3 NEW HOME

16472 BARNSTABLE CIRCLE, HUNTINGTON BEACH, CA 92649

N. CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR UNDER FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITING OR OTHER ANCIENT BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR

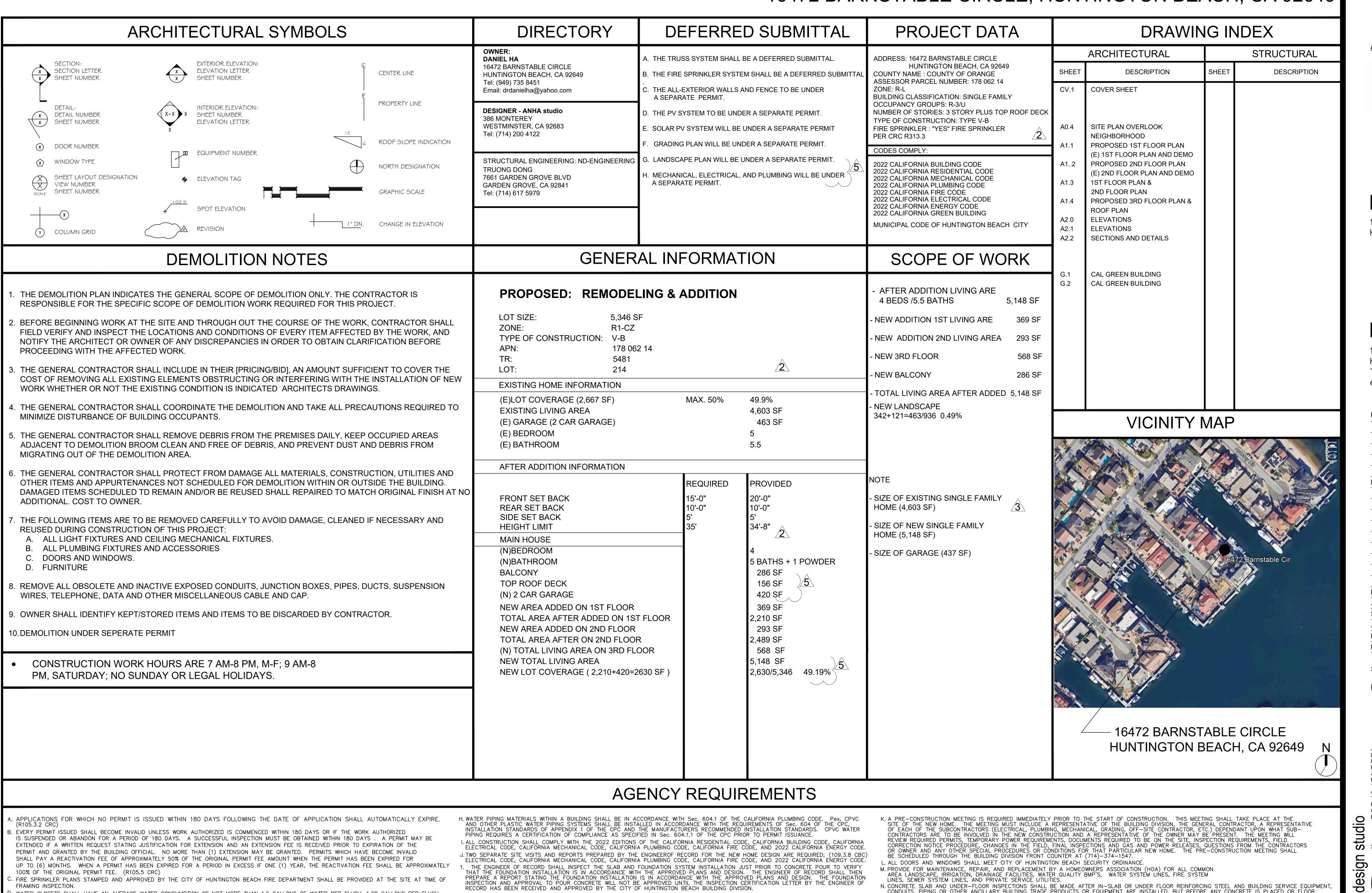
P. THE PLANS SHALL PROVIDE STATEMENT SPECIFICALLY LISTING ALL REQUIRED SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTIONS SHALL BE AS

O. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE

SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR. (R109.1.1.1)

REQUIRED BY SECTION 1705 OF THE CBC

FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)



THE ENGINEER OF RECORD SHALL ALSO INSPECT THE COMPLETED FRAMING SYSTEM OF THE HOME AFTER THE INSTALLATION OF THE ROUGH PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS AND THE EXTERIOR OF THE HOMES HAS BEEN WEATHER WRAPPED. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THAT TEH FRAMING SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ROUGH FRAMING, PLUMBING, MECHANICAL, ELECTRICAL AND EXTERIOR WEATHER BARRIER INSPECTION SHALL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON

FIRE SPRINKLER PLANS STAMPED AND APPROVED BY THE CITY OF HUNTINGTON BEACH FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF

· WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH

URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH

FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE.

SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE. (402.1.1 CPC)

FRAMING INSPECTION.

AFTER JULY 1, 2011. (402.2 CPC)

AFTER JULY 1. 2011. (402.2 CPC)

|386 Via Monterey Westminster CA 92683 Tel: (714) 200 4122 ANHA studio Email: aha@anha-studio.com



NEW HOME

16472 BARNSTABLE CIRCLE **HUNTINGTON BEACH, CA 92649**

DANIEL HA

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BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

03/01/2025 PLANNING DEPARTMENT 05/13/2025 PLANNING DEPARTMENT 07/10/2025 PLANNING DEPARTMENT 07/29/2025 PLANNING DEPARTMENT

09/22/2025 PLANNING DEPARTMENT

PROJECT DIRECTOR: JOB CAPTAIN:

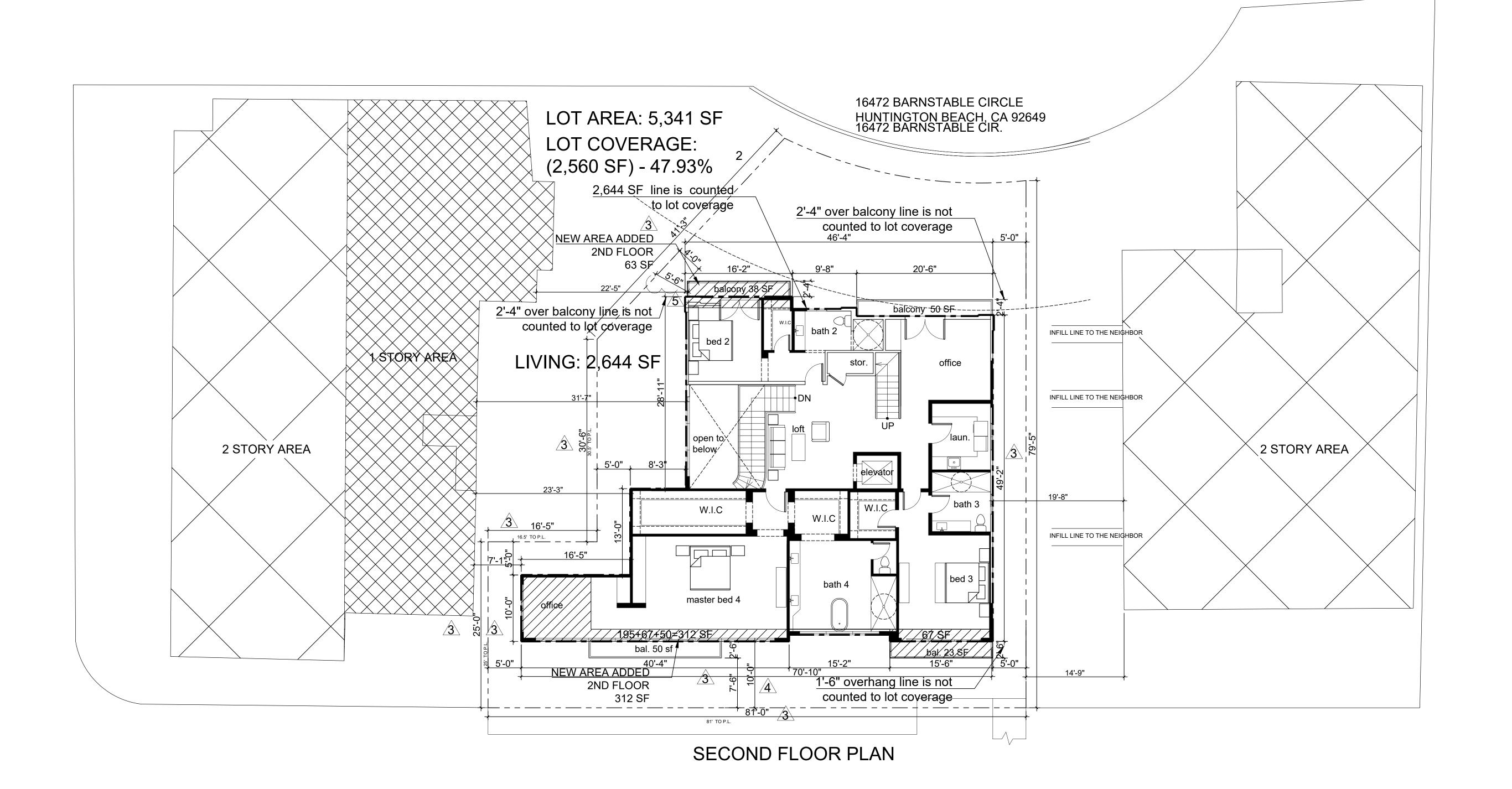
SENIOR ASSOCIATE: **ASSOCIATES:**

PROJECT NUMBER: PROJECT CAD FILE:

COVER SHEET

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SITE PLAN OVERLOOK NEIGHBORHOOD SCALE: 1 = 1' - 0"



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ASSOCIATES: PROJECT NUMBER:

PROJECT CAD FILE:

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SITE PLAN OVERLOOK NEIGHBORHOOD

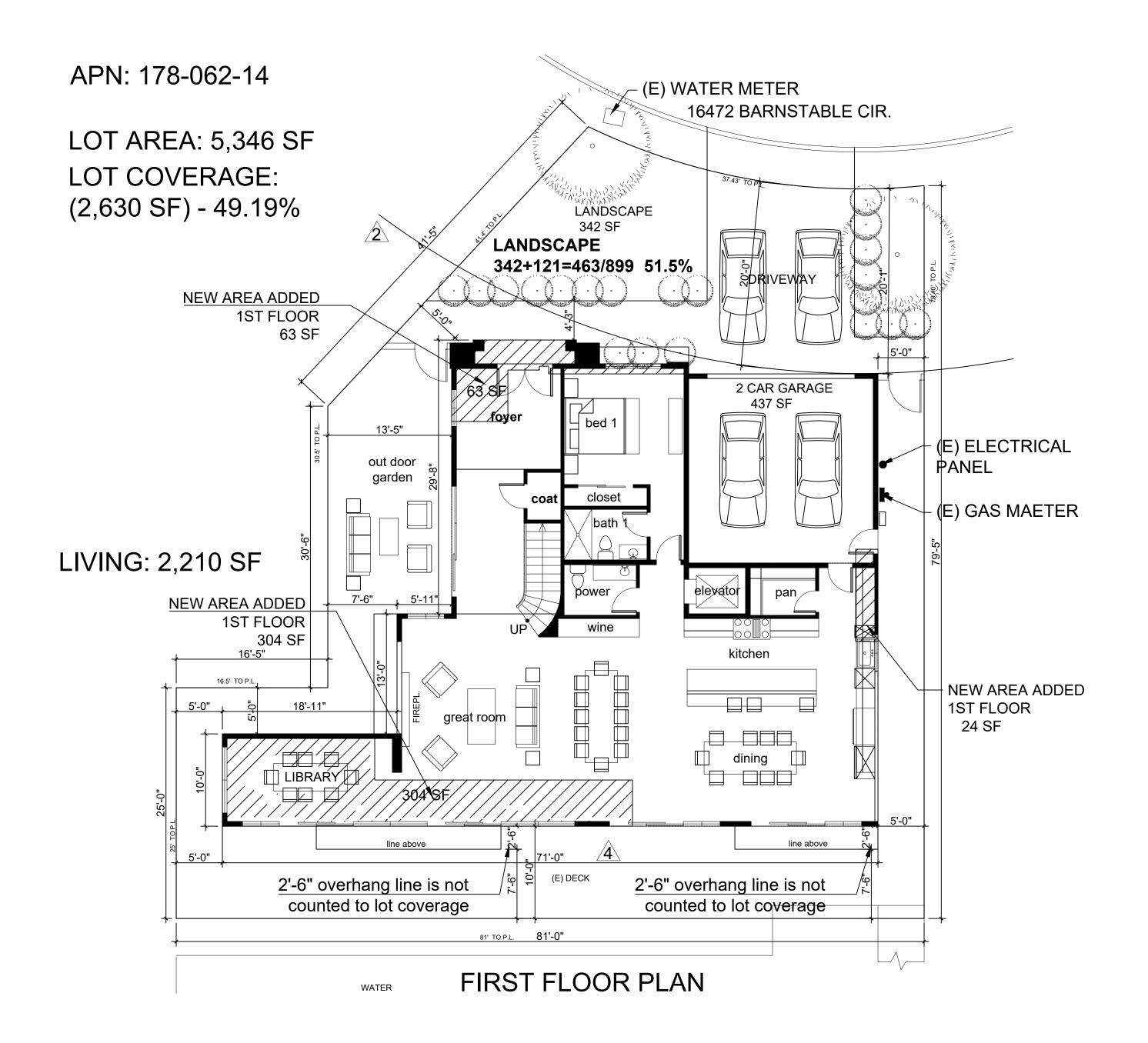
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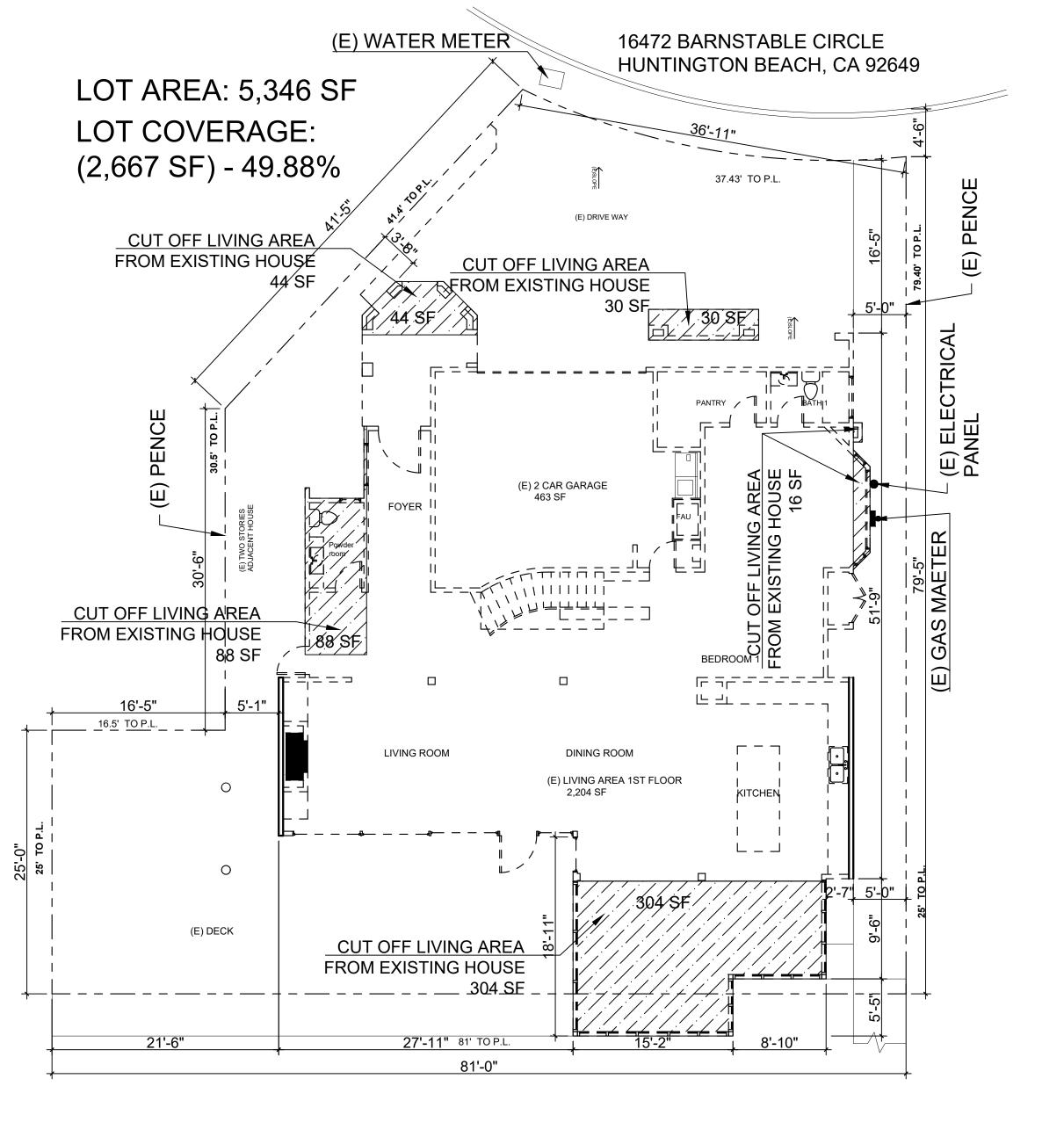
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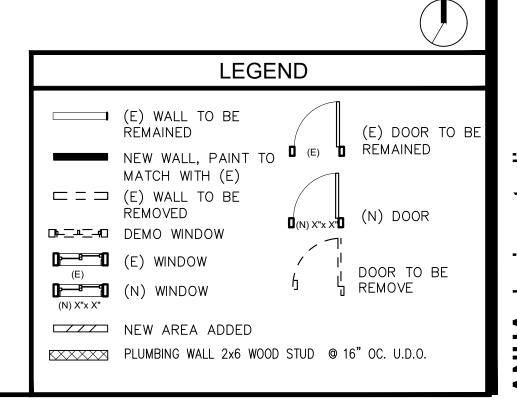


PROPOSED 1ST FLOOR PLAN

SCALE: $\frac{1}{8}$ " = 1' - 0"

EXISTING 1ST FLOOR PLAN AND DEMO

SCALE: $\frac{1}{8}$ " = 1' - 0"





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	05/13/2025 07/10/2025 07/29/2025

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SENIOR ASSOCIATE:

PROJECT NUMBER: PROJECT CAD FILE:

ASSOCIATES:

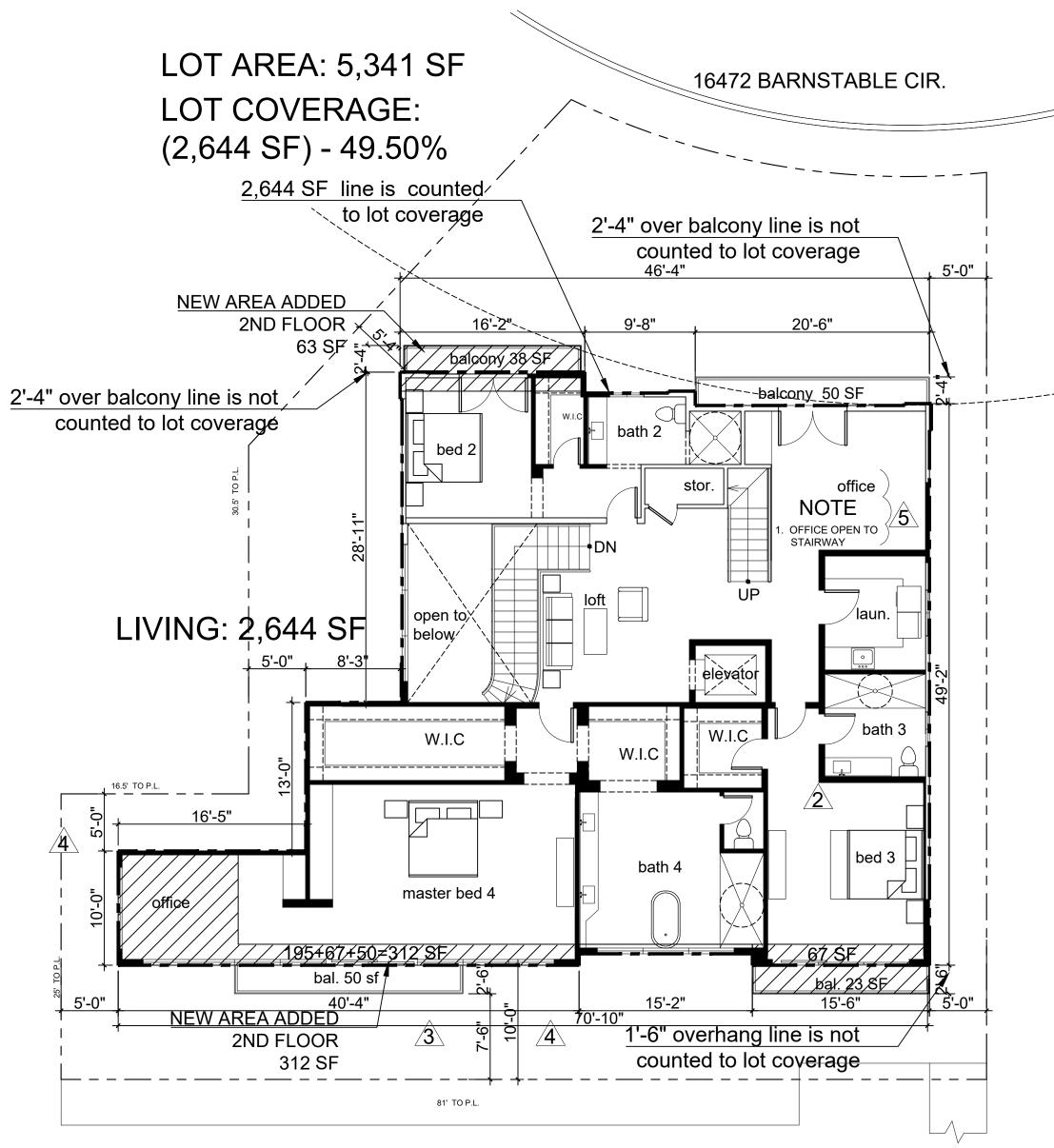
PROPOSED 1ST FLOOR PLAN (E) 1ST FLOOR PLAN AND DEMO

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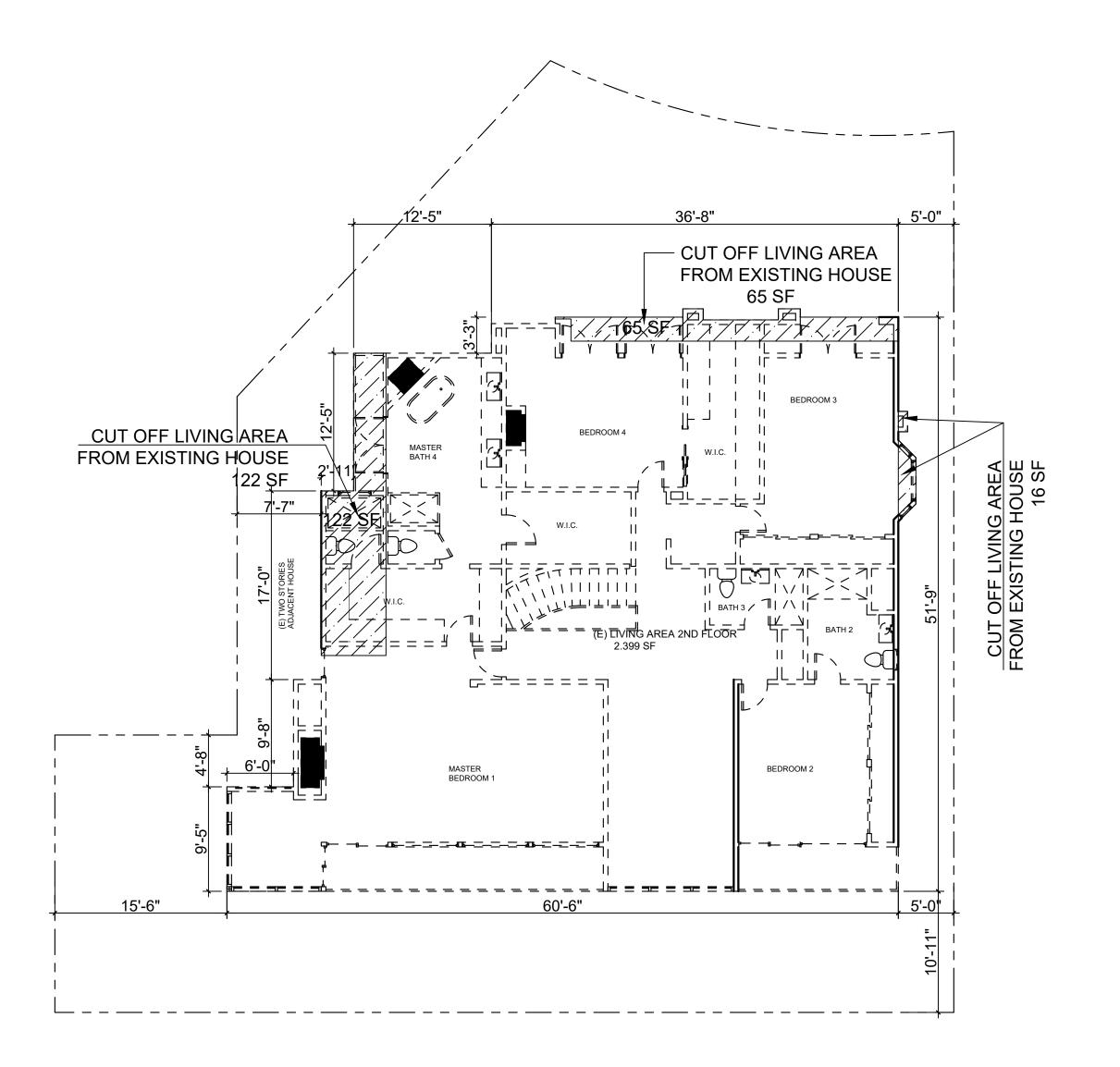
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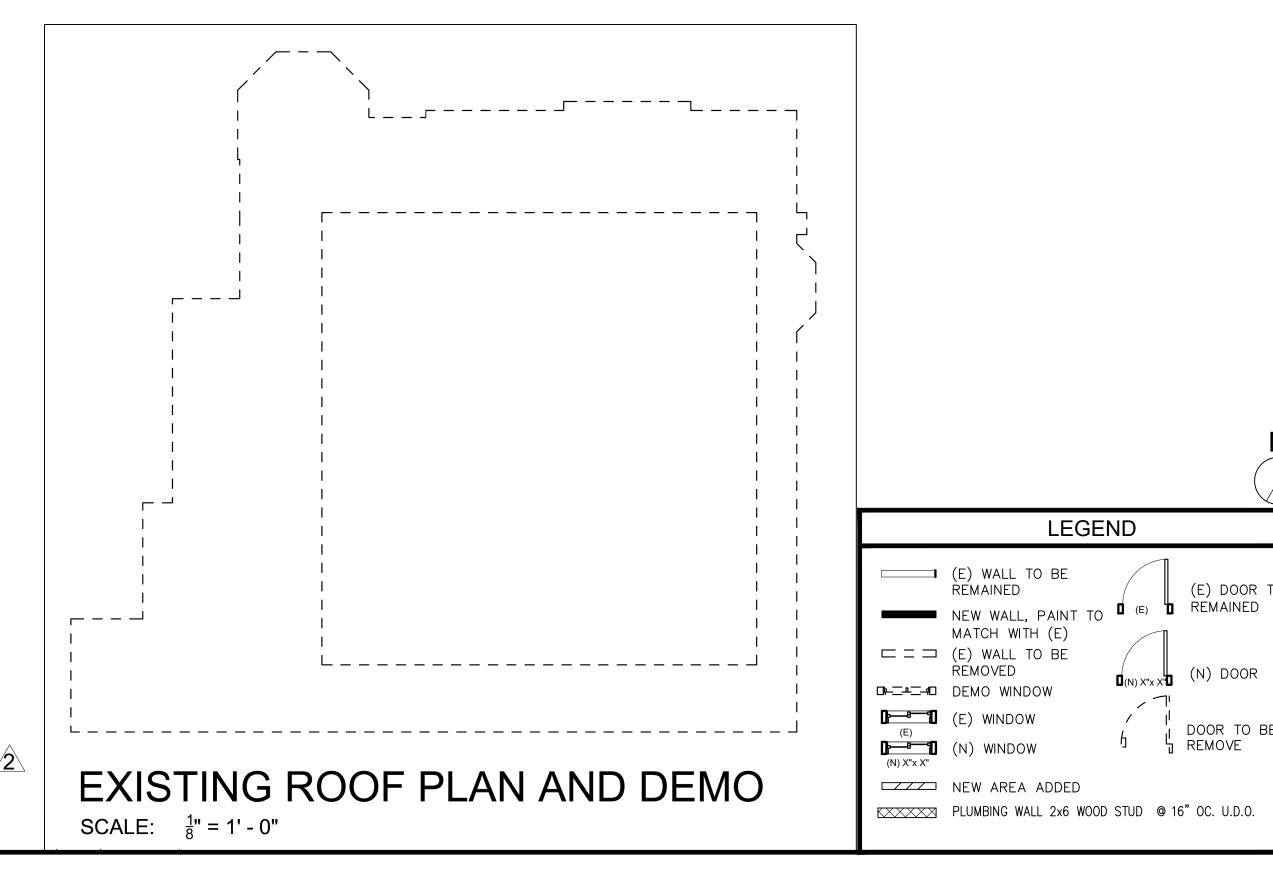
PROPOSED 2ND FLOOR PLAN

SCALE: $\frac{1}{8}$ ' = 1' - 0"



EXISTING 2ND FLOOR PLAN AND DEMO

SCALE: $\frac{1}{8}$ " = 1' - 0"





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PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE: ASSOCIATES:

PROJECT NUMBER: PROJECT CAD FILE:

SHEET TITLE:

PROPOSED 2ND FLOOR PLAN, (E) 2ND FLOOR PLAN

THESE DOCUMENTS IS NOT TO BE CONSTRUED AS CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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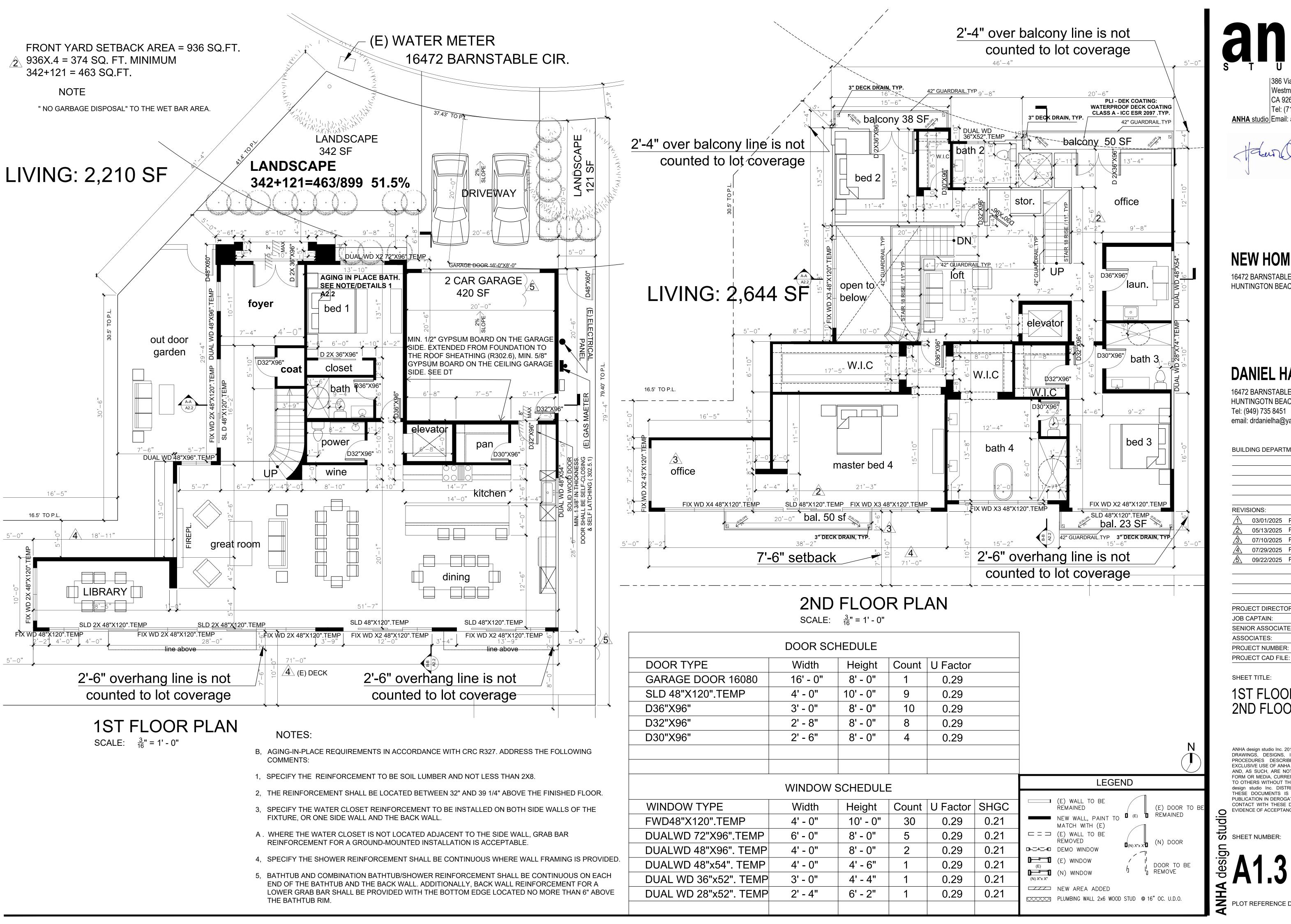
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anha

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PROJECT DIRECTOR: JOB CAPTAIN: SENIOR ASSOCIATE

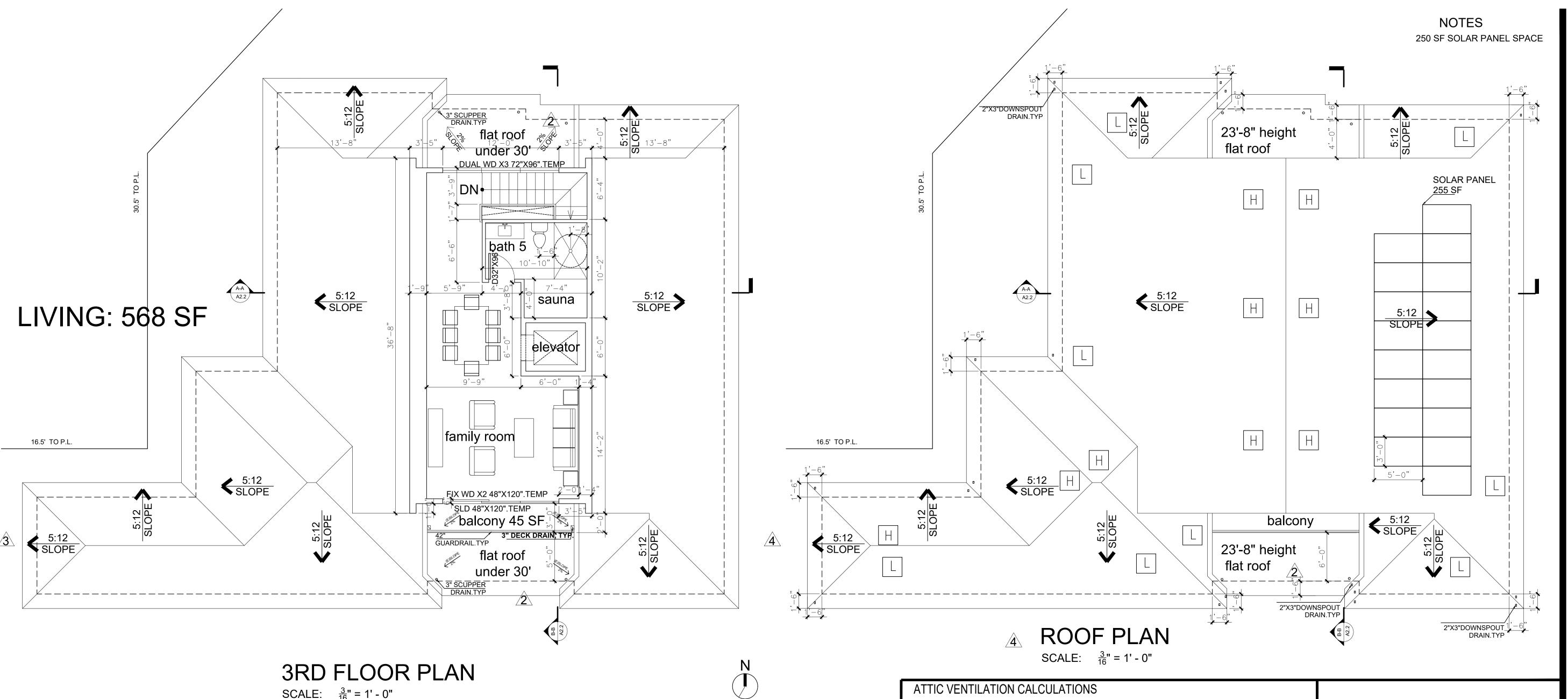
ASSOCIATES: PROJECT NUMBER:

SHEET TITLE:

1ST FLOOR PLAN AND 2ND FLOOR PLAN

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	DOOR SCH	HEDULE						
DOOR TYPE Width Height Count U Factor								
GARAGE DOOR 16080	16' - 0"	8' - 0"	1	0.29				
SLD 48"X120".TEMP	4' - 0"	10' - 0"	9	0.29				
D36"X96"	3' - 0"	8' - 0"	10	0.29				
D32"X96"	2' - 8"	8' - 0"	8	0.29				
D30"X96"	2' - 6"	8' - 0"	4	0.29				
WINDOW SCHEDULE								
WINDOW TYPE	Width	Height	Count	U Factor	SHGC			
FWD48"X120".TEMP	4' - 0"	10' - 0"	30	0.29	0.21			
DUALWD 72"X96".TEMP	6' - 0"	8' - 0"	5	0.29	0.21			
DUALWD 48"X96". TEMP	4' - 0"	8' - 0"	2	0.29	0.21			

4' - 0"

3' - 0"

2' - 4"

4' - 6"

4' - 4"

6' - 2"

DUALWD 48"x54". TEMP

DUAL WD 36"x52". TEMP

DUAL WD 28"x52". TEMP

REQUIRED ATTIC VENTIVATION

ATTIC VENTILATION CACULATIONS PER C.R.C. R806.2 AS FOLLOWS:

(A) ATTIC AREA (SQUARE FEET)

(B) DIVIDE (A) BY 300 AND MUTPLY BY 144 TO CACULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING I PERM INSTALLED ON WARM SIDE OF INSULATION.)

* DIVIDE (A) BY 150 AND MUTIPLY BY 144 CACULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW.

(C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)

= GABLE END VENT

= AREA / 150 VENT

(D) TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY UNDER AIR VENTS. (95 SQ. IN. OF FREE AREA MIN. EACH VENT)

 $|\mathbf{H}|$ = HIGH VENT $|\mathbf{L}|$ = LOW VENT (E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)

OOOO = VENT BLOCK AT TRUSS BAY **OOO** = VENT BLOCK AT RAFTER BAY

0.21

0.21

0.29

(F) TOTAL SQUARE INCHES OF NET FREE VENTLATING AREA PROVED

PROVIDE ACCESS AND VENTILATIOIAN FROM CALIFORNA FRAMED AREAS TO ADJACENT ATTC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

ATTIC F.A.U. NOTES

(SQ.FT.)

3,731

UNIT 1

- 1. FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN A FURRED SPACE.
- FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING. ATTIC, OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE.
- PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY.

GABLE END VENTS (SQ.IN.)

Ε

EAVE

VENTS

(SQ.IN.)

O'HAGIN ROOF VENTS (SQ.IN.)

(9)97.5= 895 HIGH

(9)97.5= 895 LOW

TOTAL VENTING PROVIDED (SQ.IN.)

895

FURNACE SHALL BE NOT MORE THAN 20 FT. FROM ATTIC OPENING. PROVIDE UNOBSTRUCTED LEVEL WORK SPACE OF 30"x30" MINIMUM IN FRONT OF

(REFER TO "REQUIRED ATTIC VENTILATION" NOTES FOR ADDITIONAL INFORMATION)

REQ'D

VENTING

(SQ.IN.)

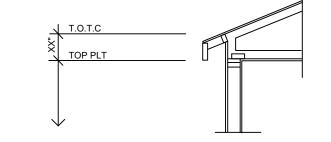
 $(3,731 / 300) \times 144 = 1,790$

1,790 / 2 < 895 HIGH 895 LOW

- 7. VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT
- 8. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES.
- RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED.

GENERAL SECTION NOTES

- REFER TO STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND NOTES FOR INFORMATION NOT SHOWN HERE.
- 2. REFER TO TRUSS DRAWINGS FOR INFORMATION NOT SHOWN HERE.
- 3. SECTIONS REFLECT THE 'A' ELEVATION (UNLESS NOTED OTHERWISE)
- 4. ROOF SLOPE(S) AND OVERHANG (S) MAY VARY PER ELEVATION. REFER TO THE ROOF NOTES AND ROOF PLANS AT EACH ELEVATION FOR MORE INFORMATION.
- 5. TYPCIAL DIMENSIONS FOR A HEEL TRUSS. (DIMENSION FROM TOP PLATE TO THE TOP OF TOP CHORD)



NEW AREA ADDED

MATERIAL NOTE

COVERING ICC-ES. ESR 3672

TORCH DOWN RUBBER ROOFING BITUMEN ROOF

ROOF MATERIAL:

LEGEND (E) WALL TO BE (E) DOOR TO BE REMAINED T REMAINED NEW WALL, PAINT TO (E) MATCH WITH (E) $\square \square \square$ (E) WALL TO BE REMOVED (N) DOOR E) WINDOW DOOR TO BE ኽ REMOVE (N) WINDOW

PLUMBING WALL 2x6 WOOD STUD @ 16" OC. U.D.O.

de

H PLOT REFERENCE DATE:

01/28/2025

NEW HOME 16472 BARNSTABLE CIRCLE HUNTINGTON BEACH, CA 92649 **DANIEL HA** 16472 BARNSTABLE CIRCLE HUNTINGOTN BEACH, CA 92649 Tel: (949) 735 8451 email: drdanielha@yahoo.com BUILDING DEPARTMENT SUBMITTAL **REVISIONS:** 03/01/2025 PLANNING DEPARTMENT 05/13/2025 PLANNING DEPARTMENT 07/10/2025 PLANNING DEPARTMENT 07/29/2025 PLANNING DEPARTMENT 09/22/2025 PLANNING DEPARTMENT

CA 92683

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PROJECT DIRECTOR: JOB CAPTAIN:

SENIOR ASSOCIATE: **ASSOCIATES:** PROJECT NUMBER:

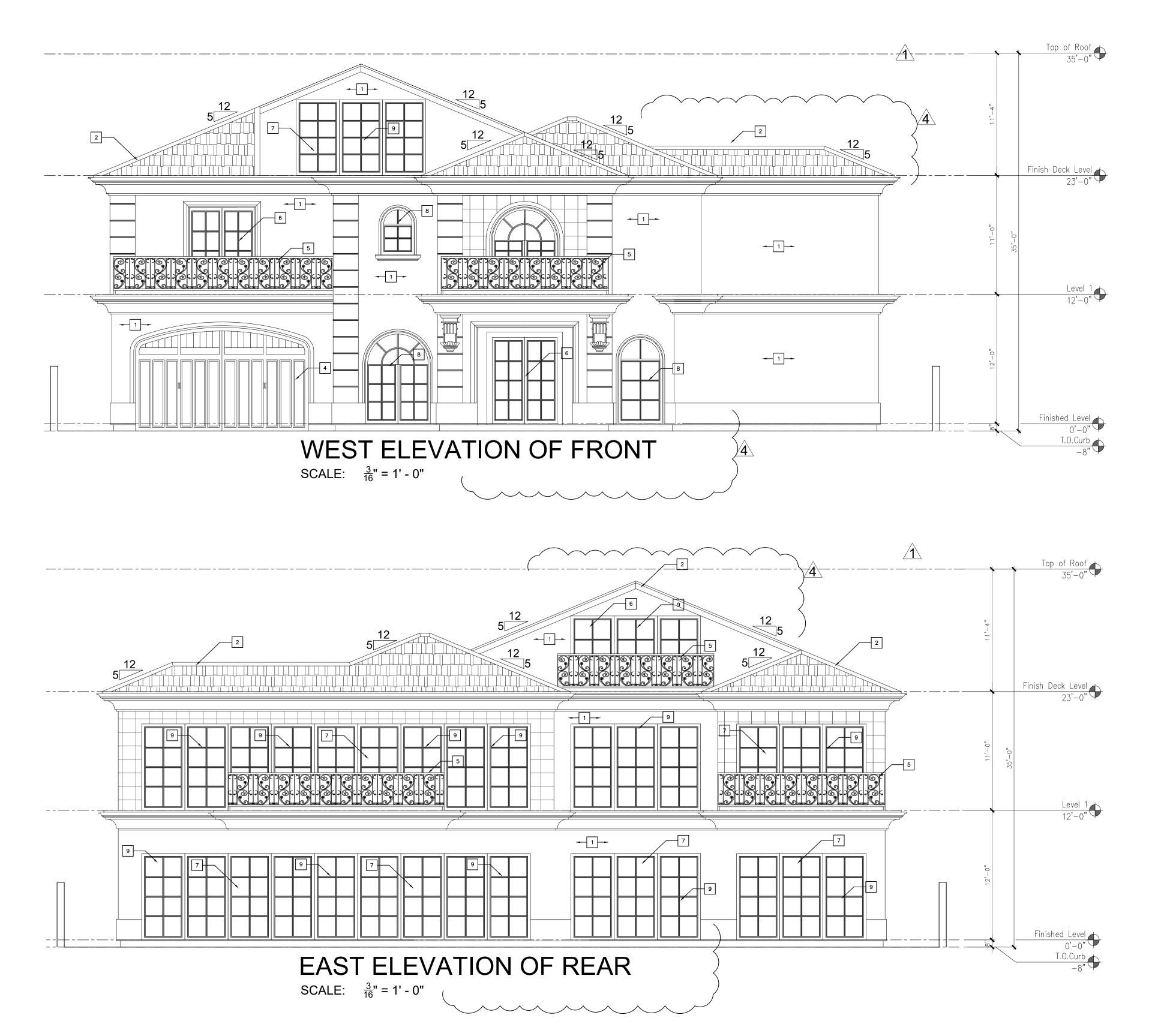
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3RD FLOOR PLAN **ROOF PLAN**

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DRYER EXHAUST DUCT NOTE

- A EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2
- 3 FEET FROM A PROPERTY LINE
- 2. 10 FEET FROM A FORCED AIR INLET. AND 3. 3 FEET FROM OPENINGS INTO THE BUILDING
- B EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
- C UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUST SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO.

DRYER GAS LINE NOTE

1. 1/2" GAS PIPE, 1/2" INLET GAS VALVE W/ 3/8" FLARE OUTPUT 2. 100 SQIN LOUVER AT LAUNDRY'S DOOR FOR AIR COMBUSTION

NOTE

- P1. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, ALL BUILDING ALTERATIONS TO A SINGLE-FAMILY HOME . EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWERS WITH A FLOW RATE IN EXCESS OF 2,5 GPM WILL NEED TO BE REPLACED WITH SHOWERHEADS WITH A MAXIMUM FLOW RATE OF 1.8 GPM. LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 GPM WILL NEED TO BE REPLACED WITH LAVATORY WITH A MAXIMUM FLOW RATE OF 1.2 GPM (1.8 GPM FOR KITCHEN FAUCETS.)
- P4. WATER-CONSERVING PLUMBING FIXTURE FLOW RATES:
- WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2.
- KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2.
- RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM. CPC 407.2.2. SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.

EXTERIOR FINISHES

- 1. STUCCO, LIGHT SAND FINISH
- 2. STANDING SEAM METAL ROOF 3. VINYL GLAZING WINDOWS
- 4. CLOPAY CLASSIC STEEL GARAGE DOOR 5. METAL RAILING.
- 6. EXTERIOR WOOD DOOR
- 7. SLIDING DOORS 8. SLIDING WINDOW FIX WINDOW

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NEW HOME

DANIEL HA

Tel: (949) 735 8451

REVISIONS:

PROJECT DIRECTOR:

SENIOR ASSOCIATE:

PROJECT NUMBER:

PROJECT CAD FILE:

ELEVATIONS

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ASSOCIATES:

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HUNTINGOTN BEACH, CA 92649

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16472 BARNSTABLE CIRCLE

HUNTINGTON BEACH, CA 92649

ANHA studio Email: aha@anha-studio.com

ELEVATION/ROOF NOTES

- 1. ESTATE EAGLE ROOFING TILE 2. 2X6 BARGE. SEE DETAIL
- 3. X EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL ALL RAFTER TAIL TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS
- 4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH. . EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
- . I-COAT STUCCO SYSTEM 7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
- 8. EXTERIOR GRADE PLYWOOD SOFFIT.
- 9. TONGUE AND GROOVE SOFFIT. 10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C.OVER EXTERIOR
- GRADE PLYWOOD OR M.D.DO. BOARD. 11. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD.
- 12. EXTERIOR GRADE PLYWOOD GRAIN FINISH. 13. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE 14. HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE
- 15. EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE. 16. BIULT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
- 17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.. 18. POTSHELF, SEE DETAIL.
- 19. PROVIDE G.I. PLASHING AT ALL EXPOSED WOOD TRIM. 20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
- 21. G.I. FLASHING ROOF TO WALL 22. G.I. FLASHING AND SADDLE / CRICKET.
- 23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PPLACE MANUFACTURER.
- 24. LINE OF INTERIOR CEILING OR INTERIOR WALL
- 25. THIN-SET MASONRY VENEER. 26. LIGHTED ADDRESS SIGN.
- 27. SHAPED FOAM CORBEL, SEE DETAIL.
- 28. SHARPE WOOD CORBEL, SEE DETAIL.
- 29. WOOD POST(S). SEE PLAN FOR SIZE. 30. EXPOSED WOOD BEAM. 31. MANUFACTURED COLUMN
- 32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL. 33. DECORATED
- 34. NEWEL POST.FALSE TILE VENTS, SEE ELEVATION FOR LOCATION. 35. WOOD RAILING, SEE DETAIL.
- 36. DECORATIVE MATERIAL, SEE DETAIL 37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION.
- DEPTH AND SIZE OF FINISHED OPENING 38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION
- CHART FOR MORE INFORMATION 39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
- 40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
- 41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT
- LOCATIONS TO BE FIELD VERIFIED.
- 42. SYNTHETIC STONE VENEER BY EL DORADO, NER-601/ER-3568. 43. MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF
- TOE FOOTING SEE SLAB INTERFACE PLAN).
- 44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT. 45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
- 46. G.I.REGLET FOR COLOR COAT CHANGE. 47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY
- SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR. 48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
- 49. DECORATIVE TILE, SEE DETAIL. 50. EXPOSE CORBELS WOOD FINISH EXTERIOR

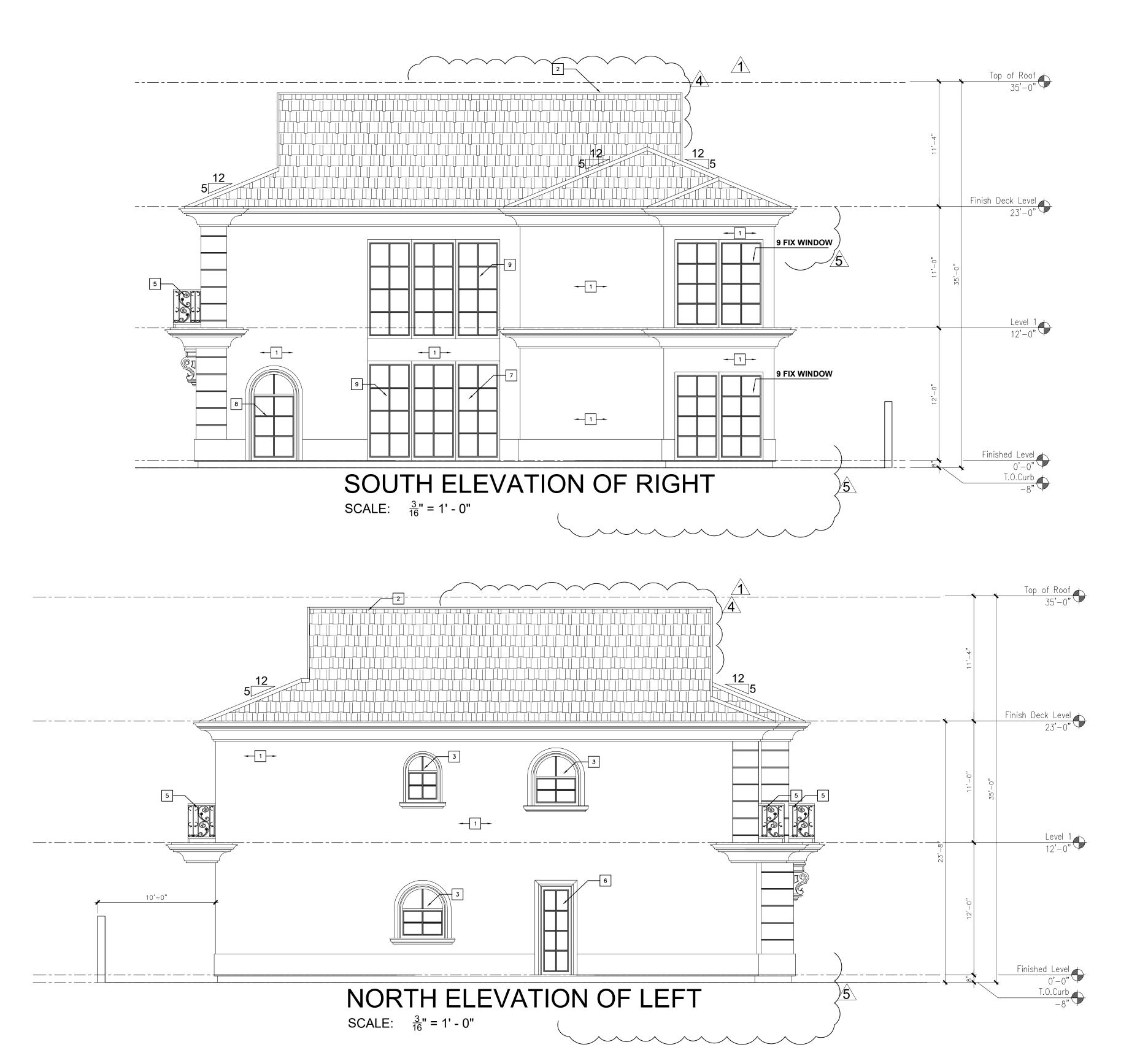
REQUIRED ATTIC VENTILATION

- ATTIC VENTILATION CACULATIONS PER C.R.R. R806.2 AS FOLLOWS:
- (A) ATTIC AREA (SQUARE FEET) (B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE
- TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. BOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING I PERM INSTALLED ON WARM SIDE OF INSULATION.)
- * DIVIDE (A) BY 150 AND MULTIPLY BY 144 CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH
- TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
- = GABLE END VENT D) TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY UNDER AIR VENTS. (95 SQ. IN. OF FREE AREA MIN. EACH VENT)
- H = HIGH END L = HIGH END E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.) 0000 = VENT BLOCK AT TRUSS BAY
- OOO = VENT BLOCK AT RAFTER BAY (F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVED PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.
- NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

PLOT REFERENCE DATE:



DRYER EXHAUST DUCT NOTE

- A EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2
- 1. 3 FEET FROM A PROPERTY LINE 2. 10 FEET FROM A FORCED AIR INLET, AND
- 3. 3 FEET FROM OPENINGS INTO THE BUILDING
- B EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
- C UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUST SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO.

DRYER GAS LINE NOTE

1. 1/2" GAS PIPE, 1/2" INLET GAS VALVE W/ 3/8" FLARE OUTPUT 2. 100 SQIN LOUVER AT LAUNDRY'S DOOR FOR AIR COMBUSTION

NOTE

- P1. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, ALL BUILDING ALTERATIONS TO A SINGLE-FAMILY HOME . EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWERS WITH A FLOW RATE IN EXCESS OF 2,5 GPM WILL NEED TO BE REPLACED WITH SHOWERHEADS WITH A MAXIMUM FLOW RATE OF 1.8 GPM. LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 GPM WILL NEED TO BE REPLACED WITH LAVATORY WITH A MAXIMUM FLOW RATE OF 1.2 GPM (1.8 GPM FOR KITCHEN FAUCETS.)
- P4. WATER-CONSERVING PLUMBING FIXTURE FLOW RATES:
- WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2.
- KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM,
- PER CPC 420.2.1 & 420.2.2.
- RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM. CPC 407.2.2. SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.

EXTERIOR FINISHES

- 1. STUCCO, LIGHT SAND FINISH
- 2. STANDING SEAM METAL ROOF 3. VINYL GLAZING WINDOWS
- 4. CLOPAY CLASSIC STEEL GARAGE DOOR METAL RAILING.
- 6. EXTERIOR WOOD DOOR
- 7. SLIDING DOORS 8. SLIDING WINDOW
- FIX WINDOW

ELEVATION/ROOF NOTES

3. X EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL ALL RAFTER

TAIL TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS

4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.

10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C.OVER EXTERIOR

13. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE 14. HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE 15. EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE.

7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.

16. BIULT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.

19. PROVIDE G.I. PLASHING AT ALL EXPOSED WOOD TRIM. 20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.

23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM

32. PRE-CAST CONCRETE COMPONENT / TRIM. SEE DETAIL.

34. NEWEL POST.FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.

38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION

39. G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION

41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT

40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR

42. SYNTHETIC STONE VENEER BY EL DORADO, NER-601/ER-3568.

43. MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF

45. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB

47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR.

37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION.

1. ESTATE EAGLE ROOFING TILE 2. 2X6 BARGE, SEE DETAIL

. I-COAT STUCCO SYSTEM

18. POTSHELF, SEE DETAIL.

21. G.I. FLASHING ROOF TO WALL

25. THIN-SET MASONRY VENEER. 26. LIGHTED ADDRESS SIGN.

30. EXPOSED WOOD BEAM. 31. MANUFACTURED COLUMN

35. WOOD RAILING, SEE DETAIL. 36. DECORATIVE MATERIAL, SEE DETAIL

SIZE AND LOCATION.

33. DECORATED

FIRE-PPLACE MANUFACTURER.

27. SHAPED FOAM CORBEL, SEE DETAIL. 28. SHARPE WOOD CORBEL, SEE DETAIL. 29. WOOD POST(S). SEE PLAN FOR SIZE.

22. G.I. FLASHING AND SADDLE / CRICKET.

8. EXTERIOR GRADE PLYWOOD SOFFIT.

GRADE PLYWOOD OR M.D.DO. BOARD. 11. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD.

12. EXTERIOR GRADE PLYWOOD GRAIN FINISH.

17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE..

24. LINE OF INTERIOR CEILING OR INTERIOR WALL.

DEPTH AND SIZE OF FINISHED OPENING

CHART FOR MORE INFORMATION

CHART FOR MORE INFORMATION.

LOCATIONS TO BE FIELD VERIFIED.

49. DECORATIVE TILE, SEE DETAIL.

(A) ATTIC AREA (SQUARE FEET)

SIDE OF INSULATION.)

FOR EACH VENT)

= GABLE END VENT

H = HIGH END L = HIGH END

0000 = VENT BLOCK AT TRUSS BAY

OOO = VENT BLOCK AT RAFTER BAY

REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

TOE FOOTING SEE SLAB INTERFACE PLAN).

INTERFACE PLAN FOR MORE INFORMATION. 46. G.I.REGLET FOR COLOR COAT CHANGE.

48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.

REQUIRED ATTIC VENTILATION

ATTIC VENTILATION CACULATIONS PER C.R.R. R806.2 AS FOLLOWS:

(B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE

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* DIVIDE (A) BY 150 AND MULTIPLY BY 144 CALCULATE THE TOTAL

REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH

TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA

O) TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY UNDER AIR VENTS. (95 SQ. IN. OF FREE AREA MIN. EACH VENT)

) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)

(F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVED

NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING

→ PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA

STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO

TRANSMISSION RATE NOT EXCEEDING I PERM INSTALLED ON WARM

50. EXPOSE CORBELS WOOD FINISH EXTERIOR

44. LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT.

9. TONGUE AND GROOVE SOFFIT.



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NEW HOME

16472 BARNSTABLE CIRCLE **HUNTINGTON BEACH, CA 92649**

DANIEL HA

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BUILDING DEPARTMENT SUBMITTA

REVISIONS:

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07/10/2025 PLANNING DEPARTMENT 07/29/2025 PLANNING DEPARTMENT

09/22/2025 PLANNING DEPARTMENT

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JOB CAPTAIN:

SENIOR ASSOCIATE: ASSOCIATES:

PROJECT NUMBER:

SHEET TITLE:

ELEVATIONS

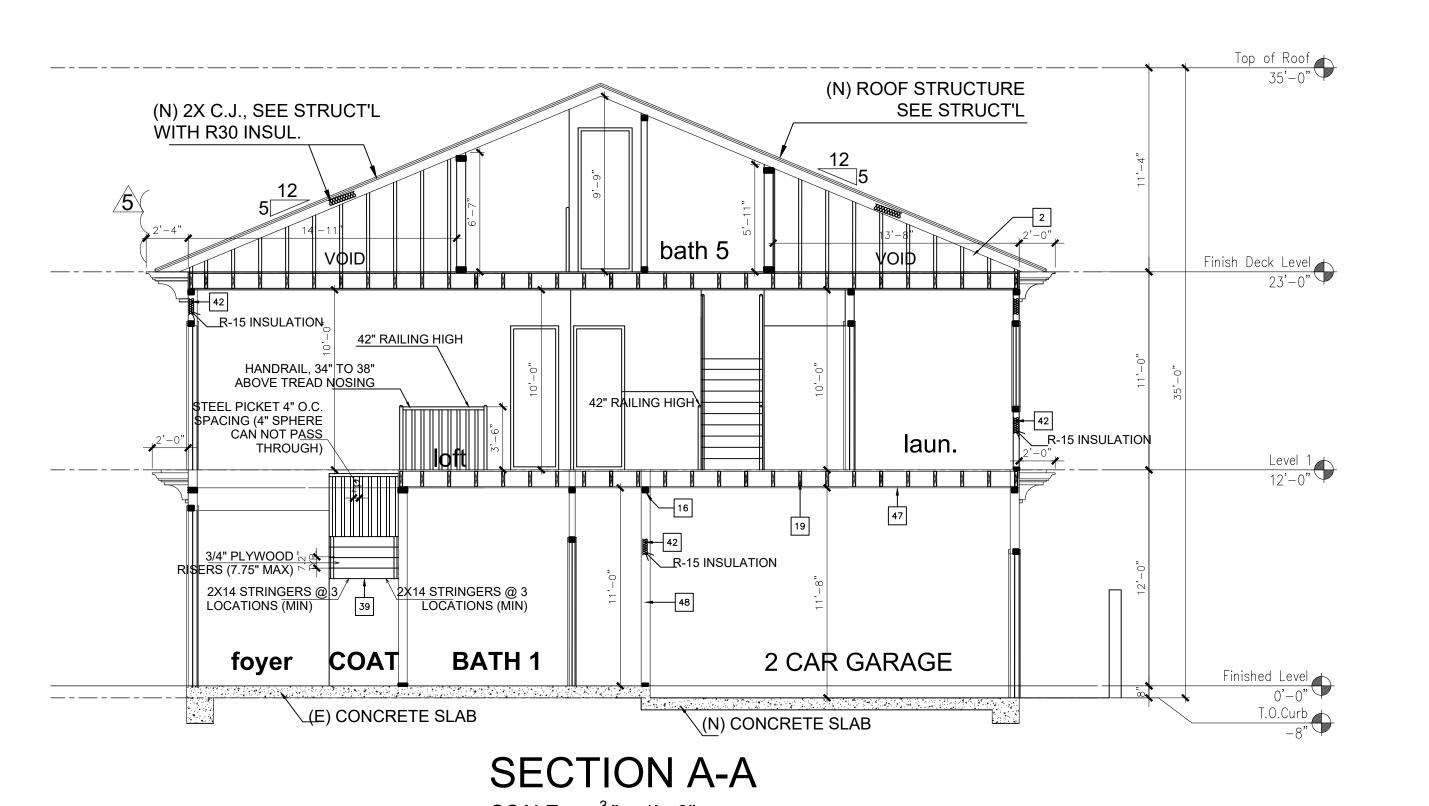
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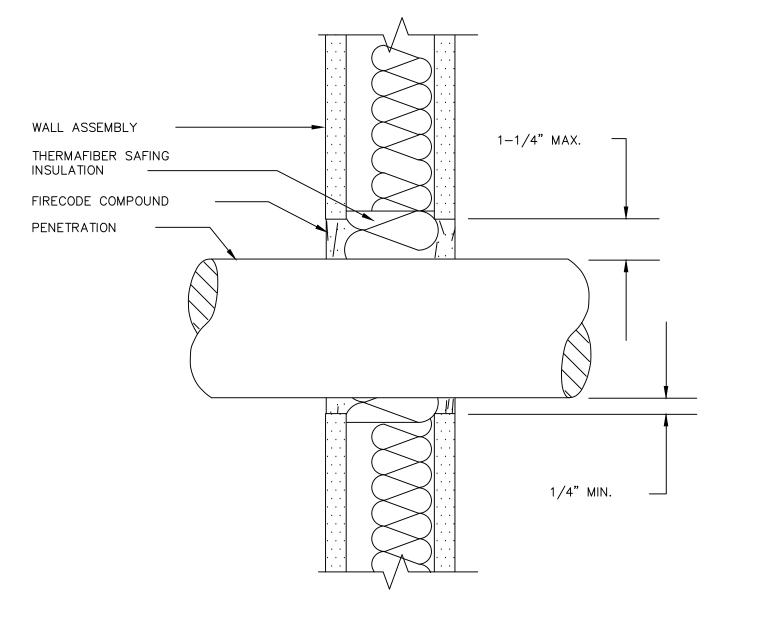
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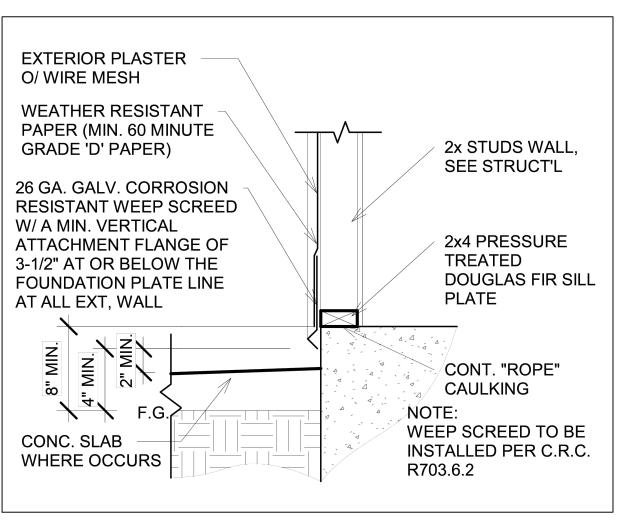
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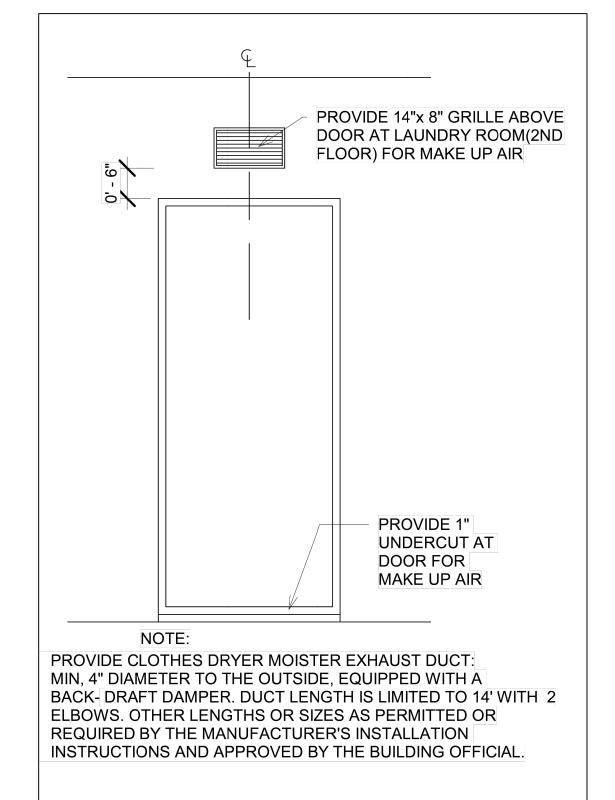


(4) PIPE PENETRATION

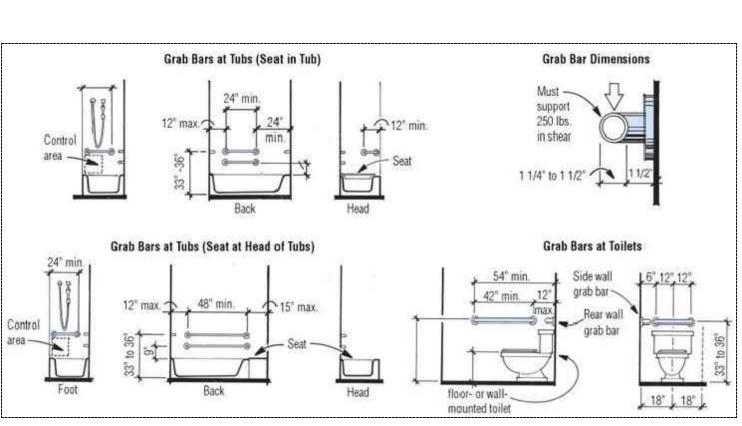


WEEP SCREED DETAIL 5

SCALE: $\frac{3}{16}$ " = 1' - 0" (N) 2X C.J., SEE STRUCT'L (N) ROOF STRUCTURE WITH R30 INSUL SEE STRUCT'I R-30 INSULATION CEILING ☐R-15 INSULATION STEEL PICKET 4" O.C. SPACING (4" SPHERE CAN NOT PASS 42" RAILING HIG THROUGH) bath 5 great room ∬flat roof R-15 INSULATION ABOVE TREAD NOSING 42" RAILING HIGH \2X14 STRINGERS @ 3 W.I.C elevator R-15 INSULATION 42 R-15 INSULATION great room 2 CAR GARAGE Finished Level T.O.Curb -8" (E) CONCRETE SLAB \(N) CONCRETE SLAB SECTION B-B

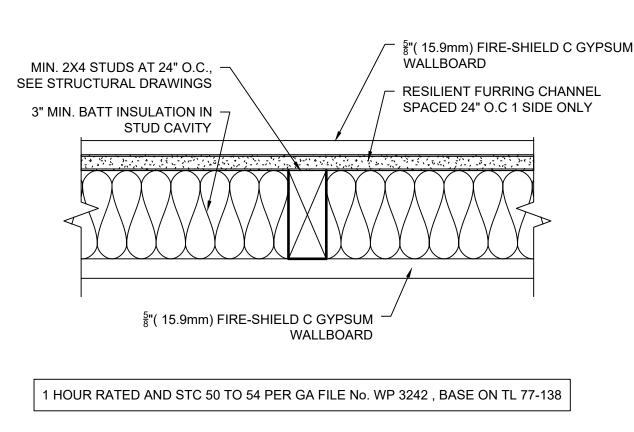


MAKE UP AIR LAUNDRY DETAIL 6

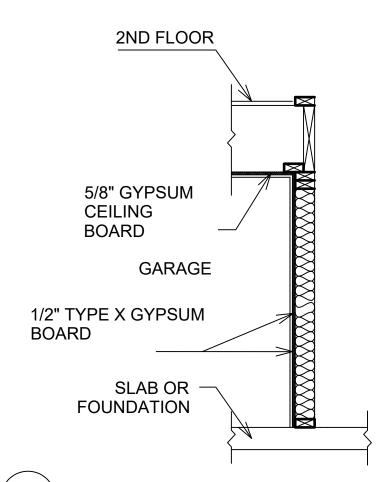


SCALE: $\frac{3}{16}$ " = 1' - 0"

GRAB BAR DETAIL 1



(2) I HOUR STC 50 TO 54 INTERIOR PARTITION



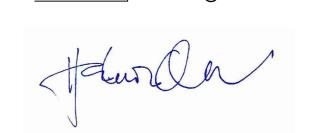
ONE HOUR- FIRE SEPARATION WALL

SECTION NOTES

- FASCIA BOARD.(SEE ELEVATION)
- BARGE BOARD. (SEE ELEVATION) EXPOSED RAFTER TAILS. (SEE ELEVATION)
- ROOFING MATERIAL, REFER TO ROOF PLAN NOTES.
- 5. ROOF SHEATHING 5A. TWO LAYER OF VAPOR BARRIER
- DESIGNED WOOD ROOF TRUSSES.
- HEEL STAND TRUSSES. GIRDER TRUSS.
- 2X ROOF RAFTERS.
- 2X ROOF JOISTS.
- 11. 2X CEILING JOISTS.
- 12. RIDGE BEAM. 13. FLUSH BEAM.
- 14. DROPPED BEAM.
- 15. HEADER. 16. 1X OVER 2X TOP PLATE AT NON-BEARING WALL
- 17. DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS 18. 2X FLOOR JOISTS.
- 19. DESIGNED FLOOR JOISTS
- 20. FLOOR SHEATHING. 21. G.I. FLASHING AT (ROOF TO WALL).
- 22. G.I. FLASHING AND SADDLE / CRICKET.
- 23. EXPOSED BEAM. 24. 2X SOLE PLATE.
- 25. 2X P.T.D.F. SILL PLATE.
- 26. 2X4 STUDS. 27. 2X4 CRIPPLES.
- 28. 2X CEILING FURRING.
- 29. 2X BLOCKING. 30. 2x6 STUDS.
- 31. PONY WALL. SEE PLAN FOR HEIGHT.
- 32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS, STRUCTURAL CALCULATIONS AND GENERAL NOTES.
- 33. 2X STAIR STRINGERS AT 16" ON CENTER
- 34. PLYWOOD TREADS AND RISERS.
- 35. WINDER STAIR FRAMING W/ PLYWOOD TREADS.
- 36. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE. 37. ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO
- MANUFACTURER'S SPECIFICATIONS.
- 38. 2X 'NAIL SPACED' DECKING
- 39. ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON
- ENCLOSED SIDE WITH 1/2" GYPSUM BOARD C.R.C. R302.7.
- 40. 42" HIGH GUARD PER C.R.C. R3122.
- 41. 34"-36" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
- 42. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.
- 43. EXTERIOR FINISH, REFER TO ELEVATIONS.
- 44. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).
- 45. SHELF, 1/2" GYP. BOARD OVER 3/8" PLYWOOD. 46. CONCRETE FLOOR SLAB.
- 47. 5/8" TYPE "X" GYP. BOARD 1-HOUR WALL & CEILING
- 48. 1/2" GYPSUM BOARD

49. 5/8" TYPE X GYP. BOARD 1-HOUR WALL EXTENDING TO FLOOR ABOVE 50. 1 HOUR STC 50 TO 54 INTERIOR PARTITION

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NEW HOME

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BUILDING DEPARTMENT SUBMITTAL

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PROJECT DIRECTOR:

PROJECT CAD FILE:

JOB CAPTAIN: **SENIOR ASSOCIATE:**

ASSOCIATES: PROJECT NUMBER:

SHEET TITLE:

SECTIONS & DETAILS

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Z

PLOT REFERENCE DATE:



CHAPTER 3

GREEN BUILDING

SECTION 301 GENERAL

other important enactment dates.

high-rise buildings, no banner will be used.

ABBREVIATION DEFINITIONS:

Additions and Alterations

SECTION 4.102 DEFINITIONS

4.106 SITE DEVELOPMENT

Low Rise

High Rise

CHAPTER 4

4.102.1 DEFINITIONS

OSHPD

SECTION 302 MIXED OCCUPANCY BUILDINGS

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in

but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

lighting fixtures are not considered alterations for the purpose of this section.

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

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to

additions or alterations of existing residential buildings where the addition or alteration increases the

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking

building's conditioned area, volume, or size. The requirements shall apply only to and/or within the

facilities or the addition of new parking facilities serving existing multifamily buildings. See Section

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures.

Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate

of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1.

et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of

individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential

specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials

such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less

Retention basins of sufficient size shall be utilized to retain storm water on the site.

than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre

during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent

2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or

manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface

5. Other water measures which keep surface water away from buildings and aid in groundwater

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and

1.1 Where there is no local utility power supply or the local utility is unable to supply adequate

1.2 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

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional

infrastructure are not feasible based upon one or more of the following conditions:

disposal method, water shall be filtered by use of a barrier system, wattle or other method approved

or more, shall manage storm water drainage during construction. In order to manage storm water drainage

management of storm water drainage and erosion controls shall comply with this section.

Compliance with a lawfully enacted storm water management ordinance.

Exception: Additions and alterations not altering the drainage path.

are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections

equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply

4.106.4, may adversely impact the construction cost of the project.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will

and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes,

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall

2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California

Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with

shall comply with the specific green building measures applicable to each specific occupancy.

comply with Chapter 4 and Appendix A4, as applicable.

Chapter 4 and Appendix A4, as applicable.

Department of Housing and Community Development

Office of Statewide Health Planning and Development

RESIDENTIAL MANDATORY MEASURES

The following terms are defined in Chapter 2 (and are included here for reference)

property, prevent erosion and retain soil runoff on the site.

by the enforcing agency.

water include, but are not limited to, the following:

parking facilities.

French drains

Water retention gardens

Water collection and disposal systems

DIVISION 4.1 PLANNING AND DESIGN

California Building Standards Commission

Division of the State Architect, Structural Safety

buildings, or both. Individual sections will be designated by banners to indicate where the section applies

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINE OWNER, CONTRACTOR, INSPECTOR ETC.) installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code. 4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Efficient Landscape Ordinance (MWELO), whichever is more stringent. 4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/ 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or **EFFICIENCY** altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE **4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 DIVISION 4.2 ENERGY EFFICIENCY percent of the non-hazardous construction and demolition waste in accordance with either Section 4.201 GENERAL 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards. DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or 4.303 INDOOR WATER USE recycle facilities capable of compliance with this item do not exist or are not located reasonably 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3 The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving I.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final in conformance with Items 1 through 5. The construction waste management plan shall be updated as completion, certificate of occupancy, or final permit approval by the local building department. See Civil necessary and shall be available during construction for examination by the enforcing agency. Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per Specify if construction and demolition waste materials will be sorted on-site (source separated) or flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Identify diversion facilities where the construction and demolition waste material collected will be Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume 4. Identify construction methods employed to reduce the amount of construction and demolition waste of two reduced flushes and one full flush. Specify that the amount of construction and demolition waste materials diverted shall be calculated 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. by weight or volume, but not by both. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. I.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the 4.303.1.3 Showerheads. enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1 4.303.1.3.1 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 Note: The owner or contractor may make the determination if the construction and demolition waste WaterSense Specification for Showerheads. materials will be diverted by a waste management company. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one I.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates not be less than 0.8 gallons per minute at 20 psi. compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver documenting compliance with this section. more than 0.2 gallons per cycle. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons 4.410 BUILDING MAINTENANCE AND OPERATION 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 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: Note: Where complying faucets are unavailable, aerators or other means may be used to achieve 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 4.303.1.4.5 Pre-rinse spray valves. Operation and maintenance instructions for the following: When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Equipment and appliances, including water-saving devices and systems, HVAC systems, Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 photovoltaic systems, electric vehicle chargers, water-heating systems and other major (d)(7) and shall be equipped with an integral automatic shutoff. appliances and equipment Roof and yard drainage, including gutters and downspouts. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Space conditioning systems, including condensers and air filters. Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. TABLE H-2 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY 6. Information about water-conserving landscape and irrigation design and controllers which conserve VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. PRODUCT CLASS MAXIMUM FLOW RATE (gpm) 8. Information on required routine maintenance measures, including, but not limited to, caulking, [spray force in ounce force (ozf)] painting, grading around the building, etc. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. Product Class 1 (≤ 5.0 ozf) 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20 12. Information and/or drawings identifying the location of grab bar reinforcements. Product Class 3 (> 8.0 ozf) 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section California Plumbing Code. 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of I.303.3 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. **DIVISION 4.5 ENVIRONMENTAL QUALITY** SECTION 4.501 GENERAL THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A



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NEW HOME

16472 BARNSTABLE CIRCLE **HUNTINGTON BEACH. CA 92649**

DANIEL HA

16472 BARNSTABLE CIRCLE **HUNTINGOTN BEACH, CA 92649** Tel: (949) 735 8451 email: drdanielha@yahoo.com

REVIS	SIONS:	
\triangle	03/01/2025	PLANNING DEPARTMENT
<u>^</u>	05/13/2025	PLANNING DEPARTMENT
<u>/3\</u>	07/10/2025	PLANNING DEPARTMENT
<u> </u>	07/29/2025	PLANNING DEPARTMENT
<u></u> \$	09/22/2025	PLANNING DEPARTMENT

BUILDING DEPARTMENT SUBMITTAL

PROJECT DIRECTOR: JOB CAPTAIN: SENIOR ASSOCIATE:

PROJECT CAD FILE:

ASSOCIATES: PROJECT NUMBER:

SHEET TITLE:

CAL GREEN BUILDING

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SHEET NUMBER

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BY

208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is

installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each

dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway

shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main

service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the

concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere

proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination ocation shall be permanently and visibly marked as "EV CAPABLE".

1.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. 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 a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

1.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number

2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

1.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

a. Construction documents shall show locations of future EV spaces.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable

4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:

Chapter 2, to the building.

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The charging space shall be located on an accessible route, as defined in the California Building Code,

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).

2. The minimum width of each EV space shall be 9 feet (2743 mm).

3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction

4.106.4.2.2.1.3 Accessible EV spaces.

In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section

4.106.4.2.3 EV space requirements.

1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial

CONVENIENCE FOR THE USER.				
TABLE - MAXIMUM FIXTURE WATER USE				
FIXTURE TYPE FLOW RATE				
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI			
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI			
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI			
KITCHEN FAUCETS	1.8 GPM @ 60 PSI			
METERING FAUCETS	0.2 GAL/CYCLE			
WATER CLOSET	1.28 GAL/FLUSH			

0.125 GAL/FLUSH

4.501.1 Scope

The provisions of this chapter shall outline means of reducing the quality 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 4.502 DEFINITIONS

5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

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, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

O

PLOT REFERENCE DATE:



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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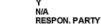
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RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

DRIVEWAY SEALERS

DRY FOG COATINGS

FAUX FINISHING COATINGS



NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER

TABLE 4.504.2 - SEALANT VOC LIMIT 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 (Less Water and Less Exempt Compounds in Grams per Liter) hundredths of a gram (g O3/g ROC). SEALANTS Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 VOC LIMIT ARCHITECTURAL 250 MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. MARINE DECK PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this NONMEMBRANE ROOF 300 article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of **ROADWAY** product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). SINGLE-PLY ROOF MEMBRANE REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to SEALANT PRIMERS VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings ARCHITECTURAL 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). NON-POROUS 250 775 POROUS 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed MODIFIED BITUMINOUS 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, MARINE DECK 760 pellet stoves and fireplaces shall also comply with applicable local ordinances. 750 OTHER 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. TABLE 4.504.3 - VOC CONTENT LIMITS FOR 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the ARCHITECTURAL COATINGS23 requirements of the following standards unless more stringent local or regional air pollution or air quality GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks COATING CATEGORY VOC LIMIT 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. FLAT COATINGS Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and NON-FLAT COATINGS tricloroethylene), except for aerosol products, as specified in Subsection 2 below. NONFLAT-HIGH GLOSS COATINGS 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in SPECIALTY COATINGS 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 ALUMINUM ROOF COATINGS prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. BASEMENT SPECIALTY COATINGS 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of BITUMINOUS ROOF COATINGS the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits BITUMINOUS ROOF PRIMERS 350 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 **BOND BREAKERS** 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 CONCRETE CURING COMPOUNDS 350 CONCRETE/MASONRY SEALERS 100

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR

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

80

250

50

50

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

CONTACT ADHESIVE

TOP & TRIM ADHESIVE

METAL TO METAL

PLASTIC FOAMS

SPECIAL PURPOSE CONTACT ADHESIVE

STRUCTURAL WOOD MEMBER ADHESIVE

SUBSTRATE SPECIFIC APPLICATIONS

POROUS MATERIAL (EXCEPT WOOD)

QUALITY MANAGEMENT DISTRICT RULE 1168.

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

 Verification of compliance with this se ocumentation may include, but is not limit 	
rer's product specification.	
ification of on-site product containers.	
LE 4.504.1 - ADHESIVE VOC LIM	AIT.
s Water and Less Exempt Compounds in Gran	
CHITECTURAL APPLICATIONS	VOC LIMIT
OOR CARPET ADHESIVES	50
RPET PAD ADHESIVES	50
TDOOR CARPET ADHESIVES	150
OD FLOORING ADHESIVES	100
BBER FLOOR ADHESIVES	60
BFLOOR ADHESIVES	50
AMIC TILE ADHESIVES	65
Γ & ASPHALT TILE ADHESIVES	50
WALL & PANEL ADHESIVES	50
/E BASE ADHESIVES	50
LTIPURPOSE CONSTRUCTION ADHESIVE	70
RUCTURAL GLAZING ADHESIVES	100
NGLE-PLY ROOF MEMBRANE ADHESIVES	250
HER ADHESIVES NOT LISTED	50
CIALTY APPLICATIONS	
WELDING	510
WELDING	490
WELDING	325
STIC CEMENT WELDING	250
HESIVE PRIMER FOR PLASTIC	550

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

WOOD PRESERVATIVES

ZINC-RICH PRIMERS

- 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 L	IMITS₁
MAXIMUM FORMALDEHYDE EMISSIONS IN PAR	RTS 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 FIBERBOARD2	0.13
1. VALUES IN THIS TABLE ARE DERIVED FROM BY THE CALIF. AIR RESOURCES BOARD, AIR T	

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

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

California Specification 01350)

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)

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving

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.

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.

hhtps://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:

- . Product certifications and specifications.
- Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see
- 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. 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

- 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,
- 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. nsulation 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

ecommendations 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

- 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
 - 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
 - b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

- 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or
- 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

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:

- State certified apprenticeship programs
- Public utility training programs.
- 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations.

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.

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

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.



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NEW HOME

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BUILDING DEPARTMENT SUBMITTA	۱L

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REVISIONS: 03/01/2025 PLANNING DEPARTMENT 05/13/2025 PLANNING DEPARTMENT 07/10/2025 PLANNING DEPARTMENT

07/29/2025 PLANNING DEPARTMENT

09/22/2025 PLANNING DEPARTMENT

PROJECT CAD FILE:

PROJECT DIRECTOR: JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES: PROJECT NUMBER:

SHEET TITLE:

CAL GREEN BUILDING

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