ARCHITECTURAL SYMBOLS	DIRECTORY	DEFERRED SUBMITTAL	PROJECT DATA
SECTION: SECTION LETTER SHEET NUMBER SHEET NUMBER SHEET NUMBER SHEET NUMBER SHEET NUMBER SHEET NUMBER SHEET NUMBER CENTER LINE	OWNER: CHI HOANG THUY VU 16482 SOMERSET LANE HUNTINGTON BEACH, CA 92649 Tel: (714) 510 4754 Email: qteel123@yahoo.com	- SOLAR PV SYSTEM WILL BE UNDER A SEPARATE PERMIT	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
DETAIL: DETAIL NUMBER SHEET NUMBER X DOOR NUMBER DOOR NUMBER DOOR NUMBER DETAIL NUMBER DOOR NUMBER DOOR NUMBER DOOR NUMBER DETAIL:	DESIGNER - ANHA studio 386 MONTEREY WESTMINSTER, CA 92683 Tel: (714) 200 4122		OCCUPANCY GROUPS: R-3/U NUMBER OF STORIES: 3 STORY TYPE OF CONSTRUCTION: TYPE V-B FIRE SPRINKLER : "NO"
WINDOW TYPE SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER ELEVATION TAG GRAPHIC SCALE	STRUCTURAL ENGINEERING: ND-ENGINEERING TRUONG DONG 7661 GARDEN GROVE BLVD GARDEN GROVE, CA 92841 Tel: (714) 617 5979		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
Image: Spot Elevation			2022 CALIFORNIA GREEN BUILDING MUNICIPAL CODE OF HUNTINGTON BEACH CITY
DEMOLITION NOTES	GENER/	AL INFORMATION	
 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. 	ADDRESS	16482 SOMERSET LANE, HUNTINGTON BEACH, CA 93649	
 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. 	APN # ZONE TR: LOT:	178 - 411 - 12 R-L 4677 45	
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.	LOT SIZE:	7,215 SF REQUIRED PROVIDED	
 THE GENERAL CONTRACTOR SHALL COORDINATE THE DEMOLITION AND TAKE ALL PRECAUTIONS REQUIRED TO MINIMIZE DISTURBANCE OF BUILDING OCCUPANTS. 	FRONT SET BACK SIDE SET BACK REAR SET BACK	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	
 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. 	SIDE SET BACK HIGH LIMIT (E) HOUSE LIVING AREA	5'-0" 5'-0" 35'-0" 34'-11" 6 BEDS/ 6.5 BATHS - 4,479 SF	
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 TD REMAIN AND/OR BE REUSED SHALL REPAIRED TO MATCH ORIGINAL FINISH AT NO ADDITIONAL. COST TO OWNER.	 (E) 1ST FLOOR AREA (E) 2ND FLOOR AREA (E) 2 CAR GARAGE (N) HOUSE LIVING AREA 	2,674 SF 2,425 SF 488 SF 5 BEDS/ 5.5 BATHS - 7,392 SF	
 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 	 (N) 1ST FLOOR LIVING AREA (N) 2ND FLOOR LIVING AREA (N) 3RD FLOOR LIVING AREA (N) 3 CARS GARAGE (N) 3 BALCONY AREA 	2,757 SF 3,398 SF 1,237 SF 682 SF 201 SF	
8. REMOVE ALL OBSOLETE AND INACTIVE EXPOSED CONDUITS, JUNCTION BOXES, PIPES, DUCTS, SUSPENSION WIRES, TELEPHONE, DATA AND OTHER MISCELLANEOUS CABLE AND CAP.	(N) TOTAL AFTER ADDED LIVING ARE(E) BUILDING FOOTAGE(N) BUILDING FOOTAGE	A 7,392 SF 2,674+488=3,162/7,215 SF 43.82% 2,757+682+3,606/7,215 SF 49.92%	
9. OWNER SHALL IDENTIFY KEPT/STORED ITEMS AND ITEMS TO BE DISCARDED BY CONTRACTOR. 10.DEMOLITION UNDER SEPERATE PERMIT	(N) LOT COVERAGE (3,606SF/7,215S	F =49.92%)	
 CONSTRUCTION WORK HOURS ARE 7 AM-8 PM, M-F; 9 AM-8 PM, SATURDAY; NO SUNDAY OR LEGAL HOLIDAYS. 	SCOPE		
	NEW SINGLE HOUSE LIVING AREA 5 BE - NEW 1ST FLOOR LIVING AREA - NEW 2ND FLOOR LIVING AREA - NEW 3RD FLOOR LIVING AREA - NEW TOTAL LIVING AREA - NEW 3 CARS GARAGE - NEW 3 BALCONY AREA	EDS/ 5.5 BATHS - 7,392SF 2,757 SF 3,398 SF 1,237 SF 7,392 SF 682 SF 201 SF	
	AGE	ENCY REQUIREMENTS	
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 CRC) C. FIRE SPRINKLER PLANS STAMPED AND APPROVED BY THE CITY OF HUNTINGTON BEACH FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF INSTALL INSTALL IN THE INFORMATION IN THE SITE AT TIME OF	ING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFI L CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITIONS (ECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA O SEPARATE SITE VISITS AND REPORTS PREPARED BY THE ECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND F AT THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH EPARE A REPORT STATING THE FOUNDATION INSTALLATION I	CORDANCE WITH Sec. 604.1 OF THE CALIFORNIA PLUMBING CODE. Pex, CPVC LLED IN ACCORDANCE WITH THE REQUIREMENTS OF Sec. 604 OF THE CPC, THE MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER IED IN Sec. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE. OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2022 CALIFORNIA ENERGY CODE ENGINEEROF RECORD FOR THE NEW HOME DESIGN ARE REQUIRED; (109.3.8 CBC PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2022 CALIFORNIA ENERGY CODE OUNDATION SYSTEM INSTALLATION JUST PRIOR TO CONCRETE POUR TO VERIFY I THE APPROVED PLANS AND DESIGN. THE ENGINEER OF RECORD SHALL THEN IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE FOUNDATION APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF	 CORRECTION NOTICE PROCEDURE, CHANGES IN THE FIELD, FINA OR OWNER AND ANY OTHER SPECIAL PROCEDURES OR CONDIT BE SCHEDULED THROUGH THE BUILDING DIVISION FRONT COUNT L. ALL DOORS AND WINDOWS SHALL MEET CITY OF HUNTINGTON TO M. PROVIDE FOR MAINTENANCE, REPAIR, AND REPLACEMENT BY A AREA LANDSCAPE, IRRIGATION, DRAINAGE FACILITIES, WATER Q UNES SEWER SYSTEM LINES AND PRIVATE SERVICE LITURATES

BEACH BUILDING DIVISION.

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)

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) SHOWER HEAD'S 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)

NEW SINGLE FAMILY anha <u>/</u>3 16482 SOMERSET LANE, HUNTINGTON BEACH, CA 92649

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

DRAWING INDEX

		· · ·	
	ARCHITECTURAL		STRUCTURAL
HEET	DESCRIPTION	SHEET	DESCRIPTION
V.1 0.1	COVER SHEET 1ST FLOOR COUNTED TO LOT COVERAGE		
0.2	2ND FLOOR COUNTED TO LOT COVERAGE		
1.0	SITE PLAN OVERLOOK		
1.1	PROPOSED SITE PLAN, (E) SITE PLAN AND DEMO FLOOR PLAN		
12	PROPOSED 2ND FLOOR PLAN (E) 2ND FLOOR PLAN AND DEMO		
1.3	PROPOSED 3RD FLOOR PLAN (N) ROOF PLAN		
1.4	1ST FLOOR PLAN AND 2ND FLOOR PLAN		
1.5	3RD FLOOR PLAN AND ROOF PLAN 2ND FLOOR PLAN		
2.0 2.1	ELEVATIONS ELEVATIONS		
2.2 2.3 .1	SECTIONS SECTIONS CAL GREEN BUILDING		
.2	CAL GREEN BUILDING		

VICINITY MAP



- 16482 SOMERSETLANE HUNTINGTON BEACH, CA 92649

OR TO THE START OF CONSTRUCTION. THIS MEETING SHALL TAKE PLACE AT THE RESENTATIVE OF THE BUILDING DIVISION, THE GENERAL CONTRACTOR, A REPRESENTATIVE MECHANICAL, GRADING, OFF-SITE CONTRACTOR, ETC.) DEPENDANT UPON WHAT SUB-ON AND A REPRESENTATIVE OF THE OWNER MAY BE PRESENT. THE MEETING WILL 5, DOCUMENTS REQUIRED TO BE ON THE SITE, INSPECTION REQUIREMENTS, FIELD AL INSPECTIONS AND GAS AND POWER RELEASES, QUESTIONS FROM THE CONTRACTORS 10NS FOR THAT PARTICULAR NEW HOME. THE PRE-CONSTRUCTION MEETING SHALL TER AT (714)-374-1547. ER AT (714)-374-1547. EACH SECURITY ORDINANCE. HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON JALITY BMP'S, WATER SYSTEM LINES, FIRE SYSTEM

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)). ROUGH INSPECTION OF PLUMBING MECHANICAL CASE AND FILTERED. 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.



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



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BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

$\overline{\mathbb{A}}$	12/30/2025	PLANNING DEPARTMENT
2	03/06/2025	PLANNING DEPARTMENT
3	03/26/2025	PLANNING DEPARTMENT

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

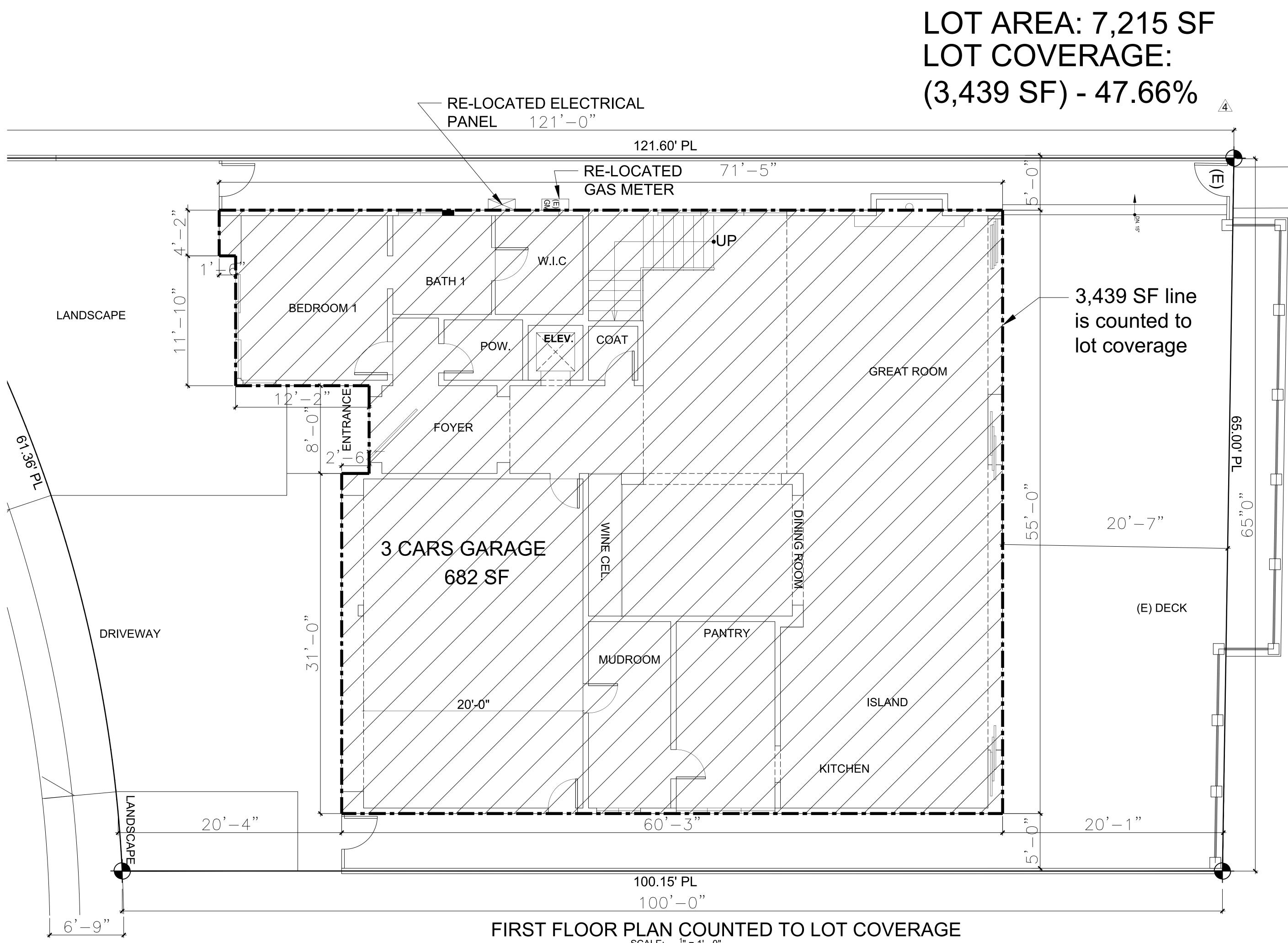
SHEET TITLE: **COVER SHEET**

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SHEET NUMBER:

N

sig de T Z PLOT REFERENCE DATE:



FIRST FLOOR PLAN COUNTED TO LOT COVERAGE SCALE: $\frac{1}{4}$ " = 1' - 0"

∕4∖

anh ba 386 Via Monterey

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

NEW SINGLE FAMILY

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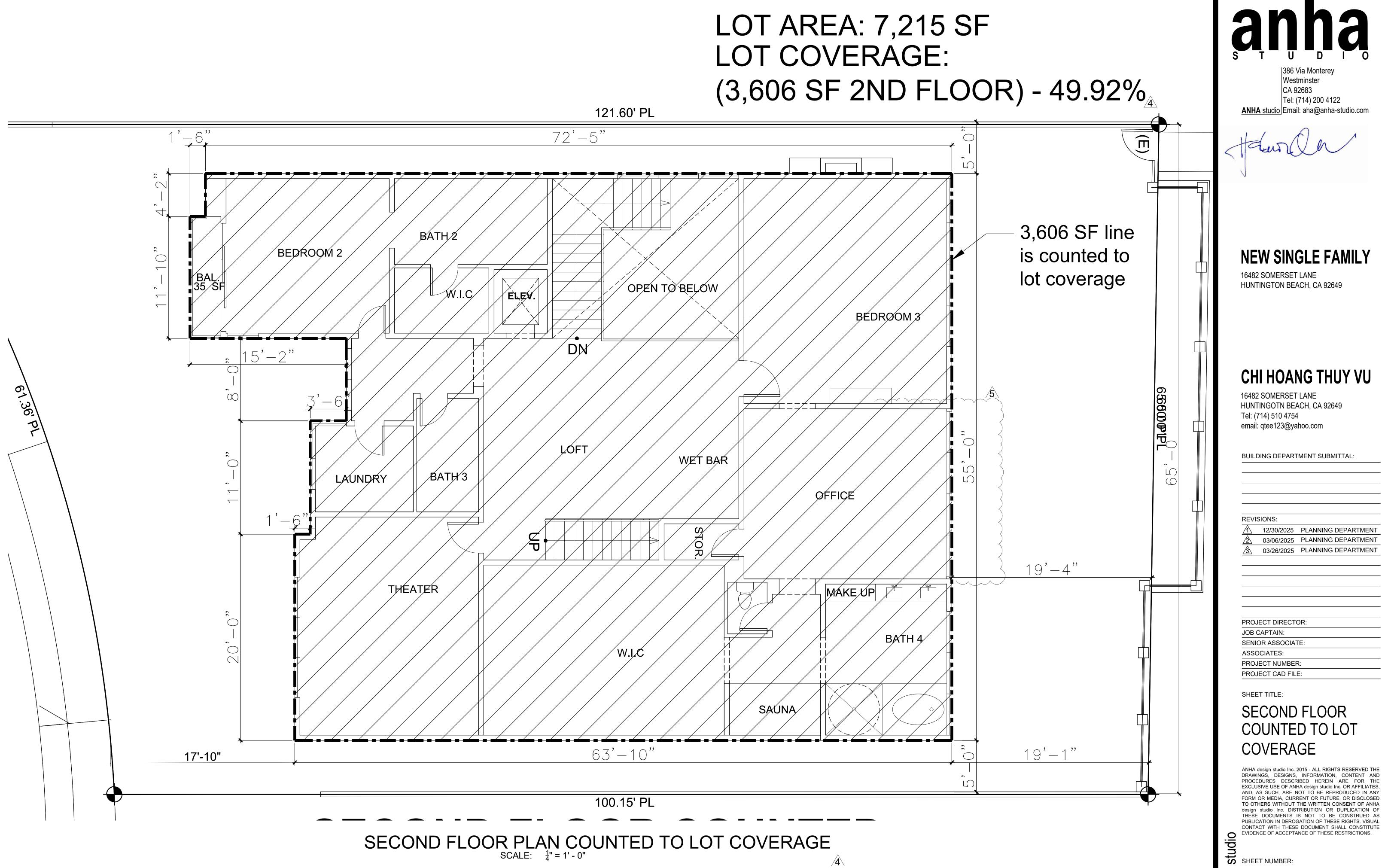
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SHEET TITLE:

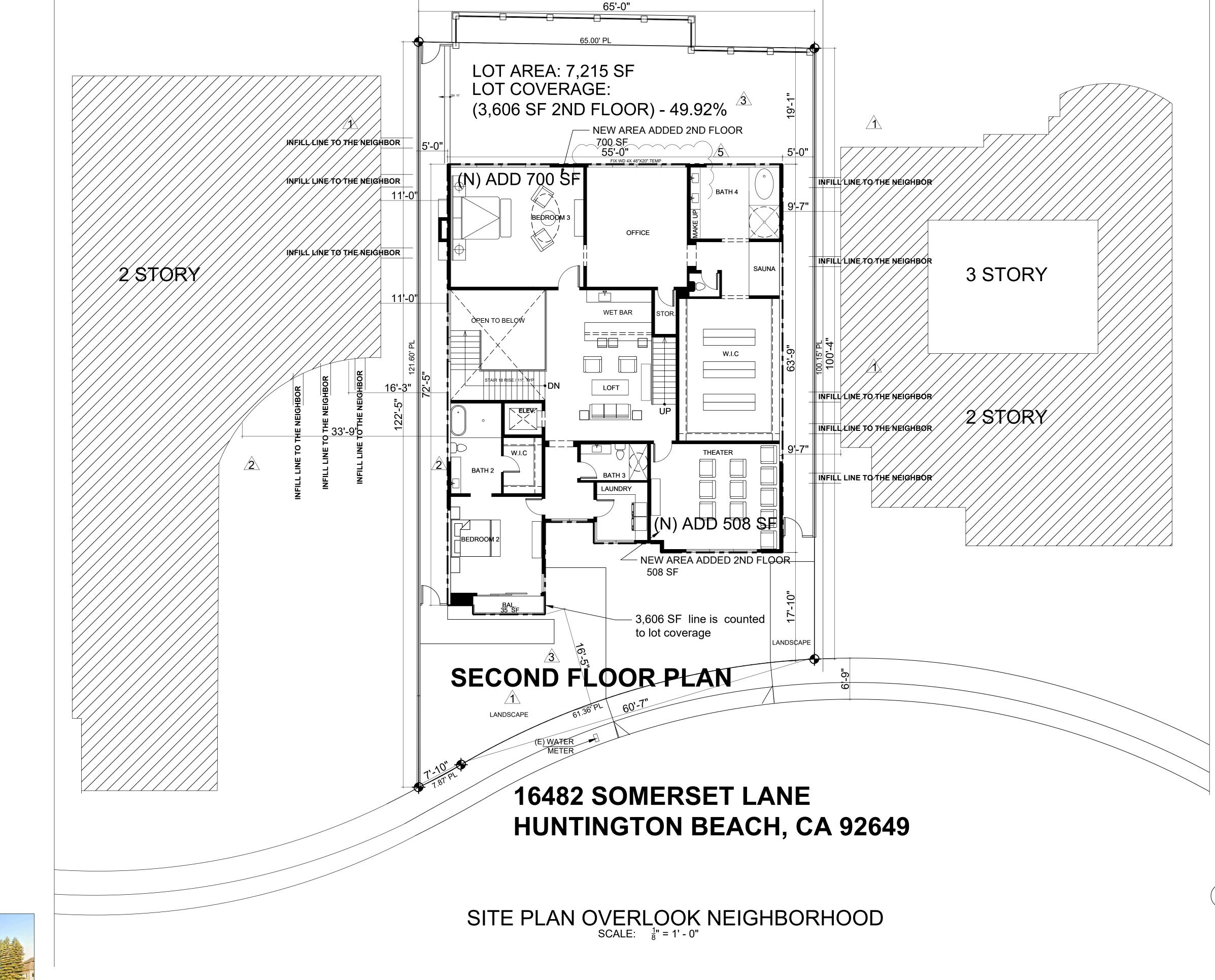


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EVIDENCE OF ACCEPT SHEET NUMBER:



HIGH HIGHDER.





NOTES: NO PROPOSED UPPER FLOOR BEDROOM 3 OR BATHROOM WINDOWS ON SIDE ELEVATIONS





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NEW SINGLE FAMILY

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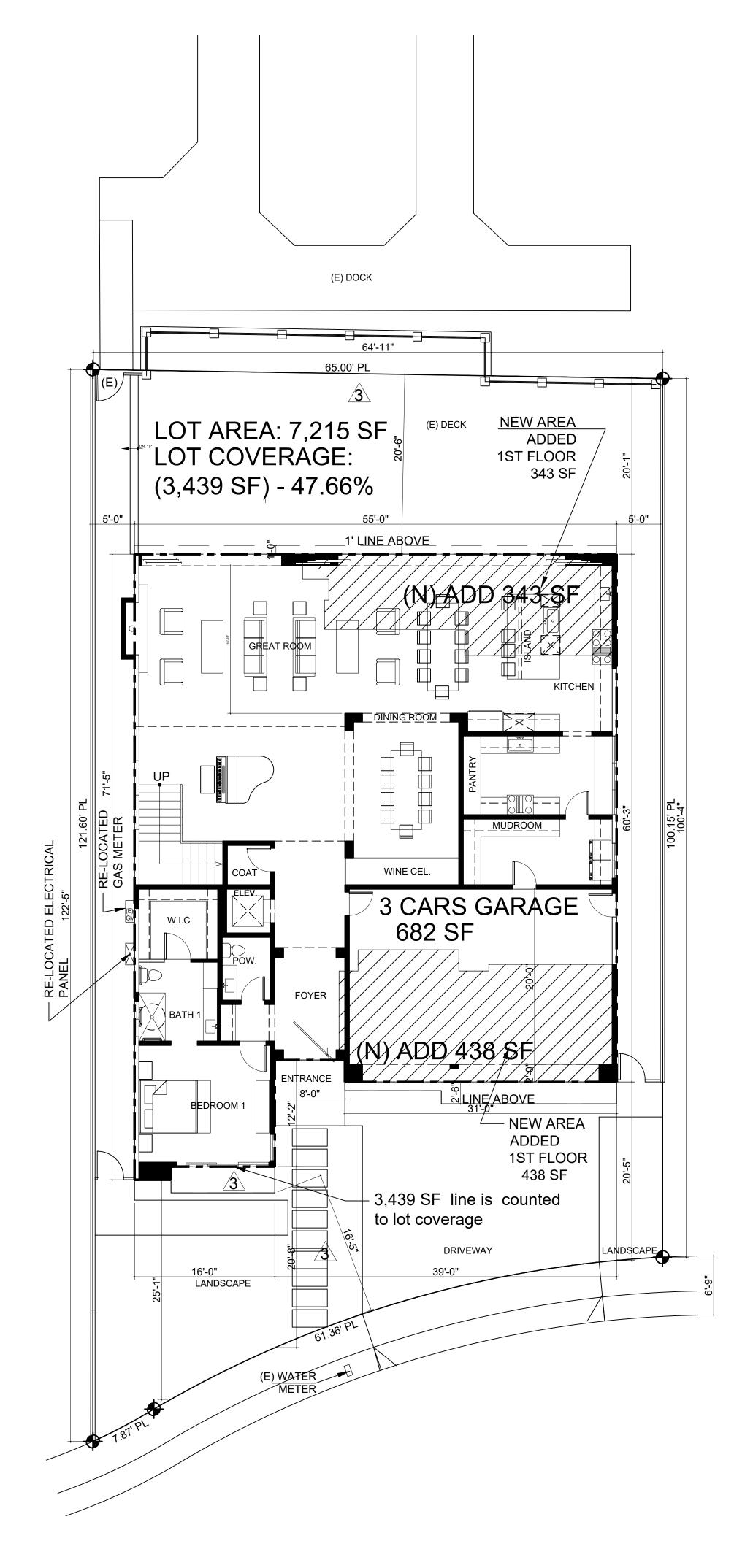
SHEET TITLE:

SITE PLAN OVERLOOK NEIGHBORHOOD

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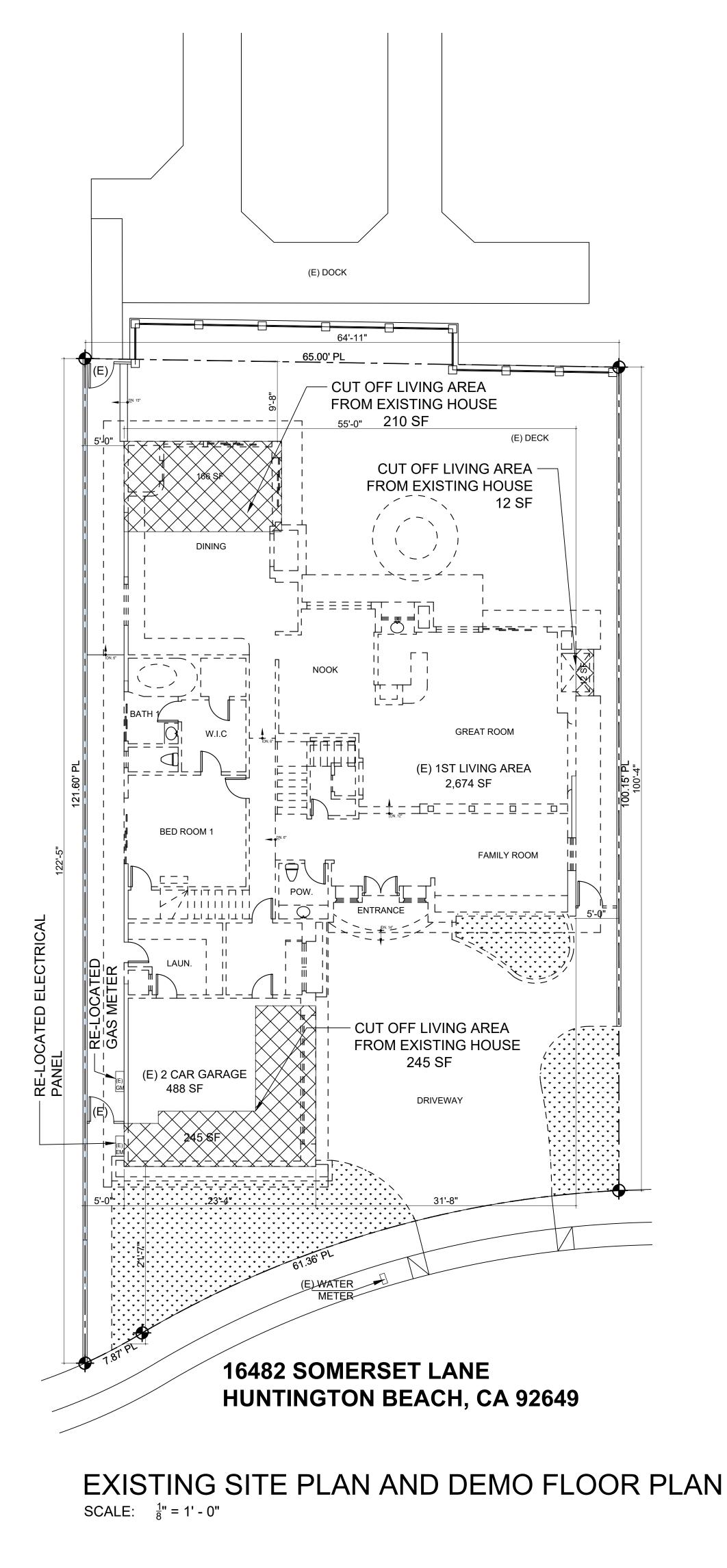
EVIDENCE OF ACCEPT

ANHA design A1.(PLOT REFERENCE DATE:



PROPOSED SITE PLAN

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





NOTE

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.



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SHEET TITLE:

PROPOSED SITE PLAN EXISTING SITE PLAN AND DEMO FLOOR PLAN

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EVIDENCE OF ACCEPT SHEET NUMBER:

(E) DOOR TO REMAINED



PLOT REFERENCE DATE:

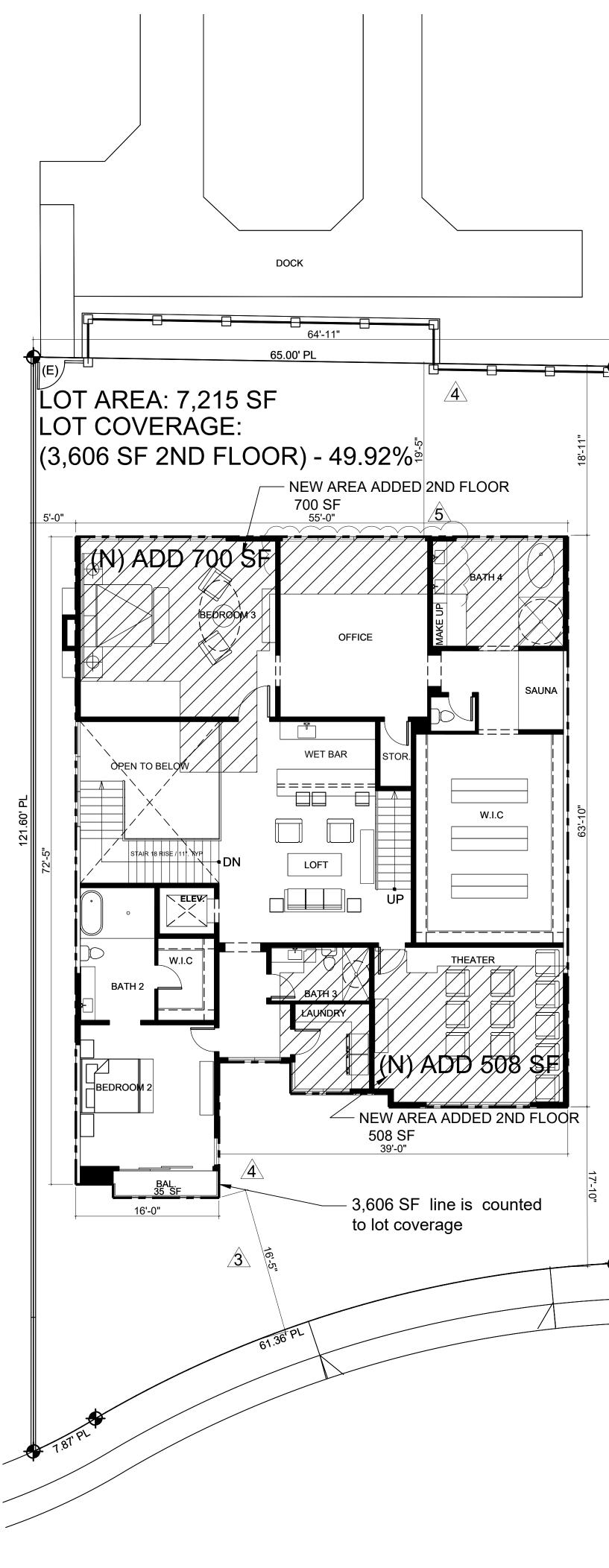
11/10/2024

LEGEND			
	(E) WALL TO BE REMAINED		(E) DOOR TO
	NEW WALL, PAINT TO MATCH WITH (E)		REMAINED
┍╴╴╴╶	(E) WALL TO BE REMOVED DEMO WINDOW	D (N) X"x X" D	(N) DOOR
0	(E) WINDOW (N) WINDOW	у —р у — р ђ — Ц	DOOR TO BE REMOVE

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

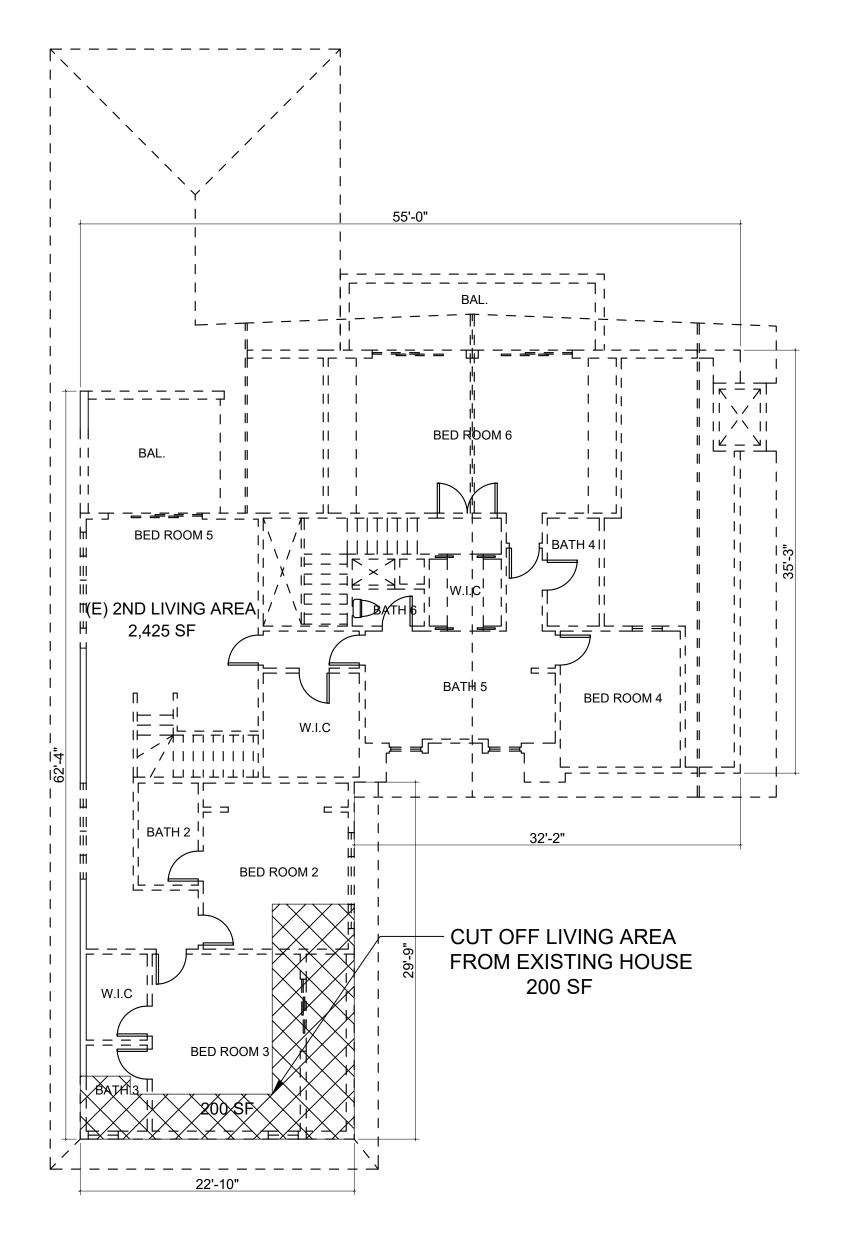
(N) X"x X"

NEW AREA ADDED



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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SHEET TITLE:

Ν

(E) DOOR TO BE

RÉMAINED

(N) DOOR

י ן DOOR TO BE ל REMOVE

D(N) X"x X"**D**

LEGEND

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

E) WALL TO BE

 $\Box \equiv \Box$ (E) WALL TO BE RÉMOVED

□ PHI I DEMO WINDOW

(E) WINDOW

NEW AREA ADDED

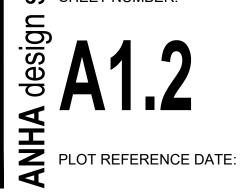
REMAINED

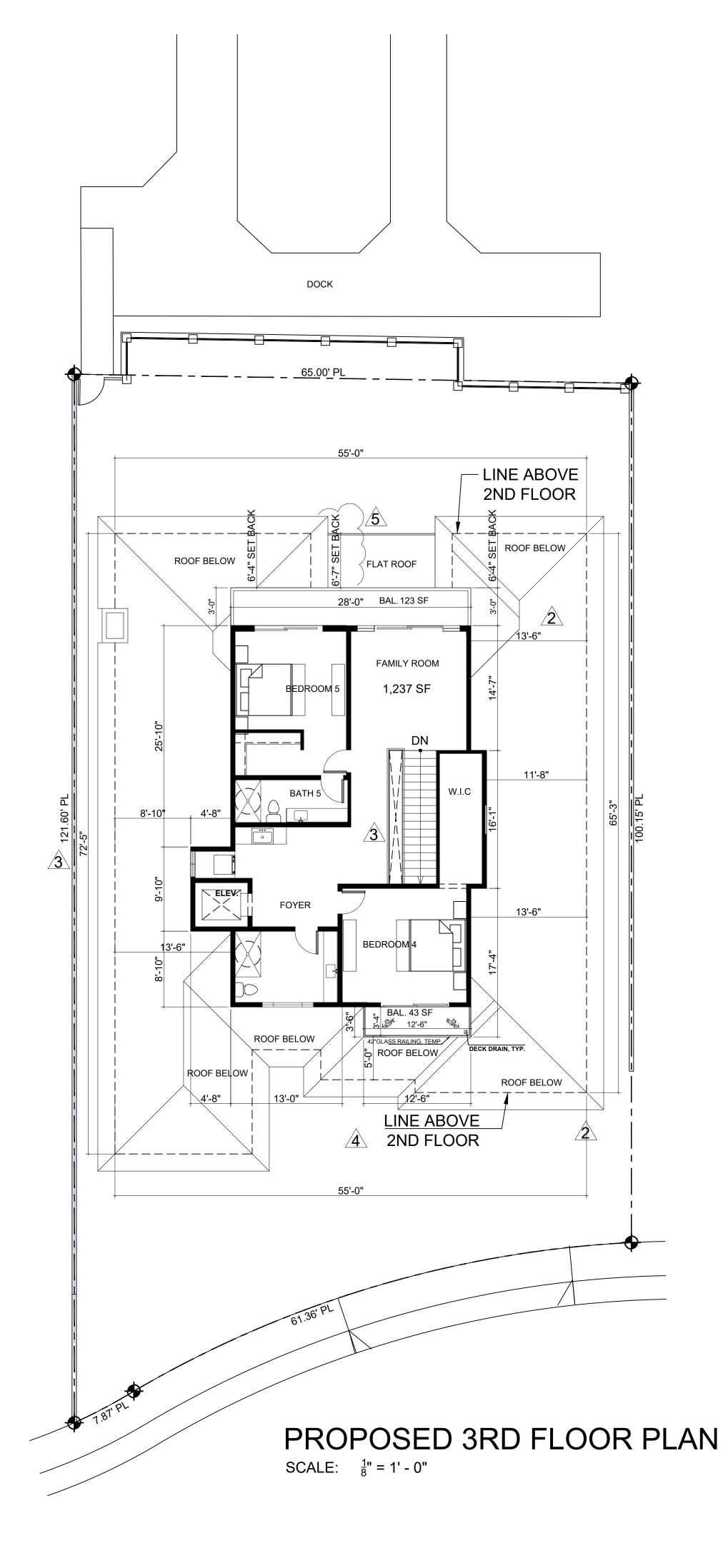
NEW WALL, PAINT TO MATCH WITH (E)

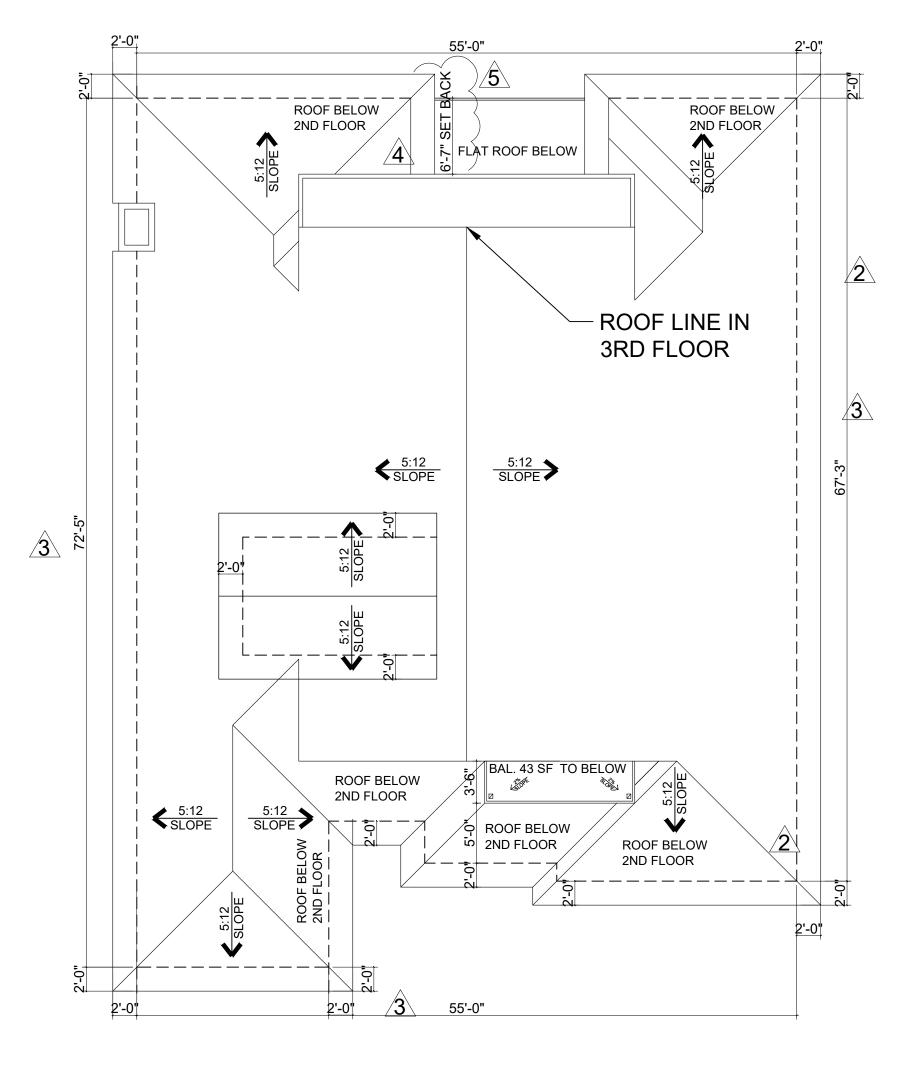
∕1∖

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

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(N) ROOF PLAN SCALE: $\frac{1}{8}$ " = 1' - 0"



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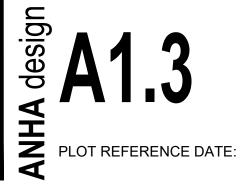
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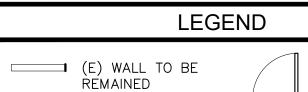
SHEET TITLE:

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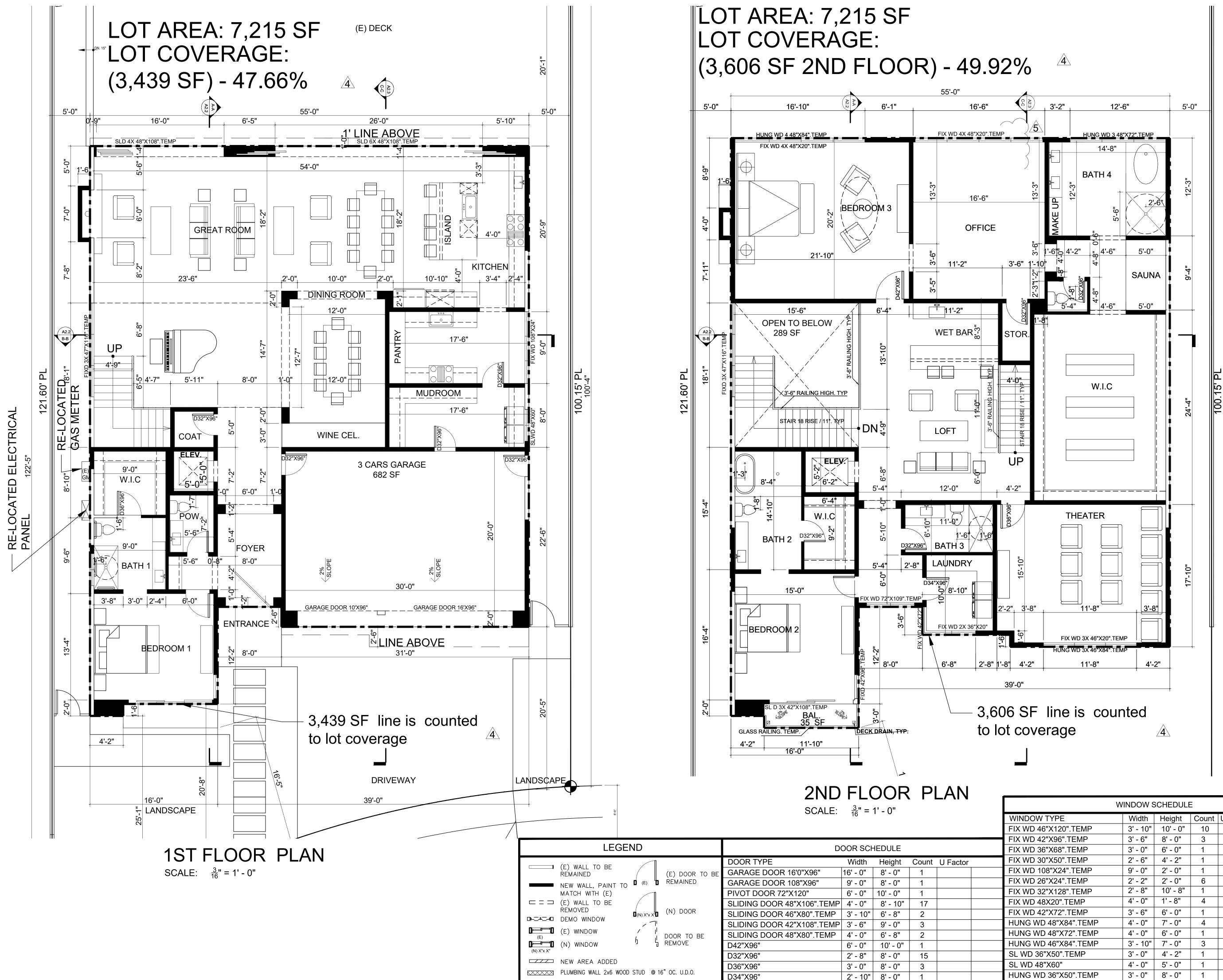
PROPOSED 3RD FLOOR PLAN AND (N) ROOF PLAN

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	REMAINED		(E) DOOR TO BE
	NEW WALL, PAINT TO	0 (E) 0	REMAINED
	MATCH WITH (E) (E) WALL TO BE REMOVED		(N) DOOR
┣┉═╨═╌┩᠐	DEMO WINDOW	0 (N) X"x X "0	、 <i>`</i>
(E)	(E) WINDOW		DOOR TO BE
(N) X"x X"	(N) WINDOW	ђ Ľ	REMOVE
	NEW AREA ADDED		
	PLUMBING WALL 2x6 WOOD	STUD @ 16	6" OC. U.D.O.



2' - 10" 8' - 0" 1 нι

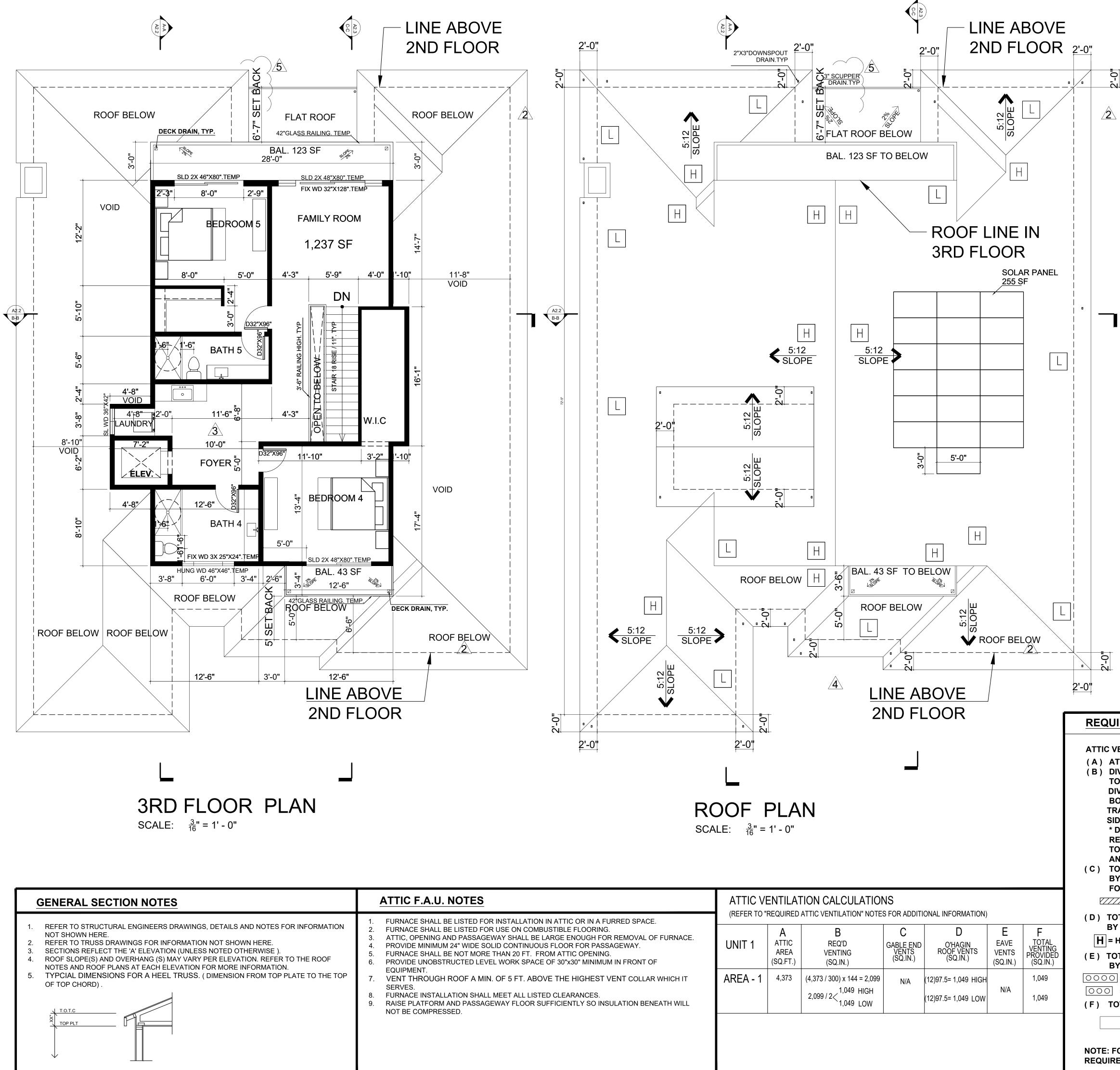
W	INDOW S	SCHEDULE	Ξ		
/INDOW TYPE	Width	Height	Count	U Factor	SHGC
X WD 46"X120".TEMP	3' - 10"	10' - 0"	10	0.32	0.25
X WD 42"X96".TEMP	3' - 6"	8' - 0"	3	0.32	0.25
X WD 36"X68".TEMP	3' - 0"	6' - 0"	1	0.32	0.25
X WD 30"X50".TEMP	2' - 6"	4' - 2"	1	0.32	0.25
X WD 108"X24".TEMP	9' - 0"	2' - 0"	1	0.32	0.25
X WD 26"X24".TEMP	2' - 2"	2' - 0"	6	0.32	0.25
X WD 32"X128".TEMP	2' - 8"	10' - 8"	1	0.32	0.25
X WD 48X20".TEMP	4' - 0"	1' - 8"	4	0.32	0.25
X WD 42"X72".TEMP	3' - 6"	6' - 0"	1	0.32	0.25
UNG WD 48"X84".TEMP	4' - 0"	7' - 0"	4	0.32	0.25
UNG WD 48"X72".TEMP	4' - 0"	6' - 0"	1	0.32	0.25
UNG WD 46"X84".TEMP	3' - 10"	7' - 0"	3	0.32	0.25
L WD 36"X50".TEMP	3' - 0"	4' - 2"	1	0.32	0.25
L WD 48"X60"	4' - 0"	5' - 0"	1	0.32	0.25
UNG WD 36"X50".TEMP	3' - 0"	8' - 0"	1	0.32	0.25

anha 386 Via Monterev Westminster CA 92683 Tel: (714) 200 4122 ANHA studio Email: aha@anha-studio.com **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: 1ST FLOOR PLAN AND 2ND FLOOR PLAN ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA. CURRENT OR FUTURE. OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. \mathbf{O}

SHEET NUMBER:

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Sig Q PLOT REFERENCE DATE:



GENERAL SECTION NOTES	ATTIC F.A.U. NOTES
 REFER TO STRUCTURAL ENGINEERS DRAWINGS, DETAILS AND NOTES FOR INFORMATION NOT SHOWN HERE. REFER TO TRUSS DRAWINGS FOR INFORMATION NOT SHOWN HERE. SECTIONS REFLECT THE 'A' ELEVATION (UNLESS NOTED OTHERWISE). ROOF SLOPE(S) AND OVERHANG (S) MAY VARY PER ELEVATION. REFER TO THE ROOF NOTES AND ROOF PLANS AT EACH ELEVATION FOR MORE INFORMATION. TYPCIAL DIMENSIONS FOR A HEEL TRUSS. (DIMENSION FROM TOP PLATE TO THE TOP OF TOP CHORD). 	 FURNACE SHALL BE LISTED FOR INSTALLATION FURNACE SHALL BE LISTED FOR USE ON COMMINIATION ATTIC, OPENING AND PASSAGEWAY SHALL BE PROVIDE MINIMUM 24" WIDE SOLID CONTINUO FURNACE SHALL BE NOT MORE THAN 20 FT. F PROVIDE UNOBSTRUCTED LEVEL WORK SPACE EQUIPMENT. VENT THROUGH ROOF A MIN. OF 5 FT. ABOM SERVES. FURNACE INSTALLATION SHALL MEET ALL LIST RAISE PLATFORM AND PASSAGEWAY FLOOR SINOT BE COMPRESSED.



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NEW SINGLE FAMILY

16482 SOMERSET LANE HUNTINGTON BEACH, CA 92649

ROOF COVERING: (R902.1)

3ARTILE CONCRETE ROOF INC. CLASS A CONCRETE TILE ICC-ESR 2778 OR APPROVED EQUA ROOF INSTALL INCORPORATE WITH THE MANUFACTURE'S INSTALLATION COMMENTS

LAYER UNDERLAYMENT (MIN. 30 Lbs. ASTM FEL T)

PROVIDE (2) LAYER VAPOR BARRIER IF ROOF SLOPE IS LOWER THAN 7:12

NOTES

DUCTS IN GARAGE OR PENETRATING THE WALL OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE. CRC R302.5.2.

ROOF PLAN NOTES

- INDICATES 5:12 LOPE UNLESS NOTED PTHERWISE 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.

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

(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 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.) **OOOO** = VENT BLOCK AT TRUSS BAY

VOOD = VENT BLOCK AT RAFTER BAY

(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.**

CHI HOANG THUY VU

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BUILDING DEPARTMENT SUBMITTAL

REVISIONS:

$\overline{\mathbb{A}}$	12/30/2025	PLANNING DEPARTMENT
\triangle	03/06/2025	PLANNING DEPARTMENT
3	03/26/2025	PLANNING DEPARTMENT

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

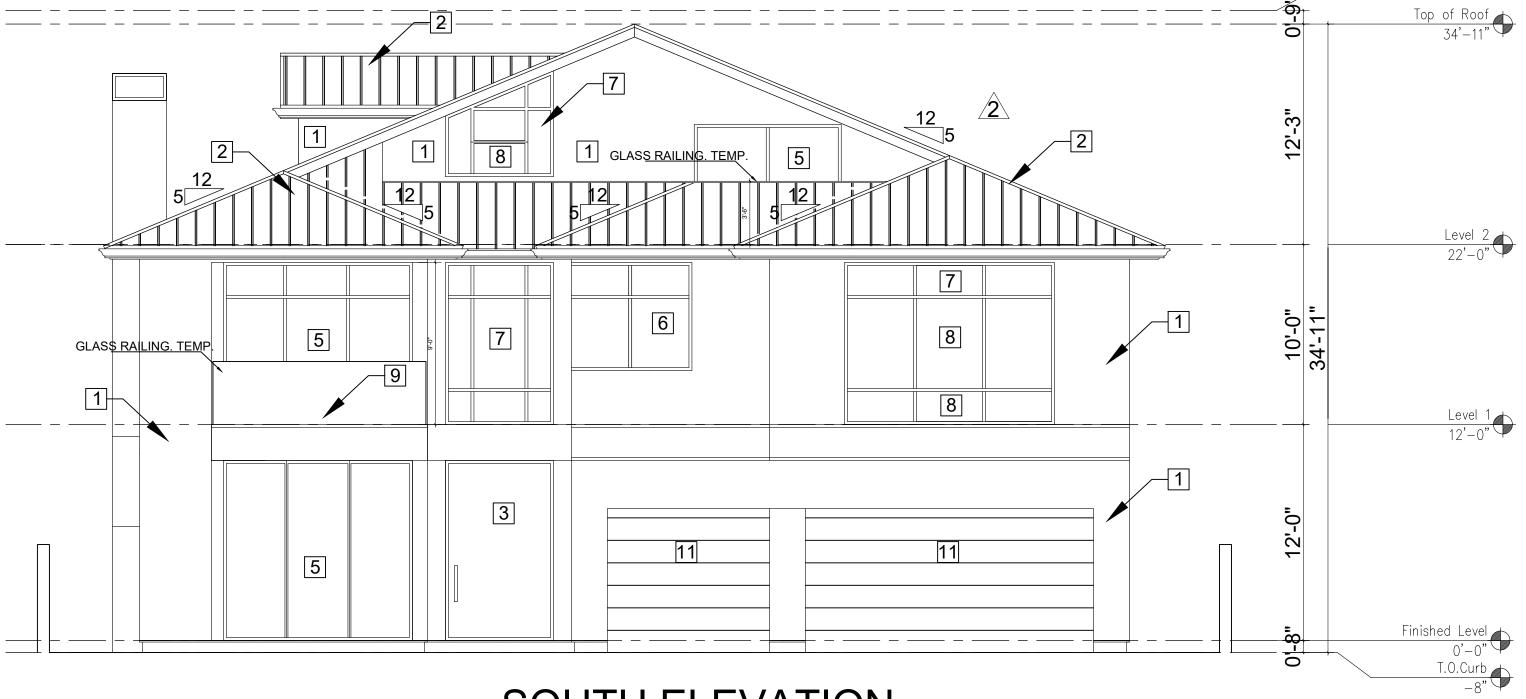
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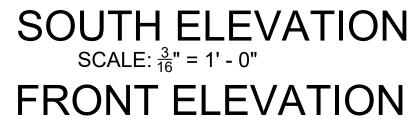
3RD FLOOR PLAN AND ROOF PLAN

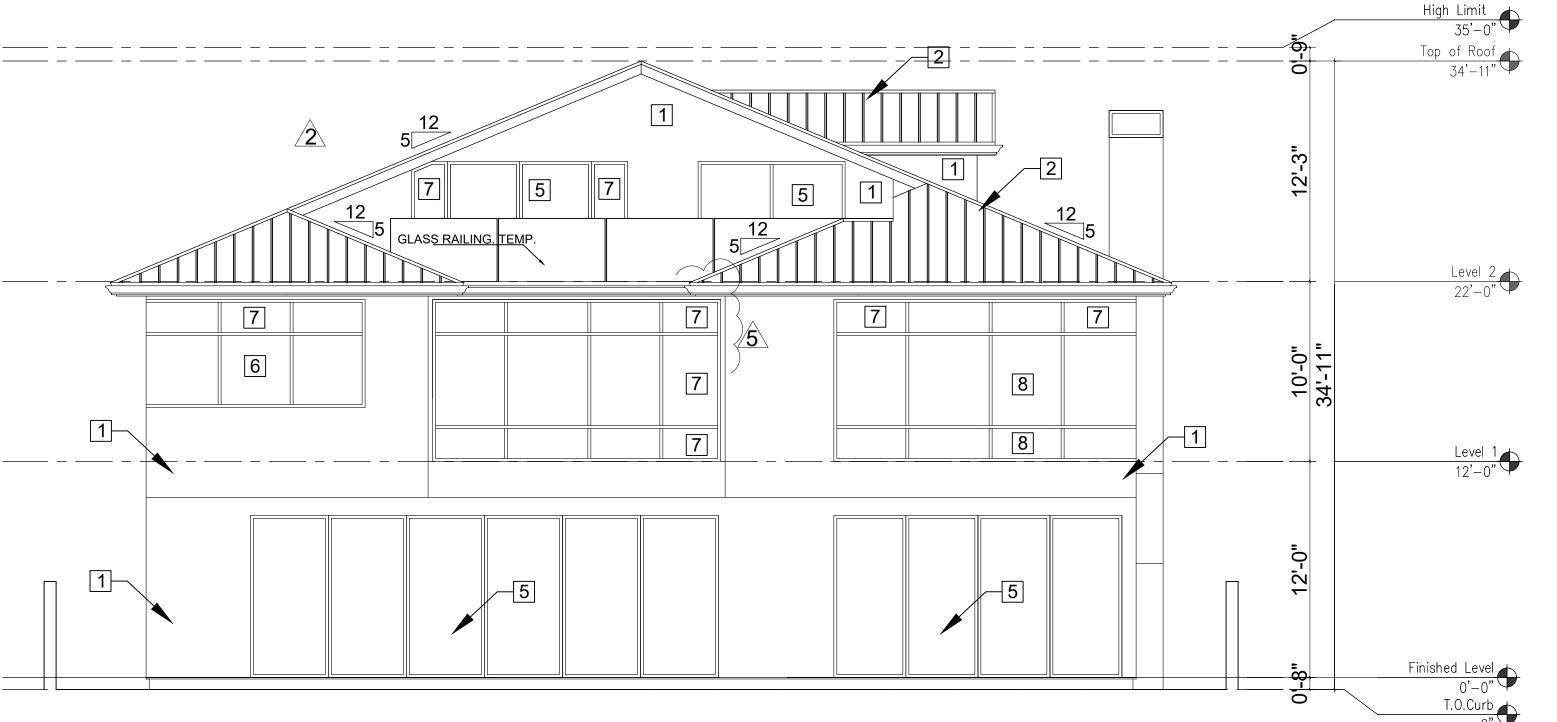
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NORTH ELEVATION SCALE: $\frac{3}{16}$ " = 1' - 0" 3 **REAR ELEVATION**

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

NOTES:

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

High Limit 35'-0"

NOTES:

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NEW SINGLE FAMILY

16482 SOMERSET LANE HUNTINGTON BEACH, CA 92649

EXTERIOR FINISHES

- STUCCO, LIGHT SAND FINISH STANDING SEAM METAL ROOF
- PIVOT ENTRY DOOR
- DECORATIVE EXTERIOR LIGHTING SLIDING DOORS
- SLIDING WINDOW
- FIX WINDOW
- HUNG WINDOW 8. GLASS RAILING. TEMP. 9.
- 10. WOOD DOOR
- GARAGE DOOR 11.

7. 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 PTHERWISE ON ROOF PLANS.
- TYPICAL ROOFING TO BE : CONCRETE 'S; TILE (ELE. 'A') CLASS 'A' BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL
- . TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE TIGHT UNLESS NOTE OTHERWISE ON ROOF PLAN.
- . 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. 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

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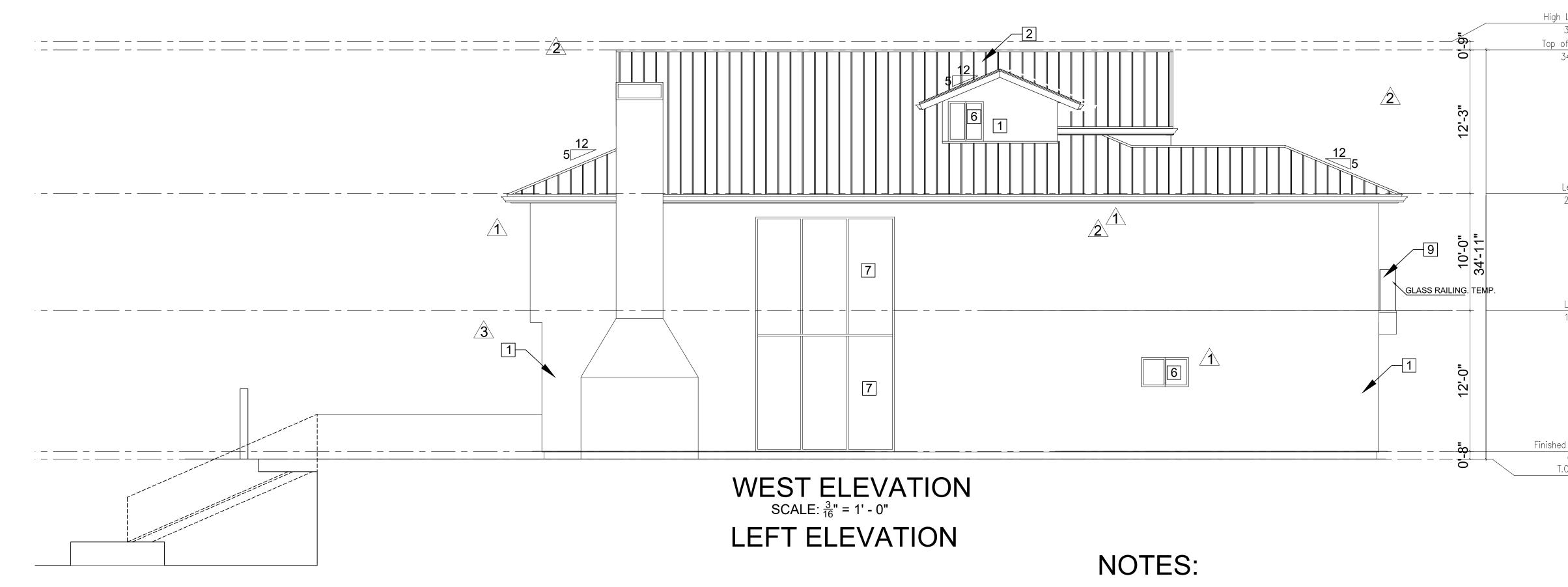
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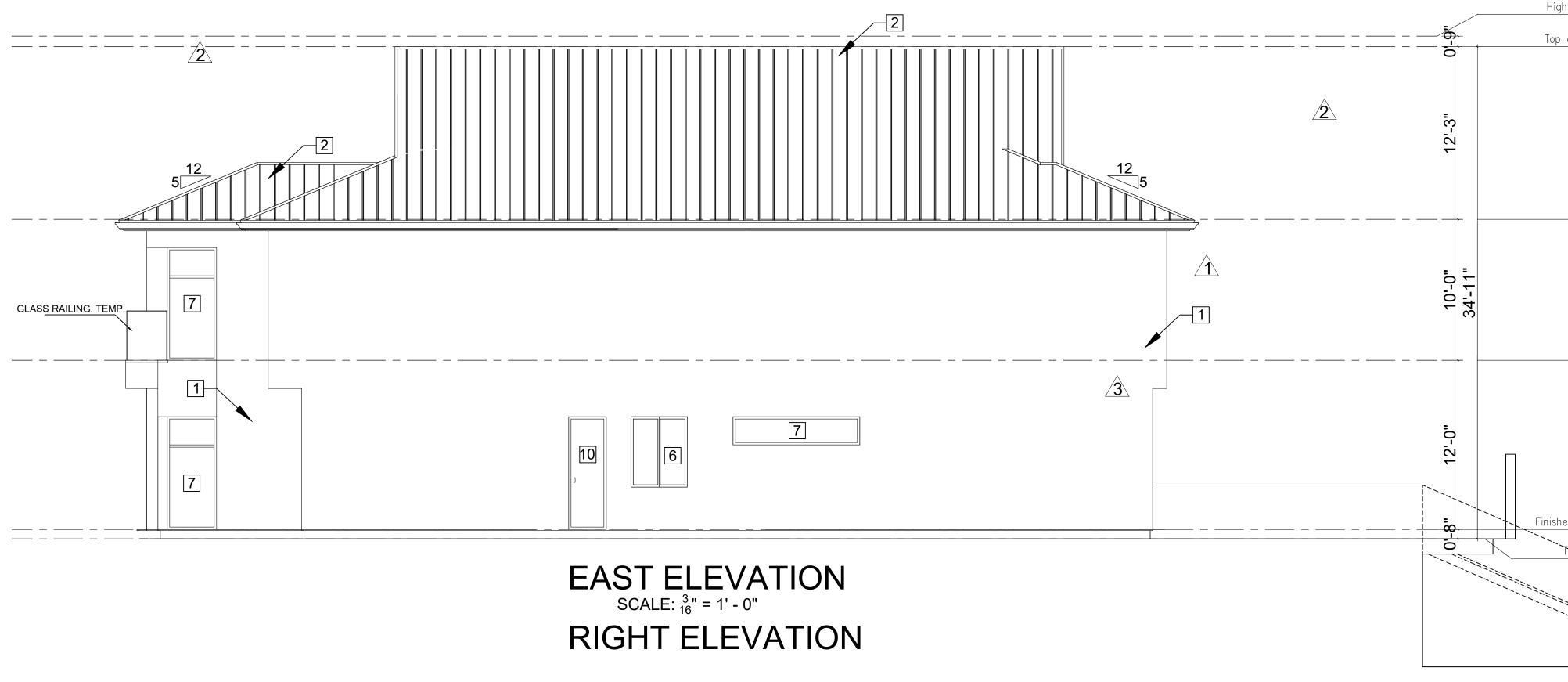
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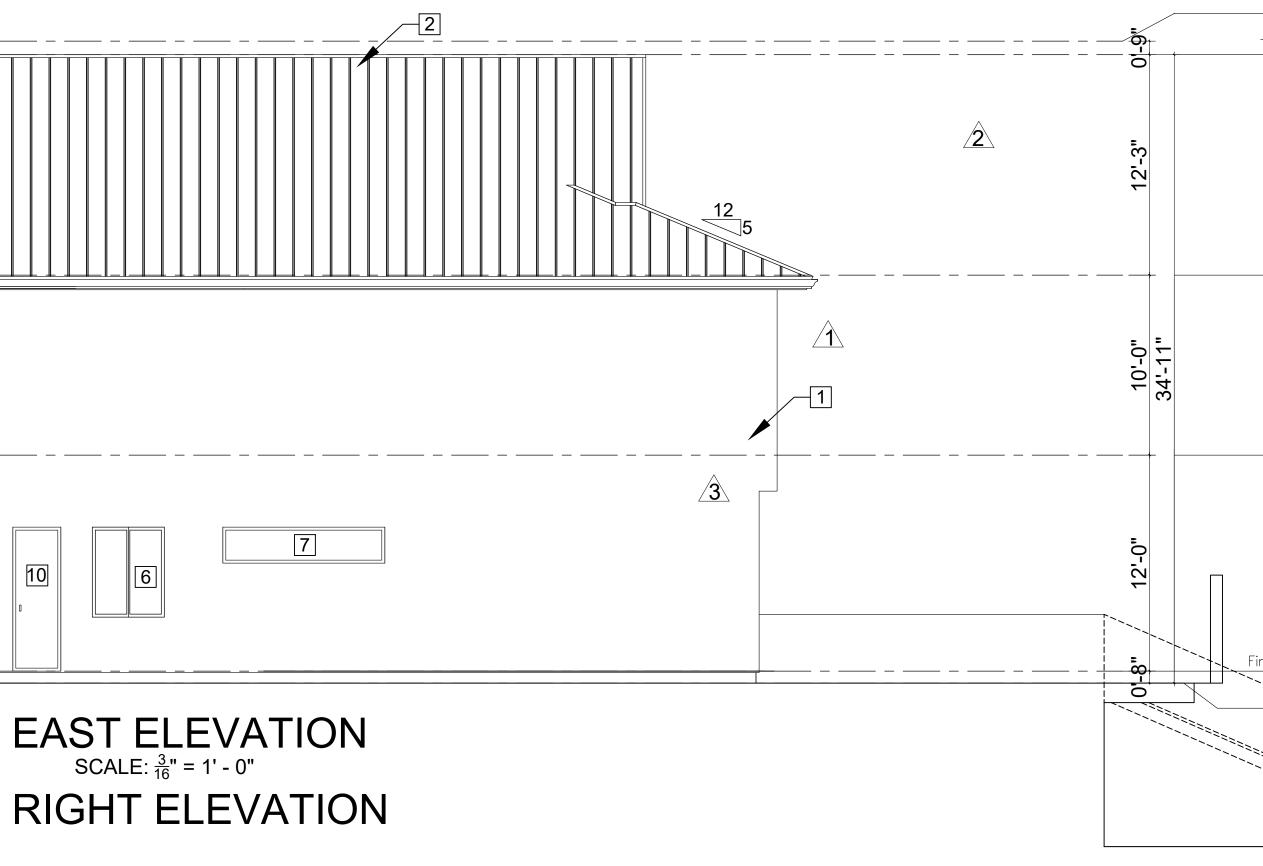
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NO WINDOW AT 2ND FLOOR OF ADJACENT NEIGHBOR HOUSES (BOTH SIDE)

NOTES:

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

	EXTERIOR FINISHES
nit 0" Roof -11"	 STUCCO, LIGHT SAND FINISH STANDING SEAM METAL ROOF PIVOT ENTRY DOOR DECORATIVE EXTERIOR LIGHTING SLIDING DOORS SLIDING WINDOW FIX WINDOW HUNG WINDOW GLASS RAILING.TEMP. WOOD DOOR GARAGE DOOR
el 2 -0"	A7. BALCONIES, DECK IMPERVIOUS MOISTURE BARRIER IS PROVIDED: WATERPROOFING ICC.ESR 2831 A17. GLASS RAILING ICC. ESR 4688
	ROOF PLAN NOTES
/el 1 −0"	 INDICATES 5:12 LOPE UNLESS NOTED PTHERWISE ON ROOF PLANS. TYPICAL ROOFING TO BE : CONCRETE 'S; TILE (ELE. 'A') CLASS 'A' BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL TYPICAL ROOF OVERHANG AT RAKE CONDITION TO BE TIGHT UNLESS NOTE OTHERWISE ON ROOF PLAN. 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
evel -0" Curb -8"	 ESTATE EAGLE ROOFING TILE 2X6 BARGE, SEE DETAIL X EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL ALL RAFTER TAIL TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH. I-COAT STUCCO SYSTEM EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES. EXTERIOR GRADE PLYWOOD SOFFIT. TONGUE AND GROOVE SOFFIT. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C.OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD. EXTERIOR GRADE PLYWOOD GRAIN FINISH. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE. BIULT-UP 'CURVED' PLYWOOD TRIM OR M.D.O. BOARD. FIXED SHUTTERS, SEE ELEVATION FOR SIZE
 -	 POTSHELF, SEE DETAIL. PROVIDE G.I. PLASHING AT ALL EXPOSED WOOD TRIM. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL. G.I. FLASHING ROOF TO WALL. G.I. ELASHING AND SADDLE (CONCRET.
NT	 G.I. FLASHING AND SADDLE / CRICKET. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PPLACE MANUFACTURER. INFERIOR CENTRE OR INTERIOR WALK
)	 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.
$\frac{1}{5'-0}$	 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
evel 2 2'-0"	 G.I. SCREENED AND LOOVERED GABLE END VENT, SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION G.I. SCREENED 'ROOF' AIR VENT. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VENIFIED. SYNTHETIC STONE VENEER BY EL DORADO, NER-601/ER-3568. MASONRY VENEER. SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN). LINE OF +2" WAINSCOT. SEE ELEVATION FOR HEIGHT. LINE OF WAINSCOT FURRING. SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION. G.I.REGLET FOR COLOR COAT CHANGE. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION. PAINT TO MATCH STUCCO COLOR. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING. DECORATIVE TILE, SEE DETAIL. EXPOSE CORBELS WOOD FINISH EXTERIOR

Finished Level



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NEW SINGLE FAMILY

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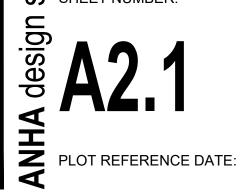
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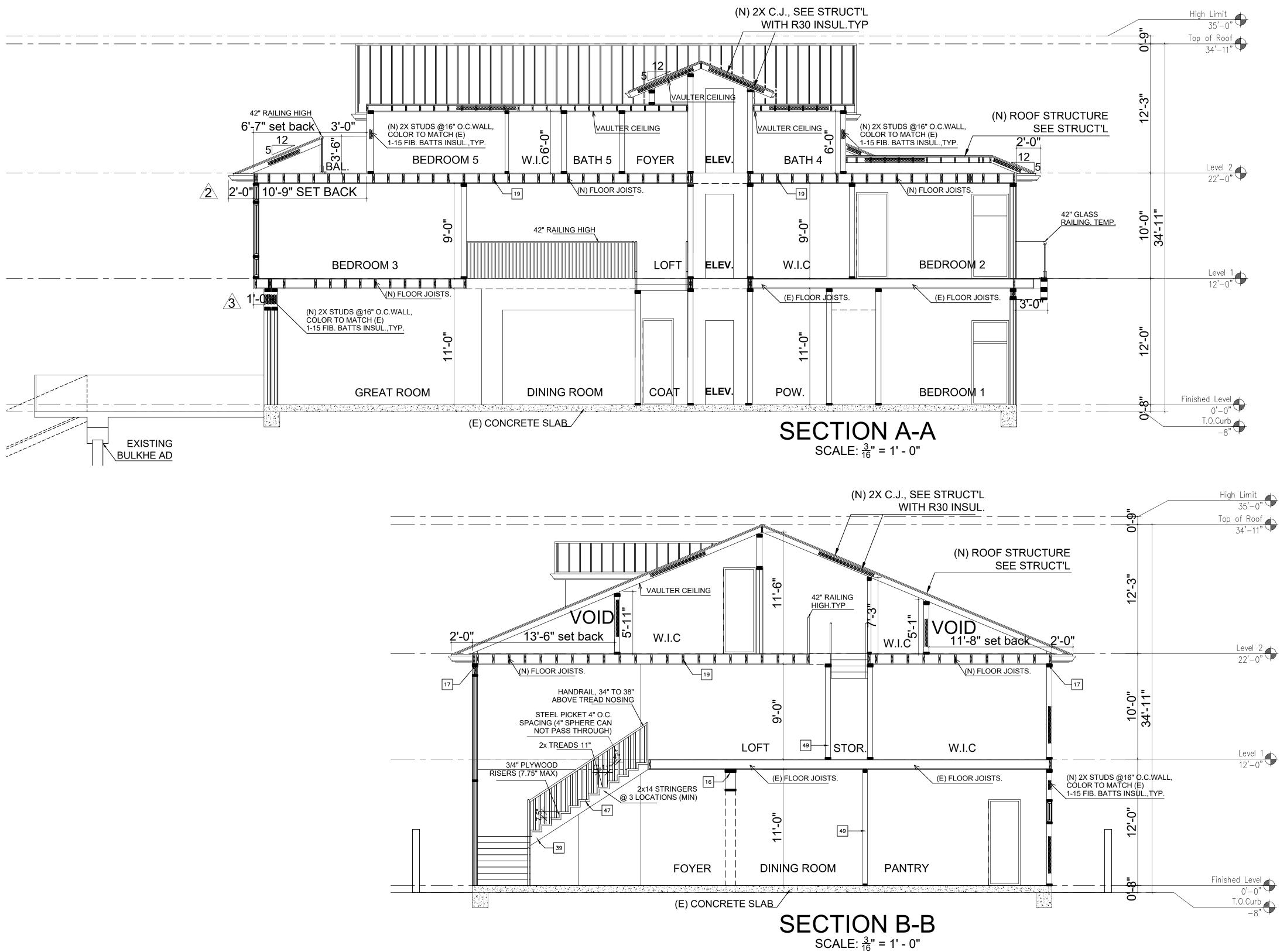
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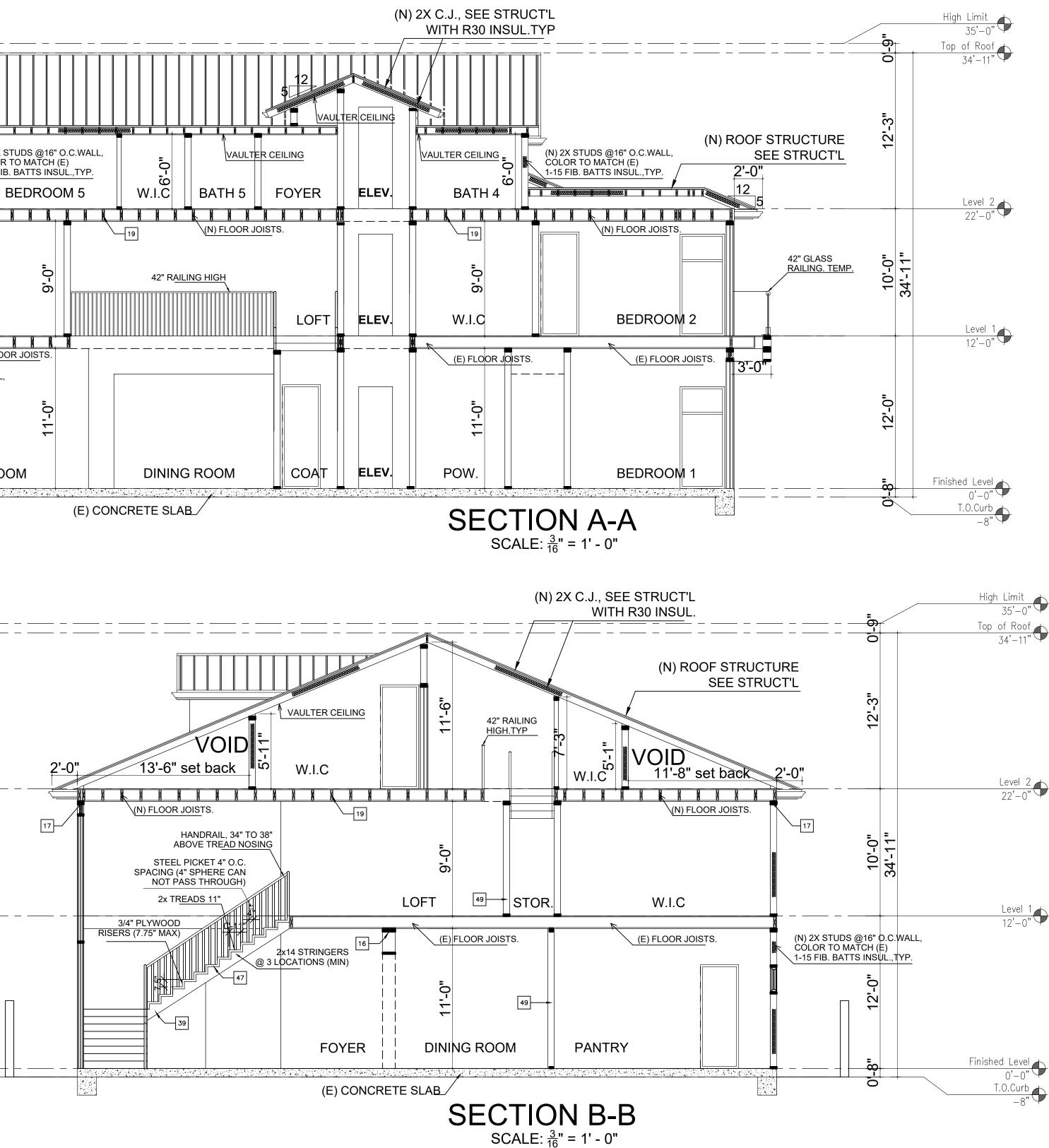
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SECTION NOTES

- FASCIA BOARD.(SEE ELEVATION)
- BARGE BOARD. (SEE ELEVATION)
- EXPOSED RAFTER TAILS. (SEE ELEVATION) ROOFING MATERIAL, REFER TO ROOF PLAN NOTES.
- ROOF SHEATHING 5.
- 5A. TWO LAYER OF VAPOR BARRIER
- DESIGNED WOOD ROOF TRUSSES. 6.
- 6A. GUTTER
- HEEL STAND TRUSSES.
- GIRDER TRUSS.
- 2X ROOF RAFTERS. 9. 10. 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 SINGLE FAMILY

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BUILDING DEPARTMENT SUBMITTAL

REVISIONS:

Λ	12/30/2025	PLANNING DEPARTMENT
2	03/06/2025	PLANNING DEPARTMENT
3	03/26/2025	PLANNING DEPARTMENT

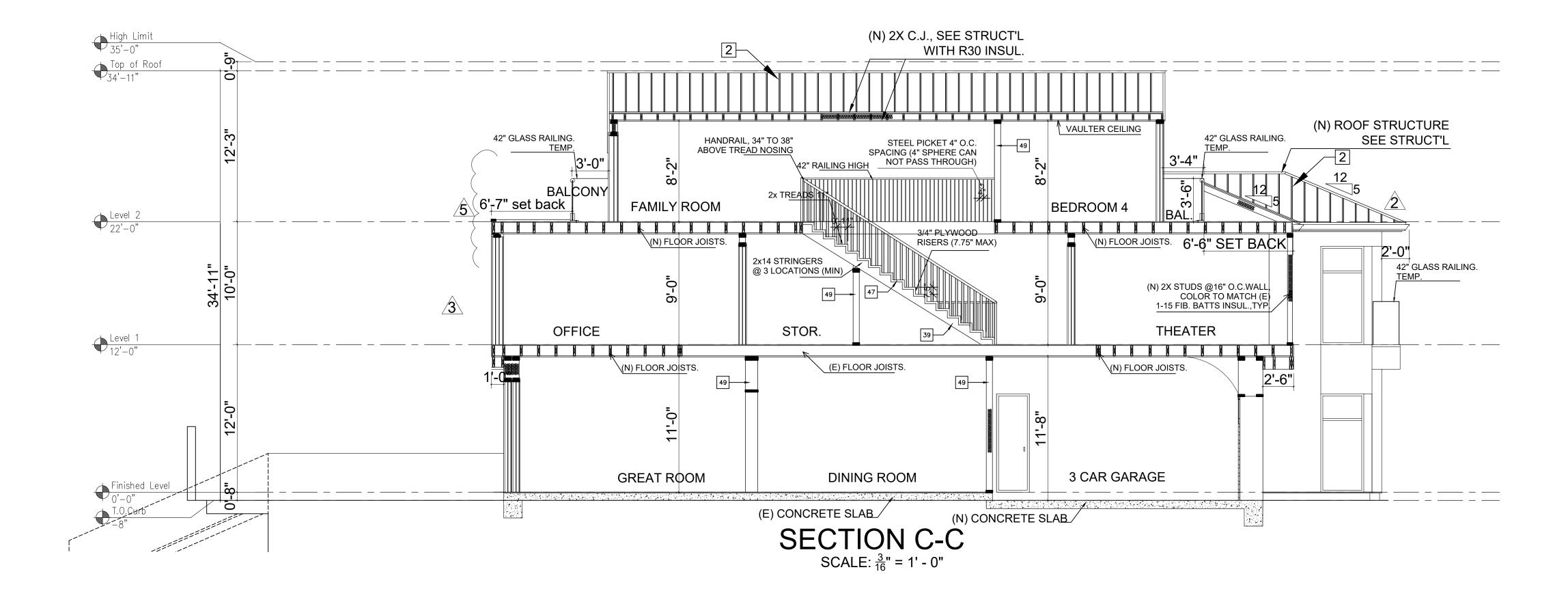
PROJECT DIRECTOR: JOB CAPTAIN: SENIOR ASSOCIATE: ASSOCIATES: **PROJECT NUMBER:** PROJECT CAD FILE:

SHEET TITLE:

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EXTERIOR FINISHES

STANDING SEAM METAL ROOF
 GLASS GLAZED ENTRY DOOR
 DECORATIVE EXTERIOR LIGHTING
 SLIDING DOORS
 SLIDING WINDOW
 FIX WINDOW
 HUNG WINDOW
 GLASS RAILING.TEMP.
 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 PTHERWISE ON ROOF PLANS.

- TYPICAL ROOFING TO BE : CONCRETE 'S; TILE (ELE. 'A') CLASS 'A' BY EAGLE ROOFING ESR-1900 OR APPROVED EQUAL
 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
 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
- EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
 EXTERIOR GRADE PLYWOOD SOFFIT.
- EXTERIOR GRADE PLYWOOD SOFFIT.
 TONGUE AND GROOVE SOFFIT.
- SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C.OVER EXTERIOR GRADE PLYWOOD OR M.D.DO. BOARD.
 EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD.
- 12. EXTERIOR GRADE PLYWOOD GRAIN FINISH.
- HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE
 HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE
 EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE.
- EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL F
 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.
- 21. G.I. FLASHING ROOF TO WALL.
 22. G.I. FLASHING AND SADDLE / CRICKET.
 23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM
- 23. APPROVED TERMINATION CAP WITH SPARK ARR 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. NEWED POST.FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
- WOOD RAILING, SEE DETAIL.
 DECORATIVE MATERIAL, SEE DETAIL.
 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 EXTENT OF EXTENT OF EXTENT OF EXTENT OF EXTENT OF EXTENT.
- 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 S
- 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
- 47. MECHANICAL TOB 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.
- 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
- (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
- Image: Coool
 = 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.

anh ha

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California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **RESIDENTIAL MANDATORY MEASURES, SHEET 1** (January 2023)

			RESIDENTIAL	IV	IA
Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A RESPO PARTA
			301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.		
			301.1.1 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.		
			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.		
			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.		
			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.		
			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.		
			SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building		
			shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall		
			comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of <i>CAL</i> Green, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN		
			ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development		
			BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development		
			LR Low Rise HR High Rise AA Additions and Alterations N New		
			CHAPTER 4		
			RESIDENTIAL MANDATORY MEASURES		
			SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)		
			FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.		
			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 used for perimeter and inlet controls.		
			 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 		
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.		
			 Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. Compliance with a lawfully enacted storm water management ordinance. 		
			Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or 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) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will		
			manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:		
			 Swales Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. 		
			Exception : Additions and alterations not altering the drainage path.		
			 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. Exceptions: 1.00 a cost by cost by cost by cost by cost by cost of the loss of the loss of the supply cost of the loss of the loss of the loss of the supply cost of the loss of		
			 On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 		
			 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 4.106.4, may adversely impact the construction cost of the project. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 		
			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 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.		
			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 <i>California Electrical Code</i> .		
			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 location shall be permanently and visibly marked as "EV CAPABLE".		

4.106.4.2 New multifamily dwellings, hotels and mot When parking is provided, parking spaces for new multif requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. C whole number. A parking space served by electric vehicl space shall count as at least one standard automobile p applicable minimum parking space requirements establis for further details.

4.106.4.2.1Multifamily development projects with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest roo this section.

1.EV Capable. Ten (10) percent of the total numb of parking facilities, shall be electric vehicle chargi EVSE. Electrical load calculations shall demonstra system, including any on-site distribution transform EVs at all required EV spaces at a minimum of 40

The service panel or subpanel circuit directory sha for future EV charging purposes as "EV CAPABLI

Exceptions:

1.When EV chargers (Level 2 EVSE) are instal of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are instal spaces, the number of EV capable spaces EV chargers installed.

Notes:

a.Construction documents are intended to dem future EV charging.

b. There is no requirement for EV spaces to be EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total Level 2 EV charging receptacles. For multifamily dwelling unit when more than one parking space

Exception: Areas of parking facilities served by pa

4.106.4.2.2 Multifamily development projects with 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest roo this section.

1.EV Capable. Ten (10) percent of the total numb of parking facilities, shall be electric vehicle chargi EVSE. Electrical load calculations shall demonstra system, including any on-site distribution transform EVs at all required EV spaces at a minimum of 40

The service panel or subpanel circuit directory sha for future EV charging purposes as "EV CAPABL

Exception: When EV chargers (Level 2 EVSE) parking spaces required by Section 4.106.4.2. reduced by a number equal to the number of E Notes:

a.Construction documents shall show locations

b. There is no requirement for EV spaces to be EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total Level 2 EV charging receptacles. For multifamil dwelling unit when more than one parking space

Exception: Areas of parking facilities served by 3.EV Chargers. Five (5) percent of the total numb Where common use parking is provided, at least of area and shall be available for use by all residents

When low power Level 2 EV charging receptacles an automatic load management system (ALMS) m capacity to each space served by the ALMS. The shall have sufficient capacity to deliver at least 3. served by the ALMS. The branch circuit shall have have a capacity of not less than 30 amperes. ALM capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (E) Electric vehicle charging stations required by Section

Exception: Electric vehicle charging stations serving shall not be required to comply with this section. Se requirements.

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

1. The charging space shall be located adjacent t the California Building Code, Chapter 11A, to all

2. The charging space shall be located on an acc

Chapter 2, to the building. Exception: Electric vehicle charging stations des Building Code, Chapter 11B, are not required to 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations The charging spaces shall be designed to comply w

1. The minimum length of each EV space shall be 1

2. The minimum width of each EV space shall be 9

3.One in every 25 charging spaces, but not less that aisle. A 5-foot (1524 mm) wide minimum aisle shall 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.1 comply with the accessibility provisions for EV charge spaces and EVCS in multifamily developments shall

4.106.4.2.3 EV space requirements. 1.Single EV space required. Install a listed raceway of circuit. The raceway shall not be less than trade size originate at the main service or subpanel and shall te proximity to the location or the proposed location of the raceway termination point, receptacle or charger loca have a 40-ampere minimum dedicated branch circuit,

Exception: A raceway is not required if a minimum installed in close proximity to the location or the proconstruction in accordance with the California Elect

2.Multiple EV spaces required. Construction document location of installed or future EV spaces, receptacles information on amperage of installed or future recepta electrical load calculations. Plan design shall be base raceways and related components that are planned t concealed areas and spaces shall be installed at the

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BE MODIFIED BY THE END USER ASSUMES AND MAY BY THE END USER ASSUMES ASSUMES ASSUMES ASSUMES ASSUMES ASSUMES ASSUMES ASSUMES ASSUM

installed, or space(s) reserved to permit installation of

-			Exception: A raceway is not required it a minimum 40-ampere 208/240-volt	dedicated EV branch circuit is				
ala and now residential parking facilities	Y N/	A RESPON. PARTY	installed in close proximity to the location or the proposed location of the EV construction in accordance with the California Electrical Code.		YN	N/A	RESPON. PARTY	
els and new residential parking facilities. family dwellings, hotels and motels shall meet the calculations for spaces shall be rounded up to the nearest			4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protect	tive device space(s) reserved for				4.304 OU 4.304.1 OUT
le supply equipment or designed as a future EV charging arking space only for the purpose of complying with any			future EV charging purposes as "EV CAPABLE" in accordance with the California					a local water Efficient Lan
shed by a local jurisdiction. See Vehicle Code Section 22511.2			4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Paver	, in compliance with Caltrans				NOTE
s than 20 dwelling units; and hotels and motels with less			successor(s).	ient markings) or its				1. Th Tit
oms shall be based on all buildings on a project site subject to]	4.106.4.3 Electric vehicle charging for additions and alterations of parking facili multifamily buildings.					
per of parking spaces on a building site, provided for all types ing spaces (EV spaces) capable of supporting future Level 2			When new parking facilities are added, or electrical systems or lighting of existing altered and the work requires a building permit, ten (10) percent of the total number of tered abalt he electric unbide observing analysis (EV analysis) analysis of automatic	er of parking spaces added or				EFFICI
ate that the electrical panel service capacity and electrical mer(s), have sufficient capacity to simultaneously charge all			altered shall be electric vehicle charging spaces (EV spaces) capable of supportin Notes:	g luture Lever 2 EVSE.				4.406 EN
) amperes.			1.Construction documents are intended to demonstrate the project's capability a	nd capacity for facilitating future				4.406.1 ROE sole/b openir
all identify the overcurrent protective device space(s) reserved E" in accordance with the California Electrical Code.			EV charging.	ale and the station of the state				agenc
			2. There is no requirement for EV spaces to be constructed or available until EV DIVISION 4.2 ENERGY EFFICIENCY	chargers are installed for use.				4.408 CC 4.408.1 CON
lled in a number equal to or greater than the required number			4.201 GENERAL					4.408
Iled in a number less than the required number of EV capable required may be reduced by a number equal to the number of			4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this Commission will continue to adopt mandatory standards.	code, the California Energy				manag Excep
required may be reduced by a number equal to the number of			DIVISION 4.3 WATER EFFICIENCY AND CON	SERVATION				1. Ex
			4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing	fixtures (water closets and				2. Ali re clo
nonstrate the project's capability and capacity for facilitating]	urinals) and fittings (faucets and showerheads) shall comply with the sections 4 and 4.303.4.4.	.303.1.1, 4.303.1.2, 4.303.1.3,				3. Th
constructed or available until receptacles for EV charging or			Note: All noncompliant plumbing fixtures in any residential real property shall b	e replaced with water-conserving				4.408.2 CON
number of parking spaces shall be equipped with low power			plumbing fixtures. Plumbing fixture replacement is required prior to issua completion, certificate of occupancy, or final permit approval by the local Code Section 1101.1, et seq., for the definition of a noncompliant plumb	building department. See Civil				in con neces
parking facilities, no more than one receptacle is required per is provided for use by a single dwelling unit.			buildings affected and other important enactment dates.					1. Ide re
arking lifts.			4.303.1.1 Water Closets. The effective flush volume of all water closets shall flush. Tank-type water closets shall be certified to the performance criteria of t Specification for Tank type Tailate.					2. Sp bu
) or more dwelling units, hotels and motels with 20 or more			Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the co	mposite, average flush volume				3. Ide ta 4. Ide
oms shall be based on all buildings on a project site subject to			of two reduced flushes and one full flush.					5. Sp
per of parking spaces on a building site, provided for all types ing spaces (EV spaces) capable of supporting future Level 2			4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not The effective flush volume of all other urinals shall not exceed 0.5 gallons per f			_		by
ate that the electrical panel service capacity and electrical mer(s), have sufficient capacity to simultaneously charge all			4.303.1.3 Showerheads.					4.408.3 WA enforc demol
all identify the overcurrent protective device space(s) reserved			4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum gallons per minute at 80 psi. Showerheads shall be certified to the performance of the performance of the second statement of the seco					Note:
E" in accordance with the California Electrical Code.			WaterSense Specification for Showerheads. 4.303.1.3.2 Multiple showerheads serving one shower. When a show	ver is served by more than one		_		mater 4.408.4 WA
are installed in a number greater than five (5) percent of 2, Item 3, the number of EV capable spaces required may be EV chargers installed over the five (5) percent required.			showerhead, the combined flow rate of all the showerheads and/or othe a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the sl	shower outlets controlled by				4.408.4 WA weigh lbs./so
ev chargers installed over the live (5) percent required.			allow one shower outlet to be in operation at a time.					Sectio
s of future EV spaces.			Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets.					4.408 weigh per so
constructed or available until receptacles for EV charging or			4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of					requir
number of parking spaces shall be equipped with low power			not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of minimum flow rate of minimum flow rate of minimum at 20 psi.	esidential lavatory faucets shall				4.408.5 DOC compl
parking facilities, no more than one receptacle is required per is provided for use by a single dwelling unit.			4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The faucets installed in common and public use areas (outside of dwellings of the faucets installed in common and public use areas (outside of the faucets).					Notes
y parking lifts.			buildings shall not exceed 0.5 gallons per minute at 60 psi.					
ber of parking spaces shall be equipped with Level 2 EVSE. one EV charger shall be located in the common use parking			4.303.1.4.3 Metering Faucets. Metering faucets when installed in residence more than 0.2 gallons per cycle.	lential buildings shall not deliver				
s or guests. s or Level 2 EVSE are installed beyond the minimum required,			4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen fauce per minute at 60 psi. Kitchen faucets may temporarily increase the flow					4.410 BU
nay be used to reduce the maximum required electrical electrical system and any on-site distribution transformers			to exceed 2.2 gallons per minute at 60 psi, and must default to a maximi minute at 60 psi.	um flow rate of 1.8 gallons per				4.410.1 OPE disc, v
3 kW simultaneously to each EV charging station (EVCS) e a minimum capacity of 40 amperes, and installed EVSE shall			Note: Where complying faucets are unavailable, aerators or other mear reduction.	s may be used to achieve				follow 1. Di
IS shall not be used to reduce the minimum required electrical			4.303.1.4.5 Pre-rinse spray valves.					1. Di life 2. O
VCS). 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.			When installed, shall meet the requirements in the <i>California Code of Re</i> Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605. (d)(7) and shall be equipped with an integral automatic shutoff.					
g public accommodations, public housing, motels and hotels			FOR REFERENCE ONLY: The following table and code section have be	een reprinted from the California				
e California Building Code, Chapter 11B, for applicable			Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.3 (h)(4)(A).					
options:								3. Int re
to an accessible parking space meeting the requirements of			TABLE H-2					4. Pu 5. Eo ar
low use of the EV charger from the accessible parking space. cessible route, as defined in the California Building Code,			STANDARDS FOR COMMERCIAL PRE-RINSE SPI VALUES MANUFACTURED ON OR AFTER JANUA					6. Int
								7. In: fe
signed and constructed in compliance with the California comply with Section 4.106.4.2.2.1.1 and Section			[spray force in ounce force (ozf)] MAXIMUM FLOW	KAIE (gpm)				8. Int pa 9. Int
(EVCS) dimensions.			Product Class 1 (≤ 5.0 ozf) 1.00					10. A 11. In
with the following:			Product Class 2 (> 5.0 ozf and \leq 8.0 ozf)1.20Product Class 3 (> 8.0 ozf)1.28					s 12. In
8 feet (5486 mm). feet (2743 mm).			Product Class 3 (> 8.0 ozf)1.28Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values man					4.410.2 REC building site,
an one, shall also have an 8-foot (2438 mm) wide minimum			1, 2006, shall have a minimum spray force of not less than 4.0 ounces-fo					depositing, s corrugated o
be permitted provided the minimum width of the EV space is]	4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used re buildings. Submeters shall be installed to measure water usage of individual rental dwelli					ordinance, if Excer
Il not exceed 1 unit vertical in 48 units horizontal (2.083			California Plumbing Code.	-				LXCE
]	4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fitting accordance with the California Plumbing Code, and shall meet the applicable standar 1701.1 of the California Plumbing Code.					
.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall ers in the California Building Code, Chapter 11B. EV ready			NOTE:					DIVISIO
comply with California Building Code, Chapter 11A, Section			THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDE CONVENIENCE FOR THE USER.	DASA				SECTION 4.501.1 Sco
capable of accommodating a 208/240-volt dedicated branch			TABLE - MAXIMUM FIXTURE WATER USE					The provisio irritating and
1 (nominal 1-inch inside diameter). The raceway shall erminate into a listed cabinet, box or enclosure in close			FIXTURE TYPE FLO	W RATE				SECTION 5.102.1 DEF
he EV space. Construction documents shall identify the ation, as applicable. The service panel and/ or subpanel shall a, including branch circuit overcurrent protective device			SHOWER HEADS (RESIDENTIAL) 1.8 GM	P @ 80 PSI				The following
of a branch circuit overcurrent protective device.				PSI MIN. 0.8 GPM @ 20 PSI				AGRIFIBER cores, not in
40-ampere 208/240-volt dedicated EV branch circuit is oposed location of the EV space, at the time of original trian Code			LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPT	1 @ 60 PSI				COMPOSITI medium den
trical Code.				1 @ 60 PSI				structural pa wood I-joists
or EV chargers. Construction documents shall also provide acles or EVSE, raceway method(s), wiring schematics and								93120.1. DIRECT-VE
ed upon a 40-ampere minimum branch circuit. Required o be installed underground, enclosed, inaccessible or in				AL/FLUSH AL/FLUSH				combustion
time of original construction.								

RESPON PARTY

4 OUTDOOR WATER USE

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

NOTES:

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/

ISION 4.4 MATERIAL CONSERVATION AND RESOURCE

6 ENHANCED DURABILITY AND REDUCED MAINTENANCE

.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 openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

8 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

- 1. Excavated soil and land-clearing debris.
- 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 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.
- .2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as
- necessary and shall be available during construction for examination by the enforcing agency.
- 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.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- 3. Identify diversion facilities where the construction and demolition waste material collected will be
- 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated
- by weight or volume, but not by both. .3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the

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.

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

.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined 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 Section 4.408.1

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

.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

- 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 documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
- 0 BUILDING MAINTENANCE AND OPERATION
- 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:
- 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major
- appliances and equipment.
- b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters.
- 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.
- 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. 6. Information about water-conserving landscape and irrigation design and controllers which conserve
- 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation
- 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- 9. 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. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- 12. Information and/or drawings identifying the location of grab bar reinforcements.

.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a ng site, provide readily accessible area(s) that serves all buildings on the site and are identified for the iting, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, gated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section

ISION 4.5 ENVIRONMENTAL QUALITY

TION 4.501 GENERAL

.1 Scope rovisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, ng and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

TION 4.502 DEFINITIONS .1 DEFINITIONS

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

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

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

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



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ROOMS ADDITION

16482 SOMERSET LANE HUNTINGTON BEACH, CA 92649

CHI HOANG THUY VU

16482 SOMERSET LANE HUNTINGOTN BEACH, CA 92649 Tel: (714) 510 4754 email: gtee123@yahoo.com

BUILDING DEPARTMENT SUBMITTAL

REVISIONS:

\triangle	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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N/A RESPON PARTY TABLE 4.504.2 - SEALANT 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 Comp 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 and 94701. ARCHITECTURAL 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 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 OTHER ozone formation in the troposphere. 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 4.503 FIREPLACES POROUS 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as MODIFIED BITUMINOUS applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, MARINE DECK pellet stoves and fireplaces shall also comply with applicable local ordinances. 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 CO 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the ARCHITECTURAL COAT requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: GRAMS OF VOC PER LITER OF COMPOUNDS 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where COATING CATEGORY 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 COATIN 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 COATIN 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 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 COMPOUN Table 4.504.3 shall apply. CONCRETE/MASONRY SEALERS 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR DRIVEWAY SEALERS 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 DRY FOG COATINGS Regulations, Title 17, commencing with Section 94520; and in areas under the iurisdiction of the Bav Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation FAUX FINISHING COATINGS Rule 49. FIRE RESISTIVE COATINGS 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the FLOOR COATINGS enforcing agency. Documentation may include, but is not limited to, the following: FORM-RELEASE COMPOUNDS 1. Manufacturer's product specification. 2. Field verification of on-site product containers. GRAPHIC ARTS COATINGS (SIG HIGH TEMPERATURE COATINGS INDUSTRIAL MAINTENANCE CO TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1.2} LOW SOLIDS COATINGS1 (Less Water and Less Exempt Compounds in Grams per Liter) MAGNESITE CEMENT COATING ARCHITECTURAL APPLICATIONS VOC LIMIT MASTIC TEXTURE COATINGS INDOOR CARPET ADHESIVES 50 METALLIC PIGMENTED COATING CARPET PAD ADHESIVES 50 MULTICOLOR COATINGS 150 OUTDOOR CARPET ADHESIVES PRETREATMENT WASH PRIMER WOOD FLOORING ADHESIVES 100 PRIMERS, SEALERS, & UNDERC RUBBER FLOOR ADHESIVES 60 REACTIVE PENETRATING SEAL SUBFLOOR ADHESIVES 50 RECYCLED COATINGS 65 CERAMIC TILE ADHESIVES ROOF COATINGS 50 VCT & ASPHALT TILE ADHESIVES RUST PREVENTATIVE COATING DRYWALL & PANEL ADHESIVES 50 SHELLACS COVE BASE ADHESIVES 50 CLEAR 70 MULTIPURPOSE CONSTRUCTION ADHESIVE OPAQUE 100 STRUCTURAL GLAZING ADHESIVES SPECIALTY PRIMERS, SEALERS SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 UNDERCOATERS OTHER ADHESIVES NOT LISTED 50 STAINS STONE CONSOLIDANTS SPECIALTY APPLICATIONS 510 SWIMMING POOL COATINGS PVC WELDING 490 TRAFFIC MARKING COATINGS CPVC WELDING 325 TUB & TILE REFINISH COATING ABS WELDING WATERPROOFING MEMBRANES 250 PLASTIC CEMENT WELDING 550 WOOD COATINGS ADHESIVE PRIMER FOR PLASTIC WOOD PRESERVATIVES CONTACT ADHESIVE 80 ZINC-RICH PRIMERS SPECIAL PURPOSE CONTACT ADHESIVE 250 1. GRAMS OF VOC PER LITER (140 STRUCTURAL WOOD MEMBER ADHESIVE EXEMPT COMPOUNDS TOP & TRIM ADHESIVE 250 2. THE SPECIFIED LIMITS REMA SUBSTRATE SPECIFIC APPLICATIONS ARE LISTED IN SUBSEQUENT C 3. VALUES IN THIS TABLE ARE METAL TO METAL 30 THE CALIFORNIA AIR RESOURC 50 PLASTIC FOAMS SUGGESTED CONTROL MEASU AVAILABLE FROM THE AIR RES POROUS MATERIAL (EXCEPT WOOD) 50 WOOD 30 FIBERGLASS 80 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **RESIDENTIAL MANDATORY MEASURES, SHEET 2** (January 2023)

PRODUCT

93120.12.

PARTICLE BOARD

TABLE 4.504.5 - FORMALDEHYDE LIMITS

HARDWOOD PLYWOOD VENEER CORE

THIN MEDIUM DENSITY FIBERBOARD2

MEDIUM DENSITY FIBERBOARD

THICKNESS OF 5/16" (8 MM).

HARDWOOD PLYWOOD COMPOSITE CORE

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED

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

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM

BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL

CURRENT LIMIT

0.05

0.05

0.09

0.11

0.13

VOC LIMI	Т
pounds in Gran	ns per Liter)
	VOC LIMIT
	250
	760
	300
	250
	450
	420
	250
	775
	500
	760
	750

Я	ellet stoves and fireplaces shall also comply with applicable local or	rdinances.	MARINE DECK	760	DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)	
	504 POLLUTANT CONTROL		OTHER	750	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 Emission	a ne
1	504.1 COVERING OF DUCT OPENINGS & PROTECTION OF ME ONSTRUCTION. At the time of rough installation, during storage of	on the construction site and until final			from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for	19
ta	artup of the heating, cooling and ventilating equipment, all duct and enings shall be covered with tape, plastic, sheet metal or other me	d other related air distribution component			California Specification 01350)	
	duce the amount of water, dust or debris which may enter the syste				See California Department of Public Health's website for certification programs and testing labs.	
Ę	504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish mater	ials shall comply with this section.	TABLE 4.504.3 - VOC CONTENT LIM		https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	
	4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sea		ARCHITECTURAL COATINGS23	TOR	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of t California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic	he
	requirements of the following standards unless more stringent management district rules apply:	rocal or regional air pollution or air quality	GRAMS OF VOC PER LITER OF COATING, LES	S WATER & LESS EXEMPT	Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)	
	1. Adhesives, adhesive bonding primers, adhesive prin	ners, sealants, sealant primers and caulks	COMPOUNDS	1		
	shall comply with local or regional air pollution contr applicable or SCAQMD Rule 1168 VOC limits, as sh	ol or air quality management district rules where		VOC LIMIT	See California Department of Public Health's website for certification programs and testing labs.	
	Such products also shall comply with the Rule 1168 compounds (chloroform, ethylene dichloride, methyl	prohibition on the use of certain toxic		50	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	
	tricloroethylene), except for aerosol products, as sp		NON-FLAT COATINGS NONFLAT-HIGH GLOSS COATINGS	100	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	
	2. Aerosol adhesives, and smaller unit sizes of adhesive		SPECIALTY COATINGS	150	4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the	ng
	units of product, less packaging, which do not weigh than 16 fluid ounces) shall comply with statewide Vo	OC standards and other requirements, including	ALUMINUM ROOF COATINGS	400	Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chamber Version 1.2, January 2017 (Emission testing method for California Specification 01350)	
	prohibitions on use of certain toxic compounds, of C commencing with section 94507.	California Code of Regulations, Title 17,	BASEMENT SPECIALTY COATINGS	400		
	4.504.2.2 Paints and Coatings. Architectural paints and coat	tings shall comply with VOC limits in Table 1 of	BITUMINOUS ROOF COATINGS	50	See California Department of Public Health's website for certification programs and testing labs.	
	the ARB Architectural Suggested Control Measure, as shown apply. The VOC content limit for coatings that do not meet the	in Table 4.504.3, unless more stringent local limits e definitions for the specialty coatings categories	BITUMINOUS ROOF PRIMERS	350	hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.	
	listed in Table 4.504.3 shall be determined by classifying the c coating, based on its gloss, as defined in subsections 4.21, 4.3	coating as a Flat, Nonflat or Nonflat-High Gloss	BOND BREAKERS	350	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard	
	Board, Suggested Control Measure, and the corresponding Fla Table 4.504.3 shall apply.		CONCRETE CURING COMPOUNDS	350	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.),	
			CONCRETE/MASONRY SEALERS	100	by or before the dates specified in those sections, as shown in Table 4.504.5	
	4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and Limits for ROC in Section 94522(a)(2) and other requirements	, including prohibitions on use of certain toxic	DRIVEWAY SEALERS	50	4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested	
	compounds and ozone depleting substances, in Sections 9452 Regulations, Title 17, commencing with Section 94520; and in	22(e)(1) and (f)(1) of <i>California Code of</i> areas under the jurisdiction of the Bay Area Air	DRY FOG COATINGS	150	by the enforcing agency. Documentation shall include at least one of the following:	
	Quality Management District additionally comply with the perce 8, Rule 49.	ent VOC by weight of product limits of Regulation	FAUX FINISHING COATINGS	350	 Product certifications and specifications. Chain of custody certifications. 	
	4.504.2.4 Verification. Verification of compliance with this se	ction shall be provided at the request of the	FIRE RESISTIVE COATINGS	350	 Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seg.). 	
	enforcing agency. Documentation may include, but is not limit		FLOOR COATINGS	100	 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 	
	1. Manufacturer's product specification.		FORM-RELEASE COMPOUNDS	250	0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency.	
	Field verification of on-site product containers.		GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	5. Other methods acceptable to the emorcing agency.	
		I	HIGH TEMPERATURE COATINGS	420		
	TABLE 4.504.1 - ADHESIVE VOC LIM	1IT _{1,2}	INDUSTRIAL MAINTENANCE COATINGS	250	4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.	
	(Less Water and Less Exempt Compounds in Gram	ns per Liter)	LOW SOLIDS COATINGS1 MAGNESITE CEMENT COATINGS	120 450	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by	
	ARCHITECTURAL APPLICATIONS	VOC LIMIT	MAGNESITE CEMENT COATINGS	100	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.	
	INDOOR CARPET ADHESIVES	50	METALLIC PIGMENTED COATINGS	500	 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the 	
	CARPET PAD ADHESIVES	50	MULTICOLOR COATINGS	250	following:	
	OUTDOOR CARPET ADHESIVES	150	PRETREATMENT WASH PRIMERS	420	 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided w a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleedi 	th ng
		100	PRIMERS, SEALERS, & UNDERCOATERS	100	shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.	ישי
		60 50	REACTIVE PENETRATING SEALERS	350	Other equivalent methods approved by the enforcing agency.	
		65	RECYCLED COATINGS	250	3. A slab design specified by a licensed design professional.	
	CERAMIC TILE ADHESIVES	50	ROOF COATINGS	50	 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 	
	DRYWALL & PANEL ADHESIVES	50	RUST PREVENTATIVE COATINGS	250	moisture content. Moisture content shall be verified in compliance with the following:	
	COVE BASE ADHESIVES	50	SHELLACS		 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 	
	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	CLEAR	730	found in Section 101.8 of this code.	and
	STRUCTURAL GLAZING ADHESIVES	100		550	 Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped of each piece verified. At least three words are resistere and increases and increases and an world are formed and formation with decomposition. 	DIR
	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	 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 	
	OTHER ADHESIVES NOT LISTED	50	STAINS	250	Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to	
	SPECIALTY APPLICATIONS		STONE CONSOLIDANTS	450	enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.	
	PVC WELDING	510	SWIMMING POOL COATINGS	340	4.506 INDOOR AIR QUALITY AND EXHAUST	
	CPVC WELDING	490	TRAFFIC MARKING COATINGS	100	4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the	
	ABS WELDING	325	TUB & TILE REFINISH COATINGS	420	following:	
	PLASTIC CEMENT WELDING	250	WATERPROOFING MEMBRANES	250	 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a 	
	ADHESIVE PRIMER FOR PLASTIC	550	WOOD COATINGS	275	humidity control.	
	CONTACT ADHESIVE	80	WOOD PRESERVATIVES	350	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	
	SPECIAL PURPOSE CONTACT ADHESIVE	250	ZINC-RICH PRIMERS	340	adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be	
	STRUCTURAL WOOD MEMBER ADHESIVE	140	1. GRAMS OF VOC PER LITER OF COATING, IN EXEMPT COMPOUNDS	NGLUDING WATER &	integral (i.e., built-in)	
	TOP & TRIM ADHESIVE	250	2. THE SPECIFIED LIMITS REMAIN IN EFFECT		Notes:	
	SUBSTRATE SPECIFIC APPLICATIONS		ARE LISTED IN SUBSEQUENT COLUMNS IN TH		1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or	
	METAL TO METAL	30	3. VALUES IN THIS TABLE ARE DERIVED FROM THE CALIFORNIA AIR RESOURCES BOARD, AF	RCHITECTURAL COATINGS	tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.	
	PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD)	50	SUGGESTED CONTROL MEASURE, FEB. 1, 200 AVAILABLE FROM THE AIR RESOURCES BOAR		4.507 ENVIRONMENTAL COMFORT	
	WOOD	30		*	4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be	
	FIBERGLASS	80			sized, designed and have their equipment selected using the following methods:	
	FIDERULA33				 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. 	
	1. IF AN ADHESIVE IS USED TO BOND DISSIMIL THE ADHESIVE WITH THE HIGHEST VOC CONT	ENT SHALL BE ALLOWED.			 Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. 	
	2. FOR ADDITIONAL INFORMATION REGARDIN THE VOC CONTENT SPECIFIED IN THIS TABLE, QUALITY MANAGEMENT DISTRICT RULE 1168.				Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.	

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS

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

State certified apprenticeship programs.

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

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

- 1. Certification by a national or regional green building program or standard publisher.
- 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 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. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

SC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall ploy one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with s code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the ticular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a ognized state, national or international association, as determined by the local agency. The area of certification all 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.

03 VERIFICATIONS

D3.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not ited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other thods acceptable to the enforcing agency which demonstrate substantial conformance. When specific cumentation or special inspection is necessary to verify compliance, that method of compliance will be specified in appropriate section or identified applicable checklist.



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ROOMS ADDITION

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BUILDING DEPARTMENT SUBMITTAL

REVISIONS:

	12/30/2025	PLANNING DEPARTMENT
$\overline{2}$	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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