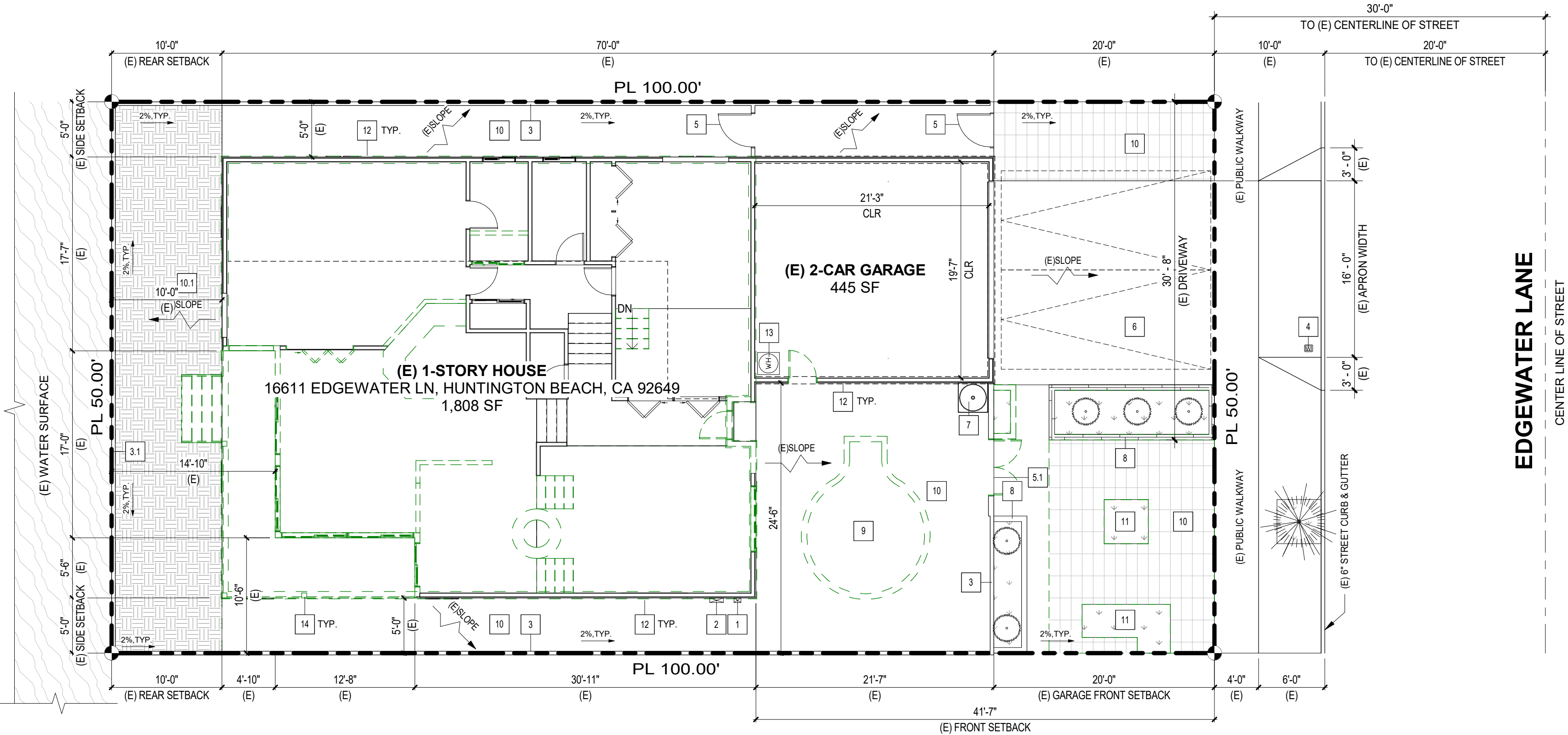
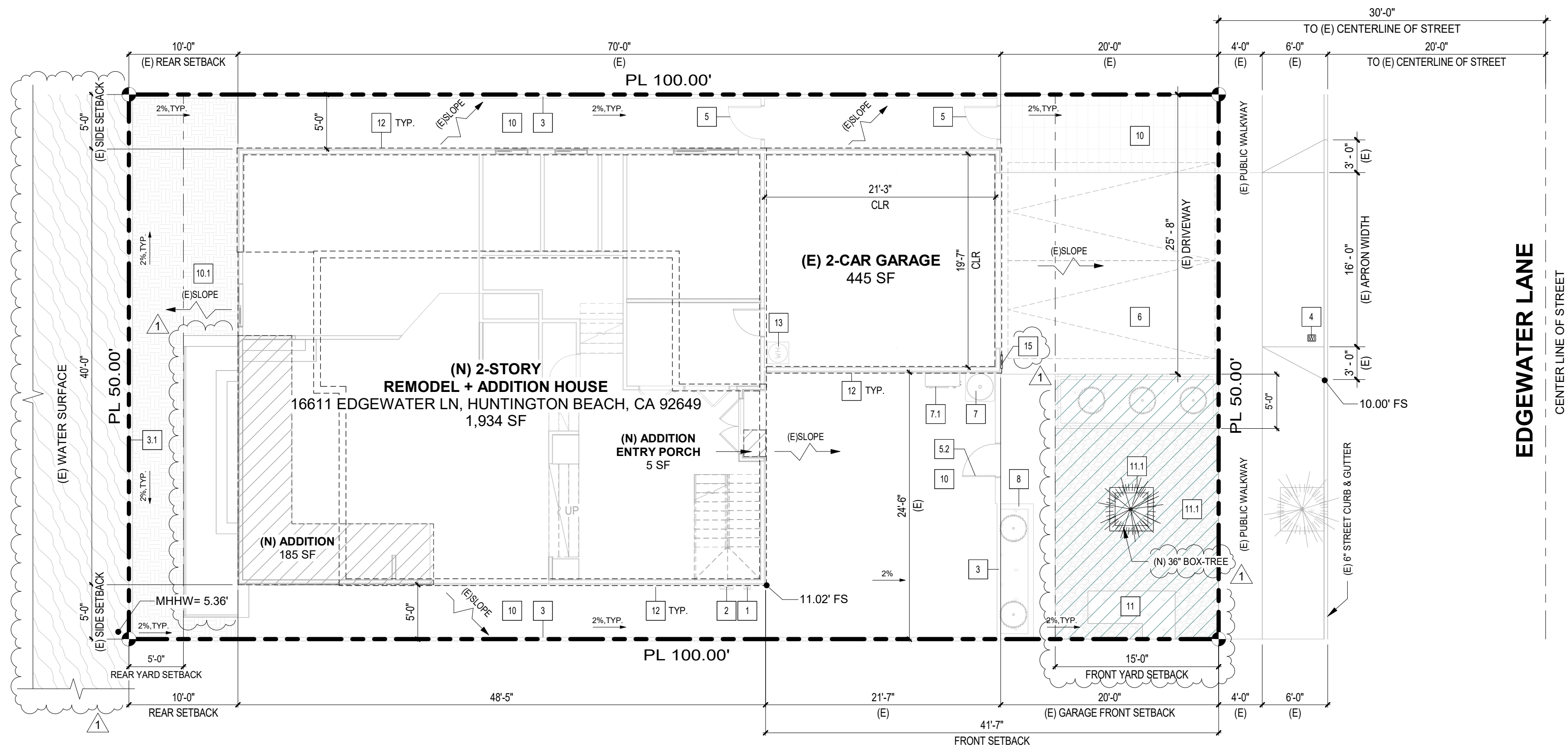




EXISTING SITE PLAN 1/8" = 1'-0" 1



PROPOSED SITE PLAN 1/8" = 1'-0" 2

SITE PLAN NOTES

- DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA. NON-USABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC.. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETED TO BROOM FINISH. EXISTING MATERIALS AND/OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO DESIGNER/ENGINEER AS REQUIRED.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULLBOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, PURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- WHEN UTILITIES METER ALTERATION / RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

SITE PLAN KEYNOTES

- (E) MAIN HOUSE ELECT. METER (V.I.F) TO BE UPGRADED AS NEEDED TO SERVE ADDITION
- (E) MAIN HOUSE ELECT. PANEL (V.I.F) TO BE UPGRADED AS NEEDED TO SERVE ADDITION
- 6FT HIGH BRICK PERIMETER WALL
- (E) WATER METER, V.I.F
- (E) GATE
- (E) DRIVEWAY
- (E) A/C UNIT (V.I.F) TO BE UPGRADED AS NEEDED TO SERVE ADDITION
- (E) PLANTER BOX
- (E) POOL TO BE DEMOLISHED PER SEPARATE PERMIT
- IMPERVIOUS AREA (CONC. TILE)
- PERVIOUS AREA
- ROOF LINE ABOVE
- (E) WATER HEATER (V.I.F) TO BE UPGRADED AS NEEDED TO SERVE ADDITION
- (E) POST TO BE DEMOLISHED
- 3FT HIGH REAR YARD WOOD FENCE
- (E) GATE TO BE MOVED
- (N) GATE
- (N) HEATPUMP MINI SPLIT SYSTEM FOR ADDITION ON 2ND FLOOR (DUCTLESS)
- IMPERVIOUS AREA (BRICK TILE)
- (N) PERVIOUS AREA
 - GRASS, PLANTER BOX, 36" BOX TREE
 - PERMEABLE PAVER
 - SEE FRONT YARD LANDSCAPE CALC. ON SHEET A0.00
- (N) ADDRESS SIGNAGE, SEE DETAIL ON SHEET A0.00

SYMBOL LEGEND

- (E) SLOPE
- 2% TYP.
- PROPERTY LINE CORNER POINTS AND ELEVATION DATUM
- #
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- EXISTING TO BE DEMOLISHED
- P.U.E
- EXISTING DIRECTION AND SLOPE
- DRAINAGE DIRECTION AND SLOPE
- KEYNOTE CALLOUTS
- PUBLIC UTILITIES EASEMENT

FRONT YARD LANDSCAPE CALCULATION

MIN. LANDSCAPE OF FRONTYARD REQ: 40% (15FT FRONT SETBACK)

FRONT YARD AREA: 750 SF (15FT FRONT SETBACK)

PROVIDED LANDSCAPE OF FRONT YARD: 365 SF (15FT FRONT SETBACK)

Landscaping: An area devoted to or developed and maintained with native or exotic plantings, lawn, ground cover, gardens, trees, shrubs, and other plant materials. The area may include incidental features such as permeable pathways, decorative outdoor landscape elements, pools, fountains, water features, paved or decorated surfaces of rock, stone, brick, block, or similar material (excluding driveways, parking, or storage areas), and sculptural elements. Plants on rooftops, porches or in boxes attached to buildings are not considered landscaping.

GRASS, PLANTER BOX: 119 SF

PERMEABLE PAVER: 246 SF

(N) 36" BOX-TREE

OVERALL LANDSCAPE OF FRONTYARD: 365/750 = 48.7% > 40% (OK)

ADDRESS SIGNAGE

4" MIN. HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND PER CRC R319.1

NOTE:

- EXISTING OR PROPOSED LANDSCAPE MUST NOT INTERFERE WITH ADDRESS NUMERALS
- ADDRESS NUMERALS SHALL BE INDEPENDENTLY ILLUMINATED DURING HOURS OF DARKNESS, BE A MINIMUM OF 4 INCHES IN HEIGHT WITH 1/2-INCH STROKE, INSTALLED ON A CONTRASTING BACKGROUND, AND VISIBLE FROM THE FIRE APPARATUS ACCESS ROADWAY



ULTIMATE KONSTRUCTION
DESIGN & BUILD

REMODEL + ADDITION

PROJECT CONTACT

PHONE NUMBER: (714) 468-4664
ADDRESS: 13892 HARBOR BLVD, SUITE
4A, GARDEN GROVE, CA 92843
EMAIL:
ULTIMATEKONSTRUCTION@GMAIL.COM

OWNERSHIP

NAME: TIFFANY LE
ADDRESS: 16611 EDGEWATER,
HUNTINGTON BEACH, CA 92649
PHONE: (714) 417-6734
MAIL: TIFFANYLE@YAHOO.COM

REMODEL & ADDITION HOUSE

16611 EDGEWATER LN,
HUNTINGTON BEACH, CA 92649

DELTA	DATE	DESCRIPTION
1	12/19/2025	PC1

IT IS THE CONTRACTORS OR OWNER-BUILDERS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE DESIGNERS IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR OR OWNER-BUILDER THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE DESIGNERS PRIOR TO THE CONTRACTOR OR OWNER-BUILDER BEFORE PROCEEDING WITH THE WORK. THE DESIGNERS WILL BE HELD HARMLESS FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT BEING FOLLOWED.

[Signature]

SITE PLANS

A0.01



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y	NA	RESPON. PARTY		Y	NA	RESPON. PARTY		Y	NA	RESPON. PARTY		Y	NA	RESPON. PARTY		Y	NA	RESPON. PARTY																
			CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL																															
			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 CALGreen, 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 SSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP 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. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. 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. 3. 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: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. 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 Section 4.106.4.1 and 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the <i>California Electrical Code</i> .																															
			Exceptions: 1. 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. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. 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 for 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 motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.																															
			4.106.4.2.1 Reserved.																															
			4.106.4.2.2 Multifamily dwellings, hotels and motels																															
			1. EV ready parking spaces with receptacles.																															
			a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.																															
			b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.																															
			Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.																															
			c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.																															
			Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the <i>California Building Code</i> ; or parking facilities otherwise incapable of supporting electric vehicle charging.																															
			d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: 1. For 20-ampere receptacles, NEMA 6-20R 2. For 30-ampere receptacles, NEMA 14-30R 3. For 50-ampere receptacles, NEMA 14-50R																															
			2. EV ready parking spaces with EV chargers.																															
			a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.																															
			b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.																															
			Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.																															
			4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.																															
			Exception: Electric vehicle charging stations serving public accommodations, public housing, hotels and motels shall not be required to comply with this section. See <i>California Building Code</i> , Chapter 11B, for applicable requirements.																															
			4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.																															
			EVCS spaces shall be designed to comply with the following: 1. The minimum length of each EVCS space shall be 18 feet (5486 mm). 2. The minimum width of each EVCS space shall be 9 feet (2743 mm). 3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following: a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i> , Chapter 11A, to allow use of the EV charger from the accessible parking space. b. The EVCS space shall be located on an accessible route, as defined in the <i>California Building Code</i> , Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the <i>California Building Code</i> , Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.																															
			4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the <i>California Building Code</i> , Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with <i>California Building Code</i> , Chapter 11A, Section 1109A.																															
			4.106.4.2.3 Reserved.																															
			4.106.4.2.4 Reserved.																															
			4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).																															
			4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings. Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."																															
			Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.																															
			DIVISION 4.2 ENERGY EFFICIENCY																															
			4.201 GENERAL																															
			4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.																															
			DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION																															
			4.303 INDOOR WATER USE																															
			4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.																															
			Note: All noncompliant plumbing fixtures in any residential real property shall be replaced 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.																															
			4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.																															
			Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.																															
			4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.																															
			4.303.1.3 Showerheads.																															
			4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.																															
			4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.																															
			Note: A hand-held shower shall be considered a showerhead.																															
			4.303.1.4 Faucets.																															
			4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.																															
			4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.																															
			4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.																															
			4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.																															
			Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.																															
			4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (o)(7) and shall be equipped with an integral automatic shutoff.																															
			FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).																															
			<table><tr><th colspan="2">TABLE H-2</th></tr><tr><th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr><tr><td>Product Class 1 (< 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and < 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table> Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force(gf)]	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (< 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and < 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28																			
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			4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i> .																															
			4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> .																															
			NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.																															
			<table><tr><th colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</th></tr><tr><th>FIXTURE TYPE</th><th>FLOW RATE</th></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING</td></tr></table>	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING																		
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PROJECT CONTACT

PHONE NUMBER: (714) 468-4664
ADDRESS: 13892 HARBOR BLVD, SUITE
4A, GARDEN GROVE, CA 92843
EMAIL:
ULTIMATEKONSTRUCTION@GMAIL.COM

OWNERSHIP

NAME: TIFFANY LE
ADDRESS: 16611 EDGEWATER,
HUNTINGTON BEACH, CA 92649
PHONE: (714) 417-6734
MAIL: TIFFANYLE@YAHOO.COM

REMODEL & ADDITION HOUSE

**16611 EDGEWATER LN,
HUNTINGTON BEACH, CA 92649**

[illegible]

IT IS THE CONTRACTOR'S OR OWNER-BUILDER'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE DESIGNERS IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR OR OWNER-BUILDER THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE DESIGNERS PRIOR TO THE CONTRACTOR OR OWNER-BUILDER BEFORE PROCEEDING WITH THE WORK. THE DESIGNERS WILL BE HELD HARMLESS FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT BEING FOLLOWED.



CAL GREEN CODE

A0.03

[illegible]

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

AGING-IN-PLACE REQUIREMENTS

R327.1.1 REINFORCEMENT FOR GRAB BARS:

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER, [1/2 INCH BY 71/4 INCH (38 MM BY 184 MM) ACTUAL(DIMENSION)] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT-AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39 1/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.

EXCEPTIONS:

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PREFABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.

R327.1.1.1 DOCUMENTATION FOR GRAB BAR REINFORCEMENT: BATHTUBS AND WATER CLOSETS INSTALLED ON INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION & MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CH. 4, DIVISION 4.4.

R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS:

ELECTRICAL RECEPTACLES, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

EXCEPTIONS:

1. DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES (381 MM)

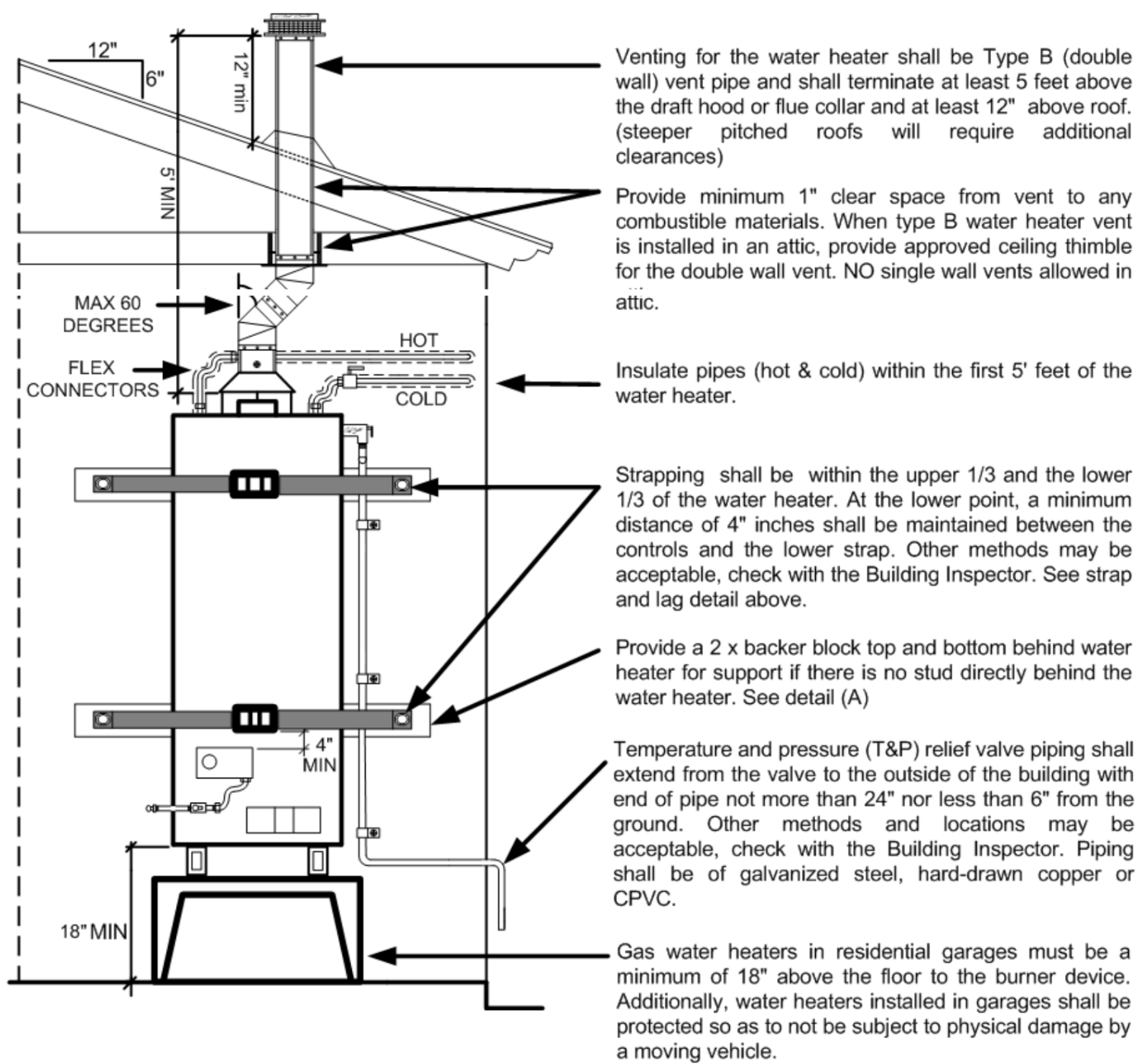
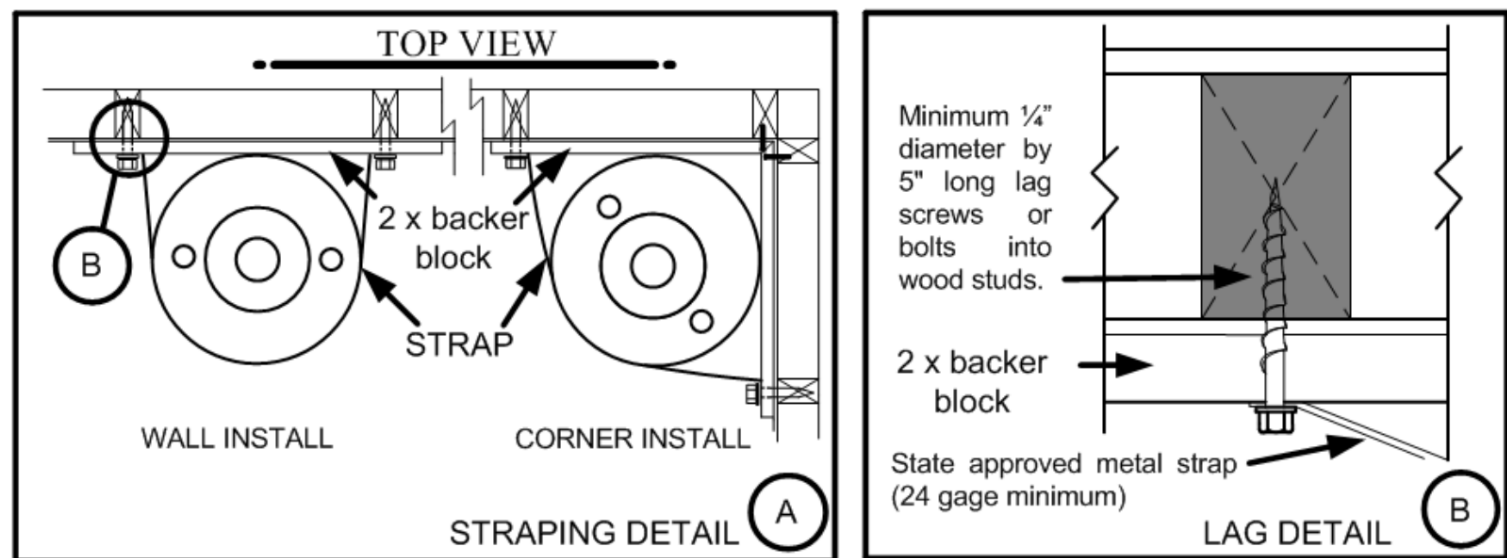
R327.1.3 INTERIOR DOORS:

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO-OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

R327.1.4 DOORBELL BUTTONS:

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING. A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

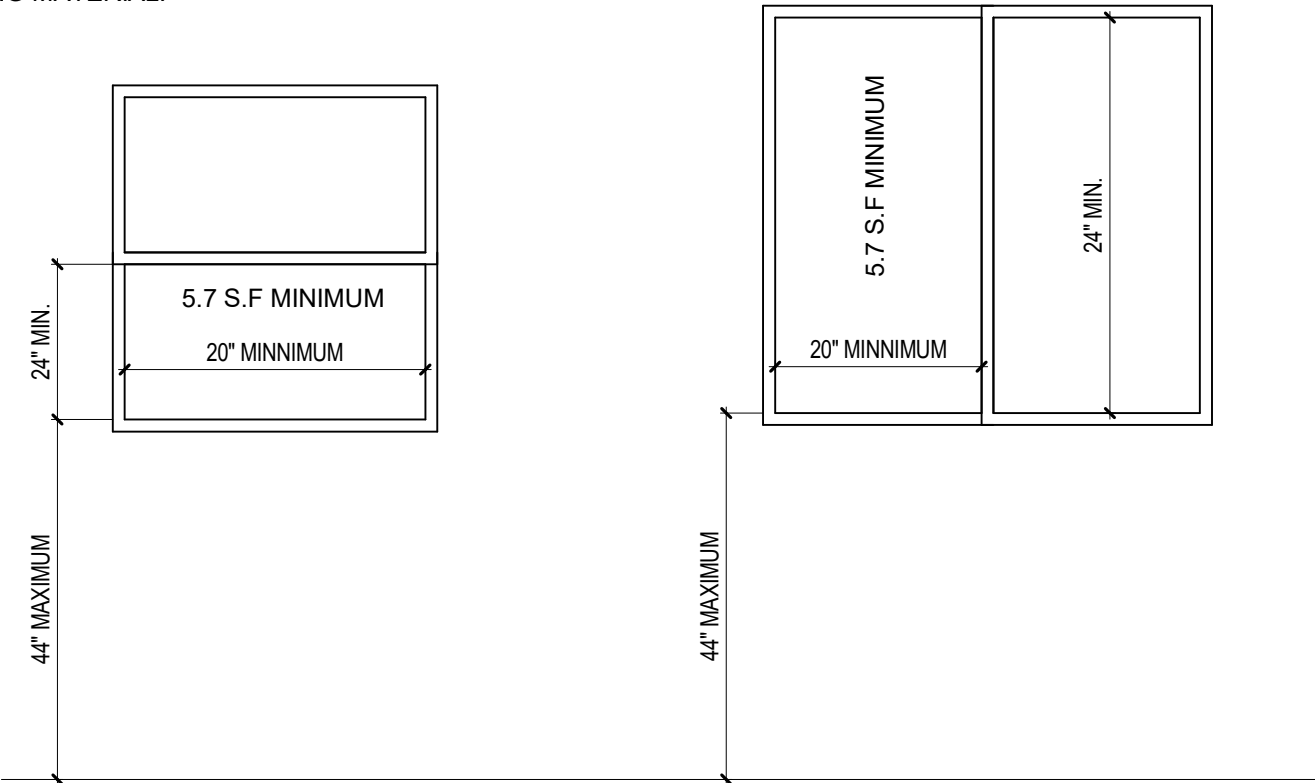
WATER HEATER REQUIREMENTS



GENERAL WINDOW NOTES

WINDOW AND DOOR NOTE

1. WINDOW MANUFACTURER AND INSTALLER SHALL INSURE THAT ALL WINDOWS MEET OR EXCEED ALL EGRESS REQUIREMENTS OF CRC R310 & R312
2. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE INSTALLED PER AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION AAMA 2400-02 RECOMMENDATIONS "STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH INTEGRAL MOUNTING FLANGES IN STUD FRAME CONSTRUCTION".
3. INSTALL AN ISOLATION MEMBRANE BELOW THE THRESHOLD OF ALL SLIDING GLASS DOORS THAT REST ON A CONCRETE SLAB.
4. ALL SEALANT SHALL BE OF HIGH QUALITY AND REVIEWED OFR COMPATIBILITY WITH ASPHALTIC MEMBRANES AND FLASHING MATERIAL.



EGRESS REQUIREMENTS:

1. MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET.
2. MIN. SET CLEAR HEIGHT OF 24 INCHES.
3. WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR.

DOOR/ WINDOW NOTES

1. ALL DOORS AND WINDOWS SHALL MEET CITY'S SECURITY ORDINANCE.
2. ALL EXTERIOR DOORS & WINDOWS SHALL BE WEATHER TIED AND PROVIDE WITH INSECT SCREEN-METAL. DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH ANSI, STD. A13 OR A1342.
3. THE MANUFACTURED WINDOWS AND SLIDING DOOR SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONALS FENESTRATION RATING COUNCIL (NFR) AND COMPLIANCE WITH THE ENERGY CALCULATIONS.
4. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.
5. ALL TEMPERED GLASS (T.G.) SHALL BE ACID-ETCHED, SAND-BLASTED, CERAMIC-FIRED, LASER-ETCHED, OR EMBOSSED PER CRC 2406.3.
6. GLAZING AND INSULATION SHALL CONFORM TO THE STATE ENERGY INSULATION STANDARD.
7. DEAD BOLT LOCKS ARE REQUIRED ON ALL EXTERIOR DOORS (INCLUDING HOUSE TO GARAGE)
8. GLAZING SHALL BE SAFETY GLAZING IF LESS THAN 72" ABOVE BATHROOM FINISH FLOOR
9. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKED SECURELY. MOVEABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.
10. ALL MAIN OR FRONT ENTRY TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE WITHOUT OPENING DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEW, A VIEW PORT, WINDOW, OR OTHER OPENING.
11. ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM THROW OF 1 INCH AND AN EMBEDMENT OF NOT LESS THAN 5/8 INCH.
12. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.
13. NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED.
14. UNFRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/2" THICK.
15. NARROW-FRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/4" THICK.
16. ANY GLASS WHICH IS LOCATED WITHIN 40 INCHES OF THE BLOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED, OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS.
17. IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM DOOR/WINDOW ROUGH OPENING DIMENSIONS WITH THE MANUFACTURE/SUPPLIER PRIOR TO BEGIN CONSTRUCTION
18. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
19. EMERGENCY EGRESS: A. MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET. B. MIN. SET CLEAR HEIGHT OF 24 INCHES. C. WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR.
20. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS.

BATHROOM EXHAUST REQUIREMENTS

TABLE 150.0-E

DEMAND-CONTROLLED LOCAL VENTILATION EXHAUST AIRFLOW RATES AND CAPTURE EFFICIENCY

APPLICATION	COMPLIANCE CRITERIA
Enclosed kitchen or nonenclosed kitchen	Vented range hood, including appliance-range hood combinations, shall meet either the capture efficiency (CE) or the airflow rate specified in Table 150.0-G as applicable.
Enclosed kitchen	Other kitchen exhaust fans, including downdraft: 300 cfm (150 L/s) or a capacity of 5 ACH
Nonenclosed kitchen	Other kitchen exhaust fans, including downdraft: 300 cfm (150 L/s)
Bathroom	50 cfm (25 L/s)

KITCHEN EXHAUST REQUIREMENTS

Table 150.0-G Kitchen Range Hood Airflow Rates (cfm) and ASTM E3087 Capture Efficiency (CE) Ratings

According to Dwelling Unit Floor Area and Kitchen Range Fuel Type

Dwelling Unit Floor Area (ft²)	Hood Over Electric Range	Hood Over Natural Gas Range
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm



City of Huntington Beach
Department of Community Development
HUNTINGTON BEACH SECURITY ORDINANCE
2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536 - 5241 Fax: (714) 374 - 1647

1. Sliding glass doors and windows located less than 16 feet above any surface available for use by the public shall be capable of being locked securely. Moveable panels shall not be easily removed from the frame.
2. All main or front entry to dwellings shall be arranged so that the occupant has a view of the area immediately outside without opening door. Such view may be provided by a door view, a view port, window, or other opening.
3. Exterior wooden doors shall be of solid core construction or shall be covered on the inside face with 16 gauge sheet metal attached with screws at 6 inch on centers around the perimeter.
4. All swinging doors shall be equipped with a dead bolt with a minimum throw of 1 inch and an embedment of not less than 5/8 inch.
5. The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a dead bolt.
6. Non-removable pins shall be used in pin type hinges which are accessible from the outside when the door is closed.
7. Unframed glass doors shall be fully tempered glass not less than 1/2 inch thick.
8. Narrow-framed glass doors shall be fully tempered glass not less than 1/4 inch thick.
9. Any glass which is located with in 40 inches of the locking device on a door shall be fully tempered, or have approved metal bars, screens or grills.
10. Solid wooden hatchways less than 1-3/4 inches thick shall be covered on the inside with 16 gauge sheet metal attached with screws at 6 inch on center around the perimeter and shall be secured from the inside with a slide bar, slide bolts, and/or padlock with hardened steel shackle. All other openings larger than 96 square inches with a dimension in excess of 8 inches shall be secured by metal bars, screens, or grills. (Exception: Non-opening skylights).
11. A development which includes 3 or more dwelling units shall be provided with fully-enclosed garages. Garage space for each tenant shall be separated by partitions of 3/8 inch plywood or equivalent with studs set no more than 24 inches on center.

#HUNTINGTON BEACH SECURITY ORDINANCE



City of Huntington Beach
Department of Community Development
OWNER ACKNOWLEDGMENT FOR SETBACKS
2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536 - 5241 Fax: (714) 374 - 1647

Permit No. _____
Address: _____

Property Owner Acknowledgment: Construction Setback Less than 5' From Property Line(s)

I, as owner of the property listed below, understand the following:

- 1) Any new construction, addition, or alteration within 5' from a property line may require a land survey.
- 2) If I do not obtain a land survey to verify my property lines, I assume full responsibility for the determination of the location of the existing property line.
- 3) If at any time there is a discrepancy or dispute of the construction setback to the property line, a survey may be required.
- 4) I understand and agree to rebuild all portions of construction to the correct property line setback if the property line on the approved plans is later found to be incorrect.
- 5) I understand additional costs may incur to correct the construction to accurately adhere to the setback, including but not limited to: surveying, revising plans, city plan review/inspection fees and additional construction costs.

Date: _____

Address: _____

Property Owner (Print): _____

Property Owner (Signature): _____



2000 Main Street 3rd Floor
Huntington Beach, Ca 92648
714-536-5241

WATER METER UPGRADE CHECK LIST

Owner's / Applicant's Name _____
Job Address _____
Permit Number (if applicable) _____
Contact Number () _____

ADU: If you plan to use one combined meter for a new ADU and an existing SFR please calculate all the fixtures together

NOTE: Provide ALL counts of New and Existing Fixtures Below!!!

Water Closet / Toilet	x 2.5 = _____
Bathroom Sink including Bar Sink	x 1.0 = _____
Bath Tub with 1/2" fill valve	x 4.0 = _____
Bath Tub with 1/2" fill valve	x 10.0 = _____
Shower Stall (per head)	x 2.0 = _____
Kitchen Sink	x 1.5 = _____
Dish Washer	x 1.5 = _____
Laundry / Washer	x 4.0 = _____
Laundry Sink	x 1.5 = _____
Hose Bibb	x 2.5 = _____
Hose Bibb (each additional)	x 1.0 = _____

TOTAL FIXTURE COUNT

TABLE 6-6
Fixture Unit Table for Determining Water Pipe and Meter Sizes

Meter and Service, Inches	Building Supply and Street, Inches	Maximum Allowable Length in Feet
		(40) (60) (80) (100) (150) (200)
3/4	1-1/4	39 39 39 39 39 39
1	1-1/4	78 78 78 67 52 44
1-1/2	1-1/4	78 78 78 78 66 52

The above calculations have shown that the water demand on the existing water meter has increased such that the meter needs to be upsized to properly service the site. The owner/contractor shall contact the Public Works Department at (714) 536-5431 for more information. AN ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO SCHEDULING A FRAMING INSPECTION.

#WATER METER UPGRADE CHECKLIST



City of Huntington Beach
Department of Community Development
**45-DAY DEMOLITION POSTPONEMENT
FOR HISTORIC STRUCTURES OR MONUMENTS**
2000 Main Street, Huntington Beach, CA 92648
(714) 536-5241

Date: 01/12/2026

Department of Community Development
City of Huntington Beach
2000 Main Street, 3rd Floor
Huntington Beach, CA 92648

Subject: 45-DAY DEMOLITION POSTPONEMENT FOR HISTORICAL STRUCTURES/MONUMENTS

As the owner (or authorized representative) of the property at 16611 Edgewater Ln, Huntington Beach, CA 92649

I hereby agree that, prior to issuance of a demolition permit, I shall offer the structure, structures, or monument to the City of Huntington Beach's Historical Resource Board for the purpose of relocating the structure or monument and/or to fully document and/or preserve significant architectural elements. Furthermore, I shall not incur any costs associated with moving or documenting the structure or monument. The new owner and/or non-profit organization will bear the full cost of relocating the structure or monument. The demolition postponement period will not exceed 45 days from the time plan check fees have been paid for the demolition permit. If the property is subject to environmental review, pursuant to the California Environmental Quality Act (CEQA), the cost of which will be borne by the property owner and/or applicant for demolition. At the end of this postponement period, or the conclusion of the environmental process, the structure or monument shall be removed, and if not, the demolition permit will be granted.

Print Name _____ Signature _____

Date Structure Built: _____

Address: 16611 Edgewater Ln, Huntington Beach, CA 92649

Phone Number: (714) 417 6734

FOR OFFICE USE ONLY

	YES	NO
Is the property 50 years old and NOT located in the 2014 Historic Survey (Appendix D) If yes, 45-day Demo Postponement Required	☐	☐
Is Listed in the 2014 Historic Resource Survey (Appendix B) If yes, 45-day Demo Postponement Required	☐	☐

#OWNER ACKNOWLEDGEMENT OF SETBACKS

#45-DAY DEMOLITION POSTPONEMENT FOR HISTORIC STRUCTURES OR MONUMENTS



**ULTIMATE KONSTRUCTION
DESIGN & BUILD**

REMODEL + ADDITION

PROJECT CONTACT

PHONE NUMBER: (714) 468-4664
ADDRESS: 13892 HARBOR BLVD, SUITE 4A, GARDEN GROVE, CA 92843
EMAIL: ULTIMATEKONSTRUCTION@GMAIL.COM

OWNERSHIP

NAME: TIFFANY LE
ADDRESS: 16611 EDGEWATER, HUNTINGTON BEACH, CA 92649
PHONE: (714) 417-6734
MAIL: TIFFANYLE@YAHOO.COM

REMODEL & ADDITION HOUSE

16611 EDGEWATER LN,
HUNTINGTON BEACH, CA 92649

DELTA	DATE	DESCRIPTION
1	12/19/2025	PC1

IT IS THE CONTRACTORS OR OWNER-BUILDERS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE DESIGNERS IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR OR OWNER-BUILDER THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE DESIGNERS PRIOR TO THE CONTRACTOR OR OWNER-BUILDER BEFORE PROCEEDING WITH THE WORK. THE DESIGNERS WILL BE HELD HARMLESS FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT BEING FOLLOWED.

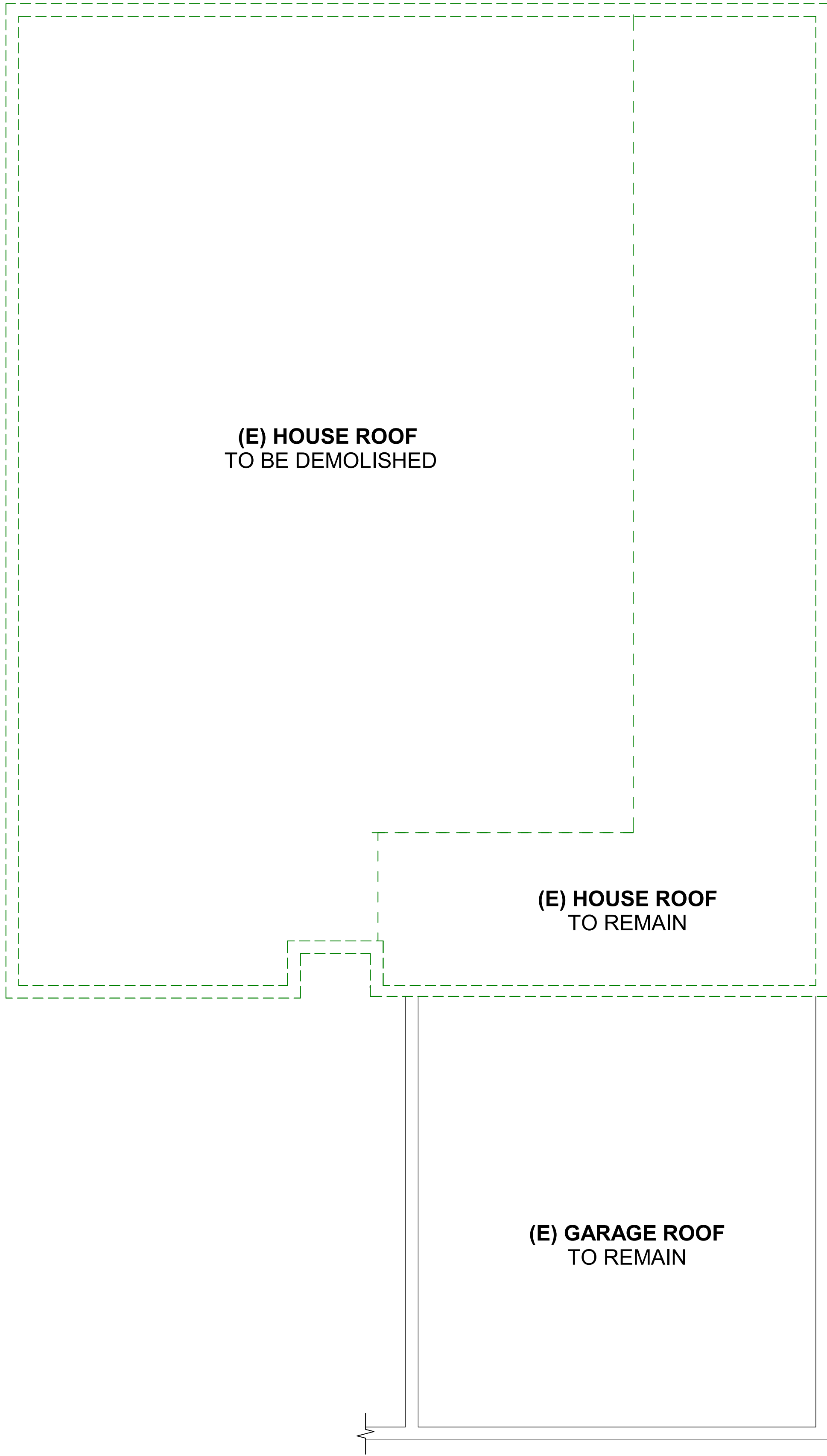
GENERAL DETAILS & ATTACHED FORMS

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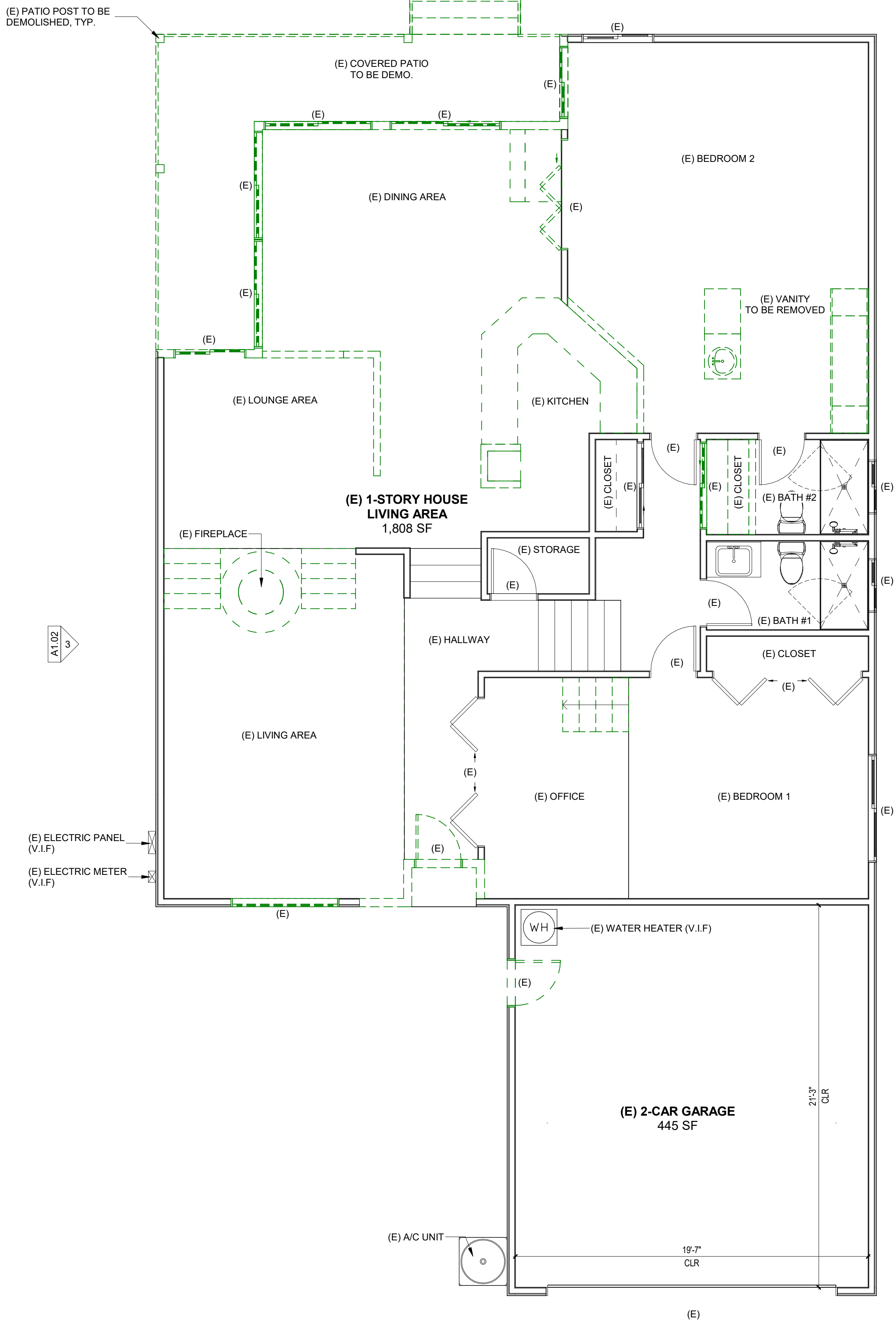
LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING TO BE DEMOLISHED

NOTE:
ALL EXISTING DIMENSIONS IS FOR REFERENCE ONLY AND
TO BE VERIFIED IN FIELD BY THE CONTRACTOR



EXISTING ROOF PLAN 1/4" = 1'-0" 2



EXISTING FLOOR PLAN 1/4" = 1'-0" 1



ULTIMATE KONSTRUCTION
DESIGN & BUILD

REMODEL + ADDITION

PROJECT CONTACT

PHONE NUMBER: (714) 468-4664
ADDRESS: 13892 HARBOR BLVD, SUITE
4A.GARDEN GROVE, CA 92843
EMAIL:
ULTIMATEKONSTRUCTION@GMAIL.COM

OWNERSHIP

NAME: TIFFANY LE
ADDRESS: 16611 EDGEWATER,
HUNTINGTON BEACH, CA 92649
PHONE: (714) 417-6734
MAIL: TIFFANYLE@YAHOO.COM

REMODEL & ADDITION HOUSE

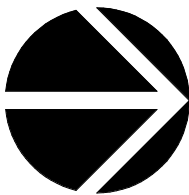
16611 EDGEWATER LN,
HUNTINGTON BEACH, CA 92649

DELTA	DATE	DESCRIPTION
1	12/19/2025	PC1

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THESE PROCEDURES ARE NOT BEING FOLLOWED.

[Signature]

EXISTING MAIN
HOUSE FLOOR &
ROOF PLAN





ULTIMATE KONSTRUCTION
DESIGN & BUILD

REMODEL + ADDITION

PROJECT CONTACT

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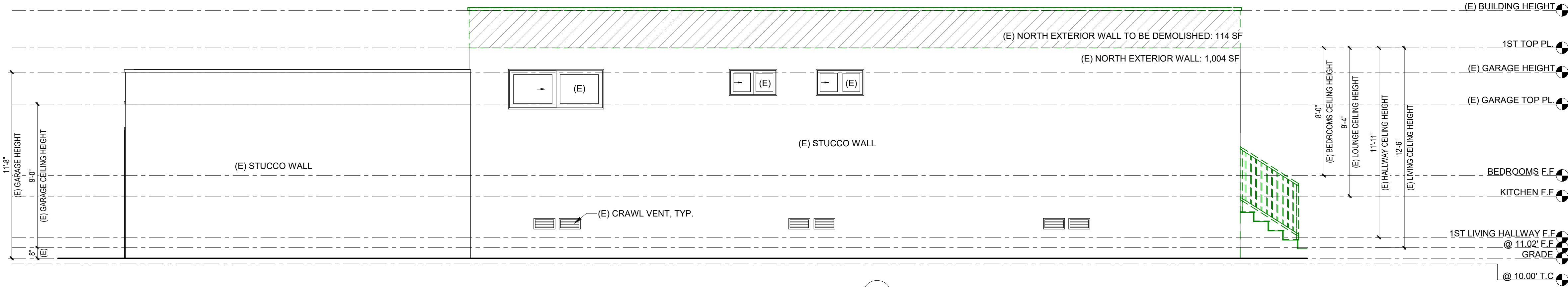
DELTA	DATE	DESCRIPTION
1	12/19/2025	PC1

IT IS THE CONTRACTOR'S OR OWNER/BUILDER'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE DESIGNERS IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR OR OWNER/BUILDER THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE DESIGNERS PRIOR TO THE CONTRACTOR OR OWNER/BUILDER BEFORE PROCEEDING WITH THE WORK. THE DESIGNERS WILL BE HELD HARMLESS FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT BEING FOLLOWED.

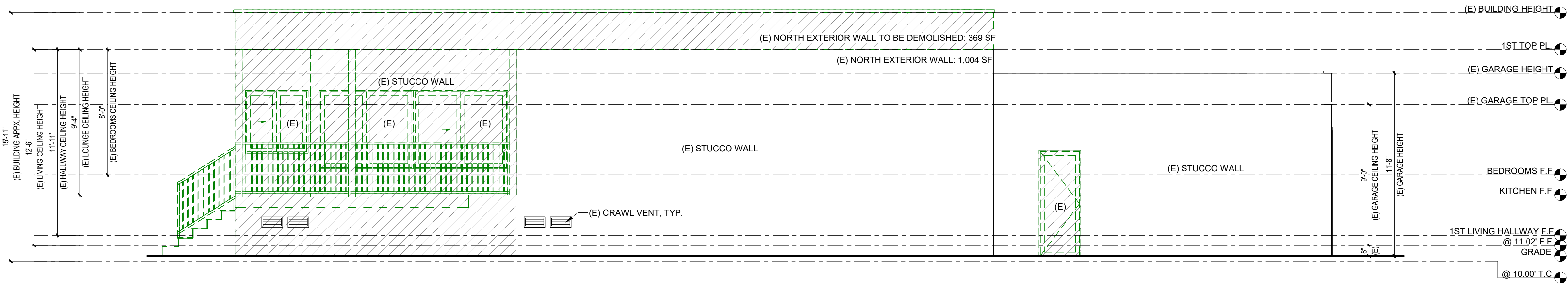
[Signature]

EXISTING MAIN
HOUSE ELEVATION

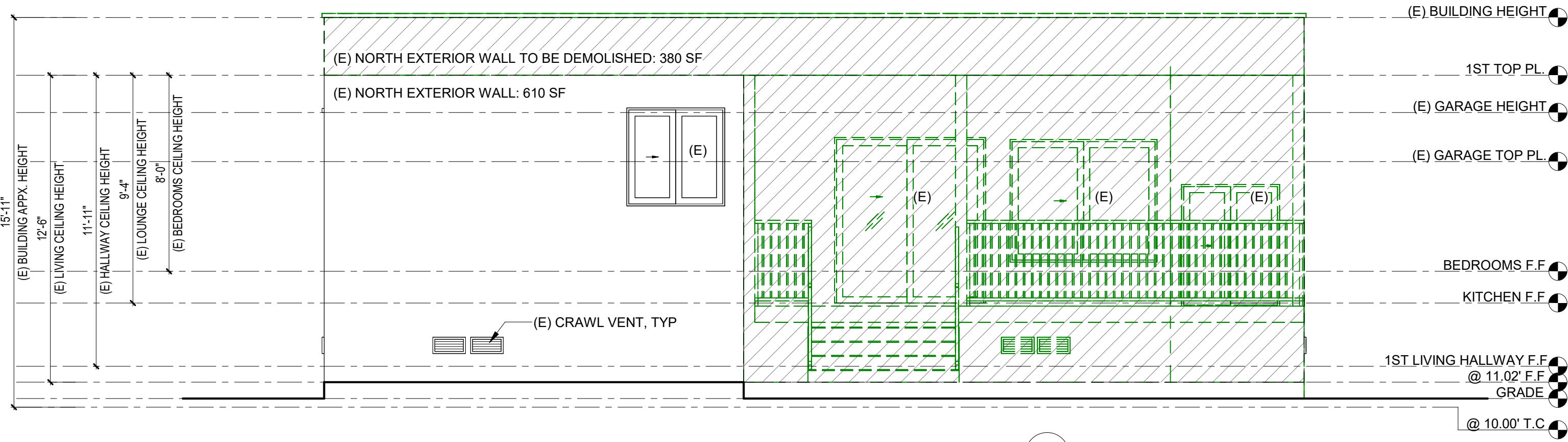
A1.02



EXISTING NORTH ELEVATION 1/4" = 1'-0" 4



EXISTING SOUTH ELEVATION 1/4" = 1'-0" 3



EXISTING WEST ELEVATION 1/4" = 1'-0" 2

DEMOLISED EXT. WALL CALCULATION

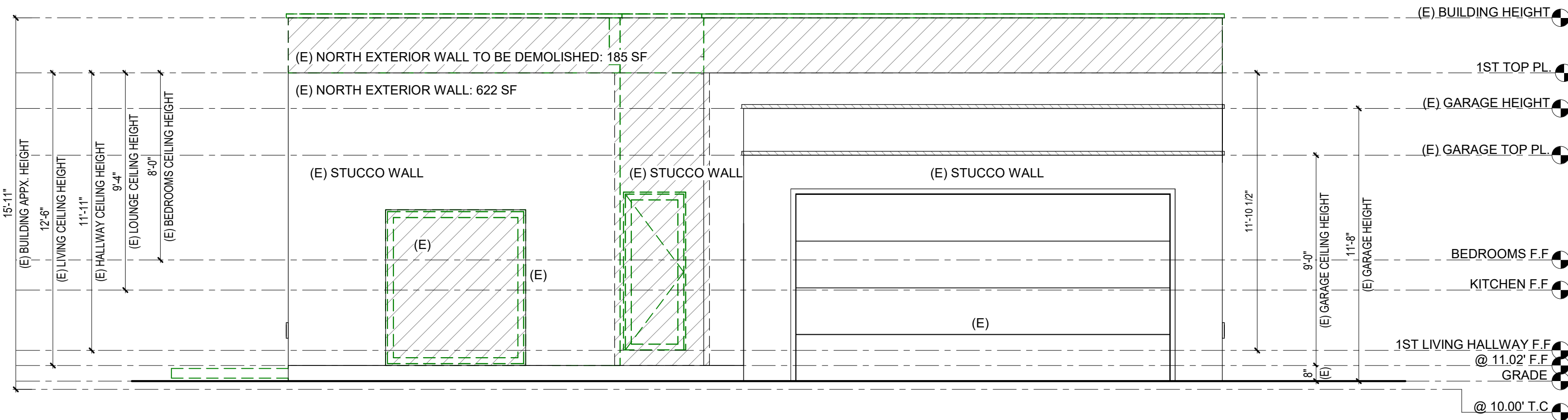
(E) EXTERIOR WALL TO BE DEMOLISHED

(E) TOTAL EXTERIOR WALL: 1,004 SF + 1,004 SF + 610 SF + 622 SF = 3,240 SF
(E) TOTAL DEMO.: 114 SF + 369 SF + 380 SF + 185 SF = 1,048 SF
DEMO. OF EXTERIOR WALL: 1,048 / 3,240 = 32.3 % < 50%

LEGEND

EXISTING CONSTRUCTION TO REMAIN
EXISTING TO BE DEMOLISHED

NOTE:
ALL EXISTING DIMENSIONS IS FOR REFERENCE ONLY AND
TO BE VERIFIED IN FIELD BY THE CONTRACTOR



EXISTING EAST ELEVATION 1/4" = 1'-0" 1

FLOOR PLAN NOTES

1. VERIFY ALL APPLIANCE EQUIPMENT AND FIXTURE DIMENSIONS AND INSTALLATION REQUIREMENTS PRIOR TO CASEWORK FABRICATION INSTALLATION.
2. FINISH END WALLS OF CABINETS FLANKING OPENING TO MATCH CABINET FACE. PRIME & PAINT EXPOSED GYP. BD. WALL TO MATCH WALLS. INSTALL MATCHING BASE BD.
3. EXTEND FLOORING UNDER APPLIANCES RESTING ON FLOOR.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.
5. OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4" FROM PERPENDICULAR WALL, UNO.
6. CEILING HEIGHTS INDICATED ARE MEASURED FROM FINISH FLOOR TO BOTTOM OF CEILING FINISH.
7. SMOKE DETECTORS WILL BE PROVIDED PER CHAPTER 3 CRC. THE SMOKE DETECTOR WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED (1) IN EACH BEDROOM, HALLWAYS OUTSIDE BEDROOMS, AND ON EACH STORY. SMOKE DETECTOR ALARM SOUND MUST BE AUDIBLE IN SLEEPING AREAS WHICH MAY REQUIRE INTERCONNECTED SMOKE DETECTORS WITHIN THE UNIT. SEE UTILITY PLANS FOR LOCATIONS. INSTALL AND LOCATE PER MFGR. LISTED REQUIREMENTS.
8. PROVIDE CARBON MONOXIDE DETECTOR ALARMS ON CEILINGS OR WALLS OUTSIDE SLEEPING ROOMS PER CHAPTER 3 CRC.
9. BATHROOM FANS MUST BE ENERGY STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF THE BUILDING
10. ALL NEW WINDOWS TO BE DUAL PANES TO MEET CURRENT ENERGY STANDARD REQUIREMENTS.
11. PROVIDE BACKING FOR ALL ACCESSORIES, FIXTURES AND WINDOW COVERINGS.
12. PROVIDE TWO LAYERS OF GRADE D OR 60-MINUTE GRADE D PAPER OVER ALL WOOD BASE SHEATHING AT EXTERIOR WALLS.
13. A MINIMUM 26 GAUGE, CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL FLANGE OF 3/8 INCHES SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREED SHALL BE A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1)
14. ACCESS TO ATTIC FURNACE MUST BE WITHIN 20' OF UNIT AND SHALL HAVE A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE. A SWITCH CONTROL IS ALSO REQUIRED (CMC 304.4.1)
15. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267 MM), INCLUDING TWO 90 DEGREE (1.57 RAD) ELBOWS. A LENGTH OF 2 FEET (610 MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 RAD) ELBOW IN EXCESS OF TWO.
16. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
17. WATER HEATER MUST BE STRAPPED TO WALL.
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH A NATURAL LIGHT IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDE AN AVERAGE ILLUMINATION OF 6 FEET-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL..
19. GLAZING WHICH IS LESS THAN 60 INCHES FROM A FLOOR AND WITHIN A 24" ARC OF A DOORWAY'S VERTICAL EDGE MUST COMPLY WITH CH.3 CRC.
20. LANDINGS AT DOOR. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER.
21. ALL WATER HEATER INSTALLATION LOCATIONS, REGARDLESS OF PROPOSED WATER HEATING SYSTEM, SHALL HAVE:
(BEES 150.0(N)1A-D)
A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.
B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.
C. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE FINISH SURFACE BELOW.
D. A GAS SUPPLY LINE WITH AVAILABLE CAPACITY FOR NOT LESS THAN A 200,000 BTU/HR SYSTEM.

DOOR/ WINDOW REMARKS

- (1) DOOR SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN AT 90 DEGREE.
- (2) DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 78", MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP
- (3) DOOR SHALL BE READILY OPENABLE FROM THE INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- (4) SELF-CLOSING, TIGHT FITTING, SOLID WOOD, 1-3/8" THICK DOOR, NOT LESS THAN 20-MIN FIRERATED DOOR AT OPENING TO DWELLING (CBC 715.4.3).
- (5) MIN. 72" ABOVE FINISH FLOOR IN BATHROOMS.
- (6) THE MANUFACTURED WINDOWS AND SLIDING DOOR SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONALS FENESTRATION RATING COUNCIL (NFRC) AND COMPLIANCE WITH THE ENERGY CALCULATIONS.
- (7) THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.
- (8) ALL TEMPERED GLASS (T.G.) SHALL BE ACID-ETCHED, SAND-BLASTED, CERAMIC-FIRED, ASER-ETCHED, OR EMBOSSED PER CRC 2406.3.
- (9) DEAD BOLT LOCKS ARE REQUIRED ON ALL EXTERIOR DOORS (INCLUDING HOUSE TO GARAGE
- (10) GLAZING SHALL BE SAFETY GLAZING IF LESS THAN 72" ABOVE BATHROOM FINISH FLOOR

FLOOR PLAN KEYNOTES

- 1 MIN. 4" DIA. TO THE OUTSIDE. EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATIONS AND APPROVED BY THE BUILDING OFFICAL.
- 2 (N) LANDING. 1 1/2" BELOW THRESHOLD. MINIMUM 36" IN DEPTH. MIN 2% SLOPE AWAY FROM BUILDING.
- 3 2" SHOWER CURB.
- 4 SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.
- 5 TEMPERED GLASS. 5.1 TEMP. OBSCURED GLASS 5.2 OBSCURED GLASS
- 6 42" HIGH GUARDRAIL 6.1 42" HIGH BALCONY GUARDRAIL
- 7 36" HIGH STAIR RAILING

LEGEND

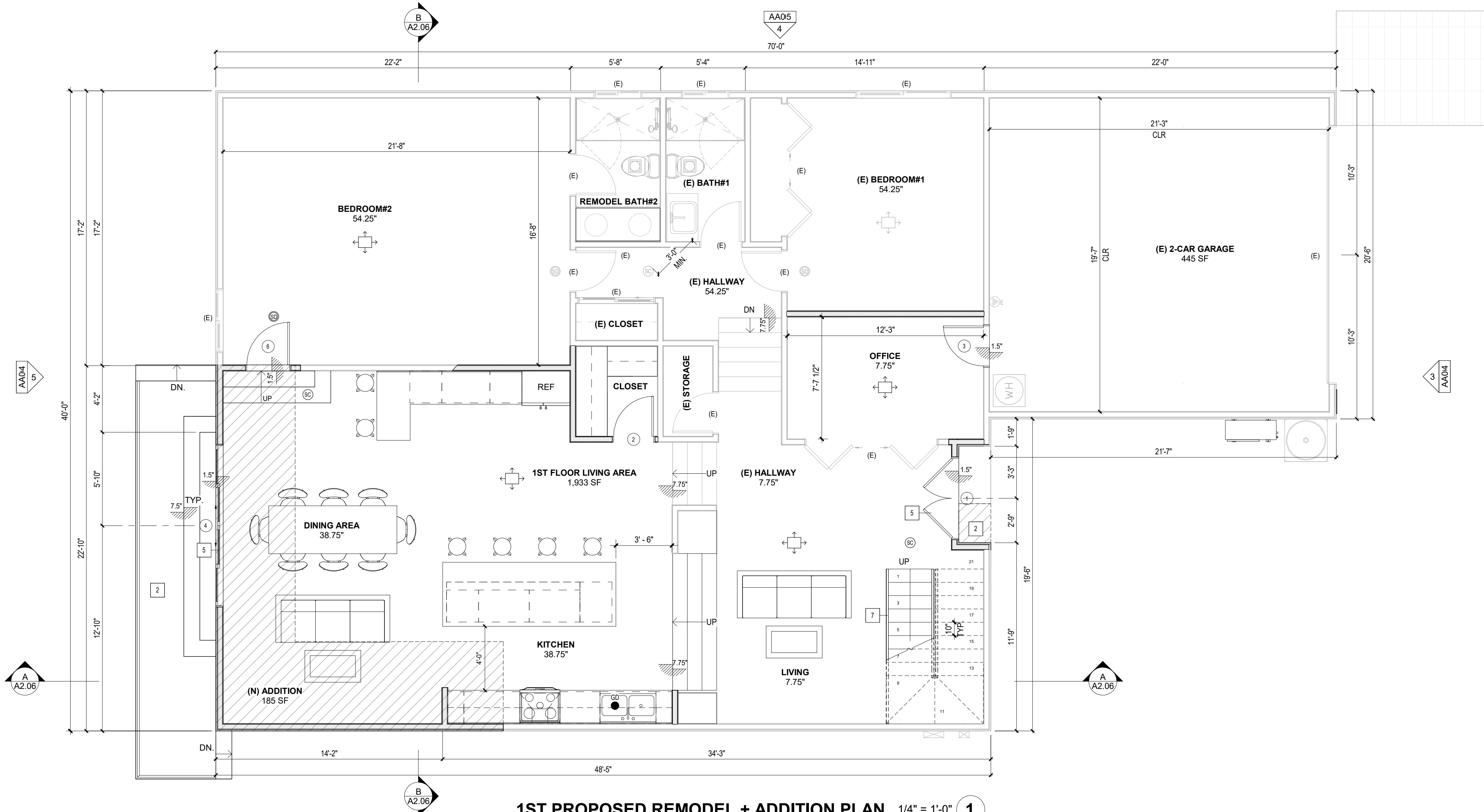
- xx DOOR TYPE, SEE SCHEDULE A2.01, A2.02
- xx WINDOW TYPE, SEE SCHEDULE A2.01, A2.02
- xx KEY NOTE
- 1.5" FLOOR DEPRESSION
- EE&RO EGRESS ESCAPE & RESCUE OPENING

DOOR SCHEDULE (NEW DOORS ONLY)

ID	DOOR SIZE	QTY	DESCRIPTION	U-FACTOR	SHGC	REMARK
1	5'-0" x 6'-8"	1	ENTRY DOOR 2-PANEL, TEMP. GLASS, FRAME, PAINTED FINISH			ENTRY DOOR (1), (2), (3), (9)
2	2'-6" x 6'-8"	1	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
3	2'-6" x 6'-8"	1	SOLID CORE 1 PANEL, FRAME, PAINTED FINISH, 20 MINUTES MIN. FIRE RATED DOOR			GARAGE TO HOUSE DOOR
4	10'-0" x 6'-8"	1	SLIDING DOOR 4-PANEL, SOLID CORE, TEMP. GLASS, FRAME, PAINTED FINISH			EXTERIOR DOOR
5	2'-6" x 6'-8"	1	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
6	2'-8" x 6'-8"	2	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
7	2'-4" x 6'-8"	2	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
8	5'-0" x 6'-8"	2	SLIDING DOOR 2-PANEL HOLLOW CORE, FRAME, PAINTED FINISH			CLOSET DOOR
9	2'-8" x 6'-8"	1	SOLID CORE 1 PANEL, FRAME, PAINTED FINISH	0.5		EXTERIOR DOOR
10	5'-0" x 6'-8"	1	SOLID CORE 2 PANEL, FRAME, PAINTED FINISH	0.5		EXTERIOR DOOR
11	5'-0" x 6'-8"	2	SLIDING DOOR 2-PANEL SOLID CORE, TEMP. GLASS, FRAME, PAINTED FINISH	0.5		EXTERIOR DOOR
12	5'-9" x 6'-8"	1	BI-FOLD LOUVER DOOR, FRAME, PAINTED FINISH, PROVIDED			LAUNDRY DOOR
13	2'-8" x 6'-8"	1	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
Grand total: 17						

FLOOR PLAN LEGEND

- KITCHEN EXHAUST FAN MIN. 110 CFM SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL
- (N) 2X4 INTERIOR WALL
- (N) 2X4 EXTERIOR WALL / INFILL WITH INSULATION PER T-24
- EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT W/ HUMIDITY CONTROL PER CMC 402.5, BETWEEN 50%-80% SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL
- IAQ FAN CALCULATION:
(SELECTION PER T-24)
0.03 x 2,997 SF + 7.5 (4+1) = 127.41 CFM MIN.
- 3/4" HOSE BIBB WITH BACK-FLOW PREVENTOR
- SMOKE DETECTORS AND COMBO SMOKE/CO DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING, WITH BATTERY BACK-UP AND SHALL ALL BE INTERCONNECTED
- SMOKE DETECTORS AND COMBO SMOKE/CO DETECTORS SHALL BE LISTED BY THE STATE OF CALIFORNIA OFFICE OF THE FIRE MARSHAL
- GARBAGE DISPOSAL
- HEATPUMP WATER HEATER NEEA SHALL BE UPGRADED AS NEEDED TO SERVE ADDITION
- CEILING AIR DIFFUSER
- (E) OUT-DOOR UNIT ON PAD 3" MIN. W/ MECHANICAL SCREEN (V.I.F) SHALL BE UPGRADED AS NEEDED TO SERVE ADDITION
- (E) ELECTRICAL PANEL/METER (V.I.F) SHALL BE UPGRADED AS NEEDED TO SERVE ADDITION
- DECK DRAIN
- LAUNDRY DRYER EXHAUST
- ELECTRIC VEHICLE CHARGER
- WALL MOUNTED A/C INDOOR UNIT
- (N) HEATPUMP MINI SPLIT SYSTEM FOR ADDITION ON 2ND FLOOR (DUCTLESS)



1ST PROPOSED REMODEL + ADDITION PLAN 1/4" = 1'-0" 1



ULTIMATE KONSTRUCTION
DESIGN & BUILD

REMODEL + ADDITION

PROJECT CONTACT

PHONE NUMBER: (714) 468-4664
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4A, GARDEN GROVE, CA 92843
EMAIL:
ULTIMATEKONSTRUCTION@GMAIL.COM

OWNERSHIP

NAME: TIFFANY LE
ADDRESS: 16611 EDGEWATER,
HUNTINGTON BEACH, CA 92649
PHONE: (714) 417-6734
MAIL: TIFFANYLE@YAHOO.COM

REMODEL & ADDITION HOUSE

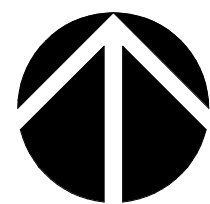
16611 EDGEWATER LN,
HUNTINGTON BEACH, CA 92649

DELTA	DATE	DESCRIPTION
1	12/19/2025	PC1

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[Signature]

PROPOSED - 1ST
FLOOR PLAN



A2.01

- FLOOR PLAN NOTES
1. VERIFY ALL APPLIANCE EQUIPMENT AND FIXTURE DIMENSIONS AND INSTALLATION REQUIREMENTS PRIOR TO CASEWORK FABRICATION INSTALLATION.

2. FINISH END WALLS OF CABINETS FLANKING OPENING TO MATCH CABINET FACE. PRIME & PAINT EXPOSED GYP. BD. WALL TO MATCH WALLS. INSTALL MATCHING BASE BD.

3. EXTEND FLOORING UNDER APPLIANCES RESTING ON FLOOR.

4. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.

5. OFFSET ALL IMMEDIATELY ADJACENT DOOR OPENINGS 4" FROM PERPENDICULAR WALL, UNO.

6. CEILING HEIGHTS INDICATED ARE MEASURED FROM FINISH FLOOR TO BOTTOM OF CEILING FINISH.

7. SMOKE DETECTORS WILL BE PROVIDED PER CHAPTER 3 CRC. THE SMOKE DETECTOR WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED (1) IN EACH BEDROOM, HALLWAYS OUTSIDE BEDROOMS, AND ON EACH STORY. SMOKE DETECTOR ALARM SOUND MUST BE AUDIBLE IN SLEEPING AREAS WHICH MAY REQUIRE INTERCONNECTED SMOKE DETECTORS WITHIN THE UNIT. SEE UTILITY PLANS FOR LOCATIONS. INSTALL AND LOCATE PER MFGR. LISTED REQUIREMENTS.

8. PROVIDE CARBON MONOXIDE DETECTOR ALARMS ON CEILINGS OR WALLS OUTSIDE SLEEPING ROOMS PER CHAPTER 3 CRC.

9. BATHROOM FANS MUST BE ENERGY STAR W/ HUMIDISTAT CONTROLLER AND MUST BE DUCTED TO THE EXTERIOR OF THE BUILDING

10. ALL NEW WINDOWS TO BE DUAL PANES TO MEET CURRENT ENERGY STANDARD REQUIREMENTS.

11. PROVIDE BACKING FOR ALL ACCESSORIES, FIXTURES AND WINDOW COVERINGS.

12. PROVIDE TWO LAYERS OF GRADE D OR 60-MINUTE GRADE D PAPER OVER ALL WOOD BASE SHEATHING AT EXTERIOR WALLS.

13. A MINIMUM 26 GAUGE, CORROSION RESISTANT OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL FLANGE OF 3/4 INCHES SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. SCREED SHALL BE A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREAS. (CRC R703.7.2.1)

14. ACCESS TO ATTIC FURNACE MUST BE WITHIN 20' OF UNIT AND SHALL HAVE A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE. A SWITCH CONTROL IS ALSO REQUIRED (CMC 304.4.1)

15. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267 MM), INCLUDING TWO 90 DEGREE (1.57 RAD) ELBOWS. A LENGTH OF 2 FEET (610 MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 RAD) ELBOW IN EXCESS OF TWO.

16. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

17. WATER HEATER MUST BE STRAPPED TO WALL.

18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH A NATURAL LIGHT IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDE AN AVERAGE ILLUMINATION OF 6 FEET-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL..

19. GLAZING WHICH IS LESS THAN 60 INCHES FROM A FLOOR AND WITHIN A 24" ARC OF A DOORWAY'S VERTICAL EDGE MUST COMPLY WITH CH.3 CRC.

20. LANDINGS AT DOOR. LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER.

21. ALL WATER HEATER INSTALLATION LOCATIONS, REGARDLESS OF PROPOSED WATER HEATING SYSTEM, SHALL HAVE:
(BEES 150.0(N)1A-D)
A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.
B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.
C. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE FINISH SURFACE BELOW.
D. A GAS SUPPLY LINE WITH AVAILABLE CAPACITY FOR NOT LESS THAN A 200,000 BTU/HR SYSTEM.

- DOOR/ WINDOW REMARKS
- (1) DOOR SHALL HAVE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN AT 90 DEGREE.

(2) DOOR SHALL HAVE A MINIMUM CLEAR HEIGHT OF 78", MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP

(3) DOOR SHALL BE READILY OPENABLE FROM THE INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

(4) SELF-CLOSING, TIGHT FITTING, SOLID WOOD, 1-3/8" THICK DOOR, NOT LESS THAN 20-MIN FIRERATED DOOR AT OPENING TO DWELLING (CBC 715.4.3).

(5) MIN. 72" ABOVE FINISH FLOOR IN BATHROOMS.

(6) THE MANUFACTURED WINDOWS AND SLIDING DOOR SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONALS FENESTRATION RATING COUNCIL (NFRC) AND COMPLIANCE WITH THE ENERGY CALCULATIONS.

(7) THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

(8) ALL TEMPERED GLASS (T.G.) SHALL BE ACID-ETCHED, SAND-BLASTED, CERAMIC-FIRED, ASER-ETCHED, OR EMBOSSED PER CRC 2406.3.

(9) DEAD BOLT LOCKS ARE REQUIRED ON ALL EXTERIOR DOORS (INCLUDING HOUSE TO GARAGE

(10) GLAZING SHALL BE SAFETY GLAZING IF LESS THAN 72" ABOVE BATHROOM FINISH FLOOR

- FLOOR PLAN KEYNOTES
- 1 MIN. 4" DIA. TO THE OUTSIDE. EQUIPPED WITH A BACK DRAFT DAMPER. DUCT LENGTH OR SIZES AS PERMITTED OR REQUIRED BY MANUFACTURERS INSTALLATIONS AND APPROVED BY THE BUILDING OFFICAL.

2 (N) LANDING. 1 1/2" BELOW THRESHOLD. MINIMUM 36" IN DEPTH. MIN.2% SLOPE AWAY FROM BUILDING.

3 2" SHOWER CURB.

4 SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.

5 TEMPERED GLASS. 5.1 TEMP. OBSCURED GLASS

6 42" HIGH GUARDRAIL. 6.1 42" HIGH BALCONY GUARDRAIL

7 36" HIGH STAIR RAILING

- LEGEND
- xx DOOR TYPE, SEE SCHEDULE A2.01, A2.02

xx WINDOW TYPE, SEE SCHEDULE A2.01, A2.02

xx KEY NOTE

1.5" FLOOR DEPRESSION

EE&RO EGRESS ESCAPE & RESCUE OPENING

DOOR SCHEDULE (NEW DOORS ONLY)

ID	DOOR SIZE	QTY	DESCRIPTION	U-FACTOR	SHGC	REMARK
1	5'-0" x 6'-8"	1	ENTRY DOOR 2-PANEL, TEMP. GLASS, FRAME, PAINTED FINISH			ENTRY DOOR (1), (2), (3), (9)
2	2'-6" x 6'-8"	1	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
3	2'-6" x 6'-8"	1	SOLID CORE 1 PANEL, FRAME, PAINTED FINISH, 20 MINUTES MIN. FIRE RATED DOOR			GARAGE TO HOUSE DOOR
4	10'-0" x 6'-8"	1	SLIDING DOOR 4-PANEL, SOLID CORE, TEMP. GLASS, FRAME, PAINTED FINISH			EXTERIOR DOOR
5	2'-6" x 6'-8"	1	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
6	2'-8" x 6'-8"	2	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
7	2'-4" x 6'-8"	2	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
8	5'-0" x 6'-8"	2	SLIDING DOOR 2-PANEL HOLLOW CORE, FRAME, PAINTED FINISH			CLOSET DOOR
9	2'-8" x 6'-8"	1	SOLID CORE 1 PANEL, FRAME, PAINTED FINISH	0.5		EXTERIOR DOOR
10	5'-0" x 6'-8"	1	SOLID CORE 2 PANEL, FRAME, PAINTED FINISH	0.5		EXTERIOR DOOR
11	5'-0" x 6'-8"	2	SLIDING DOOR 2-PANEL SOLID CORE, TEMP. GLASS, FRAME, PAINTED FINISH	0.5		EXTERIOR DOOR
12	5'-9" x 6'-8"	1	BI-FOLD LOUVER DOOR, FRAME, PAINTED FINISH, PROVIDED			LAUNDRY DOOR
13	2'-8" x 6'-8"	1	HOLLOW CORE 1 PANEL, FRAME, PAINTED FINISH			INTERIOR DOOR
Grand total: 17						

WINDOW SCHEDULE (NEW WINDOWS ONLY)

ID	WINDOW SIZE	QTY	DESCRIPTION	U-FACTOR	SHGC	REMARK
A	2'-6" x 5'-0"	4	SINGLE HUNG, DUAL GLASS, FRAME, FINISH PER MFG.			OBSCURED
B	3'-0" x 3'-0"	2	SLIDER, DUAL GLASS, FRAME, FINISH PER MFG.			
C	5'-0" x 4'-0"	1	SLIDER, DUAL GLASS, FRAME, FINISH PER MFG.			
D	3'-0" x 1'-0"	3	SLIDER, DUAL GLASS, FRAME, FINISH PER MFG.			OBSCURED, TEMP. @BATH (5),(10)
Grand total: 10						

- FLOOR PLAN LEGEND
- KITCHEN EXHAUST FAN MIN. 110 CFM SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL

(N) 2X4 INTERIOR WALL

(N) 2X4 EXTERIOR WALL / INFILL WITH INSULATION PER T-24

EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT W/ HUMIDITY CONTROL PER CMC 402.5. BETWEEN 50%-80% SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL

IAQ FAN CALCULATION:
(SELECTION PER T-24)
0.03 x 2,997 SF + 7.5 (4+1) = 127.41 CFM MIN.

3/4" HOSE BIBB WITH BACK-FLOW PREVENTOR

SMOKE DETECTORS AND COMBO SMOKE/CO DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING, WITH BATTERY BACK-UP AND SHALL ALL BE INTERCONNECTED

SMOKE DETECTORS AND COMBO SMOKE/CO DETECTORS SHALL BE LISTED BY THE STATE OF CALIFORNIA OFFICE OF THE FIRE MARSHAL

GARBAGE DISPOSAL

HEATPUMP WATER HEATER NEEA SHALL BE UPGRADED AS NEEDED TO SERVE ADDITION

CEILING AIR DIFFUSER

(E) OUT-DOOR UNIT ON PAD 3" MIN. W/ MECHANICAL SCREEN (V.I.F) SHALL BE UPGRADED AS NEEDED TO SERVE ADDITION

(E) ELECTRICAL PANEL/METER (V.I.F) SHALL BE UPGRADED AS NEEDED TO SERVE ADDITION

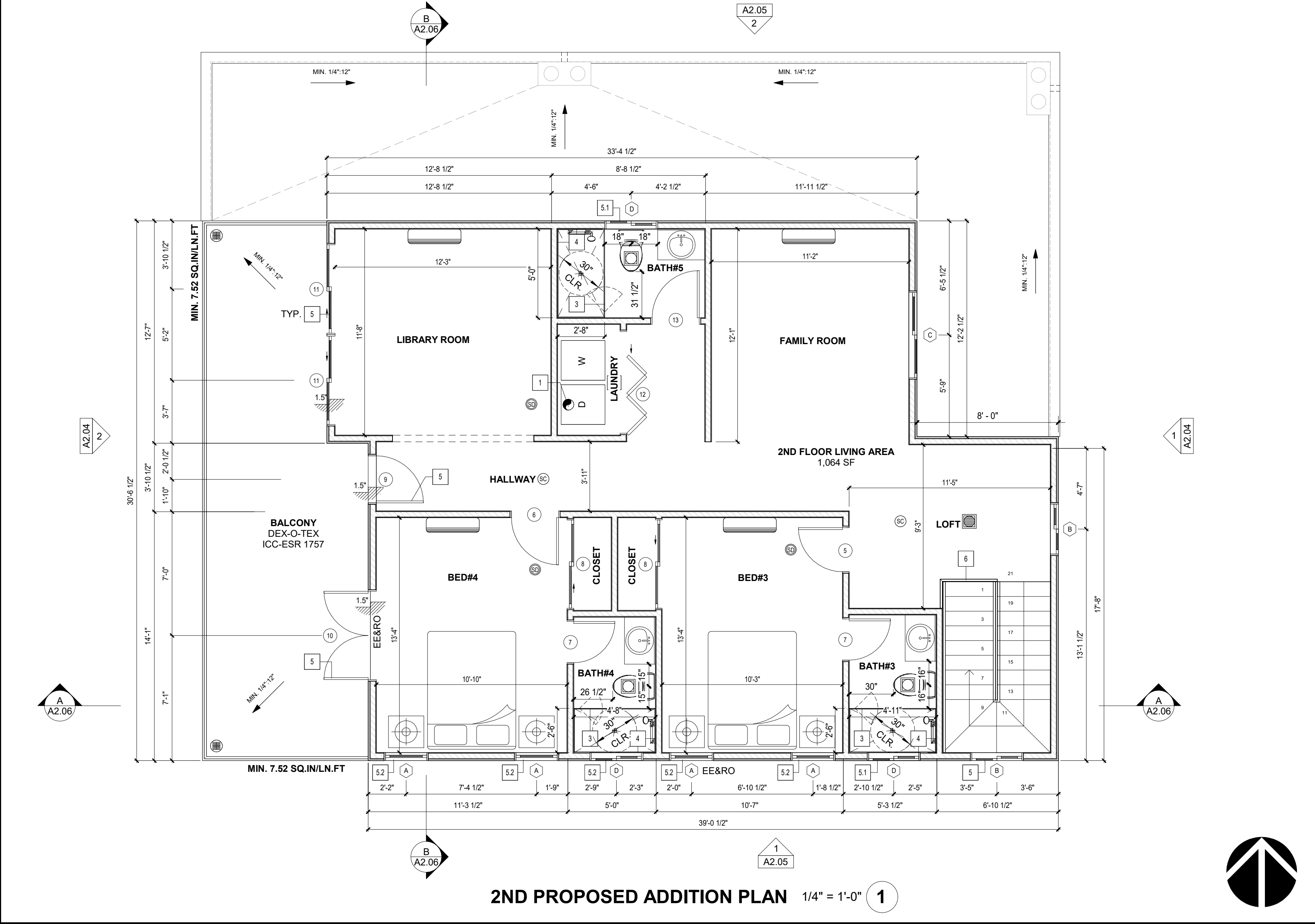
DECK DRAIN

LAUNDRY DRYER EXHAUST

ELECTRIC VEHICLE CHARGER

WALL MOUNTED A/C INDOOR UNIT

(N) HEATPUMP MINI SPLIT SYSTEM FOR ADDITION ON 2ND FLOOR (DUCTLESS)



ULTIMATE KONSTRUCTION
DESIGN & BUILD

REMODEL + ADDITION

PROJECT CONTACT

PHONE NUMBER: (714) 468-4664
ADDRESS: 13892 HARBOR BLVD, SUITE 4A, GARDEN GROVE, CA 92843
EMAIL: ULTIMATEKONSTRUCTION@GMAIL.COM

OWNERSHIP

NAME: TIFFANY LE
ADDRESS: 16611 EDGEWATER, HUNTINGTON BEACH, CA 92649
PHONE: (714) 417-6734
MAIL: TIFFANYLE@YAHOO.COM

REMODEL & ADDITION HOUSE

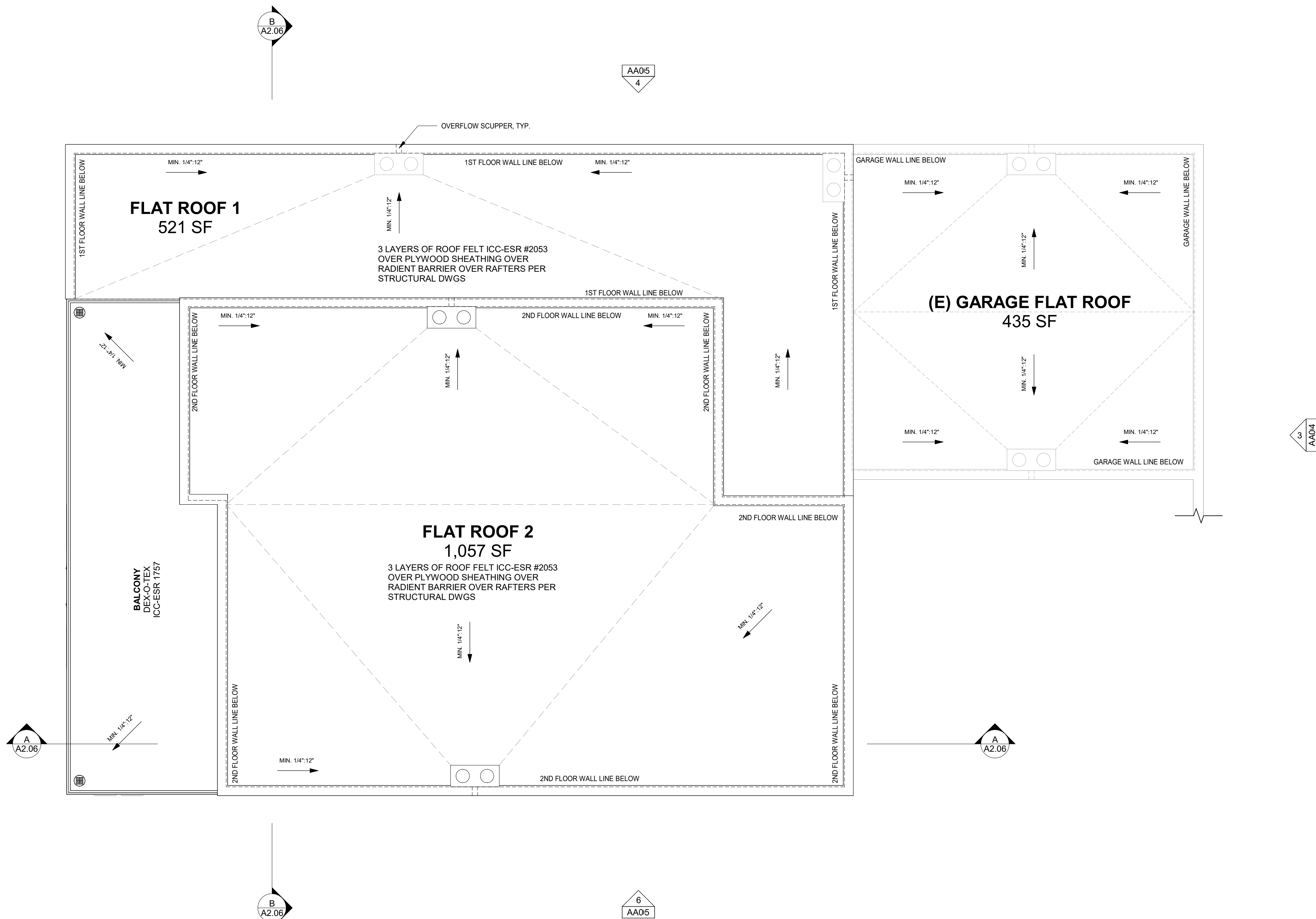
16611 EDGEWATER LN,
HUNTINGTON BEACH, CA 92649

DELTA	DATE	DESCRIPTION
1	12/19/2025	PC1

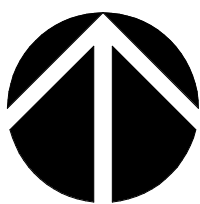
IT IS THE CONTRACTORS OR OWNER-BUILDERS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE DESIGNERS IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR OR OWNER-BUILDER THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE DESIGNERS PRIOR TO THE CONTRACTOR OR OWNER-BUILDER BEFORE PROCEEDING WITH THE WORK. THE DESIGNERS WILL BE HELD HARMLESS FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT BEING FOLLOWED.

PROPOSED - 2ND
FLOOR PLAN

A2.02



PROPOSED ROOF PLAN 1/4" = 1'-0" 1



ROOF PLAN GENERAL NOTES

1. ROOF MATERIAL COVERING CLASS "B" 3 LAYER OF #300 GAF ROOF FELT ICC-ESR #2053. THE INSTALLATION OF ROOF COVERING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. PROJECTIONS LESS THAN 3'-0" (HOUSE WITH SPRINKLER) TO PROPERTY LINE TO BE 1-HOUR CONSTRUCTION, TYP.
3. PROVIDE MIN. 2% SLOPE AT FLAT ROOF AND DECK (IF OCCUR).



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[Signature]

PROPOSED - ROOF
PLAN

1. PROVIDE FIRE BLOCKING IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES. CRC R302.11.
2. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY, CRC R317.2(2).
3. CONTRACTOR TO VERIFY W/ OWNER'S INTERIOR DESIGNER FOR MATERIAL SELECTION AND COLOR PRIOR TO FINAL PRICING AND CONSTRUCTION.
4. MIN. 3/8" OSB PLYWOOD THROUGH-OUT @ OUTSIDE FACE OF WALL
5. CONTRACTOR TO VERIFY ALL OWNER'S APPLIANCE MANUAL SPEC. PRIOR TO CONSTRUCTION.
6. ALL INTERIOR, DOOR, WINDOW SIDE, HEAD AND SILL TO BE MOLDING
7. EXTERIOR CONCRETE LANDING TO COMPLY 2019 CRC R311.3
A. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).
8. LANDINGS AT THE REQUIRED DOOR SHALL NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING
9. GROUND ADJACENT TO THE FOUNDATION SHALL FALL A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL. (CRC R401.3)

1	(N) STUCCO, PAINT AND MATERIAL TO MATCH EXISTING
2	(N) ROOF MATERIAL COVERING CLASS "B" 3 LAYERS OF ROOF FELT ICC-ESR #2053
3	(N) 3FT HIGH PARAPET WALL
4	(N) 2 1/2" VINYL MOLDING TRIM FOR ALL WINDOWS TO MATCH EXISTING HOUSE
5	TEMP. GLASS
6	TEMP. OBSCURED GLASS
7	42" HIGH GUARDRAIL AT EXTERIOR DECK PER CBC 1015.2. GUARDRAIL TO WITHSTAND 200 LB. EXTERIOR LOAD
8	(N) LANDING. 1 1/2" BELOW THRESHOLD. MINIMUM 36" IN DEPTH. MIN. 2% SLOPE AWAY FROM BUILDING
9	(N) OVERFLOW SCUPPER
10	42" HIGH GLASS RAILING
11	(N) ADDRESS SIGNAGE, SEE DETAIL ON SHEET A0.00

	DOOR TYPE, SEE SCHEDULE A2.01, A2.02
	WINDOW TYPE, SEE SCHEDULE A2.01, A2.02
	KEY NOTE
	FLOOR DEPRESSION
	EGRESS ESCAPE & RESCUE OPENING



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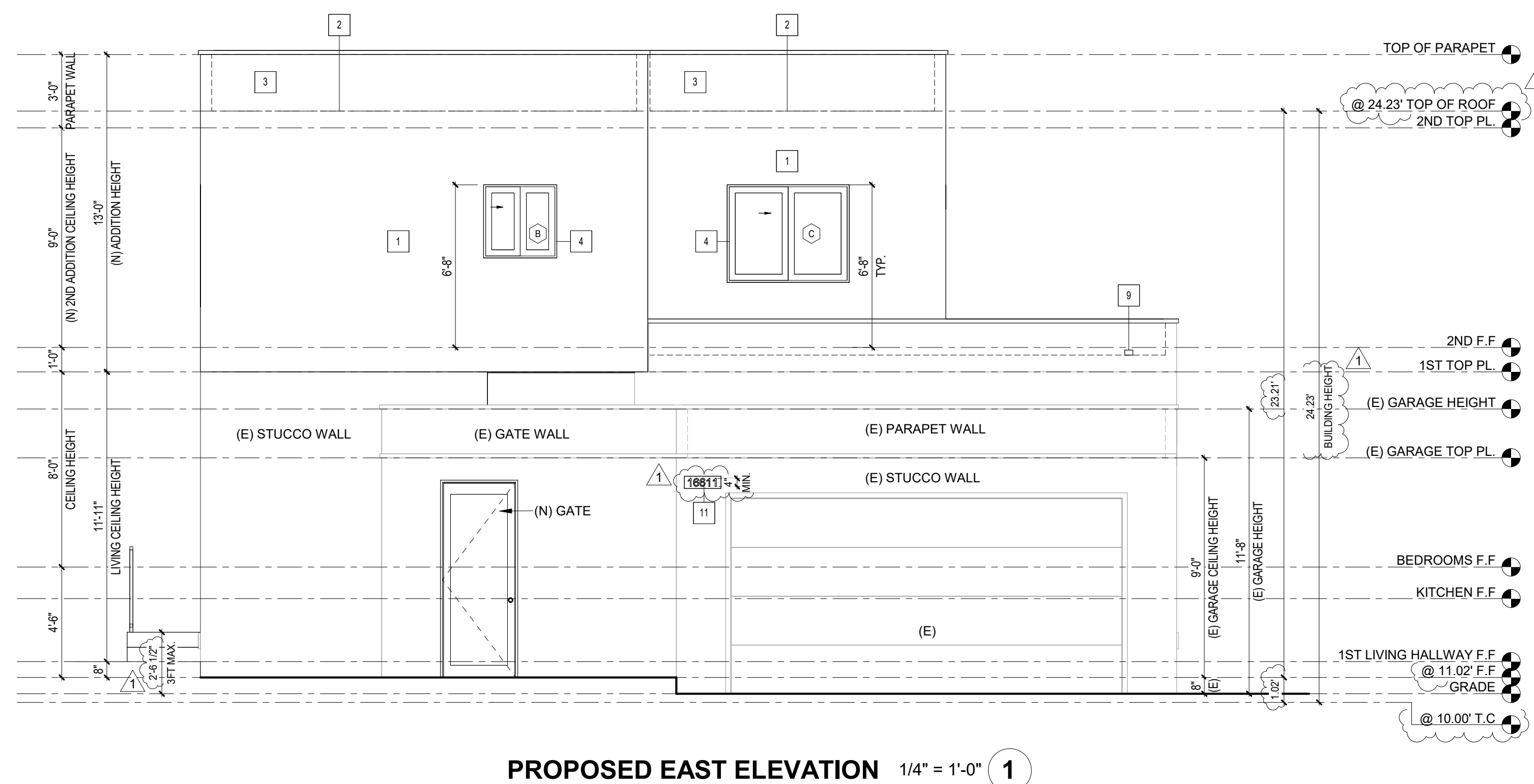
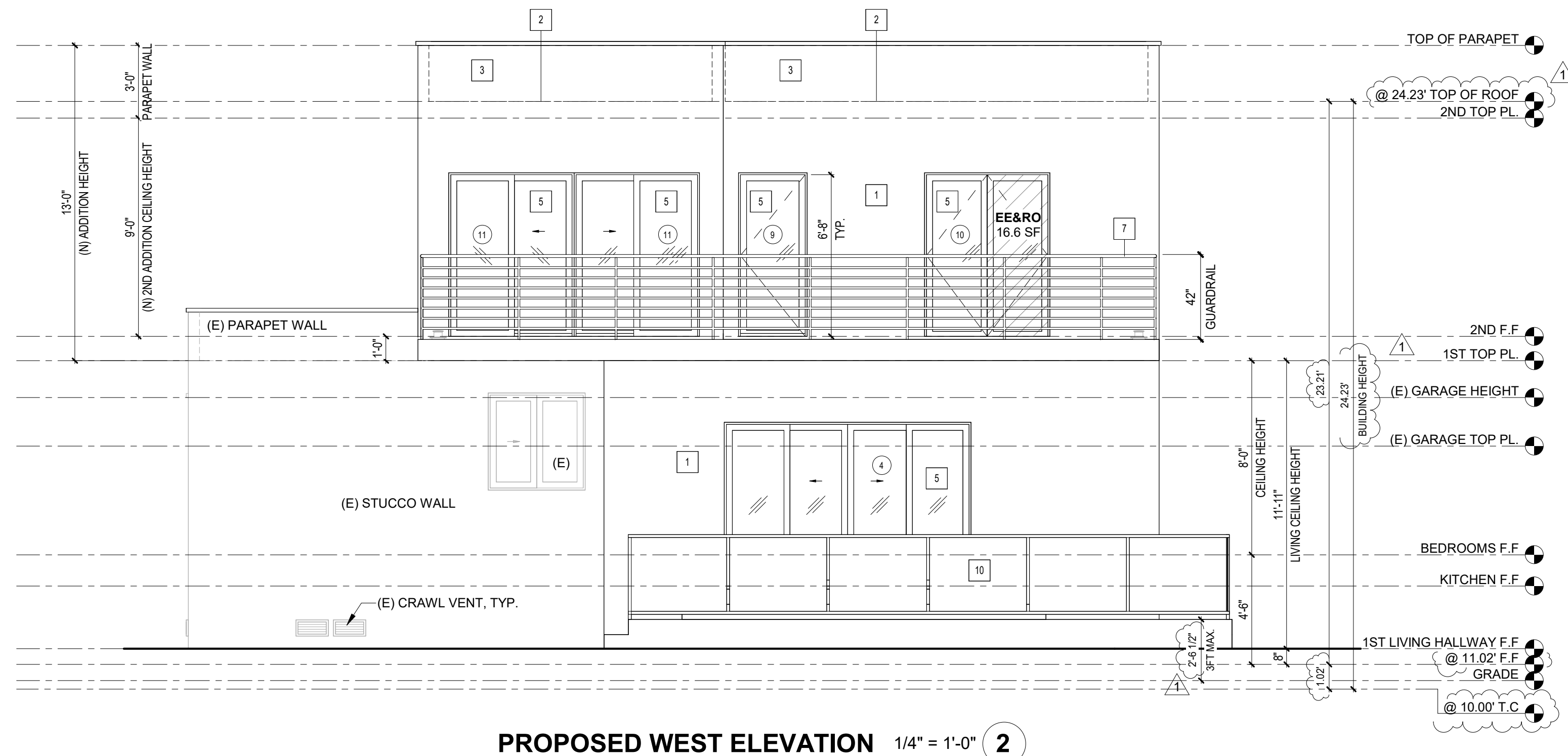
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PROPOSED - ELEVATIONS

A2.04



1. PROVIDE FIRE BLOCKING IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS. CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES, C.R. R302.11.
2. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" TO THE EXPOSED GROUND SHALL BE PRESSURE TREATED OR NATURALLY DURABLE TO DECAY. C.R. R317.2(2).
3. CONTRACTOR TO VERIFY W/ OWNER'S INTERIOR DESIGNER FOR MATERIAL SELECTION AND COLOR PRIOR TO FINAL PRICING AND CONSTRUCTION.
4. MIN. 3/8" OSB PLYWOOD THROUGH-OUT @ OUTSIDE FACE OF WALL.
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	DOOR TYPE, SEE SCHEDULE A2.01, A2.02
	WINDOW TYPE, SEE SCHEDULE A2.01, A2.02
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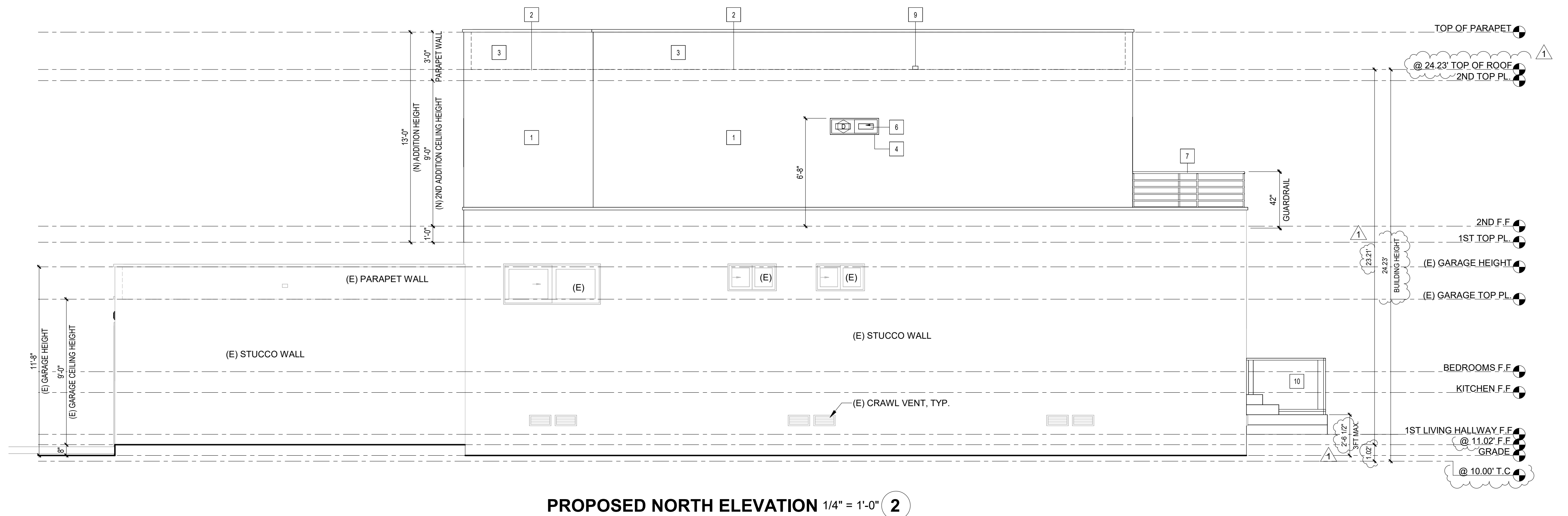
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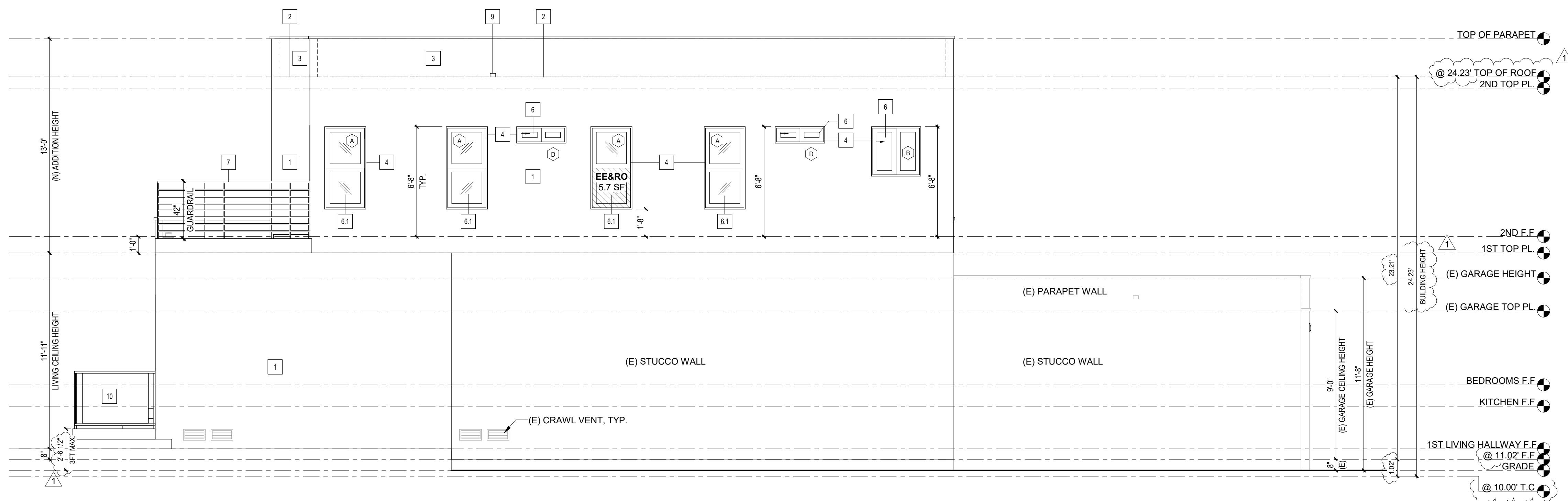
Amel

PROPOSED - ELEVATIONS (CONT.)

A2.05



PROPOSED NORTH ELEVATION 1/4" = 1'-0" **2**



PROPOSED SOUTH ELEVATION 1/4" = 1'-0" **1**

ELEVATION & SECTION NOTES

1. PROVIDE FIRE BLOCKING IN CONCEALED SPACES 10' O.C. HORIZONTAL, VERTICALLY AT THE CEILING AND FLOOR LEVELS, CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, CONCEALED SPACES BETWEEN STAIR AND LANDING, OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, WIRES, CHIMNEYS AND FIREPLACES, CRC R302.11.
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SECTION KEYNOTES

- A (N) 2x ROOF JOISTS PER STRUCT
- B WEEP SCREED FOR STUCCO, 2" MIN. ABOVE PAVED AREAS, 8" MIN. ABOVE NATURAL GRADE
- C (N) 2x FLOOR JOISTS PER STRUCT
- D (N) CONCRETE SLAB PER STRUCT
- E (N) FOOTING PER STRUCT
- F (N) 2x STUD WALL PER STRUCT
- G (N) PARAPET WALL
- H (N) 36" HIGH STAIR RAILING
- I (N) 42" GUARDRAIL
- J (N) LANDING
- K (N) OVERFLOW SCUPPER

LEGENDS

- XX DOOR TYPE, SEE SCHEDULE A2.01, A2.02
- XX WINDOW TYPE, SEE SCHEDULE A2.01, A2.02
- XX KEY NOTE
- 1.5' FLOOR DEPRESSION
- EE&RO EGRESS ESCAPE & RESCUE OPENING



ULTIMATE KONSTRUCTION
DESIGN & BUILD

REMODEL + ADDITION

PROJECT CONTACT

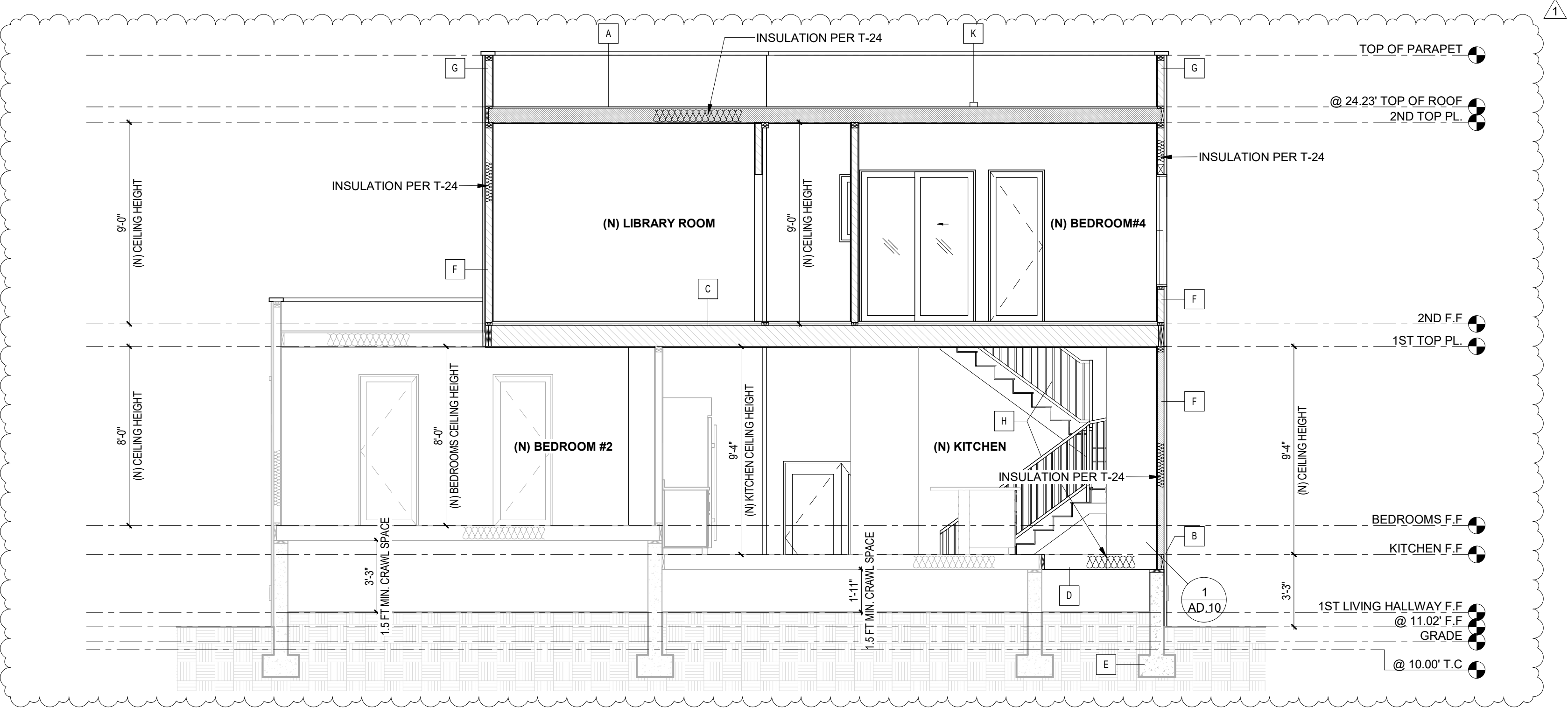
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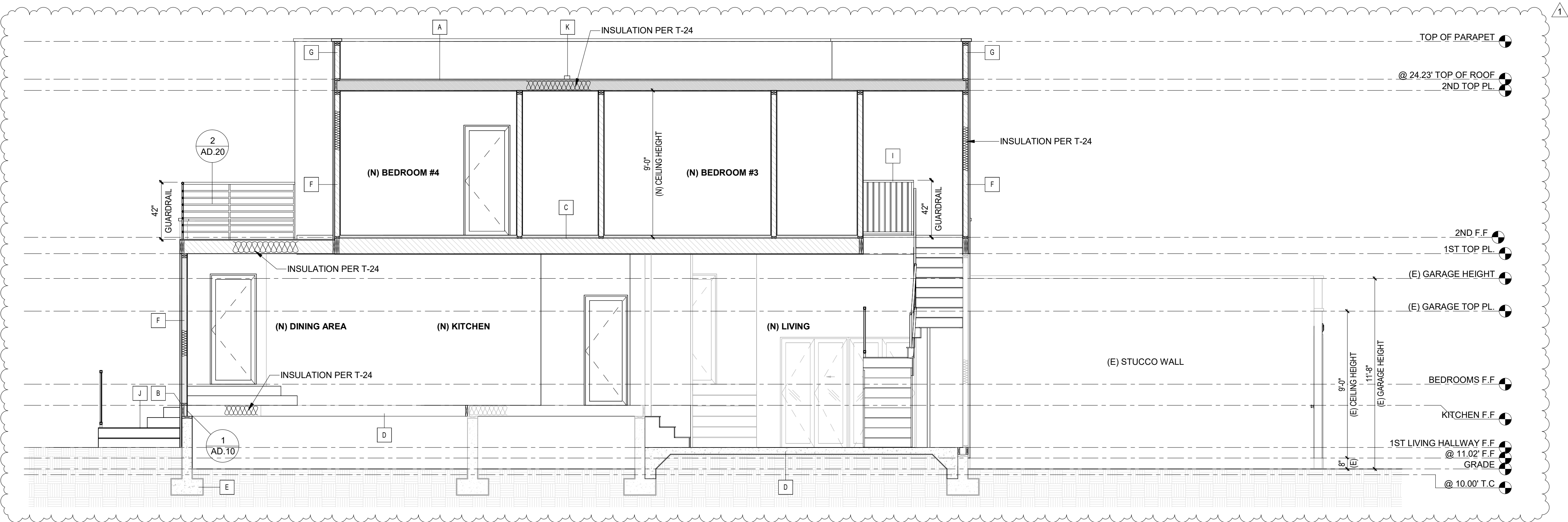
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SECTION B-B 1/4" = 1'-0" B



SECTION A-A 1/4" = 1'-0" A

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[Signature]

PROPOSED -
SECTIONS



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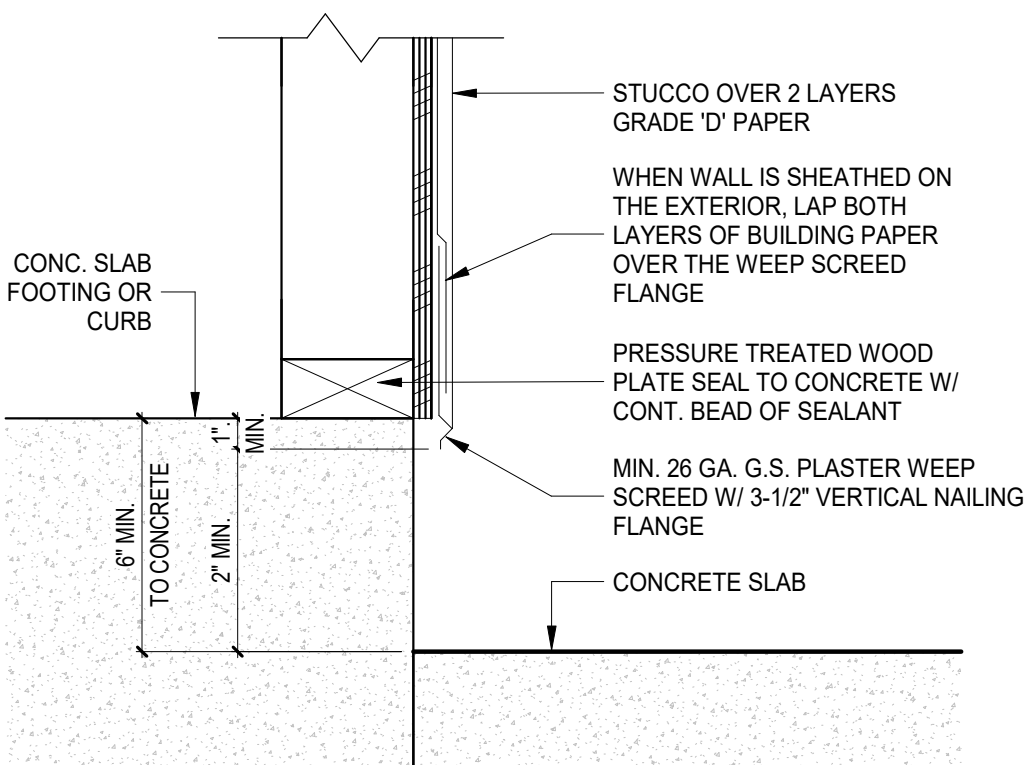
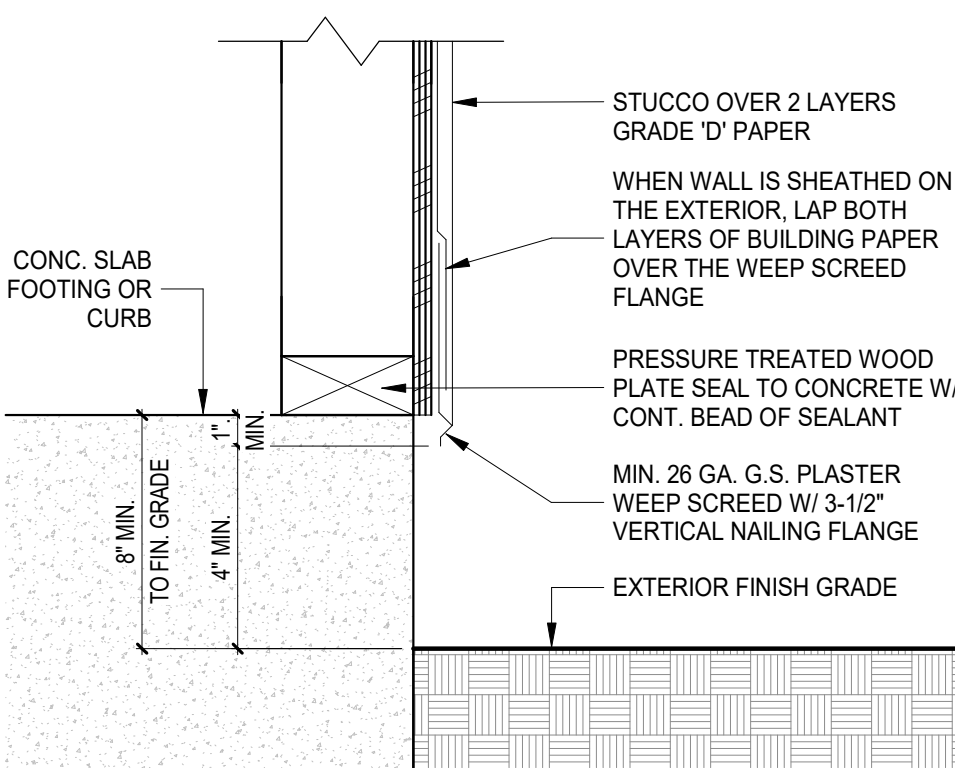
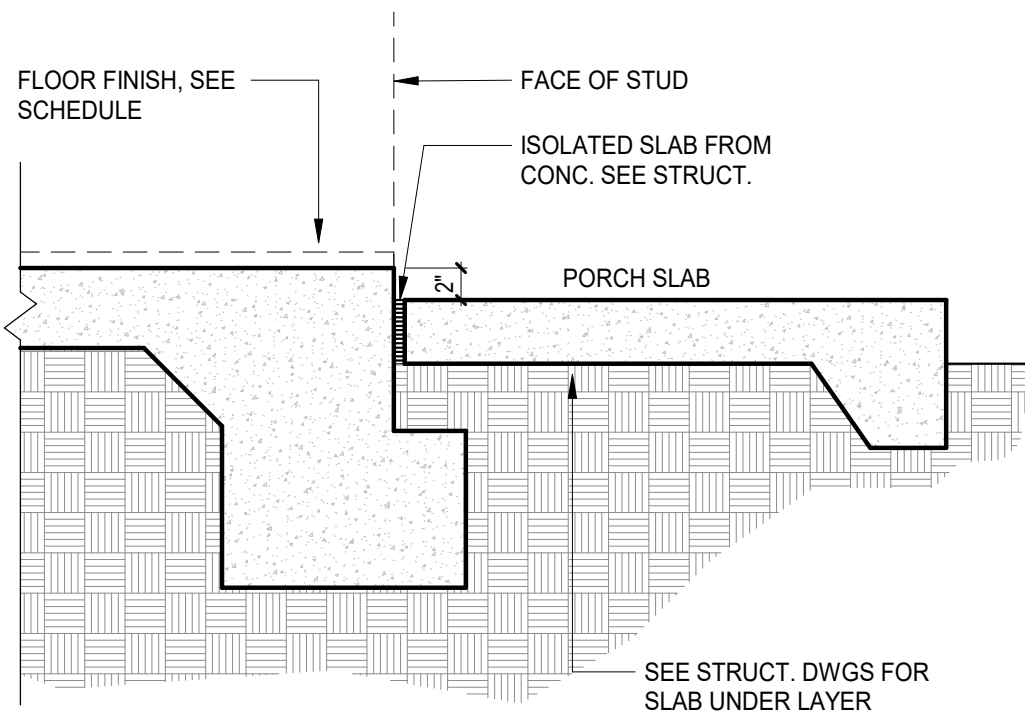
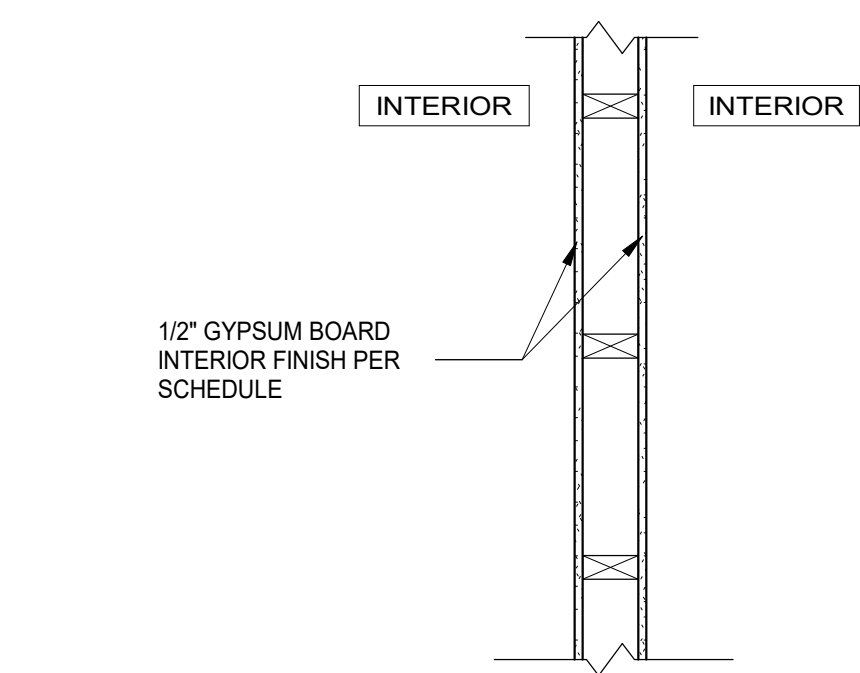
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ARCHITECTURAL
DETAILS

AD.10

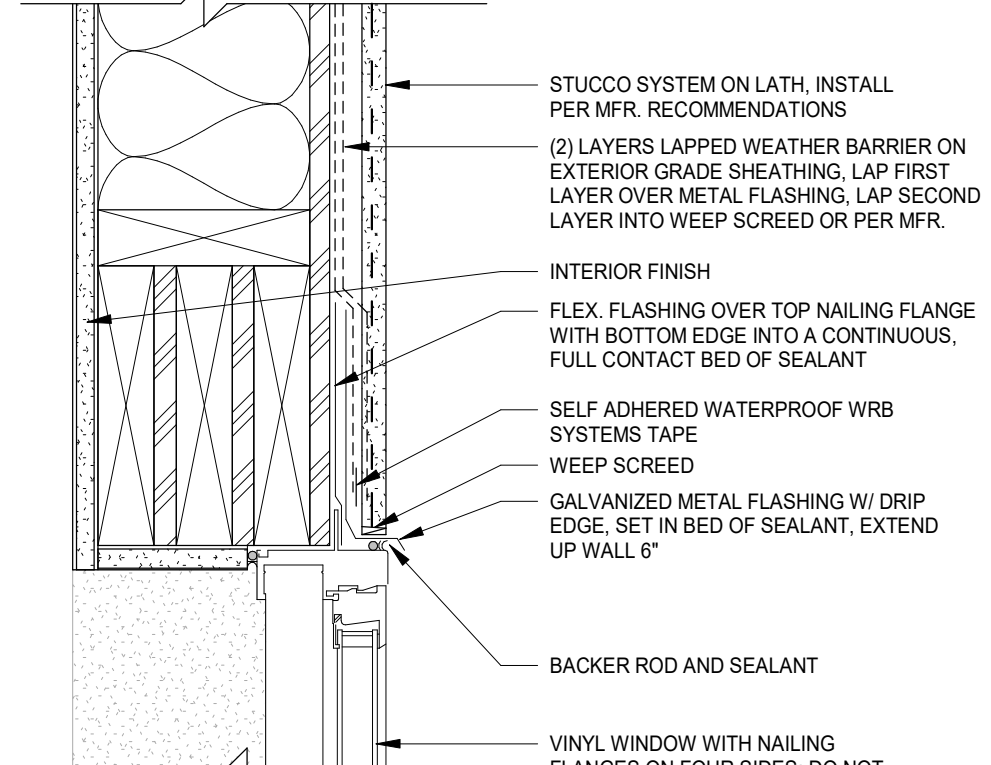
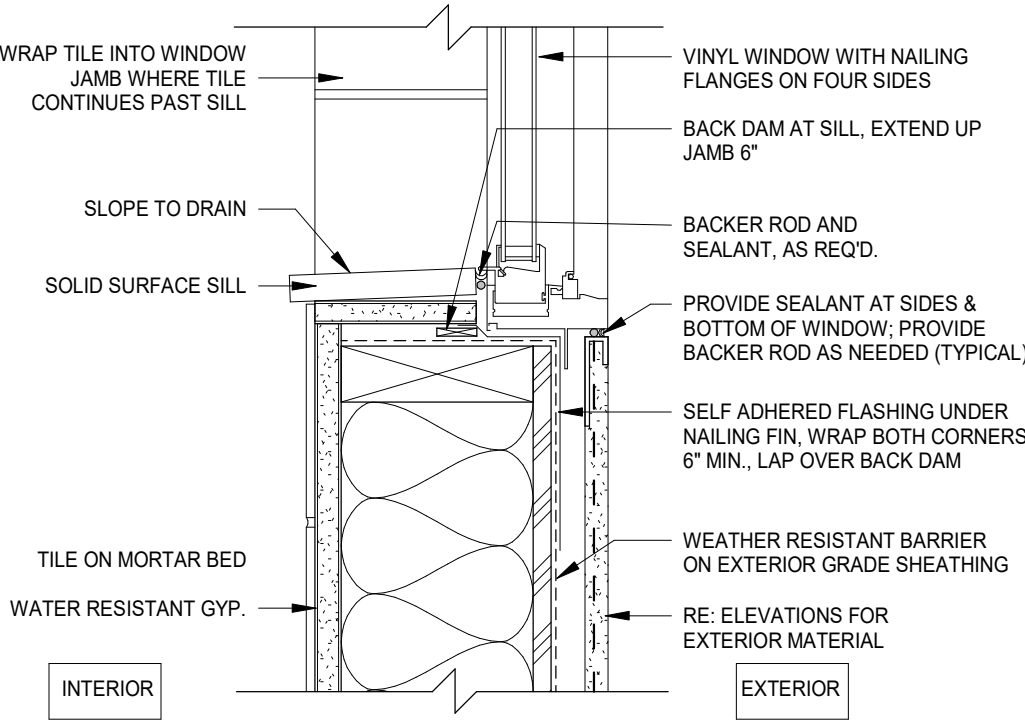
INTERIOR WALL N.T.S 3

HOUSE TO PORCH N.T.S 2

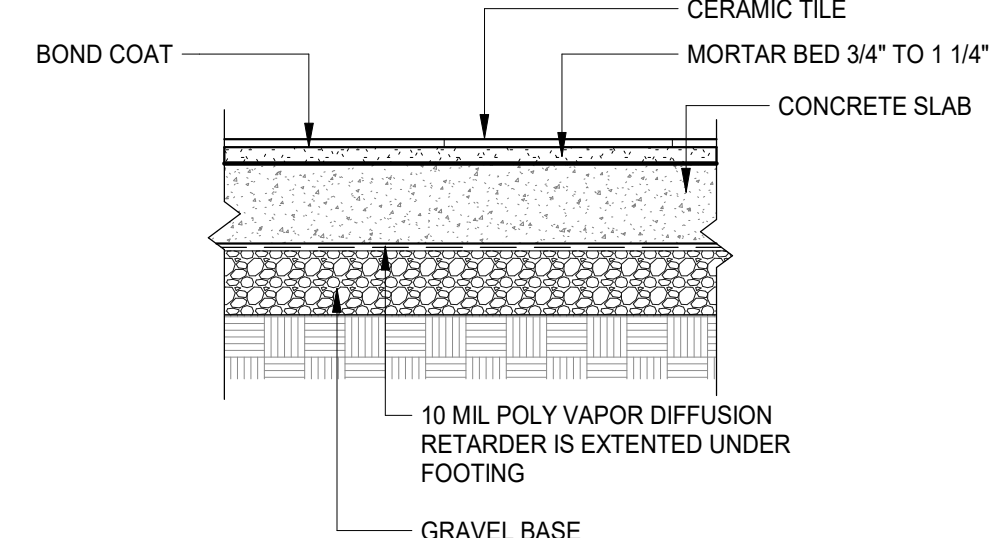


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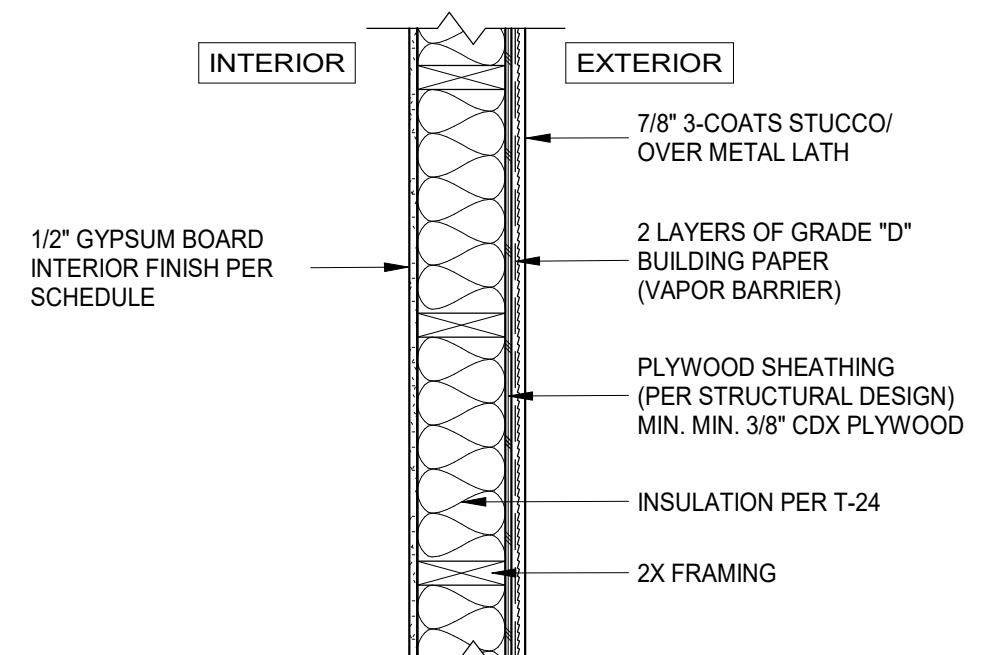
WINDOW SILL-SHOWER N.T.S 7



WINDOW HEAD-STUCCO N.T.S 6

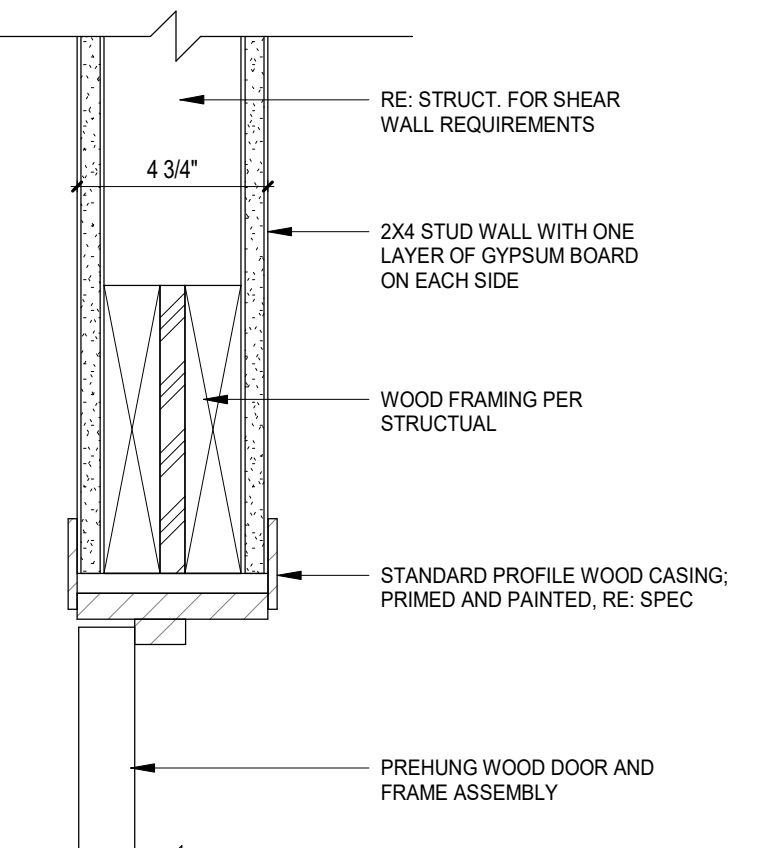
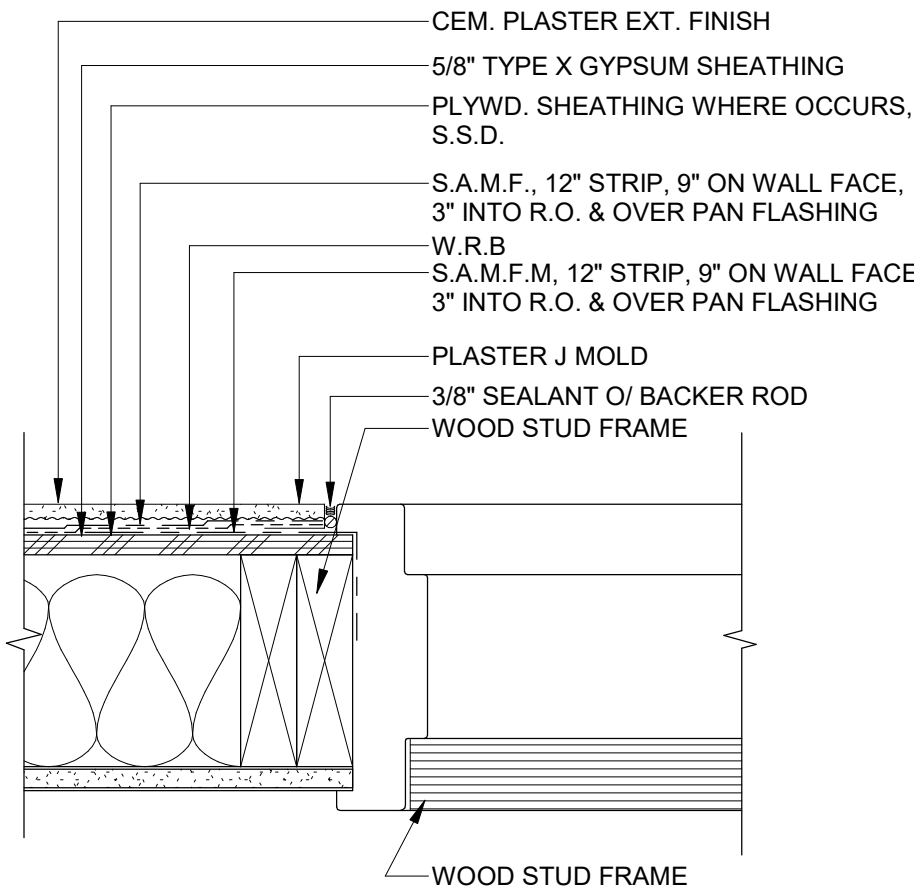


CERAMIC TILE/ CONCRETE N.T.S 5

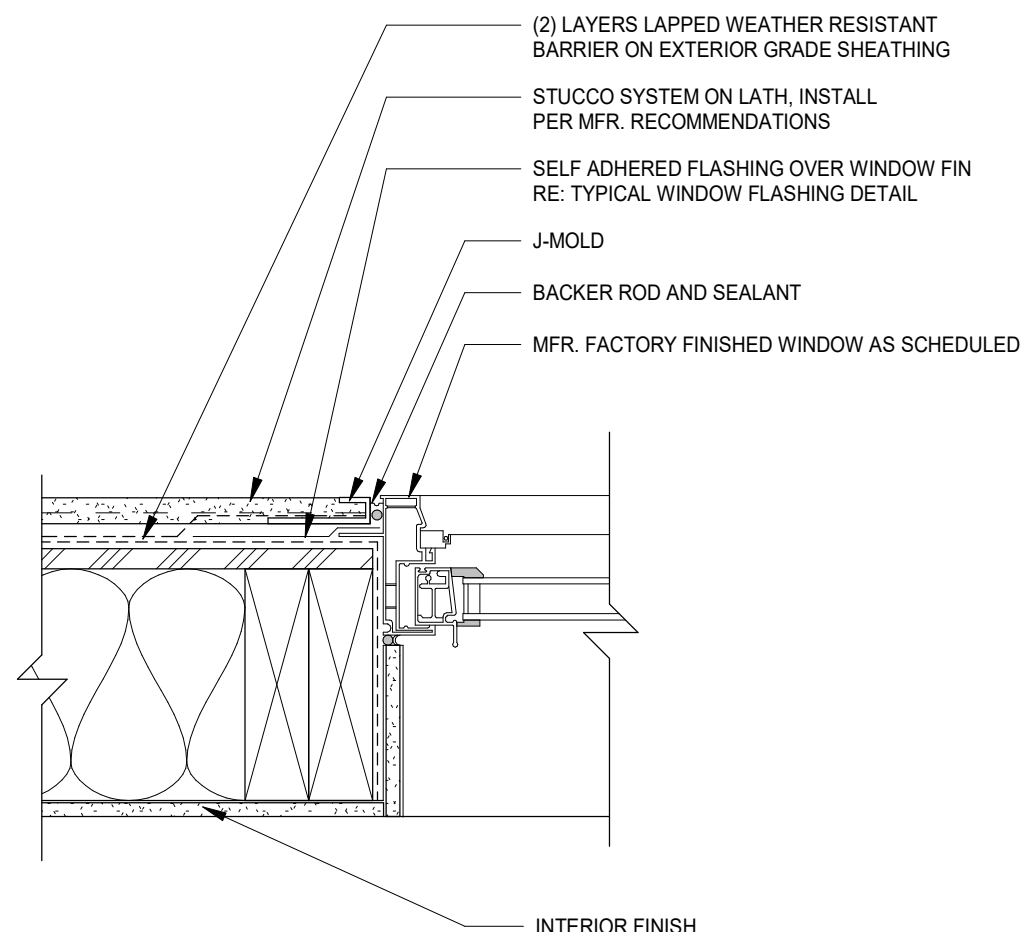


EXTERIOR WALL N.T.S 4

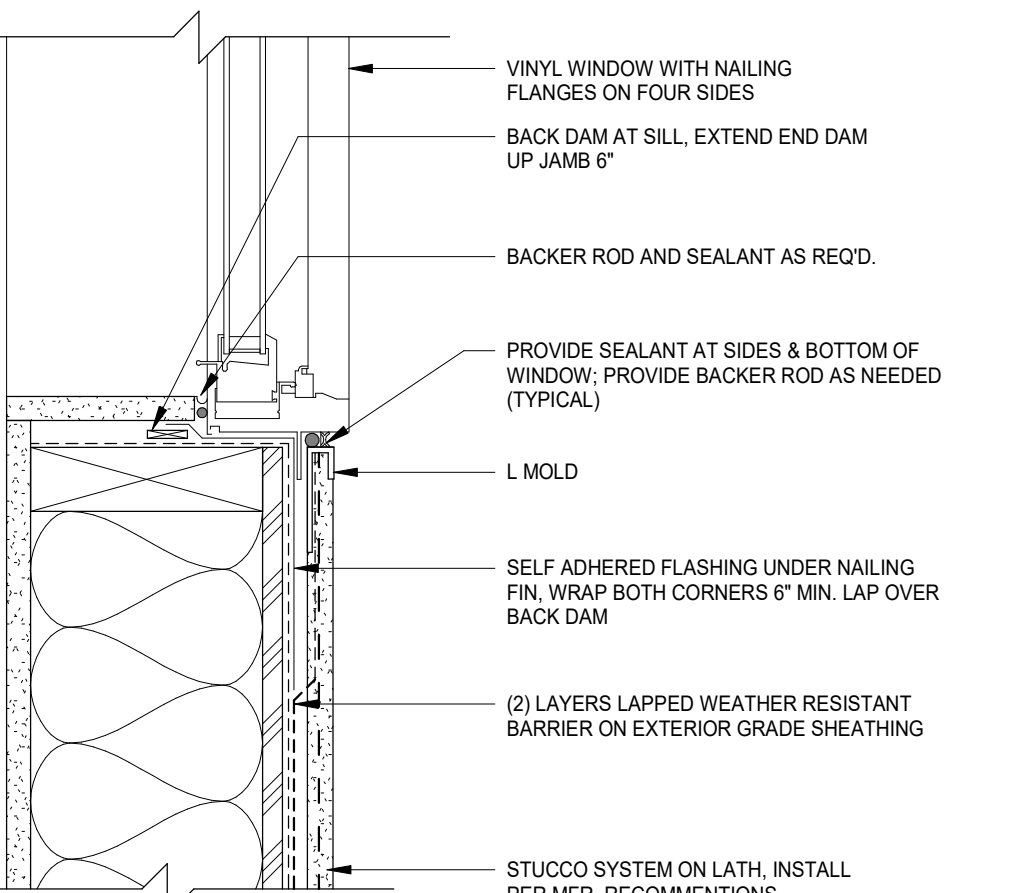
DOOR JAM AT EXT. WALL N.T.S 11



DOOR HEAD/JAM N.T.S 10

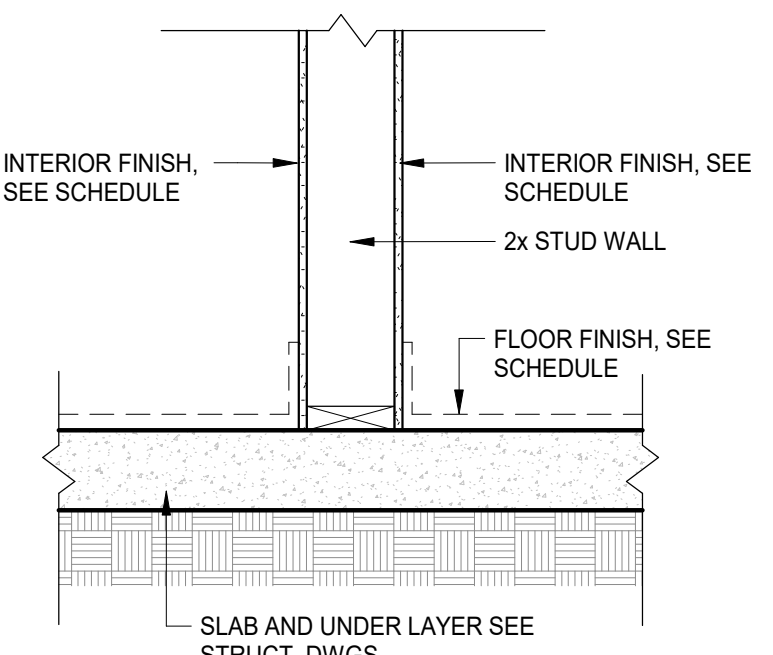


WINDOW JAM-STUCCO N.T.S 9

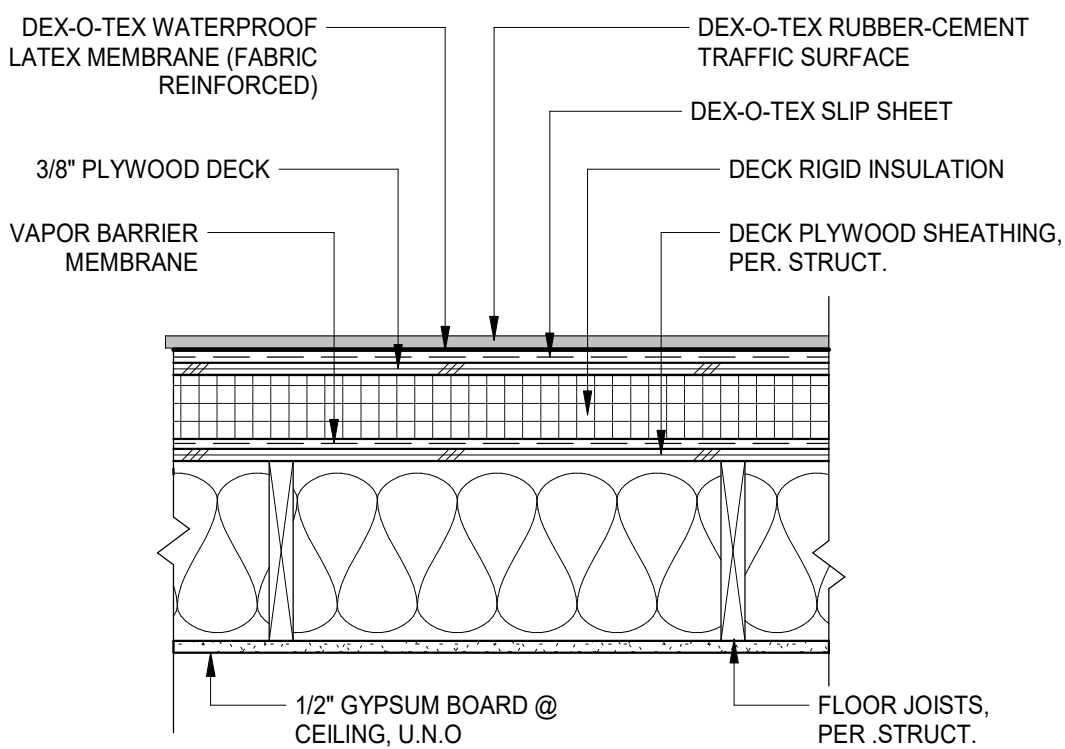


WINDOW SILL N.T.S 8

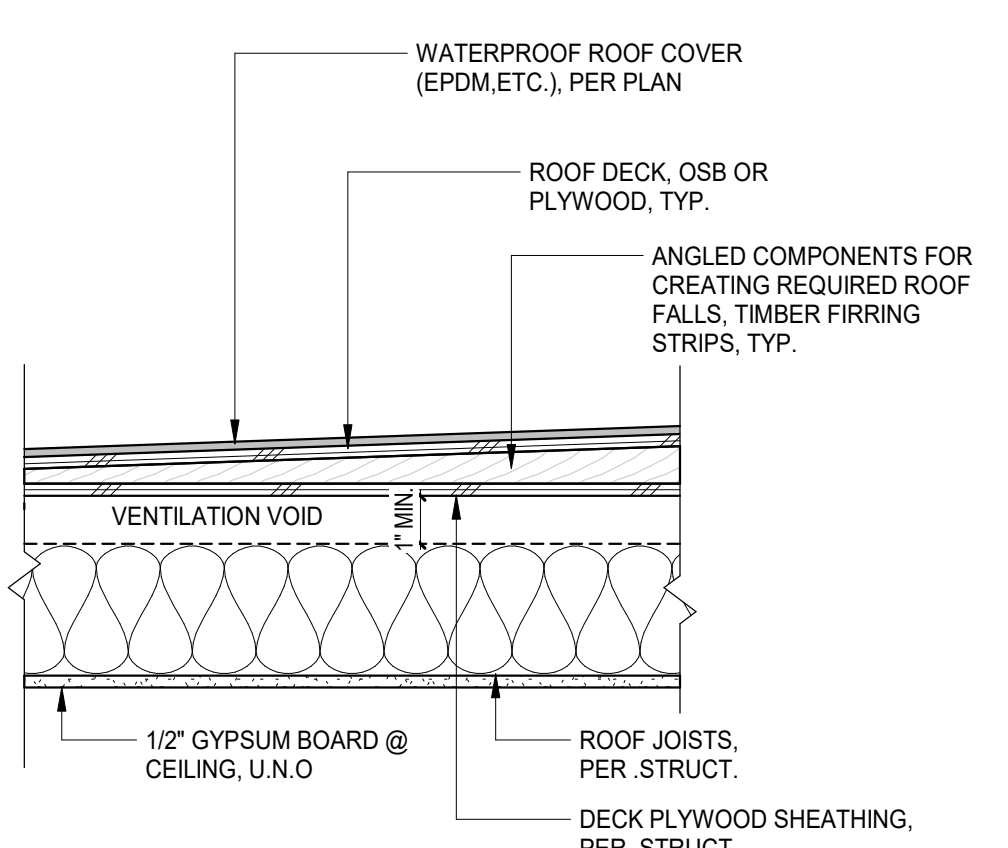
NON-BEARING WALL N.T.S 14



NON-BEARING WALL N.T.S 14

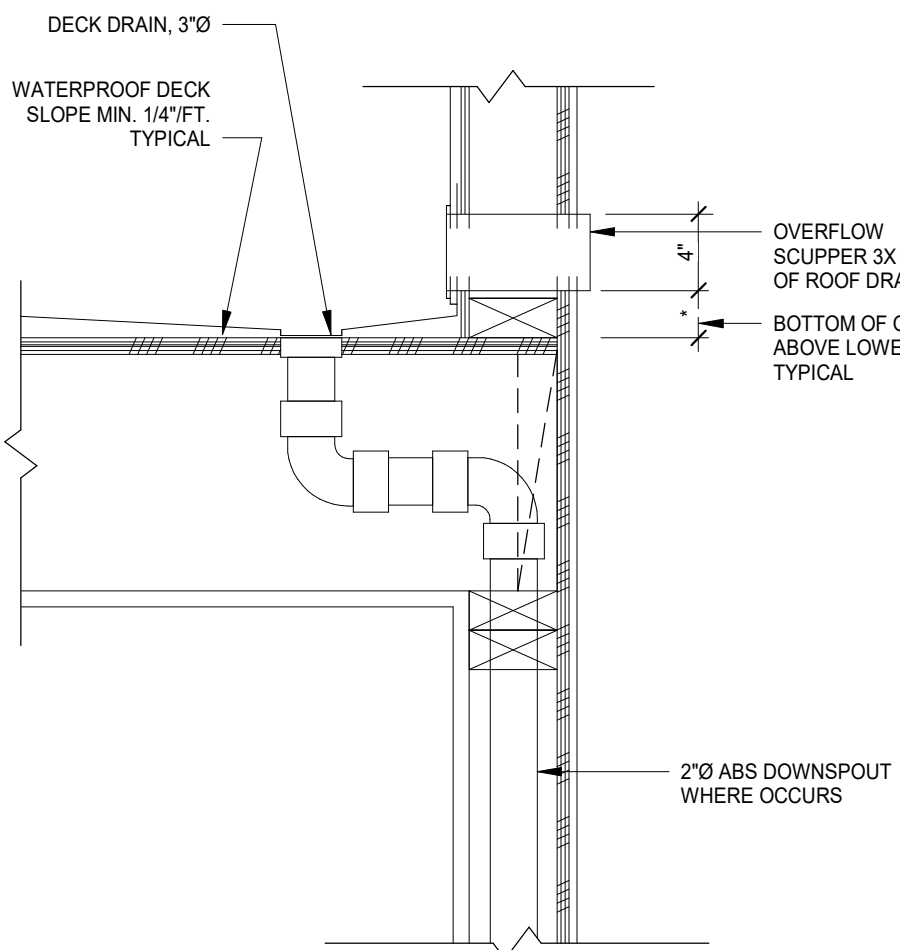


DEX - O - TEX DECK N.T.S 13

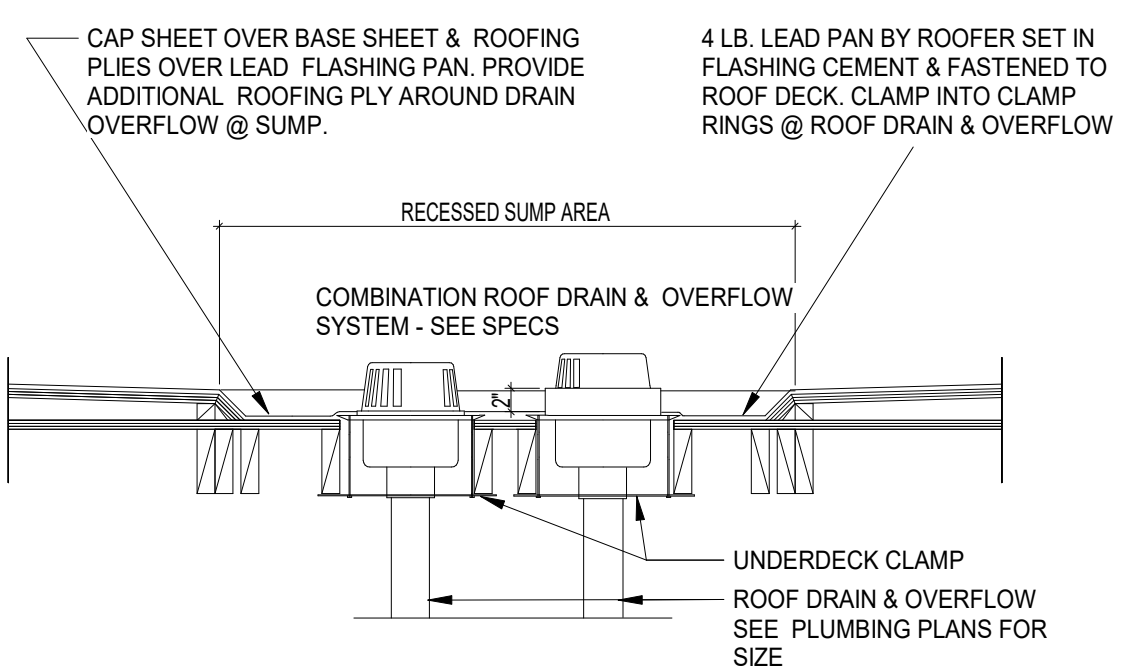


FLAT ROOF - R6 N.T.S 12

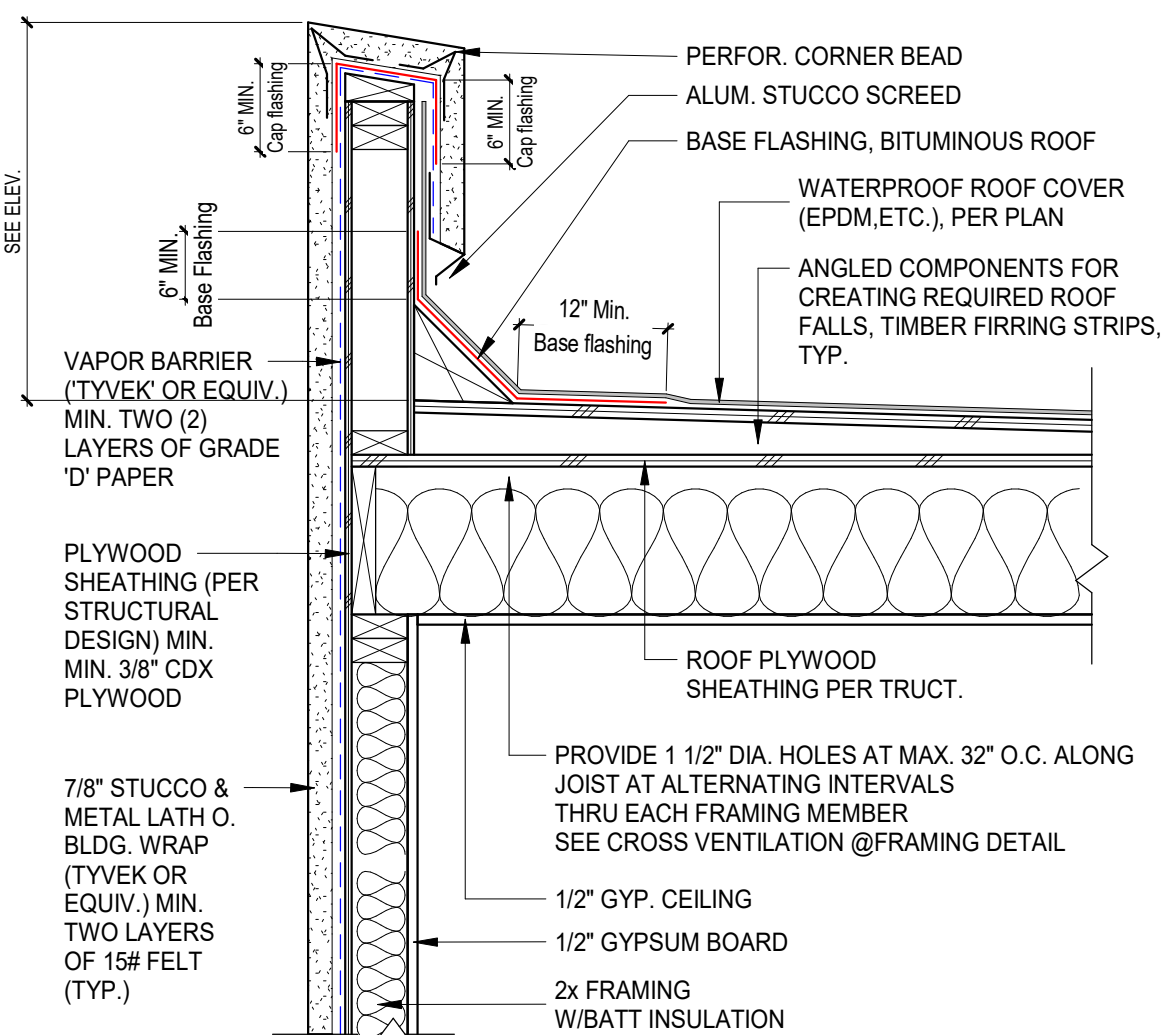
DECK DETAIL N.T.S 17



DECK DETAIL N.T.S 17



ROOF DRAIN & OVERFLOW N.T.S 16



PARAPET WALL N.T.S 15



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MAIL: TIFFANYLE@YAHOO.COM

REMODEL & ADDITION HOUSE

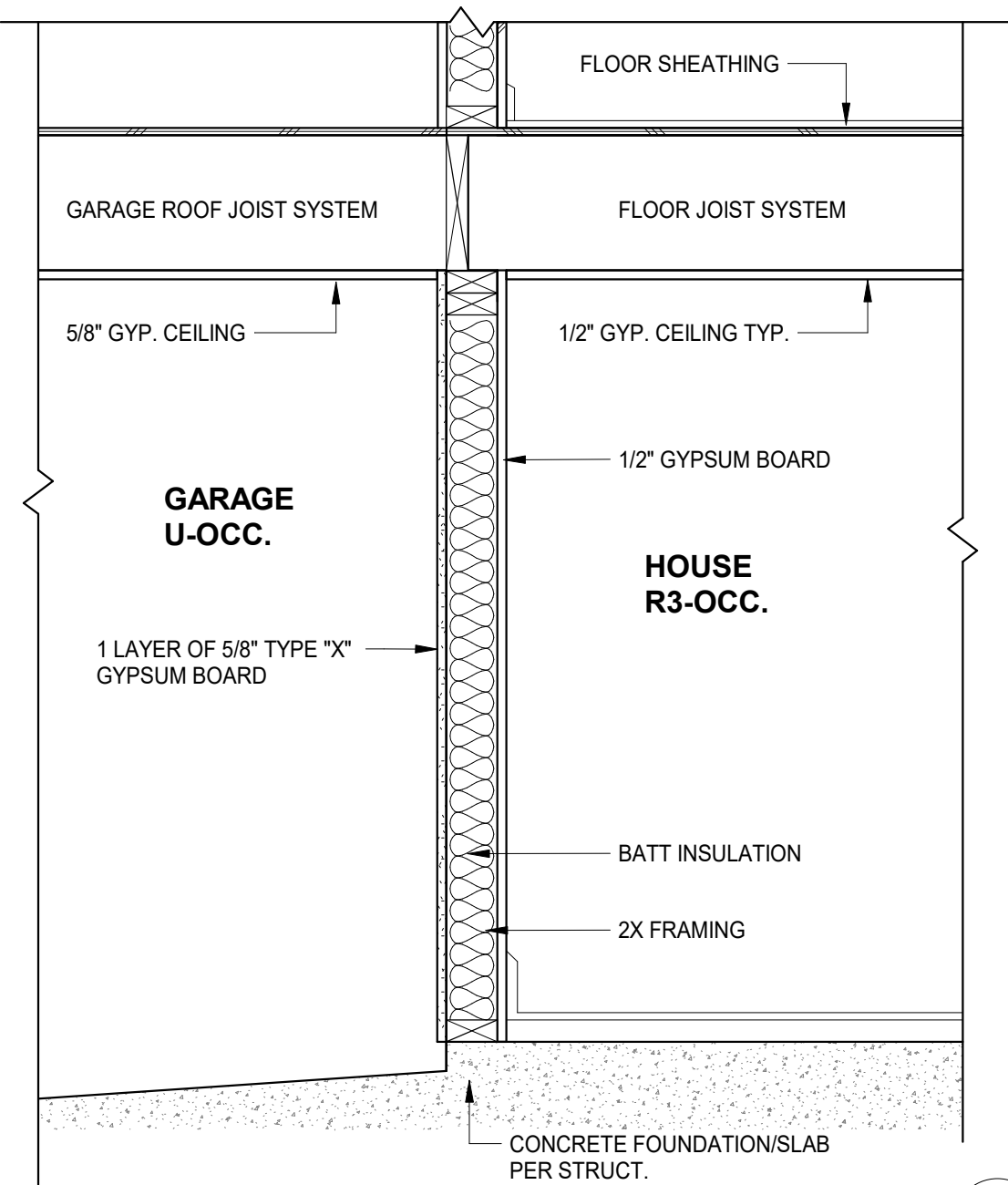
16611 EDGEWATER LN,
HUNTINGTON BEACH, CA 92649

DELTA	DATE	DESCRIPTION
1	12/19/2025	PC1

IT IS THE CONTRACTORS OR OWNER-BUILDERS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE DESIGNERS IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR OR OWNER-BUILDER THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE DESIGNERS PRIOR TO THE CONTRACTOR OR OWNER-BUILDER BEFORE PROCEEDING WITH THE WORK. THE DESIGNERS WILL BE HELD HARMLESS FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT BEING FOLLOWED.

[Signature]

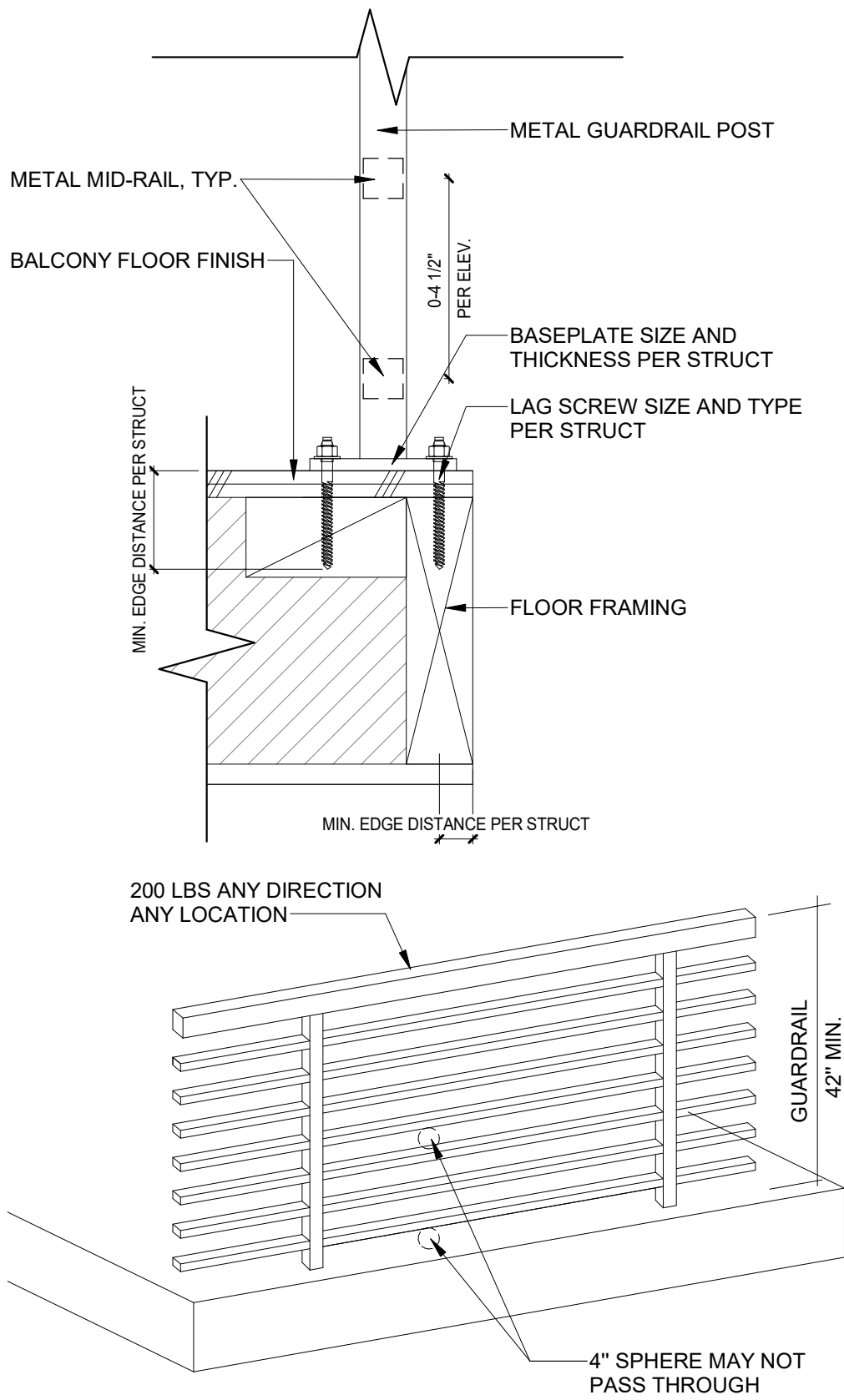
ARCHITECTURAL
DETAILS (CONT.)



WALL BETWEEN GARAGE - HOUSE

N.T.S.

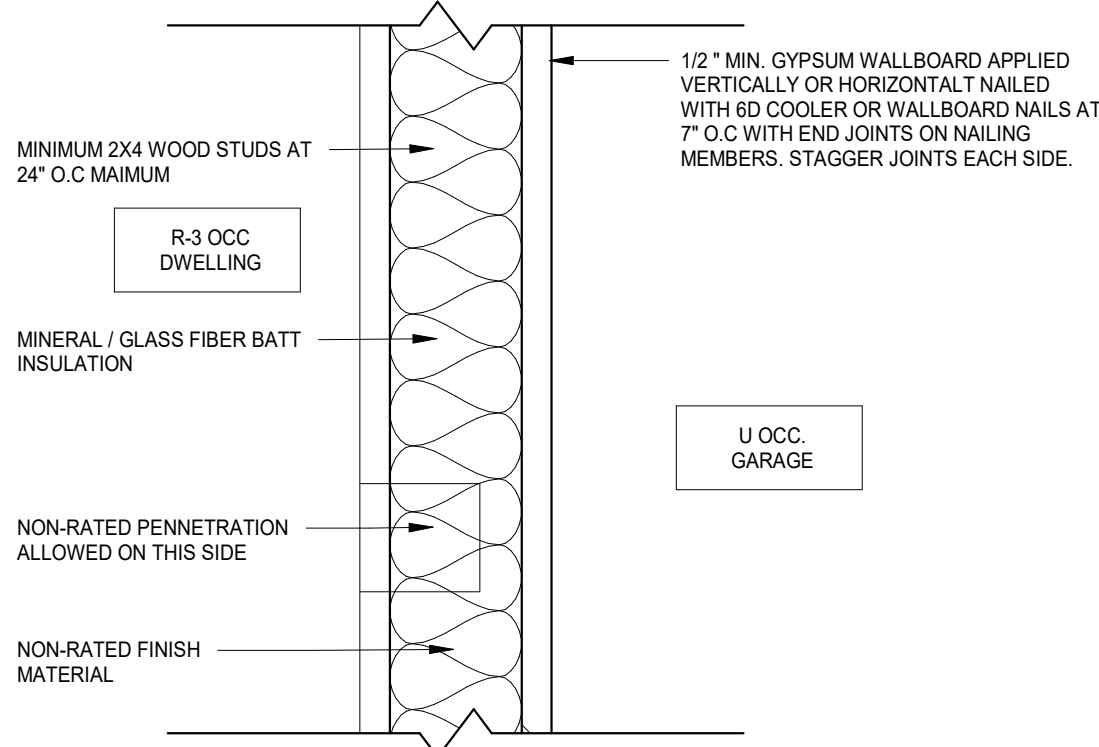
3



BALCONY DETAIL

N.T.S.

2



GARAGE TO DWELLING

N.T.S.

1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 16611 Edgewater Ln

Calculation Date/Time: 2025-08-20T16:20:44+07:00

Calculation Description: Title 24 Analysis

Input File Name: 16611 Edgewater Ln.rbd22x

CF1R-PRF-01-E

(Page 1 of 12)

GENERAL INFORMATION															
01	Project Name	16611 Edgewater Ln													
02	Run Title	Title 24 Analysis													
03	Project Location	16611 Edgewater Ln													
04	City	Huntington Beach	05	Standards Version	2022										
06	Zip code	92649	07	Software Version	EnergyPro 9.4										
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	270										
10	Building Type	Single family	11	Number of Dwelling Units	1										
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	4										
14	Addition Cond. Floor Area (ft²)	1249	15	Number of Stories	2										
16	Existing Cond. Floor Area (ft²)	1748	17	Fenestration Average U-factor	0.3										
18	Total Cond. Floor Area (ft²)	2997	19	Glazing Percentage (%)	7.47%										
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a										
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No										

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 425-P010255630A-000-000-00000000-0000
 Registration Date/Time: 08/20/2025 02:25
 HERS Provider: CHEERS
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 Report Version: 2022.0.000
 Schema Version: rev 20220901
 Report Generated: 2025-08-20 02:24:29

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 16611 Edgewater Ln

Calculation Date/Time: 2025-08-20T16:20:44+07:00

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CF1R-PRF-01-E

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ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² - yr)	Standard Design TDV Energy (EDR2) (KTDU/ft² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² - yr)	Proposed Design TDV Energy (EDR2) (KTDU/ft² - yr)	Margin (EDR1)	Margin (EDR2)	
Space Heating	0	7.01	0	4.72	0	2.29	
Space Cooling	0	3.77	0	6.01	0	-2.24	
IAQ Ventilation	0	3.39	0	3.39	0	0	
Water Heating	0	14.16	0	14.16	0	0	
Self Utilization/Flexibility Credit				0		0	
Efficiency Compliance Total	0	28.33	0	28.28	0	0.05	
Photovoltaics		0		0			
Battery				0			
Flexibility							
Indoor Lighting	0	6.56	0	6.56			
Appl. & Cooking	0	12.99	0	13.04			
Plug Loads	0	22.34	0	22.34			
Outdoor Lighting	0	1.69	0	1.69			
TOTAL COMPLIANCE	0	71.91	0	71.91			

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CF1R-PRF-01-E

(Page 3 of 12)

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI¹	11.47	11.37	0.1	0.87
Net EUI²	11.47	11.37	0.1	0.87

Notes
 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix 8, and RA3)	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
- Quality insulation installation (QII) - Indoor air quality ventilation - Kitchen range hood - Verified EER/EER2 - Verified Refrigerant Charge - Airflow in habitable rooms (SC3.1.4.1.7) - Verified HSPF - Verified heat pump rated heating capacity - Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.5) - Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)	

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
16611 Edgewater Ln	2997	1	4	3	0	1

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ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Existing 1st Floor	Conditioned	HVAC System1	1748	9.3	DHW Sys 1	Existing Unchanged
Addition 1st Floor	Conditioned	HVAC System1	185	8	DHW Sys 1	New
Addition 2nd Floor	Conditioned	HVAC System1	1064	9	DHW Sys 1	New

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
(E) North Wall	Existing 1st Floor	Default Wall 1992 to Pres	0	Left	450	20	90	none	Existing	No
(E) South Wall	Existing 1st Floor	Default Wall 1992 to Pres	180	Right	310	0	90	none	Existing	No
(E) West Wall	Existing 1st Floor	Default Wall 1992 to Pres	270	Front	150	20	90	none	Existing	No
(E) East Wall	Existing 1st Floor	Default Wall 1992 to Pres	90	Back	180	20	90	none	Existing	No
(N) South Wall	Addition 1st Floor	R-15 Wall	180	Right	80	0	90	none	New	n/a
(N) West Wall	Addition 1st Floor	R-15 Wall	270	Front	80	40	90	none	New	n/a
(N) North Wall	Addition 2nd Floor	R-15 Wall	0	Left	250	3	90	none	New	n/a
(N) South Wall 2	Addition 2nd Floor	R-15 Wall	180	Right	250	52	90	none	New	n/a
(N) West Wall 2	Addition 2nd Floor	R-15 Wall	270	Front	180	75	90	none	New	n/a
(N) East Wall	Addition 2nd Floor	R-15 Wall	90	Back	180	29	90	none	New	n/a

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OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Wall-MH	Addition 1st Floor>>Existing 1st Floor	R-0 Wall	n/a	n/a	50	0	n/a		New	n/a
Wall-MH 2	Addition 1st Floor>>Existing 1st Floor	R-0 Wall	n/a	n/a	50	0	n/a		New	n/a
(E) Raised Floor	Existing 1st Floor	R-19 Floor Crawlspace.	n/a	n/a	1348	n/a	n/a		Existing	No
(N) Raised Floor	Addition 1st Floor	R-19 Floor Crawlspace	n/a	n/a	185	n/a	n/a		New	n/a
Floor	Addition 2nd Floor	R-0 Floor	n/a	n/a	1064	n/a	n/a		New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Flat Roof	Existing 1st Floor	R-30 Flat Roof.	0	Left	684	0	0	0.1	0.85	No	New	n/a	
Flat Roof 2	Addition 1st Floor	R-30 Flat Roof	0	Left	185	0	0	0.1	0.85	No	New	n/a	
Flat Roof 3	Addition 2nd Floor	R-30 Flat Roof	0	Left	1064	0	0	0.1	0.85	No	New	n/a	

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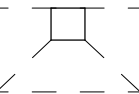
(Page 6 of 12)

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
(E) Window	Window	(E) North Wall	Left	0			1	20	0.71	Table 110.6-A	0.73	Table 110.6-B	Bug Screen	Existing	No
(E) Window 2	Window	(E) West Wall	Front	270			1	20	0.71	Table 110.6-A	0.73	Table 110.6-B	Bug Screen	Existing	No
D1-5068	Window	(E) East Wall	Back	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
D4-10068	Window	(N) West Wall	Front	270			1	40	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
WD-3010	Window	(N) North Wall	Left	0			1	3	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
WA-2650	Window	(N) South Wall 2	Right	180			1	10	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
WA-2650 2	Window	(N) South Wall 2	Right	180			1	10	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
WA-2650 3	Window	(N) South Wall 2	Right	180			1	10	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
WA-2650 4	Window	(N) South Wall 2	Right	180			1	10	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
WD-3010 2	Window	(N) South Wall 2	Right	180			1	3	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
WB-3030	Window	(N) South Wall 2	Right	180			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
D11-5068	Window	(N) West Wall 2	Front	270			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, AND ALL APPLICABLE LOCAL REGULATIONS.
2. ALL 120V, 15A AND 20A OUTLETS IN HABITABLE SPACES (BEDROOMS, LIVING ROOMS, KITCHENS, ETC.) SHALL HAVE AFCI PROTECTION PER CEC 210.12.
3. GFCI PROTECTION IS REQUIRED FOR ALL OUTLETS IN BATHROOMS, KITCHENS (SERVING COUNTERTOPS), GARAGES, LAUNDRY AREAS, BASEMENTS, AND ALL OUTDOOR LOCATIONS PER CEC 210.8.
4. ALL NEW OUTLETS SHALL BE TAMPER-RESISTANT. OUTDOOR OUTLETS SHALL BE WEATHER-RESISTANT (WR) WITH IN-USE (BUBBLE-TYPE) COVERS PER CEC 406.9.
5. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED PER CBC 907.2.11. THEY SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE EACH SLEEPING AREA, AND ON EVERY LEVEL.
6. ALL LIGHTING FIXTURES SHALL BE HIGH-EFFICACY PER CALIFORNIA ENERGY CODE (TITLE 24). RECESSED FIXTURES IN INSULATED CEILINGS MUST BE IC-RATED AND AIRTIGHT (AT).
7. KITCHEN COUNTERTOP OUTLETS SHALL BE SPACED NO MORE THAN 48 INCHES APART, WITH AT LEAST TWO DEDICATED 20A SMALL APPLIANCE CIRCUITS PER CEC 210.52(B).
8. BATHROOMS SHALL HAVE AT LEAST ONE 20A DEDICATED CIRCUIT, SERVING ONLY BATHROOM OUTLETS PER CEC 210.11(C)(3).
9. A DEDICATED 20A CIRCUIT IS REQUIRED FOR THE LAUNDRY AREA PER CEC 210.11(C)(2), SERVING ONLY LAUNDRY EQUIPMENT OUTLETS.
10. OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTOCELL, MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK PER CALIFORNIA ENERGY CODE.
11. ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM 3 FEET OF CLEARANCE IN FRONT, 30 INCHES WIDE, AND 6.5 FEET HIGH PER CEC 110.26.
12. ALL METALLIC PIPING SYSTEMS (WATER, GAS) SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND PER CEC 250.104.
13. GROUNDING ELECTRODE SYSTEM SHALL INCLUDE A UFER GROUND (CONCRETE-ENCASED ELECTRODE) OR AN APPROVED GROUND ROD PER CEC 250.52.
14. ELECTRICAL PANELS AND DISCONNECTS SHALL BE PERMANENTLY LABELED, AND CIRCUITS IDENTIFIED CLEARLY FOR ALL DWELLING UNITS PER CEC 110.22.

CEILING/ELECTRICAL PLAN LEGEND



KITCHEN EXHAUST FAN MIN. 110 CFM SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL.



EXHAUST FAN SHALL BE ENERGY STAR RATED. CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERMITTENT W/ HUMIDITY CONTROL PER CMC 402.5. BETWEEN 50%-80% SHALL BE DUCTED TO OUTSIDE THROUGH ROOF/EXTERIOR WALL.



IAQ FAN PER T-T24



(E) ELECTRICAL PANELMETER (V.I.F) SHALL BE UPGRADED AS NEEDED TO SERVE ADDITION



SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP



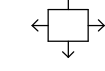
SMOKE DETECTOR COMBINED WITH CO DETECTOR, HARDWIRED WITH BATTERY BACKUP.



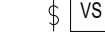
HEATPUMP WATER HEATER NEEA SHALL BE UPGRADED AS NEEDED TO SERVE ADDITION



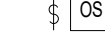
(E) OUT-DOOR UNIT ON PAD 3" MIN.



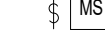
CEILING AIR DIFFUSER



SWITCH W/ VACANCY SENSOR



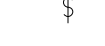
SWITCH W/ OCCUPANCY SENSOR



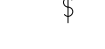
SWITCH W/ MOTION SENSOR



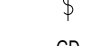
3-WAY SWITCH



3-WAY SWITCH W/ DIMMER SENSOR



DIMMER SWITCH



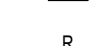
ON/OFF SWITCH



GARBAGE DISPOSAL



HIGH EFFICACY VANITY WALL LIGHT



EXTERIOR WALL SCONCE LIGHT WITH HIGH EFFICACY AND CONTROL BY PHOTO-SENSOR AND MOTION-SENSOR COMBINATIONS



L.E.D. RECESSED LIGHT FIXTURE



CEILING MOUNTED HANGING LED LIGHT FIXTURE (PENDANT)



L.E.D. RECESSED LIGHT FIXTURE (W/ WATER PROOF)



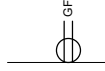
JUNCTION BOX FOR LIGHT OR FAN IN FUTURE



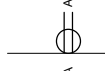
WALL MOUNTED LIGHT



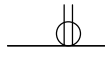
UNDERCABINET LED LIGHT



110V DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPT (ENTIRE CIRCUIT)



110V DUPLEX OUTLET, ARC FAULT CIRCUIT INTERRUPTER (ENTIRE CIRCUIT)



110V DUPLEX OUTLET, AFCI/ GFCI



FLOOR OUTLET



ELECTRIC VEHICLE CHARGER



HIGH EFFICACY PHOTOCELL WITH MOTION SENSOR COMBINATIONS



DRYER EXHAUST



W/P : WATER PROOF
W/R : WEATHER - RESISTANT



ULTIMATE KONSTRUCTION
DESIGN & BUILD

REMODEL + ADDITION

PROJECT CONTACT

PHONE NUMBER: (714) 468-4664
ADDRESS: 13892 HARBOR BLVD, SUITE
4A, GARDEN GROVE, CA 92843
EMAIL:
ULTIMATEKONSTRUCTION@GMAIL.COM

OWNERSHIP

NAME: TIFFANY LE
ADDRESS: 16611 EDGEWATER,
HUNTINGTON BEACH, CA 92649
PHONE: (714) 417-6734
MAIL: TIFFANYLE@YAHOO.COM

REMODEL & ADDITION HOUSE

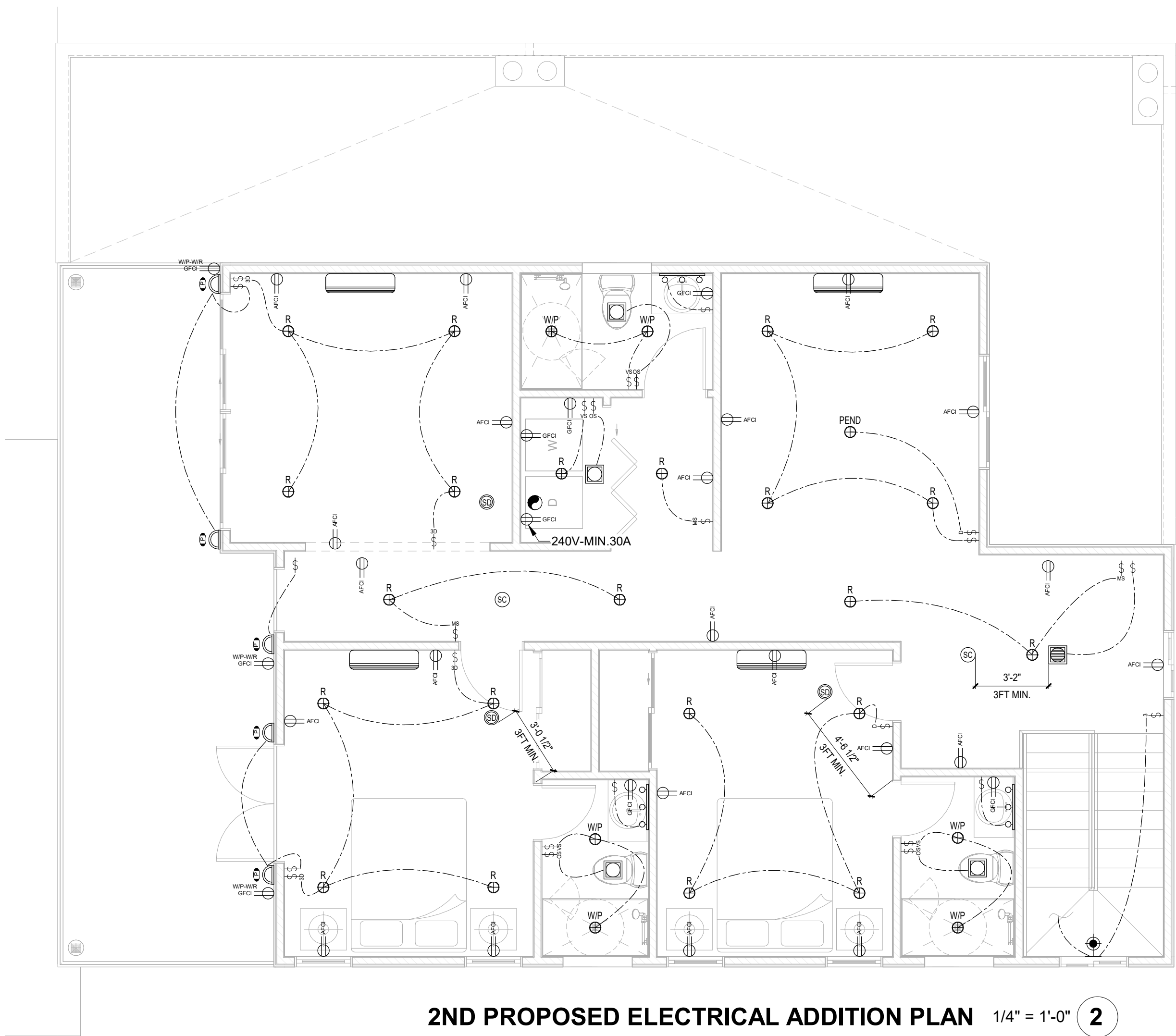
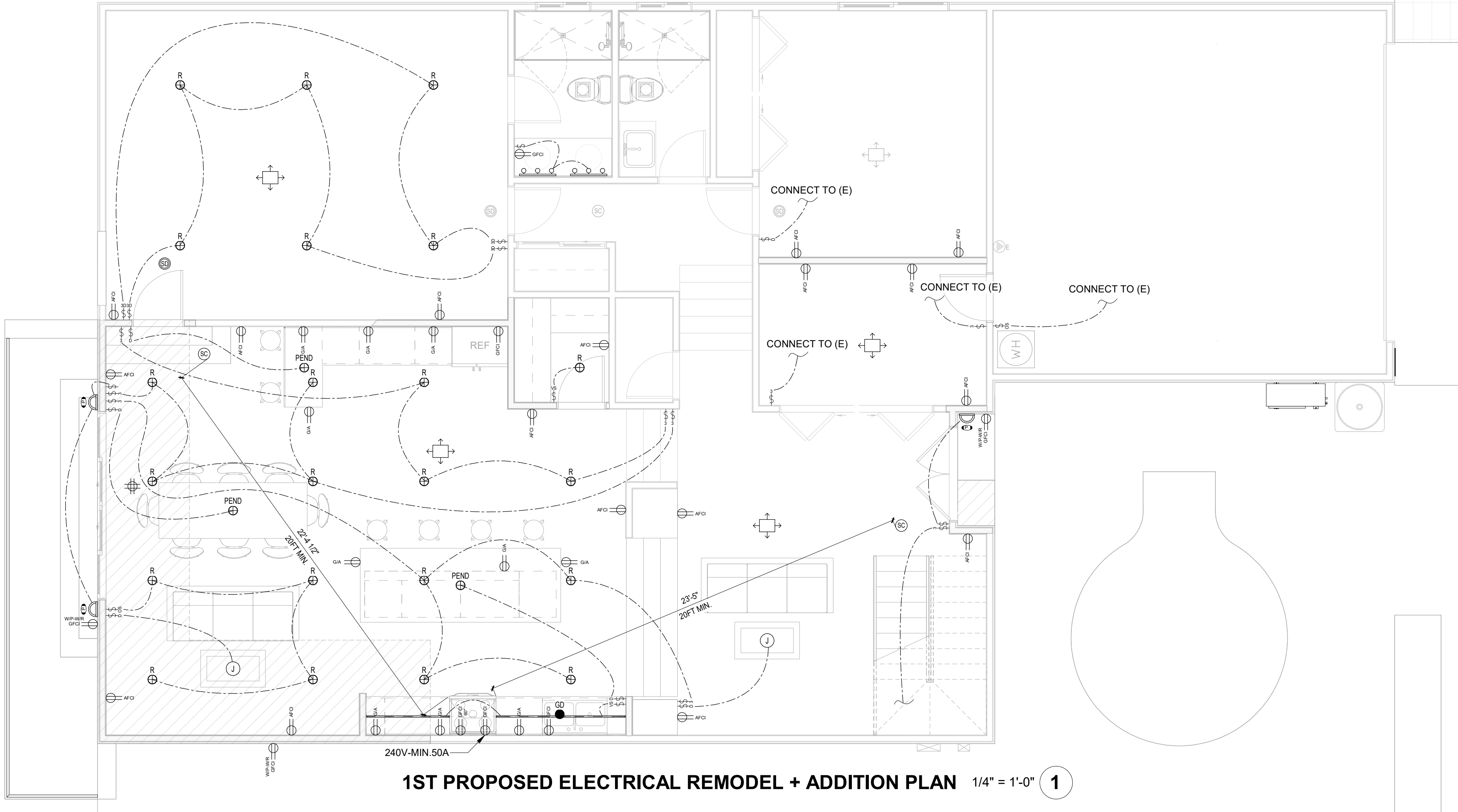
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PROPOSED
ELECTRICAL
REMODEL +
ADDITION PLAN

E0.01



DESIGN CRITERIA

PROJECT DESIGN CRITERIA			
BUILDING CODE		2022 CBC	
RISK CATEGORY		II	
GEOTECHNICAL PARAMETERS			
GEOTECHNICAL ENGINEER		ASSUMED - CHR. 18 MINIMUMS	
REPORT NUMBER		N/A	
DATE		N/A	
ALLOWABLE SOIL BEARING PRESSURE		1500 PSF	
COEFFICIENT OF FRICTION		-	
SEISMIC DESIGN PARAMETERS			
SEISMIC DESIGN CATEGORY		D	
SEISMIC IMPORTANCE FACTOR, I _p		1.0	
SITE CLASS		D-Default	
SHORT PERIOD SPECTRAL ACCELERATION, S _s		1.466	
1ST PERIOD SPECTRAL ACCELERATION, S ₁		0.532	
SHORT PERIOD ACCELERATION PARAMETER, S _{ps}		1.173	
1 SECOND ACCELERATION PARAMETER, S ₀₁		0.627	
RESPONSE MODIFICATION FACTOR, R		6.5	
SEISMIC RESPONSE COEFFICIENT, C _s		0.18	
REDUNDANCY FACTOR, ρ		1.3	
LATERAL FORCE RESISTING SYSTEM		PLYWOOD SHEAR WALL	
ANALYSIS PROCEDURE		EQUIVALENT LATERAL FORCE PROCEDURE	
DESIGN BASE SHEAR, V		0.126W	
WIND DESIGN PARAMETERS			
BASIC DESIGN WIND SPEED		95 mph	
EXPOSURE		C	
WIND IMPORTANCE FACTOR, I _w		1	
ANALYSIS PROCEDURE		ENCLOSED SYSTEMANALYTICAL ALL HEIGHT DESIGN METHODOLOGY	
VERTICAL (GRAVITY) DESIGN PARAMETERS: (PSF) (LIVE LOADS ARE REDUCIBLE, U.N.O.)			
	Dead	Roof live	Snow
Roof	20	20	-
Floor	15		40
Deck	15		60

GENERAL NOTES

- THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE WORK AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL DIMENSIONS, DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE OMITTED OR NOT CLEAR, CONTACT THE ARCHITECT OR STRUCTURAL ENGINEER OF RECORD FOR CLARIFICATIONS.
- THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, CIVIL AND ELECTRICAL DRAWINGS AS TO ALL LAYOUTS, DIMENSIONS AND ELEVATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.
- SUBSTITUTION REQUESTS FOR MATERIALS SPECIFIED ON THE STRUCTURAL DRAWINGS MAY BE CONSIDERED WITH MATERIALS HAVING EQUAL OR GREATER CAPACITY AND PERFORMANCE. CURRENT EVALUATION REPORTS AND PRODUCT INFORMATION SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER DEMONSTRATING THE REQUIRED CAPACITY AND PERFORMANCE OF THE MATERIAL TO BE SUBSTITUTED. WRITTEN APPROVAL FROM THE E.O.R. SHALL BE OBTAINED PRIOR TO THE SUBSTITUTION OF ANY MATERIAL SPECIFIED ON THE STRUCTURAL CONSTRUCTION DOCUMENTS.
- ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
- EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNERS REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURE. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE STRUCTURE AT THE TIME THE LOADS ARE IMPOSED.
- SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHINGS, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL DETAILS REFERENCED, AND DETAILS NOT REFERENCED ON PLANS, SHALL BE CONSIDERED TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS OF THE CONSTRUCTION.
- UNLESS SHOWN OTHERWISE, DETAILS SHOWN ON "TYPICAL DETAIL" SHEETS SHALL BE USED WHEREVER APPLICABLE. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER "TYPICAL DETAILS". SPECIFIC NOTES ON STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER NOTES SHOWN IN "GENERAL NOTES".
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE CONSTRUCTION AND ALL ADJACENT PROPERTIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO BRACING, SHORING OR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR E.O.R. SHALL NOT INCLUDE OBSERVATION OF THE ABOVE ITEMS.

TYPICAL ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB.	GLUE-LAMINATED BEAM
ABV.	ABOVE	GR.BM.	GRADE BEAM
BAR.	REIN. BAR	GWB.	GYP/SUM WALLBOARD
BO.	BORING	H.	HIGH
BLKG.	BLOCKING	HDR.	HEADER
BLW.	BELOW	HFX.	HARDY FRAME
BM.	BEAM	HORIZ.	HORIZONTAL
B.N.	BOUNDARY NAIL	INFO.	INFORMATION
B.O.B	BOTTOM OF BEAM	K.P.	KING POST
BOTT.	BOTTOM	L.T.W.T.	LIGHT WEIGHT
B.W.	BOTH WAYS	L.V.L.	LAMINATED VENEER LUMBER
CANT.	CANTILEVER	MAS.	MASONRY
CJ.	CEILING JOIST	M.B.	MACHINE BOLT
COL.	COLUMN	MANUF.	MANUFACTURER
CONC.	CONCRETE	(N)	NEW
CONT.	CONTINUOUS	N.G.	NATURAL GRADE
DBL.	DOUBLE	O/C	ON CENTER
D.F.	DOUGLAS FIR	P.J.	POUR JOINT
DIA.	DIAMETER	PSL.	PARALLAM BEAM
(E)	EXISTING	PLYWD.	PLYWOOD
E.W.	EXISTING WAY	P.T.	PRESSURE TREATED
E.J.	EXPANSION JOINT	REINF.	REINFORCING
E.N.	EDGE NAIL	REQD	REQUIRED
E.Q.	EQUAL	RR.	ROOF RAFTER
F.G.	FINISH GRADE	T.O.B	TOP OF BEAM
F.J.	FLOOR JOIST	UNO.	UNLESS NOTED OTHERWISE
FL.	FLUSH	V.I.F.	VERIFY IN FIELD
F.N.	FIELD NAIL	F.H.	FULL HEIGHT
F.O.C.	FACE OF CONCRETE		
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUDS		
GA.	GAUGE		
GALV.	GALVANIZED		

FOUNDATION

- THE CBC CHAPTER 18 SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
- FOOTINGS SHALL BEAR ON NATIVE SOIL.
- REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
- SEE ARCHITECTURAL PLANS FOR LOCATIONS OF SLAB SLOPES, DEPRESSIONS, CURBS, DRAINS, NON-STRUCTURAL PARTITIONS AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL PLANS.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED WITH NON-EXPANSIVE SOIL BUT NOT BEHIND RETAINING WALLS BEFORE CONCRETE OR MASONRY ATTAINS ITS FULL DESIGN STRENGTH.
- WAITING PERIOD FOR CONCRETE SLABS-ON-GRADE PRIOR TO START OF CONSTRUCTION IS AS FOLLOWS:
a. DO NOT WALK ON SLAB UNTIL 24 HOURS AFTER CONCRETE HAS BEEN POURED.
b. BEGIN WALL FRAMING 4-5 DAYS AFTER CONCRETE POURED.
c. BEGIN ROOF/FLOOR FRAMING 7-10 DAYS AFTER CONCRETE POURED.
d. DO NOT LOAD ROOF PRIOR TO 14 DAYS AFTER CONCRETE POURED.
- WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SHALL BE ROUGHENED TO A MINIMUM 1/4" AMPLITUDE.
- ALUMINUM CONDUIT, ALUMINUM SLEEVES AND ALUMINUM EMBEDS ARE NOT PERMITTED IN CONCRETE.
- ALL CONDUITS SHALL BE PLACED WITHIN THE MIDDLE ONE-THIRD OF THE SLAB THICKNESS. THE MAXIMUM SIZE OF CONDUITS SHALL BE 1 1/4" DIAMETER AND SHALL BE SPACED NO CLOSER (TO EACH OTHER OR REINFORCING STEEL) THAN 4 INCHES UNLESS PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- ALL HOLD-DOWNS AND POST ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- ALL GRADE BEAMS SHALL BE POURED MONOLITHICALLY FOR THEIR ENTIRE LENGTH.

CONCRETE

- CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318 AND ACI 301 EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.
- PORLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE V, U.N.O.
- AGGREGATE FOR STONE CONCRETE SHALL CONFORM TO ASTM C-33. FOR LOW SHRINKAGE AGGREGATE, USE LIMESTONE OR GRANITE. AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C-330.
- DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES. WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.
- CONCRETE MIX DESIGNS CONTAINING FLY ASH MAY BE USED WHERE CONCRETE IS NOT VISUALLY EXPOSED. FLY ASH SHALL CONFORM WITH ASTM C618 AND MAY REPLACE UP TO 20% PORTLAND CEMENT BY VOLUME.
- CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO E.O.R. FOR REVIEW.
- ALL REINFORCING BARS, ANCHOR BOLTS AND ALL OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- THE CONCRETE COMPRESSIVE STRENGTH(28 DAYS), f_c:
a. ALL LOCATIONS, U.N.O.: MIN 4500 PSI, (W/C = 0.45) SPECIAL INSPECTION IS REQUIRED WHEN f_c > 2500 PSI.
b. CONCRETE IN CONTACT WITH SOIL CONTAINING SULFATE S₀₄ ≥ 0.1% BY WEIGHT: 4000 PSI, SPECIAL INSPECTION IS NOT REQUIRED.
c. CONCRETE IN CONTACT WITH SOIL CONTAINING SULFATE S₀₄ ≥ 0.2% BY WEIGHT: 4500 PSI, SPECIAL INSPECTION IS NOT REQUIRED.
- TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
- CONCRETE PLACEMENT/CURING/REDUCTION IN STRENGTH SHALL CONFORM TO ACI 305R AND 306SR REQUIREMENTS FOR HOT AND COLD WEATHER CONCRETING.
- CONCRETE SHALL BE CURED PER ACI 308R, UNLESS ALTERNATE METHODS OF CURING HAVE BEEN APPROVED BY THE ARCHITECT OR ENGINEER. FOR SLAB CURING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF CURING COMPOUNDS WITH PROPOSED FINISHES PRIOR TO COMMENCING ANY WORK.
- MAX. SLUMP SHALL BE 5 INCHES EXCEPT WHERE ADMIXTURES/PLACITIZERS HAVE BEEN ADDED IN THE MIX DESIGN TO IMPROVE FLOWABILITY/WORKABILITY. THE SLUMP LIMIT SHALL BE BASED ON ADMIXTURE MANUFACTURER'S RECOMMENDATIONS.

REINFORCING STEEL

- REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318-19, AND CRSIS MANUAL OF STANDARD PRACTICE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615OR ASTM 71 (WELDABLE STEEL) AND SHALL BE GRADE 60 DEFORMED BARS, TYP., U.N.O. REINFORCING IN SLAB ON GRADE MAYBE GRADE 40 STEEL FOR BARS #4 AND SMALLER U.N.O ON THE PLANS.
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. LAPS IN WWF SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRE OF EACH FABRIC SEET IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.
- ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING BARS/STEEL ARE TO THE CENTER OF STEEL U.N.O. ON THE PLANS OR DETAILS:

CONDITION	COVER
A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
B. EXPOSED TO EARTH OR WEATHER (INCLUDING SLABS ON GRADE) #6 AND LARGER #5 AND SMALLER	2" 1 1/2"
C. NOT EXPOSED TO WEATHER OR IN CONTACT WITH SOIL: 1. STRUCTURAL SLABS, WALLS w/ #11 BARS AND SMALLER #14 BARS AND LARGER 2. BEAMS, COLUMNS	3/4" 1 1/2" 1 1/2"
5. LAP SPICES OF BARS SHALL CONFORM TO THE TYPICAL LAP SCHEDULE ON THE PLANS, U.N.O. NO TACK WELDING OF BARS ALLOWED.	
6. MECHANICAL SPICE COUPLERS MAY BE USED AND SHALL HAVE CURRENT ICC APPROVAL AND BE CAPABLE OF DEVELOPING 125% OF THE BARS YIELD STRENGTH.	
7. ALL REINFORCING BARS SHALL BE BENT COLD, DO NOT FIELD BEND OR UNBEND ANY BARS IN A MANNER THAT MAY DAMAGE REINFORCING.	
8. REINFORCING SPACING SHOWN ON THE PLANS ARE THE MAXIMUM SPACING ON CENTER SPACING; DO NOT EXCEED THIS. ANY DISCREPANCIES DURING CONSTRUCTION SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW AND APPROVAL.	
9. TYPICAL REINFORCING FOR CONCRETE SLAB ON METAL DECK SHALL BE 6x6-W/1.4W/1.4 WELDED WIRE FABRIC, U.N.O. PLACE WWF MID-DEPTH OF THE SLAB OVER THE TOP OF THE FLUTE OF THE METAL DECK.	
10. ALL DOWELS TO BE SET IN CONCRETE SHALL BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. NO WET SETTING, STABBING, RODDING OR OTHER MOVEMENT OF EMBEDDED ITEMS SHALL BE PERFORMED DURING THE PLACEMENT OF CONCRETE.	
11. DOWELS BETWEEN FOOTING AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE MAIN REINFORCING, UNO.	
12. CHAIRS OR SPACERS FOR REINFORCING SHALL BE NON-FERROUS OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.	

WOOD

- SAWN LUMBER
ALL STRUCTURAL WOOD SHALL BE OF DOUGLAS FIR LARCH SPECIES, (19% MAXIMUM MOISTURE CONTENT AT THE TIME OF CONSTRUCTION U.N.O.).

FRAMING MEMBER	SPECIFICATION
BEAMS/ POST/ RAFTERS * ALL OTHER STRUCTURAL FRAMING	2x FRAMING: #2 DF 4x FRAMING: #2 DF 6x FRAMING: #1 DF 8x FRAMING: #1 DF
STUDS	DFL STUD GRADE (UP TO 9'-0") DFL #2 (TALLER THAN 9'-0")
TOP PLATES & MUD SILLS	DFL CONSTRUCTION GRADE OR BETTER
- STRUCTURAL COMPOSITE LUMBER
THE FOLLOWING BEAMS/HEADERS/RIMS CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC-ES EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:

FRAMING MEMBER	SIZE (WIDTH)	F _{min} (MIN)	F _{max} (MIN)	E _{min} (MIN)	E _{max} (MIN)	F _{min} (MIN)	F _{max} (MIN)	E _{min} (MIN)	E _{max} (MIN)	TYPE MATERIAL
BEAM/ HEADERS	3 1/2" & WIDER	3100 PSI	750 PSI	3000 PSI	285 PSI	21502.0EG	PSI	LVL		
RIM BOARD	1 3/4" & 2 5/8" WIDE	2800 PSI	750 PSI	3000 PSI	285 PSI	21502.0EG	PSI	LVL		
	1 1/4" THICK (MIN)	1750 PSI	525 PSI	2500 PSI	225 PSI	11007.3EG	PSI	LVL		
- GLUED LAMINATED LUMBER

SPEC	@ BOT	@ TOP	F _{min} (MIN)	E _{min} (MIN)	CAMBER	CONDITION
24F-V4	2400 PSI	1850 PSI	265 PSI	.8EG PS	600" RADIUS, UNO	SINGLE SPAN
24F-V8	2400 PSI	2400 PSI	265 PSI	.8EG PS	600" RADIUS, UNO	ALL OTHERS
- TYPICAL UNBLOCKED DIAPHRAGM, UNO ON PLANS

	SHEATHING	NAILING
ROOF	APA RATED SHEATHING 15/32 PERFORMANCE CATEGORY 32/1/G EXPOSURE 1	8d's @ 6" B.N. 8d's @ 6" E.N. 8d's @ 12" P.N.
FLOOR	APA RATED STURD-I-FLOOR 23/32 PERFORMANCE CATEGORY 24" OC EXPOSURE 1	10d's @ 6" B.N. 10d's @ 6" E.N. 10d's @ 12" P.N.

- ALL SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, SHALL BE C-D OR C-C SHEATHING CONFORMING TO CBC 2303.1.5.

NAILING & HARDWARE

- NAIL SPACING TO BE NOT LESS THAN REQUIRED PENETRATION. EDGE AND END DISTANCES SHALL BE NOT LESS THAN HALF THE SPACING. ALL SPACING AND EDGE AND END DISTANCES SHALL BE SUCH AS TO AVOID SPLITTING OF THE WOOD. HOLES FOR NAILS, WHERE NECESSARY TO PREVENT SPLITTING, SHALL BE BORED OF A DIAMETER SMALLER THAN THAT OF THE NAILS. ALL NAILS SHALL BE SINKER NAILS AND STAGGERED U.N.O., EXCEPT AS SHOWN IN NAILING SCHEDULE.

NAIL SIZE	SHANK DIAMETER	LENGTH
8d COMMON	0.131"	2 1/2"
10d COMMON	0.148"	3"
16d COMMON	0.162"	3 1/2"
- AS AN ALTERNATE TO 10D COMMON NAILS, THE FOLLOWING FASTNERS CAN BE USED: GRABBER PLYWOOD SCREWS (ICC-ER-5280), OR SIMPSON STRONG-TIE QUICK DRIVE SCREWS (ICC-ER-1472)
- USE RING OR SCREW SHANK NAILS AND GLUE SHEATHING TO FRAMING USING ADHESIVES MEETING APA SPECIFICATION AFG-01 OR ASTM D3498.
- HOT DIP GALVANIZED FASTENERS SUCH AS (BUT NOT LIMITED TO) NAILS, SCREWS, BOLTS, THREADED ROD, ETC., SHALL BE USED WHEN IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED LUMBER. EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBVDOT AND ZINC BORATE PRESERVATIVE TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
- ALL METAL FRAMING CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY (CURRENT CATALOG), OR "USP" WITH EQUIVALENT ICC PUBLISHED VALUES AND SHALL BE INSTALLED PER SPECIFICATIONS, NO EXCEPTIONS.
- USE 5/8" DIA. X MIN. 12" ANCHOR BOLTS W/ MIN. 7" EMBEDMENT INTO CONCRETE FOOTING AT 48" O.C. MAX. FOR SILL PLATE TO FOUNDATION UNLESS NOTED OTHERWISE ON SHEARWALL SCHEDULE. A BOLT BETWEEN 6" TO 12" FROM THE END OF EACH PIECE OF SILL (2 BOLTS MIN EACH PIECE). PIECE OF SILL SHALL BE CONSIDERED ENDED WHERE PLATE IS CUT OUT OVER ONE-THIRD OF CROSS SECTION.
- FOR SHEAR WALL APPLICATIONS, ANCHOR BOLT SHALL BE INSTALLED WITH PLATE WASHERS OF MIN. 3" SQ. X 0.229" THICK BETWEEN SILL PLATE AND NUT. EDGE(S) OF PLATE WASHERS SHALL BE 1/2" MAX. FROM INSIDE FACE OF SHEAR PANEL.
- FOR NON-SHEAR WALL APPLICATIONS, ANCHOR BOLT SHALL BE INSTALL WITH ROUND WASHERS AND SHOULD CONFORM WITH ANSI/ASME B 18.22.1. USE MIN. 1 3/8" Ø X 7/64" THICK WASHER FOR 1/2" Ø BOLT, 1 3/4" Ø X 9/64" THICK WASHER FOR 5/8" Ø BOLT AND 2 1/2" Ø X 1 1/64" THICK WASHER FOR 1" Ø BOLT, U.N.O.
- STUD WALLS PERPENDICULAR TO A CONCRETE OR MASONRY WALL SHALL BE BOLTED TO THE CONCRETE OR MASONRY WALL WITH 5/8" DIAMETER X 8" A307 BOLTS AT TOP, MID-HEIGHT AND BOTTOM.
- FOR INTERIOR NON-SHEAR WALLS USE SIMPSON 0.157"Ø SERIES PDP4WL SHOT PINS WITH A PENETRATION OF 1 1/4" INTO SLAB AT 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138.

WOOD FRAMING

- ALL NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER APPROVED CODE REQUIREMENTS. FRAMING PLAN IS ONLY SHOWING FOR THE MAIN STRUCTURAL ELEMENTS IN ACCORDANCE WITH BUILDING CODE OR REQUIREMENTS ARE SPECIFIED OR REQUIRED BY THE LOCAL JURISDICTION.
- ALL EXTERIOR LUMBER AND ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO THE EXTERIOR SHALL BE TREATED LUMBER.
- ALL WALLS SHALL HAVE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE, UNO.
- STUD BEARING WALLS AND PARTITIONS SHALL HAVE DOUBLE TOP PLATES LAPPED AT WALL AND PARTITION INTERSECTIONS. JOINTS IN UPPER AND LOWER MEMBERS OF DOUBLE TOP PLATES SHALL BE STAGGERED AT LEAST 4'-0".
- FOR WALLS 10'-0" AND GREATER PROVIDE BLOCKING AT MID-HEIGHT FOR CONSTRUCTION STABILITY.
- ALL WALLS SHALL BE CONSTRUCTED USING 2x STUDS @ 16" O.C. REFER TO FRAMING PLANS FOR ACTUAL STUD SIZE AND SPACING.
- SILL PLATE SHALL BE PRESSURE-TREATED AND UNDER SHEAR WALLS OF UP TO 4'-0" IN LENGTH MUST BE CONTINUOUS.
- WOOD COLUMNS SHALL HAVE SOLID VERTICAL BLOCKING THROUGH THE FLOORS TO THE SUPPORT BELOW.
- I-JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

WOOD FRAMING, CONT.

- PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS AND SOLID BLOCKING BENEATH ALL WALLS PERPENDICULAR TO JOISTS.
- ALL CEILING JOISTS ARE TO BE 2x JOISTS. REFER TO FRAMING FOR ACTUAL SIZE AND SPACING.
- DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.
- HOLES IN WOOD MEMBERS FOR BOLTS SHALL BE THE NOMIAL BOLT DIAMETER PLUS 1/16".
- LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED HOLES. HOLES IN WOOD FOR LAG SCREW SHANK SHALL BE BORED TO THE SAME DIAMETER AND DEPTH AS THE SHANK, AND FOR THE THREADED PORTION BORED WITH A BIT NOT LARGER THAN 40% TO 70% OF THE SHANK DIAMETER.
- WOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW. LEAD SCREWS SHALL BE ABOUT 7/8 THE DIAMETER OF THE SCREW. THE MINIMUM PENETRATION OF WOOD SCREWS SHALL BE 10 TIMES THE SCREW DIAMETER OR 1.5", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
- WOOD NAILERS: UNO. ON PLANS AND DETAILS, WHERE WOOD MEMBERS ARE TO BE CONNECTED TO STEEL ELEMENTS, OR WHERE WOOD NAILERS CONNECTED TO STEEL MEMBERS ARE NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS, AS A MINIMUM PROVIDE WOOD NAILERS AS SPECIFIED BELOW WITH 5/8"Ø WELDED THREADED STUDS @ 24" O.C.:

A. WOOD NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL: 2X WOOD NAILERS, COUNTERSINKING OF THREADED STUDS BOLT IS ACCEPTABLE IF NEEDED FOR FLUSH INSTALLATION OF FINISH MATERIAL.

B. WOOD NAILERS NEEDED TO SUPPORT OTHER WOOD ELEMENTS: 2X OR 3X WOOD NAILERS WITH OR WITHOUT COUNTERSINKING OF THREADED STUDS BOLT RESPECTIVELY.
- STRUCTURAL GLUED-LAMINATED (GLULAM) TIMBER OF SOFTWOOD SPECIES SHALL BE IN CONFORMANCE WITH ANSI/APC STANDARD A190.1 AND ASTM D3737, OR OTHER CODE APPROVED DESIGN, MANUFACTURING AND/OR QUALITY ASSURANCE PROCEDURES. MEMBERS SHALL BE MARKED WITH THE ENGINEERED WOOD SYSTEM APA EWS TRADEMARK INDICATING CONFORMANCE WITH THE MANUFACTURING, QUALITY ASSURANCE AND MARKING PROVISIONS OF ANSI/APC STANDARD A190.1. THE MANUFACTURER OR SELLER SHALL SUBMIT CERTIFICATES OF CONFORMANCE TO THE FIELD INSPECTOR PRIOR TO INSTALLATION.
- ALL WOOD CONSTRUCTION CONNECTORS SHOWN ON THE PLANS OR DETAILS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT, U.N.O. ALL CONNECTORS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS IN CONJUNCTION WITH APPROVED ICC REPORTS. NOTIFY EOR FOR ANY POTENTIAL SUBSTITUTION PRIOR TO COMMENCING WORK.
- SDS SCREWS SPECIFIED ON PLANS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE WITH ICC ESR-2236. ALTERNATES MAYBE USED ONLY WITH PRIOR APPROVAL BY EOR.

NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON	TOE NAIL
2. CEILING JOISTS TO TOP PLATE	3-8d COMMON	PER JOIST, TOE NAIL
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION	3-16d COMMON	FACE NAIL
4. CEILING JOIST ATTACHED TO PARALLEL RAFTER	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4"x20 GA RIDGE STRAP TO RAFTER	3-10d COMMON	FACE NAIL EACH RAFTER
6. RAFTER OR ROOF TRUSS PLATE	3-10d COMMON	(2) TOE NAILS ON ONE SIDE AND (1) TOE NAIL ON OPP. SIDE OF EACH RAFTER OR TRUSS
7. ROOF RAFTER TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	3-10d COMMON	TOE NAIL
WALL		
8. STUD TO STUD(NOT AT BRACED WALL PANELS)	1-6d COMMON	24" o.c. FACE NAIL
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	1-6d COMMON	16" o.c. FACE NAIL
10. BUILT-UP HEADER(2" TO 2" HEADER WITH 1/2" SPACER)	1-6d COMMON	16" o.c. FACE NAIL
11. CONTINUOUS HEADER TO STUD	4-8d COMMON	TOE NAIL
12. TOP PLATE TO TOP PLATE	1-6d COMMON	16" o.c. FACE NAIL
13. DOUBLE TOP PLATE SPLICE	8-1-6d COMMON	FACE NAIL ON EA. SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EA. SIDE OF END JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST,BAND JOIST OR BLOCKING(NOT AT BRACED WALL PANELS)	1-6d COMMON	16" o.c. FACE NAIL
15. BOTTOM PLATE TO JOIST, RIM JOIST,BAND JOIST OR BLOCKING(AT BRACED WALL PANELS)	2-1-6d COMMON	16" o.c. FACE NAIL
16. TOP OR BOTTOM PLATE TO STUD	4-8d COMMON	END NAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS.	2-1-6d COMMON	FACE NAIL
18. 1" BRACE TO EACH STUD AND PLATE.	2-8d COMMON	FACE NAIL
19. 1"x6" SHEATHING TO EACH BEARING.	2-8d COMMON	FACE NAIL
20. 1"x8" AND WIDER SHEATHING TO EACH BEARING.	2-8d COMMON	FACE NAIL

NAILING SCHEDULE, CONT.

FLOOR		
21. JOIST TO SILL, TOP PLATE OR GIRDER.	3-8d COMMON	TOE NAIL
22. RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8d COMMON	6" o.c. TOE NAIL
23. 1"x6" SUBFLOOR OR LESS TO EACH JOIST.	3-8d COMMON	FACE NAIL
24. 2" SUBFLOOR TO JOIST OR GIRDER.	2-1-6d COMMON	FACE NAIL
25. 2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	2-1-6d COMMON	AT EACH BEARING, FACE NAIL
26. BAND OR RIM JOIST TO JOIST.	3-1-6d COMMON	END NAIL
27. BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS.	10d COMMON	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES.
	AND: 3-10d COMMON	FACE NAIL AT ENDS AND AT EACH SPLICE.
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS.	3-1-6d COMMON	END NAIL
29. BRIDGING OR BLOCKING TO JOIST.	2-8d COMMON	EACH END, TOE NAIL

- A. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 90 ksi FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 ksi FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
- B. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
- C. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9 FOOT PANELS SHALL BE APPLIED VERTICALLY.
- D. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON CHAPTER 23.
- E. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORTS WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH AND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER BUT LESS THAN 140 MPH.
- F. GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.
- G. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
- H.WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED

MASONRY

1. MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 530, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" AND CBC 2104.
2. MIN. SPECIFIED COMPRESSIVE STRENGTH SHALL BE FM = 2000 PSI, UNO ON THE PLANS.
3. CEMENT: ASTM C-150, LOW ALKALI, TYPE I OR II PORTLAND CEMENT. (MASONRY CEMENT AND PLASTIC CEMENT SHALL NOT BE USED).
4. MORTAR:

A. CONFORMING TO ASTM C-270, TYPE 5.

B. MIX PROPORTIONS SHALL CONFORM TO ASTM C-270.

C. AGGREGATES SHALL CONFORM TO ASTM C-144.
5. GROUT:

A. CONFORMING TO ASTM C-476.

B. ATTAINS THE MASONRY COMPRESSIVE STRENGTH FM OR 2000 PSI AT 28 DAYS, WHICHEVER IS GREATER.

C. MIX PROPORTIONS SHALL CONFORM TO ASTM C-476.

D. AGGREGATES SHALL CONFORM TO ASTM C-404.

E. USE COARSE GROUT IN GROUT SPACES 2 INCHES OR MORE IN WIDTH AND IN CELLS TO BE GROUTED SOLID.
6. PRISM TEST SHALL BE PERFORMED FOR MASONRY WITH fm OVER 2000 PSI AS DESCRIBED IN BUILDING CODE, SECTION 2105.
7. VERTICAL REINFORCING SHALL BE FULL HEIGHT OF WALL AND SHALL BE BRACED AT 8'-0" MAXIMUM TO PREVENT MOVEMENT WHILE GROUTING.
8. HORIZONTAL REINFORCING SHALL BE IN BOND BEAM UNITS AND TIED SECURELY TO VERTICAL REINFORCING.
9. DOWELS, ANCHORS, AND OTHER EMBEDDED ITEMS SHALL BE TIED SECURELY IN PLACE TO PREVENT MOVEMENT WHILE GROUTING, WET SETTING OR STABBING IS NOT ALLOWED.
10. MAXIMUM GROUT LIFTS SHALL NOT EXCEED 8'-0" AND CLEANOUTS AT THE BOTTOM OF ALL CELLS SHALL BE USED UNLESS THE LIFT IS 4'-0" OR LESS, THE CLEANOUTS SHALL BE SEALED BEFORE GROUTING. GROUT FOR EACH POUR SHALL BE STOPPED 1 1/2" BELOW THE TOP OF A BLOCK COURSE EXCEPT AT TH FINAL COURSE. ALL GROUT SHALL BE THOROUGHLY CONSOLIDATED BY VIBRATING IMMEDIATELY AFTER PLACING. SHAKING OR RODDING REBAR IS NOT ALLOWED. FILL ALL CELLS WITH GROUT.
11. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SAFETY OF LIFT HEIGHT FOR OPEN ENDED OR FIELD MODIFIED BLOCKS.
12. STRUCTURAL MASONRY SHALL BE HOLLOW, MEDIUM WEIGHT(115 PCF), LOAD BEARING CONCRETE MASONRY UNIT CONFORMING TO CBC 2103.1. BLOCK TEST DATA BY A CERTIFIED LAB, SHALL BE PROVIDED TO THE EOR FOR REVIEW.
13. ALL MASONRY BLOCK CONSTRUCTION SHALL BE PLACED IN RUNNING BOND METHOD WITH ALL VERTICAL CELLS IN ALIGNMENT, TYP.
14. LAP REINFORCING BARS PER TYPICAL MASONRY LAP SCHEDULE, U.N.O.
15. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATION SHALL COMPLY WITH:

A. DO NOT CUT ANY REINFORCING THAT MAY INTERFERE WITH ANY PENETRATIONS. INSTALL SLEEVES AS REQUIRED PRIOR TO GROUTING OF CELLS.

B. NO PENETRATION SHALL BE CORED WITHOUT PRIOR APPROVAL FROM EOR.

C. CONDUITS AND PIPING PARALLEL TO PLANE OF WALL MAY NOT BE EMBEDDED IN WALL

D. PENETRATION AT LINTELS, PILASTERS AND JAMBS ARE ONLY PERMITTED AS SHOWN OR SPECIFICALLY DETAILED. NO OTHER PENETRATION IS ALLOWED.

STRUCTURAL STEEL

1. STRUCTURAL STEEL TO BE SUPPLIED DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.
2. PROVIDE THE FOLLOWING MATERIALS FOR STRUCTURAL STEEL, UNO:

ROLLED WIDE FLANGE SECTIONS	ASTM A992 (Fy = 50 ksi)
HOLLOW STRUCTURAL SECTIONS (HSS), SQUARE AND RECT.	ASTM A500, GR.B (Fy = 46 KSI)
STEEL PIPE	ASTM A53, GR.B (Fy=35 KSI)
HOLLOW STRUCTURAL SECTION (HSS), ROUND	ASTM A500, GR. B (Fy=42 KSI)
HP SECTIONS	ASTM A572, GR.50 (Fy=50 KSI)
PLATES, ANGLES, CHANNELS & TEES	ASTM A36
MACHINE BOLTS	ASTM A307
HIGH STRENGTH BOLTS	ASTM A325, Type N, A490
WELDED HEADED STUDS	ASTM A108
NUTS	ASTM A563
ANCHOR RODS/BOLTS	ASTM F1554, GR. 36 OR 55
3. HOLES FOR BOLTS SHOULD BE DRILLED OR PUNCHED & SHALL BE 1/16" LARGER THAN BOLT DIAMETER.
4. ALL STRUCTURAL WELDING PROCEDURES AND MATERIALS SHALL CONFORM TO BUILDING CODE, SECTION 2204.1. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.
5. ALL TESTING AND INSPECTION OF SHOP AND FIELD WELDING OPERATIONS SHALL BE MADE BY A CERTIFIED WELDING INSPECTOR WHICH ARE APPROVED BY THE BUILDING OFFICIAL.
6. WELDING SHALL CONFORM THE LATEST EDITION OF AWS D1.1 AND SHALL USE EITHER THE SHIELDED OR FLUX CORE METHODS. ELECTRODES USED SHALL BE E70XX, E71-T8 OR E70-T6. ALL WELDING SHALL BE PERFORMED BY QUALIFIED AND CERTIFIED WELDERS.
7. ALL FABRICATIONS SHALL BE DONE IN A SHOP OF AN APPROVED AND LICENSED FABRICATOR BY AISC AND/OR LOCAL JURISDICTION. STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. NON-SHRINK GROUT BENEATH COLUMN BASES OR BEARING PLATES SHALL BE 5000 PSI(MIN.) NON-SHRINK SHALL BE INSTALLED IMMEDIATELY AFTER COLUMN IS PLUMBED. CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS UNDER PLACEMENT OF NON-SHRINK GROUT WITHOUT TAKING APPROPRIATE MEASURES TO PREVENT BUCKLING OF ANCHOR BOLTS UNDER CONSTRUCTION LOADS.
9. WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC INSPECTIONS NEED NOT TO HAVE CONTINUOUS SPECIAL INSPECTION WHEN THE WELDING IS PERFORMED IN AN APPROVED FABRICATOR'S SHOP. FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH CBC SECTION 1704.2.
10. ALL FULL PENETRATION GROVE WELDS FOR MOMENT CONNECTIONS SHALL BE ULTRASONICALLY INSPECTED BY AN APPROVED TESTING AGENCY AND SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1, SECTIONS 5 & 6.
11. STEEL FABRICATOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND COORDINATE WITH MECHANICAL DRAWINGS AND SUB-CONTRACTOR FOR SIZE, LOCATION OF ALL MECHANICAL UNITS AND OPENINGS.
12. ALL MISC. FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISC. PLATES, ETC. SHALL BE PER AISC 360, TABLE J2.4.
13. WELDED MEMBERS AND CONNECTIONS IN THE SEISMIC LOAD RESISTING SYSTEM SHALL BE SUBJECT TO AWS D1.8 REQUIREMENTS.

SUBMITTALS AND SHOP DRAWINGS

1. PREFABRICATED OR SPECIALTY ITEMS AND THEIR COMPONENTS, WHICH ARE INDICATED BY THE STRUCTURAL DRAWINGS TO BE DESIGNED BY OTHERS, MAY BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR RECORD FOR REVIEW AS A DEFERRED SUBMITTAL PROVIDED THAT SUCH SUBMITTAL IS AUTHORIZED BY THE BUILDING DEPARTMENT. DEFERRED SUBMITTALS REQUIRED TO BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD SHALL INCLUDE BUT NOT BE LIMITED TO:
2. ALL DEFERRED SUBMITTALS SHALL INCLUDE CALCULATIONS AND DRAWINGS PREPARED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND STAMPED BY AN APPROPRIATELY LICENSED PROFESSIONAL ENGINEER. SUBMITTALS SHALL SHOW LOCATION AND MAGNITUDE OF LOADS, SIZE AND CONFIGURATIONS OF MEMBERS, AND COMPATIBILITY WITH THE PRIMARY STRUCTURAL SYSTEM.
3. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. SHOP DRAWINGS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. DESIGN ACCURACY OF SUCH PRODUCT, DIMENSIONS AND QUANTITY OF THE PRODUCT IS NOT REVIEWED BY EOR. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE AFOREMENTIONED SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEERS REVIEW UNLESS SPECIFICALLY NOTED ACCORDINGLY.
4. THE SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE ORIGINAL CONTRACT DRAWINGS. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN APPROPRIATELY REGISTERED ENGINEER. ENGINEERING SYSTEM SOLUTIONS SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF ENGINEERING DESIGNS PERFORMED BY OTHERS.
5. SHOP DRAWINGS SHALL REFERENCE DATE AND DELTA (IF ANY) OF CONTRACT DRAWINGS.

STATEMENT OF SPECIAL INSPECTION:

1. CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN IBC/CBC CHAPTER 17, SEE INSPECTION SCHEDULE BELOW, ONLY CHECKED ITEMS ARE REQUIRED.
2. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS, ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
3. CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE.
4. STRUCTURAL WOOD, PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEARWALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEARWALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS, EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEARWALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER. INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.
5. CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.
6. WHERE FABRICATION OF MEMBERS AND ASSEMBLIES IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION, APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY, AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.
7. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED INDIVIDUAL WHO WILL DEMONSTRATE COMPETENCE, AND KNOWLEDGE TO THE BUILDING OFFICIAL, FOR THE SPECIFIC TYPE OF SPECIAL INSPECTION REQUIREMENT REQUIRED PER SCHEDULE BELOW.
8. WOOD SPECIAL INSPECTIONS SHALL BE PER CBC SECTION 1705.5.
9. SPECIAL INSPECTIONS FOR WIND AND SEISMIC RESISTANCE SHALL BE PER SECTION 1705.11 AND 1705.12 RESPECTIVELY.

STATEMENT OF SPECIAL INSPECTIONS
(ONLY INDICATED ITEMS ARE REQUIRED)

REQ'D(?)	INSPECTION ITEMS	SPECIAL INSPECTORS (NAME, PHONE#, REGISTRATION#)
YES	STRUCTURAL STEEL (1705.2.1)	
	STEEL FRAME JOINT DETAILS	
	COLD-FORMED STEEL DECK (1705.2.2)	
	OPEN-WEB STEEL JOISTS AND JOISTS GIRDERS (1705.2.3)	
	REINFORCING STEEL AND PRE-STRESSING STEEL TENDONS	
	SHOTCRETE (CURING TEMPERATURE, DESIGN MIX, PLACEMENT, STRENGTH ETC. PER TABLE 1705.3)	
	COLD-FORMED STEEL TRUSSES SPANNING >= 60 FT	
	CONCRETE CONSTRUCTION (DESIGN MIX, FORMWORK, PLACEMENT, ETC. PER TABLE 1705.3) (SEE 1705.3 EXCEPTIONS)	
YES	STRUCTURAL WELDING/REBAR WELDING	
	ALL MASONRY CONSTRUCTION (1705.4)	
	WOOD FOR HIGH LOAD DIAPHRAGMS (1705.5.1)	
	METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING >=60 FT	
	SOILS (EXCAVATION, FILL, ETC. PER 1705.6) (SEE 1705.6 EXCEPTIONS)	
	DRIVEN PILES PER 1705.7	
	CAST IN PLACE PILES PER 1705.8	
	HELICAL PILE FOUNDATIONS PER 1705.9	
	ERECTION OF PRE- CAST CONCRETE MEMBERS	
	BOLTS INSTALLED IN CONCRETE	
	HIGH STRENGTH BOLTING/MATERIAL VERIFICATION	
YES	WOOD DIAPHRAGM AND SHEAR WALLS*	
YES	EPOXY/ POST INSTALLED ANCHORS	

*: FOR SPECIAL INSPECTION OF WOOD DIAPHRAGMS AND SHEAR WALLS, CONTACT EOR FOR SCHEDULE.

REVISION

DATE	DESCRIPTION
1/21/9/2025	PLAN CHECK
2	
3	
4	
5	
6	

REGISTERED PROFESSIONAL ENGINEER
No. C78194
CIVIL
STATE OF CALIFORNIA
Amir Dabbas
01/26/2026

Project Name:
REMODEL & ADDITION HOUSE

Project Address:
16611 EDGEWATER LN, HUNTINGTON BEACH, CA 92649

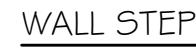
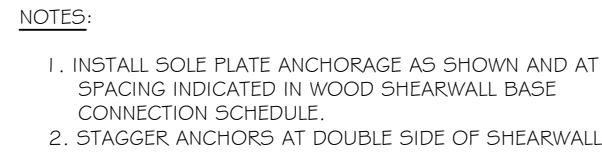
DATE: 01/26/2026

PROJECT MANAGER:
A.T.

GENERAL NOTES & REQUIREMENTS

JOB NO.: 16611
SHEET NO.:

S-O.111



NOTES:

1. USE 2x FLAT BLK'G FOR CONDITION B w/ MIN. 1/2" SPACE BETWEEN STRAPS
2. LOCATE STRAP OVER PLWD. SHEAR PANEL. SEE PLAN FOR TYPE & LOCATION.



- NOTE:
SEE FRAMING PLAN FOR SHEAR WALL LOCATIONS,
ORIENTATIONS AND SCHEDULE REFERENCES



- NOTES:**
1. NOTCHING AND BORING SHOULD NOT OCCUR IN SAME STUD SECTION
 2. NO MORE THAN TWO SUCCESSIVE DOUBLE STUDS MAY HAVE 60% MAX BORING HOLES

2 STUD NOTCHING/BORING LIMITS

- NOTE :
WHERE NOTCH IS GREATER THAN 1" PROVIDE 10 GA STRAP
W/ WIDTH SAME AS DBL TOP PL. TOP PL OF SHEAR WALLS
SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED.



- NOTE :
WHERE DEPTH OF NOTCH "B" IS GREATER THAN D/5 PROVIDE ANCHOR BOLT EA SIDE OF NOTCH PER END REQUIREMENT. NO MORE THAN ONE NOTCH IS PERMITTED IN EVERY 12'-0" @ SHEAR WALL



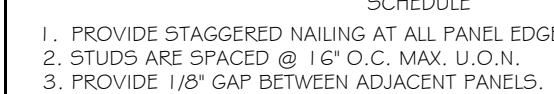
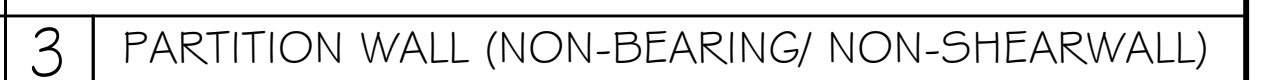
REBAR TENSION SPUCE LENGTH (PROVIDED MASONRY COVER, CLEAR BAR SPACING AND TRANSVERSE REINFORCEMENT ARE IN COMPLIANCE WITH ACI 530-13, SECTION 9.3.3.3.B)									
fy (psi)	fm (psi)	BAR SIZE							
		SPUCE LENGTH IN INCHES							
		3	4	5	6	7	8	9	
60000	1500	19	34	45	54	63	72	81	
	2000	18	30	45	54	63	72	81	
	2500	18	26	41	54	63	72	81	
	3000	18	24	36	54	63	72	81	



1. NAILS SHALL BE DRIVEN BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
2. PLYWOOD GBR PILES SHALL CONTAIN NOT LESS THAN 8 SQ. FT. NOR BE LESS THAN 2'-0" WIDE.
3. MAXIMUM UNSUPPORTED SHEATHING TO BE 24".
4. FRAMING AT ADJOINING PANEL EDGE SHALL BE 3" NOMINAL OR WIDER AND NAILS AT ALL PANEL EDGES SHALL BE STAGGED, WHERE EDGE NAILING IS SPECIFIED AT 2' ON CENTER.
5. ALL PANEL EDGES OF THE FLOOR SHEATHING SHALL HAVE APPROVED T AND C JOINTS OR SHALL BE SUPPORTED BY BULK HEAD JOISTS.
6. DIAPHRAGM BOUNDARY SHALL BE SUPPORTED BY FRAMING MEMBERS WITH BOUNDARY NAILING.
- SECTION A-A**
PANEL JOINT
-
- The diagram illustrates a cross-section of a panel joint. It shows two panels of sheathing meeting at a central joint. The sheathing is supported by a horizontal framing member. The joint is detailed with a 2' MIN. FRAMING dimension. The top edge of the sheathing is labeled 'EDGE NAILS'. The gap between the sheathing and the framing is labeled 'GAP'. The sheathing is labeled 'SHEATHING'.



1. D = DEPTH OF JOIST OR BEAM
DI = STUD WIDTH
L = CLEAR SPAN
2. PERDRILL CORNERS OF NOTCHES
3. NOTCH MAY OCCUR TOP OR BOTTOM, NOT BOTH.
4. NOTCHES AND HOLES ARE NOT ALLOWED IN CANTILEVER PORTION OF JOISTS.
5. MAX. ALLOWED IS A COMBINATION OF TWO NOTCHES AND/OR HOLES IN L/3 SPAN



- SCHEDULE
1. PROVIDE STAGGERED NAILING AT ALL PANEL EDGES.
2. STUDS ARE SPACED @ 16" O.C. MAX. U.O.N.
3. PROVIDE 1/8" GAP BETWEEN ADJACENT PANELS.

REVISION		DESCRIPTION
	1	12/19/2025
	2	PLAN CHECK
	3	
	4	
	5	
	6	



Project Name: REMODEL & ADDITION HOUSE

Project Address: 16611 EDGEWATER LN, HUNTINGTON BEACH, CA 92649

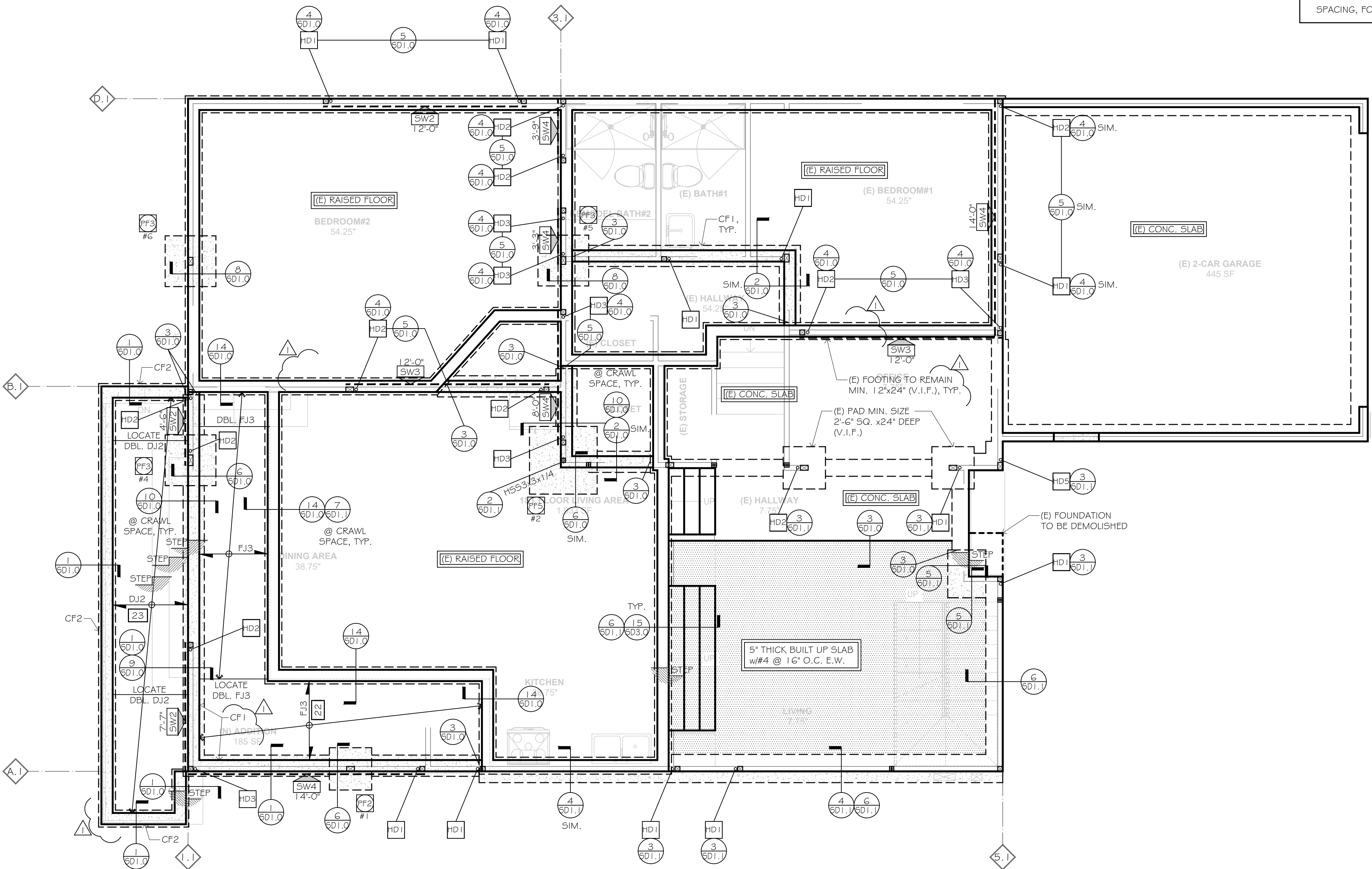
DATE: 01/26/2026

PROJECT MANAGER:
A.T.

TYPICAL DETAILS

JOB NO.: 16611
SHEET NO.:

S-0.20



FOUNDATION PLAN

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

SHEAR WALL SCHEDULE							
2022 CALIFORNIA BUILDING CODE (1), (3)							
SHEAR PANEL TYPE	SHEATHING (B)	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION	FRAMING CLIPS	
					1 Gd/s SINKER	1/4"x6" SDS SCREWS	A35s, L550s OR LTP4s (5), (6)
SW1	3/8" APA raised	8 d/s @ 6" O.C.	8 d/s @ 12" O.C.	260 (7) 220	@ 6" O.C.	@ 16" O.C.	@ 24" O.C.
SW2	3/8" APA raised	8 d/s @ 6" O.C.	8 d/s @ 12" O.C.	380 (7) 320	@ 4" O.C.	@ 12" O.C.	@ 16" O.C.
SW3	3/8" APA raised	8 d/s @ 3" O.C.	8 d/s @ 12" O.C.	490 (7) 410	@ 3" O.C.	@ 8" O.C.	@ 8" O.C.
SW4	3/8" APA raised	8 d/s @ 3" O.C.	8 d/s @ 12" O.C.	640 (7) 530	@ 2" O.C.	@ 6" O.C.	@ 8" O.C.
SW5	15/32" APA raised Structural I	10 d/s @ 2" O.C.	10 d/s @ 12" O.C.	800	2 ROWS STAGG. @ 5" O.C.	18"	@ 6" O.C.

(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.
(10) FOR DOUBLE SIDED SHEAR PANELS:
a. USE HALF THE SPACING OF SILL PLATE ANCHOR BOLTS FOR TYPES SW3, SW4 & SW5
b. USE ONLY 1/4"x6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES SW4 & SW5.
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND HALF THE SPACING, FOR TYPES SW3, SW4 & SW5.

FOUNDATION NOTES

1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. TOP OF ALL EXTERIOR FOOTING, GRADE BEAM FOOTING, PAD FOOTING, OR FLAG POLE FOOTING TO BE MIN. 8" BELOW FINISH GRADE.
4. FOR NON-SHEAR WALLS, MASAMASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS WITH END DISTANCE OF 4" MIN. PER ESR #2555.
5. FOR DOUBLE SHEAR PANEL TYPES SW3, SW4, SW5 USE MIN. 3X6 SILL PLATES U.N.O.
6. SEE DETAIL 9/SD1.0 AND 10/SD1.0 FOR HOLDOWN INSTALLATION

LEGEND

	DENOTES EXISTING FOOTING		DENOTES NEW FOOTING
	DENOTES EXISTING PAD		DENOTES NEW PAD
	DENOTES PAD NUMBER PER SCHEDULE		
	DENOTES PAD NUMBER IN CALCULATIONS		
	DENOTES DETAIL NUMBER		
	DENOTES DETAIL SHEET NUMBER		
	DENOTES HOLDOWN PER SCHEDULE		
	DENOTES SHEAR PANEL LENGTH		
	DENOTES PANEL TYPE, REFER TO SHEARWALL SCHEDULE		
	DENOTES SLAB STEP PER ARCH. (VERIFY PRIOR TO CONSTRUCTION)		
	DENOTES DROP BEAM OR HEADER PER PLAN		
	DENOTES FLUSH BEAM PER PLAN		
	DENOTES BEAM NUMBER, REFER TO E.O.R. CALCULATIONS		
	DENOTES POST OR TRIMMER AS NOTED		
	DENOTES POST OR TRIMMER FROM FLOOR ABOVE		
	DENOTES DIRECTION OF FRAMING MEMBER PER FRAMING SCHEDULE		
	DENOTES FRAMING ZONE DIVISION		

FOOTING SCHEDULE		
SYMBOL	PAD SIZE	REINFORCEMENT
FP1	2'-0" SQ. x 24" THICK	(3) #5 E.W.
FP2	2'-6" SQ. x 24" THICK	(4) #5 E.W.
FP3	3'-0" SQ. x 24" THICK	(4) #5 E.W.
FP4	3'-6" SQ. x 24" THICK	(5) #5 E.W.
FP5	4'-0" SQ. x 24" THICK	(6) #5 E.W.
FP6	4'-6" SQ. x 24" THICK	(6) #5 E.W.
FP7	5'-0" SQ. x 24" THICK	(7) #5 E.W.
CF1	CONT. W=15', D=24"	CONT. (2) #5 TOP & BOTTOM
CF2	CONT. W=12', D=24"	CONT. (2) #5 TOP & BOTTOM

HOLDOWN SCHEDULE		
SYMBOL	SIMPSON HOLDOWN	USP HOLDOWN
HD1	HDU2	PHD2A
HD2	HDU4	PHD4A
HD3	HDU5	PHD5A
HD4	HDU8	PHD8
HD5	HDU11	UPHD11

REFER TO DETAIL 7/SD1.0

FRAMING SCHEDULE	
MARK	MEMBER TYPE
(E)	EXISTING FRAMING
RR1	2 X 12 ROOF RAFTERS @ 16" O.C.
FJ1	2 X 12 FLOOR JOISTS @ 16" O.C.
FJ2	2 X 12 FLOOR JOISTS @ 12" O.C.
FJ3	2 X 8 FLOOR JOISTS @ 16" O.C.
DJ1	2 X 10 DECK JOISTS @ 16" O.C.
DJ2	2 X 8 DECK JOISTS @ 16" O.C.

REVISION

DATE	DESCRIPTION
1/21/2025	PLAN CHECK

REGISTERED PROFESSIONAL ENGINEER

MR. DETMERS

No. C78194

CIVIL

STATE OF CALIFORNIA

01/26/2026

Project Name:

REMODEL & ADDITION HOUSE

Project Address:

16611 EDGEWATER LN, HUNTINGTON BEACH, CA 92649

DATE:

01/26/2026

PROJECT MANAGER:

A.T.

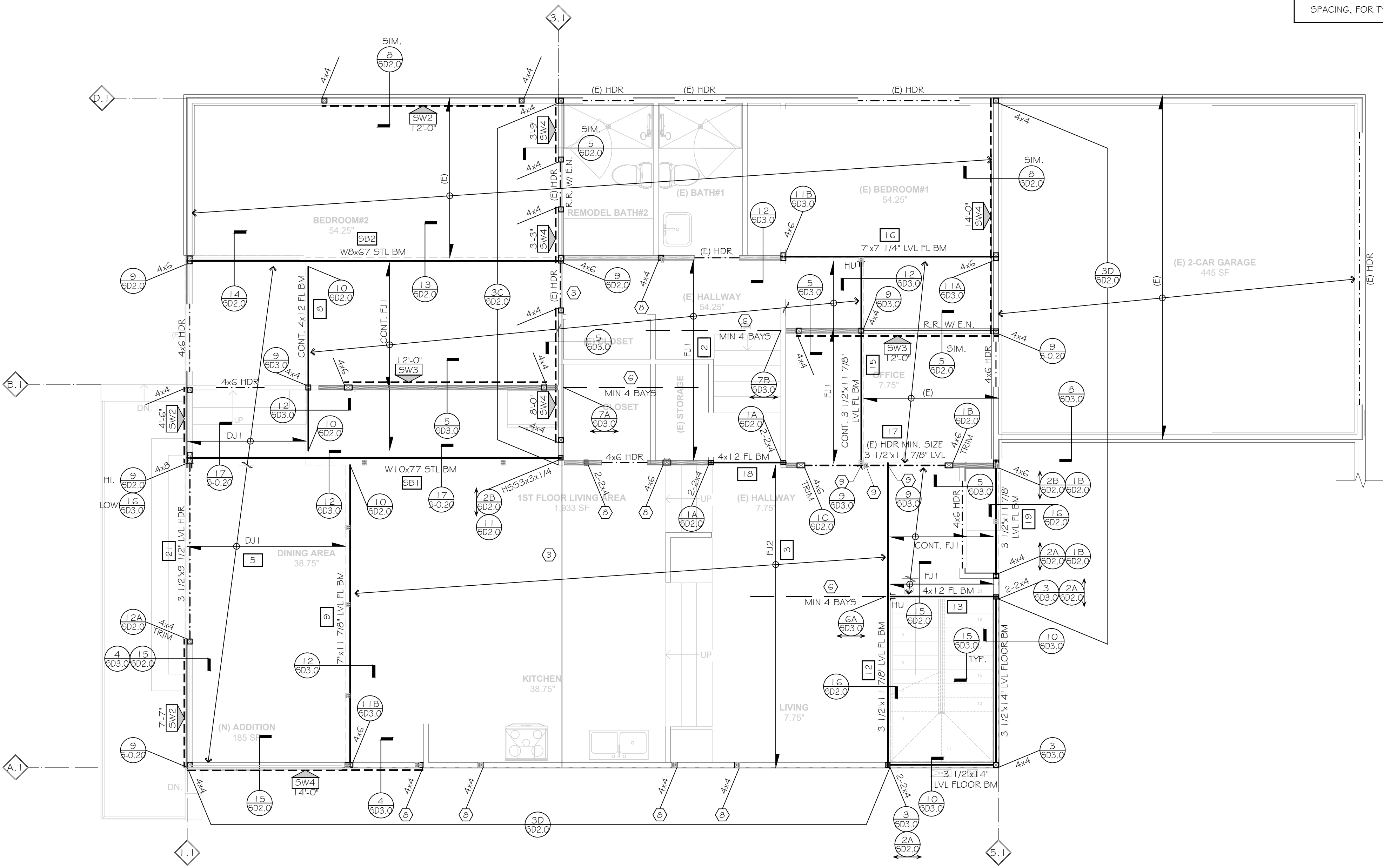
FOUNDATION PLAN

JOB NO.:

16611

SHEET NO.:

S-1.0



FLOOR FRAMING PLAN

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

SHEAR WALL SCHEDULE						
2022 CALIFORNIA BUILDING CODE (1), (3)						
SHEAR PANEL TYPE	SHEATHING (B)	EDGE NAILING (COMMON) (S)	FIELD NAILING (COMMON) (S)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION	FRAMING CLIPS A35s, L550s OR LTP4s (5), (6)
SW1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 (7) 220	1 Gd's SIMMER 1/4"x6" SDS SCREWS	5/8" @ 24" O.C.
SW2	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	380 (7) 320	4" O.C. @ 12" O.C.	42" @ 16" O.C.
SW3	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 (7) 410	3" O.C. @ 8" O.C.	36" @ 8" O.C.
SW4	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	640 (7) 530	2" O.C. @ 6" O.C.	24" @ 8" O.C.
SW5	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	800	2 ROWS STAGG. @ 3" O.C.	18" @ 6" O.C.
(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.						
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.						
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.						
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.						
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).						
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.						
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.						
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.						
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.						
(10) FOR DOUBLE SIDED SHEAR PANELS:						
a. USE HALF THE SPACING OF SILL PLATE ANCHOR BOLTS FOR TYPES SW3, SW4 & SW5						
b. USE ONLY 1/4"x6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES SW4 & SW5.						
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND HALF THE SPACING, FOR TYPES SW3, SW4 & SW5.						

FRAMING NOTES

- REFER TO SHEET S-0.10 FOR MORE INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
- USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.
- USE USP "TFL" HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND "JUS" HANGERS FOR CONNECTION OF SOLID JOISTS. (3B5D2.0), UNO ON PLANS.
- USE STG224 STRAP FOR THE TOP PLATES SPLICE AT ALL FRAMING LEVELS.
- USE ST22 STRAP FOR LEDGER SPLICES, UNO.
- USE (1)C516 x 3'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1/4" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
- HEADER AT NON-BEARING WALLS, USE 2x4 FOR OPENINGS UP TO 3'-0" MAX., (2)2x4 FOR OPENINGS UP TO 6'-0" MAX., 4x6 FOR OPENINGS UP TO 12'-0" MAX., (UNO). USE 4x4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS.
- WOOD HEADER OR POSTS MADE UP OF 2 OR MORE 2x5 SHALL BE SPIKED TOGETHER PER THE NAILING SCHEDULE.
- SHEARWALL PANEL TO BE NAILED TO ALL MULTIPLE STUDS RECEIVING HOLDOWNS AND DO NOT BREAK AT PERPENDICULAR WALL LOCATIONS, UNO.
- APPLY TYP. DETAIL 1G5-0.20 TO ALL HEADER AND POST TRIM CONNECTIONS ON THE EXTERIOR WALL. (U.N.O.).

LEGEND

— X — DENOTES DROP BEAM OR HEADER PER PLAN
X DENOTES FLUSH BEAM PER PLAN
[X] DENOTES BEAM NUMBER, REFER TO E.O.R. CALCULATIONS
[X] DENOTES POST OR TRIMMER AS NOTED
[X] DENOTES POST OR TRIMMER FROM FLOOR ABOVE
→ X DENOTES DIRECTION OF FRAMING MEMBER PER FRAMING SCHEDULE
X-X' DENOTES SHEAR PANEL LENGTH
X-X' DENOTES PANEL TYPE, REFER TO SHEARWALL SCHEDULE
[X] DENOTES KEY NOTE NUMBER
[X] DENOTES DETAIL NUMBER
[X] DENOTES DETAIL SHEET NUMBER
[X] DENOTES BEARING WALL
[X] DENOTES OVER FRAMING
[X] DENOTES FLOOR TO FLOOR HOLDOWN PER SCHEDULE IN DETAIL 1/5D3.0 & 2/5D3.0
↔ DENOTES DRAG DIRECTION
X DENOTES FRAMING ZONE DIVISION
X DENOTES SHEARWALL LINE IN CALCULATIONS

KEY NOTES

- DRAG TRUSS W/E.N.
- SHEAR TRUSS W/E.N.
- CONTINUOUS JOIST W/E.N.
- TRUSS HANGER BY TRUSS MANUFACTURER
- LINE OF 2x FLAT BLOCKING W/E.N.
- LINE OF FULL HEIGHT BLKG W/E.N.
- CONTINUOUS LINE OF BLOCKING W/E.N. UNDER SHEAR WALL ABOVE W (1) C516
- ALIGN POST WITH UPPER FLOOR POST WITH SOLID BLOCKING BETWEEN FLOOR
- PROVIDE SOLID BLOCKING WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE.

BLOCKED ROOF DIAPHRAGM 8d's @ 4" B.N.
8d's @ 6" E.N.
8d's @ 12" F.N.

BLOCKED FLOOR DIAPHRAGM 10d's @ 6" B.N.
10d's @ 6" E.N.
10d's @ 12" F.N.

FRAMING SCHEDULE	
MARK	MEMBER TYPE
(E)	EXISTING FRAMING
RR1	2 X 12 ROOF RAFTERS @ 16" O.C.
FJ1	2 X 12 FLOOR JOISTS @ 16" O.C.
FJ2	2 X 12 FLOOR JOISTS @ 12" O.C.
FJ3	2 X 8 FLOOR JOISTS @ 16" O.C.
DJ1	2 X 10 DECK JOISTS @ 16" O.C.
DJ2	2 X 8 DECK JOISTS @ 16" O.C.

REVISION

DATE	DESCRIPTION				
1/21/2025	PLAN CHECK				
1	2	3	4	5	6

REGISTERED PROFESSIONAL ENGINEER
No. C78194
CIVIL
STATE OF CALIFORNIA
01/26/2026

Project Name:
REMODEL & ADDITION HOUSE

Project Address:
16611 EDGEWATER LN, HUNTINGTON BEACH, CA 92649

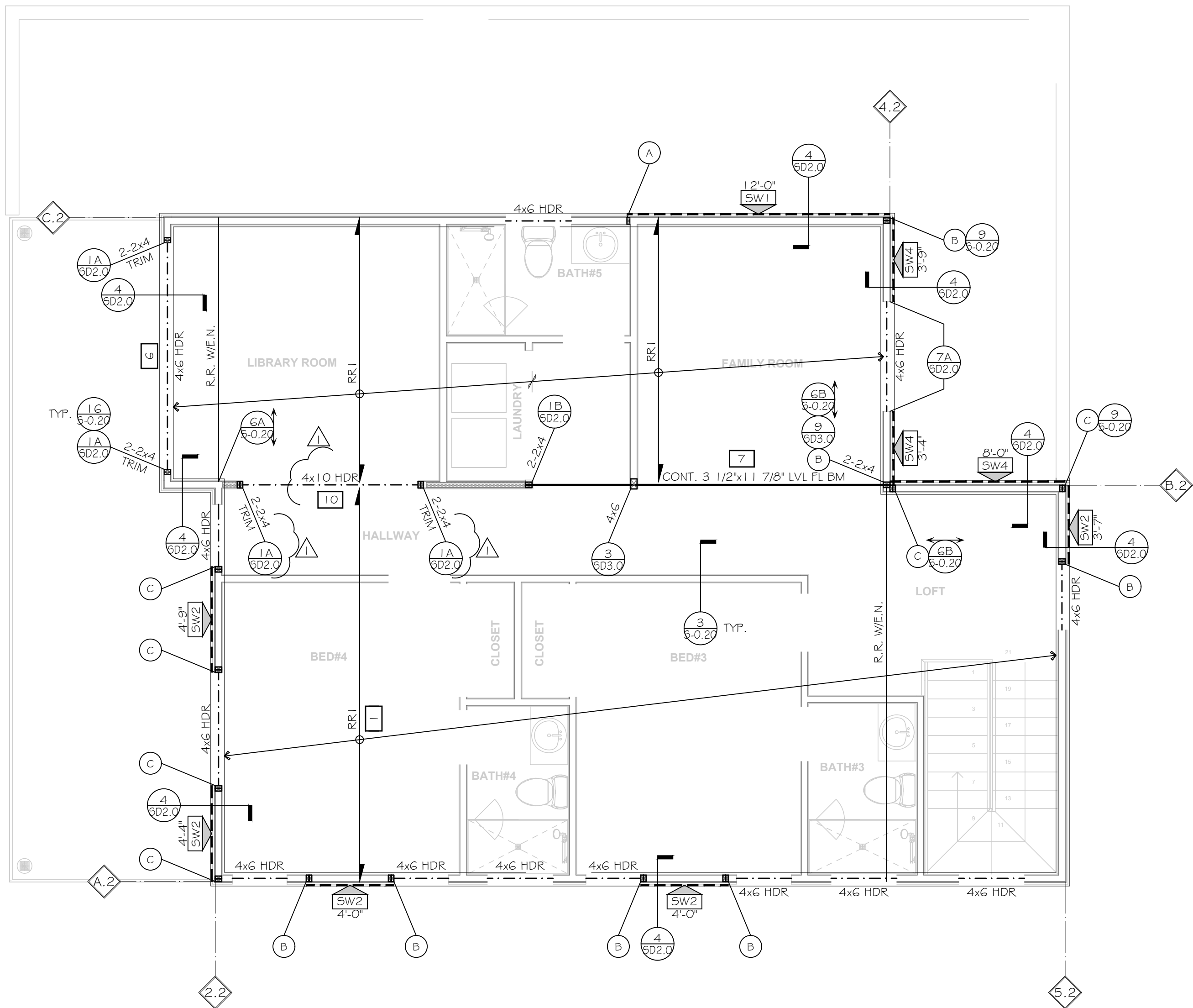
DATE: 01/26/2026

PROJECT MANAGER:
A.T.

FLOOR FRAMING PLAN

JOB NO.: 16611
SHEET NO.:

S-2.0



ROOF FRAMING PLAN

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

SHEAR WALL SCHEDULE							
2022 CALIFORNIA BUILDING CODE (1), (3)							
SHEAR PANEL TYPE	SHEATHING (B)	EDGE NAILING (COMMON) (C)	FIELD NAILING (COMMON) (3)	ALLOWABLE SHEAR (PLF)	SILL PLATE CONNECTION		FRAMING CLIPS A35s, L550s OR LTP4s (5), (6)
SW1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260 (7) 220	1 Gd's SINKER	1/4"x6" SDS SCREWS	5/8" Ø A.B. SPCG 2x
SW2	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	380 (7) 320	4" O.C.	12" O.C.	42" @ 16" O.C.
SW3	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490 (7) 410	3" O.C.	8" O.C.	36" @ 8" O.C.
SW4	3/8" APA rated	8 d's @ 2" O.C.	8 d's @ 12" O.C.	640 (7) 530	2" O.C.	6" O.C.	24" @ 6" O.C.
SW5	15/32" APA rated Structural I	10 d's @ 2" O.C.	10 d's @ 12" O.C.	800	2 ROWS STAGG. @ 3" O.C.	5" O.C.	18" @ 6" O.C.
(1) SHEATHING PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.							
(2) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.							
(3) STUDS ARE SPACED @ 16" O.C. MAX. UNLESS NOTED OTHERWISE ON PLAN.							
(4) PERIODIC SPECIAL INSPECTION IS REQUIRED.							
(5) USE CLIPS @ 6" O.C. ON SIMPSON STRONG WALL & HARDY FRAME (U.N.O.).							
(6) USE SPACING PER SCHEDULE IF NUMBER OF FRAMING CLIPS ARE NOT SPECIFIED ON FRAMING PLANS.							
(7) ALLOWABLE SHEAR ARE FOR STUDS SPACED @ 24" O.C. MAX.							
(8) SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.							
(9) NAILING @ 6" O.C. WHEN STUDS ARE SPACED @ 24" O.C.							
(10) FOR DOUBLE SIDED SHEAR PANELS:							
a. USE HALF THE SPACING OF SILL PLATE ANCHOR BOLTS FOR TYPES SW3, SW4 & SW5							
b. USE ONLY 1/4"x6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES SW4 & SW5.							
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND HALF THE SPACING, FOR TYPES SW3, SW4 & SW5.							

FRAMING NOTES									
1. REFER TO SHEET S-0.10 FOR MORE INFORMATION.									
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.									
3. USP CONNECTORS CAN BE USED IN LIEU OF SIMPSON STRONG TIE IN THIS PROJECT. CONTACT E.O.R. FOR CONVERSION TABLE OR SUBMIT SHOP DRAWINGS TO E.O.R. FOR REVIEW AND APPROVAL.									
4. USE USP "TFL" HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND "JUS" HANGERS FOR CONNECTION OF SOLID JOISTS. (3BVS02.0), UNO ON PLANS.									
5. USE STG224 STRAP FOR THE TOP PLATES SPLICE AT ALL FRAMING LEVELS (3BVS02.0), UNO ON PLANS.									
6. USE STG2 STRAP FOR LEDGER SPLICES, UNO.									
7. USE (1)CS16 x 3'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1/4" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.									
8. HEADER AT NON-BEARING WALLS. USE 2x4 FOR OPENINGS UP TO 3'-0" MAX., (2)2x4 FOR OPENINGS UP TO 6'-0" MAX., 4x6 FOR OPENINGS UP TO 12'-0" MAX., (UNO). USE 4x4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS.									
9. WOOD HEADER OR POSTS MADE UP OF 2 OR MORE 2x5 SHALL BE SPIKED TOGETHER PER THE NAILING SCHEDULE.									
10. SHEARWALL PANEL TO BE NAILED TO ALL MULTIPLE STUDS RECEIVING HOLDOWNS AND DO NOT BREAK AT PERPENDICULAR WALL LOCATIONS, UNO.									
11. APPLY TYP. DETAIL 16S-0.20 TO ALL HEADER AND POST TRIM CONNECTIONS ON THE EXTERIOR WALL. (U.N.O.).									
LEGEND									
- X - DENOTES DROP BEAM OR HEADER PER PLAN									
X DENOTES FLUSH BEAM PER PLAN									
[X] DENOTES BEAM NUMBER, REFER TO E.O.R. CALCULATIONS									
[X] DENOTES POST OR TRIMMER AS NOTED									
[X] DENOTES POST OR TRIMMER FROM FLOOR ABOVE									
→ X → DENOTES DIRECTION OF FRAMING MEMBER PER FRAMING SCHEDULE									
[X-X] DENOTES SHEAR PANEL LENGTH									
[X] DENOTES PANEL TYPE, REFER TO SHEARWALL SCHEDULE									
[X] DENOTES KEY NOTE NUMBER									
[X] DENOTES DETAIL NUMBER									
[SDV] DENOTES DETAIL SHEET NUMBER									
[Hatched] DENOTES BEARING WALL									
[Hatched] DENOTES OVER FRAMING									
[X] DENOTES FLOOR TO FLOOR HOLDOWN PER SCHEDULE IN DETAIL 1/SD3.0 & 2/SD3.0									
↔ DENOTES DRAG DIRECTION									
[X] DENOTES FRAMING ZONE DIVISION									
[X] DENOTES SHEARWALL LINE IN CALCULATIONS									
KEY NOTES									
① DRAG TRUSS W/E.N.									
② SHEAR TRUSS W/E.N.									
③ CONTINUOUS JOIST W/E.N.									
④ TRUSS HANGER BY TRUSS MANUFACTURER									
⑤ LINE OF 2x FLAT BLOCKING W/E.N.									
⑥ LINE OF FULL HEIGHT BLKG W/E.N.									
⑦ CONTINUOUS LINE OF BLOCKING W/E.N. UNDER SHEAR WALL ABOVE W/ (1) CS16									
⑧ ALIGN POST WITH UPPER FLOOR POST WITH SOLID BLOCKING BETWEEN FLOOR									
⑨ PROVIDE SOLID BLOCKING WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND/OR FROM TOP OF BEAMS/HEADERS TO LOWER TOP PLATE.									
BLOCKED ROOF DIAPHRAGM									
8 d's @ 4" B.N.									
8 d's @ 6" E.N.									
8 d's @ 12" F.N.									
BLOCKED FLOOR DIAPHRAGM									
10 d's @ 6" B.N.									
10 d's @ 6" E.N.									
10 d's @ 12" F.N.									
FRAMING SCHEDULE									
MARK	MEMBER TYPE								
(E)	EXISTING FRAMING								
RR1	2 X 12 ROOF RAFTERS @ 16" O.C.								
FJ1	2 X 12 FLOOR JOISTS @ 16" O.C.								
FJ2	2 X 12 FLOOR JOISTS @ 12" O.C.								
FJ3	2 X 8 FLOOR JOISTS @ 16" O.C.								
DJ1	2 X 10 DECK JOISTS @ 16" O.C.								
DJ2	2 X 8 DECK JOISTS @ 16" O.C.								

REVISION

DESCRIPTION

DATE

1/21/2025

1

2

3

4

5

6

REGISTERED PROFESSIONAL ENGINEER

MR. DETMERS

No. C78194

CIVIL

STATE OF CALIFORNIA

Amir Detmers

01/26/2026

Project Name:

REMODEL & ADDITION HOUSE

Project Address:

16611 EDGEWATER LN, HUNTINGTON BEACH, CA 92649

DATE:

01/26/2026

PROJECT MANAGER:

A.T.

ROOF FRAMING PLAN

JOB NO.: 16611

SHEET NO.:

S-3.0

4	(N) FLOOR TO (E) RAISED FLOOR CONNECTION
---	--

3 TYPICAL COLD JOINT IN FOOTING

7	HOLDOWN ANCHOR BOLT AT RAISED FLOOR FOOT
---	--

2	BAR BENDING & STANDARD HOOKS
---	------------------------------

REINF. DETAILS AT FOOTING JUNCTIONS

ING

0 CRAWL SPACE ACCESS OPENING

9 | CONNECTION DETAIL

8 NEW PAD FOOTING TO EXISTING FOOTING

6	PAD FOOTING AT BEARING FOOTING
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5 MISSING SHEAR ANCHOR DETAIL

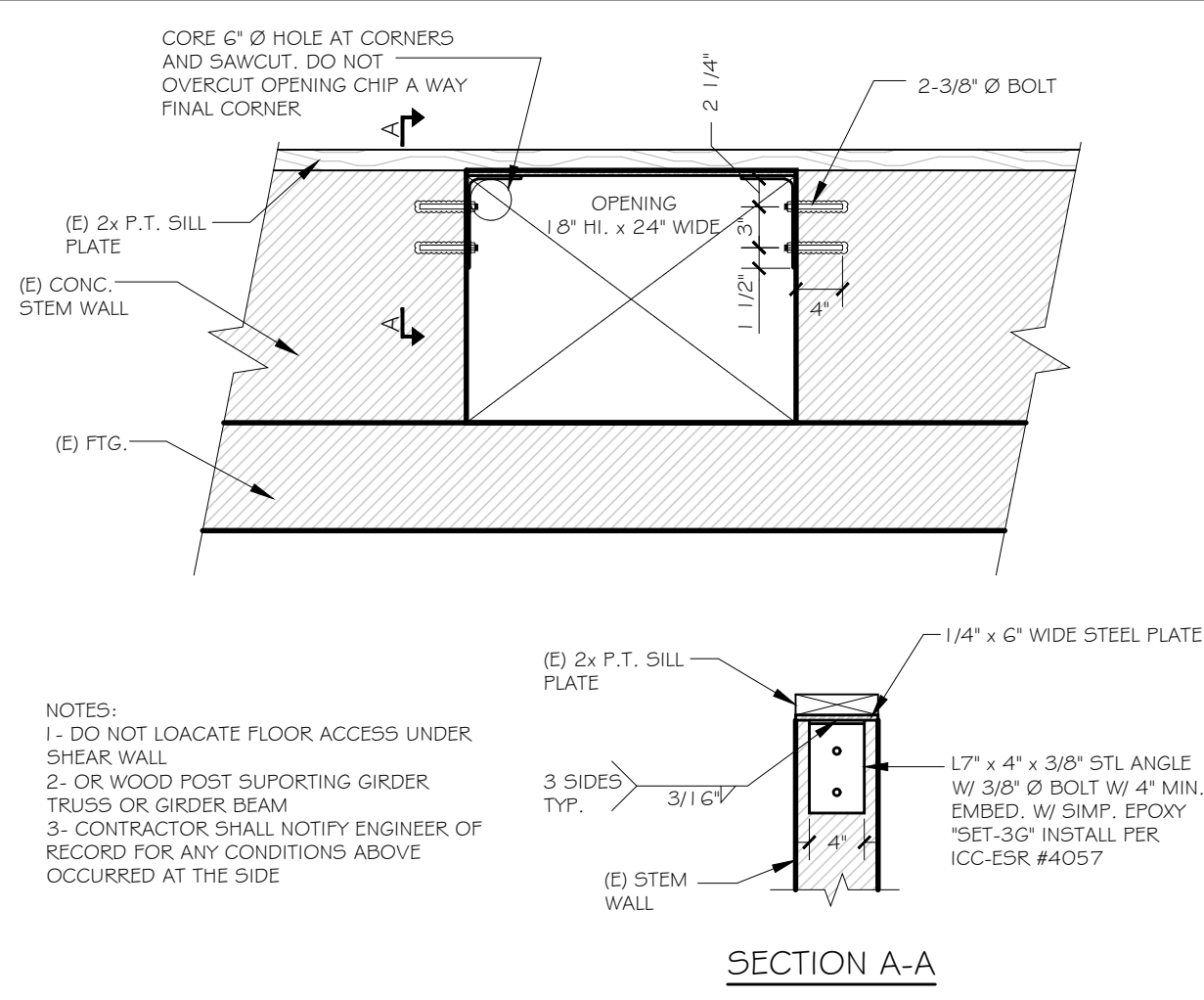
4 HOLDOWN RETROFIT DETAIL

3 NEW TO EXISTING FOUNDATION DETAIL

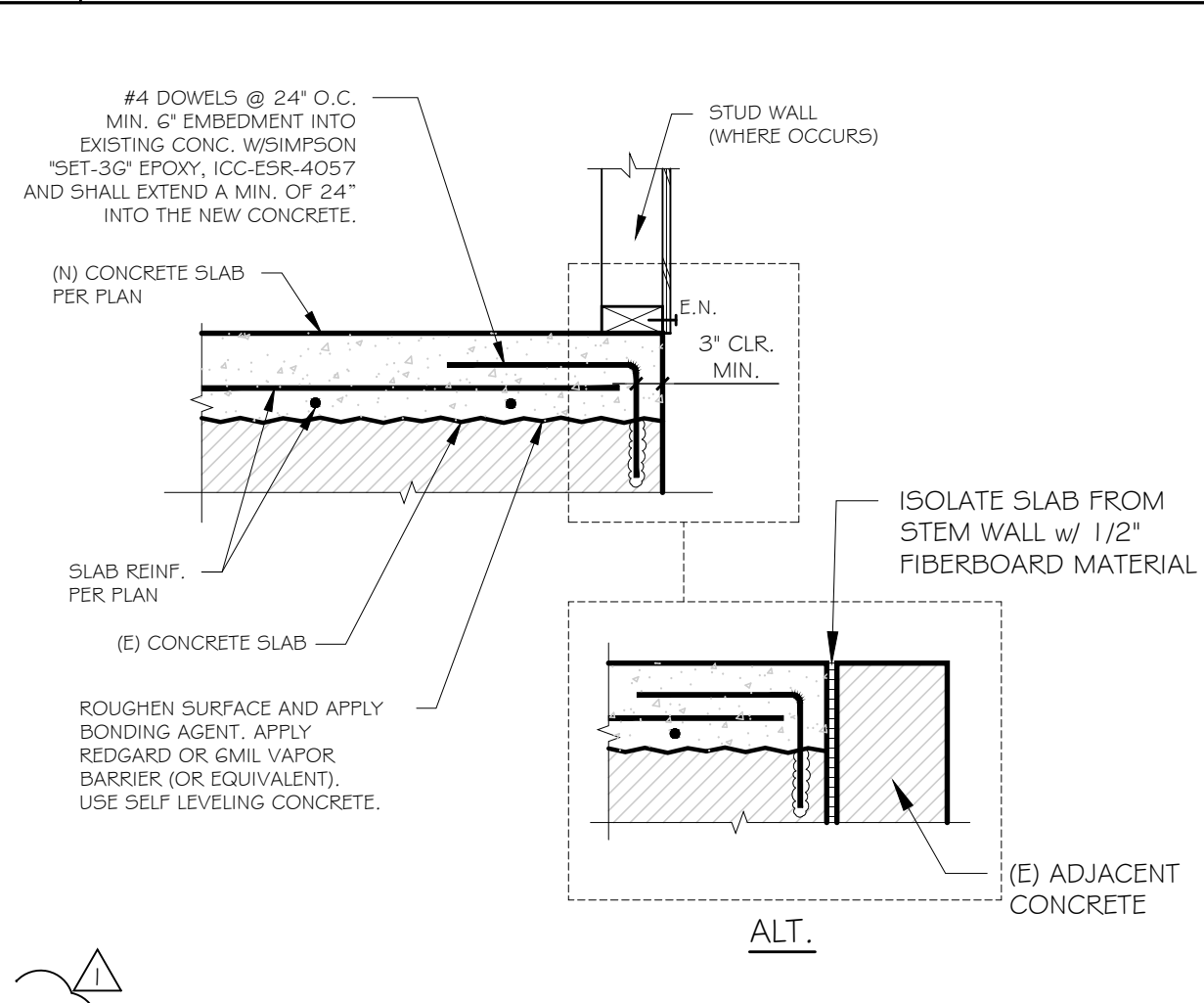
2	TYPICAL INTERIOR FOOTING
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INTERIOR FINISH
2x STUDS
PER PLAN
ARCHITECTURAL DETAILS FOR
WATER RESISTANT
BARRIER/WEEP SCREEN)

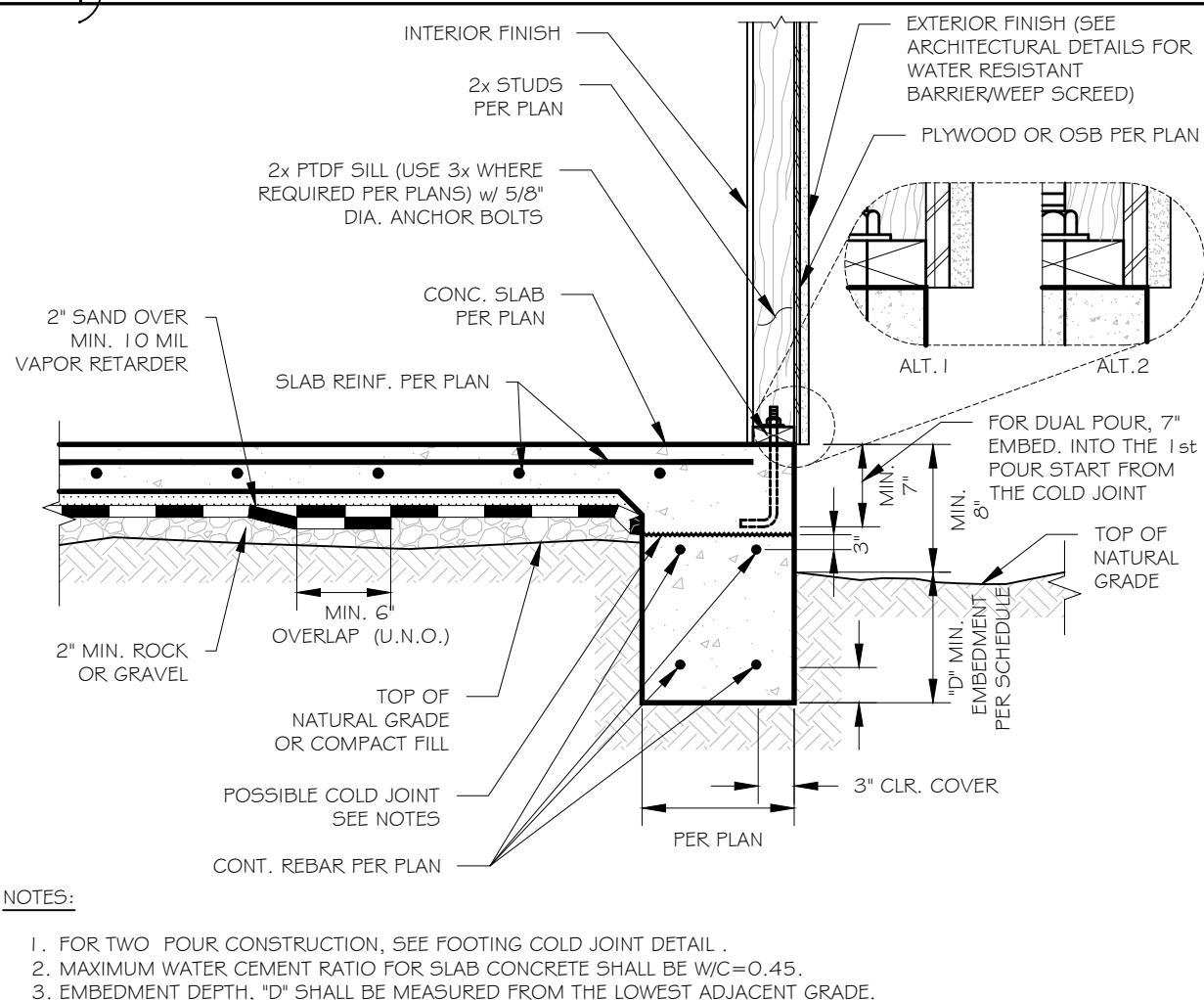
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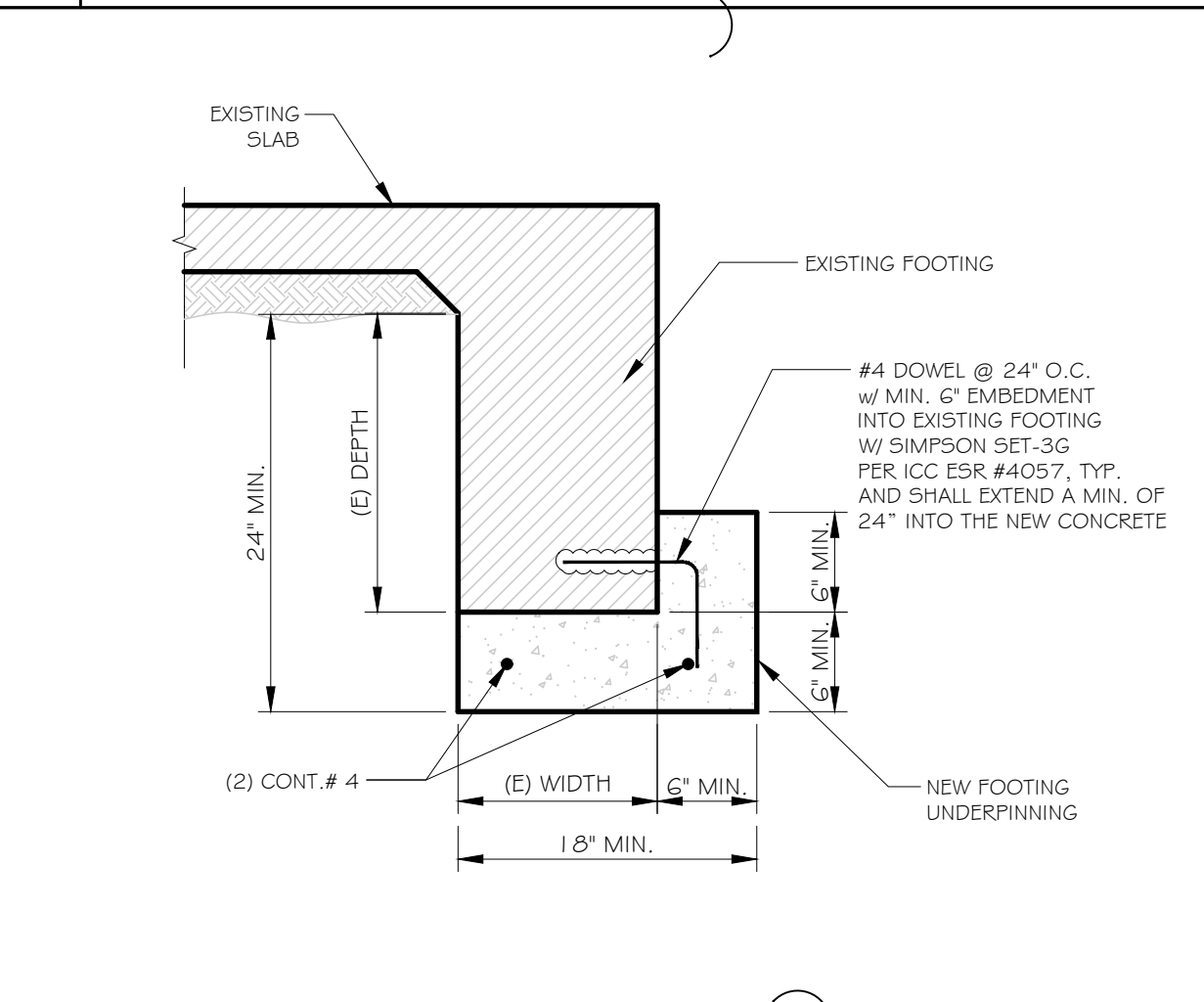
7 FLOOR ACCESS IN (E) FTG.



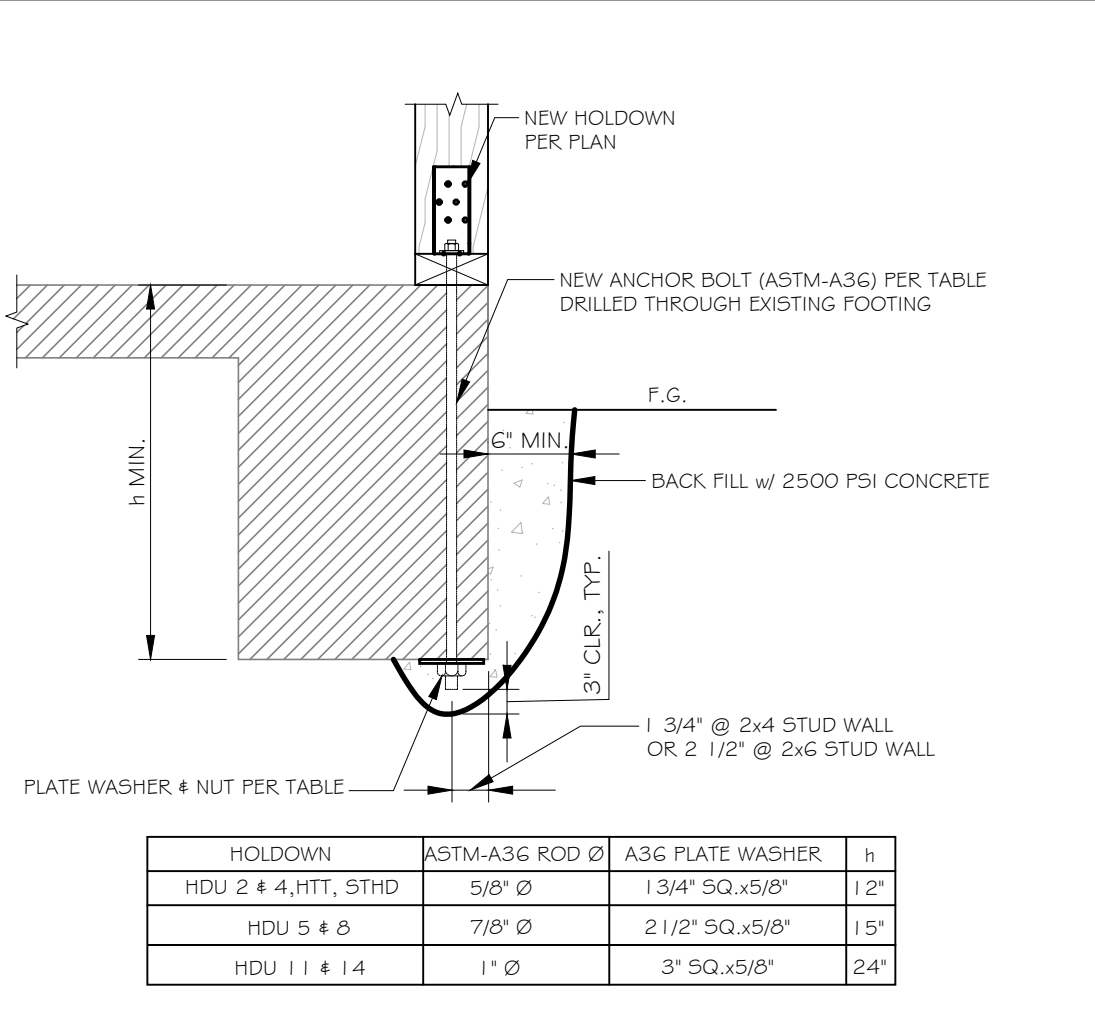
6 ADDITION OF SLAB AT EXISTING FOUNDATION



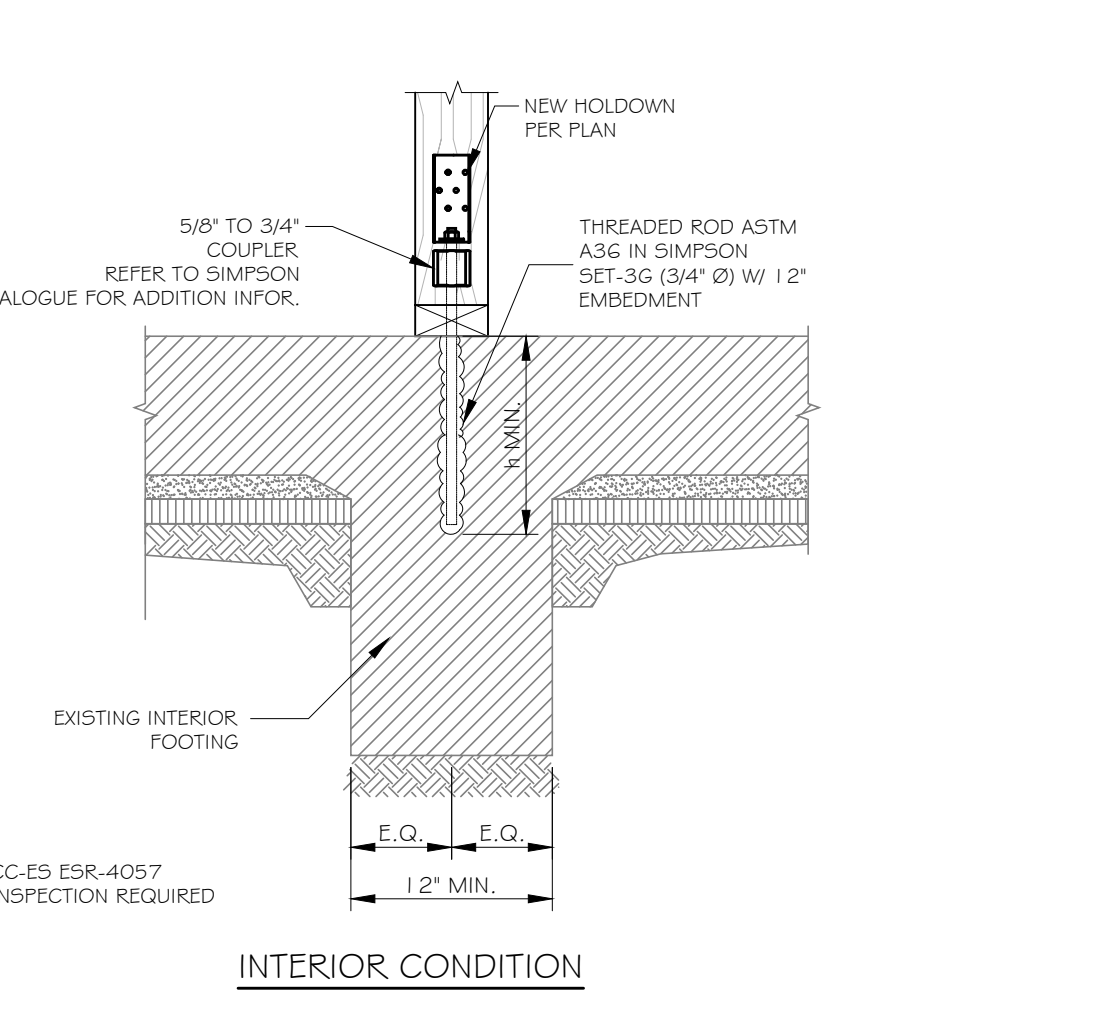
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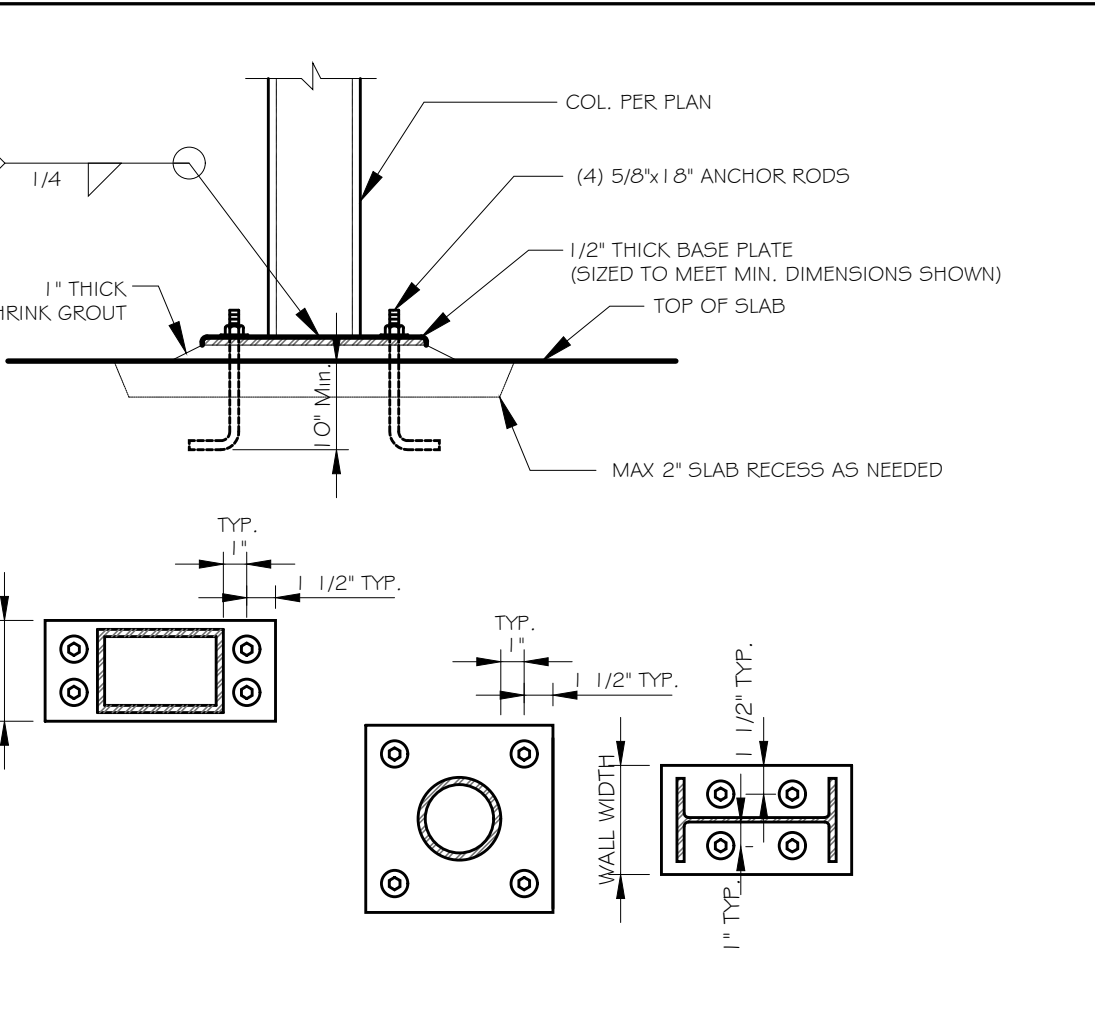
4 UNDERPINNING FOOTING DETAIL



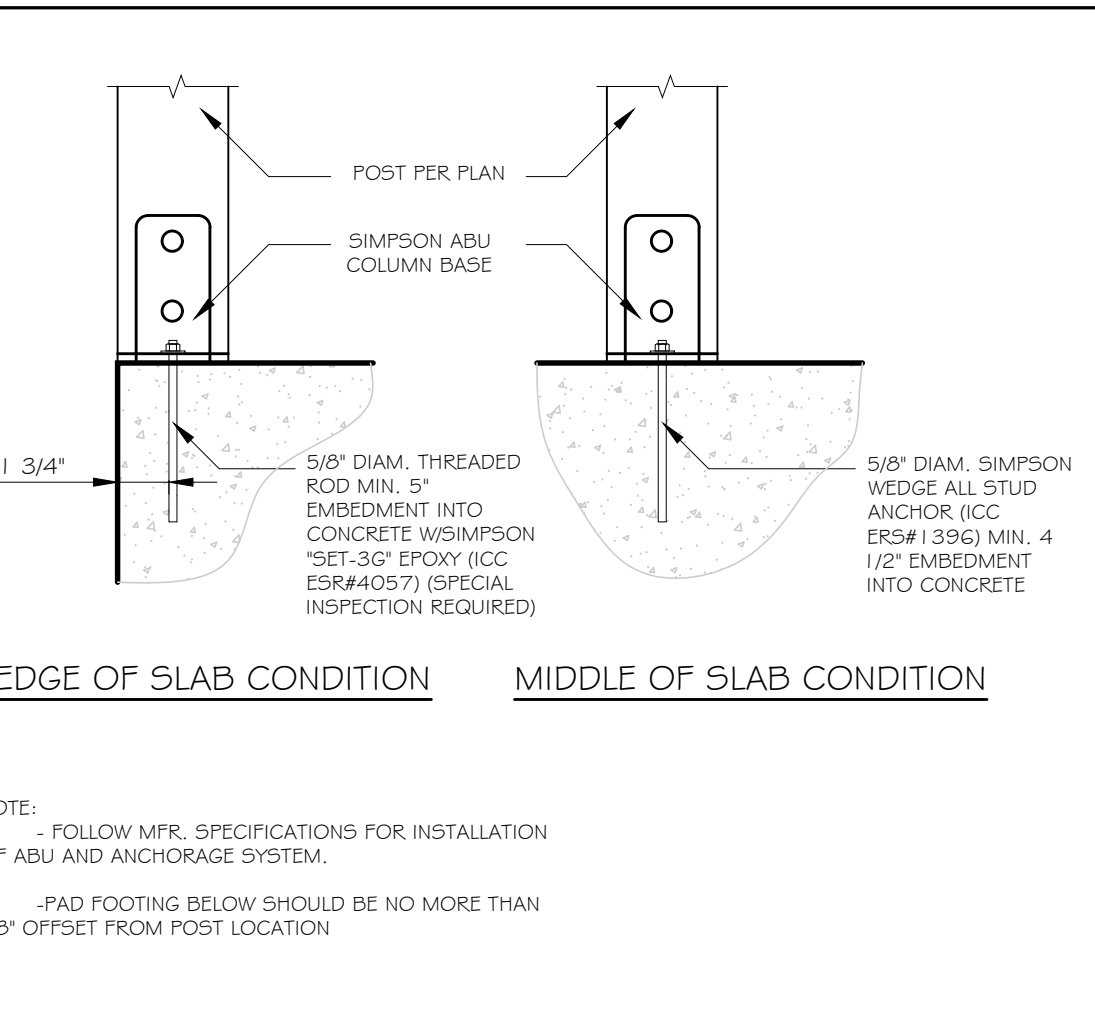
EXTERIOR CONDITION



INTERIOR CONDITION



3 HOLDOWN RETROFIT DETAIL



2 BASE PLATE DETAIL

REVISION

DATE	DESCRIPTION
1/21/9/2025	PLAN CHECK
2	
3	
4	
5	
6	

REGISTERED PROFESSIONAL ENGINEER
No. C78194
CIVIL
STATE OF CALIFORNIA
01/26/2026

Project Name:

REMODEL & ADDITION HOUSE

Project Address:

16611 EDGEWATER LN, HUNTINGTON BEACH, CA 92649

DATE:

01/26/2026

PROJECT MANAGER:

A.T.

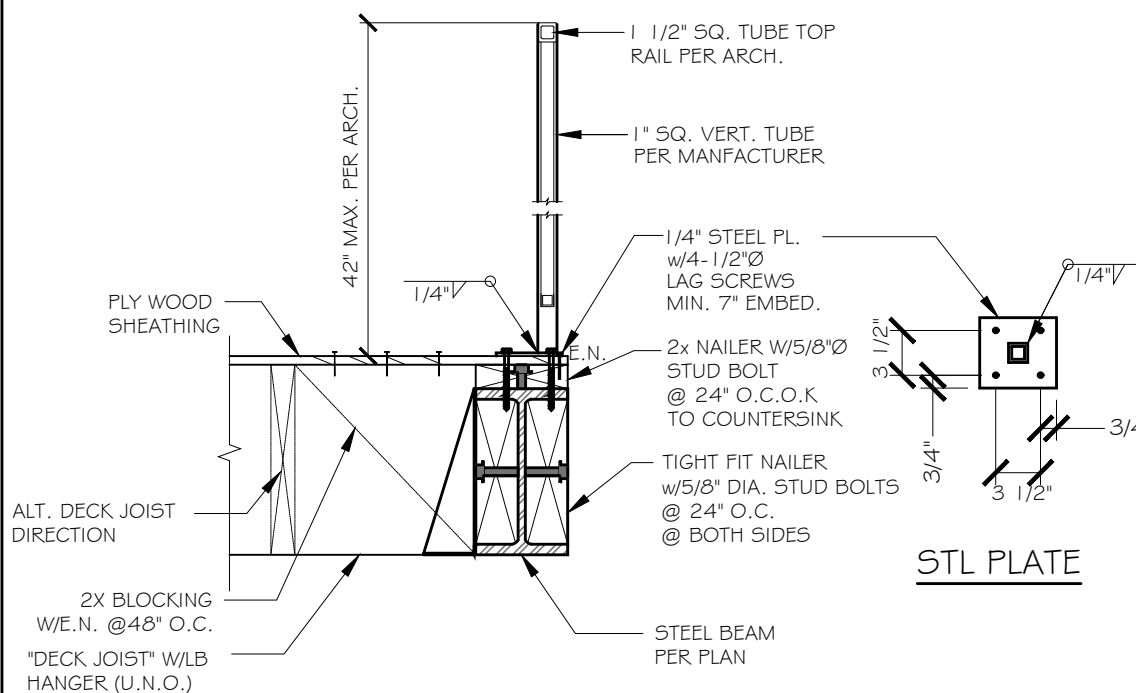
JOB NO.:

16611

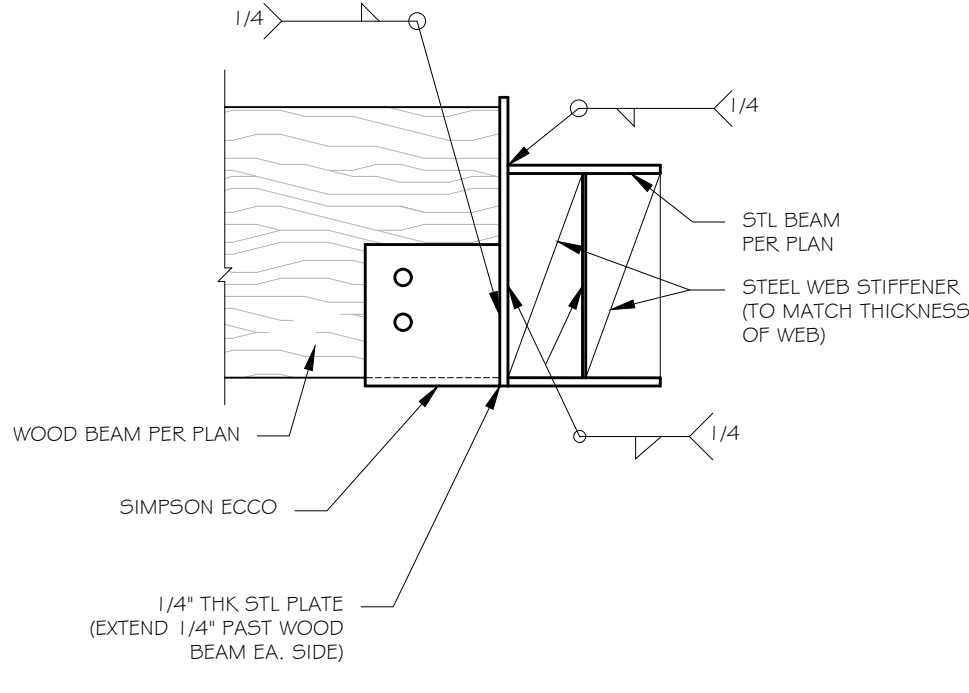
SHEET NO.:

FOUNDATION DETAILS

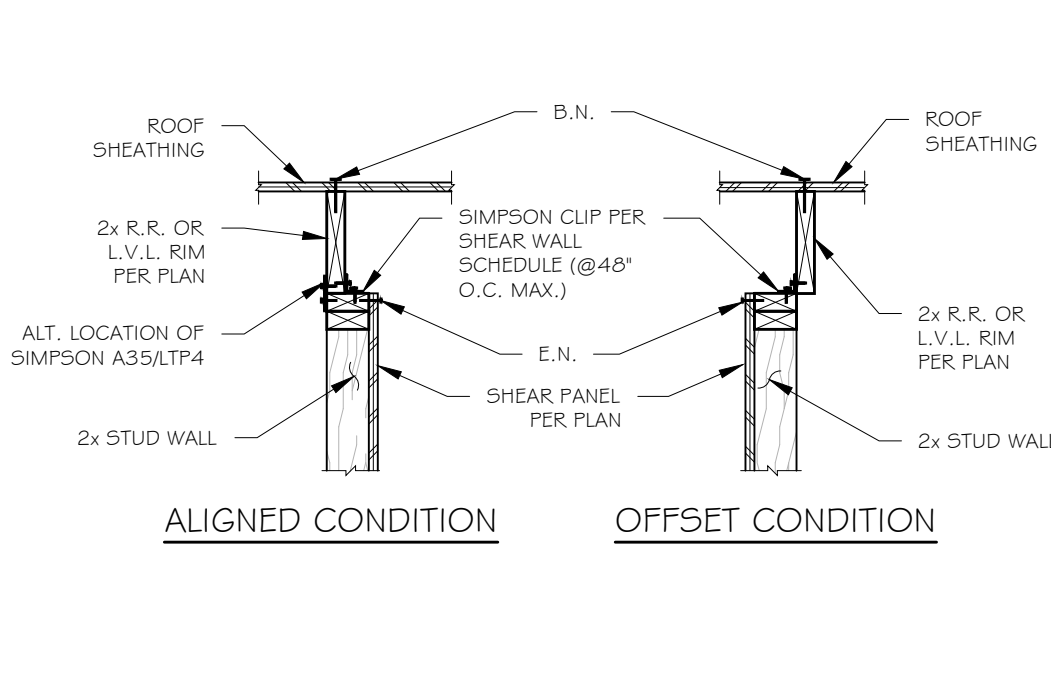
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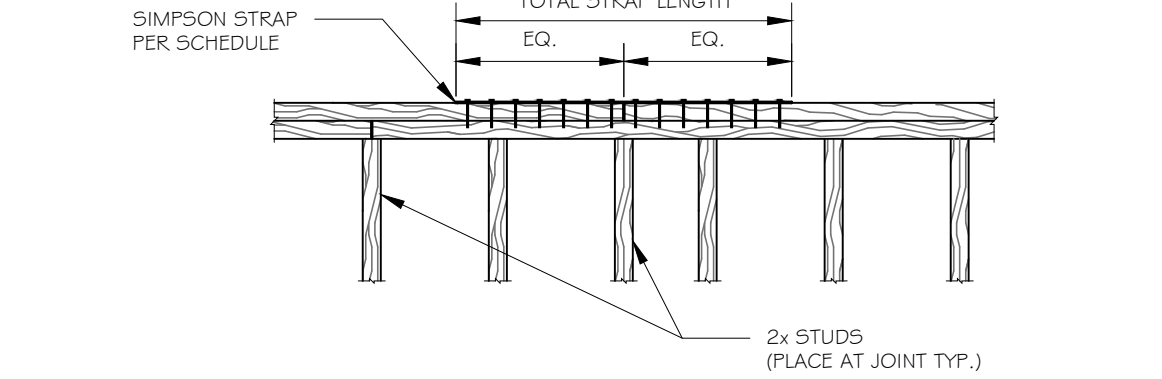
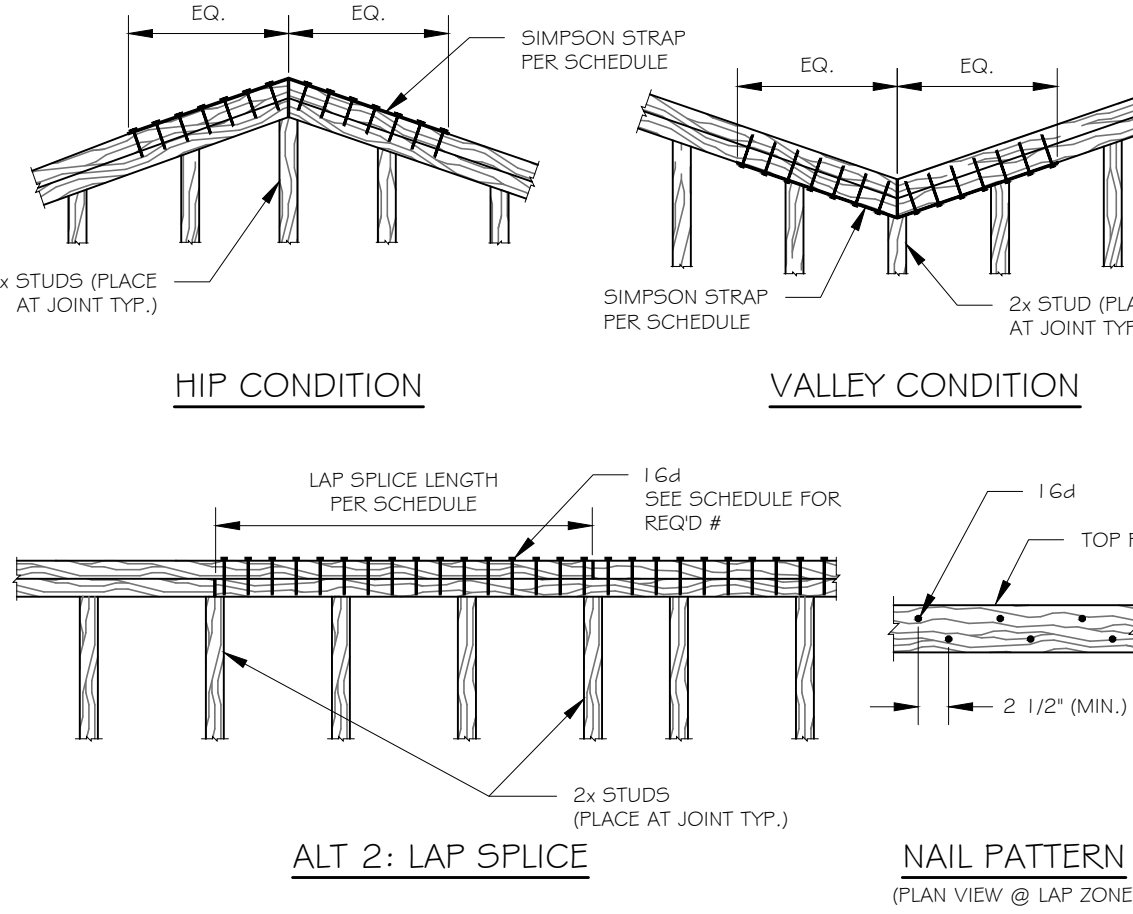
14 GUARDRAIL CONNECTION DETAIL



10 CONNECTION DETAIL

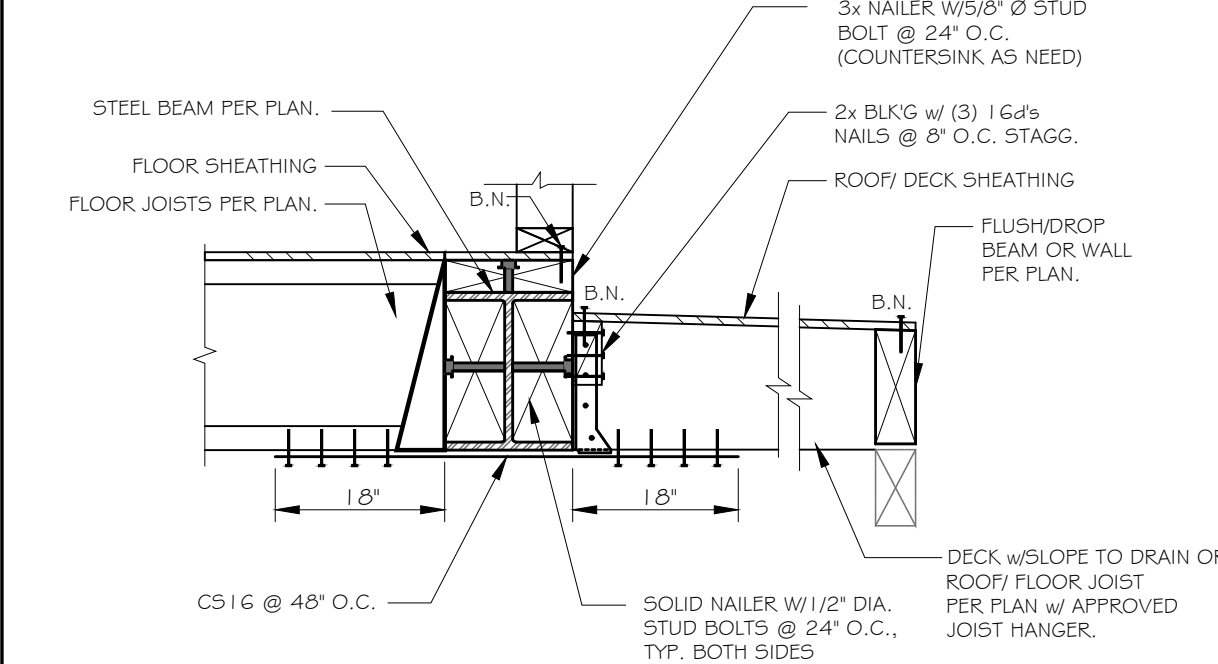


5 INTERIOR SHEAR TRANSFER AT ROOF RAFTER

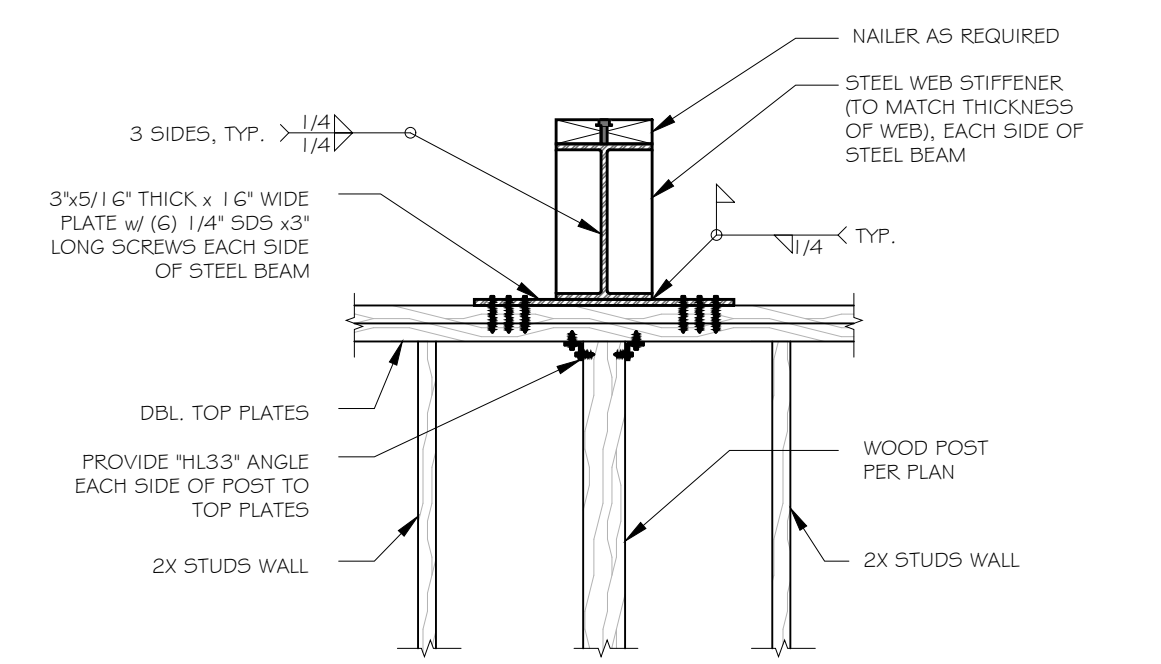


SPlice SCHEDULE			
MARK	NO. OF 1/4" @ EACH LAP (NOTE 2)	LAP SPlice LENGTH	STRAP SPlice (NOTE 1)
A	18	4'-0"	ST22
B	28	4'-0"	ST6224
C	40	6'-0"	ST6236
D	42	8'-0"	MSTC37
E	62	8'-0"	MSTC52

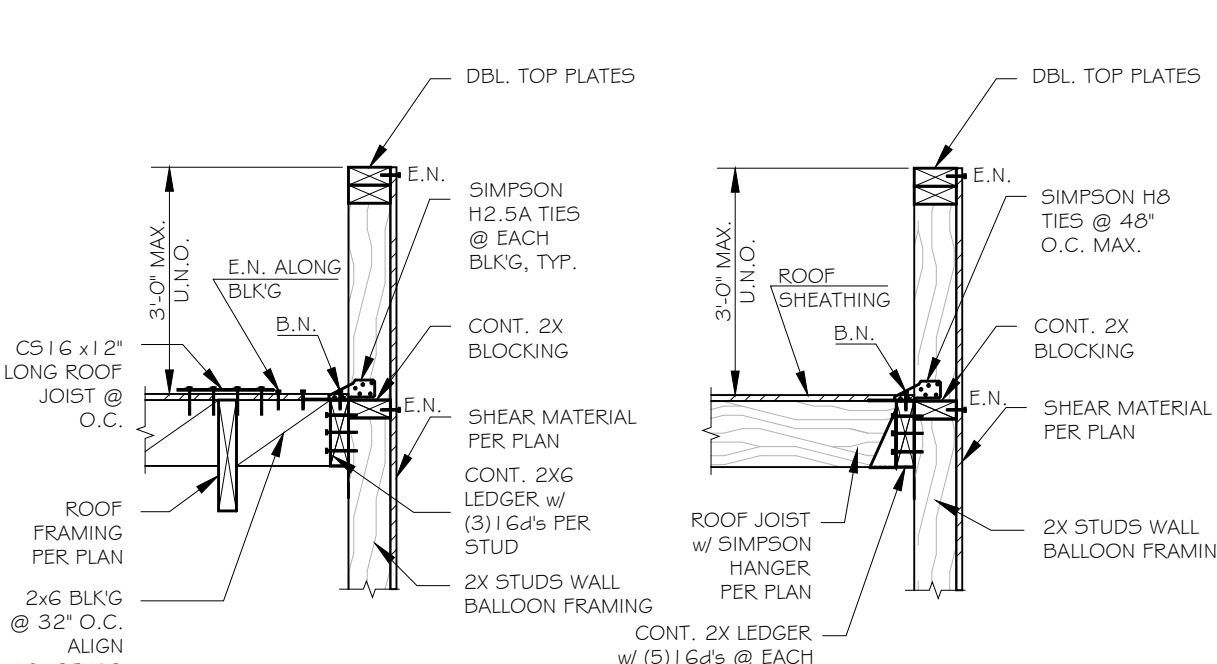
- NOTES:
1. NAILING SHOULD BE PER MANUFACTURER TO DEVELOP 100% CAPACITY OF THE STRAP.
 2. FOR NAIL SIZE AND SPACING OUTSIDE THE LAP LENGTH REFER TO NAILING SCHEDULE OF GENERAL NOTES.
 3. STAGGER NAILS AND SPACE EVENLY TO AVOID SPLITTING.



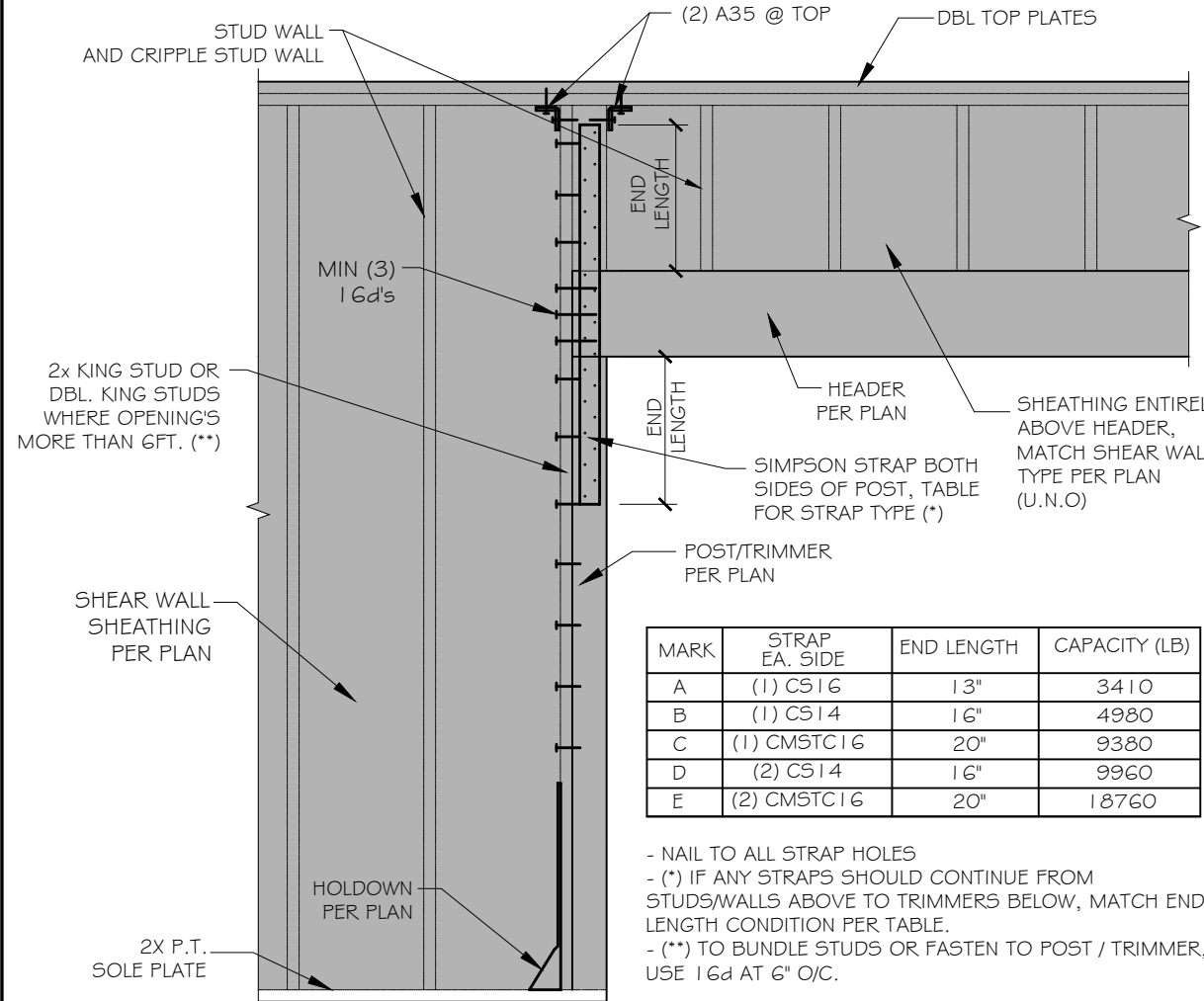
13 CONNECTION DETAIL



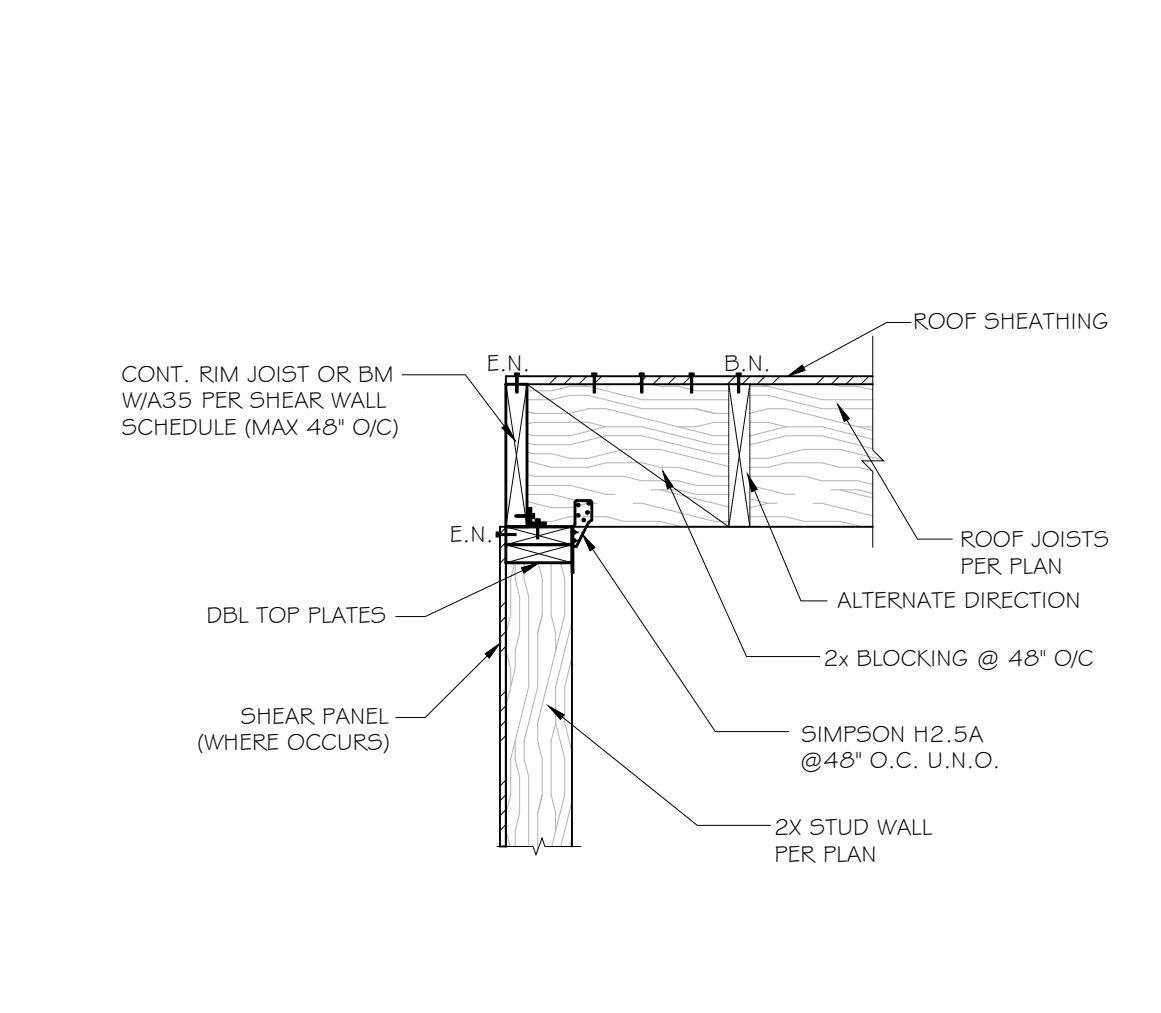
9 STEEL GIRDER TO WOOD POST DETAIL



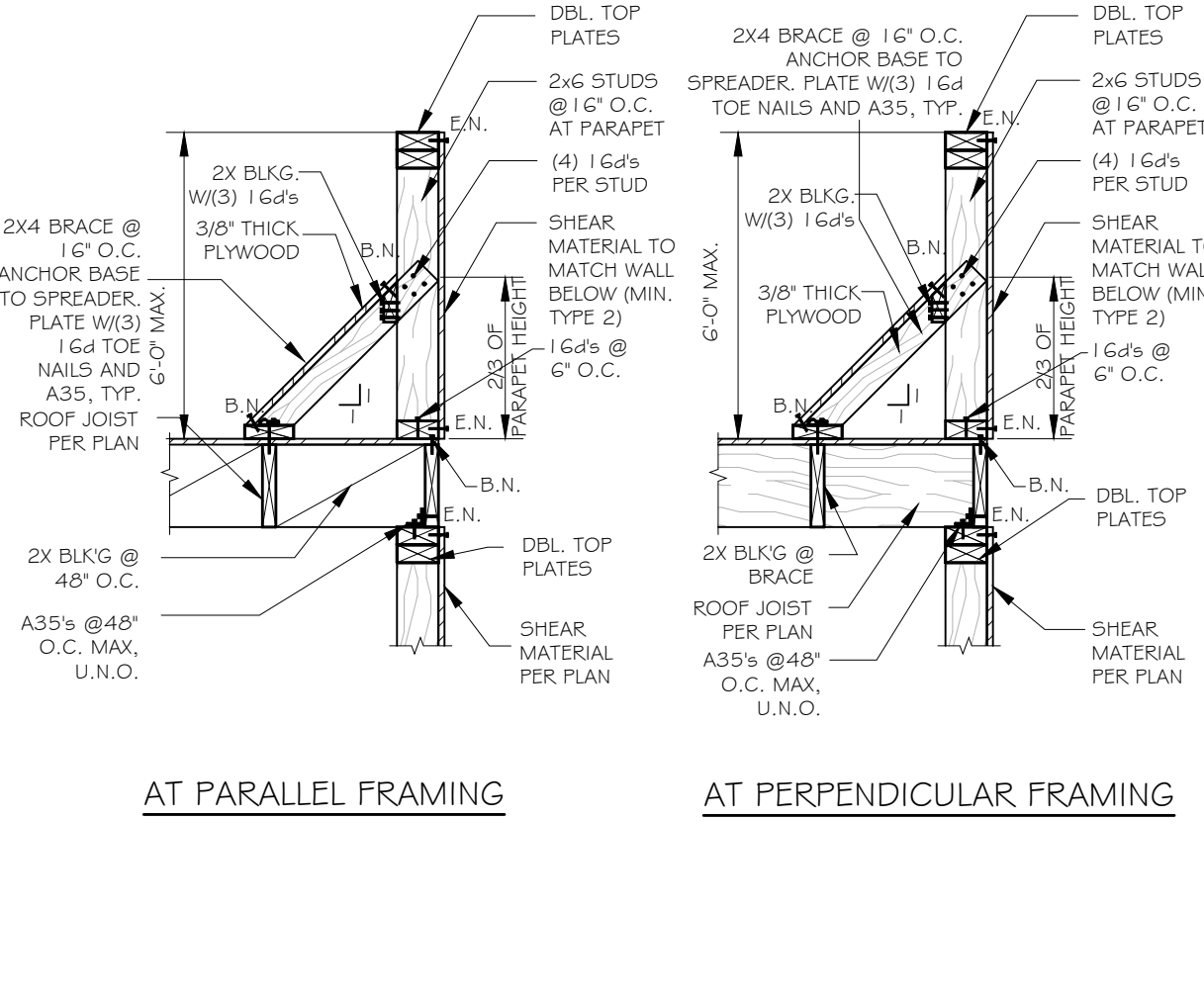
AT PARALLEL FRAMING AT PERPENDICULAR FRAMING



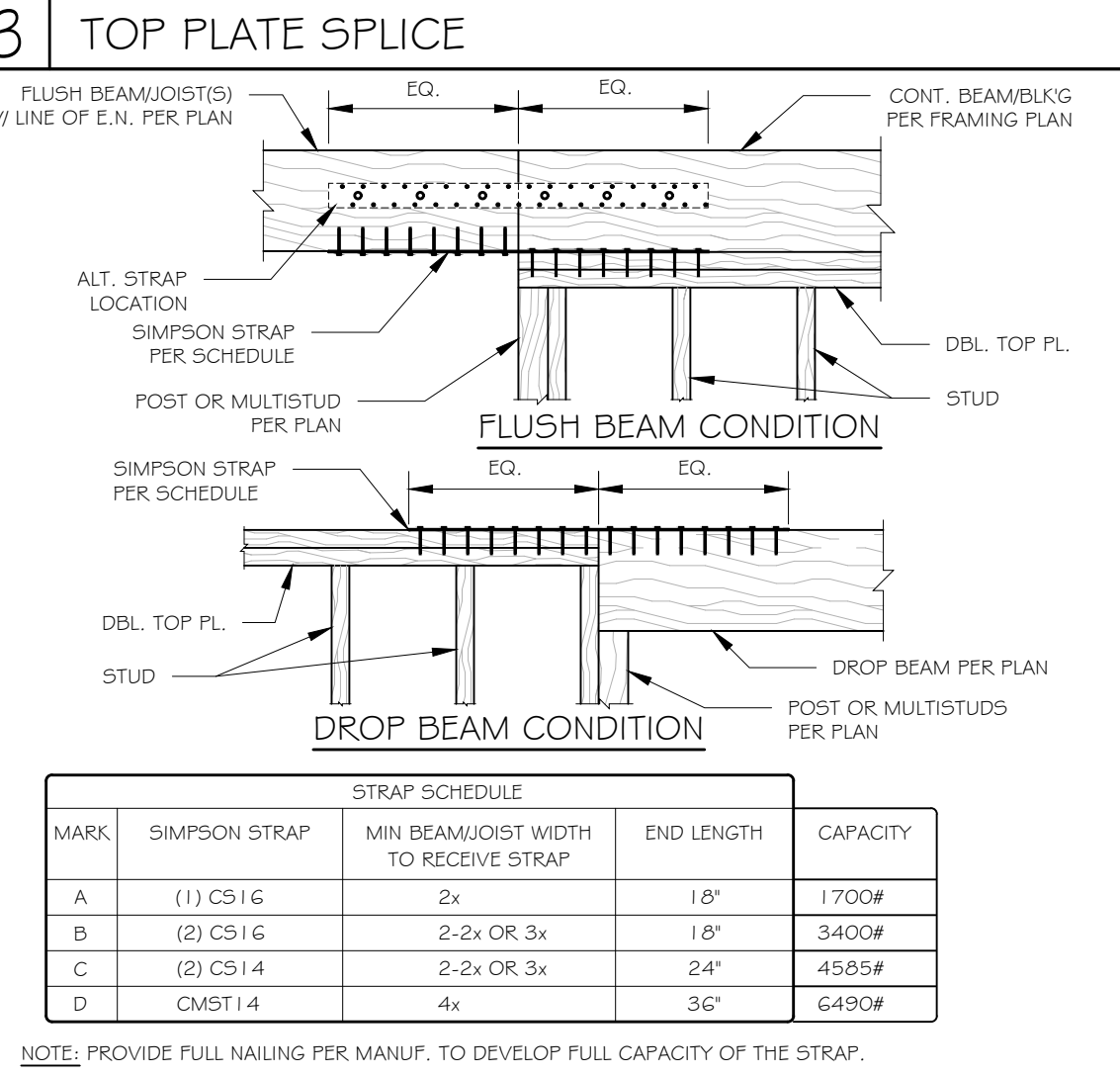
12 CONNECTION DETAIL



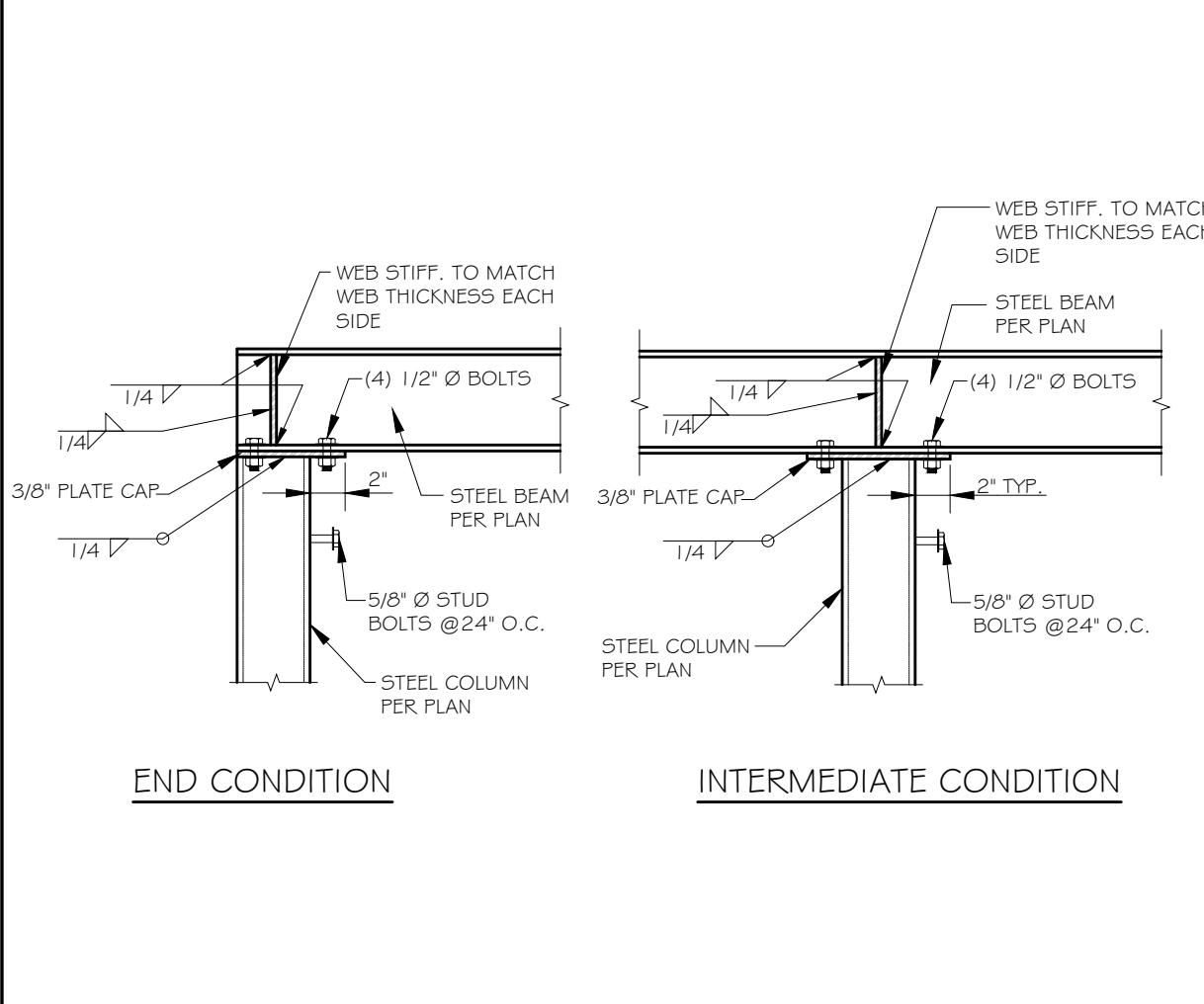
8 SHEAR TRANSFER DETAIL



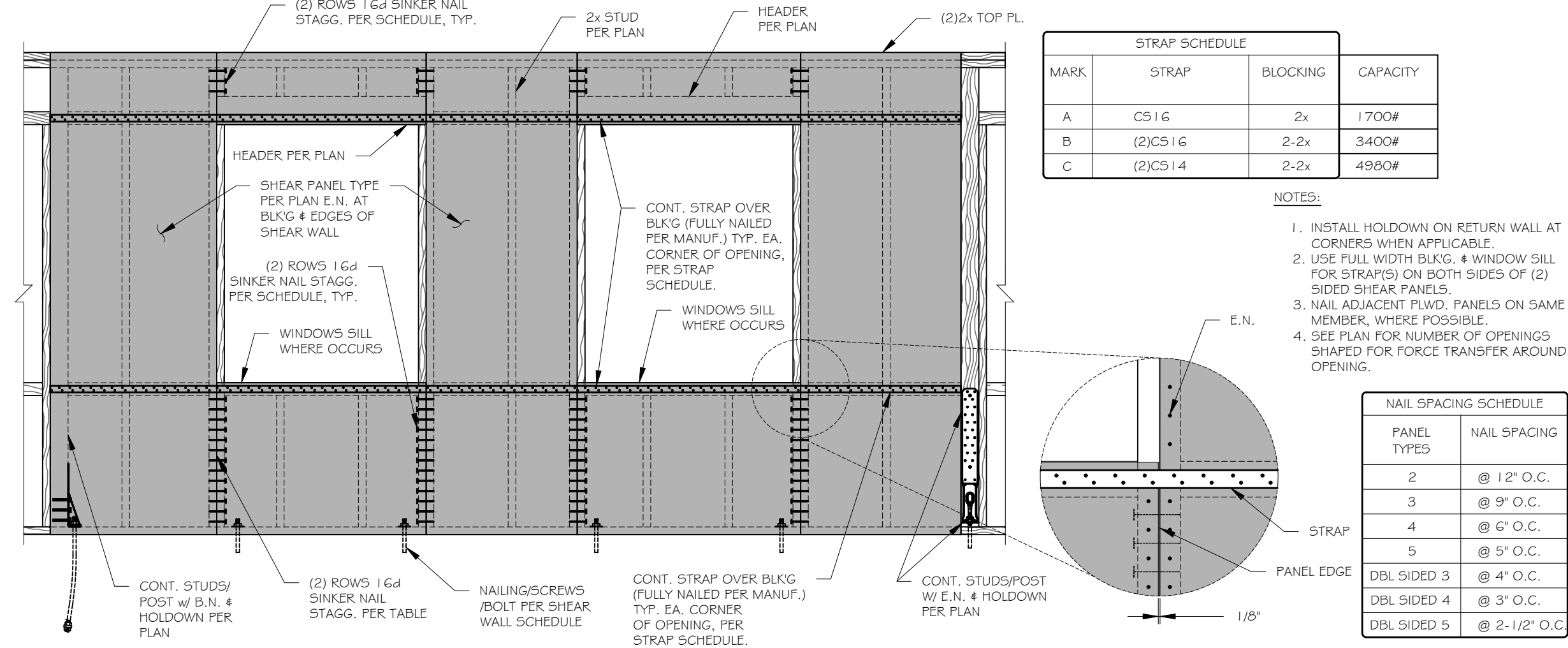
4 PARAPET CONNECTION DETAIL



3 TOP PLATE SPlice



11 STEEL BEAM TO STEEL COLUMN

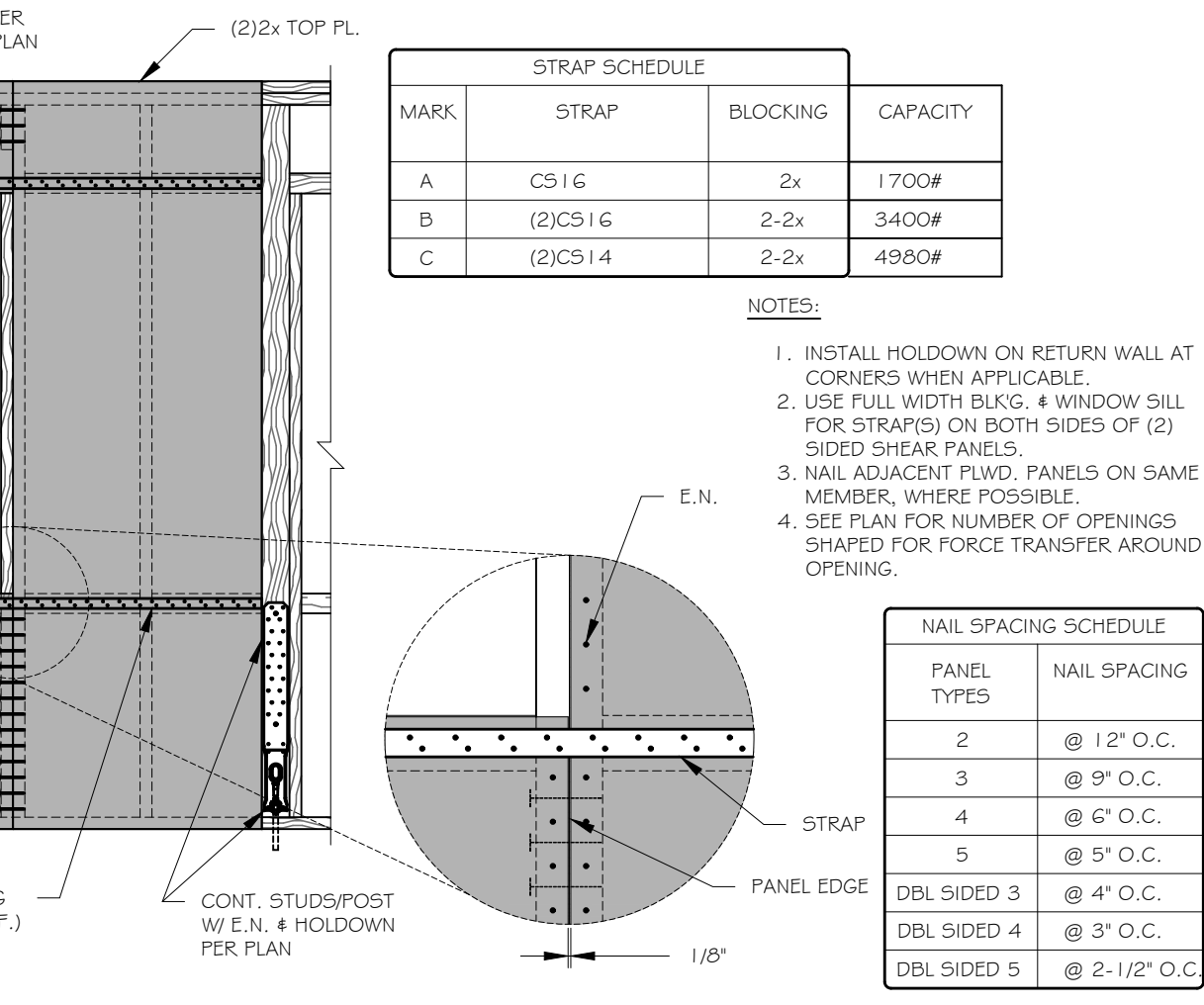


7 MULTI-OPENINGS AT SHEAR WALL

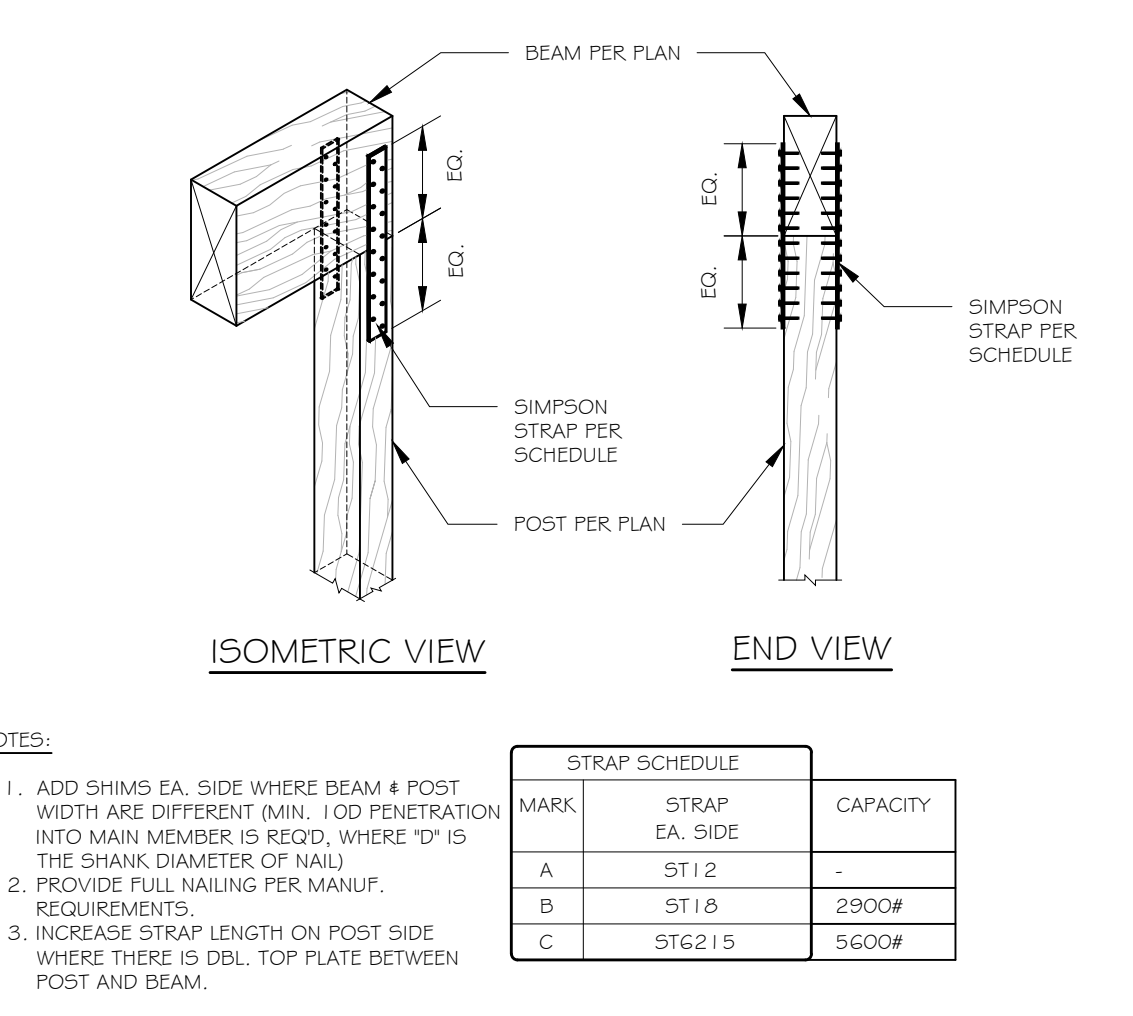
15 GUARD RAILING

11 STEEL BEAM TO STEEL COLUMN

7 MULTI-OPENINGS AT SHEAR WALL



4 PARAPET CONNECTION DETAIL



2 DRAG STRAP AT WALL END

15 GUARD RAILING

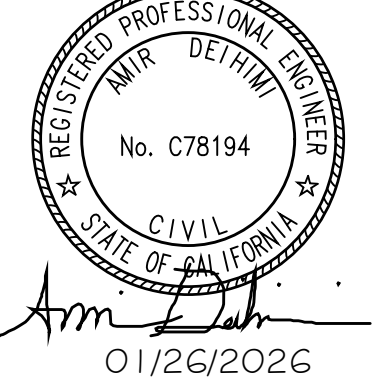
11 STEEL BEAM TO STEEL COLUMN

7 MULTI-OPENINGS AT SHEAR WALL

4 PARAPET CONNECTION DETAIL

2 DRAG STRAP AT WALL END

REVISION		
	DATE	DESCRIPTION
1	12/19/2025	PLAN CHECK
2		
3		
4		
5		
6		



Project Name: REMODEL & ADDITION HOUSE

Project Address: 16611 EDGEWATER LN, HUNTINGTON BEACH, CA 92649

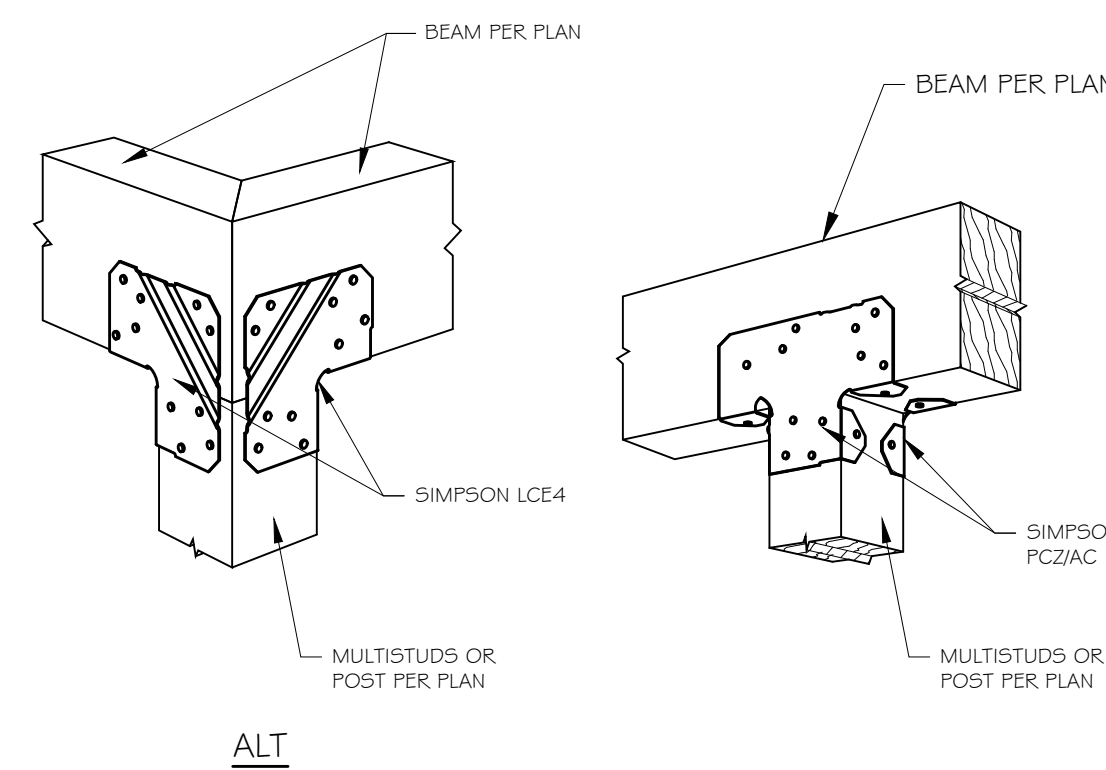
DATE: 01/26/2026

PROJECT MANAGER: A.T.

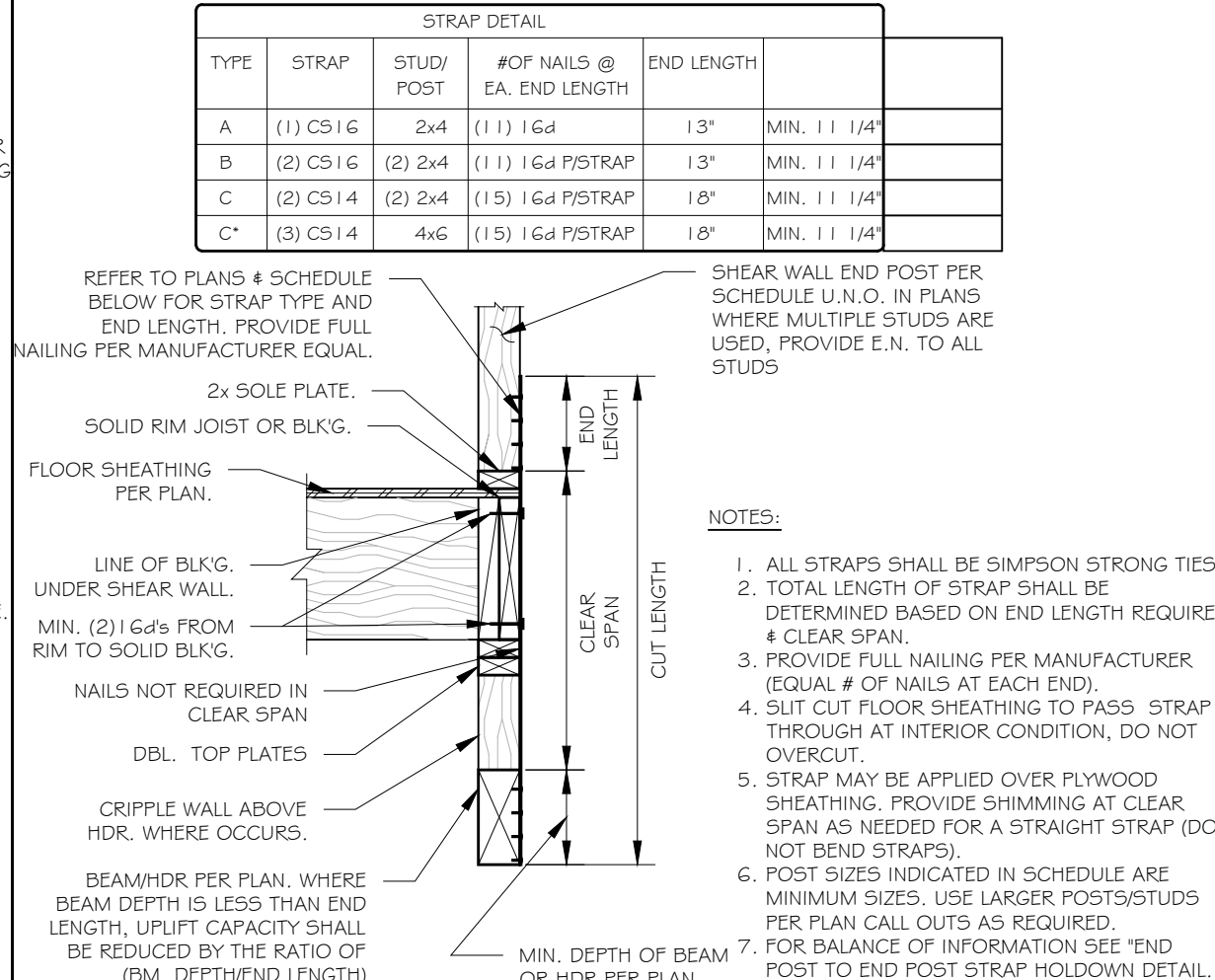
JOB NO.: 16611

SHEET NO.:

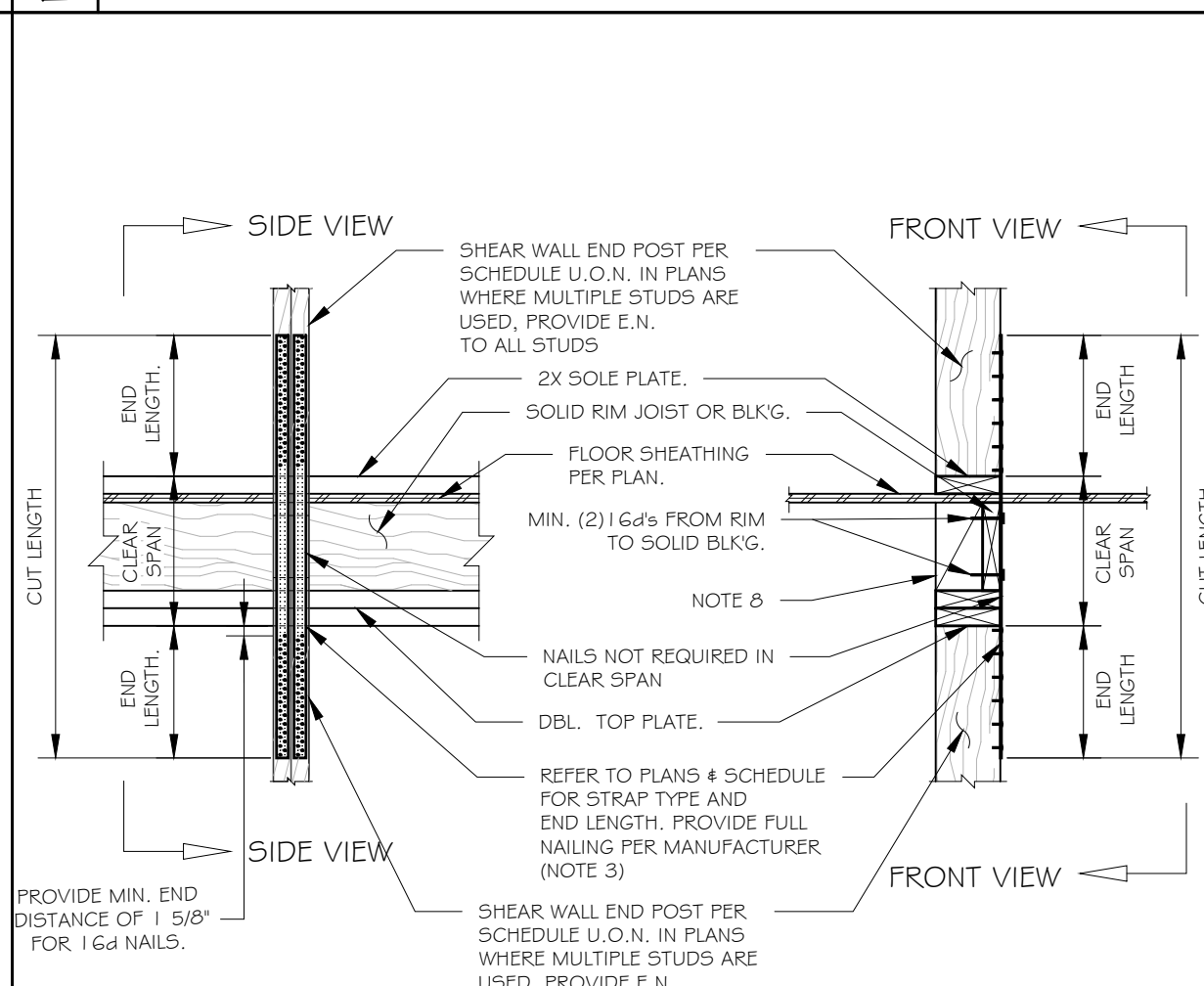
SD2.0



3	CONNECTION DETAIL
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2	END POST AT BEAM/HDR STRAP HOLDOWN
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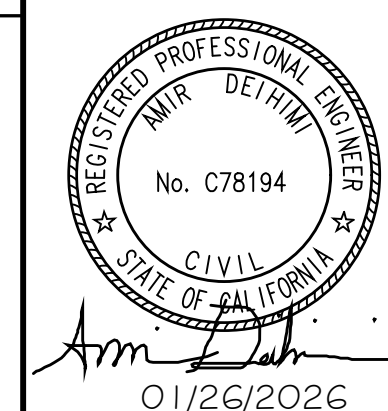
STRAP SCHEDULE				
MARK	STRAP	MIN. STUDY POST SIZE	END LENGTH	CAPACITY
A	(1) C516	2x4	14"	1705#
B	(2) C516	(2) 2x4	14"	3410#
C	(2) C514	(2) 2x4	19"	4980#
C*	(3) C514	4x6	19"	7470#
D	(1) CMST14	4x4	34"	6475#
E	(1) CMST12	4x6	44"	9215#
F	(2) CMST14	6x6	34"	12950#
G	(2) CMST12	6x6	44"	18430#

NOTES:

1. ALL STRAPS SHALL BE SIMPSON STRONG TIES.
2. TOTAL LENGTH OF STRAP SHALL BE DETERMINED BASED ON END LENGTH REQUIRED + CLEAR SPAN.
3. PROVIDE FULL NAILING PER MANUFACTURER (EQUAL # OF NAILS AT EACH END).
4. SUT CUT FLOOR SHEATHING TO PASS STRAP THROUGH AT INTERIOR CONDITION, DO NOT OVERCUT.
5. STRAP MAY BE APPLIED OVER PLYWOOD SHEATHING, PROVIDE SHIMMING AT CLEAR SPAN AS NEEDED FOR A STRAIGHT STRAP (DO NOT BEND STRAPS).
6. POST SIZES INDICATED IN SCHEDULE ARE MINIMUM SIZES, USE LARGER POSTS/STUDS PER PLAN CALL OUTS AS REQUIRED.
7. IN LIEU OF DOUBLE C516/C514 STRAPS, CMST14 MAY BE USED PER CONDITION D.
8. PROVIDE SOLID BULK TO FILL THE GAP BTW. UPPER AND LOWER POSTS, WIDTH TO MATCH POST WIDTH, WHEN USED ALONG SIDE FLOOR JOIST, TOTAL WIDTH OF BULK + JOIST SHALL BE EQUAL OR GREATER THAN POST WIDTH.

1	STRAP AT POST TO POST
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R E V I S I O N		
	DATE	DESCRIPTION
1	12/19/2025	PLAN CHECK
2		
3		
4		
5		
6		



Project Name:	REMODEL & ADDITION HOUSE
Project Address:	16611 EDGEWATER LN, HUNTINGTON BEACH, CA 92649

DATE: 01/26/2026

PROJECT MANAGER:
A.T.

JOB NO.: 16611

SHEET NO.:

SD3.0

SD3.0