

# NEW SINGLE FAMILY

16482 SOMERSET LANE, HUNTINGTON BEACH, CA 92649

anha  
S T U D I O

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

ANHA studio

*Handwritten signature*

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16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649

## CHI HOANG THUY VU

16482 SOMERSET LANE  
HUNTINGOTN BEACH, CA 92649  
Tel: (714) 510 4754  
email: qtee123@yahoo.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:  
12/30/2025 PLANNING DEPARTMENT  
03/06/2025 PLANNING DEPARTMENT  
03/26/2025 PLANNING DEPARTMENT

PROJECT DIRECTOR:  
JOB CAPTAIN:  
SENIOR ASSOCIATE:  
ASSOCIATES:  
PROJECT NUMBER:  
PROJECT CAD FILE:

SHEET TITLE:  
COVER SHEET

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SHEET NUMBER:

CV.1

PLOT REFERENCE DATE: 11/10/2024

ARCHITECTURAL SYMBOLS		DIRECTORY		DEFERRED SUBMITTAL		PROJECT DATA		DRAWING INDEX																																																																							
<div><div><div>SECTION: SECTION LETTER SHEET NUMBER</div><div><div>X</div><div>X</div></div></div><div><div>DETAIL: DETAIL NUMBER SHEET NUMBER</div><div><div>X</div><div>X</div></div></div><div><div>DOOR NUMBER</div><div><div>1</div></div></div><div><div>WINDOW TYPE</div><div><div>1</div></div></div><div><div>SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER</div><div><div>X</div><div>X</div></div></div><div><div>SCALE</div><div><div>1</div></div></div><div><div>COLUMN GRID</div><div><div>1</div></div></div><div><div>EXTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER</div><div><div>X</div><div>X</div></div></div><div><div>INTERIOR ELEVATION: SHEET NUMBER ELEVATION LETTER</div><div><div>X</div><div>X</div></div></div><div><div>EQUIPMENT NUMBER</div><div><div>1</div></div></div><div><div>ELEVATION TAG</div><div><div>1</div></div></div><div><div>SPOT ELEVATION</div><div><div>102.5</div></div></div><div><div>REVISION</div><div><div>1</div></div></div><div><div>CENTER LINE</div><div><div>C</div></div></div><div><div>PROPERTY LINE</div><div><div>P</div></div></div><div><div>ROOF SLOPE INDICATION</div><div><div>1/2</div></div></div><div><div>NORTH DESIGNATION</div><div><div>1</div></div></div><div><div>GRAPHIC SCALE</div><div><div>1"=DN.</div></div></div><div><div>CHANGE IN ELEVATION</div><div><div>1"=DN.</div></div></div></div>		<div><b>OWNER:</b> <b>CHI HOANG THUY VU</b> 16482 SOMERSET LANE HUNTINGTON BEACH, CA 92649 Tel: (714) 510 4754 Email: qtee123@yahoo.com</div> <div><b>DESIGNER - ANHA studio</b> 386 MONTEREY WESTMINSTER, CA 92683 Tel: (714) 200 4122</div> <div>STRUCTURAL ENGINEERING: ND-ENGINEERING TRUONG DONG 7661 GARDEN GROVE BLVD GARDEN GROVE, CA 92841 Tel: (714) 617 5979</div>		- SOLAR PV SYSTEM WILL BE UNDER A SEPARATE PERMIT		<div>ADDRESS: 16482 SOMERSET LANE HUNTINGTON BEACH, CA 92649 COUNTY NAME : COUNTY OF ORANGE ASSESSOR PARCEL NUMBER: 178 411 12 ZONE: R-L BUILDING CLASSIFICATION: SINGLE FAMILY OCCUPANCY GROUPS: R-3/U NUMBER OF STORIES: 3 STORY TYPE OF CONSTRUCTION: TYPE V-B FIRE SPRINKLER : "NO"</div> <div>CODES COMPLY: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING MUNICIPAL CODE OF HUNTINGTON BEACH CITY</div>		<table><thead><tr><th colspan="2">ARCHITECTURAL</th><th colspan="2">STRUCTURAL</th></tr><tr><th>SHEET</th><th>DESCRIPTION</th><th>SHEET</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>CV.1</td><td>COVER SHEET</td><td></td><td></td></tr><tr><td>A0.1</td><td>1ST FLOOR COUNTED TO LOT COVERAGE</td><td></td><td></td></tr><tr><td>A0.2</td><td>2ND FLOOR COUNTED TO LOT COVERAGE</td><td></td><td></td></tr><tr><td>A1.0</td><td>SITE PLAN OVERLOOK NEIGHBORHOOD</td><td></td><td></td></tr><tr><td>A1.1</td><td>PROPOSED SITE PLAN, (E) SITE PLAN AND DEMO FLOOR PLAN</td><td></td><td></td></tr><tr><td>A1.2</td><td>PROPOSED 2ND FLOOR PLAN (E) 2ND FLOOR PLAN AND DEMO</td><td></td><td></td></tr><tr><td>A1.3</td><td>PROPOSED 3RD FLOOR PLAN (N) ROOF PLAN</td><td></td><td></td></tr><tr><td>A1.4</td><td>1ST FLOOR PLAN AND 2ND FLOOR PLAN</td><td></td><td></td></tr><tr><td>A1.5</td><td>3RD FLOOR PLAN AND ROOF PLAN 2ND FLOOR PLAN</td><td></td><td></td></tr><tr><td>A2.0</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A2.1</td><td>ELEVATIONS</td><td></td><td></td></tr><tr><td>A2.2</td><td>SECTIONS</td><td></td><td></td></tr><tr><td>A2.3</td><td>SECTIONS</td><td></td><td></td></tr><tr><td>G.1</td><td>CAL GREEN BUILDING</td><td></td><td></td></tr><tr><td>G.2</td><td>CAL GREEN BUILDING</td><td></td><td></td></tr></tbody></table>				ARCHITECTURAL		STRUCTURAL		SHEET	DESCRIPTION	SHEET	DESCRIPTION	CV.1	COVER SHEET			A0.1	1ST FLOOR COUNTED TO LOT COVERAGE			A0.2	2ND FLOOR COUNTED TO LOT COVERAGE			A1.0	SITE PLAN OVERLOOK NEIGHBORHOOD			A1.1	PROPOSED SITE PLAN, (E) SITE PLAN AND DEMO FLOOR PLAN			A1.2	PROPOSED 2ND FLOOR PLAN (E) 2ND FLOOR PLAN AND DEMO			A1.3	PROPOSED 3RD FLOOR PLAN (N) ROOF PLAN			A1.4	1ST FLOOR PLAN AND 2ND FLOOR PLAN			A1.5	3RD FLOOR PLAN AND ROOF PLAN 2ND FLOOR PLAN			A2.0	ELEVATIONS			A2.1	ELEVATIONS			A2.2	SECTIONS			A2.3	SECTIONS			G.1	CAL GREEN BUILDING			G.2	CAL GREEN BUILDING		
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<div>1. THE DEMOLITION PLAN INDICATES THE GENERAL SCOPE OF DEMOLITION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE SPECIFIC SCOPE OF DEMOLITION WORK REQUIRED FOR THIS PROJECT.</div> <div>2. BEFORE BEGINNING WORK AT THE SITE AND THROUGH OUT THE COURSE OF THE WORK, CONTRACTOR SHALL FIELD VERIFY AND INSPECT THE LOCATIONS AND CONDITIONS OF EVERY ITEM AFFECTED BY THE WORK, AND NOTIFY THE ARCHITECT OR OWNER OF ANY DISCREPANCIES IN ORDER TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK.</div> <div>3. THE GENERAL CONTRACTOR SHALL INCLUDE IN THEIR (PRICING/BID), AN AMOUNT SUFFICIENT TO COVER THE COST OF REMOVING ALL EXISTING ELEMENTS OBSTRUCTING OR INTERFERING WITH THE INSTALLATION OF NEW WORK WHETHER OR NOT THE EXISTING CONDITION IS INDICATED ARCHITECTS DRAWINGS.</div> <div>4. THE GENERAL CONTRACTOR SHALL COORDINATE THE DEMOLITION AND TAKE ALL PRECAUTIONS REQUIRED TO MINIMIZE DISTURBANCE OF BUILDING OCCUPANTS.</div> <div>5. THE GENERAL CONTRACTOR SHALL REMOVE DEBRIS FROM THE PREMISES DAILY, KEEP OCCUPIED AREAS ADJACENT TO DEMOLITION BROOM CLEAN AND FREE OF DEBRIS, AND PREVENT DUST AND DEBRIS FROM MIGRATING OUT OF THE DEMOLITION AREA.</div> <div>6. THE GENERAL CONTRACTOR SHALL PROTECT FROM DAMAGE ALL MATERIALS, CONSTRUCTION, UTILITIES AND OTHER ITEMS AND APPURTENANCES NOT SCHEDULED FOR DEMOLITION WITHIN OR OUTSIDE THE BUILDING. DAMAGED ITEMS SCHEDULED TO REMAIN AND/OR BE REUSED SHALL REPAIRED TO MATCH ORIGINAL FINISH AT NO ADDITIONAL. COST TO OWNER.</div> <div>7. THE FOLLOWING ITEMS ARE TO BE REMOVED CAREFULLY TO AVOID DAMAGE, CLEANED IF NECESSARY AND REUSED DURING CONSTRUCTION OF THIS PROJECT: A. ALL LIGHT FIXTURES AND CEILING MECHANICAL FIXTURES. B. ALL PLUMBING FIXTURES AND ACCESSORIES C. DOORS AND WINDOWS. D. FURNITURE</div> <div>8. REMOVE ALL OBSOLETE AND INACTIVE EXPOSED CONDUITS, JUNCTION BOXES, PIPES, DUCTS, SUSPENSION WIRES, TELEPHONE, DATA AND OTHER MISCELLANEOUS CABLE AND CAP.</div> <div>9. OWNER SHALL IDENTIFY KEPT/STORED ITEMS AND ITEMS TO BE DISCARDED BY CONTRACTOR.</div> <div>10.DEMOLITION UNDER SEPERATE PERMIT</div>		<div>ADDRESS</div> <div>16482 SOMERSET LANE, HUNTINGTON BEACH, CA 93649</div> <div>APN #</div> <div>178 - 411 - 12</div> <div>ZONE</div> <div>R-L</div> <div>TR:</div> <div>4677</div> <div>LOT:</div> <div>45</div> <div>LOT SIZE:</div> <div>7,215 SF</div> <table><thead><tr><th></th><th>REQUIRED</th><th>PROVIDED</th></tr></thead><tbody><tr><td>FRONT SET BACK</td><td>20'-0"</td><td>24'-0"</td></tr><tr><td>SIDE SET BACK</td><td>5'-0"</td><td>5'-0"</td></tr><tr><td>REAR SET BACK</td><td>15'-0"</td><td>22'-0"</td></tr><tr><td>SIDE SET BACK</td><td>5'-0"</td><td>5'-0"</td></tr><tr><td>HIGH LIMIT</td><td>35'-0"</td><td>34'-11"</td></tr><tr><td>(E) HOUSE LIVING AREA</td><td>6 BEDS/ 6.5 BATHS -</td><td>4,479 SF</td></tr><tr><td>(E) 1ST FLOOR AREA</td><td>2,674 SF</td><td></td></tr><tr><td>(E) 2ND FLOOR AREA</td><td>2,425 SF</td><td></td></tr><tr><td>(E) 2 CAR GARAGE</td><td>488 SF</td><td></td></tr><tr><td>(N) HOUSE LIVING AREA</td><td>5 BEDS/ 5.5 BATHS -</td><td>7,392 SF</td></tr><tr><td>(N) 1ST FLOOR LIVING AREA</td><td>2,757 SF</td><td></td></tr><tr><td>(N) 2ND FLOOR LIVING AREA</td><td>3,398 SF</td><td></td></tr><tr><td>(N) 3RD FLOOR LIVING AREA</td><td>1,237 SF</td><td></td></tr><tr><td>(N) 3 CARS GARAGE</td><td>682 SF</td><td></td></tr><tr><td>(N) 3 BALCONY AREA</td><td>201 SF</td><td></td></tr><tr><td>(N) TOTAL AFTER ADDED LIVING AREA</td><td>7,392 SF</td><td></td></tr><tr><td>(E) BUILDING FOOTAGE</td><td>2,674+488=</td><td>3,162/7,215 SF 43.82%</td></tr><tr><td>(N) BUILDING FOOTAGE</td><td>2,757+682+3,606=</td><td>7,215 SF 49.92%</td></tr><tr><td>(N) LOT COVERAGE (3,606SF/7,215SF</td><td>=49.92%</td><td></td></tr></tbody></table>			REQUIRED	PROVIDED	FRONT SET BACK	20'-0"	24'-0"	SIDE SET BACK	5'-0"	5'-0"	REAR SET BACK	15'-0"	22'-0"	SIDE SET BACK	5'-0"	5'-0"	HIGH LIMIT	35'-0"	34'-11"	(E) HOUSE LIVING AREA	6 BEDS/ 6.5 BATHS -	4,479 SF	(E) 1ST FLOOR AREA	2,674 SF		(E) 2ND FLOOR AREA	2,425 SF		(E) 2 CAR GARAGE	488 SF		(N) HOUSE LIVING AREA	5 BEDS/ 5.5 BATHS -	7,392 SF	(N) 1ST FLOOR LIVING AREA	2,757 SF		(N) 2ND FLOOR LIVING AREA	3,398 SF		(N) 3RD FLOOR LIVING AREA	1,237 SF		(N) 3 CARS GARAGE	682 SF		(N) 3 BALCONY AREA	201 SF		(N) TOTAL AFTER ADDED LIVING AREA	7,392 SF		(E) BUILDING FOOTAGE	2,674+488=	3,162/7,215 SF 43.82%	(N) BUILDING FOOTAGE	2,757+682+3,606=	7,215 SF 49.92%	(N) LOT COVERAGE (3,606SF/7,215SF	=49.92%																	
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## AGENCY REQUIREMENTS

A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CPC)

B. 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 (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 (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS IF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CPC)

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

D. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)

E. URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)

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

G. FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE. (402.1.2 CPC)

H. 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 THE MANUFACTURERS 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.

I. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2022 CALIFORNIA ENERGY CODE.

J. TWO SEPARATE SITE VISITS AND REPORTS PREPARED BY THE ENGINEER OF RECORD FOR THE NEW HOME DESIGN ARE REQUIRED: (109.3.8 CBC)

1. THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND FOUNDATION SYSTEM INSTALLATION JUST PRIOR TO CONCRETE POUR TO VERIFY THAT THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE FOUNDATION INSPECTION AND APPROVAL TO POUR CONCRETE WILL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.

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 THE 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 BEACH BUILDING DIVISION.

K. A PRE-CONSTRUCTION MEETING IS REQUIRED IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION. THIS MEETING SHALL TAKE PLACE AT THE SITE OF THE NEW HOME. THE MEETING MUST INCLUDE A REPRESENTATIVE OF THE BUILDING DIVISION, THE GENERAL CONTRACTOR, A REPRESENTATIVE OF EACH OF THE SUBCONTRACTORS (ELECTRICAL, PLUMBING, MECHANICAL, GRADING, OFF-SITE CONTRACTOR, ETC.) DEPENDANT UPON WHAT SUB-CONTRACTORS ARE TO BE INVOLVED IN THE NEW CONSTRUCTION AND A REPRESENTATIVE OF THE OWNER MAY BE PRESENT. THE MEETING WILL REVIEW REQUIRED PERMITS, TEMPORARY POWER REQUIREMENTS, DOCUMENTS REQUIRED TO BE ON THE SITE, INSPECTION REQUIREMENTS, FIELD CORRECTION NOTICE PROCEDURE, CHANGES IN THE FIELD, FINAL INSPECTIONS AND GAS AND POWER RELEASES, QUESTIONS FROM THE CONTRACTORS OR OWNER AND ANY OTHER SPECIAL PROCEDURES OR CONDITIONS FOR THAT PARTICULAR NEW HOME. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE BUILDING DIVISION FRONT COUNTER AT (714)-374-1547.

L. ALL DOORS AND WINDOWS SHALL MEET CITY OF HUNTINGTON BEACH SECURITY ORDINANCE.

M. PROVIDE FOR MAINTENANCE, REPAIR, AND REPLACEMENT BY A HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON AREA LANDSCAPE, IRRIGATION, DRAINAGE FACILITIES, WATER QUALITY BMP'S, WATER SYSTEM LINES, FIRE SYSTEM LINES, SEWER SYSTEM LINES, AND PRIVATE SERVICE UTILITIES.

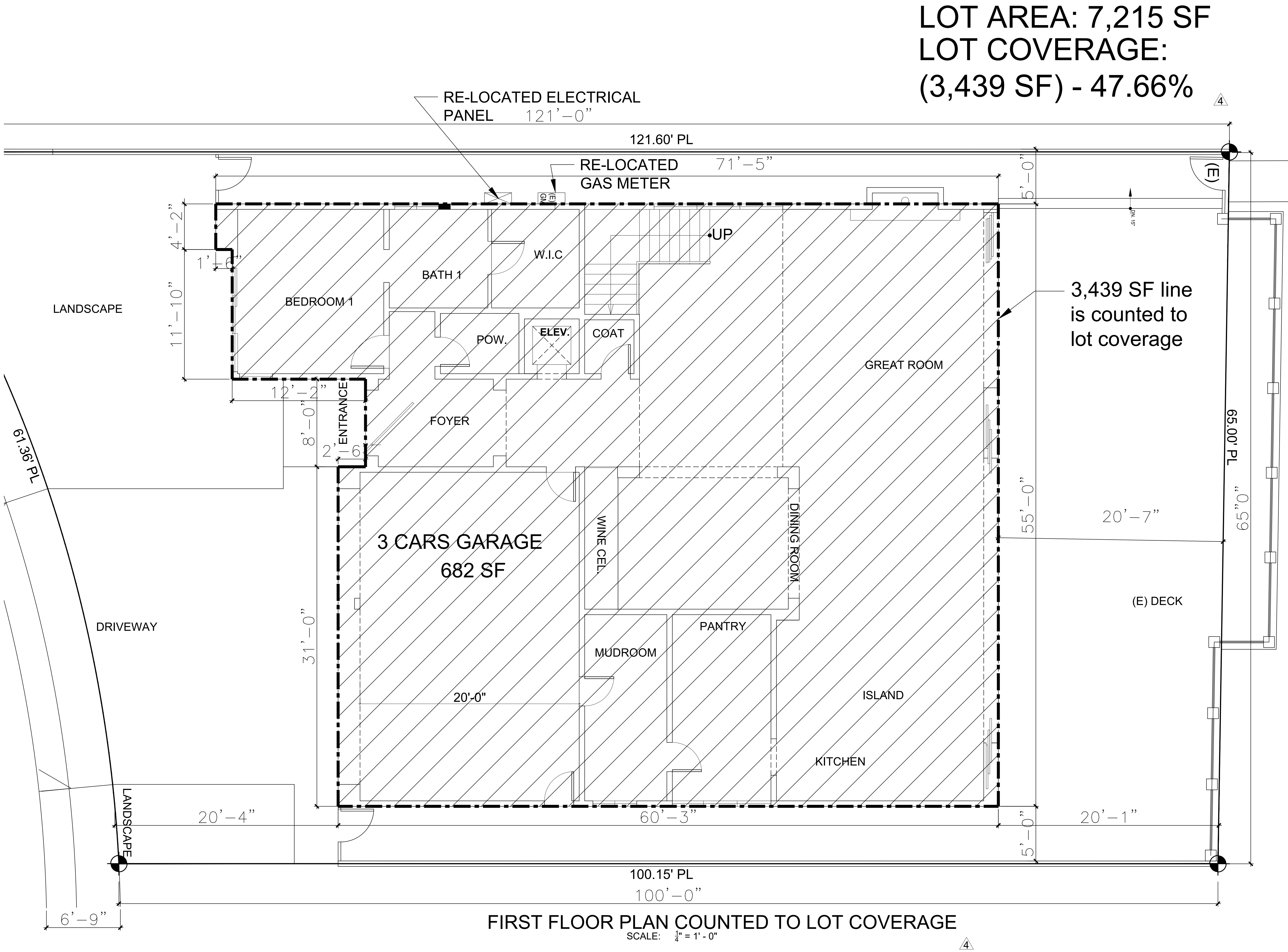
N. CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR UNDER FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR. (R109.1.1.1)

O. 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)

P. THE PLANS SHALL PROVIDE STATEMENT SPECIFICALLY LISTING ALL REQUIRED SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTIONS SHALL BE AS REQUIRED BY SECTION 1705 OF THE CBC.

ANHA design studio





LOT AREA: 7,215 SF  
LOT COVERAGE:  
(3,439 SF) - 47.66%

*Handwritten signature*

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PLOT REFERENCE DATE: 11/10/2024



LOT AREA: 7,215 SF  
LOT COVERAGE:  
(3,606 SF 2ND FLOOR) - 49.92%

**anha**  
S T U D I O  
386 Via Monterey  
Westminster  
CA 92683  
Tel: (714) 200 4122  
Email: aha@anha-studio.com

*Handwritten signature*

**NEW SINGLE FAMILY**  
16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649

**CHI HOANG THUY VU**  
16482 SOMERSET LANE  
HUNTINGOTN BEACH, CA 92649  
Tel: (714) 510 4754  
email: qtee123@yahoo.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:		
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03/06/2025	PLANNING DEPARTMENT	
03/26/2025	PLANNING DEPARTMENT	

PROJECT DIRECTOR:  
JOB CAPTAIN:  
SENIOR ASSOCIATE:  
ASSOCIATES:  
PROJECT NUMBER:  
PROJECT CAD FILE:

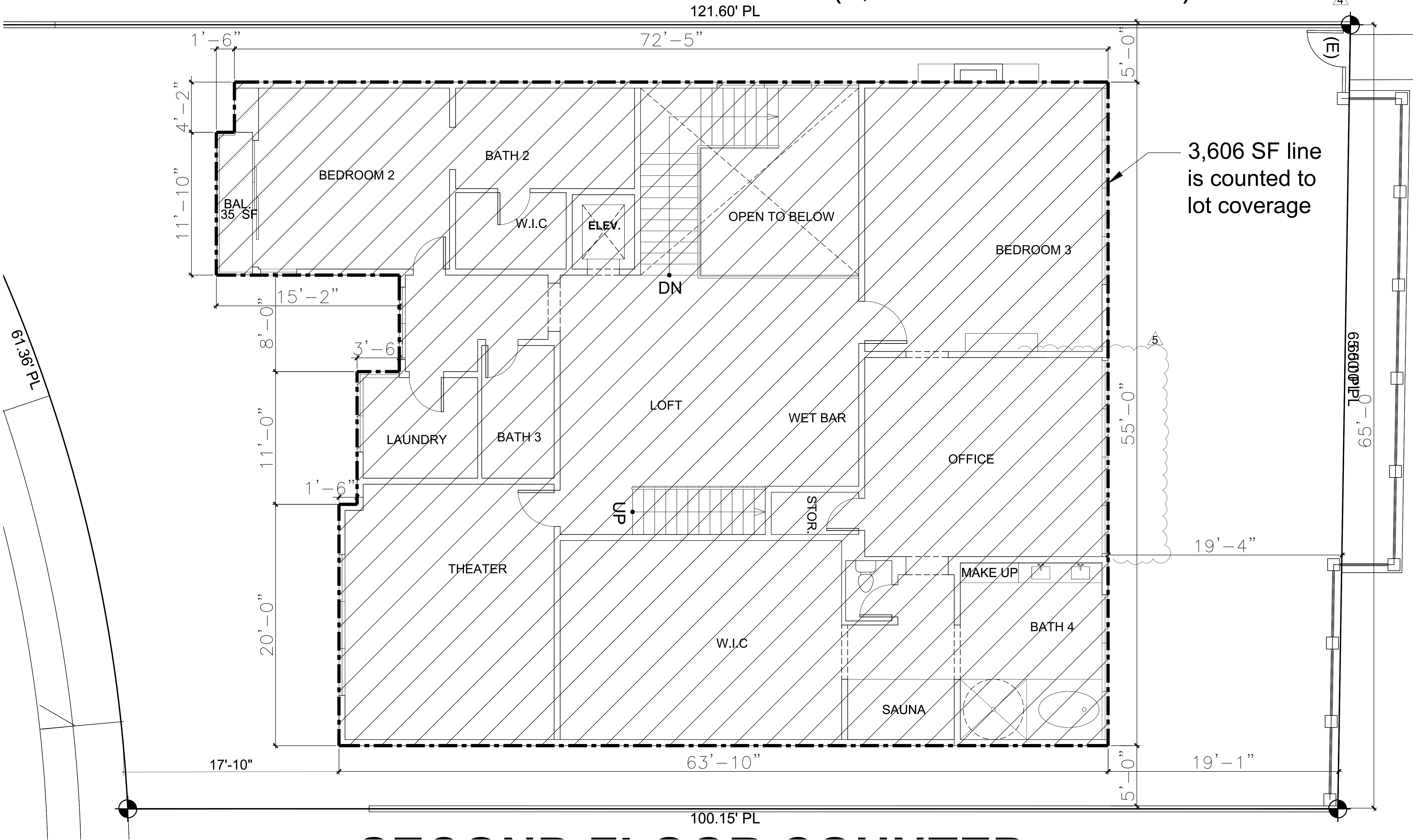
SHEET TITLE:  
**SECOND FLOOR  
COUNTED TO LOT  
COVERAGE**

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SHEET NUMBER:

**A0.2**

PLOT REFERENCE DATE: 11/10/2024



SECOND FLOOR PLAN COUNTED TO LOT COVERAGE

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

4

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*[Handwritten Signature]*

## NEW SINGLE FAMILY

16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649

## CHI HOANG THUY VU

16482 SOMERSET LANE  
HUNTINGOTN BEACH, CA 92649  
Tel: (714) 510 4754  
email: qtee123@yahoo.com

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ASSOCIATES:  
PROJECT NUMBER:  
PROJECT CAD FILE:

SHEET TITLE:  
**SITE PLAN  
OVERLOOK  
NEIGHBORHOOD**

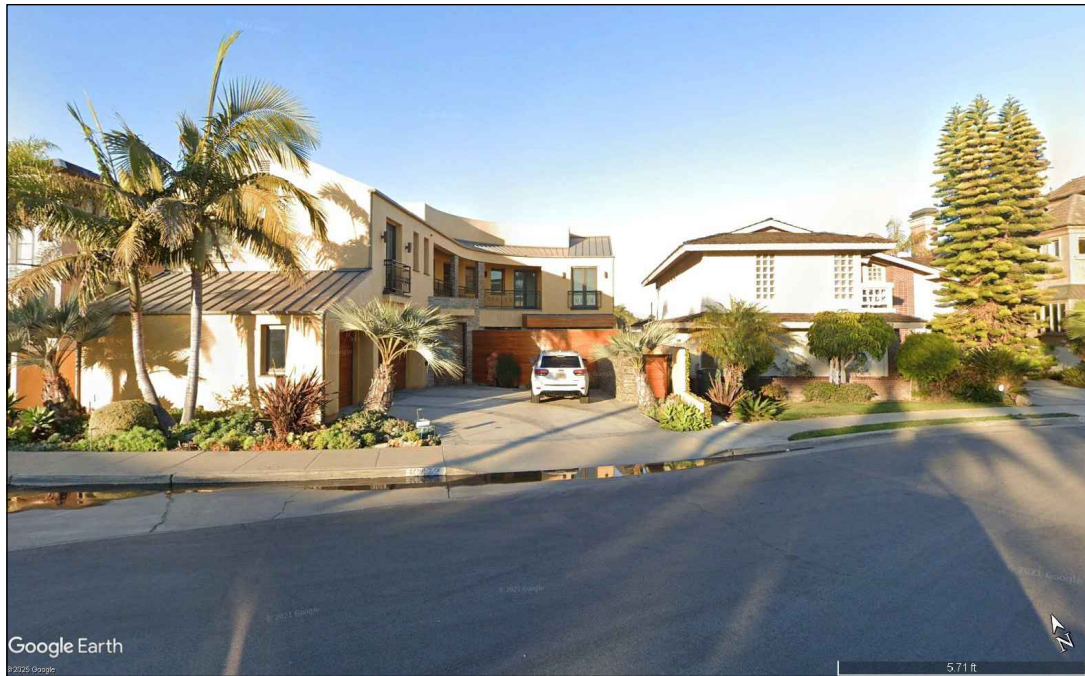
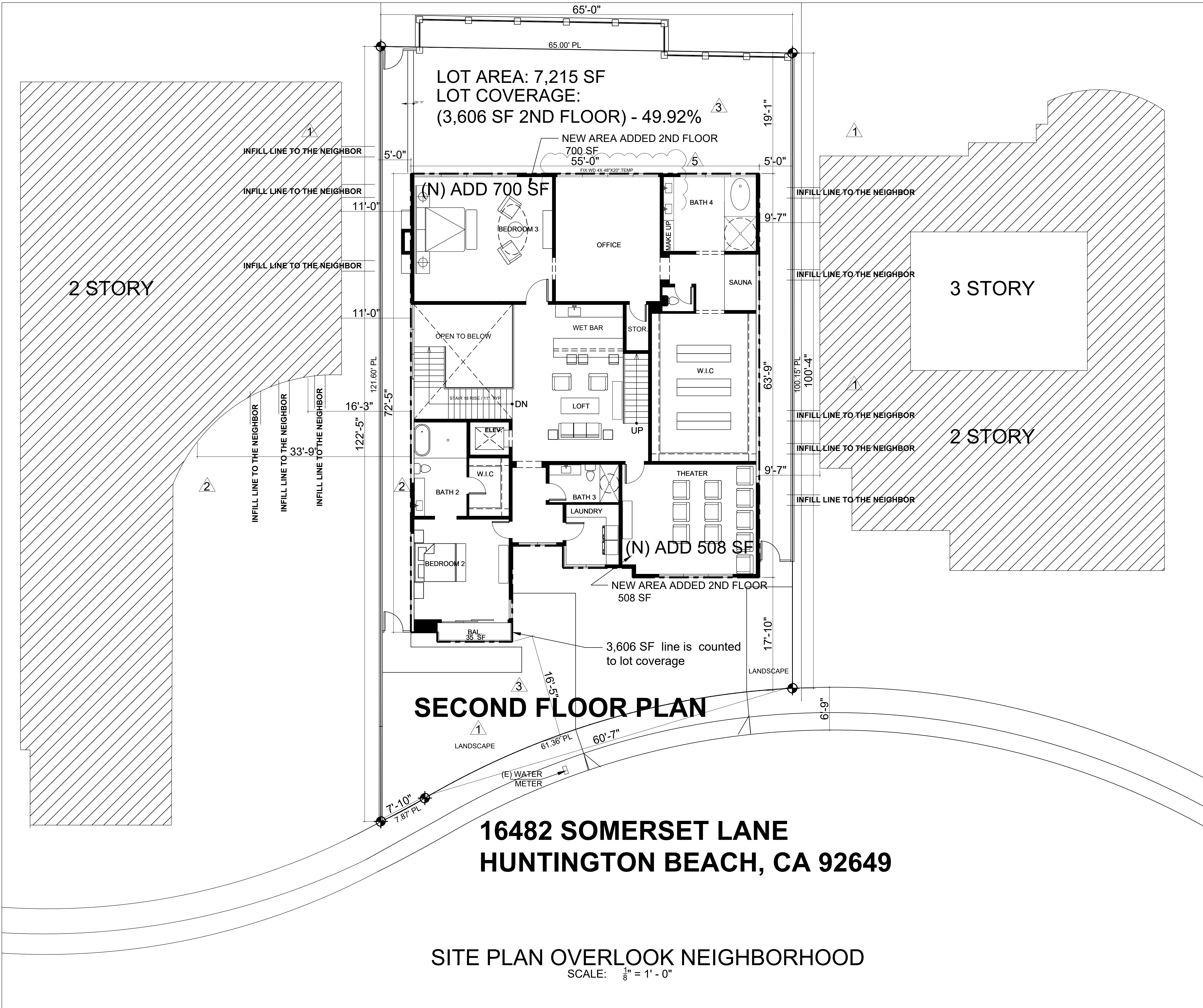
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SHEET NUMBER:

**A1.0**

PLOT REFERENCE DATE: 11/10/2024

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NOTE

1. THAT ALL POOL/SPA, FIRE PIT, BBQ, AND CANTILEVERED DECK IMPROVEMENTS ARE NOT A PART (N.A.P.) OF THIS REVIEW AND APPROVAL AND WILL REQUIRE SEPARATE PERMITS.

**anha**  
S T U D I O

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

*Handwritten signature*

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SHEET TITLE:

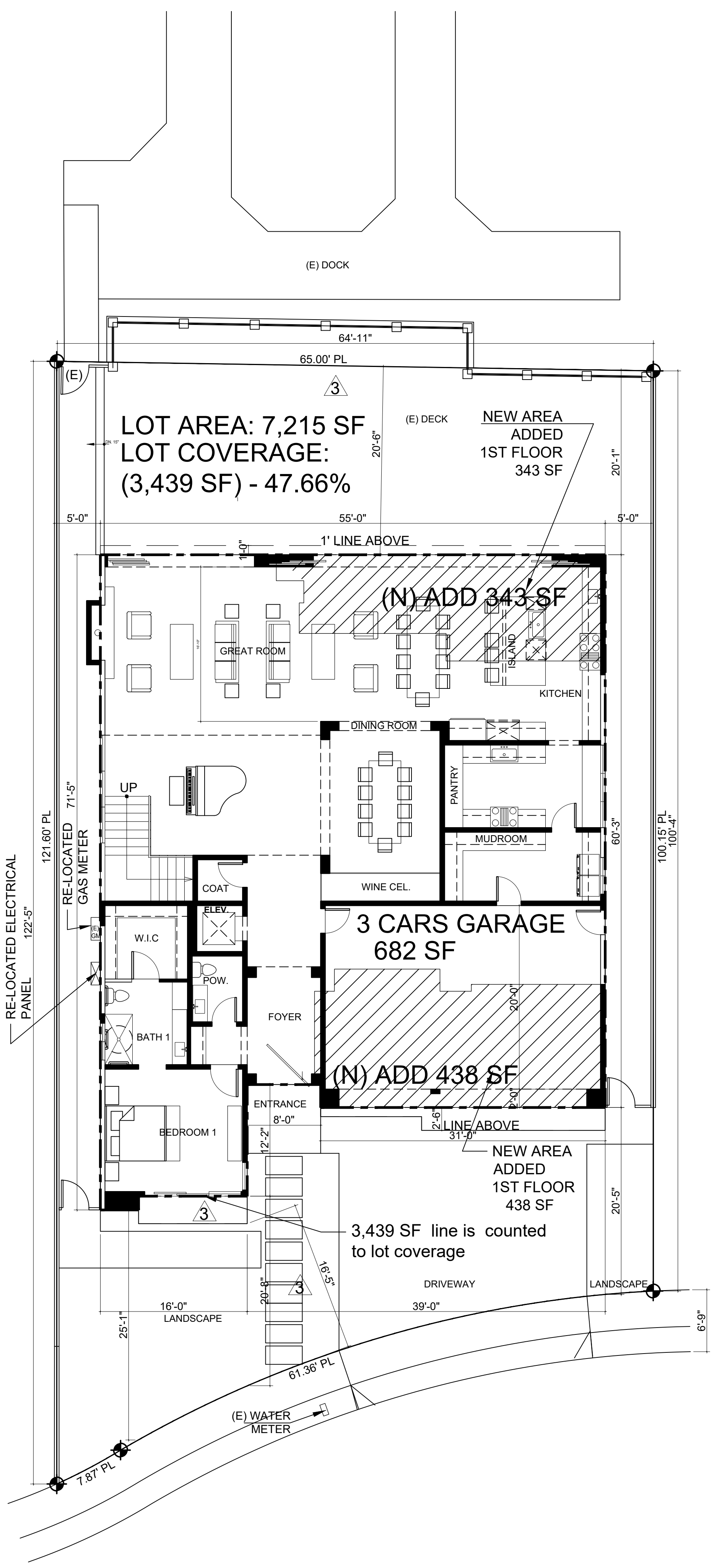
PROPOSED SITE PLAN  
EXISTING SITE PLAN  
AND DEMO FLOOR PLAN

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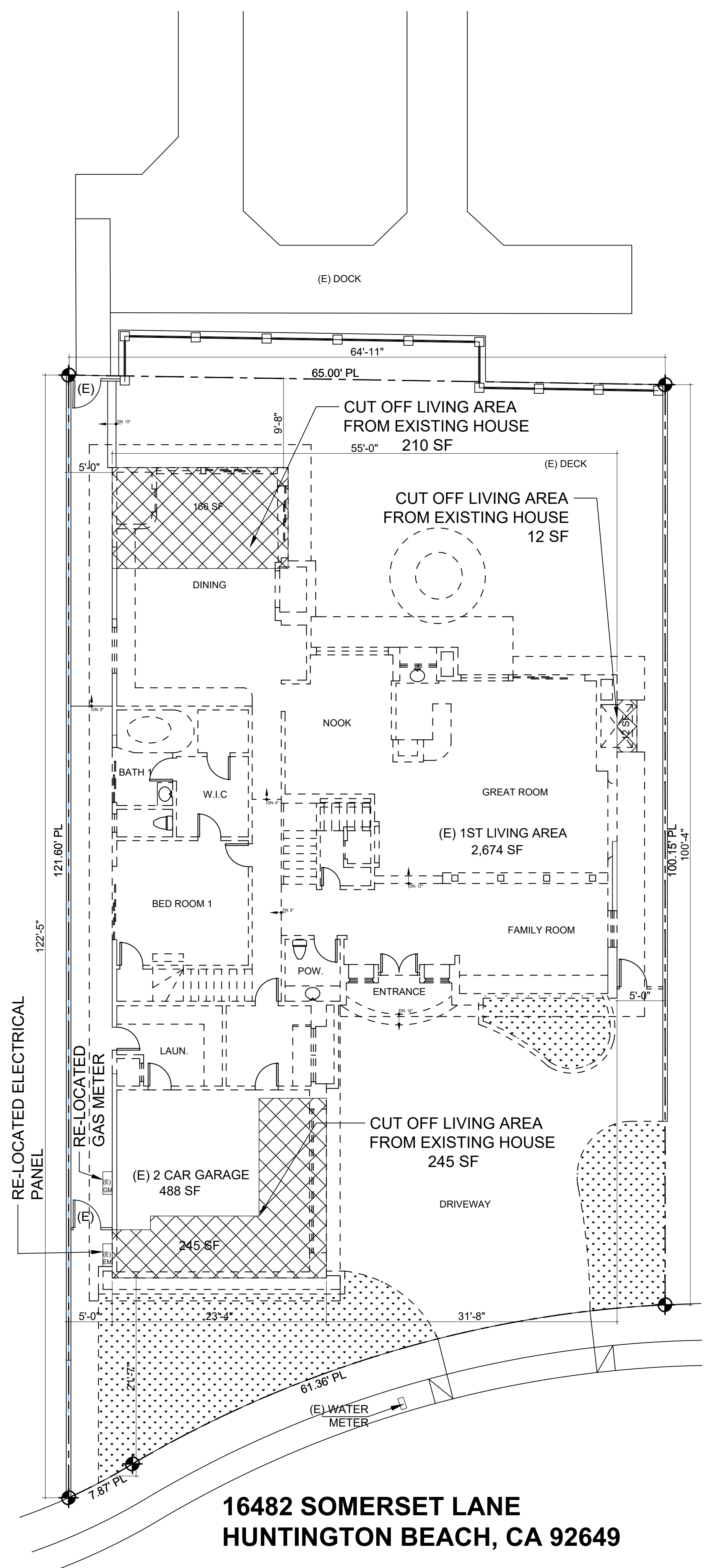
**A1.1**

PLOT REFERENCE DATE: 11/10/2024



PROPOSED SITE PLAN

SCALE: 1/8" = 1' - 0"



16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649

EXISTING SITE PLAN AND DEMO FLOOR PLAN

SCALE: 1/8" = 1' - 0"



LEGEND	
(E) WALL TO BE REMAINED	(E) DOOR TO BE REMAINED
NEW WALL, PAINT TO MATCH WITH (E)	(E) DOOR TO BE REMOVED
(E) WALL TO BE REMOVED	(N) DOOR
DEMO WINDOW	DOOR TO BE REMOVE
(E) WINDOW	
(N) WINDOW	
NEW AREA ADDED	
PLUMBING WALL 2x6 WOOD STUD @ 16" OC. U.D.O.	

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*[Handwritten signature]*

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HUNTINGOTN BEACH, CA 92649  
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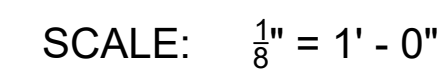
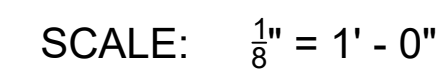
REVISIONS:		
<u>1</u>	12/30/2025	PLANNING DEPARTMENT
<u>2</u>	03/06/2025	PLANNING DEPARTMENT
<u>3</u>	03/26/2025	PLANNING DEPARTMENT

SHEET TITLE:

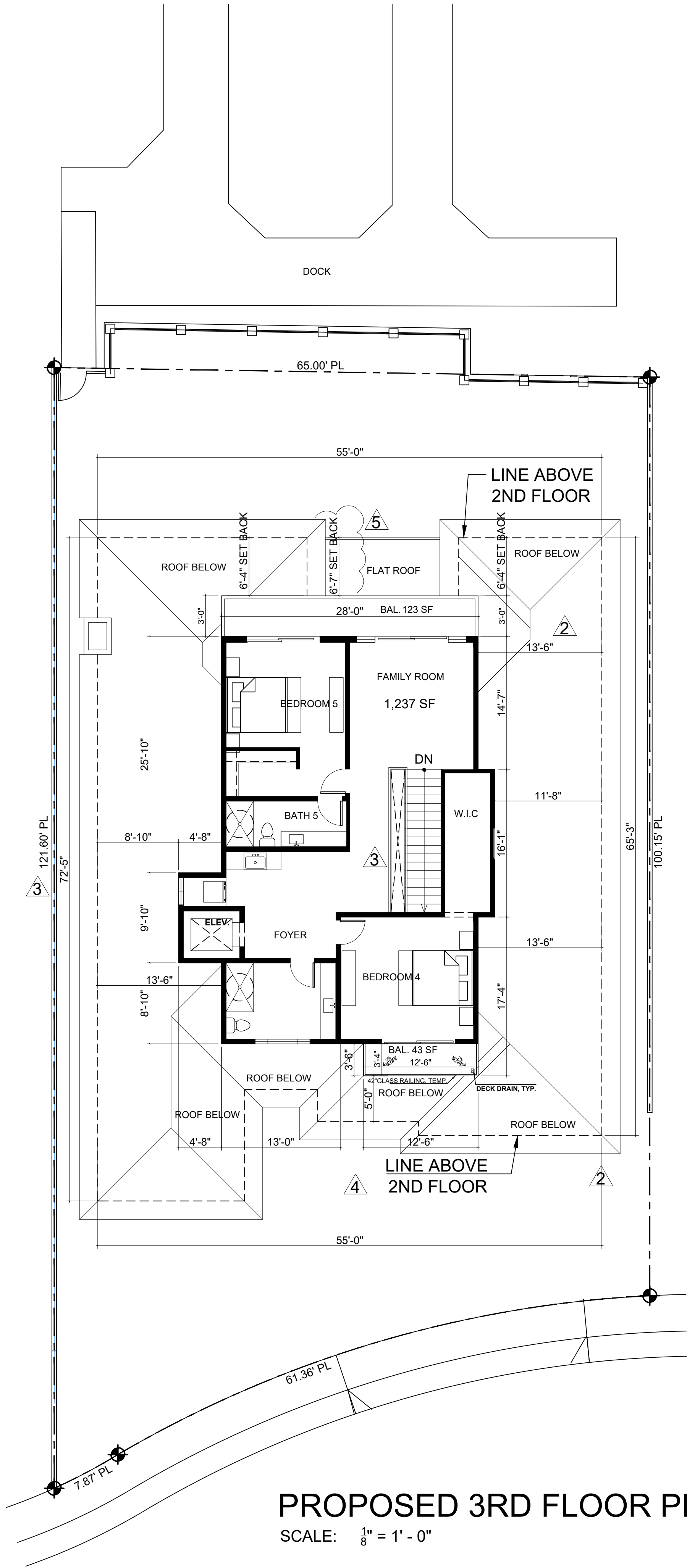
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## A1.2

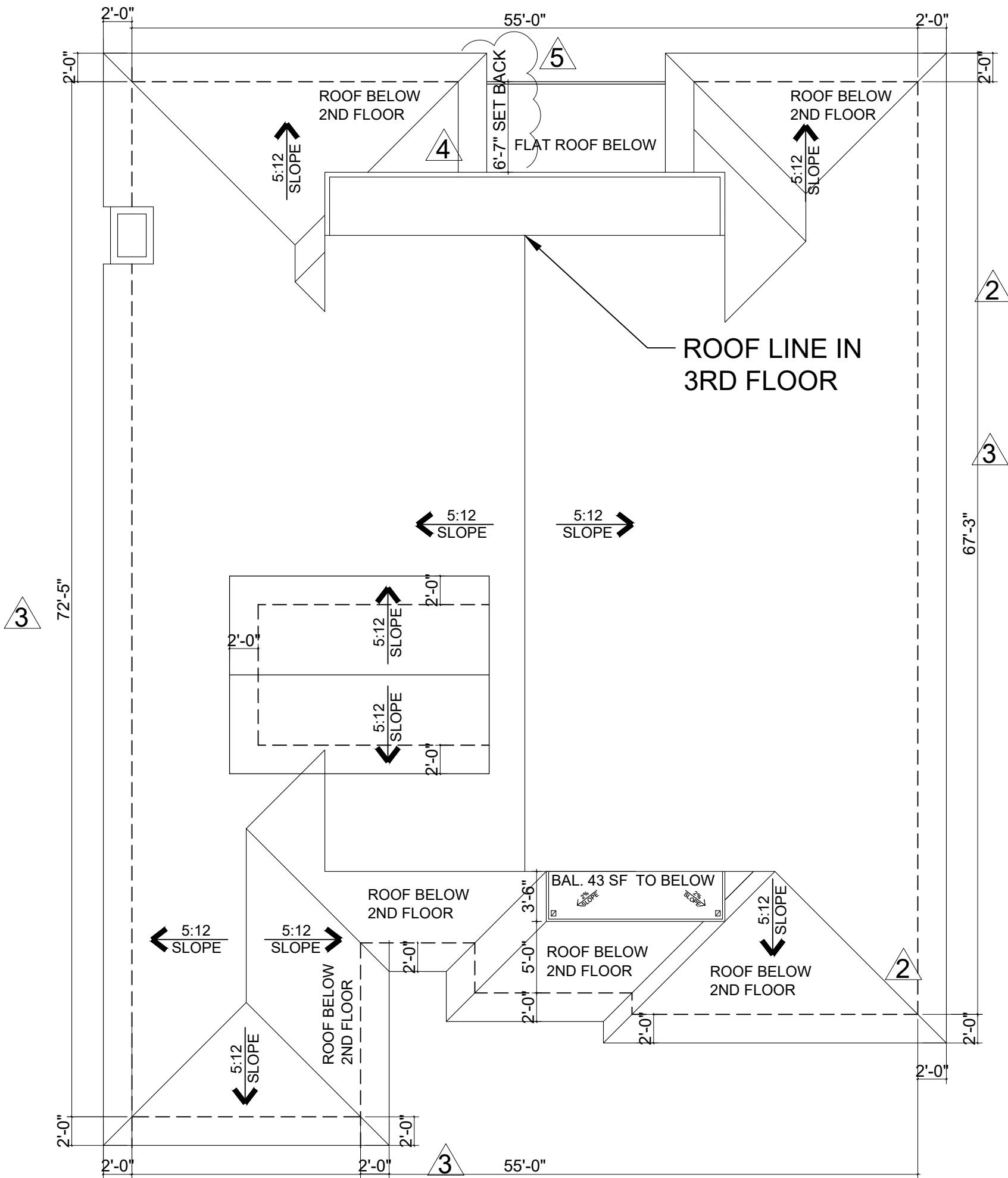
PLOT REFERENCE DATE: 11/10/202







PROPOSED 3RD FLOOR PLAN  
SCALE: 1/8" = 1' - 0"



(N) ROOF PLAN  
SCALE: 1/8" = 1' - 0"

LEGEND

(E) WALL TO BE REMAINED

NEW WALL, PAINT TO MATCH WITH (E)

(E) WALL TO BE REMOVED

DEMO WINDOW

(E) WINDOW

(N) WINDOW

NEW AREA ADDED

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

(E) DOOR TO BE REMAINED

(N) DOOR

DOOR TO BE REMOVE

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SHEET NUMBER:

A1.3

PLOT REFERENCE DATE: 11/10/2024

anha

S T U D I O

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

ANHA studio

NEW SINGLE FAMILY  
16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649

CHI HOANG THUY VU  
16482 SOMERSET LANE  
HUNTINGOTN BEACH, CA 92649  
Tel: (714) 510 4754  
email: qtee123@yahoo.com

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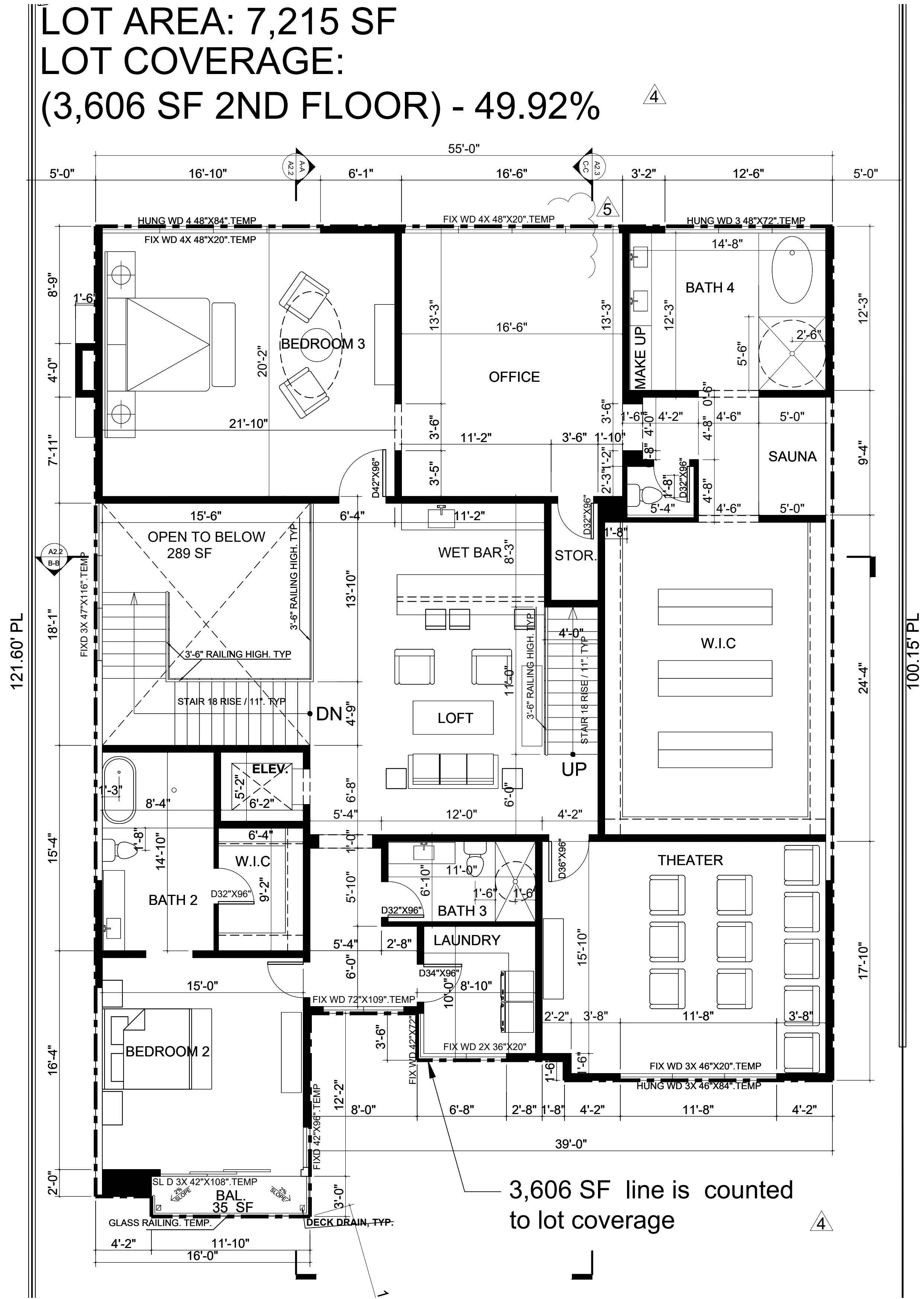
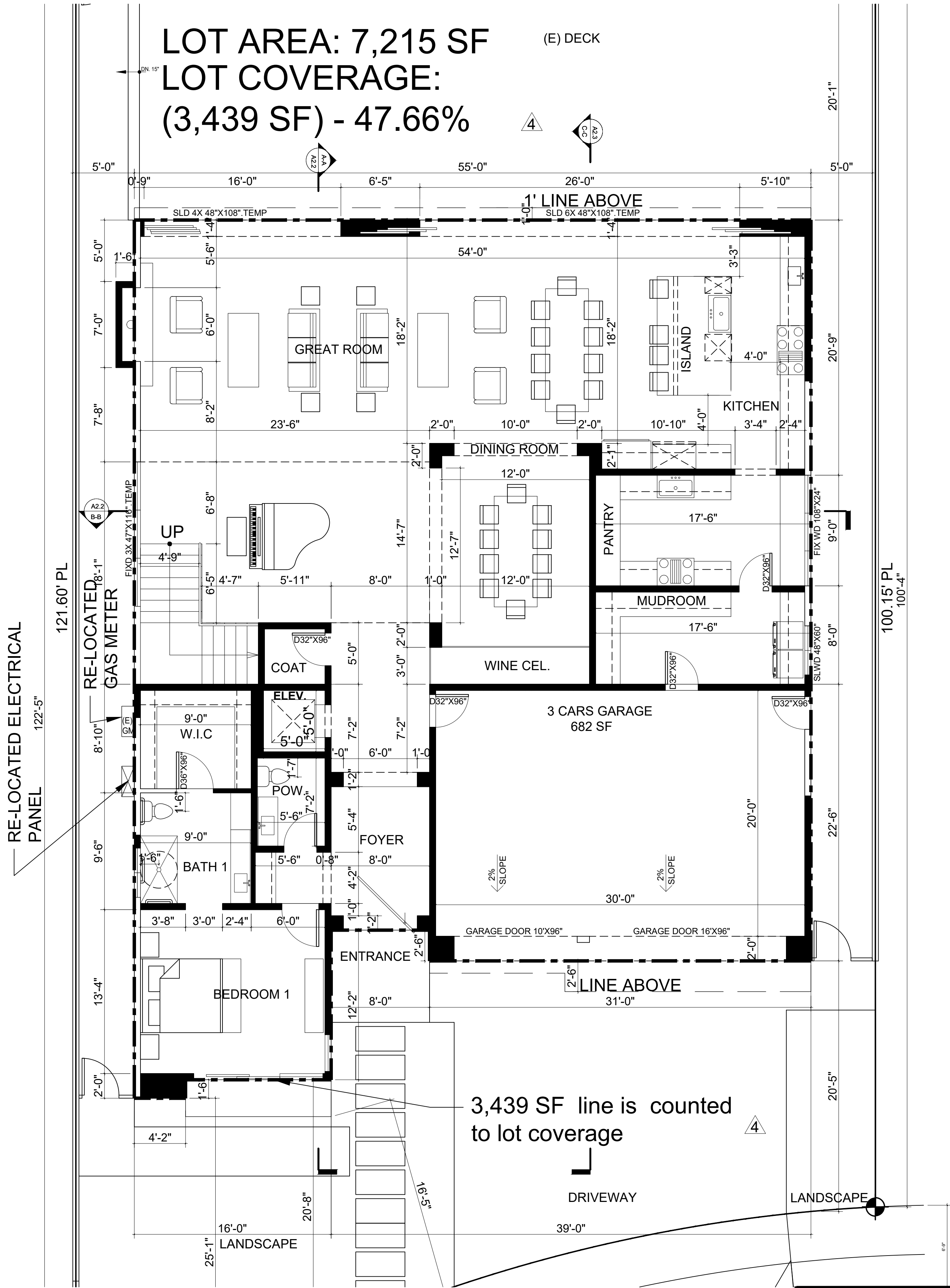
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03/26/2025	PLANNING DEPARTMENT

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JOB CAPTAIN:  
SENIOR ASSOCIATE:  
ASSOCIATES:  
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PROJECT CAD FILE:

SHEET TITLE:  
PROPOSED 3RD  
FLOOR PLAN AND  
(N) ROOF PLAN

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LEGEND	
	(E) WALL TO BE REMAINED
	NEW WALL, PAINT TO MATCH WITH (E)
	(E) WALL TO BE REMOVED
	DEMO WINDOW
	(E) WINDOW
	(N) WINDOW
	NEW AREA ADDED
	PLUMBING WALL 2x6 WOOD STUD @ 16" OC. U.D.O.
	(E) DOOR TO BE REMAINED
	(N) DOOR
	DOOR TO BE REMOVE

DOOR SCHEDULE	
DOOR TYPE	
Width	Height
Count	U Factor
GARAGE DOOR 16'0"X9'6"	16' - 0" 8' - 0"
GARAGE DOOR 10'8"X9'6"	9' - 0" 8' - 0"
PIVOT DOOR 72"X120"	6' - 0" 10' - 0"
SLIDING DOOR 48"X106".TEMP	4' - 0" 8' - 10"
SLIDING DOOR 46"X80".TEMP	3' - 10" 6' - 8"
SLIDING DOOR 42"X108".TEMP	3' - 6" 9' - 0"
SLIDING DOOR 48"X80".TEMP	4' - 0" 6' - 8"
D42"X96"	6' - 0" 10' - 0"
D32"X96"	2' - 8" 8' - 0"
D36"X96"	3' - 0" 8' - 0"
D34"X96"	2' - 10" 8' - 0"

WINDOW SCHEDULE	
WINDOW TYPE	
Width	Height
Count	U Factor
SHGC	
FIX WD 46"X120".TEMP	3' - 10" 10' - 0"
FIX WD 42"X96".TEMP	3' - 6" 8' - 0"
FIX WD 36"X68".TEMP	3' - 0" 6' - 0"
FIX WD 30"X50".TEMP	2' - 6" 4' - 2"
FIX WD 108"X24".TEMP	9' - 0" 2' - 0"
FIX WD 26"X24".TEMP	2' - 2" 2' - 0"
FIX WD 32"X128".TEMP	2' - 8" 10' - 8"
FIX WD 48X20".TEMP	4' - 0" 1' - 8"
FIX WD 42"X72".TEMP	3' - 6" 6' - 0"
HUNG WD 48"X84".TEMP	4' - 0" 7' - 0"
HUNG WD 48"X72".TEMP	4' - 0" 6' - 0"
HUNG WD 46"X84".TEMP	3' - 10" 7' - 0"
SL WD 36"X50".TEMP	3' - 0" 4' - 2"
SL WD 48"X60".TEMP	4' - 0" 5' - 0"
HUNG WD 36"X50".TEMP	3' - 0" 8' - 0"

**anha**  
S T U D I O

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

ANHA studio

*Handwritten signature*

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HUNTINGTON BEACH, CA 92649

**CHI HOANG THUY VU**

16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649  
Tel: (714) 510 4754  
email: qtee123@yahoo.com

BUILDING DEPARTMENT SUBMITTAL:

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PROJECT DIRECTOR:  
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SENIOR ASSOCIATE:  
ASSOCIATES:  
PROJECT NUMBER:  
PROJECT CAD FILE:

SHEET TITLE:  
**1ST FLOOR PLAN AND  
2ND FLOOR PLAN**

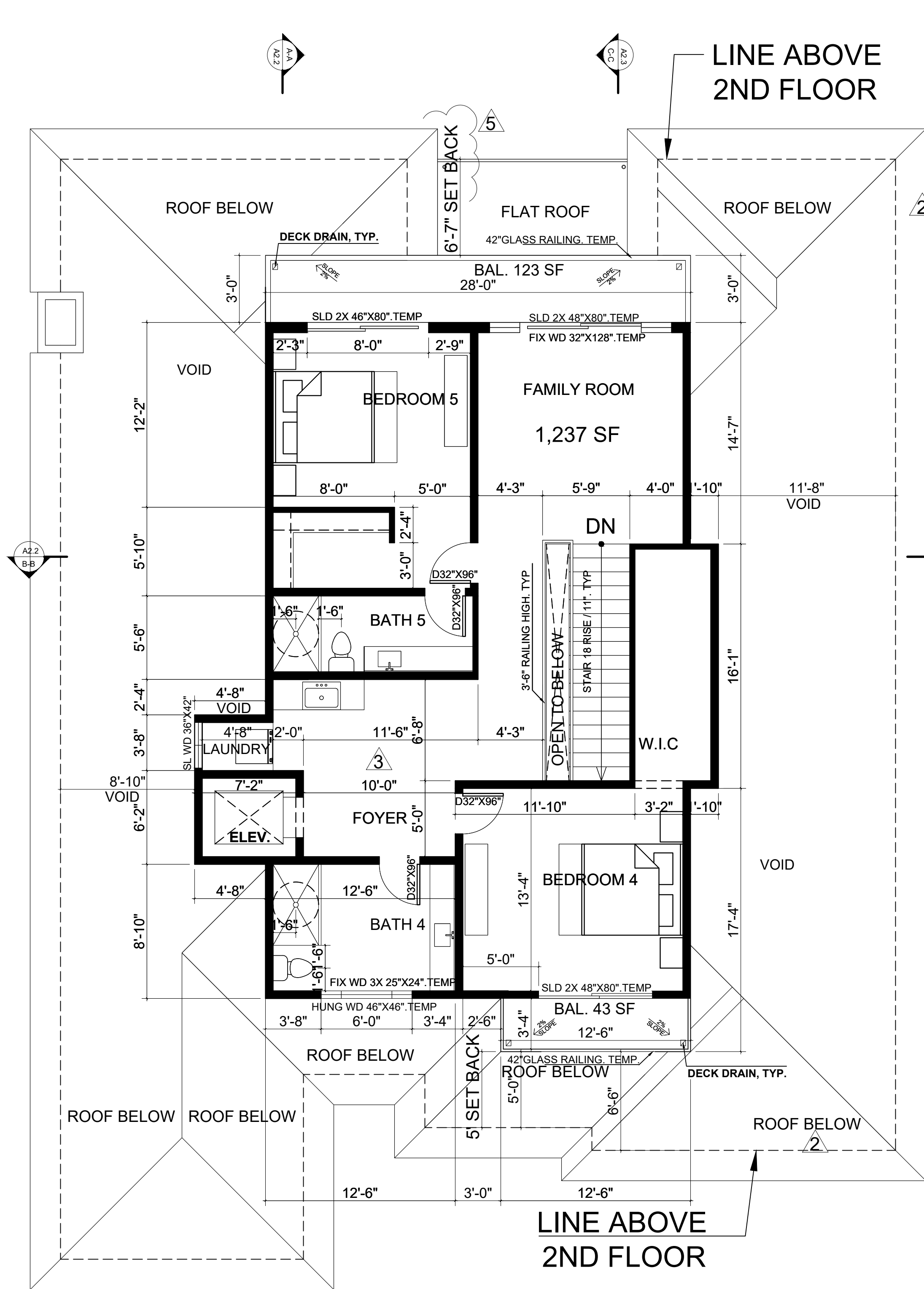
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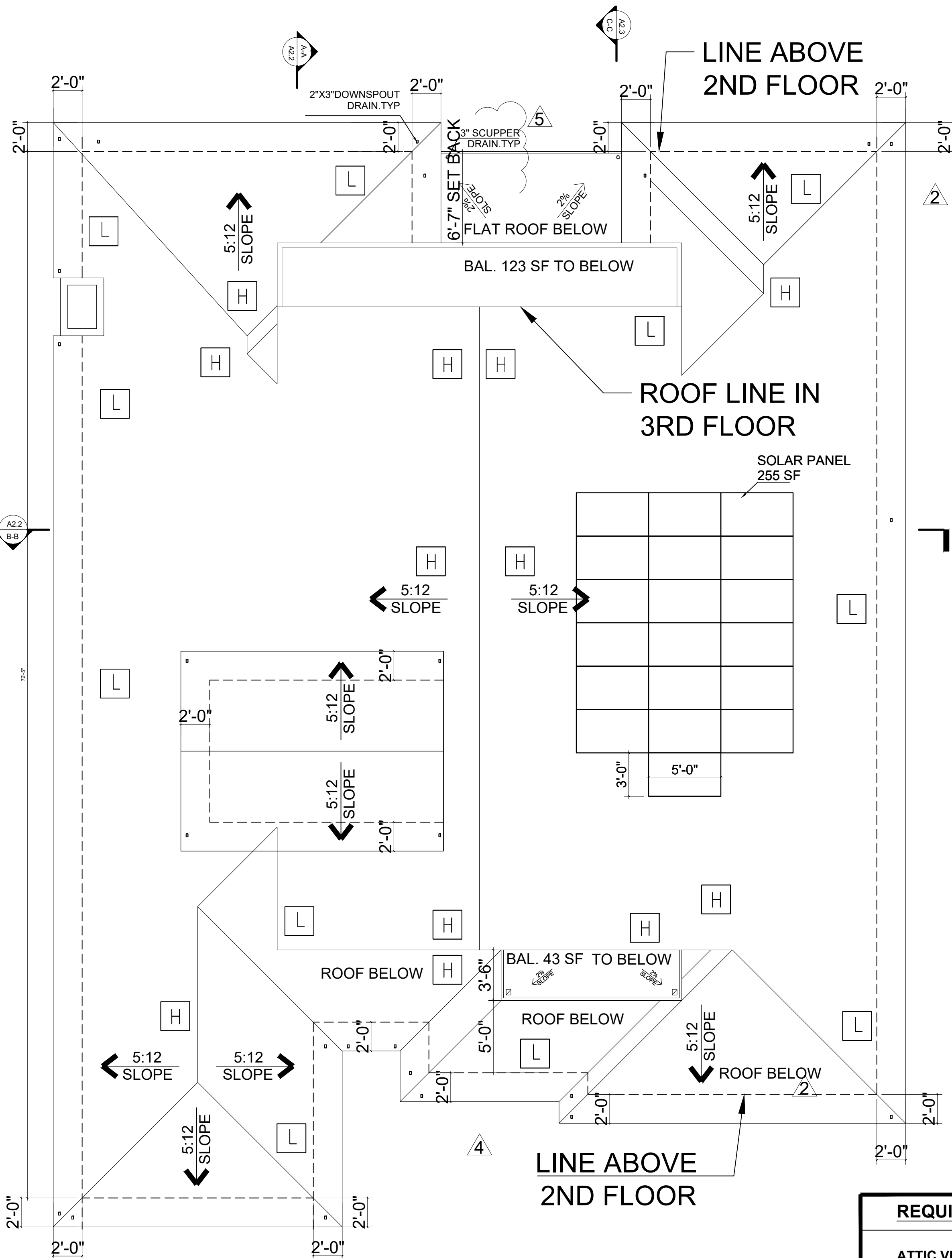
PLOT REFERENCE DATE: 11/10/2024





3RD FLOOR PLAN

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



ROOF PLAN

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

NOTES  
250 SF SOLAR PANEL SPACE

*Handwritten signature*

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HUNTINGTON BEACH, CA 92649

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PROJECT CAD FILE:

SHEET TITLE:  
3RD FLOOR PLAN AND  
ROOF PLAN

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SHEET NUMBER:

**A1.5**

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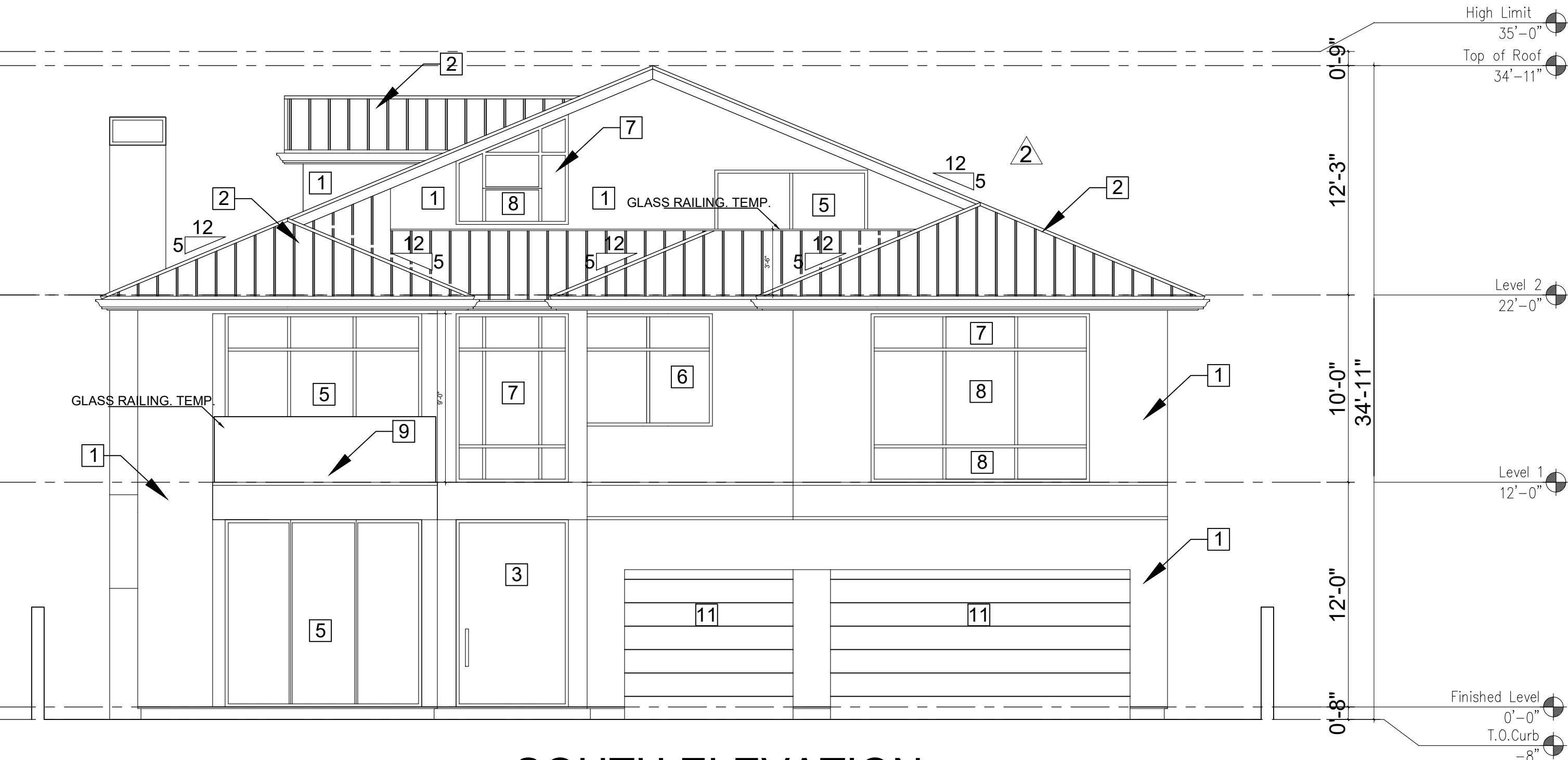
GENERAL SECTION NOTES
1. REFER TO STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND NOTES FOR INFORMATION NOT SHOWN HERE. 2. REFER TO TRUSS DRAWINGS FOR INFORMATION NOT SHOWN HERE. 3. SECTIONS REFLECT THE 'A' ELEVATION (UNLESS NOTED OTHERWISE). 4. ROOF SLOPE(S) AND OVERHANG (S) MAY VARY PER ELEVATION. REFER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

ATTIC F.A.U. NOTES
1. FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN A FURRED SPACE. 2. FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING. 3. ATTIC, OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE. 4. PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY. 5. FURNACE SHALL BE NOT MORE THAN 20 FT. FROM ATTIC OPENING. 6. PROVIDE UNOBSTRUCTED LEVEL WORK SPACE OF 30"x30" MINIMUM IN FRONT OF EQUIPMENT. 7. VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES. 8. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. 9. RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED.

ATTIC VENTILATION CALCULATIONS (REFER TO "REQUIRED ATTIC VENTILATION" NOTES FOR ADDITIONAL INFORMATION)						
UNIT 1	A ATTIC AREA (SQ.FT.)	B REQ'D VENTING (SQ.IN.)	C GABLE END VENTS (SQ.IN.)	D O'HAGIN ROOF VENTS (SQ.IN.)	E EAVE VENTS (SQ.IN.)	F TOTAL VENTING PROVIDED (SQ.IN.)
AREA - 1	4,373	(4,373 / 300) x 144 = 2,099 2,099 / 2 < 1,049 HIGH 1,049 LOW	N/A	(12)97.5= 1,049 HIGH (12)97.5= 1,049 LOW	N/A	1,049

REQUIRED ATTIC VENTILATION
ATTIC VENTILATION CALCULATIONS PER C.R.C. R806.2 AS FOLLOWS: (A) ATTIC AREA ( SQUARE FEET ) (B) DIVIDE ( A ) BY 300 AND MUTPLY BY 144 TO CALCULATE 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 1 PERM INSTALLED ON WARM SIDE OF INSULATION.) * DIVIDE (A) BY 150 AND MUTPLY 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 (D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER AIR VENTS. ( 95 SQ. IN. OF FREE AREA MIN. EACH VENT ) [H] = HIGH VENT [L] = LOW VENT [*] = AREA / 150 VENT (E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.) [ ] = VENT BLOCK AT TRUSS BAY [ ] = VENT BLOCK AT RAFTER BAY (F) TOTAL SQUARE INCHES OF NET FREE VENTLATING AREA PROVED [ ] PROVIDE ACCESS AND VENTILATIOIAN 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.



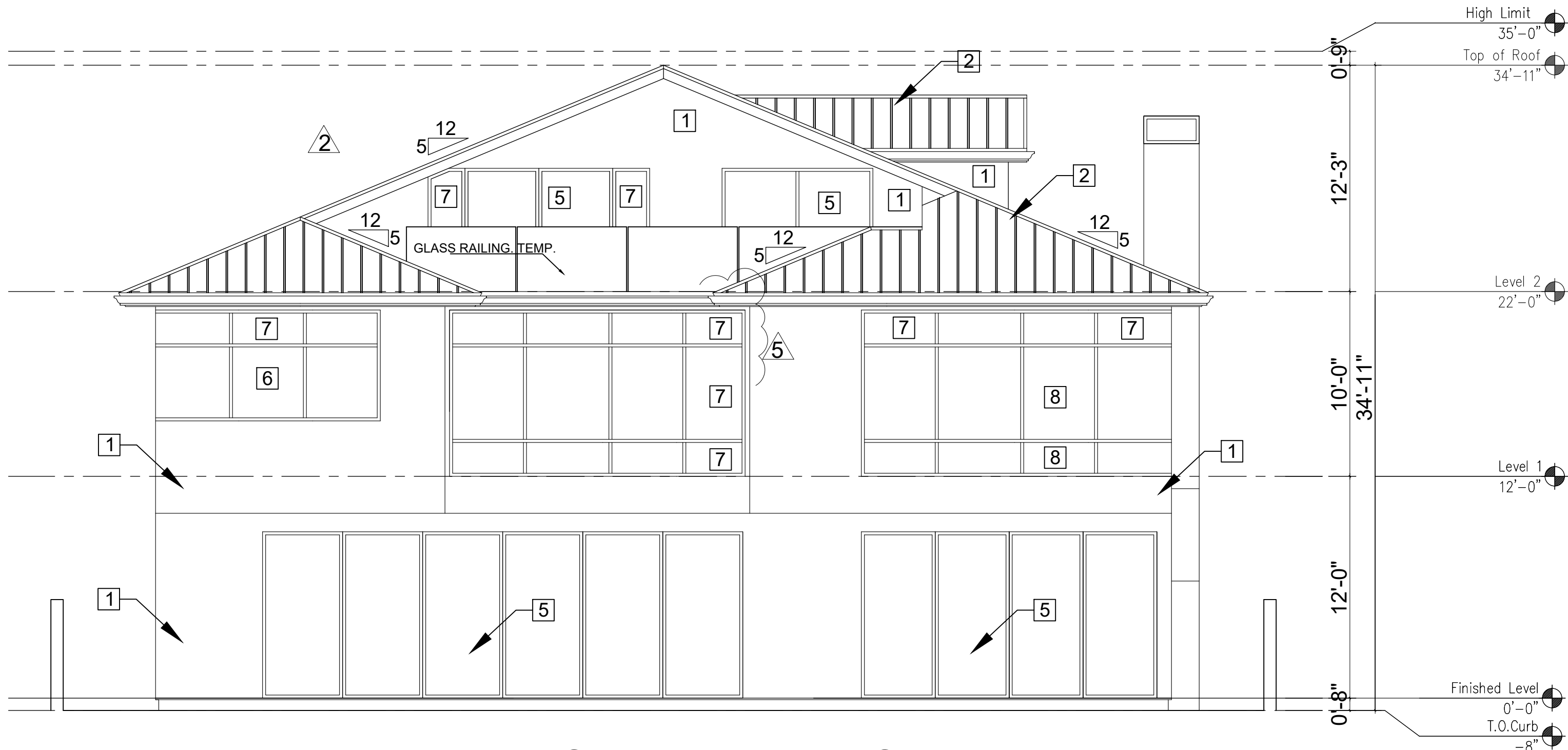


SOUTH ELEVATION  
SCALE:  $\frac{3}{16}$ " = 1' - 0"

FRONT ELEVATION

NOTES:

NO WINDOW AT 2ND FLOOR OF ADJACENT  
NEIGHBOR HOUSES ( BOTH SIDE )



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

REAR ELEVATION

NOTES:

NO WINDOW AT 2ND FLOOR OF ADJACENT  
NEIGHBOR HOUSES ( BOTH SIDE )

anha  
S T U D I O

386 Via Monterey  
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ANHA studio

*Handwritten signature*

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## ELEVATIONS

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SHEET NUMBER:

A2.0

PLOT REFERENCE DATE: 11/10/2024

ANHA design studio

### EXTERIOR FINISHES

1. STUCCO, LIGHT SAND FINISH
2. STANDING SEAM METAL ROOF
3. PIVOT ENTRY DOOR
4. DECORATIVE EXTERIOR LIGHTING
5. SLIDING DOORS
6. SLIDING WINDOW
7. FIX WINDOW
8. HUNG WINDOW
9. GLASS RAILING TEMP.
10. WOOD DOOR
11. GARAGE DOOR

A7. BALCONIES, DECK  
IMPERVIOUS MOISTURE BARRIER IS PROVIDED: WATERPROOFING  
ICC ESR 2831

A17. GLASS RAILING ICC. ESR 4688

### ROOF PLAN NOTES

INDICATES 5:12 LOPE UNLESS NOTED POTHERWISE ON ROOF PLANS.

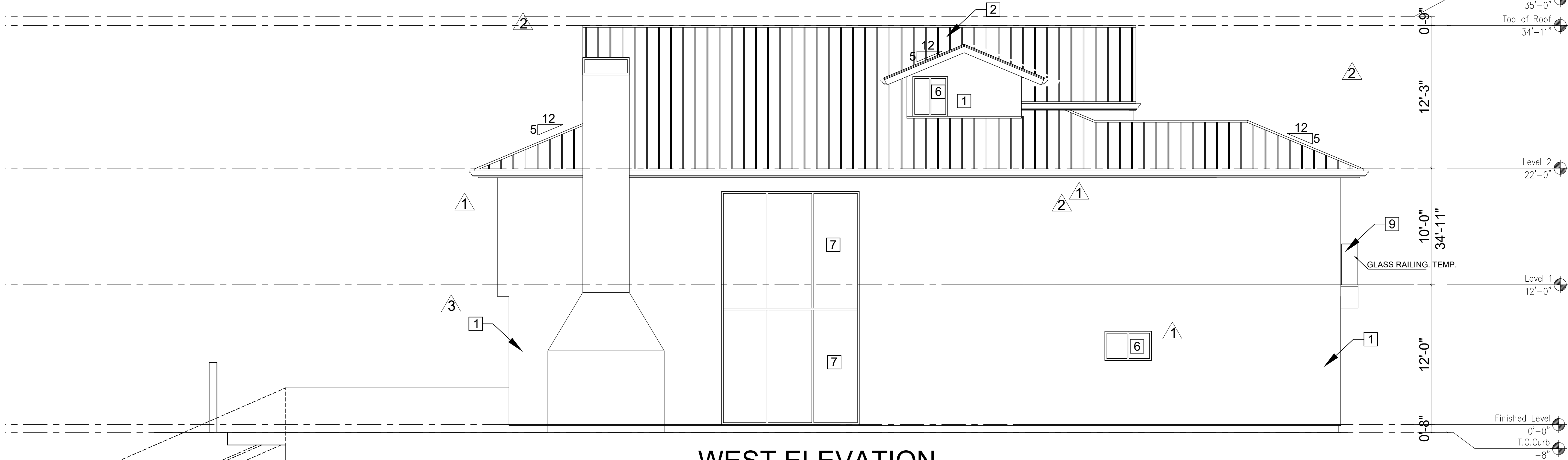
1. TYPICAL ROOFING TO BE : CONCRETE 'S' TILE (ELE. 'A') CLASS 'A' BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL
2. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE TIGHT UNLESS NOTE OTHERWISE ON ROOF PLAN.
3. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN.

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

### 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 ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 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. BUILT UP CURVED PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS. SEE ELEVATION FOR SIZE..
18. POTSHELF. SEE DETAIL.
19. PROVIDE G.I. FLASHING 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-PLACE 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-801/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





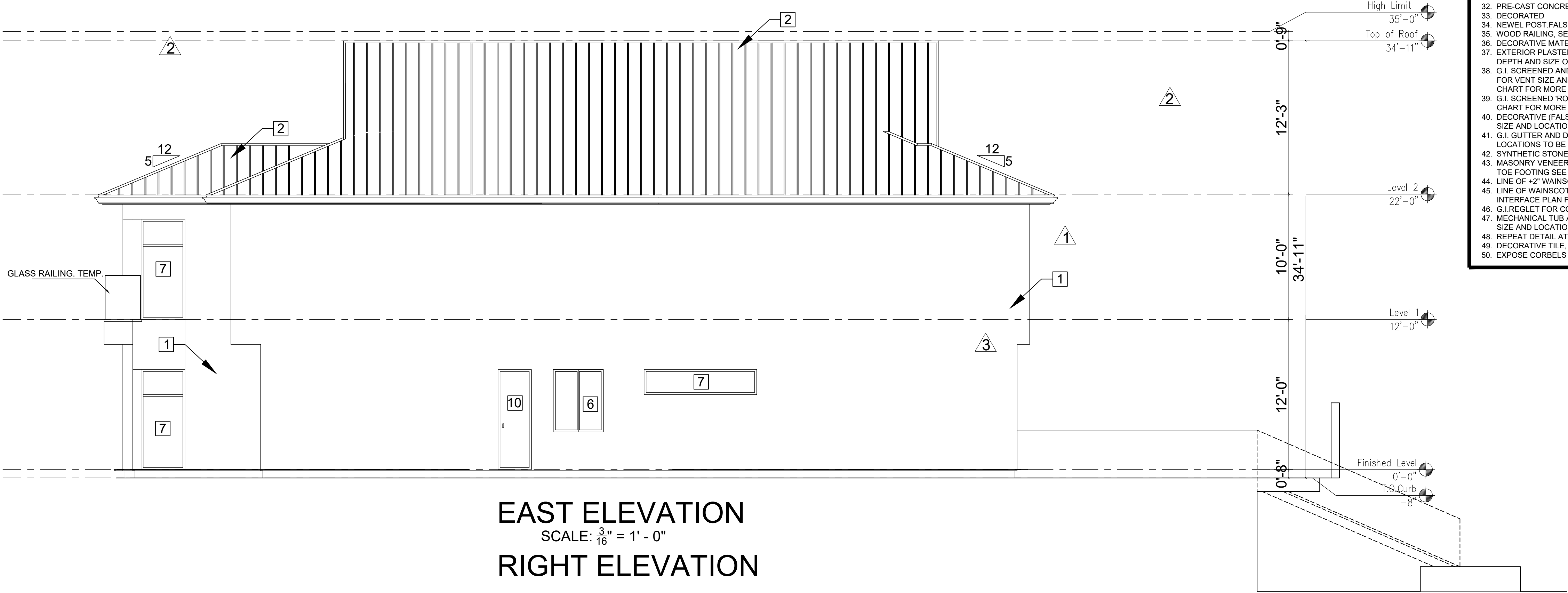
WEST ELEVATION

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

LEFT ELEVATION

NOTES:

NO WINDOW AT 2ND FLOOR OF ADJACENT  
NEIGHBOR HOUSES ( BOTH SIDE )



EAST ELEVATION

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

RIGHT ELEVATION

NOTES:

NO WINDOW AT 2ND FLOOR OF ADJACENT  
NEIGHBOR HOUSES ( BOTH SIDE )

## EXTERIOR FINISHES

1. STUCCO, LIGHT SAND FINISH
2. STANDING SEAM METAL ROOF
3. PIVOT ENTRY DOOR
4. DECORATIVE EXTERIOR LIGHTING
5. SLIDING DOORS
6. SLIDING WINDOW
7. FIX WINDOW
8. HUNG WINDOW
9. GLASS RAILING TEMP.
10. WOOD DOOR
11. GARAGE DOOR

A7. BALCONIES, DECK,  
IMPERVIOUS MOISTURE BARRIER IS PROVIDED: WATERPROOFING  
ICC ESR 2831

A17. GLASS RAILING ICC. ESR 4688

## ROOF PLAN NOTES

- ▲ INDICATES 5:12 LOPE UNLESS NOTED POTHERWISE ON ROOF PLANS.
1. TYPICAL ROOFING TO BE : CONCRETE 'S' TILE (ELE: 'A') CLASS 'A'  
BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL
  2. TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE TIGHT UNLESS  
NOTE OTHERWISE ON ROOF PLAN.
  3. TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS  
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INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH  
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ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. I-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
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10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C OVER EXTERIOR  
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14. HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
15. EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE..
18. POTSHIELD, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
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29. WOOD POST(S), SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
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32. PRE-CAST CONCRETE COMPONENT / TRIM, SEE DETAIL.
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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  
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43. MASONRY VENEER, SEE SLAB INTERFACE PLAN ( FOR EXTENT OF  
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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.
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48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. DECORATIVE TILE, SEE DETAIL.
50. EXPOSE CORBELS WOOD FINISH EXTERIOR

anha  
S T U D I O

386 Via Monterey

Westminster

CA 92683

Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

*Handwritten signature*

## NEW SINGLE FAMILY

16482 SOMERSET LANE

HUNTINGTON BEACH, CA 92649

## CHI HOANG THUY VU

16482 SOMERSET LANE

HUNTINGOTN BEACH, CA 92649

Tel: (714) 510 4754

email: qtee123@yahoo.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

▲	12/30/2025	PLANNING DEPARTMENT
▲	03/06/2025	PLANNING DEPARTMENT
▲	03/26/2025	PLANNING DEPARTMENT

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

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PLOT REFERENCE DATE:

11/10/2024

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## NEW SINGLE FAMILY

16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649

## CHI HOANG THUY VU

16482 SOMERSET LANE  
HUNTINGOTN BEACH, CA 92649  
Tel: (714) 510 4754  
email: qtee123@yahoo.com

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## SECTIONS

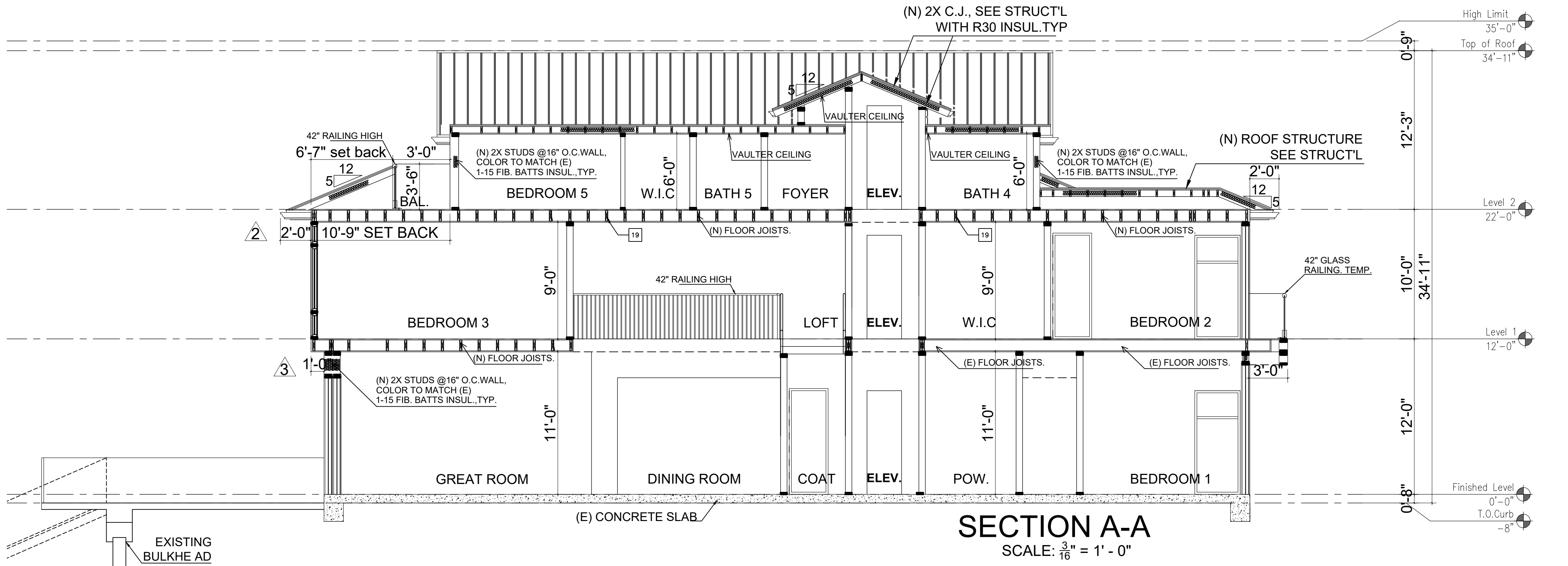
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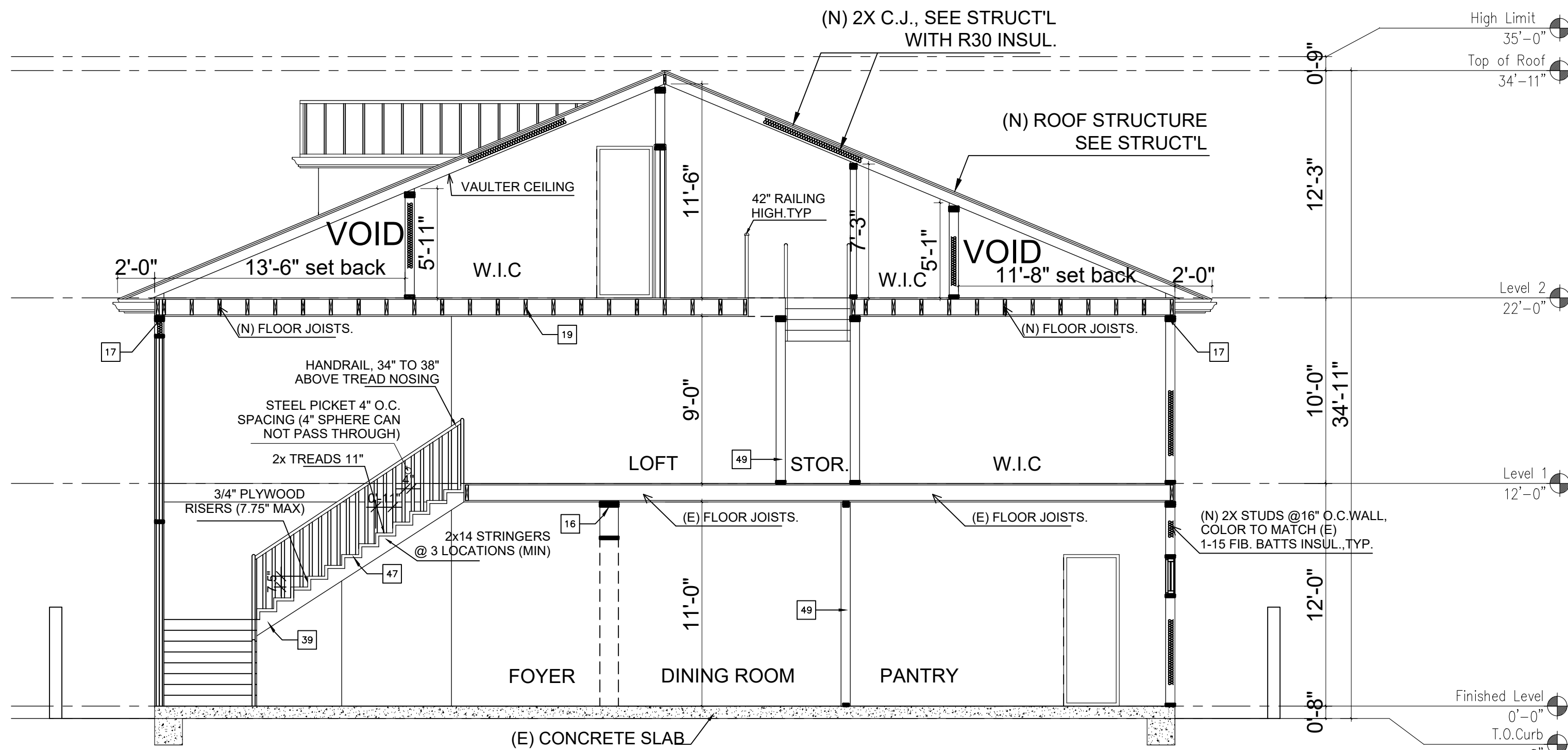
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PLOT REFERENCE DATE: 11/10/2024

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

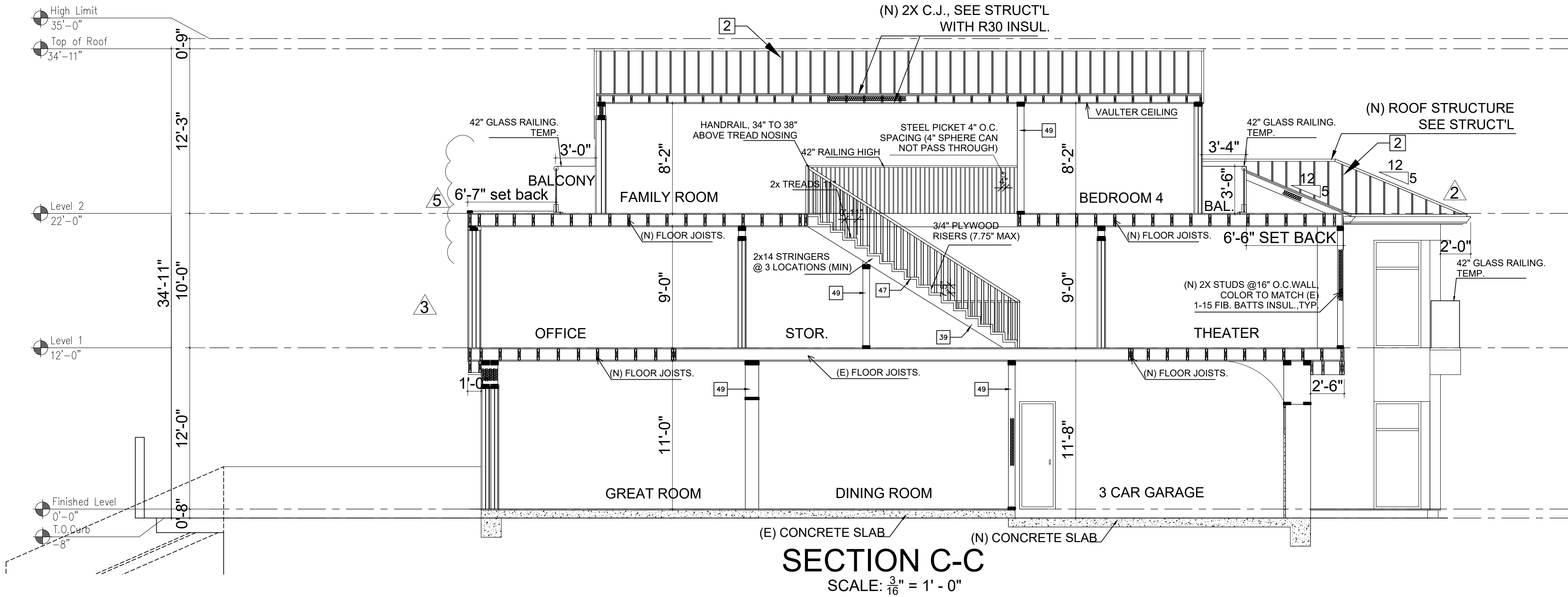


SECTION B-B  
SCALE:  $\frac{3}{16}$ " = 1' - 0"

### SECTION NOTES

- FASCIA BOARD (SEE ELEVATION)
- BARGE BOARD (SEE ELEVATION)
- EXPOSED RAFTER TAILS. (SEE ELEVATION)
- ROOFING MATERIAL, REFER TO ROOF PLAN NOTES.
- ROOF SHEATHING
- 5A. TWO LAYER OF VAPOR BARRIER
- DESIGNED WOOD ROOF TRUSSES.
- GUTTER
- HEEL STAND TRUSSES.
- GIRDER TRUSS.
- 2X ROOF RAFTERS.
- 2X ROOF JOISTS.
- 2X CEILING JOISTS.
- RIDGE BEAM.
- FLUSH BEAM.
- DROPPED BEAM.
- HEADER.
- 1X OVER 2X TOP PLATE AT NON-BEARING WALL.
- DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS.
- 2X FLOOR JOISTS.
- DESIGNED FLOOR JOISTS.
- FLOOR SHEATHING.
- G.I. FLASHING AT (ROOF TO WALL).
- G.I. FLASHING AND SADDLE / CRICKET.
- EXPOSED BEAM.
- 2X SOLE PLATE.
- 2X P.T.D.F. SILL PLATE.
- 2X4 STUDS.
- 2X4 CRIPPLES.
- 2X CEILING FURRING.
- 2X BLOCKING.
- 2X6 STUDS.
- PONY WALL, SEE PLAN FOR HEIGHT.
- BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS, STRUCTURAL CALCULATIONS AND GENERAL NOTES.
- 2X STAIR STRINGERS AT 16" ON CENTER
- PLYWOOD TREADS AND RISERS.
- WINDER STAIR FRAMING W/ PLYWOOD TREADS.
- RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE.
- ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
- 2X 'NAIL SPACED' DECKING.
- ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD C.R.C. R302.7.
- 42" HIGH GUARD PER C.R.C. R3122.
- 34"-36" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
- FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.
- EXTERIOR FINISH, REFER TO ELEVATIONS.
- EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).
- SHELF, 1/2" GYP. BOARD OVER 3/8" PLYWOOD.
- CONCRETE FLOOR SLAB.
- 5/8" TYPE 'X' GYP. BOARD 1-HOUR WALL & CEILING
- 1/2" GYPSUM BOARD
- 5/8" TYPE 'X' GYP. BOARD 1-HOUR WALL EXTENDING TO FLOOR ABOVE.
- 1 HOUR STC 50 TO 54 INTERIOR PARTITION





EXTERIOR FINISHES	
2.	STANDING SEAM METAL ROOF
3.	GLASS GLAZED ENTRY DOOR
4.	DECORATIVE EXTERIOR LIGHTING
5.	SLIDING DOORS
6.	SLIDING WINDOW
7.	FIX WINDOW
8.	HUNG WINDOW
9.	GLASS RAILING, TEMP.
10.	WOOD DOOR
A7. BALCONIES, DECK IMPERVIOUS MOISTURE BARRIER IS PROVIDED. WATERPROOFING ICC ESR 2831	
A17. GLASS RAILING ICC. ESR 4688	

ROOF PLAN NOTES	
▲	INDICATES 5.5:12 LOPE UNLESS NOTED POTHERWISE ON ROOF PLANS.
1.	TYPICAL ROOFING TO BE : CONCRETE 'S, TILE (ELE. 'A) CLASS 'A' BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL
2.	TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE TIGHT UNLESS NOTE OTHERWISE ON ROOF PLAN.
3.	TYPICAL ROOF OVERHANG AT EAVE CONDITION TO BE 12" UNLESS NOTED OTHERWISE ON ROOF PLAN. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

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 ENGINEER.
4.	EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5.	EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6.	1-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.O. 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, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16.	BUILT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD.
17.	FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18.	POTSHELF, SEE DETAIL.
19.	PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20.	CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21.	G.I. FLASHING ROOF TO WALL.
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23.	APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PPLEASE 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.
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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).
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45.	LINE OF WAINSCOT FURRING, SEE ELEVATION FOR HEIGHT, SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46.	G.I. REGLET FOR COLOR COAT CHANGE.
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48.	REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49.	DECORATIVE TILE, SEE DETAIL.
50.	EXPPOSE CORBELS WOOD FINISH EXTERIOR

REQUIRED ATTIC VENTILATION	
ATTIC VENTILATION CALCULATIONS 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 1 PERM INSTALLED ON WARM SIDE OF INSULATION.)
(C)	TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. ( SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
(D)	TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY UNDER AIR VENTS. ( 95 SQ. IN. OF FREE AREA MIN. EACH VENT)
(E)	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 PROVIDED BY GABLE END ATTIC VENTS. ( SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.	

anha  
S T U D I O

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

ANHA studio

Handwritten signature

NEW SINGLE FAMILY  
16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649

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Tel: (714) 510 4754  
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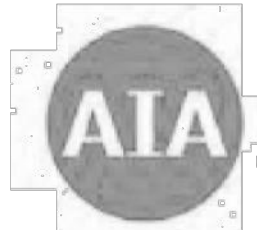
SHEET NUMBER:

A2.3

PLOT REFERENCE DATE: 11/10/2024

ANHA design studio





California

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div>	<div><div>CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL</div><div>301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</div><div>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 building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</div><div>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</div><div>Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</div><div>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 other important enactment dates.</div><div>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 buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</div></div>	<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div>	<div><div>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.</div><div>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.</div><div>4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.</div><div>The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</div><div>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.</div><div>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.</div><div>Exceptions:</div><div>1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.</div><div>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.</div><div>Notes:</div><div>a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</div><div>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.</div><div>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.</div><div>Exception: Areas of parking facilities served by parking lifts.</div><div>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.</div><div>The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</div><div>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.</div><div>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.</div><div>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.</div><div>Notes:</div><div>a. Construction documents shall show locations of future EV spaces.</div><div>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.</div><div>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.</div><div>Exception: Areas of parking facilities served by parking lifts.</div><div>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.</div><div>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.</div><div>4.106.4.2.2.1 Electric vehicle charging stations (EVCS).</div><div>Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.</div><div>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 requirements.</div><div>4.106.4.2.2.1.1 Location.</div><div>EVCS shall comply with at least one of the following options:</div><div>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.</div><div>2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.</div><div>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, Item 3.</div><div>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.</div><div>The charging spaces shall be designed to comply with the following:</div><div>1. The minimum length of each EV space shall be 18 feet (5486 mm).</div><div>2. The minimum width of each EV space shall be 9 feet (2743 mm).</div><div>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 12 feet (3658 mm).</div><div>4. 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.</div><div>4.106.4.2.2.1.3 Accessible EV spaces.</div><div>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 1109A.</div><div>4.106.4.2.3 EV space requirements.</div><div>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 proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</div><div>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.</div><div>2. 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 EV spaces, 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.</div></div>	<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div>	<div><div>4.106.4.2.4 Identification.</div><div>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.</div><div>4.106.4.2.5 Electric Vehicle Ready Space Signage.</div><div>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 successor(s).</div><div>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.</div><div>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 altered shall be electric-vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.</div><div>Notes:</div><div>1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.</div><div>2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</div></div>	<div><div>Y</div><div>N/A</div><div>RESPON. PARTY</div></div>	<div><div>4.304 OUTDOOR WATER USE</div><div>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</div><div>NOTES:</div><div>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 <a href="https://www.water.ca.gov/">https://www.water.ca.gov/</a>.</div></div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										





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**ANHA studio** | Email: [aha@anha-studio.com](mailto:aha@anha-studio.com)

## ROOMS ADDITION

16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92649

**CHI HOANG THUY VU**

16482 SOMERSET LANE  
HUNTINGTON BEACH, CA 92648  
Tel: (714) 510 4754  
email: qtee123@yahoo.com

BUILDING DEPARTMENT SUBMITTAL

REVISIONS:		
①	12/30/2025	PLANNING DEPARTMENT
②	03/06/2025	PLANNING DEPARTMENT

PROJECT DIRECTOR:
JOB CAPTAIN:
SENIOR ASSOCIATE:
ASSOCIATES:
PROJECT NUMBER:
PROJECT CAD FILE:

SHEET TITLE:

**CAL GREEN BUILDING**

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SHEET NUMBER

## G.2

PLOT REFERENCE DATE: 11/10/2023

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