 GROUNDCOVER PLANTING

NOT TO SCALE

17 ROOT BARRIER DETAIL

NOT TO SCALE

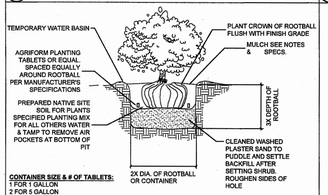


CONTAINER SIZE & # OF TABLETS:	
2 FOR 5 GALLON	7 FOR 42" BOX
4 FOR 15 GALLON	8 FOR 48" BOX
5 FOR 24" BOX	12 FOR 60" BOX
6 FOR 36" BOX	

FERTILIZER TABLETS SHALL BE "GRO-POWER" 12-8-8,7-GRAM PLANTING TABLETS AS SUPPLIED BY SOUTHERN CALIFORNIA ORGANIC FERTILIZER

22 TREE PLANTING DETAIL "A"

NOT TO SCALE



CONTAINER SIZE & # OF TABLETS:
1 FOR 1 GALLON
2 FOR 5 GALLON
4 FOR 15 GALLON

FERTILIZER TABLETS SHALL BE 'GRO-POWER' 12-8-8,7-GRAM PLANTING TABLETS AS SUPPLIED BY SOUTHERN CALIFORNIA ORGANIC FERTILIZER

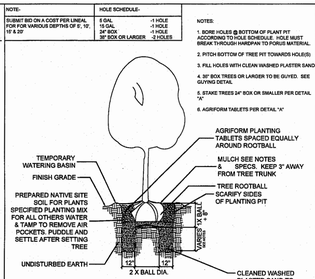
WATERING BERMS:

1. 5 GALLON OR LARGER 4" HIGH
2. LESS THAN 5 GALLON 2" HIGH

NOTES:
1. SET CROWN OF ROOT BALL 1" ABOVE FINISH GRADE
2. CONSTRUCT TAMPED BERM WATER BASIN AROUND EACH SHRUB TYPICAL UNLESS INSTRUCTED OTHERWISE BY THE LANDSCAPE ARCHITECT. CALL LANDSCAPE ARCHITECT TO VERIFY.

20 SHRUB PLANTING DETAIL "A"

NOT TO SCALE



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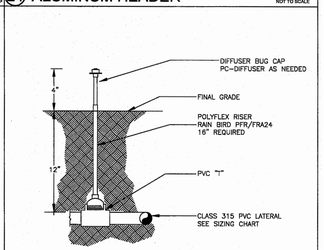
FERTILIZER TABLETS SHALL BE 'GRO-POWER' 12-8-8,7-GRAM PLANTING TABLETS AS SUPPLIED BY SOUTHERN CALIFORNIA ORGANIC FERTILIZER

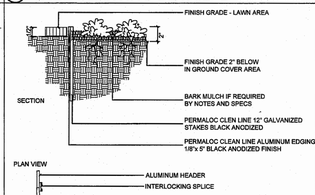
21 SHRUB PLANTING DETAIL "B"

VERTICAL MULCHING



24 ROOT WATERING SYSTEM RWS-S

NOT TO SCALE



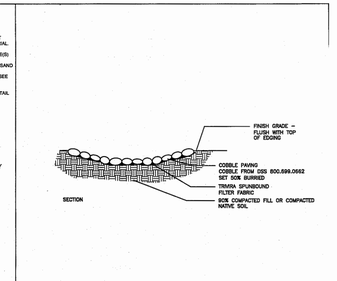
NOTE:
1. BORE HOLES @ BOTTOM OF PLANT PIT ACCORDING TO HOLE SCHEDULE. HOLE MUST BREAK THROUGH HARDPAN TO POROUS MATERIAL.
2. PITCH BOTTOM OF TREE PIT TOWARDS HOLE(S)
3. FILL HOLES WITH CLEAN WASHED PLASTER SAND
4. 36" BOX TREES OR LARGER TO BE GUYED. SEE GUYING DETAIL
5. STAKE TREES 24" BOX OR SMALLER PER DETAIL "A"
6. AGRIFORM TABLETS PER DETAIL "A"

SUBMIT BID ON A COST PER LINEAL FOR FOR VARIOUS DEPTHS OF 8', 10', 15' & 20'	HOLE SCHEDULE:	
	5 GAL	-1 HOLE
	15 GAL	-1 HOLE
	24" BOX	-1 HOLE
	36" BOX OR LARGER	-2 HOLES

23 TREE PLANTING DETAIL "B"

VERTICAL MULCHING

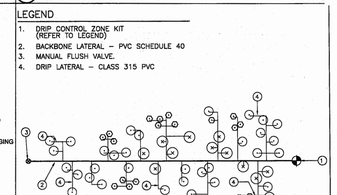
25 DRIP EMITTER w/ RISER



27 COBBLE PAVING

NOT TO SCALE

LEGEND
1. DRIP CONTROL ZONE KIT (REFER TO LEGEND)
2. BACKBONE LATERAL – PVC SCHEDULE 40
3. MANUAL FLUSH VALVE.
4. DRIP LATERAL – CLASS 315 PVC



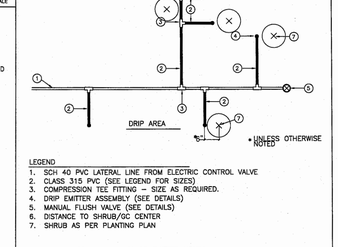
PERMALOC-CLENALINE ALUMINUM HEADER
PERMALOC CORPORATION
1-800-395-9660

23 TREE PLANTING DETAIL "B"

VERTICAL MULCHING

24 ALUMINUM HEADER

NOT TO SCALE



25 DRIP EMITTER w/ RISER

ENLARGED DETAIL

LEGEND
1. SCH 40 PVC LATERAL LINE FROM ELECTRIC CONTROL VALVE
2. CLASS 315 PVC (SEE LEGEND FOR SIZES)
3. COMPRESSION TEE FITTING – SIZE AS REQUIRED.
4. DRIP EMITTER ASSEMBLY (SEE DETAILS)
5. MANUAL FLUSH VALVE (SEE DETAILS)
6. DISTANCE TO SHRUB/GC CENTER
7. SHRUB AS PER PLANTING PLAN

NOTE: WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM PLANT MATERIAL

PLACE EMITTERS AS SPECIFIED BY IRRIGATION LEGEND

26 TYPICAL DRIP LAYOUT SYSTEM

NOT TO SCALE

REVIEW AND APPROVAL		
DEPARTMENT	APPROVED	DATE
PLANNING		
PUBLIC WORKS		

DARYN FRAZIER DESIGN GROUP

LANDARCH
CHARLES A. RATHFON RLA 3902
4501 BLACK DUCK WAY
OCEANSIDE,CA 92057
PH:949-370-4250

IRRIGATION AND PLANTING DETAILS

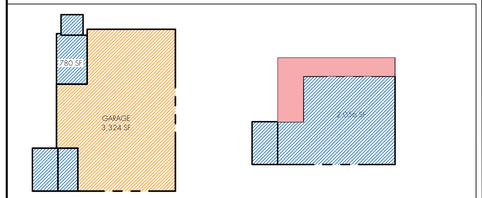
OFFICE BUILDING
7422 WARNER AVE.
HUNTINGTON BEACH

REGISTERED LANDSCAPE ARCHITECT CHARLES A. RATHFON No. 3902 Exp. 8/31/25 STATE OF CALIFORNIA

Date 8.29.25
Scale
Drawn CAR
Job
Sheet FOUR

24 X 36 CLEARPRINT©

PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION



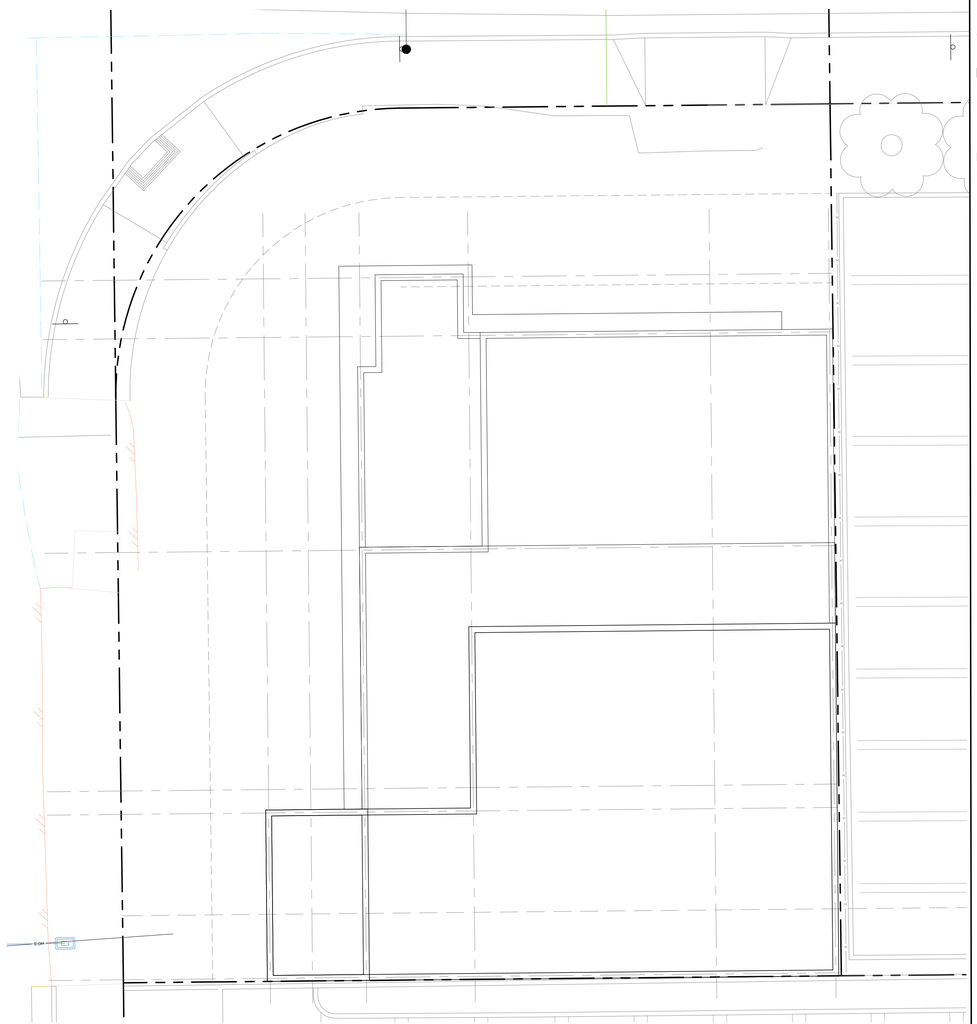
FIRST LEVEL
ARTIST'S STUDIO 780 SF
GARAGE 3,324 SF

SECOND LEVEL
ARTIST'S STUDIO 2,056 SF
COVERED PATIO 670 SF

OFF-STREET PARKING SPACES REQUIRED

SYMBOL	LEVEL	USE CLASSIFICATION	REQUIRED	AREA CALCULATION	PROVIDED SPACES
	1ST	BUSINESS USE CLASSIFICATION ART'S STUDIO - 780 SF	1 PER 1,000 SF	3,506 SF/1,000 = 3.5	
	2ND	BUSINESS USE CLASSIFICATION ART'S STUDIO - 2,056 SF + 670 SF			
					1 OUTSIDE SPACE + 6 SPACES INSIDE = 7 TOTAL

PARKING REQUIREMENTS 3



ROOF PLAN

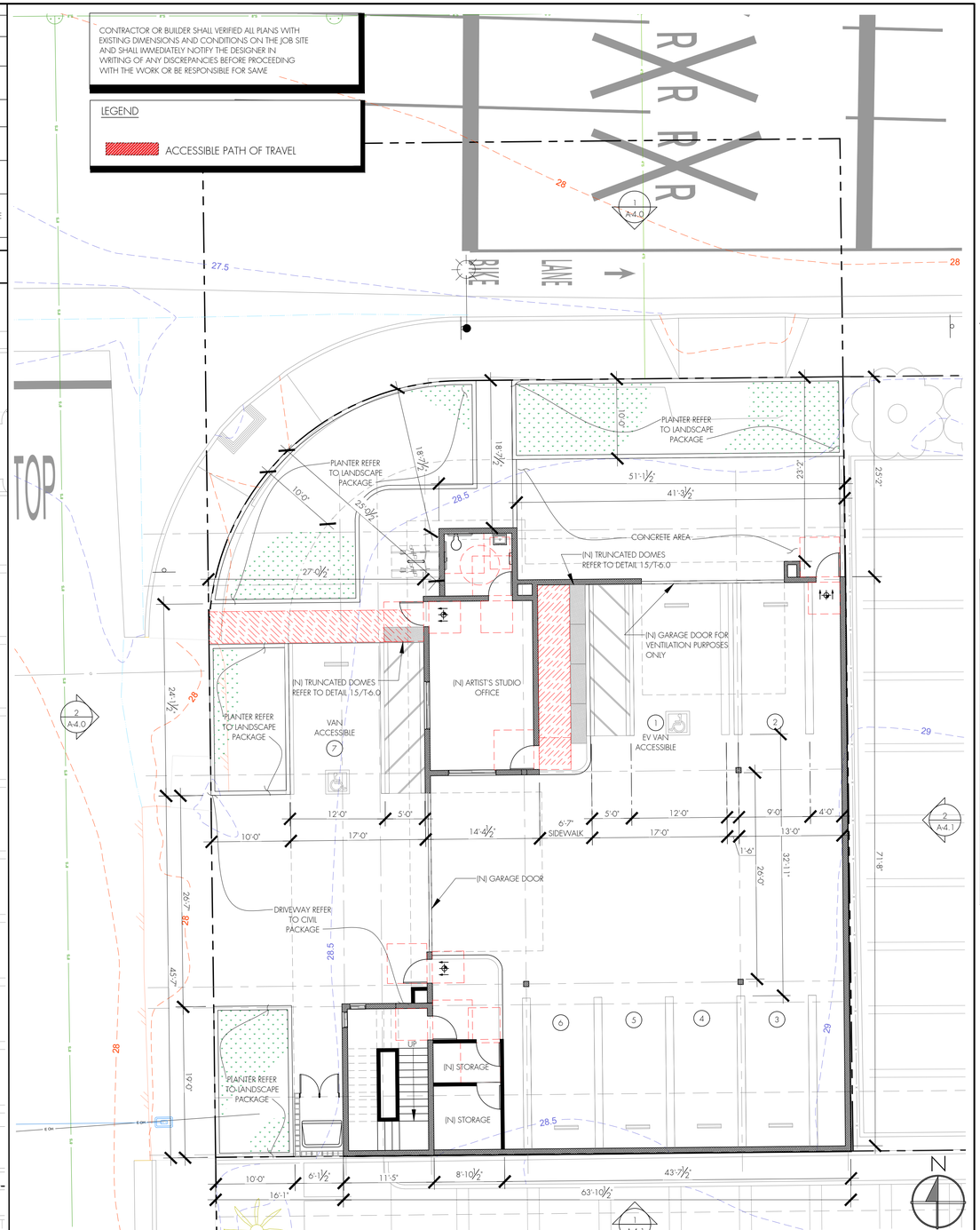
SCALE @ 11x17: 1/16" = 1'-0"
SCALE @ 24x36: 1/8" = 1'-0"
0' 4' 8' 16'

2

CONTRACTOR OR BUILDER SHALL VERIFIED ALL PLANS WITH EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

LEGEND

ACCESSIBLE PATH OF TRAVEL



OVERALL SITE PLAN

SCALE @ 11x17: 1/16" = 1'-0"
SCALE @ 24x36: 1/8" = 1'-0"
0' 4' 8' 16'

1

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

SHEET ISSUE & REVISION LOG

	date	comments
	05-13-2024	Preliminary Design
	06-03-2024	Client Comments
	06-07-2024	Client Comments
	06-11-2024	4th revision Client Comments
	07-22-2024	Client Comments
	08-21-2024	Client Comments
	10-17-2024	Client Comments
	10-24-2024	Client Comments
	11-08-2024	Planning Submittal
	03/19/2025	RE-DESIGN
	05/20/2025	RE-DESIGN
	06/02/2025	RE-DESIGN
	07/08/2025	Client Comments

SCOPE:

NEW BUILDING

OVERALL SITE PLAN

PAGE:

A-1.01

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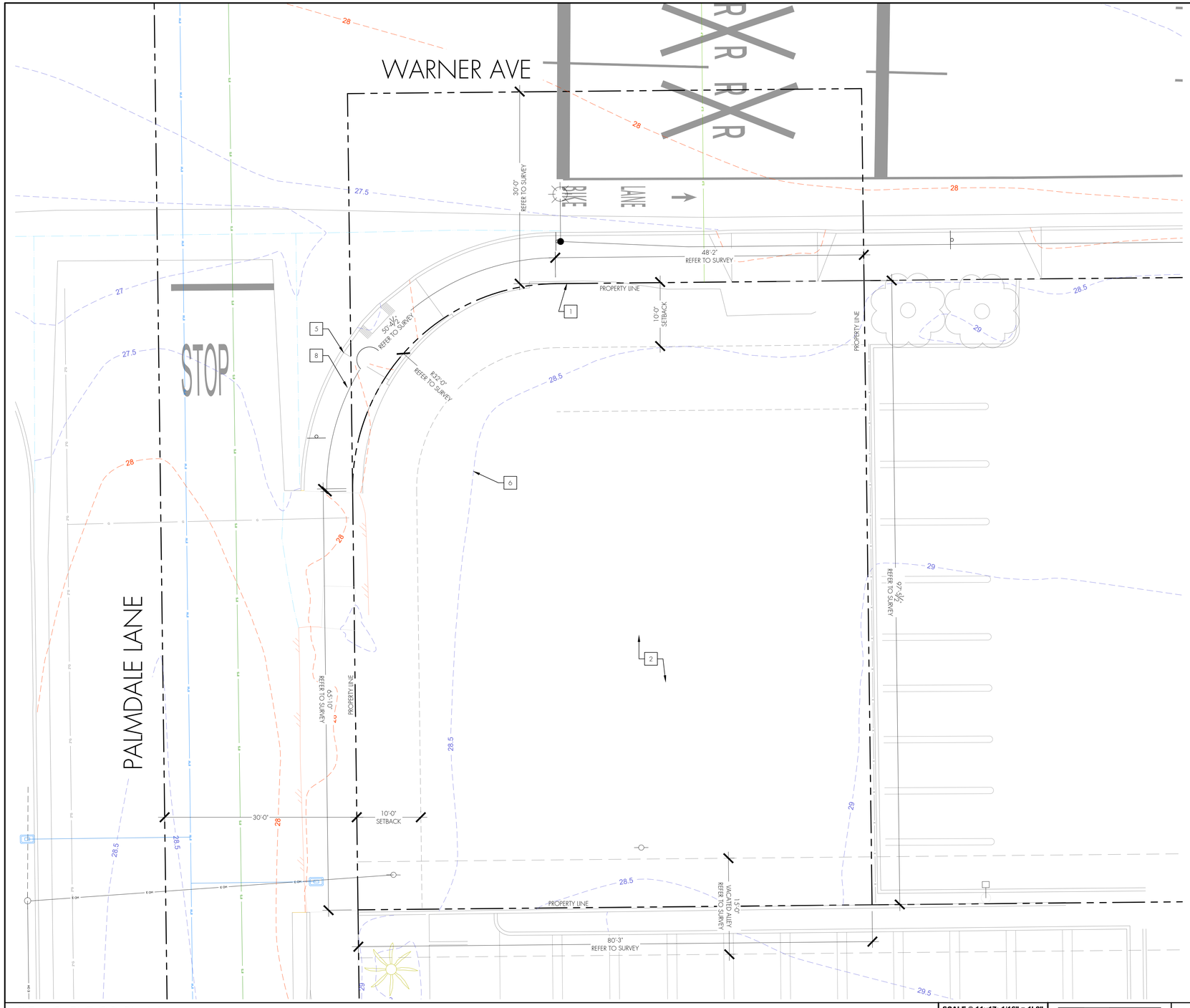

DEMO FLOOR PLAN

SCALE @ 11x17: 1/16" = 1'-0"
SCALE @ 24x36: 1/8" = 1'-0"
0' 4' 8' 16'

1

NOTE:

PROPERTY LINE DIMENSIONS BASED ON PLOT PLAN. THIS PLAN MAKES NO GUARANTEE AS TO ITS ACCURACY. SURVEY NOT PROVIDED

GENERAL NOTES

1. REMOVE FINISHES IN THEIR ENTIRETY AS INDICATED. CLEAN EXPOSED SURFACES. REMOVE ALL MASTIC, GLUES OR BUILT UP MATERIALS FROM THE ENTIRE SURFACE. PROVIDE A SMOOTH, SUBSTRATE SURFACE.
2. PRIOR TO REMOVAL OF ANY ITEMS OR ASSEMBLIES INDICATED, VERIFY WITH THE OWNER WHICH ITEMS WILL BE SALVAGED.
3. IF THE OWNER DESIGNATES ITEMS TO BE SALVAGED, MOVE THE ITEMS TO A SPECIFIED LOCATION AS DIRECTED BY THE OWNER.
4. NOTIFY THE OWNER, IN WRITING OF ANY ASSEMBLIES OR AREAS CONTAINING HAZARDOUS MATERIALS IN WHICH DEMOLITION WORK IS INDICATED.
5. BRING TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING, ANY FINDINGS, WHICH WERE NOT VISUALLY DETECTABLE PRIOR TO DEMOLITION SO THAT THE ARCHITECT CAN CLARIFY ACTIONS TO BE TAKEN BY THE CONTRACTOR
6. PRIOR TO DEMOLITION REROUTE AS NEEDED EXISTING UTILITIES REQUIRED TO BE MAINTAINED
7. PROTECT ALL EXISTING ELEMENTS & UTILITIES INDICATED TO REMAIN
8. VERIFY DEPTHS & LOCATIONS OF (E) UTILITIES TO REMAIN PRIOR TO BID & PRIOR TO START OF DEMOLITION WORK
9. REMOVE IN THEIR ENTIRETY ITEMS SHOWN WITH DASHED LINES
10. WHERE EXISTING SURFACES ARE TO BE FRAMED OR FURRED TO RECEIVE NEW FINISHES, ENSURE THAT EXISTING SURFACES HAVE BEEN COMPLETELY CLEANED OF EXISTING MOLD, MILDEW, AND/OR SURFACE DIRT, & THAT ALL EXISTING FINISHES HAVE BEEN REMOVED DOWN TO BARE SUBSTRATE.
11. PATCH & REPAIR ALL (E) ASSEMBLIES OR SURFACES & MAKE READY FOR APPLICATION OF NEW FINISHES & MATERIALS.
12. FULLY INSPECT ALL (E) CONDUITS TO REMAIN AND PROVIDE ARCHITECT WITH ALL INSPECTION REPORT WITH DETAIL RECOMMENDATIONS FOR ANY NEEDED REPAIR AND UPGRADE. FOR ARCHITECTS REVIEW AND ACTION PRIOR TO THE START OF DEMOLITION
13. PATCH AND REPAIR ALL EXISTING ASSEMBLIES OR SURFACES WHERE DEMOLITION IS REQUIRED TO INSTALL NEW UTILITIES.
14. REMOVE EXISTING WIRING, CONDUIT, BOXES & INTERIOR LIGHT FIXTURES IN THEIR ENTIRETIES AND REMOVE ALL ELECTRICAL WIRING BACK TO NEAREST POINT OF DISCONNECTION AT A CONCEALED SPACE.
15. PATCH, REPAIR, INFILL AND SMOOTH OUT SURFACES WHERE ITEMS THAT HAVE BEEN MECHANICALLY ATTACHED LEAVE HOLES.
16. PATCH AND REPAIR ALL ASSEMBLIES OR SURFACES WHERE DEMOLITION IS REQUIRED TO INSTALL NEW WORK. ALL DISTURBED ASSEMBLIES & SURFACES ARE TO BE PATCHED AND REPAIRED AS TO BE VISUALLY UNDETECTABLE IN PROFILE, LIFT, TEXTURE, COLOR AND TO MATCH ALL ADJACENT SURFACES, PROVIDE ALL MATERIALS BOTH STRUCTURALLY AND COSMETICALLY TO COMPLETE THIS WORK.

KEYNOTES

1. DEMO (E) FENCE. REFER TO SURVEY
2. TRENCH UTILITIES AS NEEDED FOR NEW BUILDING
3. DEMO (E) CHAIN LINK FENCE
4. NOT USED
5. (E) CURB TO REMAIN
6. (E) GRADE
7. NOT USED
8. (E) SIDEWALK TO REMAIN
9. NOT USED

LEGEND

- AREA OUTSIDE OF SCOPE OF WORK
- ITEM TO REMAIN
- ITEM TO BE REMOVED

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)-697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

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SCOPE:

NEW BUILDING

DEMO FLOOR PLAN

PAGE:

A-1.1

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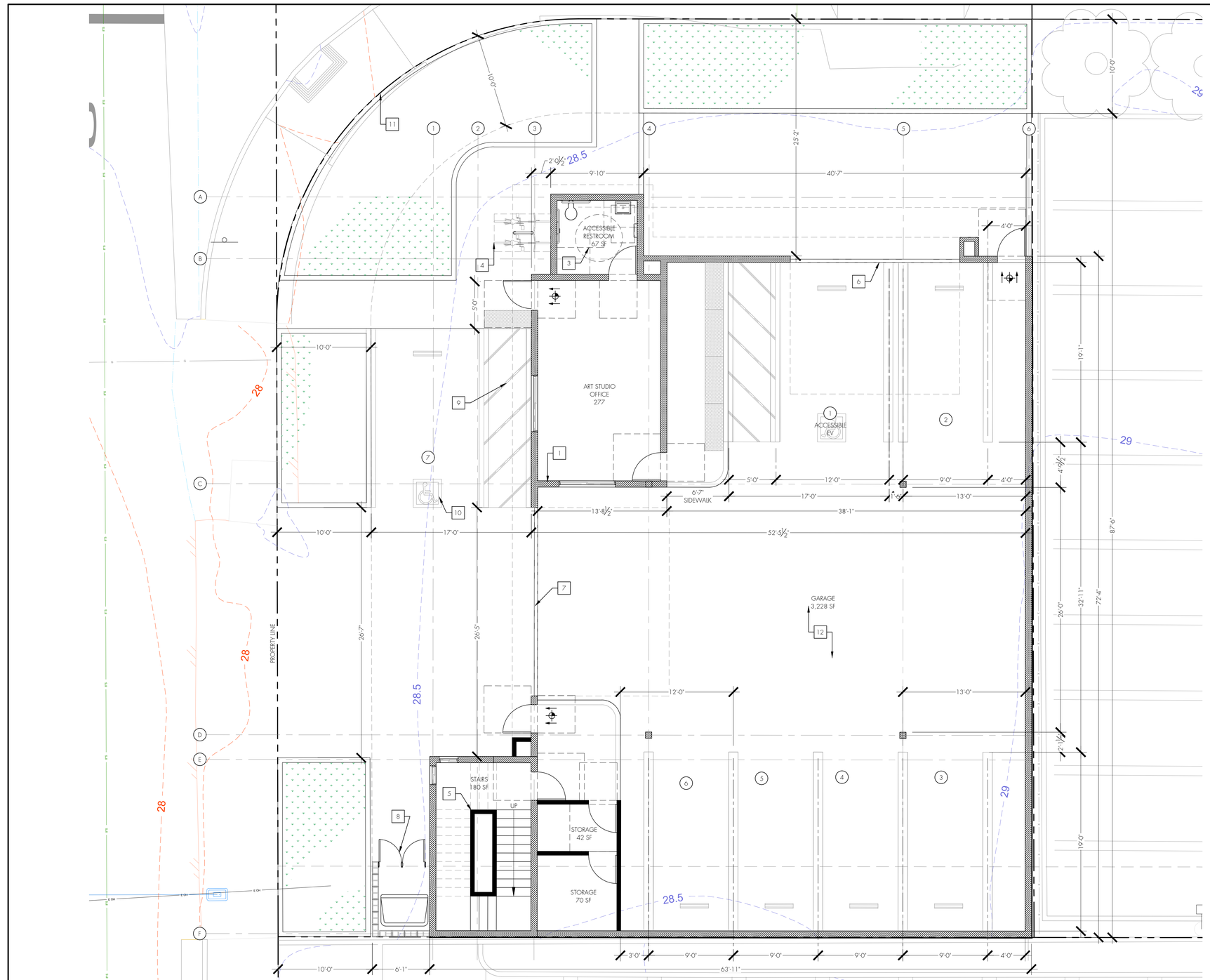

FIRST LEVEL FLOOR PLAN

1

KEY NOTES

1. (N) WALL
2. (N) WINDOW
3. (N) ADA BATHROOM.
4. (N) BIKE RACKS
5. (N) STAIRS WITH GUARDRAILS
6. (N) 18'WIDE x14'HIGH GARAGE DOOR FOR VENTILATION ONLY
7. (N) 20'WIDE x14'HIGH GARAGE DOOR. AUTOMATED DOOR TO REMAIN OPEN DURING BUSINESS HOURS
8. (N) CMU WALL FOR TRASH ENCLOSURE WITH METAL GATES
9. (N) CURB RAMP WITH TRUNCATED DOMES. REFER TO DETAIL15/T-6.0 AND DETAIL 4/T-6.0
10. (N) ACCESSIBLE PARKING. REFER TO DETAIL 1/T-8.0
11. (N) PLANTERS. REFER TO LANDSCAPE PACKAGE
12. (N) PAVED PARKING AREA WITH PARKING SPACES
13. (N) COLUMNS. REFER TO STRUCTURAL PACKAGE

MEANS OF EGRESS

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE PER TABLE 1006.2.1 FOR OCCUPANCY "B" WITH A MAX OCCUPANT LOAD OF SPACE OF 29 WITHOUT SPRINKLERS AND OL < 30' = 100'0"
PROVIDED = 123'
TWO EXIT DOORS REQUIRED.
DISTANCE BETWEEN EXIT DOORS 1007.1
TWO EXITS OR EXIT DOORWAYS. WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM
DIAGONAL= 95'-3"/2= 47'-5" MIN REQUIRED. UNOBSTRUCTED DISTANCE PROVIDED = 72'-4"
EXCEPTIONS:
WHERE A BUILDING IS EQUIPPED THOUGHT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED

EXIT ACCESS TRAVEL DISTANCE W/O SPRINKLERS

NUMBER OF PERSONS EXITING - DIRECTION

NOTE

ALL FINISH MATERIALS APPLIED TO WALLS AND CEILING SHALL BE TESTED AS SPECIFIED IN CBC 803
ALL FINISH MATERIALS SHALL COMPLY WITH 5.504.4 TO 5.504.5 FROM THE CAL GREEN IN T-2.2

TABLE 422.1 MINIMUM PLUMBING FACILITIES

	WATER CLOSETS PER PERSON		LAVATORIES FIXTURE PER PERSON		URINALS
	MALE	FEMALE	MALE	FEMALE	
B BUSINESS OCCUPANCY (OFFICE, PROFESSIONAL OR SERVICE TYPE TRANSACTIONS)	MALE 1: 1-50	FEMALE 1: 1-15 2: 16-30 3: 31-50	MALE 1: 1-75	FEMALE1 : 1-50	MALE 1: 1-100 0

SYMBOLS

- NEW INTERIOR WALL
- NEW CONCRETE WALL
- NEW 2 HOUR FIRE RATED WALL
- (N) EXIT SIGN ILLUMINATED AT ALL TIMES AND CONNECTED TO EMERGENCY POWER SYSTEM THAT PROVIDES ILLUMINATION OF NOT LESS THAN 90 MIN IN CASE OF POWER LOSS
- MEANS OF EGRESS / ACCESSIBLE PATH OF TRAVEL
- D — DOOR WITH ADA CLEARANCE, SEE DOOR SCHEDULE A-7.0
- N — TACTILE RESTROOM, STAIRS ENTRANCE AND EXIT SIGNS REFERENCE DETAIL NUMBER. SEE SHEET A-9.0 FOR SIGNS
- W — WINDOW/STOREFRONT, SEE WINDOW SCHEDULE A-7.1

LAVATORY FAUCETS	1.5 gpm @ 60 psi (MIN 0.8 gpm AT 20 psi)
KITCHEN FAUCETS	1.8 gpm @ 60 psi (MAY TEMPORARY EXCEED MAXIMUM, BUT NOT EXCEED 2.2 gpm @ 60 psi)
WATER CLOSETS (TOILETS)	1.28 GALLONS PER FLUSH (URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH)
SHOWERHEADS	2.0 gpm @ 80 psi (PER SHOWER)

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SCOPE:

NEW BUILDING

FIRST LEVEL FLOOR PLAN

PAGE:

A-2.1

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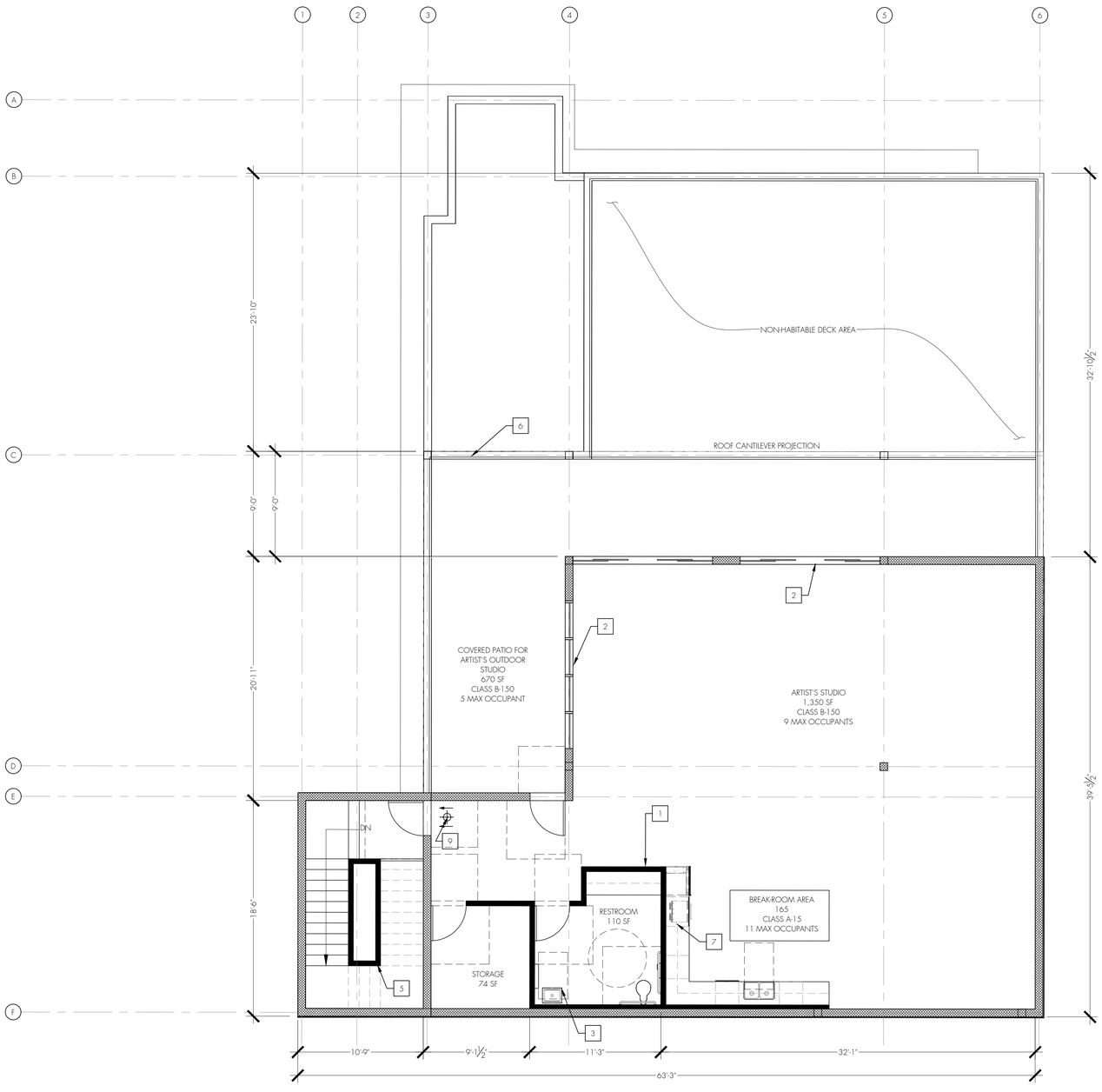

SECOND LEVEL FLOOR PLAN

SCALE @ 11x17: 3/32" = 1'-0"
SCALE @ 24x36: 3/16" = 1'-0"
0' 3' 6' 9' 12'

1

KEY NOTES

1. (N) WALL
2. (N) GLASS STOREFRONT WITH SLIDING ACCESS DOOR. PROVIDE BLUE HUE TINT IN ALL STREET FACING DOORS
3. (N) ADA BATHROOM.
4. (N) FLOOR FINISHES.
5. (N) STAIRS WITH GUARDRAILS
6. (N) 42" GUARDRAIL .GUARDRAILS MUST BE ABLE TO WITHSTAND A CONCENTRATED LOAD OF 200 LBD APPLIED AT ANY POINT ALONG THE RAIL IN ANY DIRECTION. ESR-3950. 40" TALL WALL + 2" GUARDRAIL ONLY. SECOND LEVEL ONLY
7. (N) CABINETS AND KITCHEN APPLIANCES. COUNTERTOP TO BE 34" MAX HEIGHT. REFER TO DETAL 16/T6
8. (N) PREHUNG INTERIOR DOOR
9. (N) EXIT DOOR

MEANS OF EGRESS

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE PER TABLE 1006.2.1 FOR OCCUPANCY 'B' WITHOUT SPRINKLERS AND OL < 30' = 100'-0"
PROVIDED = 66' TWO EXIT DOORS NOT REQUIRED

EXIT ACCESS TRAVEL DISTANCE W/O SPRINKLERS

NUMBER OF PERSONS EXITING - DIRECTION

MINIMUM MEANS OF EGREES WIDTH
1005.3.1 STAIRWAYS
OCCUPANT LOAD x 0.3 INCH
13 x 0.3" = 3.9"

1011.2 WIDTH AND CAPACITY
THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES (1118 MM). SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS..
EXCEPTIONS:
STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES

NOTE

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ALL FINISH MATERIALS SHALL COMPLY WITH 5.504.4 TO 5.504.5 FROM THE CAL GREEN IN T-2.2

TABLE 422.1 MINIMUM PLUMBING FACILITIES

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SYMBOLS

NEW INTERIOR WALL
NEW CONCRETE WALL
NEW 2 HOUR FIRE RATED WALL

(N) EXIT SIGN ILLUMINATED AT ALL TIMES AND CONNECTED TO EMERGENCY POWER SYSTEM THAT PROVIDES ILLUMINATION OF NOT LESS THAN 90 MIN IN CASE OF POWER LOSS

MEANS OF EGRESS / ACCESSIBLE PATH OF TRAVEL

D — DOOR WITH ADA CLEARANCE, SEE DOOR SCHEDULE A-7.0

N — TACTILE RESTROOM, STAIRS ENTRANCE AND EXIT SIGNS REFERENCE DETAIL NUMBER. SEE SHEET A-9.0 FOR SIGNS

W — WINDOW/STOREFRONT, SEE WINDOW SCHEDULE A-7.1

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SCOPE:

NEW BUILDING

SECOND LEVEL FLOOR PLAN

PAGE:

A-2.2

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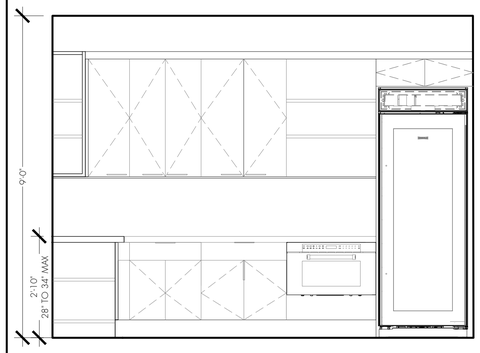
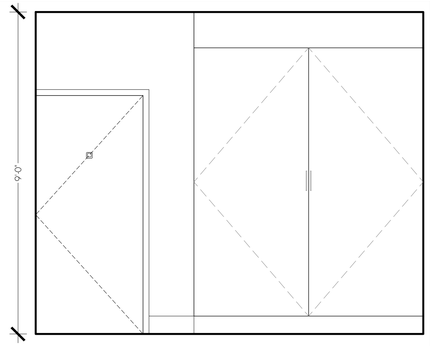


ELEVATION 12



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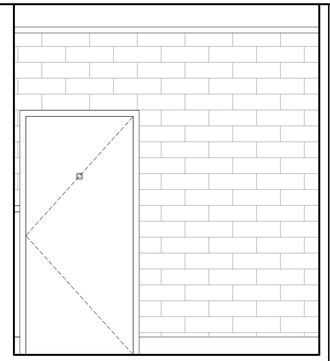

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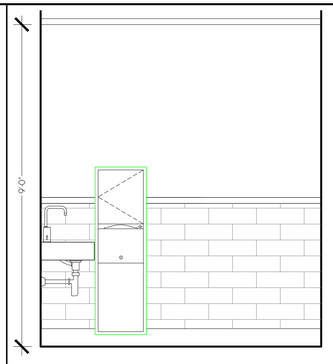

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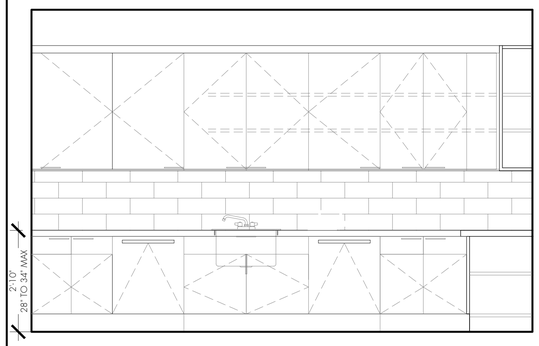

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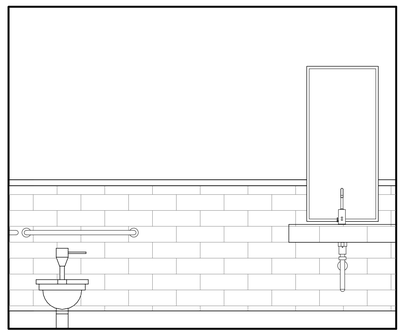

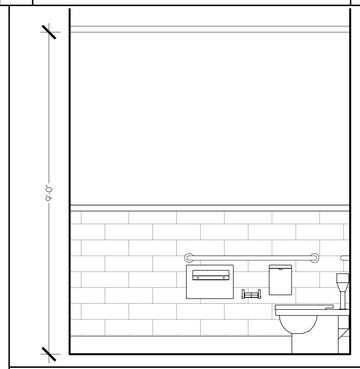

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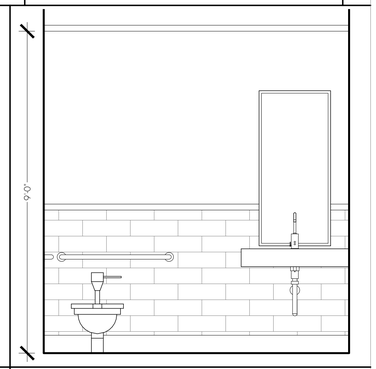

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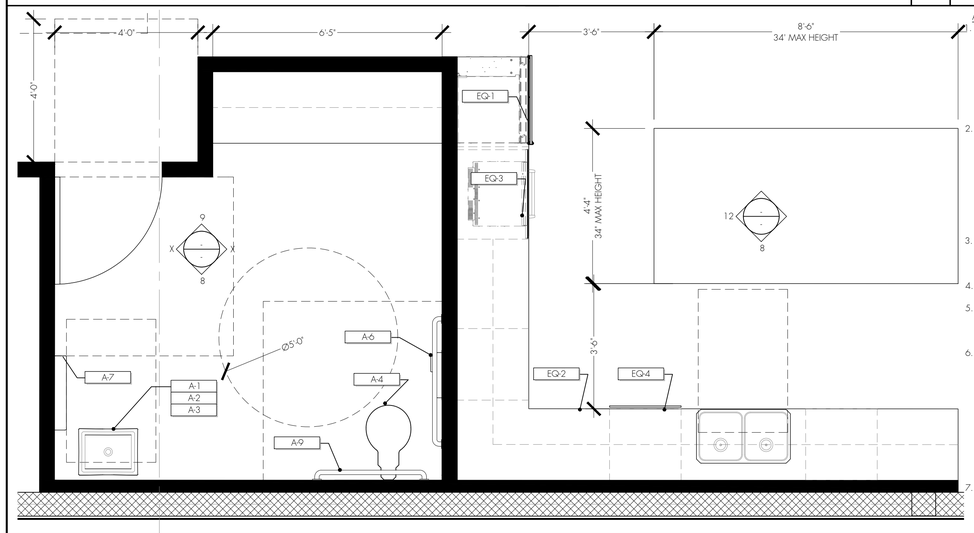
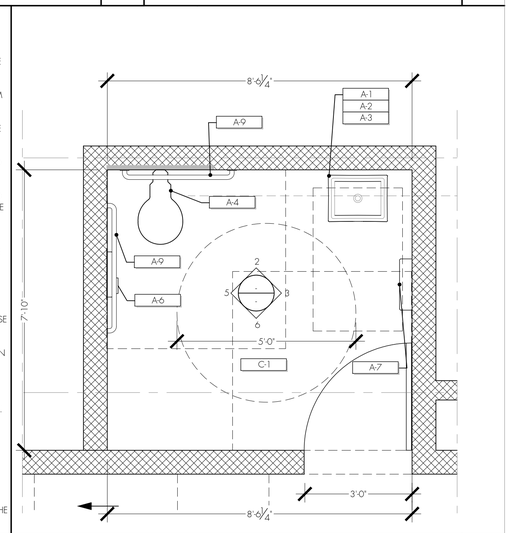


ACCESSIBLE LAVATORY NOTES:

1. LOCATION: THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18" HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34" ABOVE THE FINISH FLOOR. DISTANCE SHALL BE MEASURED TO THE HIGHER OF THE FIXTURE RIM FOR SURFACE MOUNT OR COUNTER SURFACE FOR UNDER MOUNT.
2. FLOOR SPACE: A CLEAR MANEUVERING SPACE AT LEAST 30" x 48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF AND CENTERED ON ACCESSIBLE LAVATORIES TO ALLOW FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE UNDERNEATH THE LAVATORY MORE THAN 19". THIS CLEAR SPACE SHALL COMPLY WITH ALLOWABLE REACH RANGES.
3. KNEE AND TOE SPACE SHALL BE PROVIDED AS SHOWN BELOW. A MAXIMUM OF 19" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY KNEE AND TOE CLEARANCES. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.
4. HOT WATER & DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
6. LAVATORY FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE. LEVER OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
7. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.

BATHROOM AND KITCHINNETTE FLOOR PLAN 7



BATHROOM 1

EQUIPMENT SCHEDULE

	DESCRIPTION	MANUFACTURER/MODEL
EQ-1	REFRIGERATOR	TBD
EQ-2	DISHWASHER	TBD
EQ-3	MICROWAVE	TBD
EQ-4	KITCHEN SINK	TBD
EQ-5		TBD

FINISH SCHEDULE

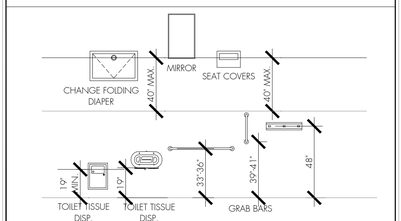
	MANUFACTURER	COLOR
CT-1	STAINED AND POLISHED CONCRETE	STAINED GRAY
BS-1	SEALED CONCRETE BASE	STAINED GRAY
P-1	SHERWIN WILLIAMS PAINT	SW 7006 EXTRA WHITE
C-1	QUARTZ - CARRERA	CARRERA - POLISHED
VW-1	CERAMIC TILE - DALTILE	EL43 ELEMENT

1. PAINT FINISH NOTES:
*CEILINGS - FLAT *BULKHEAD - EGGSHELL*NEUTRAL PIERS - SEMI-GLOSS*SERVICE ALCOVES (WALLS & CEILINGS) - SEMI-GLOSS* DOORS & FRAMES - SEMI GLOSS (METAL SPECIFIC APPLICATION)

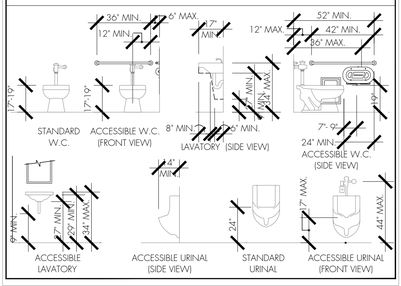
ACCESSORY SCHEDULE

	DESCRIPTION	COLOR
A-1	ELECTRONIC GOOSENECK FAUCET (COUNTER MOUNT) HARD WIRE-KOHLER	K-13474
A-2	SOAP DISPENSER SURFACE MOUNTED TANK - WHITE CINTAS	CINTAS
A-3	UNDERMOUNT SINK - Verticyl® Rectangle KOHLER	K-2882-0
A-4		
A-5	ELONGATED FLOOR MOUNTED ADA PRESSURE ASSIST WATER CLOSET	WETS-80-29.8010-STG
A-6	STAINLESS STEEL TOILET PAPER DISPENSER - CINTAS	CINTAS
A-7	PAPER TOWEL DISPENSER - CINTAS - WHITE	CINTAS
A-9	TOILET GRAB BARS - KOHLER	18" K-10541-S 24" K-10542-S 36" K-10544-S 42" K-10545-S

ACCESSORIES MOUNTING HEIGHTS



FIXTURE MOUNTING HEIGHTS



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SCOPE:

NEW BUILDING

ACCESSIBLE BATHROOM

PAGE:

A-3.0

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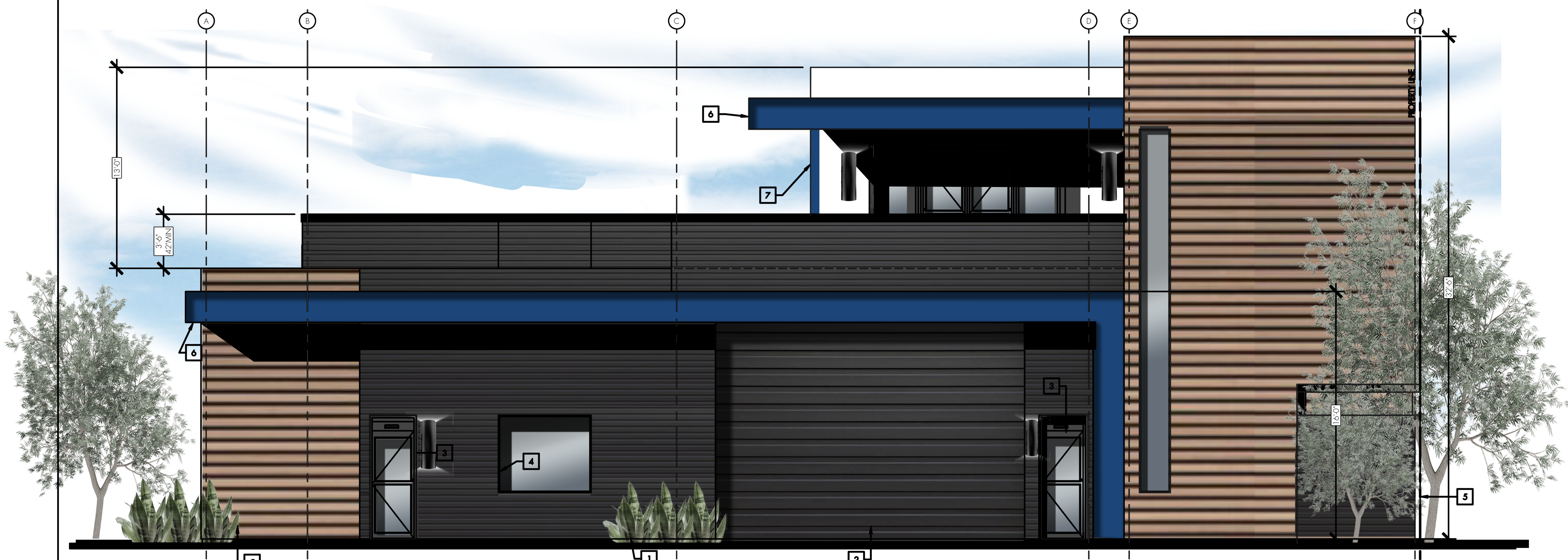
WARNER ELEVATION

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"
0' 2' 4' 8'
2

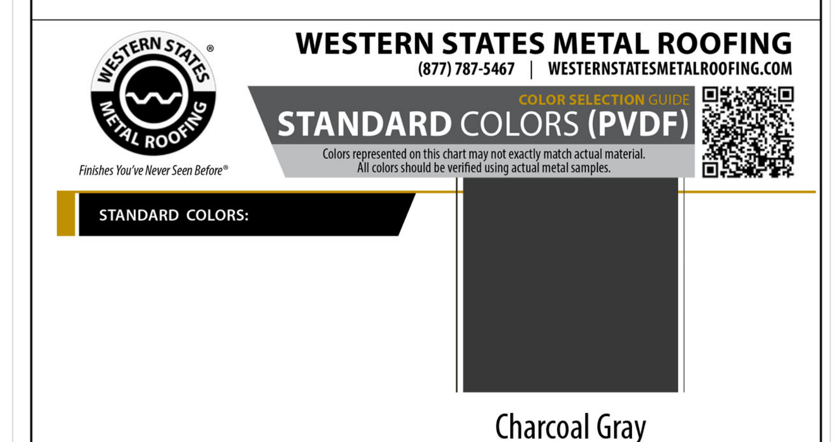


PALMDALE ELEVATION

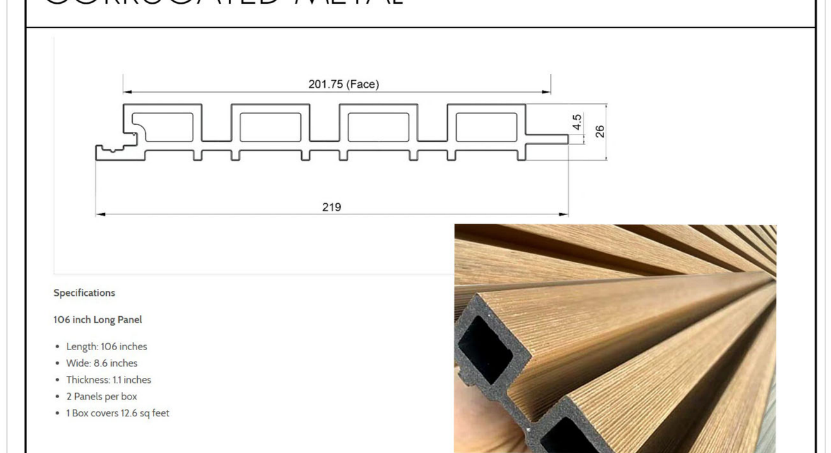
SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"
0' 2' 4' 8'
1

KEY NOTES

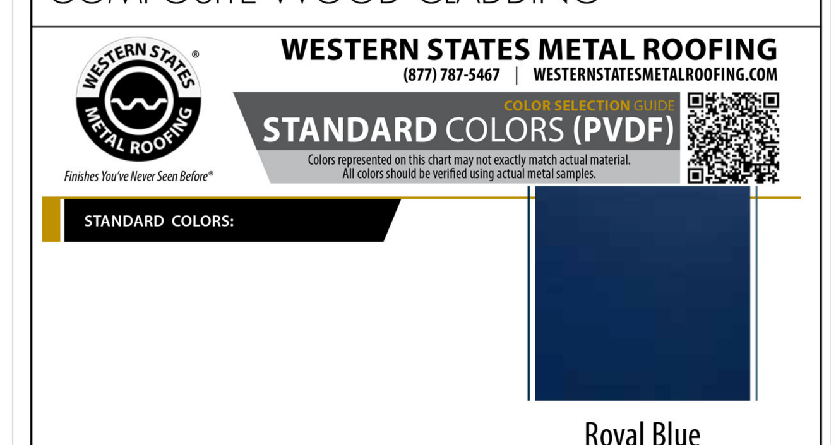
1	(N) 7/8 CORRUGATED METAL SIDING IN "CHARCOAL GRAY" STANDARD COLOR. WESTERN STATES METAL ROOFING MANUFACTURER. ANSI/UL 580, UPLIFT RESISTANCE OF ROOF ASSEMBLY. WSMR UL CERTIFICATE NUMBER R40094. CLASS A ROOFING
2	(N) ROLL UP GARAGE DOOR PAINTED IN DARK GRAY COLOR TO MATCH CORRUGATED METAL SIDING.
3	(N) WALL MOUNTED LIGHT FIXTURE. ALCON LIGHTING 11234 OUTDOOR UPLIGHT/DOWNLIGHT IN BLACK FINISH. 24" TALL, 8" DIAMETER
4	(N) WINDOW. REFER TO WINDOW SCHEDULE
5	(N) TEXTURED TEAK OUTDOOR CLADDING PANEL. COMPOSITE CLADDING STRUCTURE. HIGHLANDER HOME MANUFACTURER
6	(N) METAL FASCIA PANEL. WESTERN STATES METAL ROOFING MANUFACTURER. PVDF METAL "ROYAL BLUE"
7	(N) $\frac{7}{8}$" STUCCO ON LATH PAINTED DUNN EDWARDS DEHW08
8	NOT USED
9	
	NOT USED



CORRUGATED METAL

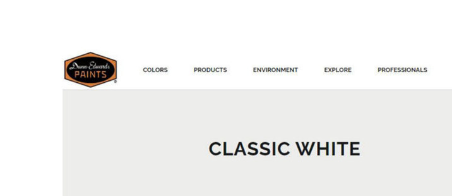


COMPOSITE WOOD CLADDING



METAL FASCIA PANEL

LIGHT FIXTURE



DUNN EDWARDS PAINT

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

JORGELINA MIGLIOZZI,
ARCHITECT
(949)-697-7749
22195 EL PASEO SUITE # 250
RANCHO SANTA MARGARITA, CA 92688

SHEET ISSUE & REVISION LOG

	date	comments
	05-13-2024	Preliminary Design
	06-03-2024	Client Comments
	06-07-2024	Client Comments
	06-11-2024	4th revision Client Comments
	07-22-2024	Client Comments
	08-21-2024	Client Comments
	10-17-2024	Client Comments
	10-24-2024	Client Comments
	11-08-2024	Planning Submittal
	03/19/2025	RE-DESIGN
	05/20/2025	RE-DESIGN
	06/02/2025	RE-DESIGN
	07/08/2025	Client Comments

SCOPE:

NEW BUILDING

ELEVATIONS

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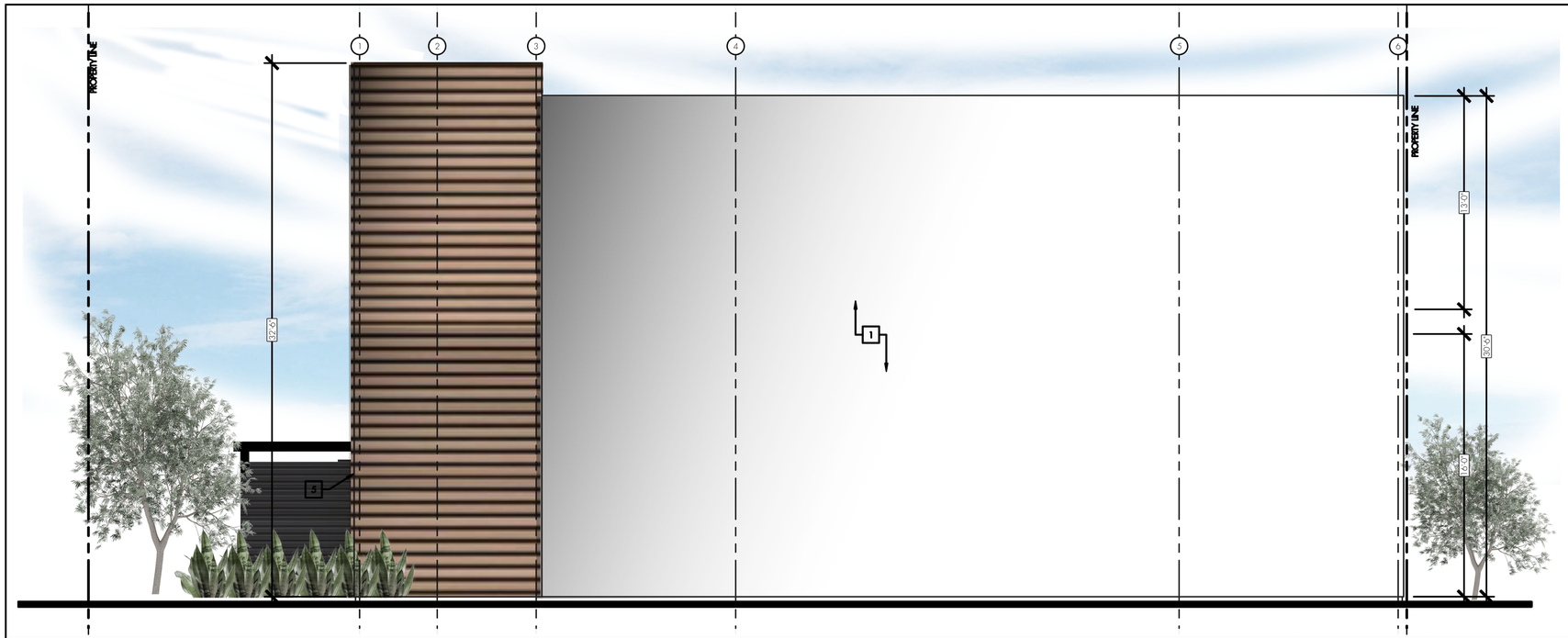
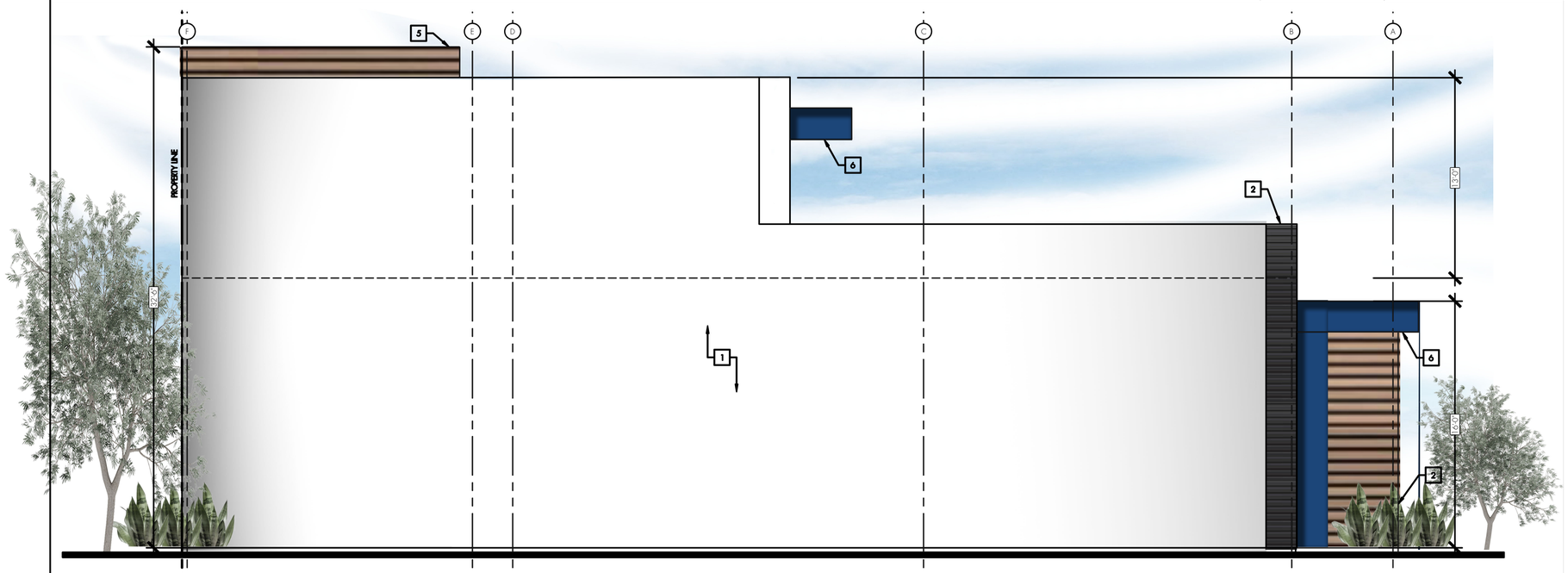
PLANNING SUBMITTAL ONLY- NOT FOR CONSTRUCTION



SIDE ELEVATION

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"
0' 2' 4' 8'

2



BACK ELEVATION

SCALE @ 11x17: 1/8" = 1'-0"
SCALE @ 24x36: 1/4" = 1'-0"
0' 2' 4' 8'

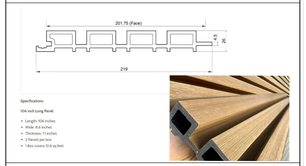
1

KEY NOTES

	CHARCOAL
1	(N) CMU WALL 2 HOUR FIRE RATED FINISHED WITH 7/8" STUCCO ON LATH. DUNN EDWARDS SMOOTH BLOCFIL SELECT FILLER SBSL100 COLOR WHITE. FILLER FOR CINDER BLOCK.
2	(N) 7/8 CORRUGATED METAL SIDING IN "CHARCOAL GRAY" STANDARD COLOR. WESTERN STATES METAL ROOFING MANUFACTURER. ANSI/UL 580, UPLIFT RESISTANCE OF ROOF ASSEMBLY. WSMR UL CERTIFICATE NUMBER R40094. CLASS A ROOFING
3	
4	
5	(N) TEXTURED TEAK OUTDOOR CLADDING PANEL. COMPOSITE CLADDING STRUCTURE. HIGHLANDER HOME MANUFACTURER
6	(N) METAL FASCIA PANEL. WESTERN STATES METAL ROOFING MANUFACTURER. PVDF METAL "ROYAL BLUE"
7	
8	
9	

WESTERN STATES METAL ROOFING
(877) 787-5467 | WESTERNSTATESMETALROOFING.COM
STANDARD COLORS (PVDF)
Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.
STANDARD COLORS:
Charcoal Gray

CORRUGATED METAL



COMPOSITE WOOD CLADDING

WESTERN STATES METAL ROOFING
(877) 787-5467 | WESTERNSTATESMETALROOFING.COM
STANDARD COLORS (PVDF)
Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.
STANDARD COLORS:
Royal Blue

METAL FASCIA PANEL

CLASSIC WHITE

DUNN EDWARDS PAINT

7422 WARNER AVE

7422 WARNER AVE,
HUNTINGTON BEACH, CA 92647

MIGLIOZZI ARCHITECTURE

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	07/08/2025	Client Comments

SCOPE:

NEW BUILDING

ELEVATIONS

PAGE:

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