

WINDOW NOTES :

1. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS>
2. EACH PANEL OF SAFETY GLAZING INSTALLED IN HAZADOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED. ECT.) BY A MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLIES. MULTI-PANE ASSEMBLIES SHALL BE IDENTIFIED PER CRC R308.1
3. GLAZING IN SWINGING, SLIDING, AND BIFOLD DOORS 9 SQARE FEET OR LESS SHALL BE MINIMUM CATEGORY CLASSIFICATION OF I (CPSC 16 CFR 1201) AND II (CPSC 16 CFR 1201) WHEN MORE THAN 9 SQ FT OF SLIDING .
4. GLAZING OVER 9 SQ FT IN AREA WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR SHALL BE SAFETY GLAZED.
5. GLAZING IN DOOR AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNA, STEAM ROOMS, BATHROOMS, SHOWERS LESS THAN 5" ABOVE THE STANDING SHALL HAVE A MINIMUM CATEGORY CLASSIFICATION OF II (CPSC 16 CFR 1201)

GENERAL NOTES :

1. ANCHOR BOLTS : A-307
2. PROVIDE 26 GAGE STEEL DUCT IN GARAGE IF IT PENETRATES 1 HR SEPARATION.
3. FIRE BLOCKING VERT. OR HORIZ. SHALL CONFORM TO CRC R302.11
4. EXTERIOR LATH : TWO LAYERS OF GRADE D PAPER OVER
5. PROVIDE HEATING TO PRODUCE THE REQUIRED MINIMUM ROOM TEMPERATURE OF 68 DEGREE. EXTENDE EXISTING DUCT WORK OF FAU WITH NEW REGISTER.
6. USE 2X6 MINIMUM STUDS FOR PLUMBING WALLS
7. A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT SHALL BE APPLIED OVER STUDS OF ALL EXTERIOR WALLS. TWO LAYERS OF GRADE D OR 60 MINUTE GRDE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING (CRC R703.2)

ELECTRICAL NOTES

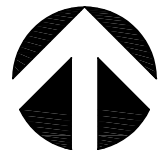
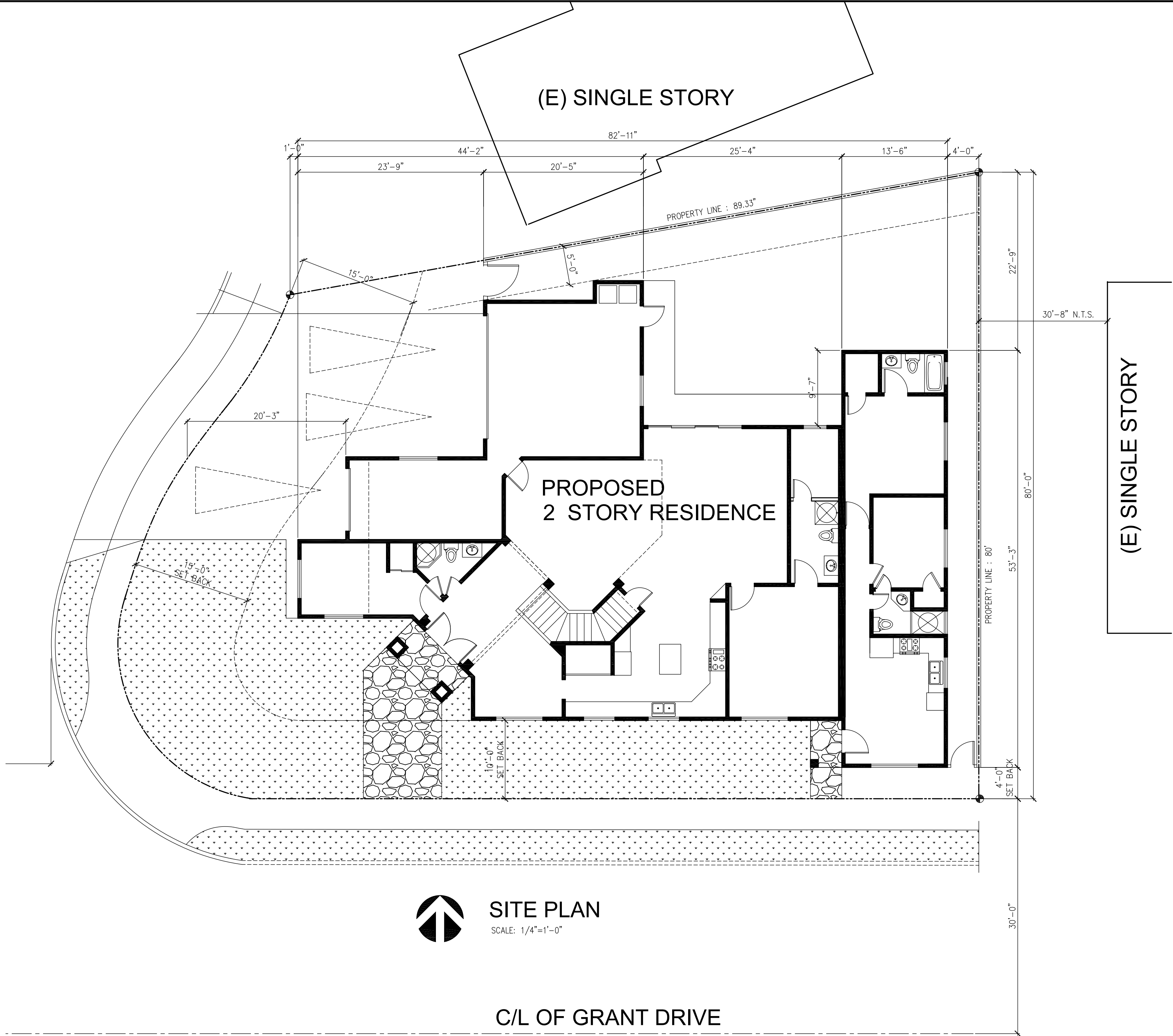
1. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24". BACK AND SIDES OF BOXES TO BE SEALED 1/8" RESILIENT SEALANT AND BACKED WITH 2" MIN. MINERAL FIBER INSULATION. (TV, PHONE, INTERCOM OULETS MUST BE INSTALLED IN BOXES ACCORDINGLY)
2. PROVIDE A MINIMUM 100 AMPERE ELECTRICAL SERVICE PANEL W/ 1/2"x20" LONG REBAR FOR BACKUP UFER GROUND BONDED TO COLT WATER PIPE. PLEASE CONTACT EDISON FOR METER LOCATION AND UNDERGROUND SEVICE IF REQUIRED.
3. LIGHTING SHALL BE PROVIDED :
 - A. BATHROOM AND POWER ROOMS ARE REQUIRED TO HAVE AT LEAST ONE GFI RECEPTCLE OUTLET WITHIN 36" OF EACH LAVATORY (CEC210.52)
 - B. ALL 15 AND 20 AMPERE, 125 AND 250 VOLT NON LOCKING RECEPTACLES THAT ARE INSTALLED ON THE EXTERIOR OF A DWELLING UNIT AND LOCATED IN DAMP OR WET LOCATIONS, SHALL BE LISTED AS WEATHER-RESISTANT TYPE.
 - C. ELECTRONIS BALLASTS IF 13 WATTS OR MORE.
 - D. RECESSED CANS INSULATED CEILINGS IIC TYPE & CERTIFIED AIRTIGHT.
 - E. ALL LIGHT SHALL BE HIGH EFFICACY (15 WATTS OR LESS PROVIDE 40 LUMEN PER WATT. 15-40 WATTS PROVIDE 50 LUMENS PER WATT, AND OVER 40 WATTS PROVEDE 60 LUMENS PER WATT) UNLESS:
 - . IN KITCHEN UP TO 50% OF HARDWIRED WATTS MAY BE LOW-EFFICACY.
 - . IN BATHROOMS, GARAGE, LAUNDRY & UTILITY ROOMS HAVE MANUAL SWITCH FOR ON AND A VACANCY-SENSOR FOR OFF.
 - . ALL OTHER ROOM (HALL,STAIRS, DINING, BEDROOMS) HAVE A MANUAL SWITCH FOR ON AND A VACANCY-SENSOR FOR OFF OR HAVE ELECTRIC DIMMER SWITCHES.
 - . ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, CLOTHES WASHER,DRYER, BUILT-IN HEATERS, OR ANY OTHER FIX APPLIANCE WITH 1/4 H.P. MOTOT OR LARGER, SHALL BE ON A SEPARATE #12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP INDICATING-TYPE SWITCH. (ECE210.23 &220)
 - F. HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.
 - G. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH NEC Art. 210-52(a).
 - H. A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR AT LEAST ONE 20 AMPERE CUIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
4. ARC-FAULT CURRENT INTERRUTER(AFCI) IN ALL ROOM RECEPTLES.
5. LUMINAIRES RECESSED IN INSULATED CEILINGS MUST MEET REQUIREMENTS OF 150(k)5.
6. RECEPTAL OULETS SHALL BE SPACED @ 12" O/C MAX AND SHALL BE LOCATED WITHIN 6" OF DOOR OPENING,ALSO EVERY 2' OR WIDER OF WALLS. OULETS ALSO REQUIRED FOR COUNTER TOP @ 4' O/C AND WITHIN 2' OF ENDS OR BREAKS OR COUNTERS
7. SMOKE DETECTORS:
 - A. BATTERY OPERATED SMOKE DETECTOR PERMITTED IN EXISTING CONSTRUCTION
 - B. NEW ADDITION AREA W/ HARD-WIRED AND BATTERY BACK UP

PLUMBING

1. MINIMUM SLOPE OF SEWER LINE AND DRAINAGE PIPING IS 2% (CPC 708)
2. AN APPROVE BACKFLOW VALVE IS REQUIRED FOR DRAINAGEPIPINF SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURE ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. CLEAN OUTS FOE DRAINS THAT PASS THOUGH A ACK WATER VALVE SHALL CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING 1 BACKWATER VALVE DOWNSTREAM. (CPC 710.1)
3. ALL HOSE BIBS MUST BE PROTECTED BY AN ANTI SIPHON DEVICE (CPC 603)
4. BATHTUBS AND WHIRLPOOL BATHS SHALL BE PROVIDED WITH TRAP DOOR OR ACCESS WITHIN 20 FEET OF THE PUMP.(CPC 409.6)
5. SHOWER WALLS SHALL BE FINISHED TO A MINIMUM HEIGHT OF 70" ABOVE DRAIN INLET WITH MOISTER RESISTIVE TILE OR APPROVED EQUAL CPC SECTION 412.7
6. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
7. ACCESS PANEL 12"x12" REQUIRED FOR TUB TRAP SLIP-JOINT OR USE NON-SLIP(WELDED) JOINT

ENERGY CONSERVATION

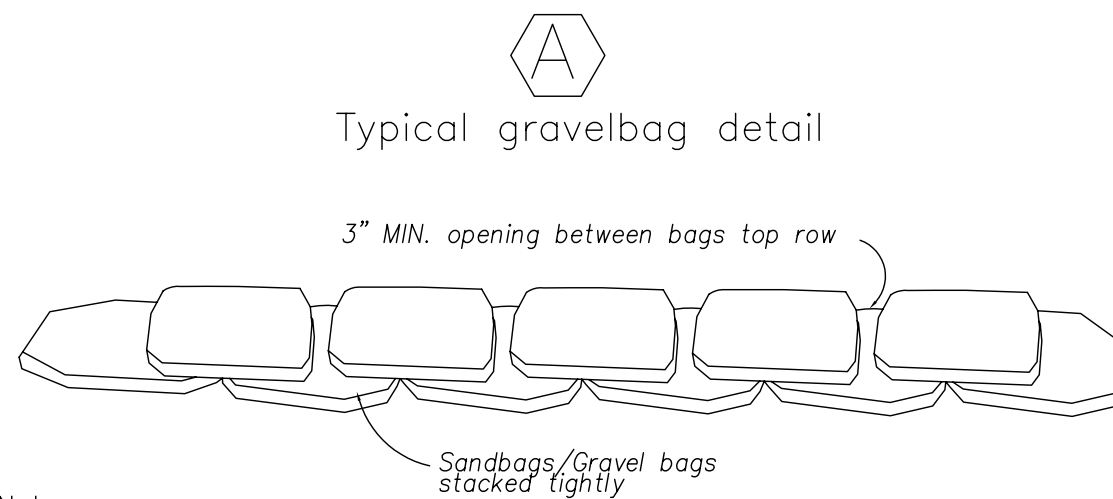
1. ALL NEW HVAC EQUIPMENT MUST HAVE AN EFFICIENCY RATING OF EER13.
2. ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS AT LEAST 4 PERIODS WITHIN 24 HOURS.
3. ALL SUPLY DUCTS SHALL EITHER BE IN CONDITIONED SPACE OR BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-4.2 AND MEET REQUIREMENTS OF 2008 EES 150(m) ALL DUCTS SYSTEMS SHALL BE SEALED AS CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING PER ACM MANUAL.



SITE PLAN

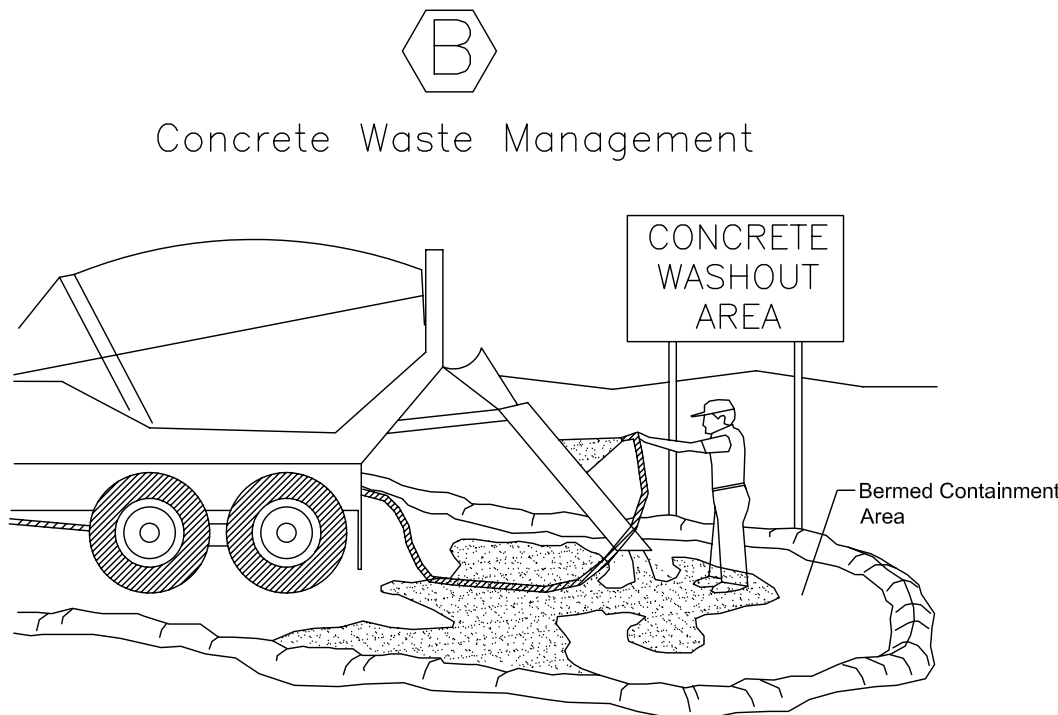
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C/L OF GRANT DRIVE



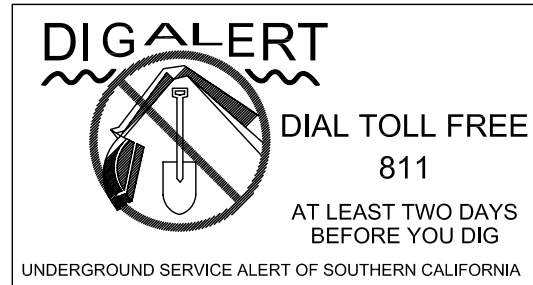
Notes:

1. Damaged bags shall be replaced immediately.
2. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.



Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system. For washout of concrete and mortar products, a designated containment facility of
2. sufficient capacity to retain liquid and solid waste shall be provided on site. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried,
3. picked up and disposed of properly.



PROJECT SUMMARY:

1. PROJECT ADDRESS : 19272 CONGRESS CIR HUNTINGTON BEACH, CA 92646
2. OWNERS: THIERRY NGUYEN & TERRI T. PHAM 19272 CONGRESS CIR HUNTINGTON BEACH, CA 92649 TEL : (714) 553-9530 OR (714) 224-6928
3. SCOPE OF WORK : 1. NEW SINGLE FAMILY DWELLING 2. NEW ATTACHED ADU

APN : 153-062-04

4. LOT SIZE: 7,103 S.F. LOT COVERAGE : 1,889+112+650+719 = 3,370 SF 3,370 SF : 7,103 SF = 47.44%

5. BUILDING SF :

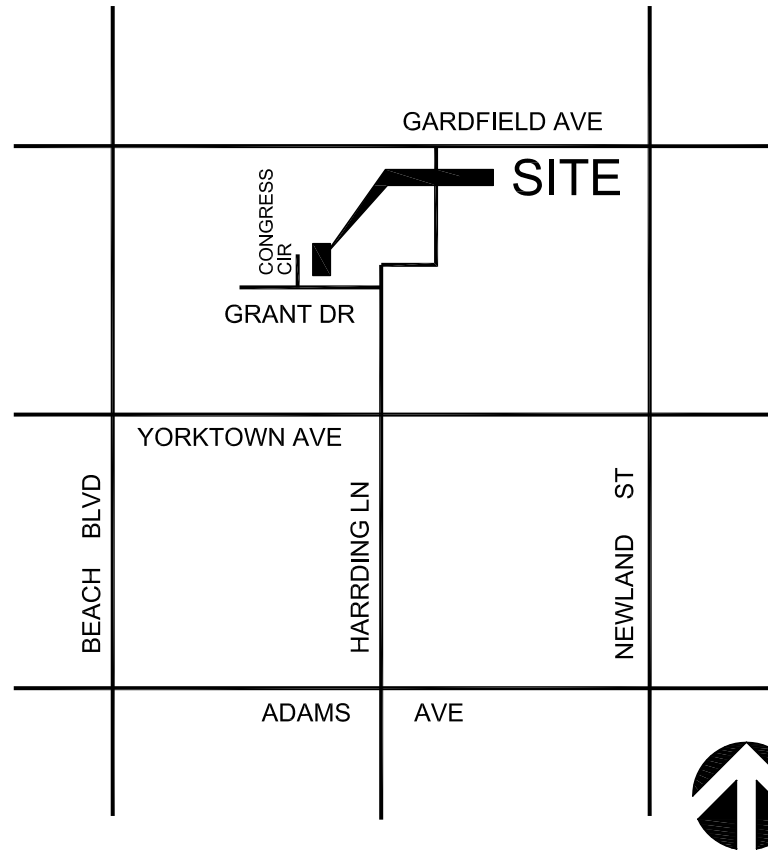
- A. (N) SINGLE FAMILY DWELLING : 3,668 SF
- GROUND FL. : 1,889 SF
- SECOND FL. : 2,047 SF
- B. ATTACHED ADU : 719 SF
- C. PATIO OVERHANG : 112 SF
- D. BALCONY : 131 SF
- E. 3 CAR GARAGE: 650 SF
- F. ROOF DECK : 189 SF
- G. MAIN HOUSE PORCH 49 SF
- H. ADU PORCH : 24 SF

5. CONSTRUCTION TYPE: V-B - SPRINKLERS

6. OCCUPANCY GROUP : R3-U

7. APPLICABLE CODES 2022 CBC, CRC, MC, PC, EC, CGBC 2022 T-24 ENERGY STANDARD AND CITY OF HUNTINGTON BEACH MUNICIPAL CODE HBZSO 230.84

8. DEFERRED SUBMITTAL : SOLAR PANEL



VICINITY MAP

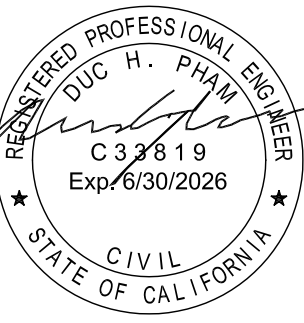
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- T24.2 TITTLE24 ENERGY

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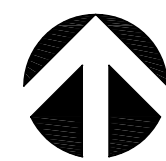
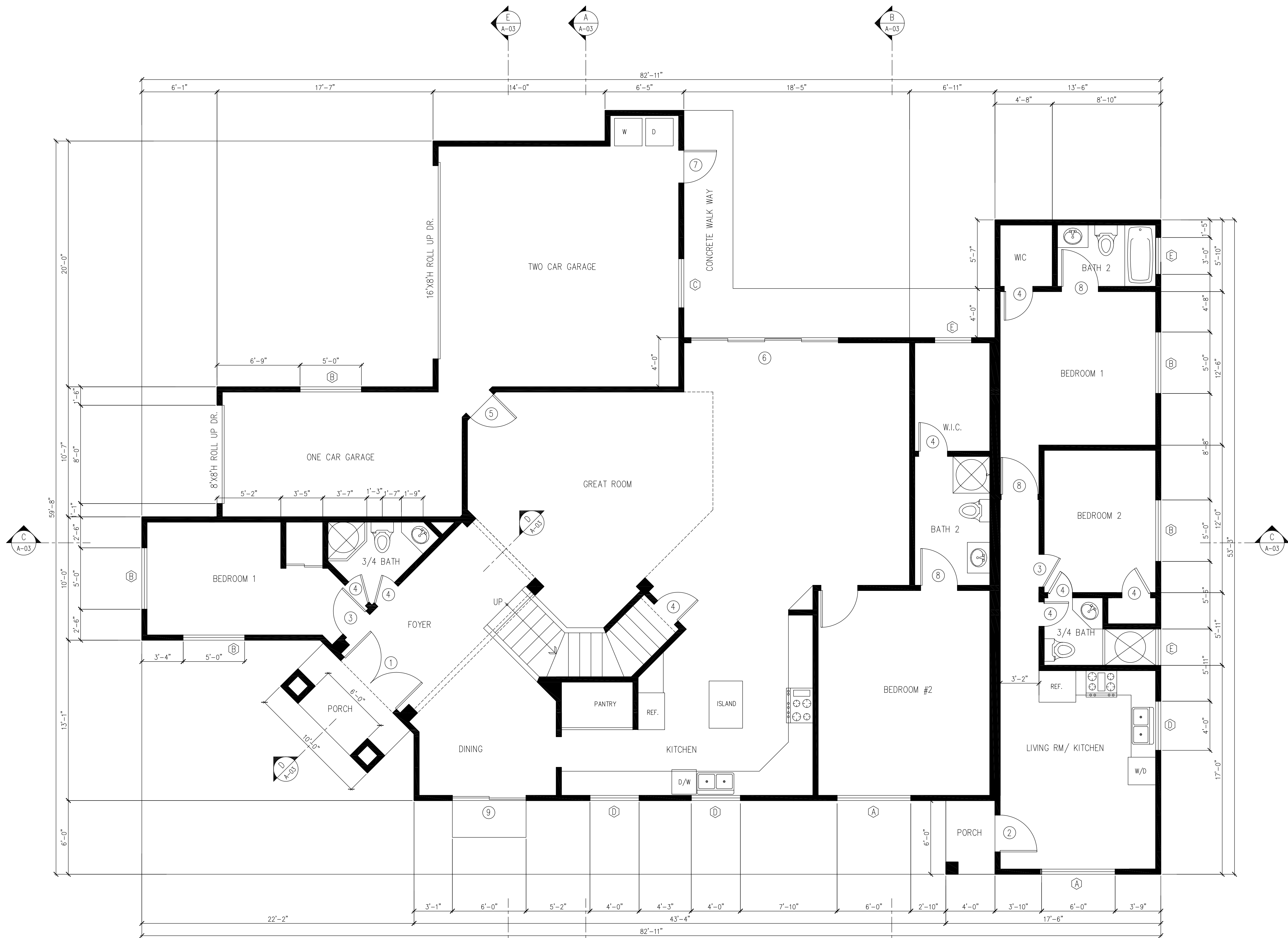
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GROUND FLOOR PLAN

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

DOOR SCHEDULE

NO.	OPENING	HEIGHT	THICK	TYPE	MAT'L
①	6'-0" PR	8'-0"	2"	ENTRY DR	WOOD
②	3'-0"	6'-8"	1 1/2"	ENTRY DR	WOOD
③	2'-8"	6'-8"	1 1/2"	HOLL CORE	WOOD
④	2'-4"	6'-8"	1 3/8"	HOLL CORE	WOOD
⑤	2'-8"	6'-8"	1 1/2"	20 MIN. DR.	WOOD
⑥	12'-0"	6'-8"	1 1/2"	FOLDING DR	VINYL
⑦	2'-8"	6'-8"	1 1/2"	SOLID CORE	WOOD
⑧	3'-0"	6'-8"	1 3/8"	HOLL CORE	WOOD
⑨	6'-0"	6'-8"	1 3/8"	SLIDE DR	WOOD
⑩	5'-0" PR	6'-8"	1 1/2"	HOLL CORE	WOOD

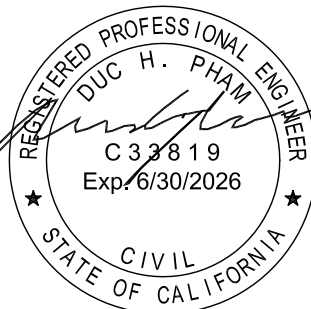
WINDOW SCHEDULE

NO.	OPENING	HEIGHT	GLASS	TYPE	MAT'L
Ⓐ	6'-0"	4'-0"		VINYL SL.	VINYL
Ⓑ	5'-0"	4'-0"		VINYL SL.	VINYL
Ⓒ	4'-0"	2'-0"		VINYL SL.	VINYL
Ⓓ	4'-0"	3'-0"		VINYL SL.	VINYL
Ⓔ	3'-0"	2'-0"	TEMP.	VINYL SL.	VINYL

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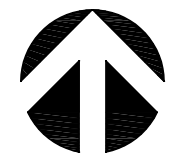
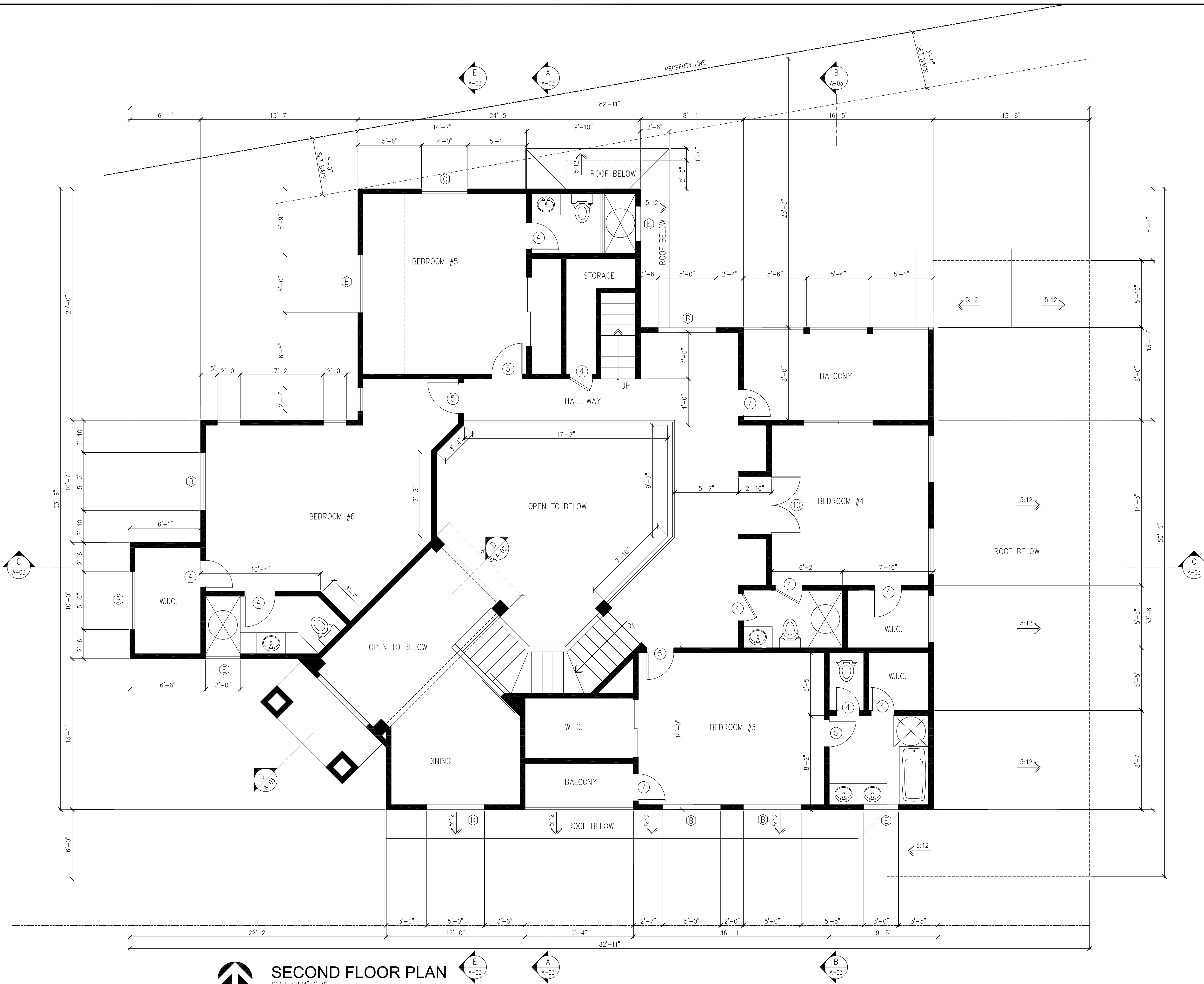
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SECOND FLOOR PLAN

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

DOOR SCHEDULE

NO.	OPENING		THICK	TYPE	MAT'L
	WIDTH	HEIGHT			
①	6'-0" PR	8'-0"	2"	ENTRY DR	WOOD
②	3'-0"	6'-8"	1 1/2"	ENTRY DR	WOOD
③	2'-8"	6'-8"	1 1/2"	HOLL CORE	WOOD
④	2'-4"	6'-8"	1 3/8"	HOLL CORE	WOOD
⑤	2'-8"	6'-8"	1 1/2"	20 MIN. DR.	WOOD
⑥	12'-0"	6'-8"	1 1/2"	FOLDING DR	VINYL
⑦	2'-8"	6'-8"	1 1/2"	SOLID CORE	WOOD
⑧	3'-0"	6'-8"	1 3/8"	HOLL CORE	WOOD
⑨	6'-0"	6'-8"	1 3/8"	SLIDE DR	WOOD
⑩	5'-0" PR	6'-8"	1 1/2"	HOLL CORE	WOOD

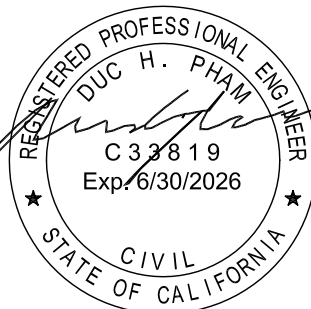
WINDOW SCHEDULE

NO.	WIDTH	OPENING HEIGHT	GLASS	TYPE	MAT'L
Ⓐ	6'-0"	4'-0"		VINYL SL.	VINYL
Ⓑ	5'-0"	4'-0"		VINYL SL.	VINYL
Ⓒ	4'-0"	2'-0"		VINYL SL.	VINYL
Ⓓ	4'-0"	3'-0"		VINYL SL.	VINYL
Ⓔ	3'-0"	2'-0"	TEMP.	VINYL SL.	VINYL

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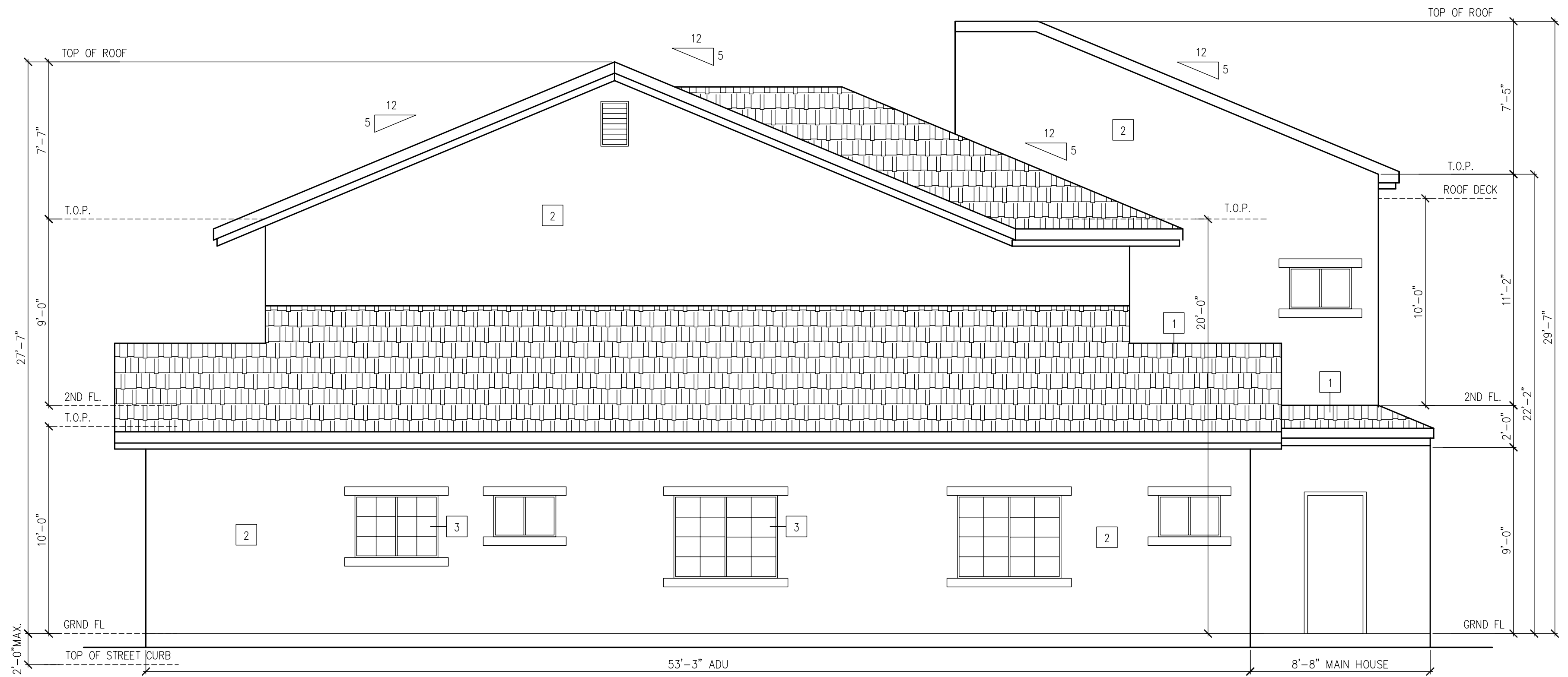
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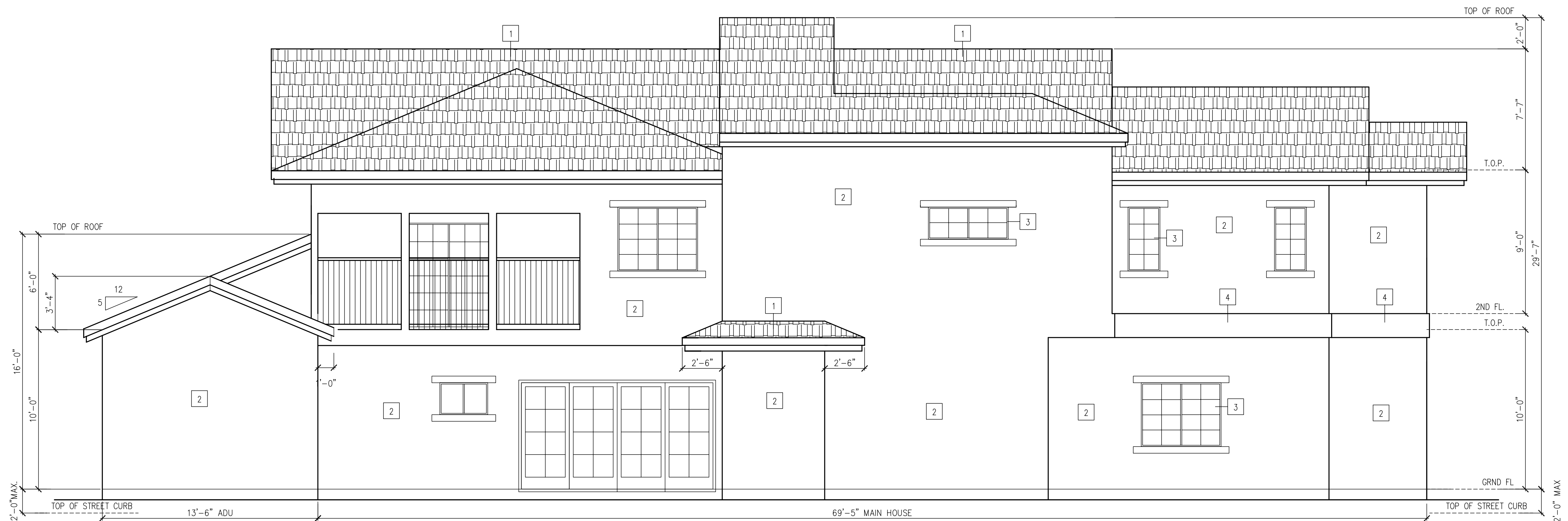
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EAST ELEVATION
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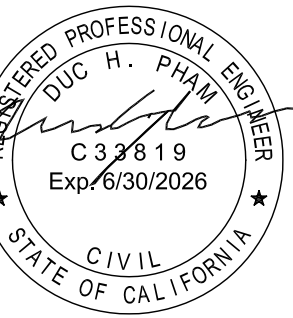


NORTH ELEVATION
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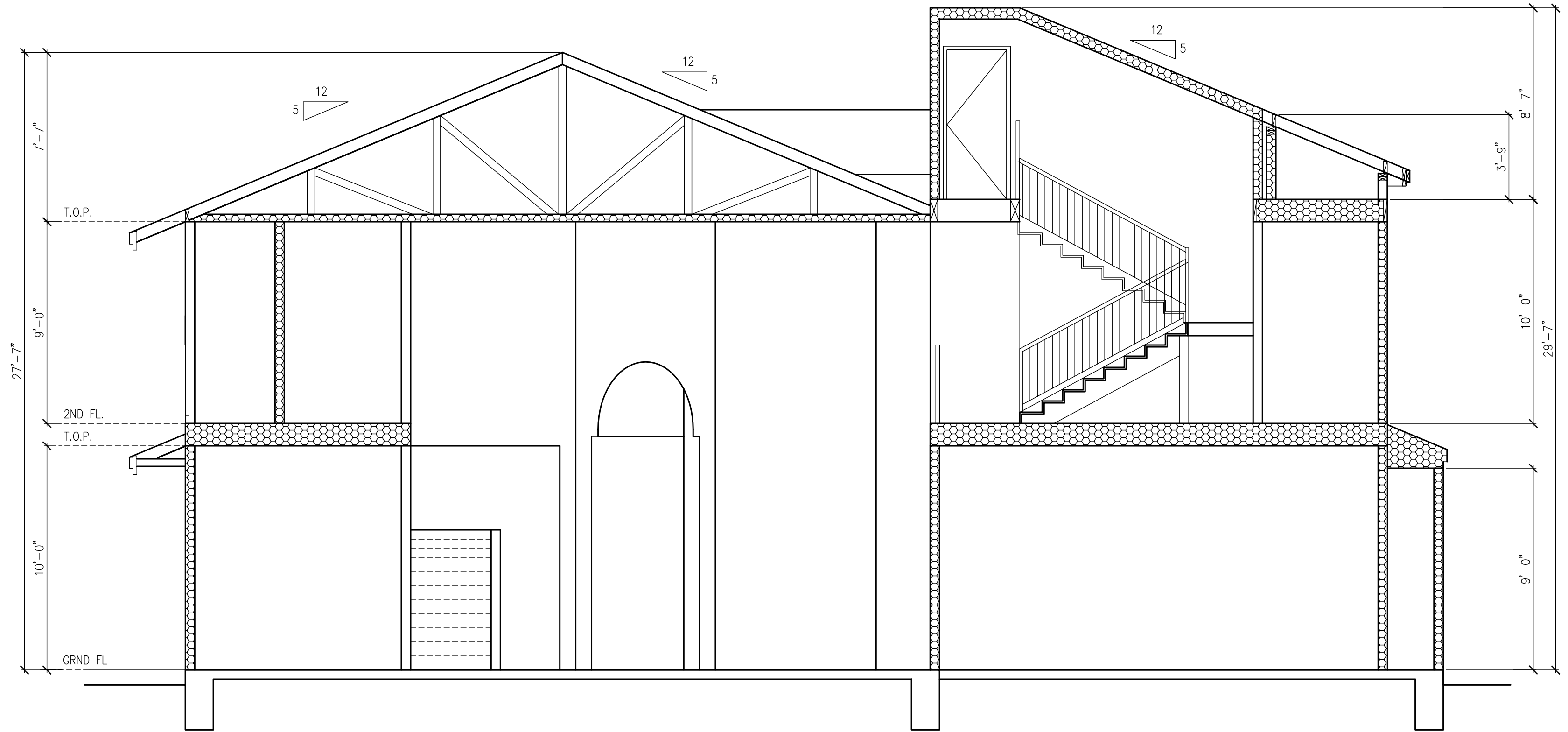
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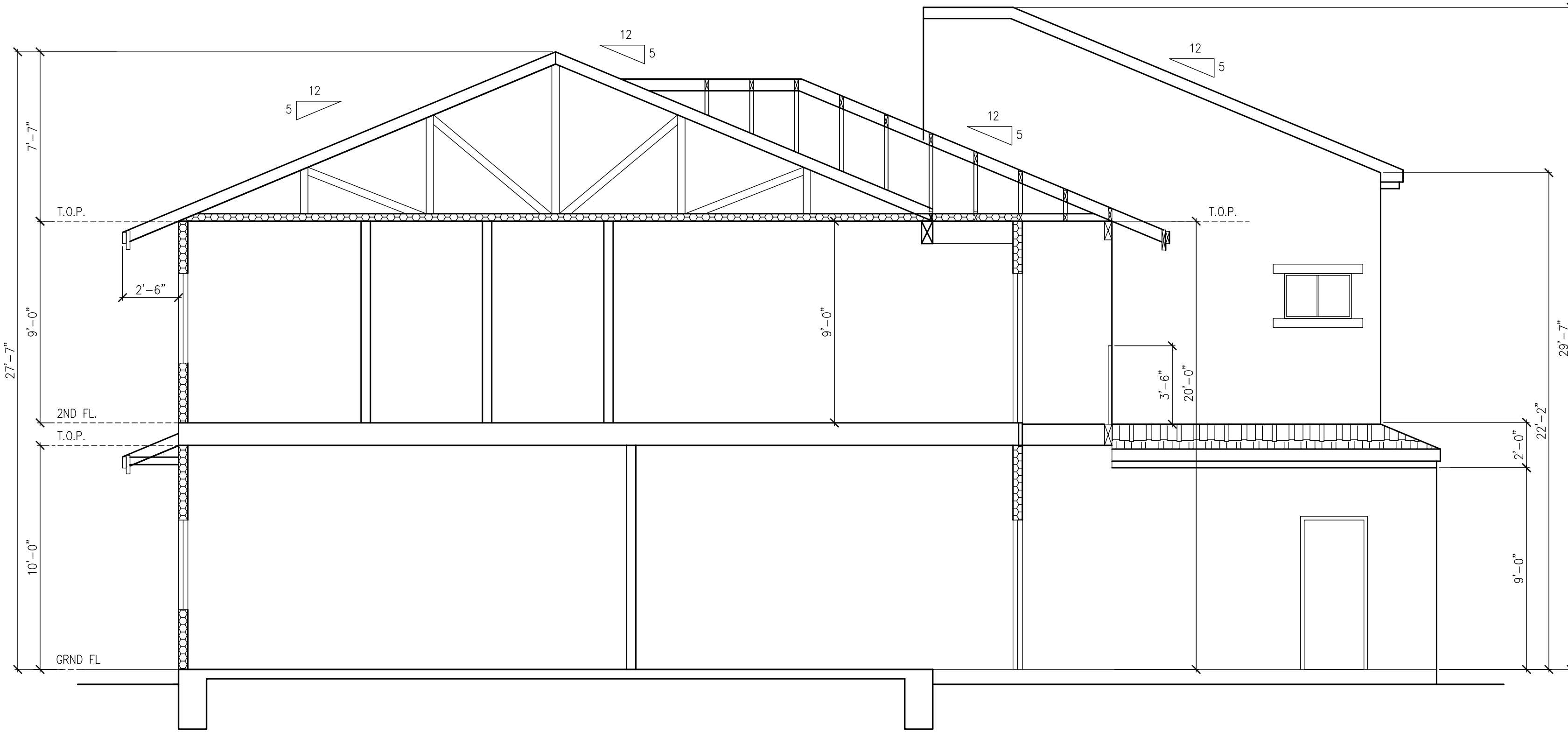


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SECTION A-A



SECTION B-B

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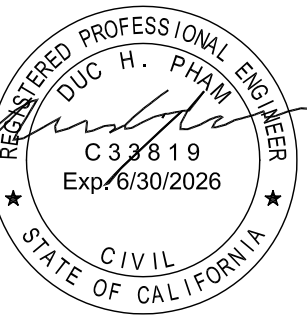
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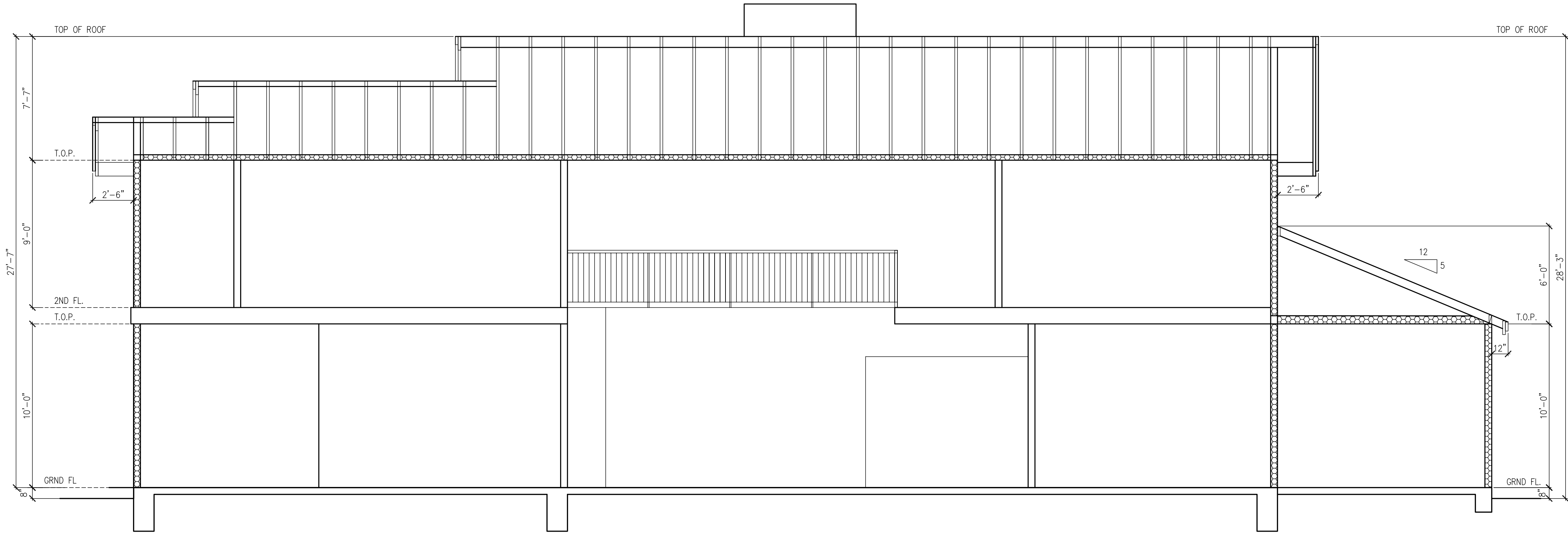
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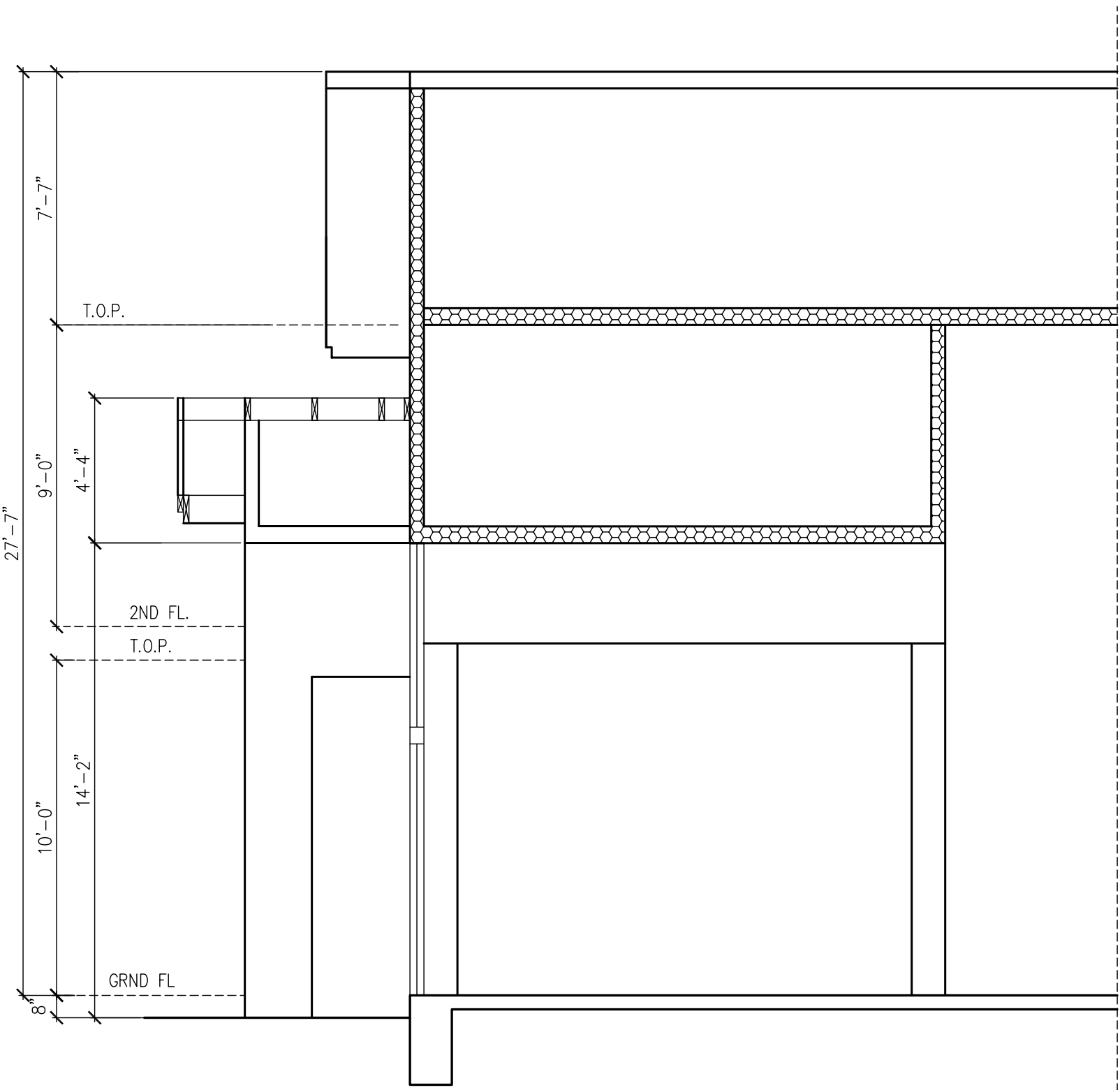


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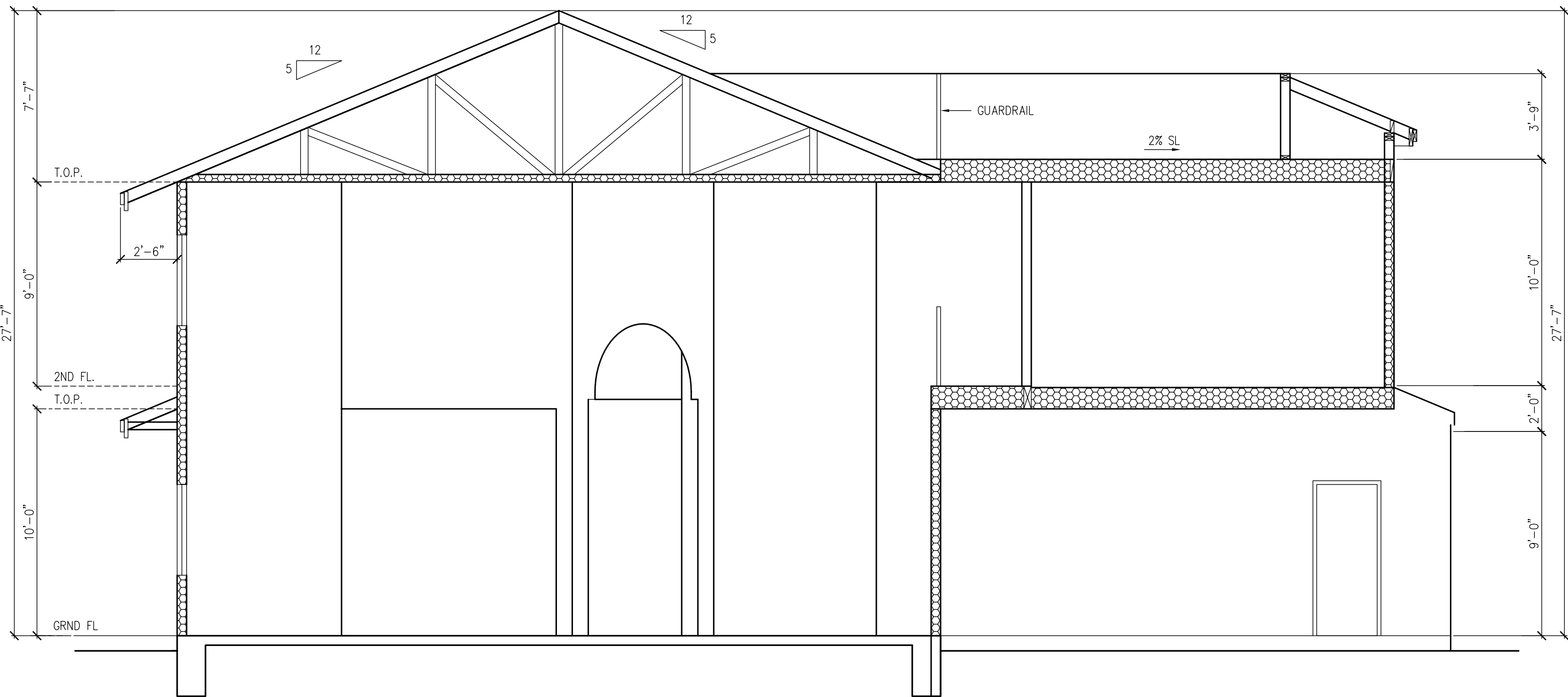
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SECTION C-C



SECTION D-D



SECTION E-E