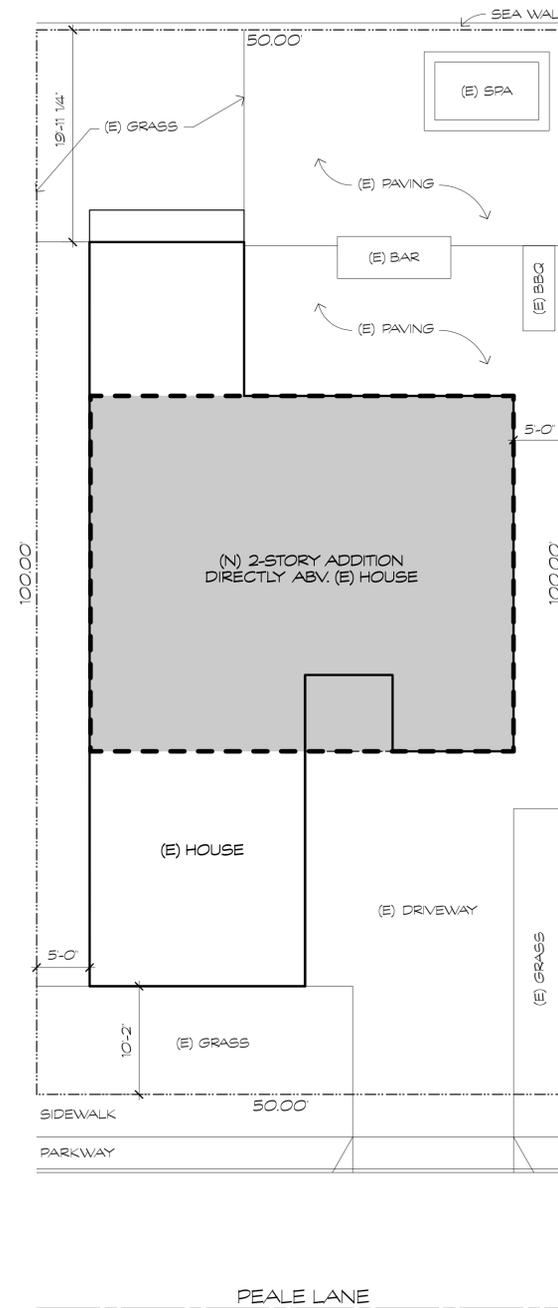


GENERAL NOTES:

- Any work or material shown on either drawings or specified in writing shall be executed as though covered by both.
- All construction shall comply with the 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CBC, CMC, CPC, CEC, CGBC and with the 2022 T-24 Energy Standards and all other local codes and ordinances and Huntington Beach Municipal Code. H.B. Municipal code 17.05, and HBZSO 230.84**
- Notify the designer before commencing any work on items where discrepancy or omissions from the drawings are encountered or where there is any doubt as to the meaning.
- Any conflict or errors in the drawings and specifications shall be reported to the Designer before proceeding. Dimensions shall not be scaled from the drawings. Dimensions given on the drawings shall be verified by the contractors and all subcontractors on the job site.
- All work and workmanship shall comply strictly with the requirements of the governing codes and other governing ordinances. Where work exceeding these requirements is not specifically called for in the contract documents, they shall be considered minimum standards of performance for the work of this contract.
- Disclaimer: The project Designer or Engineer will not be responsible for any action taken by anyone on the project if that person has knowledge of any discrepancies, omission, or ambiguity in the calculation, drawings, or specifications, until the project Designer or Engineer has been notified, corrected the discrepancy, made the inclusion, or more clearly explained the intent of the calculations, drawings or specifications.
- Dimensions have preference over scale. All dimensions are to the face of the studs unless otherwise noted.
- Each sub-contractor shall be required to obtain his own permit, city license, state license, and insurance.
- Each sub-contractor shall clean up and remove from the premises, from time to time, all waste material and debris of every description which may accumulate in or about the premises as a result of his work.
- All subcontractors are to review all the contract documents, other sections, drawings, etc. since they may include work which they are responsible for and should be included in their bid and as a part of the construction coordination with other trades.
- Designer shall not be held responsible for changes or additions to this project, by owner, or contractor, or anyone else.
- Utility Services: Contractor and subcontractors shall conform locations of utilities and notify all persons working on site of existing utilities. Contractor shall locate and identify active utility services and temporarily deactivate them when they constitute a hazard. Location of gas, electric, and water meters to conform with utility company requirements. Prior to digging, the contractor and/or subcontractor shall notify the Underground Service Alert at (800) 422-4133 at least two (2) days prior to excavation.
- Any Geological reports, Energy calculations, and Structural calculations shall be considered a part of this contract document and shall remain on site during the course of construction along with the drawings, shop drawings, and specifications for review by any subcontractor. This information shall be available during the bidding period, all subcontractors are responsible for reviewing and understanding their content. Any errors, omission, lack of clarity, shall be brought to the attention of the Designer for clarification.
- The Contractor, Subcontractors, and Owner shall comply with all Federal, State, and local Environmental Laws, Rules, and Regulations as well as all Fed OSHA rules. This includes, but is not limited to all Rules adopted by the controlling Air Quality Management District which may cover paints and solvents and asbestos removal, also all regulations regarding usage of hazardous materials, storage, disposal, and transportation of hazardous wastes. The Architect shall be held harmless and indemnified by the Owner and Contractor for any litigation relative to environmental compliance. It is understood the Designer is not responsible for this area and the Owner and Contractor must be diligent in this area.
- All Details, Sections, and Notes shown on drawings are intended to be typical and shall apply to similar situations elsewhere unless otherwise noted.
- The details on the drawings shall be used wherever applicable unless noted otherwise on the drawings. Notes and details on the drawings shall take precedence over general notes and typical details.
- Contractor agrees he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours, and the contractor shall defend, indemnify, and hold the owner and the architect harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the Designer.
- Observation visits to the job site by the Designer's and engineer's field representatives shall neither be construed as inspection nor approval of construction.
- During and after construction, the builder and owner shall keep loads on the structure within the limits of design loads as set forth in the governing building code.
- Protect existing construction finishes, adjacent property, planting, and trees. Protect the work from rain and other natural elements. Repair, refinish, or replace any items damaged during construction.
- Temporary electric and water services shall be furnished and paid for by the contractor.
- Contractor shall provide a temporary toilet in accordance with local ordinances.
- Worker's Compensation Insurance: Contractor and subcontractors shall purchase and maintain, complete coverage to protect the claims under worker's compensation acts, and show proof thereof.
- The drawings are the property of the architect and are protected by U. S. copyright laws.
- If it is discovered the contractor and/or his subcontractors have knowledge of any errors, omissions, or discrepancies which were not brought to the attention of the Designer prior to their contract and subsequently results in an extra, said contractor may be held liable for withholding such information.
- All 'or equal' substitutions must be submitted to, and approved by the Building Official prior to installation of them.
- The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.
- The existing building is not protected by an automatic sprinkler system.
- Finish Grade within 10 feet to the new structure/ addition shall be sloped a min. 2% away from the building for drainage purposes.

- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MANSORNY OR SIMILAR METHOD. (PER CGBS SECT. 4.406)
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS, (PER CGBS SECT. 4.504.2)
 - Paint, stains and other coatings shall be compliant with VOC limits.
 - Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
 - Documentation shall be provided to verify compliant VOC limit finish materials have been used.
 - Carpet and carpet systems shall be compliant with VOC limits.
 - 50% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
 - Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.
- Subterranean termite control shall be provided by chemical termiticide treatment.
- At rough installation or during storage on the site and until final startup of the heating and cooling equipment, all duct and other related air distribution openings shall be covered with tape, plastic, sheet metal or other acceptable methods to reduce dust or debris which may collect in the system. (4.504.1 CGBSC)
- Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. PEX, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC, Installation Standards of Appendix 1 of the CPC and manufactures recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec 604.1.1 of the CPC prior to permit issuance.
- Field cutting ends, notches, and drilled holes in preservative-treated wood shall be treated in the field in accordance with AWPZ M4.
- Condensate lines from mechanical equipment shall discharge to a plumbing fixture or a storm drain by means of an indirect waste pipe. Condensate lines shall not drain over a public way. (310.1 CMC)
- All non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures. (Civil Code Section 1101.4(b).
- Gas water heater shall have all the following componets as per 2022 California Energy Code Section 150.(n)(1):
 - A 120V electrical receptacle within 3 ft. from water heater and accessible iwth no obstructions.
 - A Category 3 or 4 vent, or a Type B vent with straight pipe between outside and water heater.
 - A condensate drain that is no more than 2 inches higher that the base of the installed water heater and allows natural draining without pump assistance.
 - A gas supply line with a capacity of at least 200,000 Btu/hr.
- Panel load schedules and sigle line diagrams to be provided during inspection.
- Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandon for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and an extension fee is received prior to expiration of the permit and granted by the Building Official. No more than one (1) extension may be granted. Permits which have become invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been expired for up to six (6) months. When a permit has been expired for a period in excess of one (1) year, the reactivation fee shall be approximately 100% of the original permit fee. (R105.5)
- Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduits, piping or other ancillary building trade products or equipment are installed, but before any concrete is placed or floor sheathing is installed, including the subfloor. (R109.1.1.1)
- Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection. (R109.1.2)
- Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. Pex, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC, Installation Standards of Appendix 1 of the CPC and manufactures recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec 604.1.1 of the CPC prior to permit issuance.
- Single family dwellings and duplexes are not checked for Electrical, Mechanical, and Plumbing code compliance and these disciplines are subject to field inspection and approval by the inspector.



SITE PLAN

PROJECT DESCRIPTION:

CONVERT EXISTING BEDROOMS TO A LAUNDRY ROOM AND OFFICE, NEW SECOND FLOOR ADDITION OF BEDROOMS, 2 BATHS AND A GAME ROOM.

PROJECT DATA:

16701 PEALE LANE
1-STORY
ZONE: R-3/U
CONST. TYPE V8
NOT SPRINKLED
APN: 178-403-06

AREA TABULATION:

EXISTING HOUSE	1,470 S.F.
EXISTING GARAGE	449 S.F.
NEW 2ND FLOOR ADDITION	1,335 S.F.
TOTAL PROPOSED HOUSE	2,805 S.F.
LOT: 5,000 S.F.	
NO COVERAGE CHANGE	1,919 S.F. @ 38%

OWNER:

WESTON AND LAURA ZELLMER
16701 PEALE LANE
HUNTINGTON BEACH, CA 92649
714.720.3537

DESIGNER:

CRAIG WOOLBERT
5622 LITTLER DRIVE
HUNTINGTON BEACH, CA 92649
PH: 714.856.2605

SHEET INDEX:

A-1.0	SITE PLAN AND COVER SHEET
A-2.0	EXISTING FLOOR PLAN
A-2.1	NEW FLOOR PLANS
A-3	ROOF PLAN
A-4.0	ELEVATIONS
A-4.1	ELEVATIONS

RECEIVED
4/24/25

**WOOLBERT
DESIGNS**

714.856.2605
wdhouses@gmail.com

Craig Woolbert

**ZELLMER
RESIDENCE
ADDITION**

16701 Peale Lane
Huntington Beach, CA 92649

ISSUE DATES

DESIGN 2.14.25
DESIGN 2.21.25
DESIGN 3.03.25
PLANNING 3.18.25
PLANNING 4.22.25

**SITE PLAN
AND
COVER SHEET**

A-1.0



**WOOLBERT
DESIGNS**

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wdhouses@gmail.com



**EXISTING
FLOOR PLAN**

EXISTING HOUSE 1,470 S.F.
EXISTING GARAGE 449 S.F.

1/4" = 1'-0"



**ZELLMER
RESIDENCE
ADDITION**

16701 Peale Lane
Huntington Beach, CA 92649

ISSUE DATES

- DESIGN 2.14.25
- DESIGN 2.21.25
- DESIGN 3.03.25
- PLANNING 3.18.25
- PLANNING 4.22.25

EXISTING
FLOOR PLAN

A-2.0



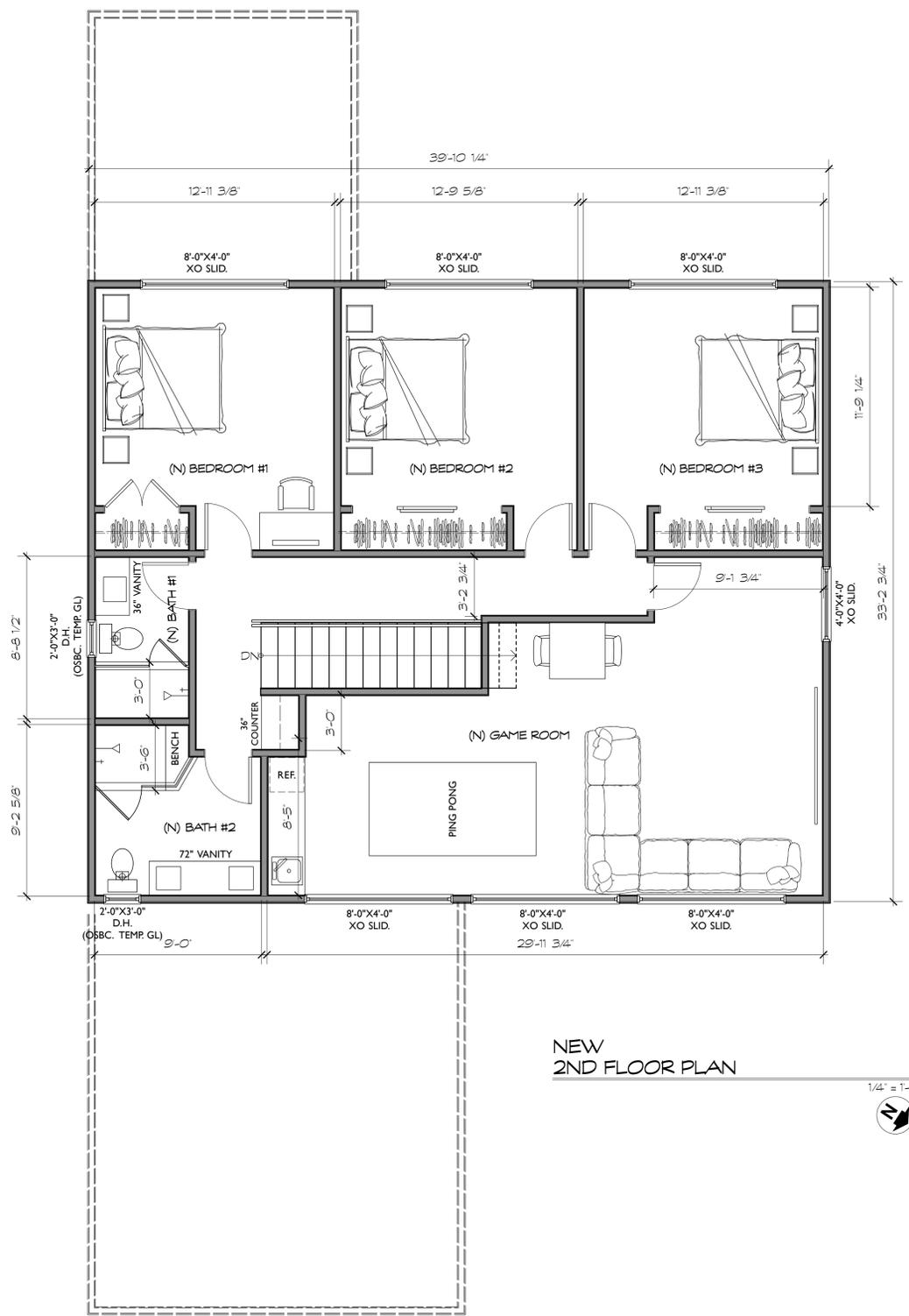
**WOOLBERT
DESIGNS**

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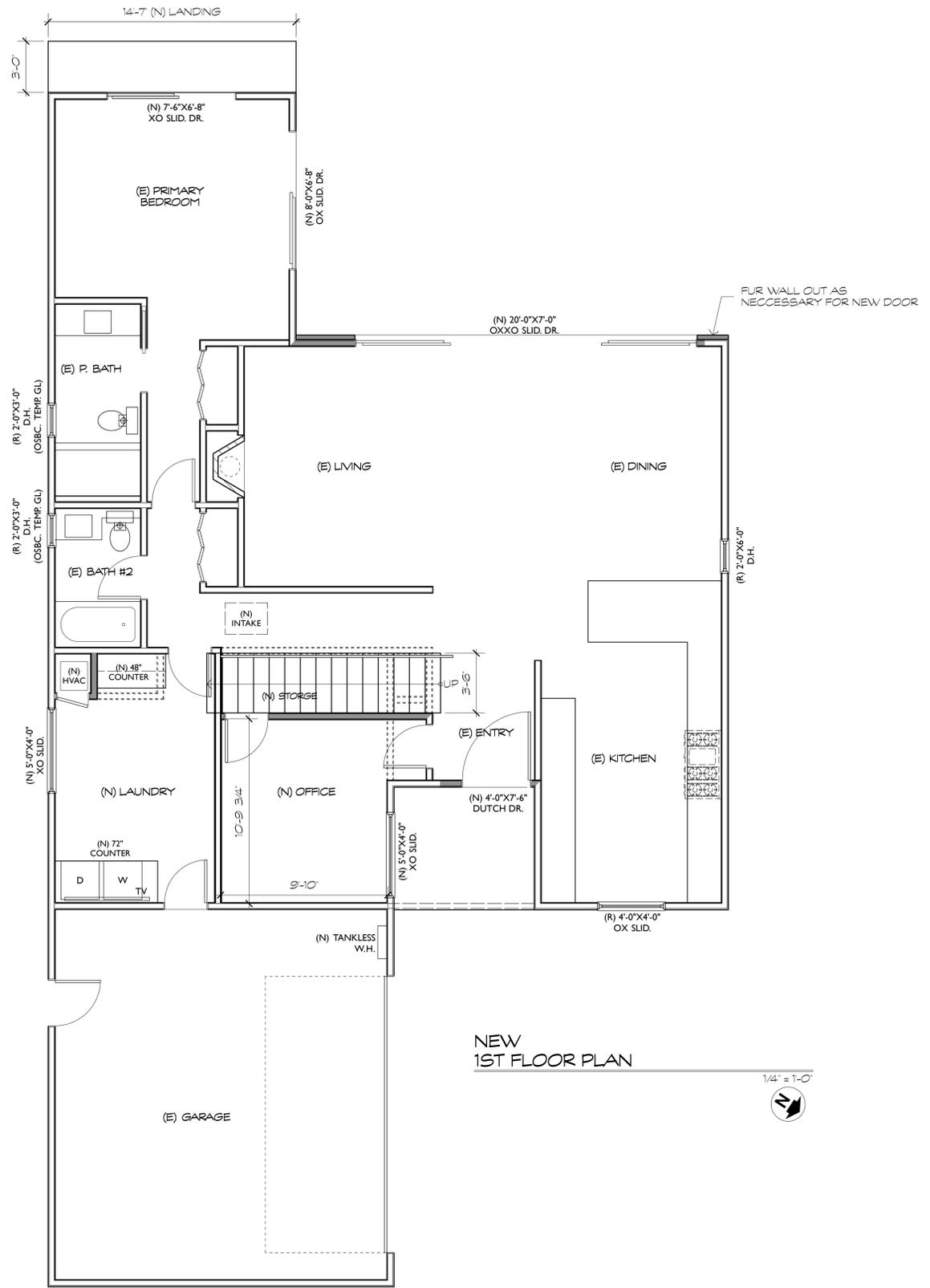
Car

**ZELLMER
RESIDENCE
ADDITION**

16701 Peale Lane
Huntington Beach, CA 92649



NEW
2ND FLOOR PLAN



NEW
1ST FLOOR PLAN



ISSUE DATES	
DESIGN	2.14.25
DESIGN	2.21.25
DESIGN	3.03.25
PLANNING	3.18.25
PLANNING	4.22.25

NEW
FLOOR PLANS

A-2.1

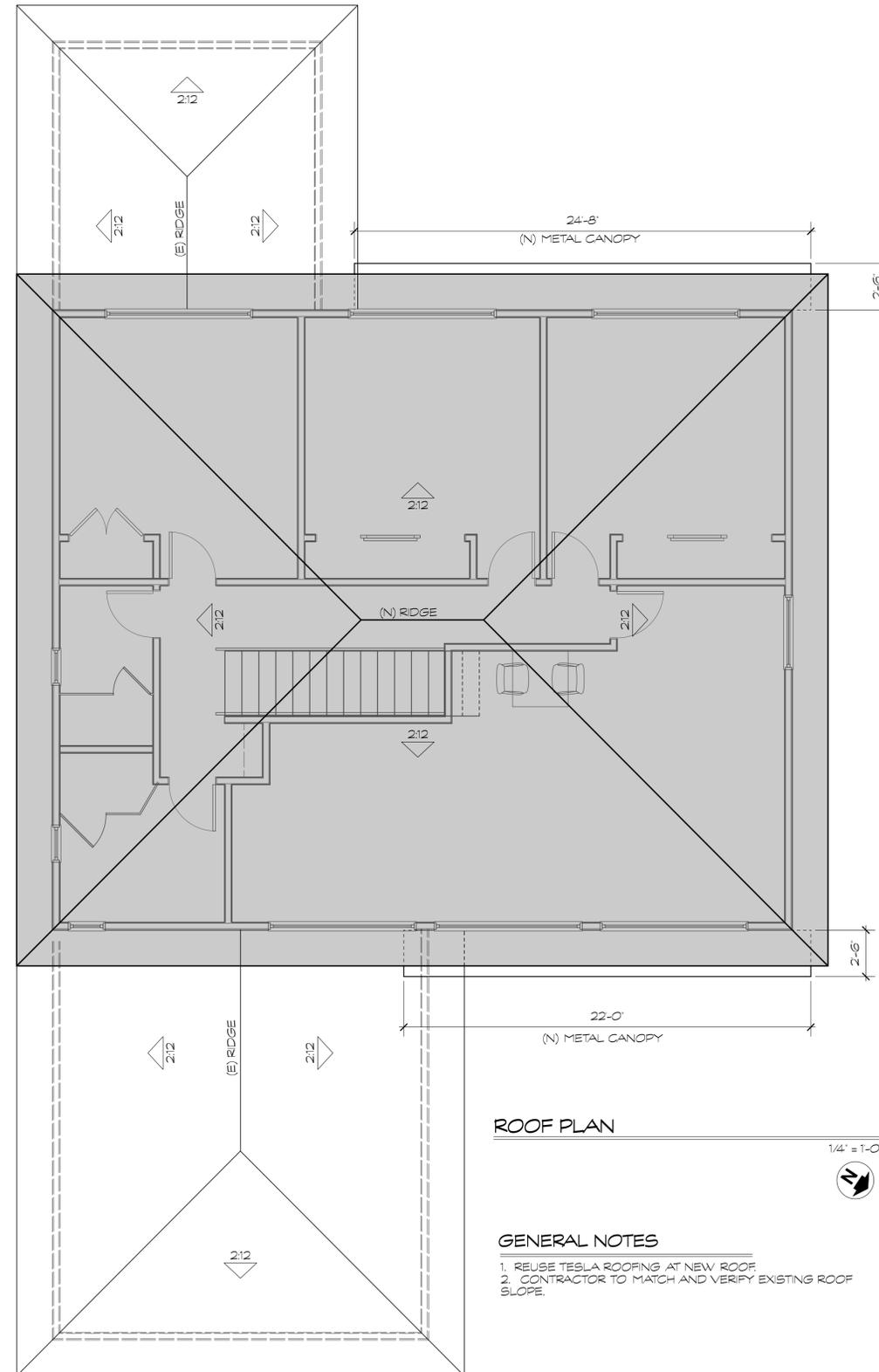


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DESIGNS**

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**ZELLMER
RESIDENCE
ADDITION**

16701 Peale Lane
Huntington Beach, CA 92649



ROOF PLAN

1/4" = 1'-0"



GENERAL NOTES

- 1. REUSE TESLA ROOFING AT NEW ROOF
- 2. CONTRACTOR TO MATCH AND VERIFY EXISTING ROOF SLOPE.

ISSUE DATES

DESIGN 2.14.25
DESIGN 2.21.25
DESIGN 3.03.25
PLANNING 3.18.25
PLANNING 4.22.25

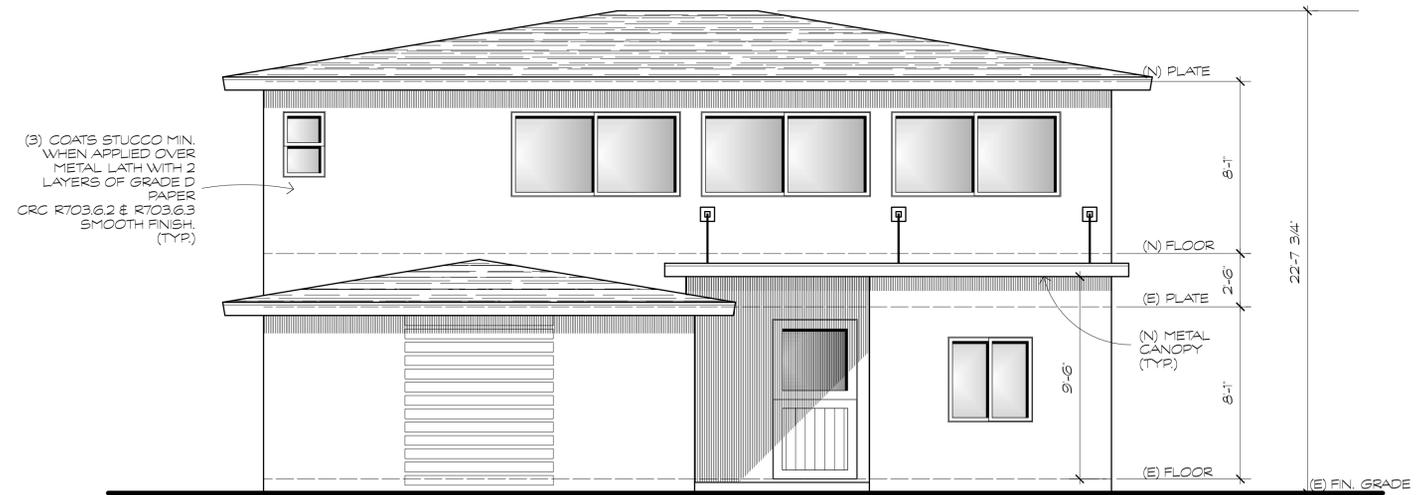
ROOF PLAN

A-3



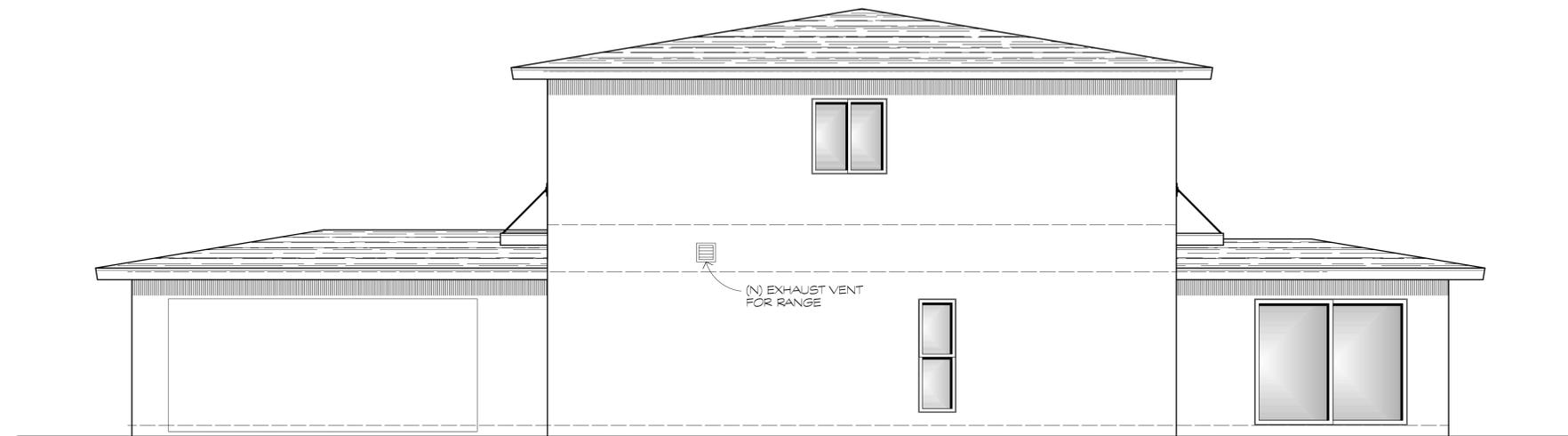
**WOOLBERT
DESIGNS**

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wdhouses@gmail.com



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

**ZELLMER
RESIDENCE
ADDITION**

16701 Peale Lane
Huntington Beach, CA 92649

ISSUE DATES

DESIGN	2.14.25
DESIGN	2.21.25
DESIGN	3.03.25
PLANNING	3.18.25
PLANNING	4.22.25

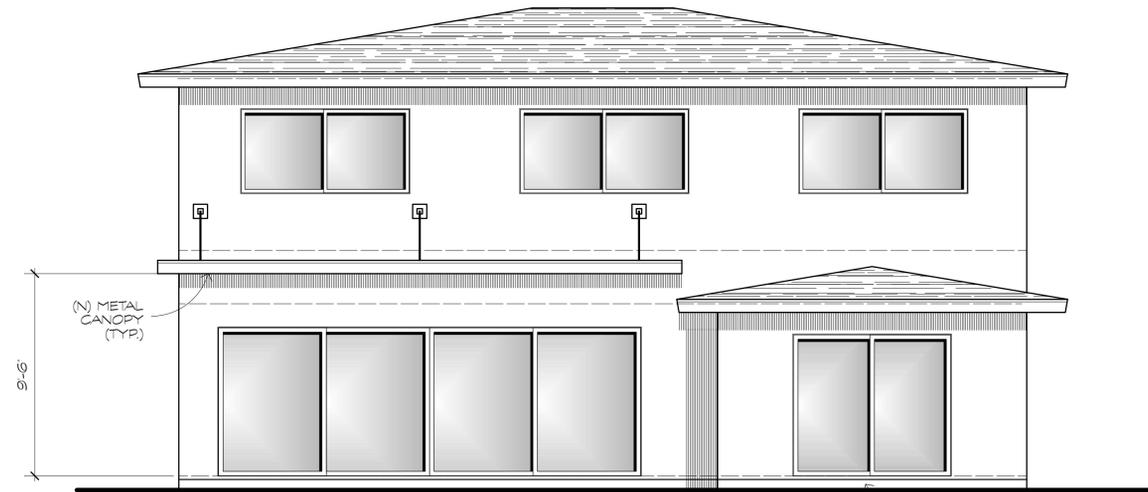
ELEVATIONS

A-4.0



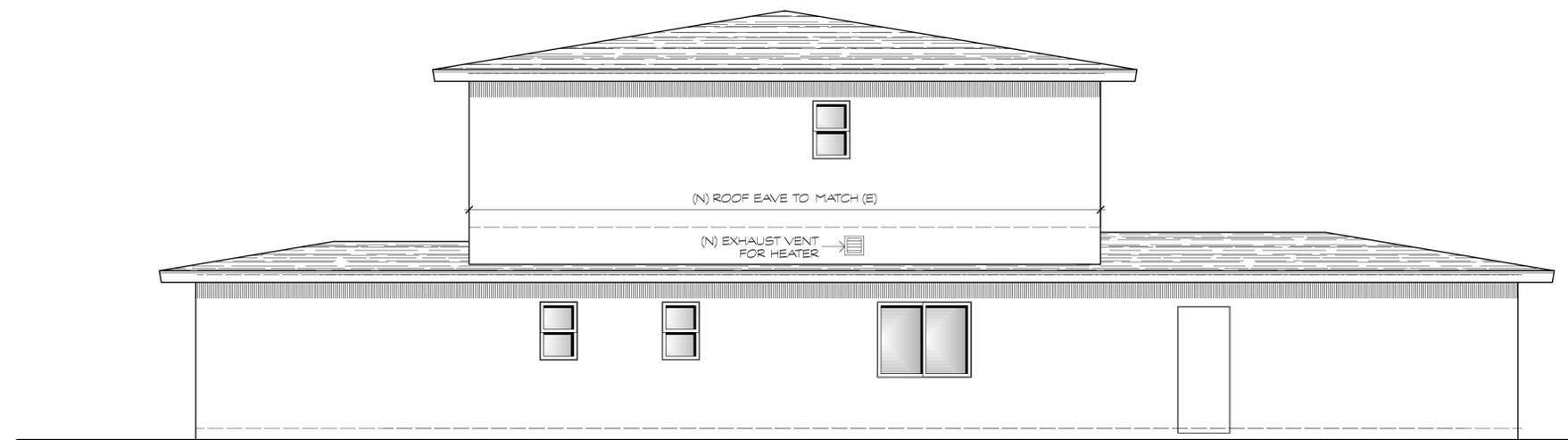
**WOOLBERT
DESIGNS**

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wdhouses@gmail.com



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

**ZELLMER
RESIDENCE
ADDITION**

16701 Peale Lane
Huntington Beach, CA 92649

ISSUE DATES

DESIGN 2.14.25
DESIGN 2.21.25
DESIGN 3.03.25
PLANNING 3.18.25
PLANNING 4.22.25

ELEVATIONS

A-4.1