

2 UNIT HOUSE & 2 UNIT ATTACHED ADU

16733 SOUTH PACIFIC AVE, SUNSET BEACH, CA 90742

anha
S T U D I O

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ANHA studio

[Signature]

2 UNIT HOUSE, 2 UNIT ADU

16733 SOUTH PACIFIC AVE
SUNSET BEACH, CA 90742

HARMONY BRIDGE LLC

16733 SOUTH PACIFIC AVE
SUNSET BEACH, CA 90742
Tel: (626) 838 9981
email: kevin@1lgroup.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

COVER SHEET

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SHEET NUMBER:

CV.1

PLOT REFERENCE DATE: 07/10/2025

ANHA design studio

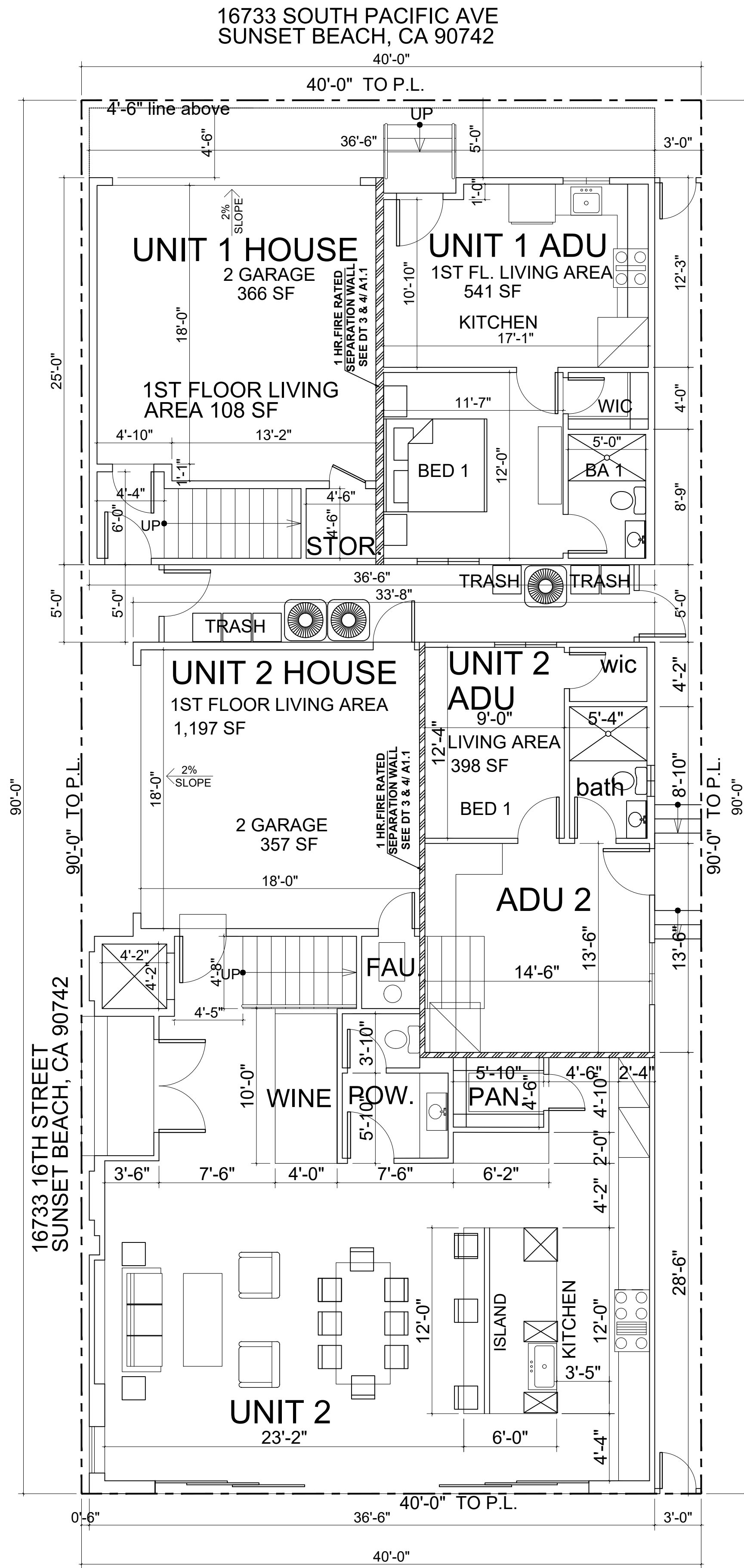
GENERAL INFORMATION			DIRECTORY	DEFERRED SUBMITTAL	PROJECT DATA	DRAWING INDEX			
PROPOSED: 2UNIT HOUSE AND 2 UNIT ATTACHED ADU LOT SIZE: 3,599 SF ZONE: RM TYPE OF CONSTRUCTION: V-B APN: 178 526 05 TR: 757 LOT: 16			OWNER: HARMONY BRIDGE LLC 16733 SOUTH PACIFIC AVE SUNSET BEACH, CA 92742 Tel: (626) 838 9981 Email: kevin@1lgroup.com		ADDRESS: 16733 S. PACIFIC AVE SUNSET BEACH, CA 90742 COUNTY NAME : COUNTY OF ORANGE ASSESSOR PARCEL NUMBER: 178 526 05 ZONE: R-M BUILDING CLASSIFICATION: 2 UNITS SINGLE FAMILY OCCUPANCY GROUPS: R-3/U NUMBER OF STORIES: 3 STORY TYPE OF CONSTRUCTION: TYPE V-B FIRE SPRINKLER : "YES" FIRE SPRINKLER PER CRC R313.3	ARCHITECTURAL		STRUCTURAL	
			DESIGNER - ANHA studio 13472 JESSICA DR GARDEN GROVE, CA 92843 Tel: (714) 200 4122			SHEET	DESCRIPTION	SHEET	DESCRIPTION
EXISTING HOME INFORMATION			STRUCTURAL ENGINEERING: ND-ENGINEERING TRUONG DONG 7661 GARDEN GROVE BLVD GARDEN GROVE, CA 92841 Tel: (714) 617 5979		CODES COMPLY: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING MUNICIPAL CODE OF HUNTINGTON BEACH CITY	CV.1	COVER SHEET		
(E)LOT COVERAGE (2,667 SF) MAX. 50% 0.56% EXISTING LIVING AREA 2,048 SF (E) GARAGE (4 CAR GARAGE) 1,800 SF (E) BEDROOM 4 (E) BATHROOM 4							A0.1 A1.0 A1.1 A1.2 A1.3 A2.0 A2.1 A2.2 A2.3 G.1 G.2	PROPOSED SITE AND ROOF PLAN 1ST FLOOR PLAN, 2ND FLOOR PLAN 3RD FLOOR PLAN, ROOF PLAN ELEVATIONS SECTIONS AND DETAILS 1ST FLOOR PLAN, 2ND FLOOR PLAN 3RD FLOOR PLAN, ROOF PLAN ELEVATIONS SECTIONS AND DETAILS CAL GREEN BUILDING CAL GREEN BUILDING	
GENERAL INFORMATION			SCOPE OF WORK			VICINITY MAP			
REQUIRED PROVIDED									
FRONT SET BACK 3'-0" REAR SET BACK 0'-0" SIDE SET BACK 3' HEIGHT LIMIT 35' 34'-8"			PROVIDED 2 UNIT HOUSE 3 STORY AND 2 UNIT ATTACHED ADU						
UNIT 1 HOUSE									
(N) BEDROOM (N) BATHROOM (N) 2 CAR GARAGE (N) 1ST FLOOR LIVING AREA (N) 2ND FLOOR LIVING AREA (N) 3RD FLOOR LIVING AREA TOTAL LIVING AREA			3 BEDS 3 BATHS + 1 POWDER 366 SF 108 SF 1,076 SF 1,076 SF 2,260 SF						
UNIT 1 ADU			1 BED 1 BATH 432 SF						
UNIT 2 HOUSE			4 BEDS 5 BATHS + 1 POWDER 357 SF 218 SF 1,197 SF 1,898 SF 1,898 SF 4,993 SF						
(N) BEDROOM (N) BATHROOM (N) 2 CAR GARAGE (N) 2 BALCONY (N) 1ST FLOOR LIVING AREA (N) 2ND FLOOR LIVING AREA (N) 3RD FLOOR LIVING AREA TOTAL LIVING AREA			1 BED 1 BATHS 398 SF						
UNIT 2 ADU			1 BED 1 BATHS 398 SF						
(N) BEDROOM (N) BATHROOM TOTAL LIVING AREA			2,818/3,599 00.78%						
NEW 1UNIT BUILDING FOOTAGE (902 SF) NEW 2UNITS BUILDING FOOTAGE (1,916 SF) NEW LOT COVERAGE (1,916+902=2,818 SF)									
CONSTRUCTION WORK HOURS ARE 7 AM-8 PM, M-F; 9 AM-8 PM, SATURDAY; NO SUNDAY OR LEGAL HOLIDAYS.									

AGENCY REQUIREMENTS

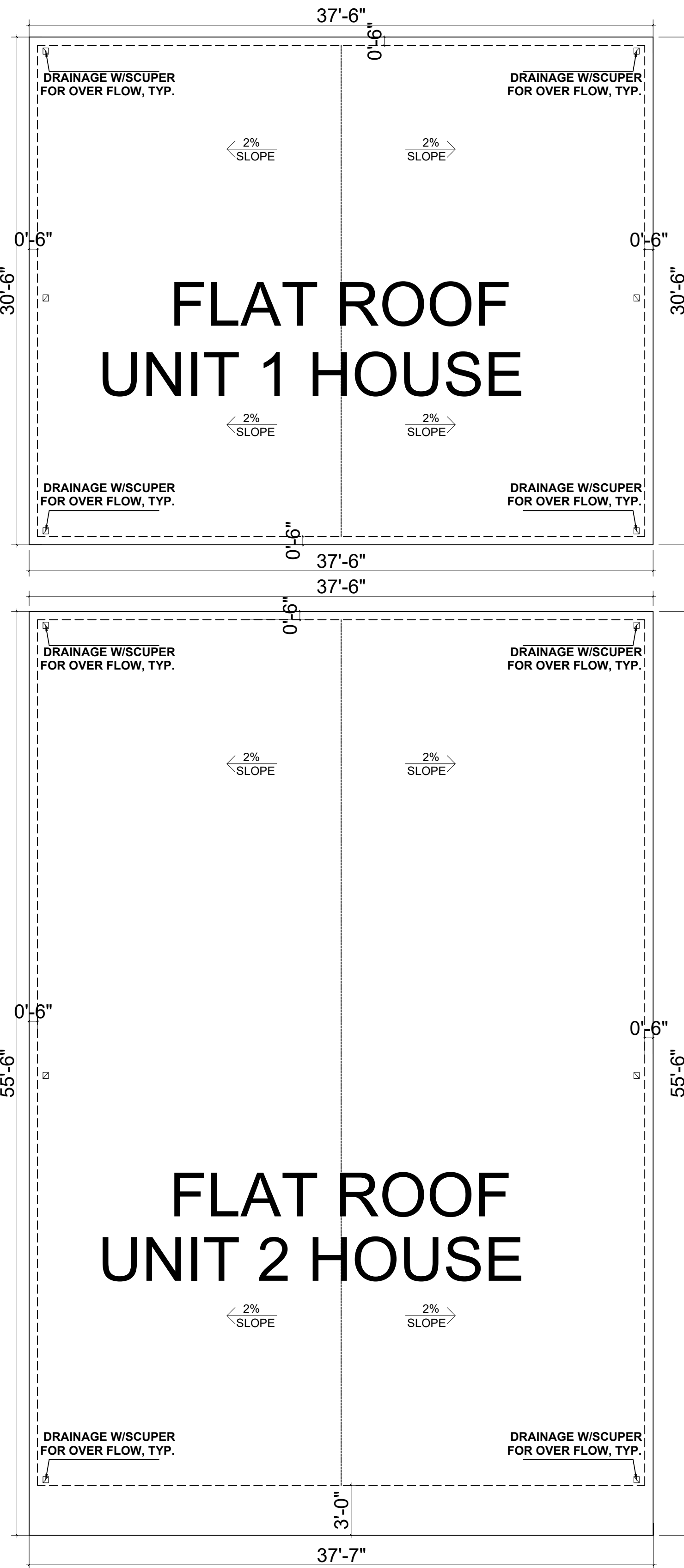
A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
B. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS IF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC)
C. FIRE SPRINKLER PLANS STAMPED AND APPROVED BY THE CITY OF HUNTINGTON BEACH FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.
D. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)
E. URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)
F. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE. (402.1.1 CPC)
G. FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE. (402.1.2 CPC)

H. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH Sec. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF Sec. 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX 1 OF THE CPC AND THE MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN Sec. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.
I. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2022 CALIFORNIA ENERGY CODE.
J. TWO SEPARATE SITE VISITS AND REPORTS PREPARED BY THE ENGINEER OF RECORD FOR THE NEW HOME DESIGN ARE REQUIRED: (109.3.8 CBC)
1. THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND FOUNDATION SYSTEM INSTALLATION JUST PRIOR TO CONCRETE POUR TO VERIFY THAT THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE FOUNDATION INSPECTION AND APPROVAL TO POUR CONCRETE WILL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.
2. THE ENGINEER OF RECORD SHALL ALSO INSPECT THE COMPLETED FRAMING SYSTEM OF THE HOME AFTER THE INSTALLATION OF THE ROUGH PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS AND THE EXTERIOR OF THE HOMES HAS BEEN WEATHER WRAPPED. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THAT THE FRAMING SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ROUGH FRAMING, PLUMBING, MECHANICAL, ELECTRICAL AND EXTERIOR WEATHER BARRIER INSPECTION SHALL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.

K. A PRE-CONSTRUCTION MEETING IS REQUIRED IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION. THIS MEETING SHALL TAKE PLACE AT THE SITE OF THE NEW HOME. THE MEETING MUST INCLUDE A REPRESENTATIVE OF THE BUILDING DIVISION, THE GENERAL CONTRACTOR, A REPRESENTATIVE OF EACH OF THE SUBCONTRACTORS (ELECTRICAL, PLUMBING, MECHANICAL, GRADING, OFF-SITE CONTRACTOR, ETC.) DEPENDANT UPON WHAT SUB-CONTRACTORS ARE TO BE INVOLVED IN THE NEW CONSTRUCTION AND A REPRESENTATIVE OF THE OWNER MAY BE PRESENT. THE MEETING WILL REVIEW REQUIRED PERMITS, TEMPORARY POWER REQUIREMENTS, DOCUMENTS REQUIRED TO BE ON THE SITE, INSPECTION REQUIREMENTS, FIELD CORRECTION NOTICE PROCEDURE, CHANGES IN THE FIELD, FINAL INSPECTIONS AND GAS AND POWER RELEASES, QUESTIONS FROM THE CONTRACTORS OR OWNER AND ANY OTHER SPECIAL PROCEDURES OR CONDITIONS FOR THAT PARTICULAR NEW HOME. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE BUILDING DIVISION FRONT COUNTER AT (714)-374-1547.
L. ALL DOORS AND WINDOWS SHALL MEET CITY OF HUNTINGTON BEACH SECURITY ORDINANCE.
M. PROVIDE FOR MAINTENANCE, REPAIR, AND REPLACEMENT BY A HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON AREA LANDSCAPE, IRRIGATION, DRAINAGE FACILITIES, WATER QUALITY BMP'S, WATER SYSTEM LINES, FIRE SYSTEM LINES, SEWER SYSTEM LINES, AND PRIVATE SERVICE UTILITIES.
N. CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR UNDER FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR. (R109.1.1.1)
O. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)
P. THE PLANS SHALL PROVIDE STATEMENT SPECIFICALLY LISTING ALL REQUIRED SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTIONS SHALL BE AS REQUIRED BY SECTION 1705 OF THE CBC.



PROPOSED SITE PLAN
SCALE: 3/16" = 1' - 0"



PROPOSED ROOF PLAN
SCALE: 3/16" = 1' - 0"



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2 UNIT ADU**

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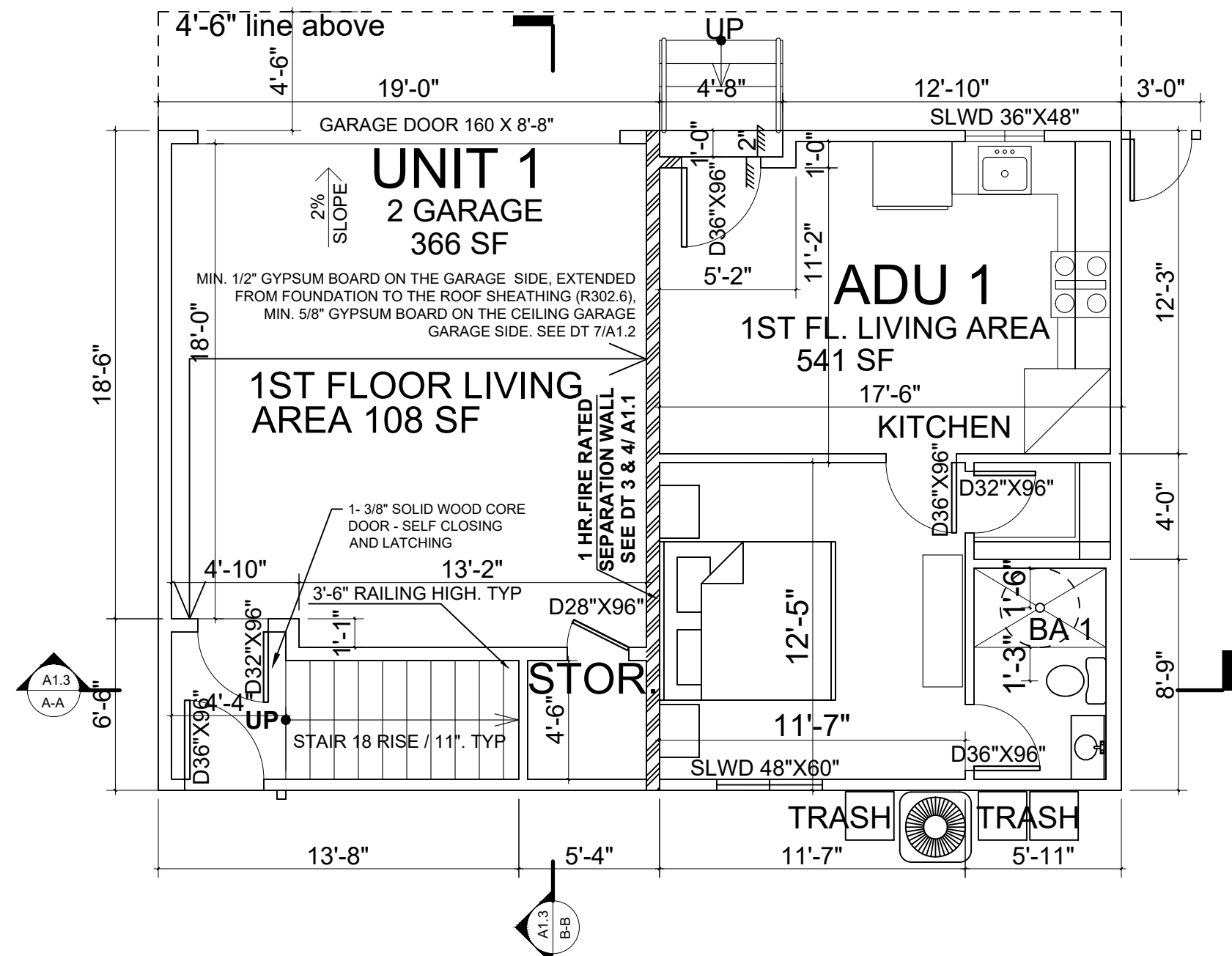
**PROPOSED
SITE PLAN AND
ROOF PLAN**

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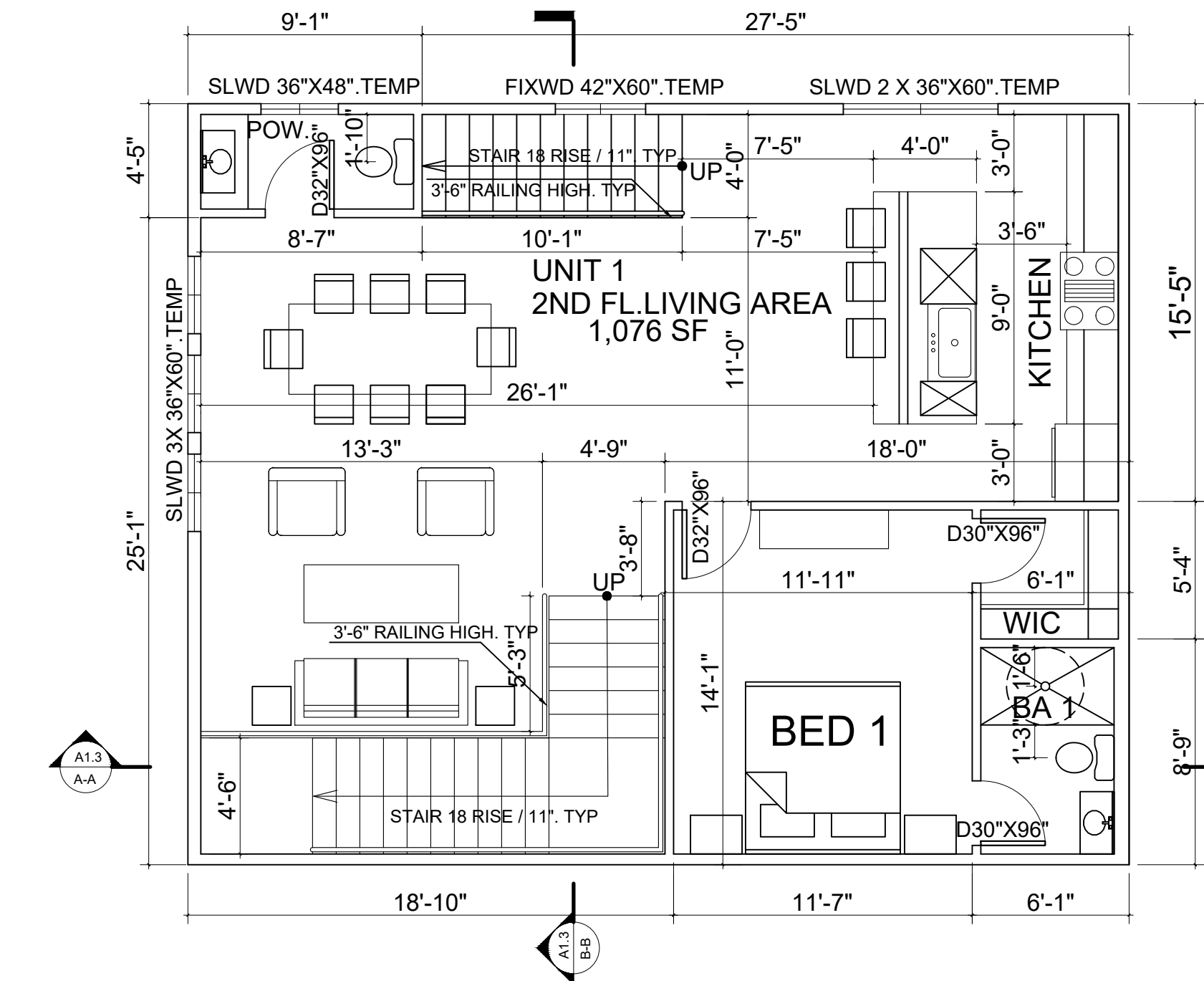
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PLOT REFERENCE DATE: 07/10/2025



1ST FLOOR PLAN OF 1ST UNIT HOUSE

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



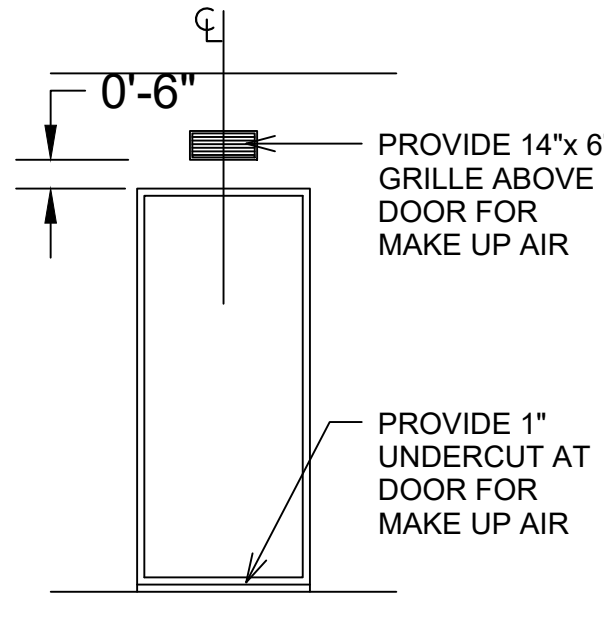
2ND FLOOR PLAN OF 1ST UNIT HOUSE

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

NOTES

- THE WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.(411.2 CPC & 4.303. 1_1 CGBSC)
- SHOWERS HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE. (407.2 CPC & 403. 1.4 CGBSC)
- FAUCET TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE FOR LAVATORIES. (407 .2 CPC & 4 .303. 1.4 CGBSC)
- KITCHEN FAUCET TO HAVE A FLOW RATE OF MORE THAN 1.8 GALLONS PER MINUTE. (407 .2 & 4 .303. 1.4 CGBSC)
- SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION. PRESSURE BALANCE/THERMOSTATIC, MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (408.3 CPC)
- SHOWERS AND WALL ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT ABOVE THE FLOOR. (R307.2 CRC)

MAKE UP AIR AT LAUNDRY ROOM



NOTE

" NO GARBAGE DISPOSAL" TO THE WET BAR AREA.

NOTE:

- CEMENT, FIBER-CEMENT, FIBER- MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER REINFORCED GYPSUM BACKERS SHAI BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS (R702.4.2 CRC)

- MECHANICAL, ELECTRICAL AND PLUMBING PLANS ARE NOT REVIEW AND ARE SUBJECT TO FIELD INSPECTION.

• GUARDS: (R312)

- 1) OPEN SIDES OF WALKING SURFACES, STAIRWAYS, LANDINGS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" MEASURED HORIZONTALLY SHALL HAVE A MINIMUM 42" HIGH GUARD.
- 2) GUARDS SHALL BE 42" IN HEIGHT.
- 3) OPEN GUARDS SHALL HAVE NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE.
- 4) PROVIDE STRUCTURAL CALCULATIONS AND DETAILS FOR THE GUARDS DESIGN GUARDS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP OF RAIL.

• EXTERIOR WINDOW AND DOORS:

- WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

- ALL NEW LOW-RISE RESIDENTIAL BUILDINGS AND ADDITIONS GREATER THAN 1,000 S.F. MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ. FT. OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE. (ASHRAE 62.2)

SHOWER NOTE

NET AREA OF SHOWER RECEPTOR NOT LESS THAN 1,024 SQ.IN. OF FLOOR AREA AN ENCOMPASS 30 INCH DIAMETER CIRCLE . (CRC R307. 1 AND CPC 411.7)

SLAB INTERFACE NOTES

1. 36" SQUARE CONCRETE STOOP. (SLOPE MIN. $\frac{1}{4}$ PER FOOT)
2. CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE MIN. $\frac{1}{4}$ " PER FOOT)
3. CONCRETE PORCH / PATIO. (SLOPE MIN. $\frac{1}{4}$ " PER FOOT)
4. 36" WIDE CONCRETE WALK
5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER
7. PROVIDE TOE FTG. FOR MASONRY VENEER TYP.
8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.

GENERAL SLAB NOTES

- INDICATES DROP IN SLAB (SEE DETAIL)
1. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.
 2. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION
 3. FOR HARDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.
 4. COURTYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.
 5. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRECISE GRADING PLANS FOR LOCATIONS.
 6. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS

MATERIAL NOTES

1. FOUNDATION SILL PLATE SHALL BE PRESERVATIVE-TREATED WOOD OR FOUNDATION REDWOOD.
2. FASTENERS IN CONTRACT WITH PRESERVATIVE OR FOR FIRE-RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL. STAINLESS STEEL. SILICON BRONZE OR COPPER.(R317.3)

FLOOR PLAN NOTES

1. 48" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT- IN REFRIGERATOR.
2. 36" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 100 C.F.M. MAX 3 SONE AND VENTED TO OUTSIDE AIR).
5. 5'-0" PRE-FAB FIBERGLASS TUB/ SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN (UNLESS NOTED OTHERWISE) PROVIDE SHOWER CURTAINROD (UNLESS NOTED OTHERWISE)
11. BUILT-IN SHELVES BY OTHERS.
12. TANKLESS WATER HEATER.
41. 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C. R311.7.8.1.SEE DETAIL 1 (SHEET D1.1)
42. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION.
46. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNTIL SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK. OR DOORS IN COMPLIANCE WITH C.R.C. R302.5. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
48. GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY 5/8" GYP. BOARD ON THE GARAGE SIDE
51. 5/8" TYPE "X" GYPSUM BOARD WALL AND CEILING UNDER THE INTERIOR STAIRWAY
52. AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325

NOTE:

- SAFETY GLAZING: GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE A STANDING OR WALKING SURFACE.
- WINDER TREADS: (R311.7.5.2)
 - 1) CONSISTENTLY SHAPED WINDERS AT THE WALKLINE ARE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN THE 3/8 INCH OF THE RECTANGULAR TREAD WIDTH.
 - 2) 6" MINIMUM RUN AT NARROWER SIDE
 - 3) 10" MINIMUM RUN AT THE WALK LINE (THE WALK LINE IS MEASURED 12" FROM THE NARROWER SIDE).
 - 4) THE LARGEST WINDER TREAD DEPTH AT THE WALK LINE SHALL NOT EXCEED THE SMALLEST WIDER TREAD BY MORE THAN 3/3 INCH.

• HANDRAILS:

- 1) HANDRAIL(S) SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT. ENDS SHALL BE RETURNED OR TERMINATE IN POSTS.(R311.7.8.2)
- 2) PROVIDE HANDRAILS NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF TREAD. (R311.7.8.1)
- 3) HANDRAILS (TYPE I) SHALL BE AT LEAST 1.25" AND NOT MORE THAN 2" OUTSIDE DIAMETER. IF HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25". (R311.7.8.3)
- 4) HANDRAILS (TYPE II) WITH A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. RECESSES SHALL BEGIN WITHIN 3/4" FROM THE TALLEST PORTION OF THE PROFILE AND BE AT LEAST 5/16" DEEP WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH ABOVE THE RECESS SHALL BE 1-1/4". (R311.7.8.3)
- 5) PROVIDE HANDGRIP MINIMUM 11/2" FROM WALL. (R311.7.8.2)
- 6) GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4-3/8" DIAMETER SPHERE.
- 7) AT THE SPACE FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD -- A 6" SPHERE CANNOT PASS THROUGH.
- 8) DESIGN HANDRAILS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP OF RAIL. (CBC 1607.8.1.1)

DOOR PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK UNLESS NOTED OTHERWISE, (SEE PLAN FOR SIZE), AT DOULBE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
2. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE)
3. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOULE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
4. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOULE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION : GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. (C.R.C. R310.2.1)
6. EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.(C.R.C.R310.2.2)
6. WINDOW FALL PROTECTION: WHEN TOP OF THE WINDOW SILL IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH THE R312.2.1 (1), (2) & (3)

NOTES

PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIA.)TO THE OUTSIDE AND EQUIP WITH A BACK- DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14ft WITH 2 ELBOWS. (CMC 504.3)

DOOR SCHEDULE

DOOR TYPE	Width	Height	Count	U Factor
GARAGE DOOR 16080	16' - 0"	8' - 0"	1	0.29
D36"x96"	3' - 6"	8' - 0"	4	0.29
D34"x96"	2' - 10"	8' - 0"	1	0.29
D32"x96"	2' - 8"	8' - 0"	9	0.29
D30"x96"	2' - 6"	8' - 0"	3	0.29
D28"x96"	2' - 4"	8' - 0"	4	0.29

WINDOW SCHEDULE

WINDOW TYPE	Width	Height	Count	U Factor	SHGC
SLWD 48"x60".TEMP	4' - 0"	5' - 0"	1	0.29	0.21
SLWD 42"x60".TEMP	3' - 6"	5' - 0"	4	0.29	0.21
SLWD 36"x48". TEMP	3' - 0"	4' - 0"	1	0.29	0.21
SLWD 36"x60". TEMP	3' - 0"	5' - 0"	10	0.29	0.21
SL WD 38"x18". TEMP	3' - 2"	1' - 6"	1	0.29	0.21
	2' - 4"	6' - 2"	1	0.29	0.21

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ANHA studio

Handwritten signature

2 UNIT HOUSE, 2 UNIT ADU

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email: kevin@11group.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

1ST FLOOR PLAN 2ND FLOOR PLAN

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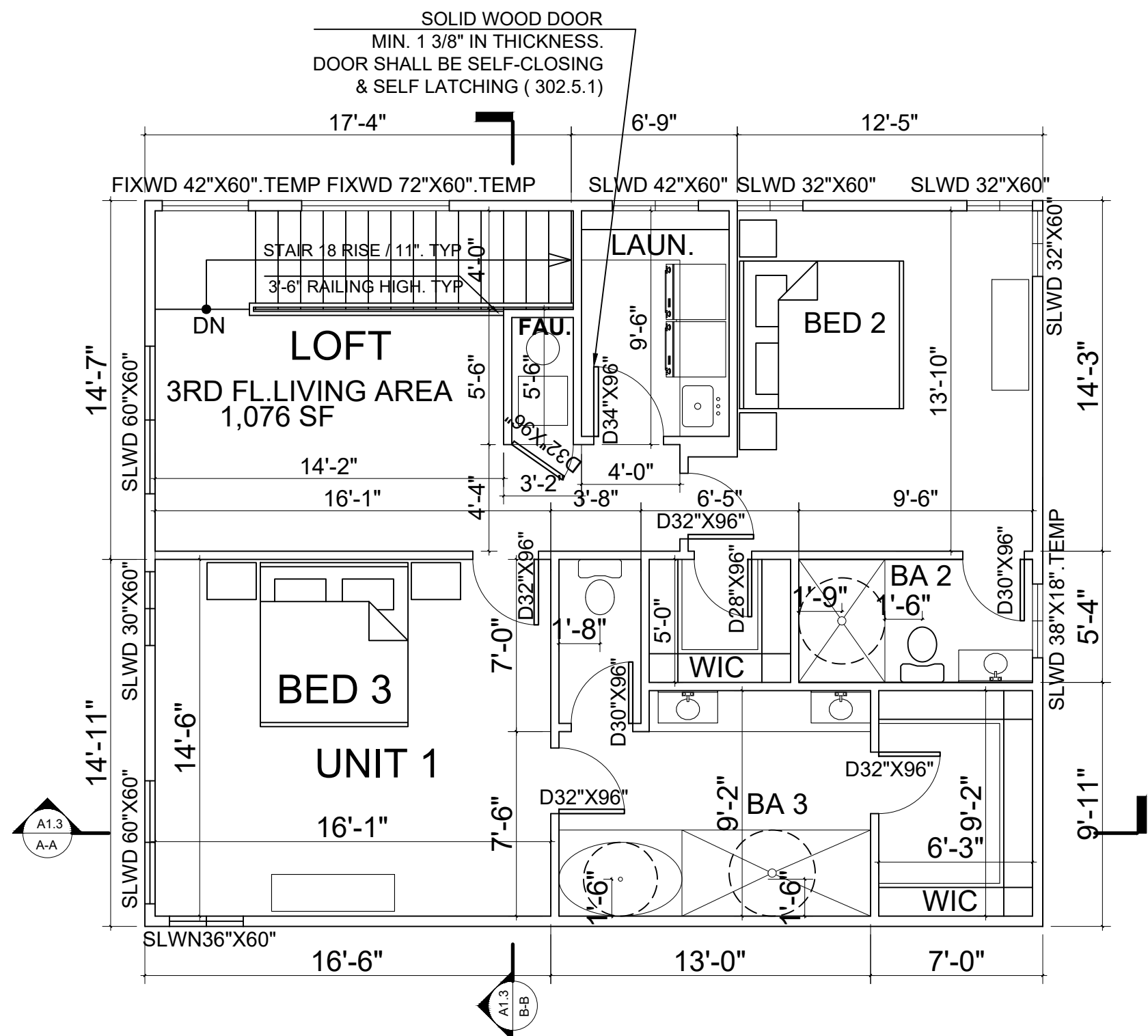
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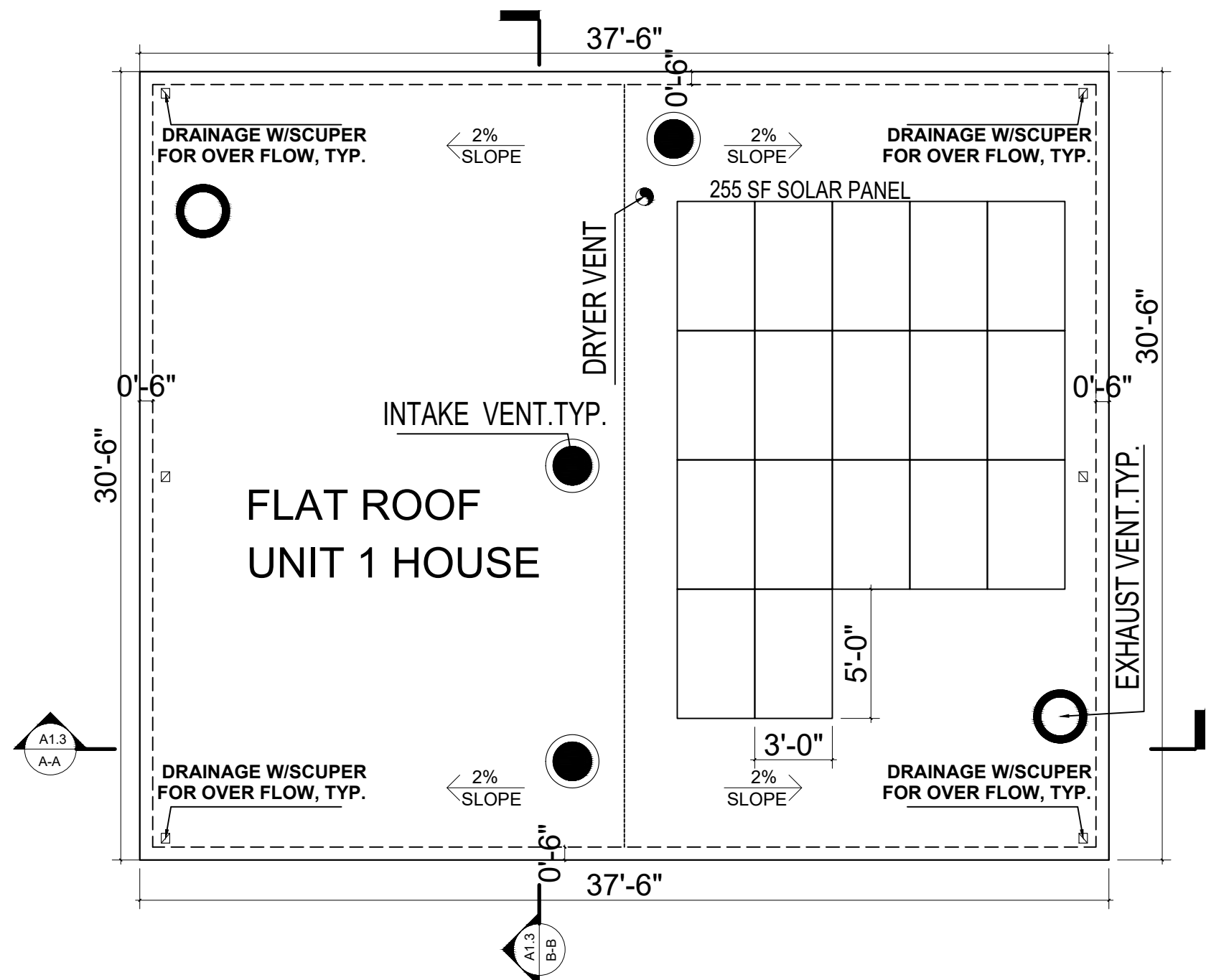
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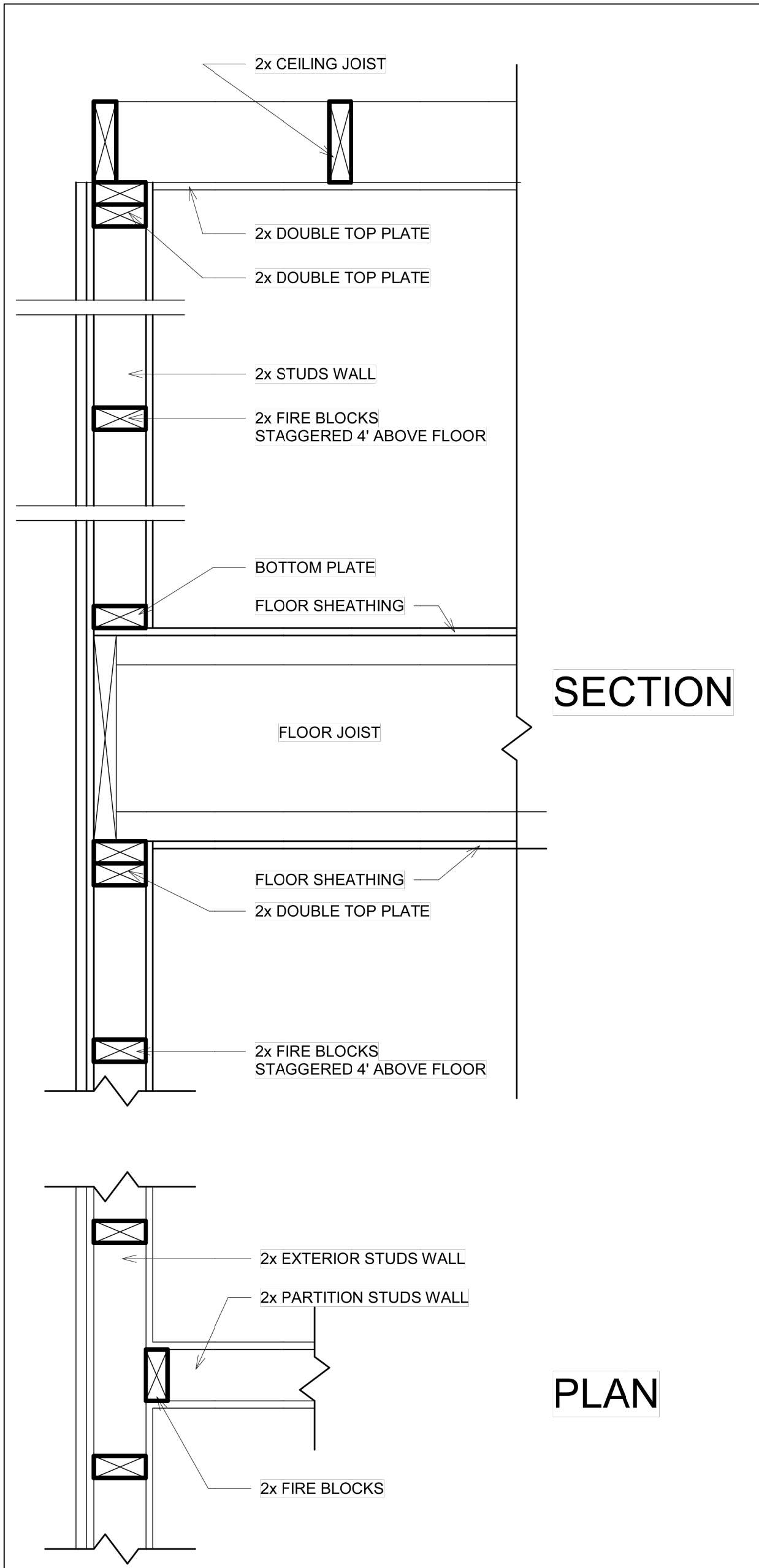
3RD FLOOR PLAN OF 1ST UNIT HOUSE
SCALE: $\frac{3}{16}'' = 1' - 0''$



ROOF PLAN OF 1ST UNIT HOUSE
SCALE: $\frac{3}{16}'' = 1' - 0''$

NOTES

- THE WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.(411.2 CPC & 4.303. 1_1 CGBSC)
- SHOWERS HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE. (407.2 CPC & 403. 1.4 CGBSC)
- FAUCET TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE FOR LAVATORIES. (407 .2 CPC & 4 .303. 1.4 CGBSC)
- KITCHEN FAUCET TO HAVE A FLOW RATE OF MORE THAN 1.8 GALLONS PER MINUTE. (407 .2 & 4 .303. 1.4 CGBSC)
- SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION. PRESSURE BALANCE/THERMOSTATIC, MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (408.3 CPC)
- SHOWERS AND WALL ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT ABOVE THE FLOOR. (R307.2 CRC)

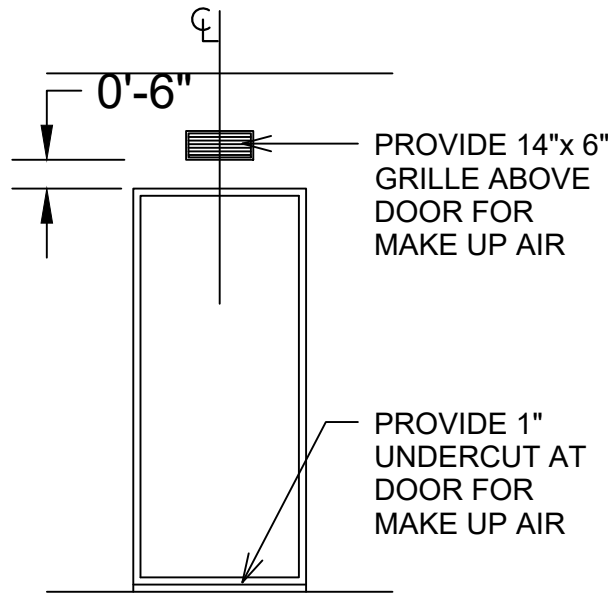


FIRE BLOCKING DETAIL
SCALE: $\frac{1}{4}'' = 1' - 0''$

DOOR SCHEDULE				
DOOR TYPE	Width	Height	Count	U Factor
GARAGE DOOR 16080	16' - 0"	8' - 0"	1	0.29
D36"X96"	3' - 6"	8' - 0"	4	0.29
D34"X96"	2' - 10"	8' - 0"	1	0.29
D32"X96"	2' - 8"	8' - 0"	9	0.29
D30"X96"	2' - 6"	8' - 0"	3	0.29
D28"X96"	2' - 4"	8' - 0"	4	0.29

WINDOW SCHEDULE					
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SLWD 36"x60". TEMP	3' - 0"	5' - 0"	10	0.29	0.21
SL WD 38"x18". TEMP	3' - 2"	1' - 6"	1	0.29	0.21
	2' - 4"	6' - 2"	1	0.29	0.21

MAKE UP AIR AT LAUNDRY ROOM



NOTE

PROVIDE CLOTHES DRYER MOISTER EXHAUST DUCT: MIN. 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS. OTHER LENGTH OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURE'S INSTALLATION INSTRUCTIONS AND AND APPROVED BY THE BUILDING OFFICIAL.

MAKE UP AIR LAUNDRY ROOM
SCALE: $\frac{1}{4}'' = 1' - 0''$

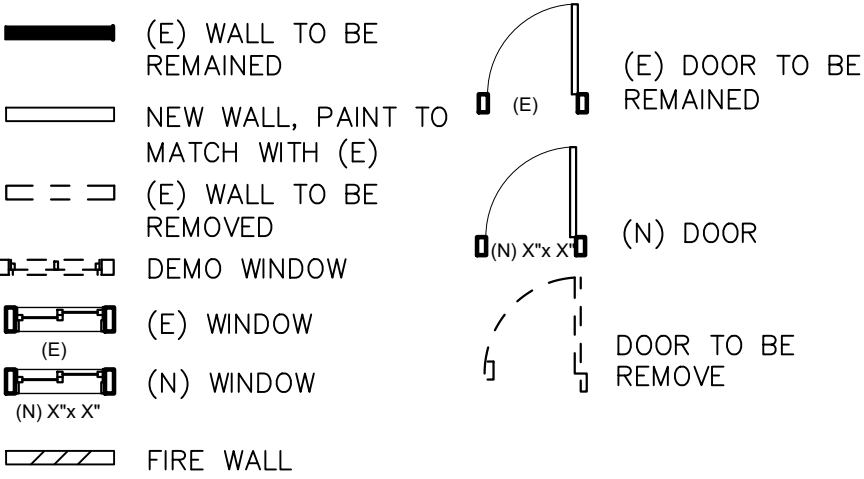
NOTE

" NO GARBAGE DISPOSAL" TO THE WET BAR AREA.

NOTES

- ROOF MATERIAL:
TORCH DOWN RUBBER ROOFING
BITUMEN ROOF COVERING
ICC-ES-ESR 3672

LEGEND



MATERIAL NOTE

ROOF MATERIAL:

TORCH DOWN RUBBER ROOFING BITUMEN ROOF
COVERING ICC-ES. ESR 3672

REQUIRED ATTIC VENTIVATION

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

- (A) ATTIC AREA (SQUARE FEET)
(B) DIVIDE (A) BY 300 AND MUTPLY BY 144 TO CACULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING I PERM INSTALLED ON WARM SIDE OF INSULATION.)
* DIVIDE (A) BY 150 AND MUTPLY BY 144 CACULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW.

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

▨ = GABLE END VENT = AREA / 150 VENT

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

▮ = HIGH VENT ▮ = LOW VENT *

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

○○○○ = VENT BLOCK AT TRUSS BAY

○○○ = VENT BLOCK AT RAFTER BAY

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

▭ PROVIDE ACCESS AND VENTILATIOIAN FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

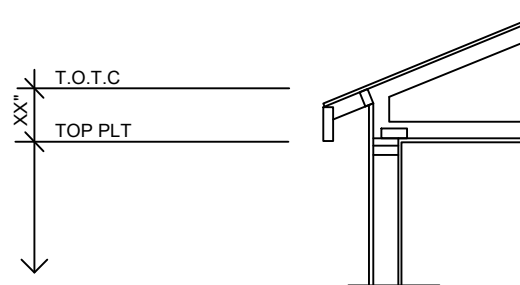
NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

ATTIC F.A.U. NOTES

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

GENERAL SECTION NOTES

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



ATTIC VENTILATION CALCULATIONS

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

UNIT 1	A ATTIC AREA (SQ.FT.)	B REQUIRED VENTING (SQ.IN) VENTILATION RATIO 1/300	C GABLE END VENTS (SQ.IN.)	D O'HAGIN ROOF VENTS (SQ.IN.)	E EAVE VENTS (SQ.IN.)	F TOTAL VENTING PROVIDED (SQ.IN.)
AREA	1,143	(1,143 / 300) x 144 = 549 549 / 2 < 274 HIGH 274 LOW	N/A	(3)97.5= 274 HIGH (3)97.5= 274 LOW	N/A	274 274

○ EXHAUST VENT

● INTAKE VENT

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2 UNIT HOUSE,
2 UNIT ADU

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3RD FLOOR PLAN
ROOF PLAN

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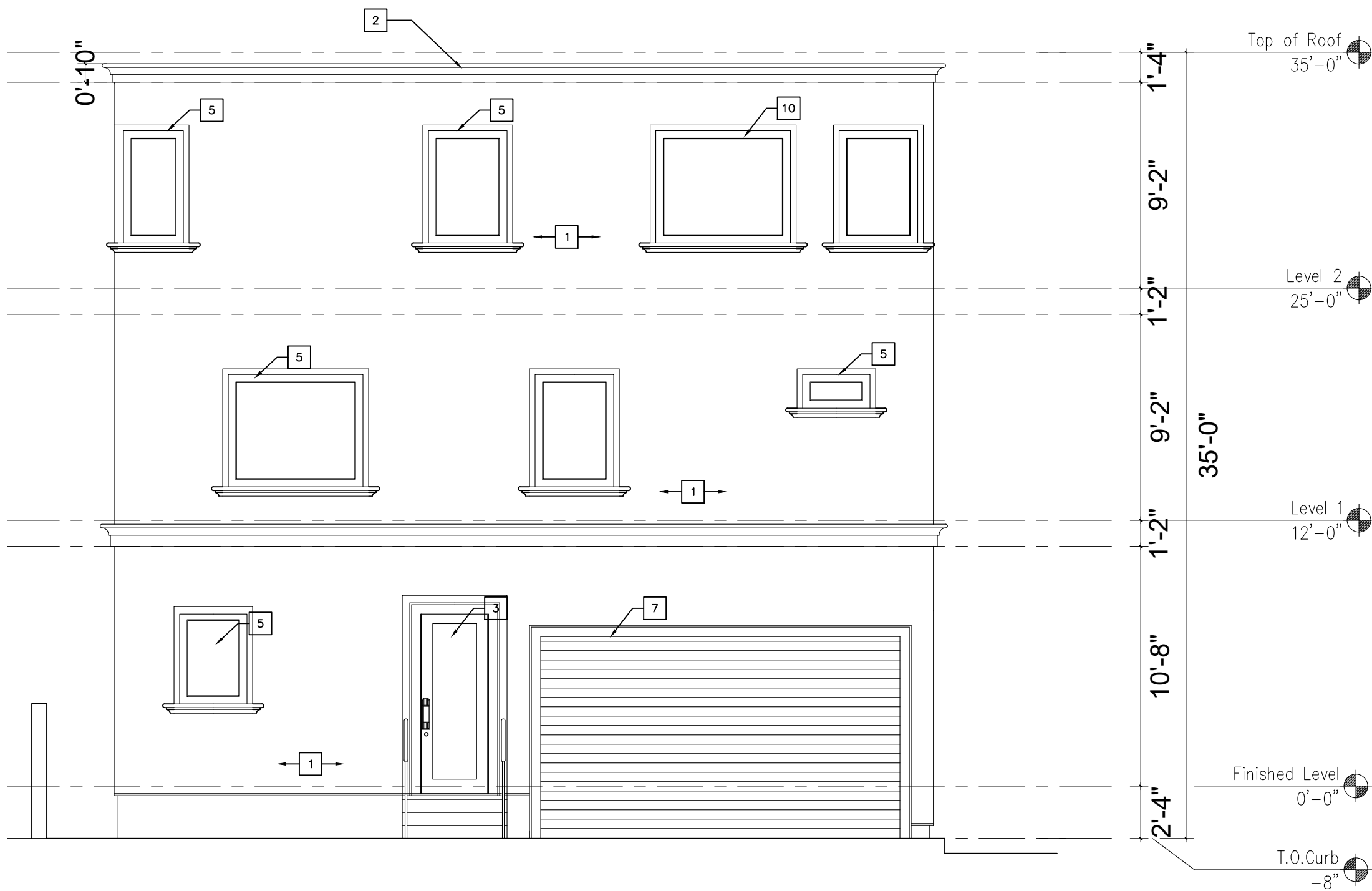
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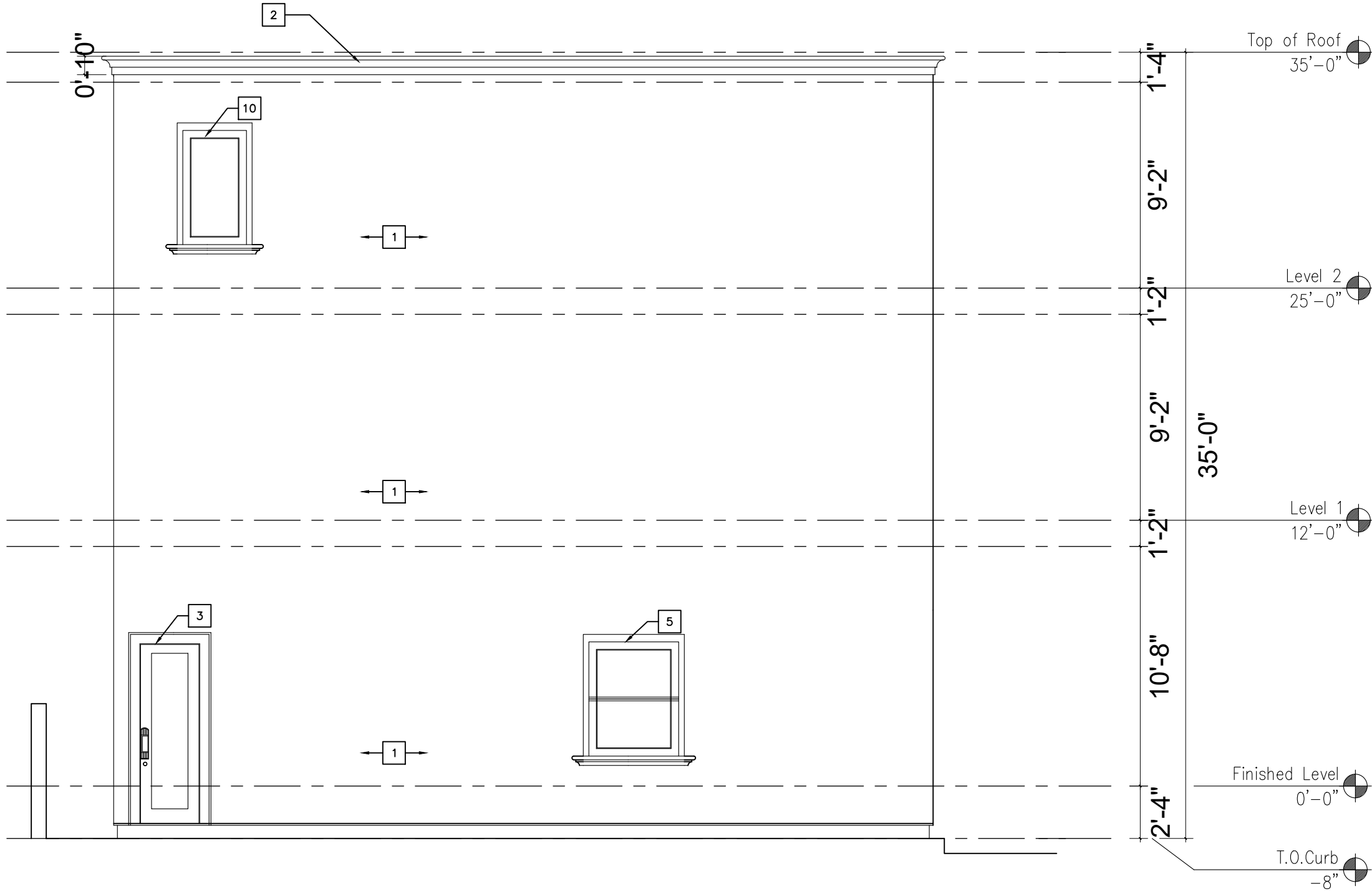
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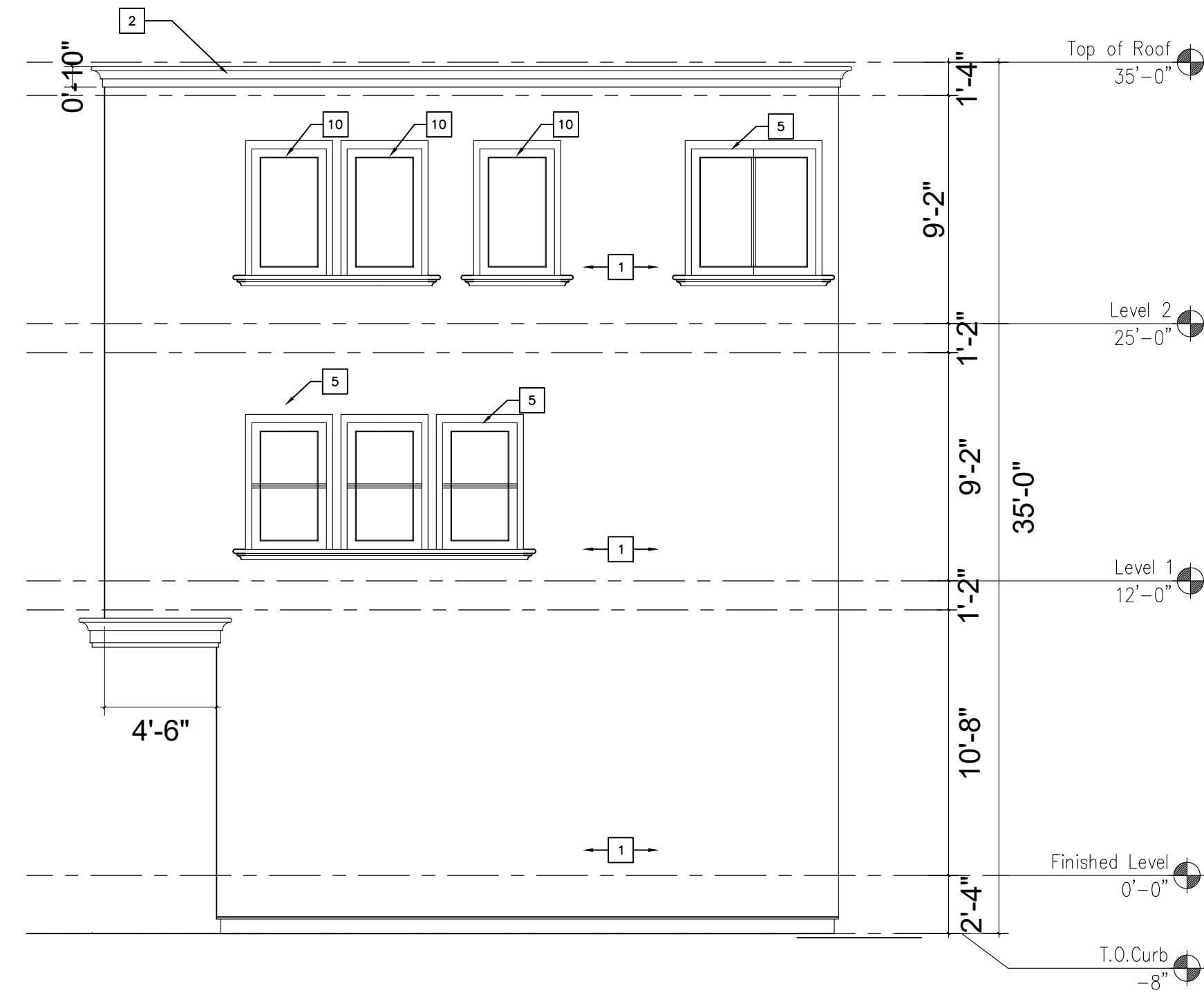
EAST ELEVATION OF FRONT 1ST UNIT HOUSE

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



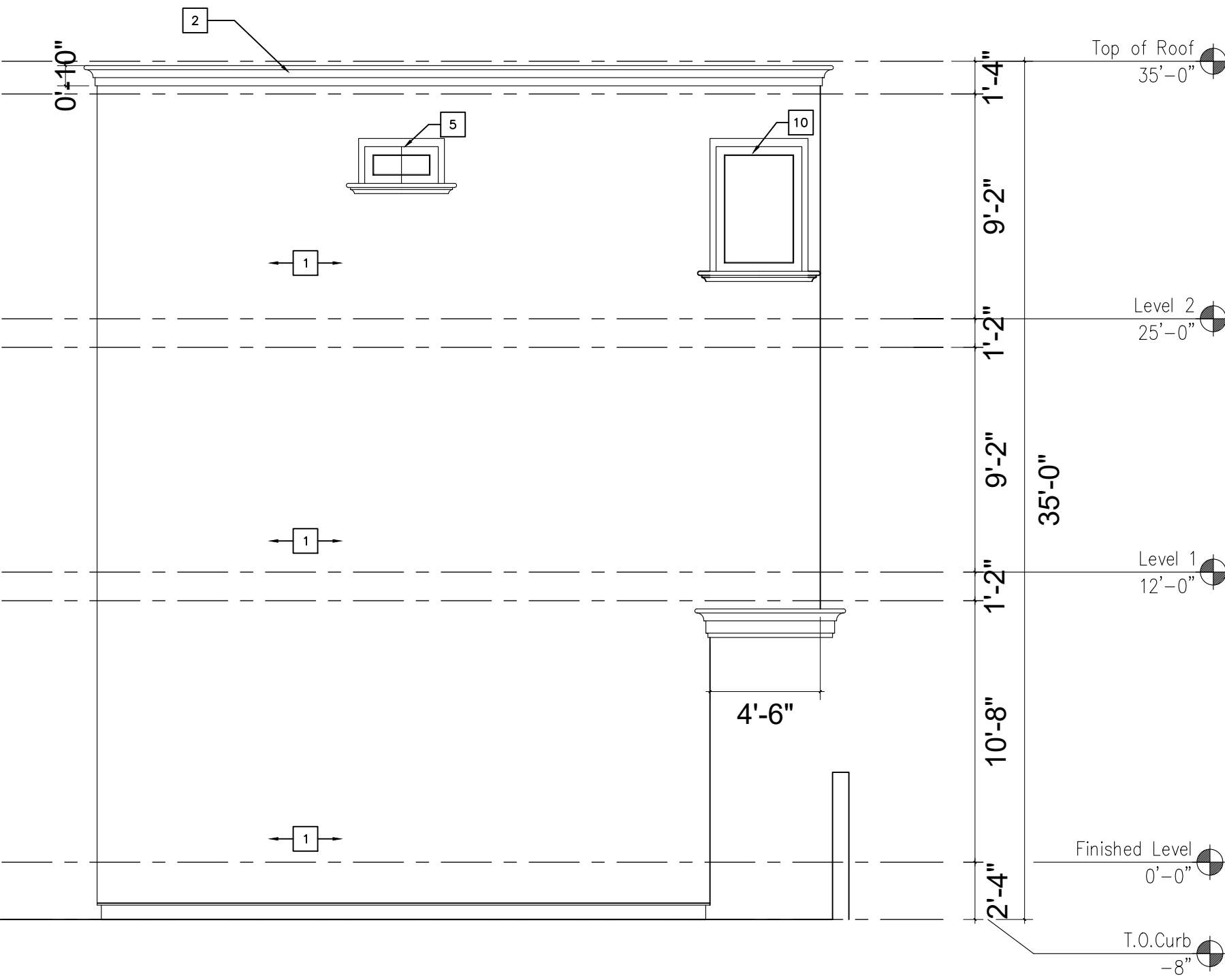
WEST ELEVATION OF REAR 1ST UNIT HOUSE

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



NORTH ELEVATION OF RIGHT 1ST UNIT HOUSE

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



SOUTH ELEVATION OF LEFT 1ST UNIT HOUSE

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

NOTES:

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

EXTERIOR FINISHES

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

ELEVATION/ROOF NOTES

1. ESTATE EAGLE ROOFING TILE
2. 2X6 BARGE, SEE DETAIL
3. X EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL ALL RAFTER TAIL TO BE EQUALLY SPACED, FRAMER TO COORDINATE WITH TRUSS ENGINEER
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. 1-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT
10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.O. BOARD.
11. EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD.
12. EXTERIOR GRADE PLYWOOD GRAIN FINISH.
13. HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE
14. HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE
15. EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE.
16. BUILT-UP CURVED PLYWOOD TRIM OR M.D.O. BOARD.
17. FIXED SHUTTERS, SEE ELEVATION FOR SIZE.
18. POTSHLF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET.
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PLACE MANUFACTURER.
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. THIN-SET MASONRY VENEER.
26. LIGHTED ADDRESS SIGN
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHARPE WOOD CORBEL, SEE DETAIL.
29. WOOD POST(S), SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN
32. PRE-CAST CONCRETE COMPONENT / TRIM, SEE DETAIL.
33. DECORATED
34. NEVEL POST FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE MATERIAL, SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION.
38. DEPTH AND SIZE OF FINISHED OPENING.
39. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION
40. G.I. SCREENED ROOF AIR VENT, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. SYNTHETIC STONE VENEER BY EL DORADO, NER-601/ER-3568.
43. MASONRY VENEER, SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN)
44. LINE OF +2" WAINSCOT, SEE ELEVATION FOR HEIGHT.
45. LINE OF WAINSCOT FURRING, SEE ELEVATION FOR HEIGHT. SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
46. G.I. REGLET FOR COLOR COAT CHANGE.
47. MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION, PAINT TO MATCH STUCCO COLOR.
48. REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
49. DECORATIVE TILE, SEE DETAIL.
50. EXPOSE CORBELS WOOD FINISH EXTERIOR

REQUIRED ATTIC VENTILATION

- ATTIC VENTILATION CALCULATIONS PER C.R.R. R806.2 AS FOLLOWS:
- (A) ATTIC AREA (SQUARE FEET)
- (B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. BOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING 1 PERM INSTALLED ON WARM SIDE OF INSULATION.)
- * DIVIDE (A) BY 150 AND MULTIPLY BY 144 CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW.
- (C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END ATTIC VENTS. (SEE ATTIC VENT CHART FREE AREA FOR EACH VENT)
- ▤ = GABLE END VENT
- (D) TOTAL SQUARE INCHES OF NET FREE VENTILATION AREA PROVIDED BY UNDER AIR VENTS. (60 SQ. IN. OF FREE AREA MIN. EACH VENT)
- ▤ = HIGH END ▤ = HIGH END
- (E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS. (12 SQ. IN. OF FREE AREA MIN. EA.)
- ▤ = VENT BLOCK AT TRUSS BAY
- ▤ = VENT BLOCK AT RAFTER BAY
- (F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVED PROVIDE ACCESS AND VENTILATION FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.
- NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

DRYER EXHAUST DUCT NOTE

- A EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2
1. 3 FEET FROM A PROPERTY LINE
 2. 10 FEET FROM A FORCED AIR INLET, AND
 3. 3 FEET FROM OPENINGS INTO THE BUILDING
- B EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2
- C UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUST SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 502.4.2.

DRYER GAS LINE NOTE

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

NOTE

- P1. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, ALL BUILDING ALTERATIONS TO A SINGLE-FAMILY HOME, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWERS WITH A FLOW RATE IN EXCESS OF 2.5 GPM WILL NEED TO BE REPLACED WITH SHOWERHEADS WITH A MAXIMUM FLOW RATE OF 1.8 GPM. LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 GPM WILL NEED TO BE REPLACED WITH LAVATORY WITH A MAXIMUM FLOW RATE OF 1.2 GPM (1.8 GPM FOR KITCHEN FAUCETS.)
- P4. WATER-CONSERVING PLUMBING FIXTURE FLOW RATES:
- WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2.
 - KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2.
 - RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM, CPC 407.2.2.
 - SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.

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Handwritten signature

2 UNIT HOUSE,
2 UNIT ADU

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ELEVATIONS

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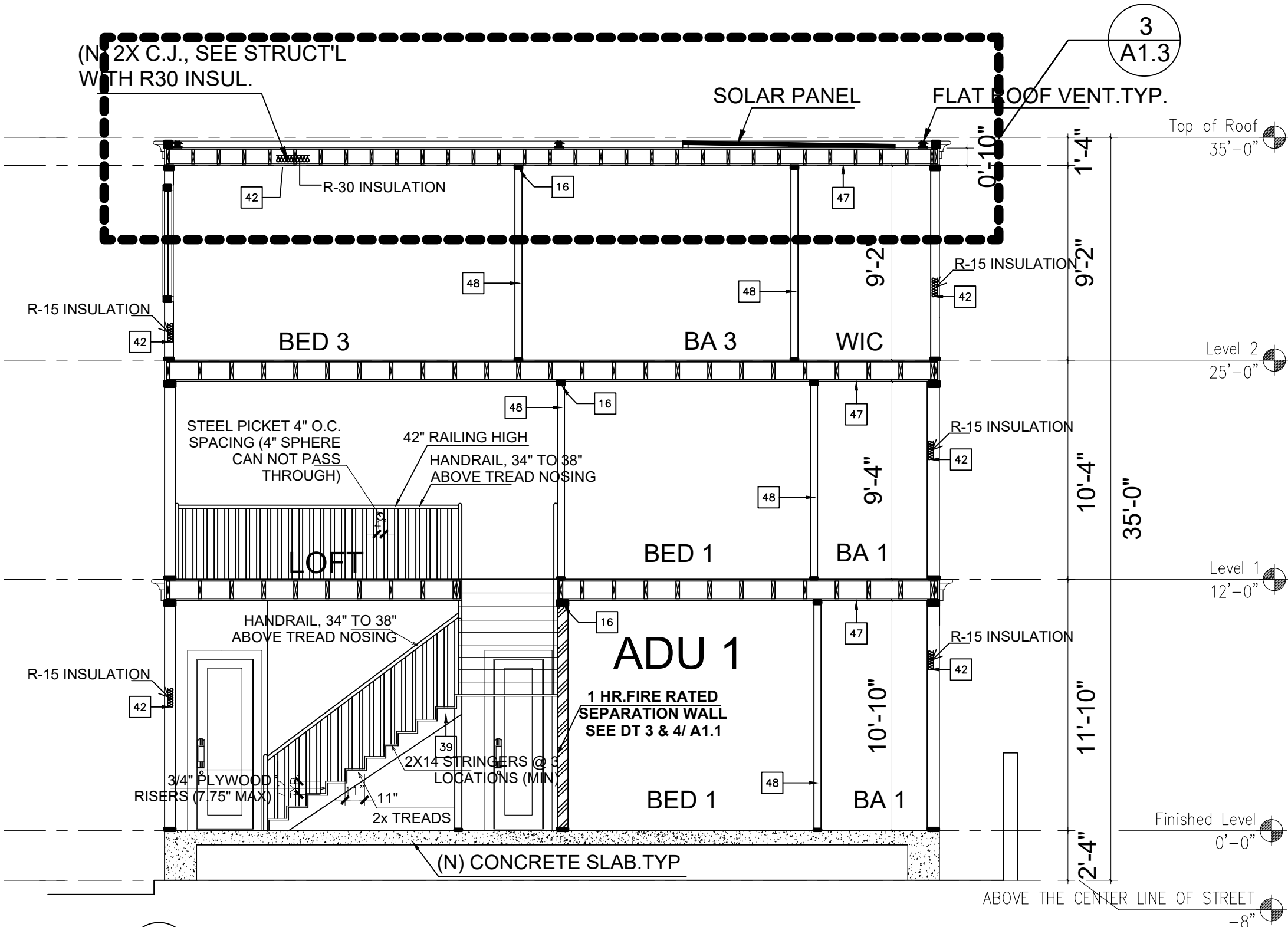
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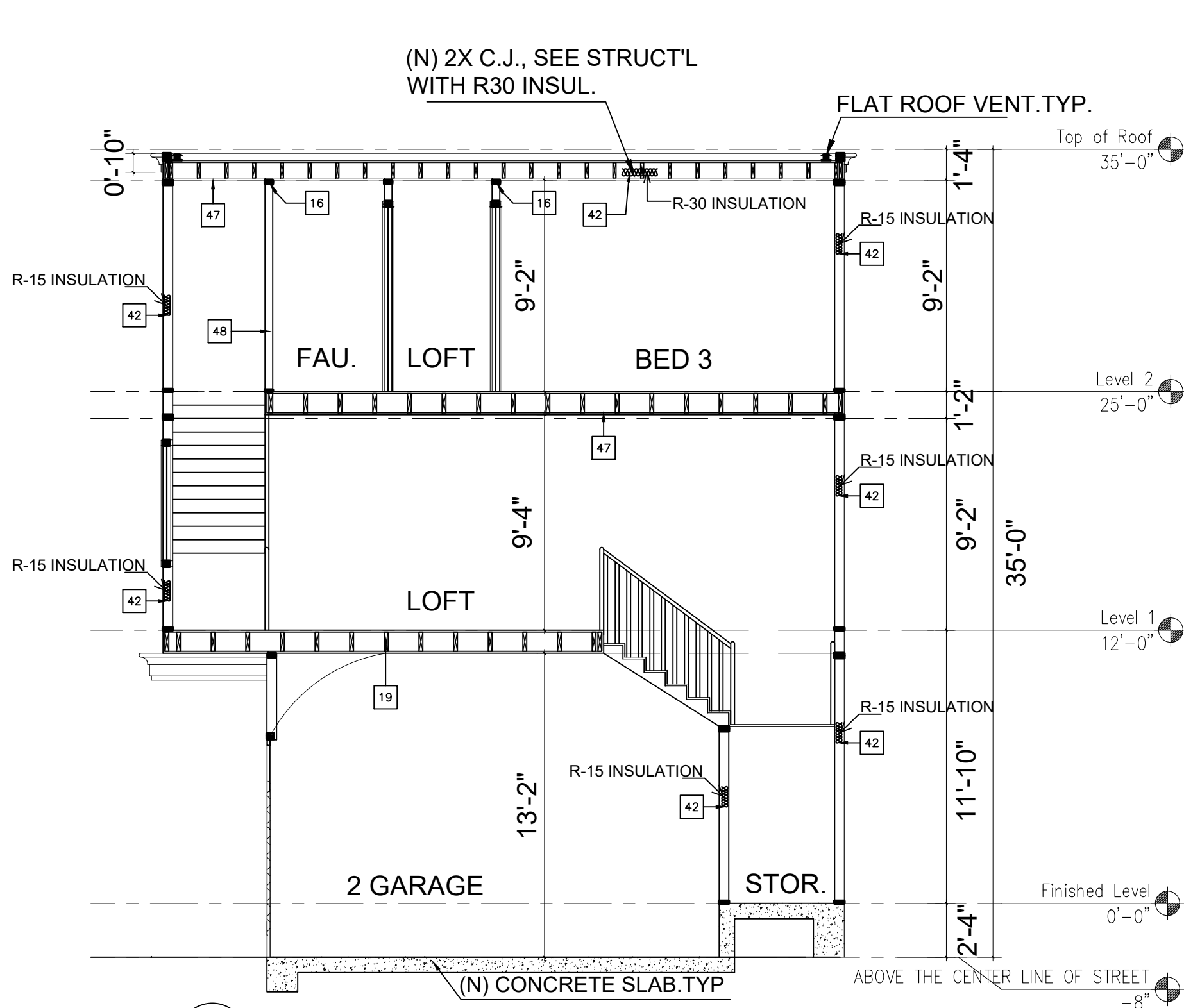
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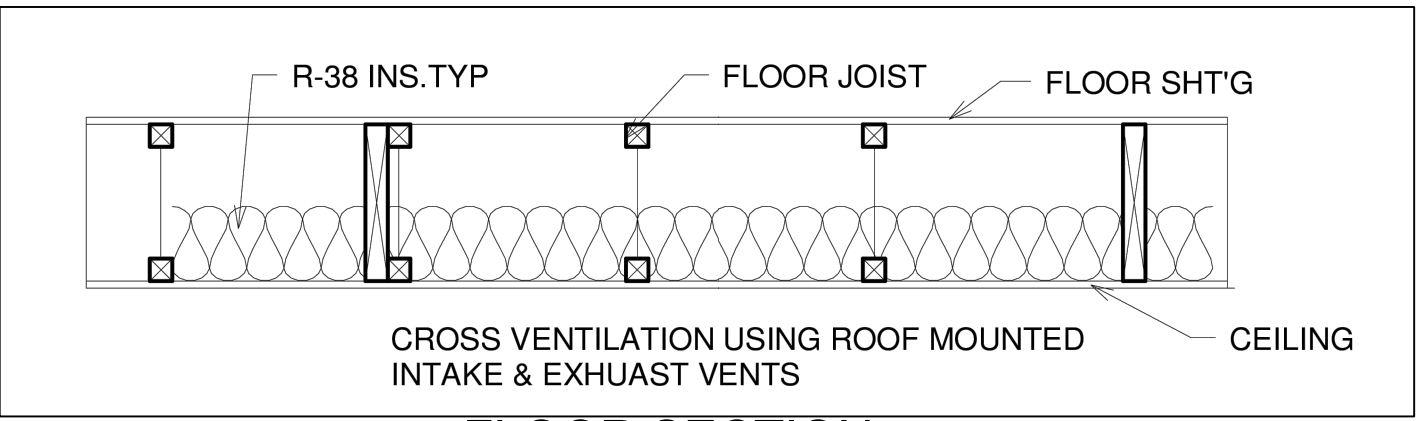


1 SECTION A-A 1ST UNIT HOUSE
SCALE: 3/16" = 1' - 0"

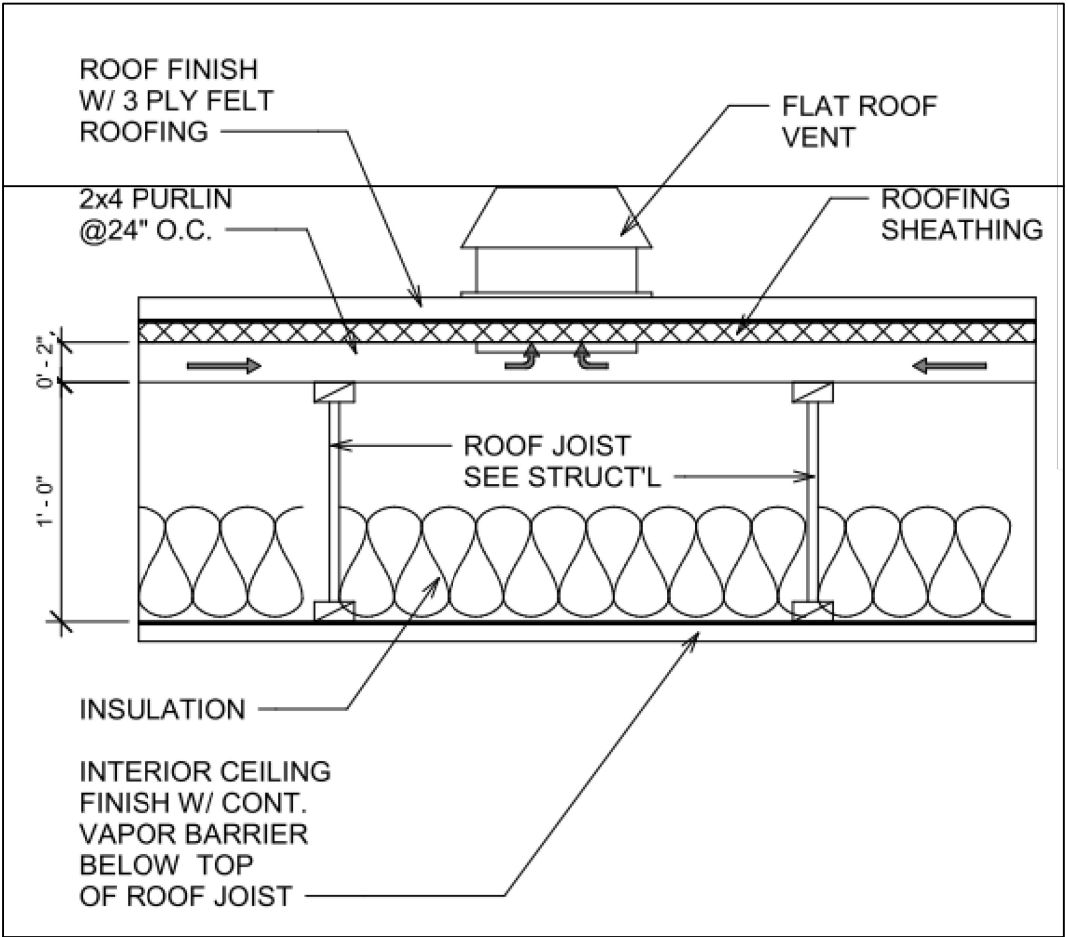
(N) 2X C.J., SEE STRUCT'L WITH R30 INSUL.



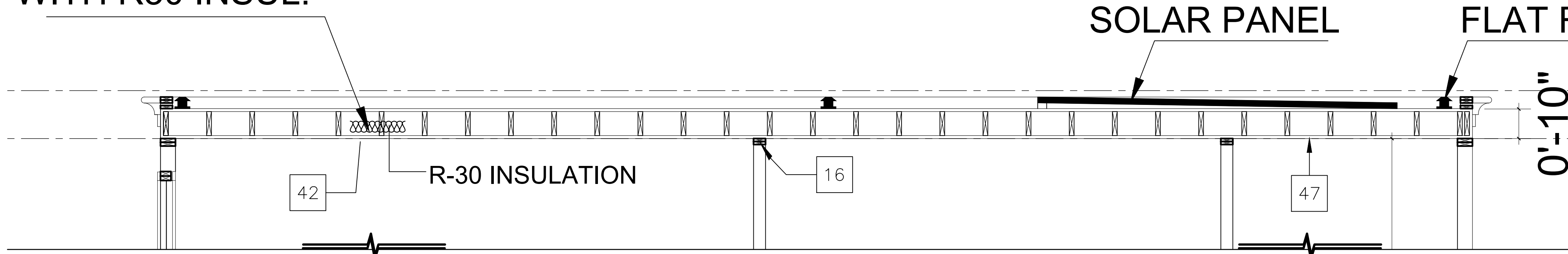
2 SECTION B-B 1ST UNIT HOUSE
SCALE: 3/16" = 1' - 0"



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



ROOF VENT DETAIL
SCALE: 1/4" = 1' - 0"



3 ENLARGE ROOF SECTION
SCALE: 1/2" = 1' - 0"

SECTION NOTES

1. FASCIA BOARD (SEE ELEVATION)
2. BARGE BOARD (SEE ELEVATION)
3. EXPOSED RAFTER TAILS. (SEE ELEVATION)
4. ROOFING MATERIAL, REFER TO ROOF PLAN NOTES.
5. ROOF SHEATHING
- 5A. TWO LAYER OF VAPOR BARRIER
6. DESIGNED WOOD ROOF TRUSSES.
- 6A. GUTTER
7. HEEL STAND TRUSSES.
8. GIRDER TRUSS.
9. 2X ROOF RAFTERS.
10. 2X ROOF JOISTS.
11. 2X CEILING JOISTS.
12. RIDGE BEAM.
13. FLUSH BEAM.
14. DROPPED BEAM.
15. HEADER.
16. 1X OVER 2X TOP PLATE AT NON-BEARING WALL.
17. DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS.
18. 2X FLOOR JOISTS.
19. DESIGNED FLOOR JOISTS.
20. FLOOR SHEATHING.
21. G.I. FLASHING AT (ROOF TO WALL).
22. G.I. FLASHING AND SADDLE / CRICKET.
23. EXPOSED BEAM.
24. 2X SOLE PLATE.
25. 2X P.T.D.F. SILL PLATE.
26. 2X4 STUDS.
27. 2X4 CRIPPLES.
28. 2X CEILING FURRING.
29. 2X BLOCKING.
30. 2x6 STUDS.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS, STRUCTURAL CALCULATIONS AND GENERAL NOTES.
33. 2X STAIR STRINGERS AT 16" ON CENTER
34. PLYWOOD TREADS AND RISERS.
35. WINDER STAIR FRAMING W/ PLYWOOD TREADS.
36. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE.
37. ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
38. 2X 'NAIL SPACED' DECKING.
39. ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R3122.
41. 34"-36" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.
43. EXTERIOR FINISH, REFER TO ELEVATIONS.
44. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).
45. SHELF, 1/2" GYP. BOARD OVER 3/8" PLYWOOD.
46. CONCRETE FLOOR SLAB.
47. 5/8" TYPE "X" GYP. BOARD 1-HOUR WALL & CEILING
48. 1/2" GYPSUM BOARD
49. 5/8" TYPE X GYP. BOARD 1-HOUR WALL EXTENDING TO FLOOR ABOVE.
50. 1 HOUR STC 50 TO 54 INTERIOR PARTITION

Handwritten signature

2 UNIT HOUSE,
2 UNIT ADU

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REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

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ELEVATIONS AND
DETAILS

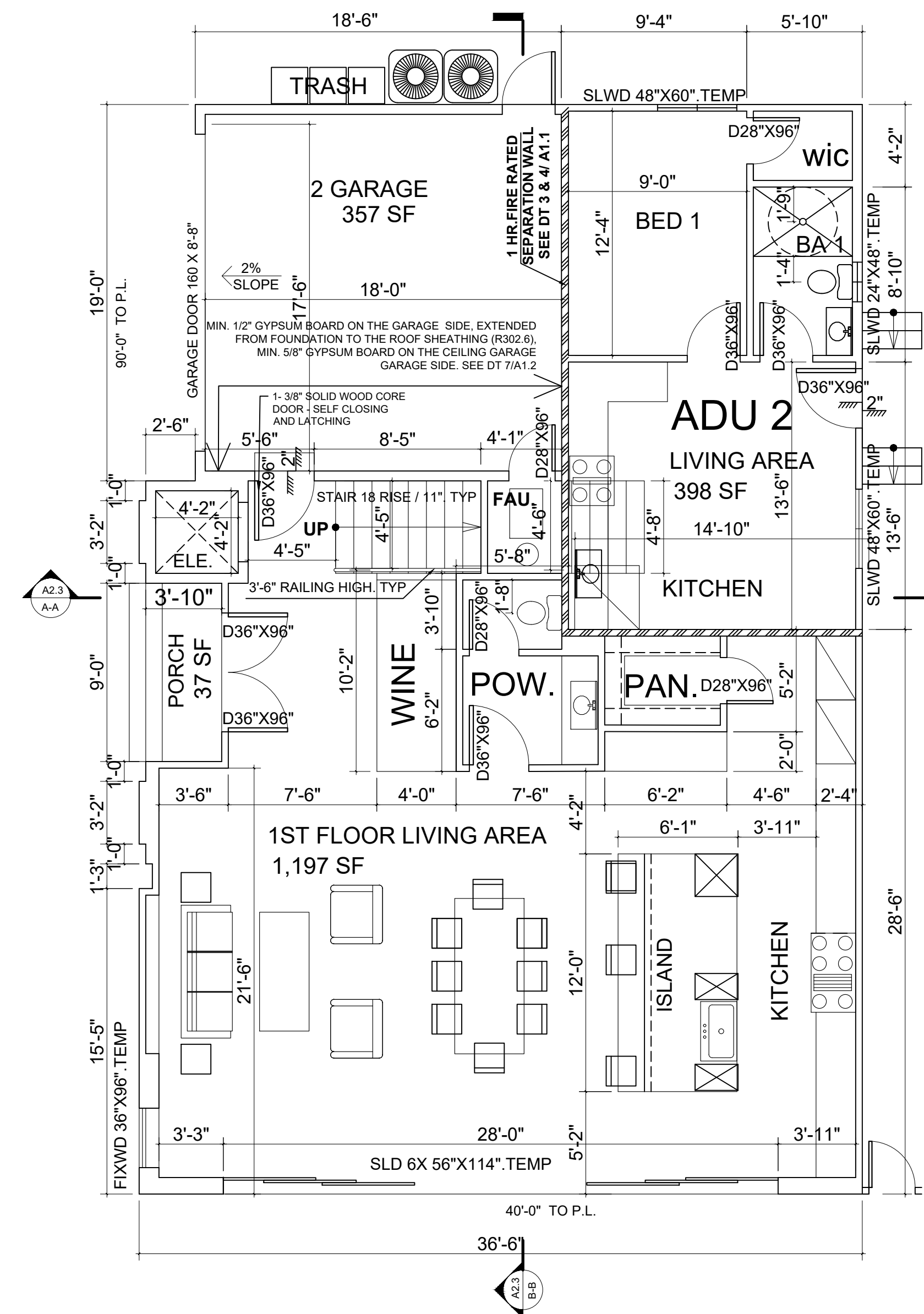
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SHEET NUMBER:

A1.3

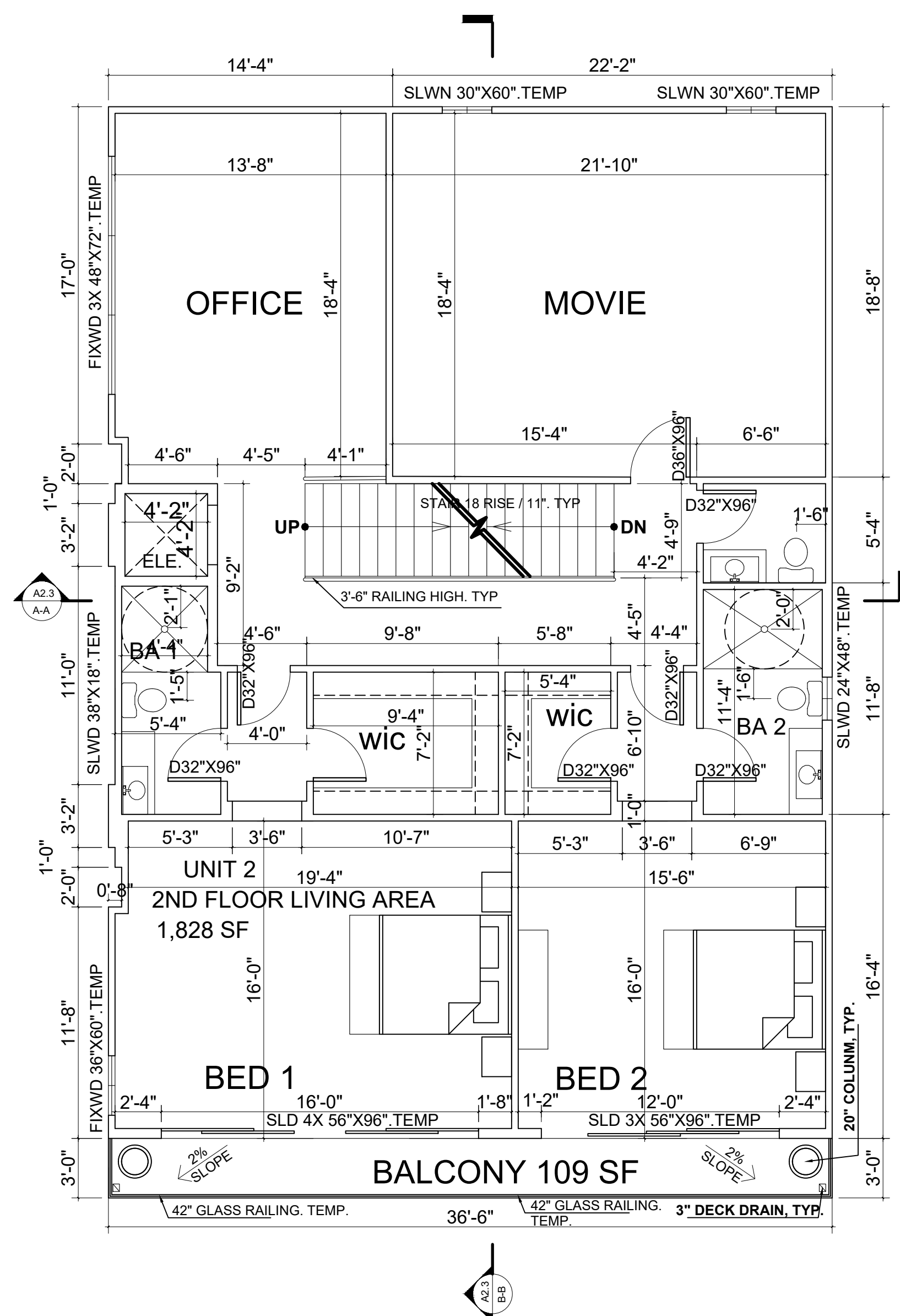
PLOT REFERENCE DATE:

07/10/2025



1ST FLOOR PLAN OF 2ND UNIT HOUSE

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



2ND FLOOR PLAN OF 2ND UNIT HOUSE

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

DOOR SCHEDULE				
DOOR TYPE	Width	Height	Count	U Factor
GARAGE DOOR 16080	16' - 0"	8' - 0"	1	0.29
SLD 56"X96"	4' - 4"	8' - 0"	10	0.29
D36"X96"	3' - 0"	8' - 0"	8	0.29
D32"X96"	2' - 8"	8' - 0"	13	0.29
D30"X96"	2' - 6"	8' - 0"	2	0.29
D28"X96"	2' - 4"	8' - 0"	4	0.29
D26"X96"	2' - 2"	8' - 0"	1	0.29
D24"X96"	2' - 0"	8' - 0"	1	0.29

WINDOW SCHEDULE					
WINDOW TYPE	Width	Height	Count	U Factor	SHGC
SLWD 56"X48".TEMP	4' - 8"	4' - 0"	1	0.29	0.21
SLWD 48"X60".TEMP	4' - 0"	5' - 0"	1	0.29	0.21
FIXWD 48"X72". TEMP	4' - 0"	6' - 0"	1	0.29	0.21
SLWD 36"x60". TEMP	3' - 0"	5' - 0"	5	0.29	0.21
SL WD 48"x72". TEMP	4' - 0"	6' - 0"	3	0.29	0.21
SL WD 38"x18". TEMP	3' - 2"	1' - 6"	1	0.29	0.21
SL WD 24"x48". TEMP	2' - 2"	4' - 0"	3	0.29	0.21

MATERIAL NOTES
1. FOUNDATION SILL PLATE SHALL BE PRESERVATIVE-TREATED WOOD OR FOUNDATION REDWOOD. 2. FASTENERS IN CONTRACT WITH PRESERVATIVE OR FOR FIRE-RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL. STAINLESS STEEL. SILICON BRONZE OR COPPER.(R317.3)
SHOWER NOTE
NET AREA OF SHOWER RECEPTOR NOT LESS THAN 1,024 SQ.IN. OF FLOOR AREA AN ENCOMPASS 30 INCH DIAMETER CIRCLE . (CRC R307.1 AND CPC 411.7)
SLAB INTERFACE NOTES
1. 36" SQUARE CONCRETE STOOP. (SLOPE MIN. ¼ PER FOOT) 2. CONCRETE STOOP, SEE PLAN FOR SIZE AND LOCATION. (SLOPE MIN. 1/4 " PER FOOT) 3. CONCRETE PORCH / PATIO. (SLOPE MIN. 1/4 " PER FOOT) 4. 36" WIDE CONCRETE WALK 5. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL. 6. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIG. FOR ICE MAKER 7. PROVIDE TOE FTG. FOR MASONRY VENEER TYP. 8. RAISED ENTRY, SEE PLAN FOR HEIGHT AND EXTENT.

MAKE UP AIR AT LAUNDRY ROOM
<p>PROVIDE 14"x 6" GRILLE ABOVE DOOR FOR MAKE UP AIR</p> <p>PROVIDE 1" UNDERCUT AT DOOR FOR MAKE UP AIR</p>
NOTE
" NO GARBAGE DISPOSAL" TO THE WET BAR AREA.
NOTES
<ul style="list-style-type: none">- THE WATER CLOSET TO NOT HAVE MORE THAN 1.28 GALLONS PER FLUSH.(411.2 CPC & 4.303. 1.1 CGBSC)- SHOWERS HEADS TO HAVE A FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE. (407.2 CPC & 403. 1.4 CGBSC)- FAUCET TO HAVE A FLOW RATE OF NOT MORE THAN 1.2 GALLONS PER MINUTE FOR LAVATORIES. (407.2 CPC & 4.303. 1.4 CGBSC)- KITCHEN FAUCET TO HAVE A FLOW RATE OF MORE THAN 1.8 GALLONS PER MINUTE. (407.2 & 4.303. 1.4 CGBSC)- SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, COMBINATION. PRESSURE BALANCE/THERMOSTATIC, MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (408.3 CPC)- SHOWERS AND WALL ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT ABOVE THE FLOOR. (R307.2 CRC)
LEGEND
<p>(E) WALL TO BE REMAINED</p> <p>NEW WALL, PAINT TO MATCH WITH (E)</p> <p>(E) WALL TO BE REMOVED</p> <p>DEMO WINDOW</p> <p>(E) WINDOW</p> <p>(N) WINDOW</p> <p>(N) WINDOW</p> <p>FIRE WALL</p> <p>(E) DOOR TO BE REMAINED</p> <p>(N) DOOR</p> <p>DOOR TO BE REMOVE</p>
NOTE:
<ul style="list-style-type: none">• CEMENT, FIBER-CEMENT, FIBER- MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS (R702.4.2 CRC)• MECHANICAL, ELECTRICAL AND PLUMBING PLANS ARE NOT REVIEW AND ARE SUBJECT TO FIELD INSPECTION.• GUARDS: (R312) 1) OPEN SIDES OF WALKING SURFACES, STAIRWAYS, LANDINGS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" MEASURED HORIZONTALLY SHALL HAVE A MINIMUM 42" HIGH GUARD. 2) GUARDS SHALL BE 42" IN HEIGHT. 3) OPEN GUARDS SHALL HAVE NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE. 4) PROVIDE STRUCTURAL CALCULATIONS AND DETAILS FOR THE GUARDS. DESIGN GUARDS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP OF RAIL. • EXTERIOR WINDOW AND DOORS: WINDOWS AND DOORS SHALL BE INSTALLED AND FLASHED PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. • ALL NEW LOW-RISE RESIDENTIAL BUILDINGS AND ADDITIONS GREATER THAN 1,000 S.F. MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ. FT. OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE. (ASHRAE 62.2)

FLOOR PLAN NOTES
1. 48" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR. 2. 36" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 100 C.F.M. MAX 3 SONE, AND VENTED TO OUTSIDE AIR). 5. 5'-0" PRE-FAB FIBERGLASS TUB/ SHOWER WITH WATER RESISTANT WAINSCOT TO 72" ABOVE DRAIN (UNLESS NOTED OTHERWISE) PROVIDE SHOWER CURTAINROD (UNLESS NOTED OTHERWISE) 11. BUILT-IN SHELVES BY OTHERS. 12. TANKLESS WATER HEATER. 41. 34"-38" HIGH HANDRAIL ABOVE NOISING PER C.R.C. R311.7.8.1.SEE DETAIL 1 (SHEET D1.1) 42. LINE OF SYNTHETIC STONE VENEER. SEE ELEVATION. 46. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNTIL SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK. OR DOORS IN COMPLIANCE WITH C.R.C. R302.5. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. 48. GARAGE BENEATH HABITABLE ROOM ABOVE SHALL BE SEPARATED BY 5/8" GYP. BOARD ON THE GARAGE SIDE 51. 5/8" TYPE "X" GYPSUM BOARD WALL AND CEILING UNDER THE INTERIOR STAIRWAY 52. AUTOMATIC GARAGE DOOR OPENER SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325
NOTE:
<ul style="list-style-type: none">• SAFETY GLAZING: GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE A STANDING OR WALKING SURFACE.• WINDER TREADS: (R311.7.5.2) 1) CONSISTENTLY SHAPED WINDERS AT THE WALKLINE ARE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN THE 3/8 INCH OF THE RECTANGULAR TREAD WIDTH. 2) 6" MINIMUM RUN AT NARROWER SIDE 3) 10" MINIMUM RUN AT THE WALK LINE (THE WALK LINE IS MEASURED 12" FROM THE NARROWER SIDE) 4) THE LARGEST WINDER TREAD DEPTH AT THE WALK LINE SHALL NOT EXCEED THE SMALLEST WIDER TREAD BY MORE THAN 3/3 INCH.• HANDRAILS: 1) HANDRAIL(S) SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT. ENDS SHALL BE RETURNED OR TERMINATE IN POSTS. (R311.7.8.2) 2) PROVIDE HANDRAILS NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF TREAD. (R311.7.8.1) 3) HANDRAILS (TYPE I) SHALL BE AT LEAST 1.25" AND NOT MORE THAN 2" OUTSIDE DIAMETER. IF HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" AND A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25". (R311.7.8.3) 4) HANDRAILS (TYPE II) WITH A PERIMETER GREATER THAN 6-1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. RECESSES SHALL BEGIN WITHIN 3/4" FROM THE TALLEST PORTION OF THE PROFILE AND BE AT LEAST 5/16" DEEP WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-1/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH ABOVE THE RECESS SHALL BE 1-1/4" TO 2-3/4". (R311.7.8.3) 5) PROVIDE HANDGRIP MINIMUM 11/2" FROM WALL. (R311.7.8.2) 6) GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF 4-3/8" DIAMETER SPHERE 7) AT THE SPACE FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD -- A 6" SPHERE CANNOT PASS THROUGH. 8) DESIGN HANDRAILS TO WITHSTAND A LATERAL FORCE OF 200-LB APPLIED AT TOP OF RAIL. (CBC 1607.8.1.1)
DOOR PLAN NOTES
1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK UNLESS NOTED OTHERWISE, (SEE PLAN FOR SIZE), AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR. 2. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE) 3. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR. 4. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK (SEE PLAN FOR SIZE), AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR. 5. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION : GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. (C.R.C. R310.2.1) EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. (C.R.C.R310.2.2) 6. WINDOW FALL PROTECTION: WHEN TOP OF THE WINDOW SILL IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH THE R312.2.1 (1), (2) & (3)
NOTES
PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIA.) TO THE OUTSIDE AND EQUIP WITH A BACK- DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14ft WITH 2 ELBOWS. (CMC 504.3)
GENERAL SLAB NOTES
<p>INDICATES DROP IN SLAB (SEE DETAIL)</p> <ol style="list-style-type: none">1. VERIFY MINIMUM FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH THE SOILS REPORT.2. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION NOT SHOWN HERE.3. FOR LANDSCAPE INFORMATION REFER TO LANDSCAPE PLANS.4. COURTYARDS: PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S) TO SURFACE AREA DRAINS.5. COURTYARD DRAIN LOCATIONS TO BE DETERMINED BY CIVIL ENGINEER, SEE PRECISE GRADING PLANS FOR LOCATIONS.6. WHEN REQUIRED BY SOILS ENGINEER OR OTHERS, TIE COURTYARD DRAINS AND ROOF DOWNSPOUTS INTO SITE AREA DRAINS

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1ST FLOOR PLAN 2ND FLOOR PLAN

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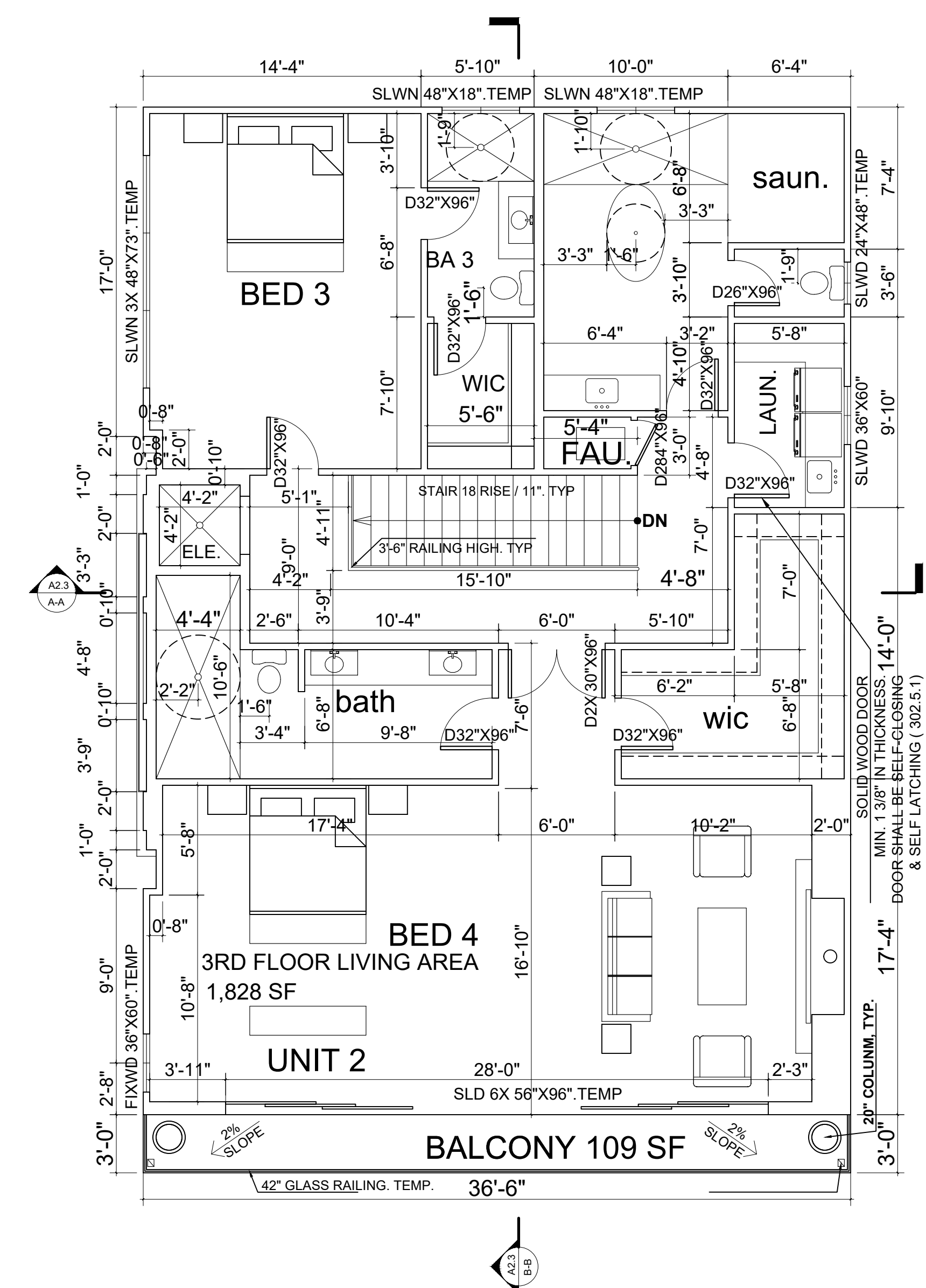
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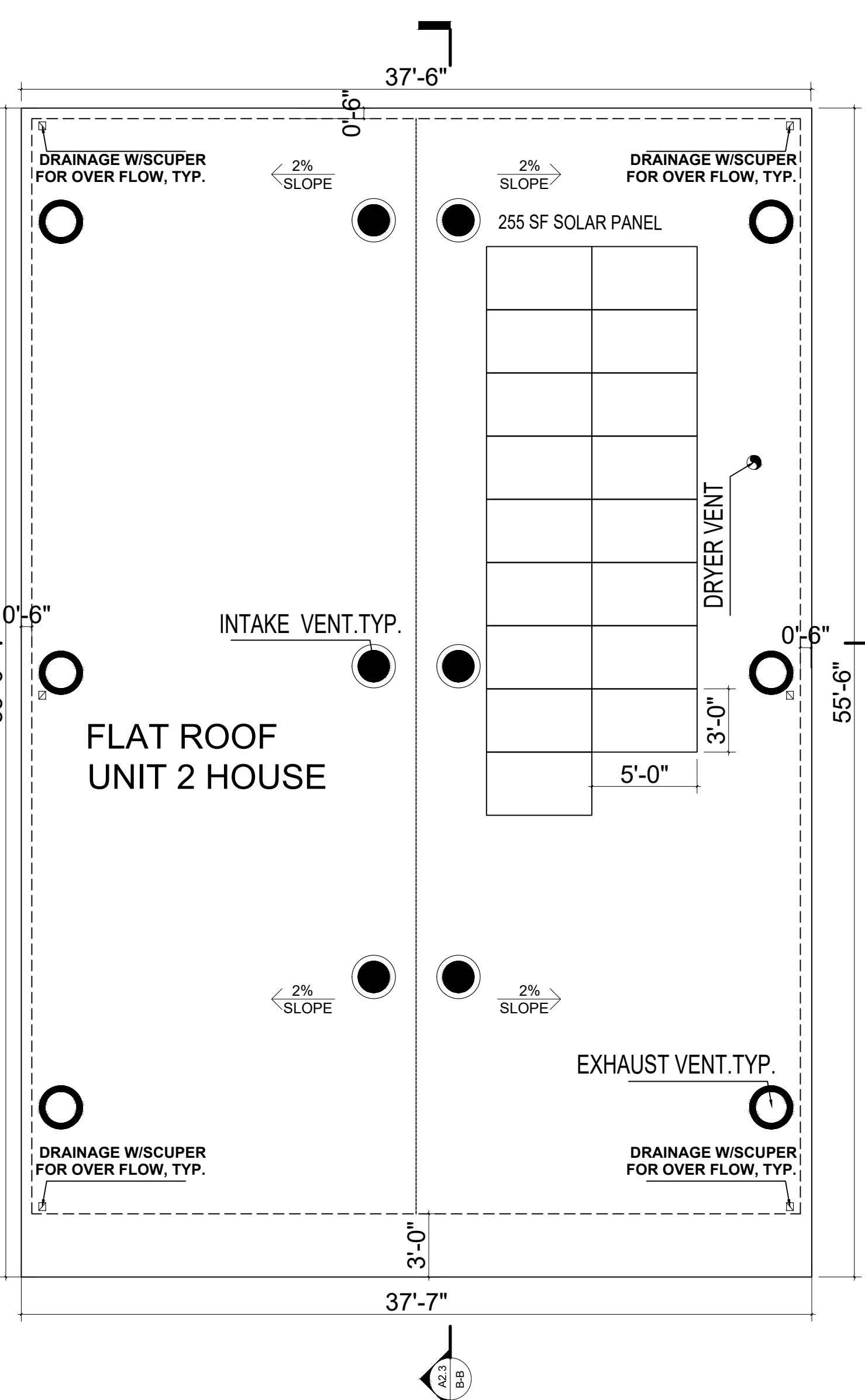
07/10/2025

ANHA design studio



3RD FLOOR PLAN OF 2ND UNIT HOUSE

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



ROOF PLAN OF 2ND UNIT HOUSE

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

NOTE
" NO GARBAGE DISPOSAL" TO THE WET BAR AREA.

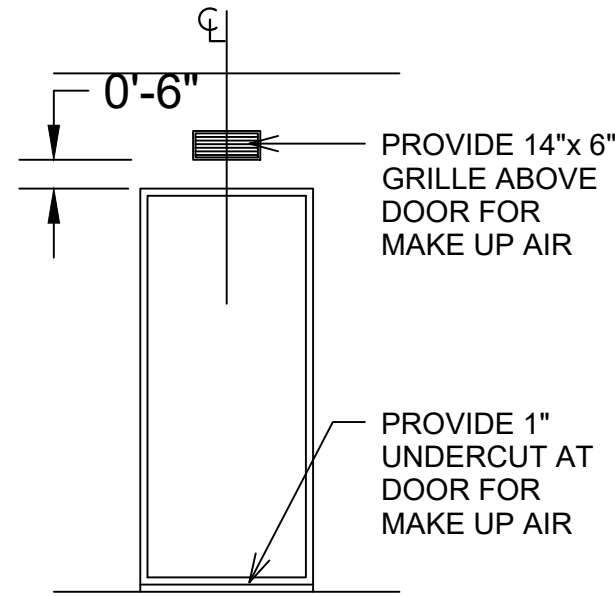
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 - SHOWERS AND WALL ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT ABOVE THE FLOOR. (R307.2 CRC)

LEGEND	
	(E) WALL TO BE REMAINED
	NEW WALL, PAINT TO MATCH WITH (E)
	(E) WALL TO BE REMOVED
	DEMO WINDOW
	(E) WINDOW
	(N) WINDOW
	FIRE WALL
	(E) DOOR TO BE REMAINED
	(N) DOOR
	DOOR TO BE REMOVE

DOOR SCHEDULE				
DOOR TYPE	Width	Height	Count	U Factor
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WINDOW TYPE	Width	Height	Count	U Factor	SHGC
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MAKE UP AIR AT LAUNDRY ROOM



NOTE

PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT: MIN. 4" DIAMETER TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER. DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS. OTHER LENGTH OR SIZES AS PERMITTED OR REQUIRED BY THE MANUFACTURE'S INSTALLATION INSTRUCTIONS AND AND APPROVED BY THE BUILDING OFFICIAL.

MAKE UP AIR LAUNDRY ROOM

SCALE: $\frac{1}{4}" = 1' - 0"$

NOTE

" NO GARBAGE DISPOSAL" TO THE WET BAR AREA.

NOTES

- ROOF MATERIAL:
TORCH DOWN RUBBER ROOFING
BITUMEN ROOF COVERING
ICC-ES-ESR 3672

NOTES

250 SF SOLAR PANEL SPACE

MATERIAL NOTE

ROOF MATERIAL:

TORCH DOWN RUBBER ROOFING BITUMEN ROOF
COVERING ICC-ES. ESR 3672

REQUIRED ATTIC VENTIVATION

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

- (A) ATTIC AREA (SQUARE FEET)
(B) DIVIDE (A) BY 300 AND MUTPLY BY 144 TO CACULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW. (MUST PROVIDE VAPOR RETARDER HAVING TRANSMISSION RATE NOT EXCEEDING 1 PERM INSTALLED ON WARM SIDE OF INSULATION.)
* DIVIDE (A) BY 150 AND MUTPLY BY 144 CACULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTING REQUIRED BOTH HIGH AND LOW.

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

===== GABLE END VENT = AREA / 150 VENT

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

[H] = HIGH VENT [L] = LOW VENT [*] =

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

[O O O O] = VENT BLOCK AT TRUSS BAY

[O O] = VENT BLOCK AT RAFTER BAY

- (F) TOTAL SQUARE INCHES OF NET FREE VENTLATING AREA PROVED
[] PROVIDE ACCESS AND VENTILATIOIAN FROM CALIFORNIA FRAMED AREAS TO ADJACENT ATTIC SPACES. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING PENETRATIONS.

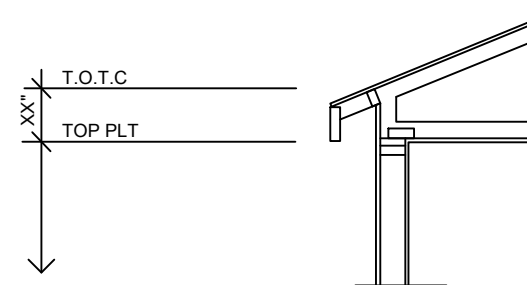
NOTE: FOR ADDITIONAL GENERAL ATTIC / ROOF AIR VENTING REQUIREMENTS REFER TO GENERAL NOTE SHEETS.

ATTIC F.A.U. NOTES

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

GENERAL SECTION NOTES

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



ATTIC VENTILATION CALCULATIONS

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

UNIT 1	A ATTIC AREA (SQ.FT.)	B REQUIRED VENTING (SQ.IN) VENTILATION RATIO 1/300	C GABLE END VENTS (SQ.IN.)	D O'HAGIN ROOF VENTS (SQ.IN.)	E EAVE VENTS (SQ.IN.)	F TOTAL VENTING PROVIDED (SQ.IN.)
AREA	2,083	(2,083 / 300) x 144 = 1,000 1,000 / 2 < 500 HIGH 500 LOW	N/A	(6)97.5= 500 HIGH (6)97.5= 500 LOW	N/A	500

○ EXHAUST VENT

● INTAKE VENT

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3RD FLOOR PLAN ROOF PLAN

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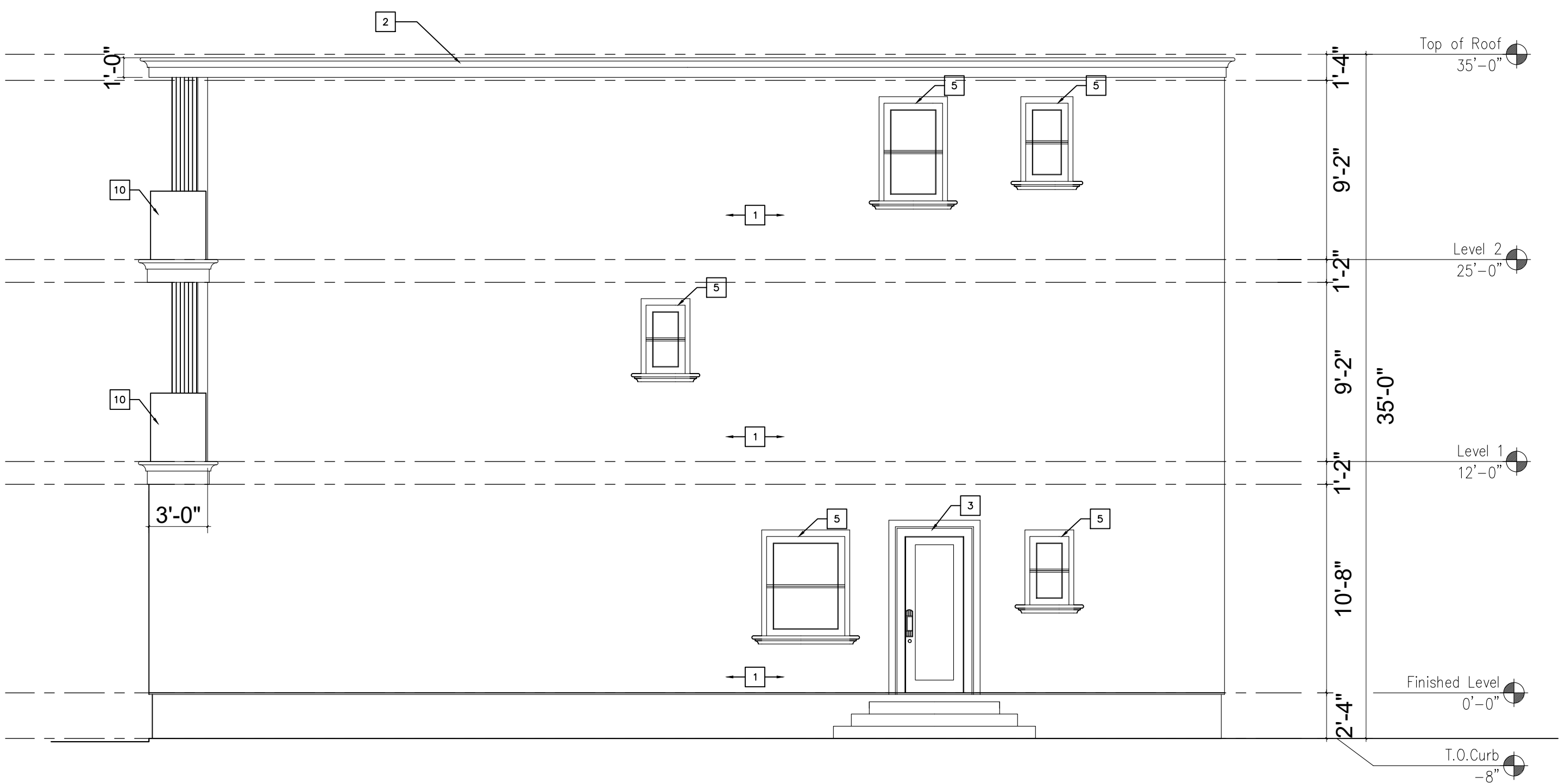
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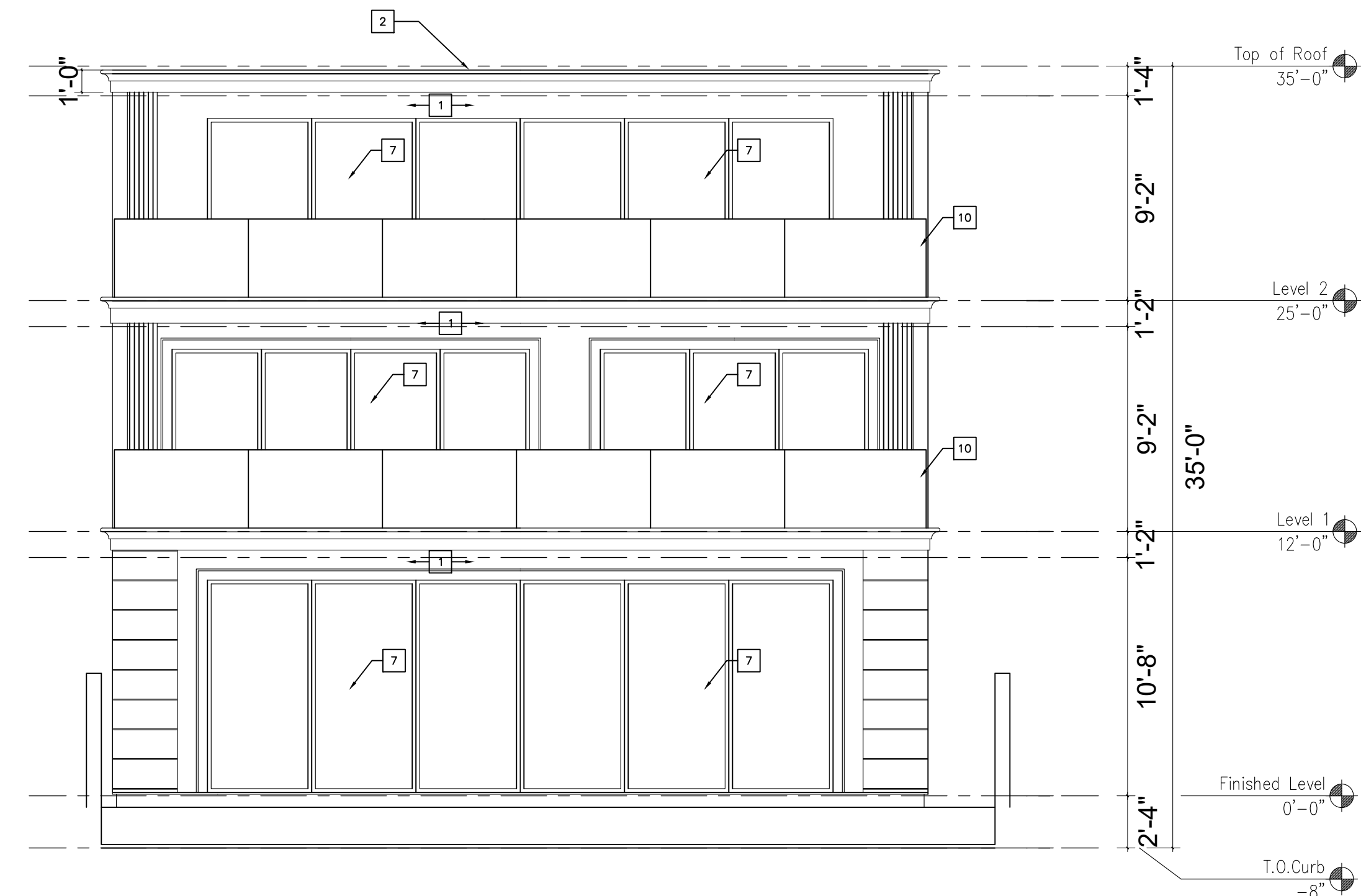
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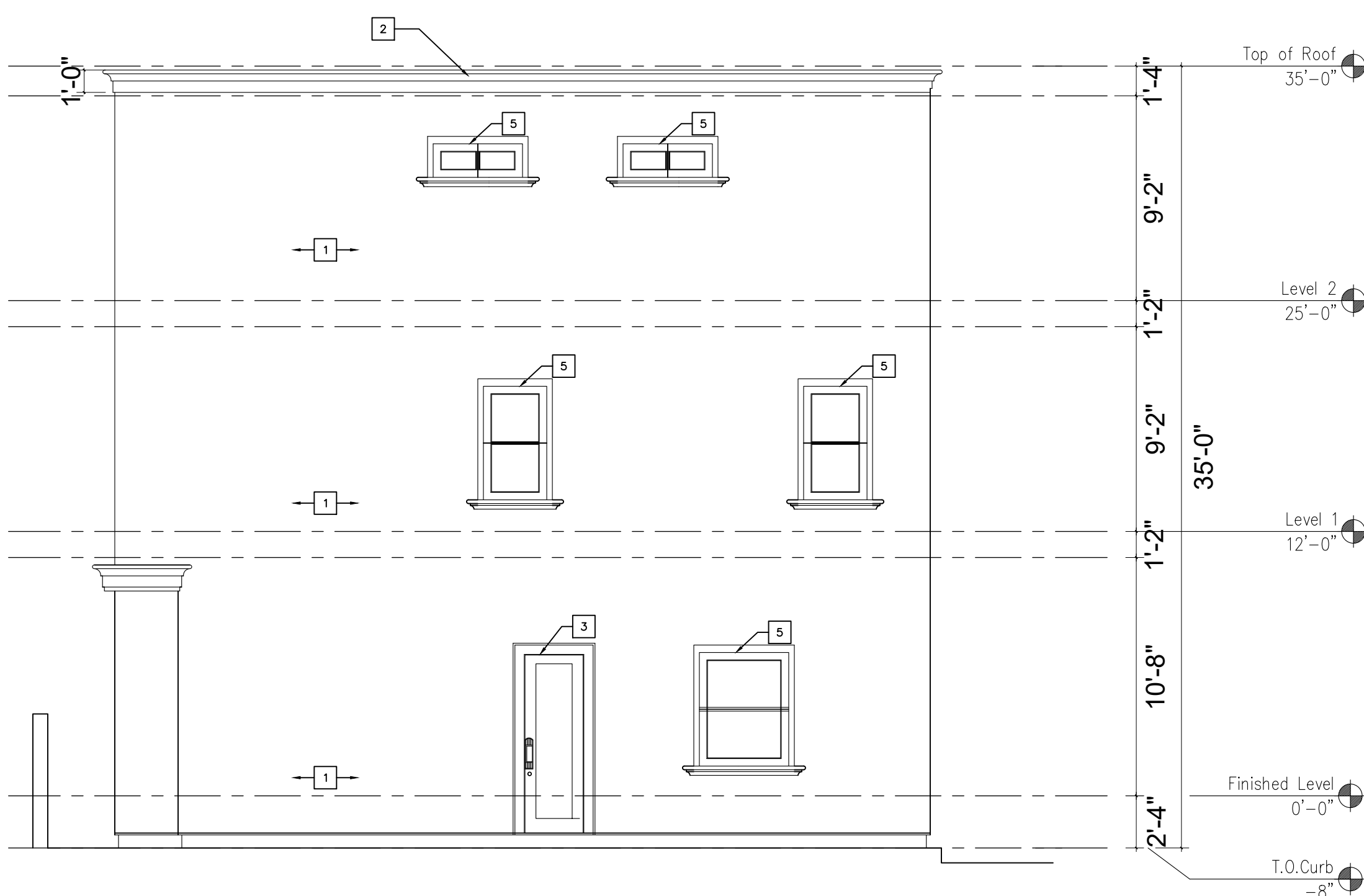
NORTH ELEVATION OF FRONT 2ND UNIT HOUSE
SCALE: 3/16" = 1' - 0"



SOUTH ELEVATION OF REAR 2ND UNIT HOUSE
SCALE: 3/16" = 1' - 0"



WEST ELEVATION OF LEFT 2ND UNIT HOUSE
SCALE: 3/16" = 1' - 0"



EAST ELEVATION OF RIGHT 2ND UNIT HOUSE
SCALE: 3/16" = 1' - 0"

EXTERIOR FINISHES
1. STUCCO, LIGHT SAND FINISH 2. STANDING SEAM METAL ROOF 3. VINYL GLAZING WINDOWS 4. CLOPAY CLASSIC STEEL GARAGE DOOR 5. METAL RAILING 6. EXTERIOR WOOD DOOR 7. SLIDING DOORS 8. SLIDING WINDOW 9. FIX WINDOW
REQUIRED ATTIC VENTILATION
ATTIC VENTILATION CALCULATIONS PER C.R.R. R806.2 AS FOLLOWS: (A) ATTIC AREA (SQUARE FEET) (B) DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES. (C) DIVIDE (A) BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTILATING AREA IN SQUARE INCHES. DIVIDE TOTAL BY 2 TO GET THE NET FREE VENTILATING REQUIRED BOTH HIGH AND LOW. (D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS (12 SQ. IN. OF FREE AREA MIN. EACH VENT) (E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS (12 SQ. IN. OF FREE AREA MIN. EACH VENT) (F) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENT BLOCKS (12 SQ. IN. OF FREE AREA MIN. EACH VENT)

NOTE	DRYER EXHAUST DUCT NOTE
P1. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, ALL BUILDING ALTERATIONS TO A SINGLE-FAMILY HOME, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPM WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPM. SHOWERS WITH A FLOW RATE IN EXCESS OF 2.5 GPM WILL NEED TO BE REPLACED WITH SHOWERHEADS WITH A MAXIMUM FLOW RATE OF 1.8 GPM. LAVATORY WITH A FLOW RATE IN EXCESS OF 2.2 GPM WILL NEED TO BE REPLACED WITH LAVATORY WITH A MAXIMUM FLOW RATE OF 1.2 GPM (1.8 GPM FOR KITCHEN FAUCETS.)	A EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2 1. 3 FEET FROM A PROPERTY LINE 2. 10 FEET FROM A FORCED AIR INLET, AND 3. 3 FEET FROM OPENINGS INTO THE BUILDING B EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2 C UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUST DUST SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 502.4.2.
P4. WATER-CONSERVING PLUMBING FIXTURE FLOW RATES: - WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2. - KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2. - RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM, CPC 407.2.2. - SHOWERHEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 408.2.	DRYER GAS LINE NOTE 1. 1/2" GAS PIPE, 1/2" INLET GAS VALVE, W/ 3/8" FLARE OUTPUT 2. 100 SQIN LOUVER AT LAUNDRY'S DOOR FOR AIR COMBUSTION

NOTES:

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

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ELEVATIONS

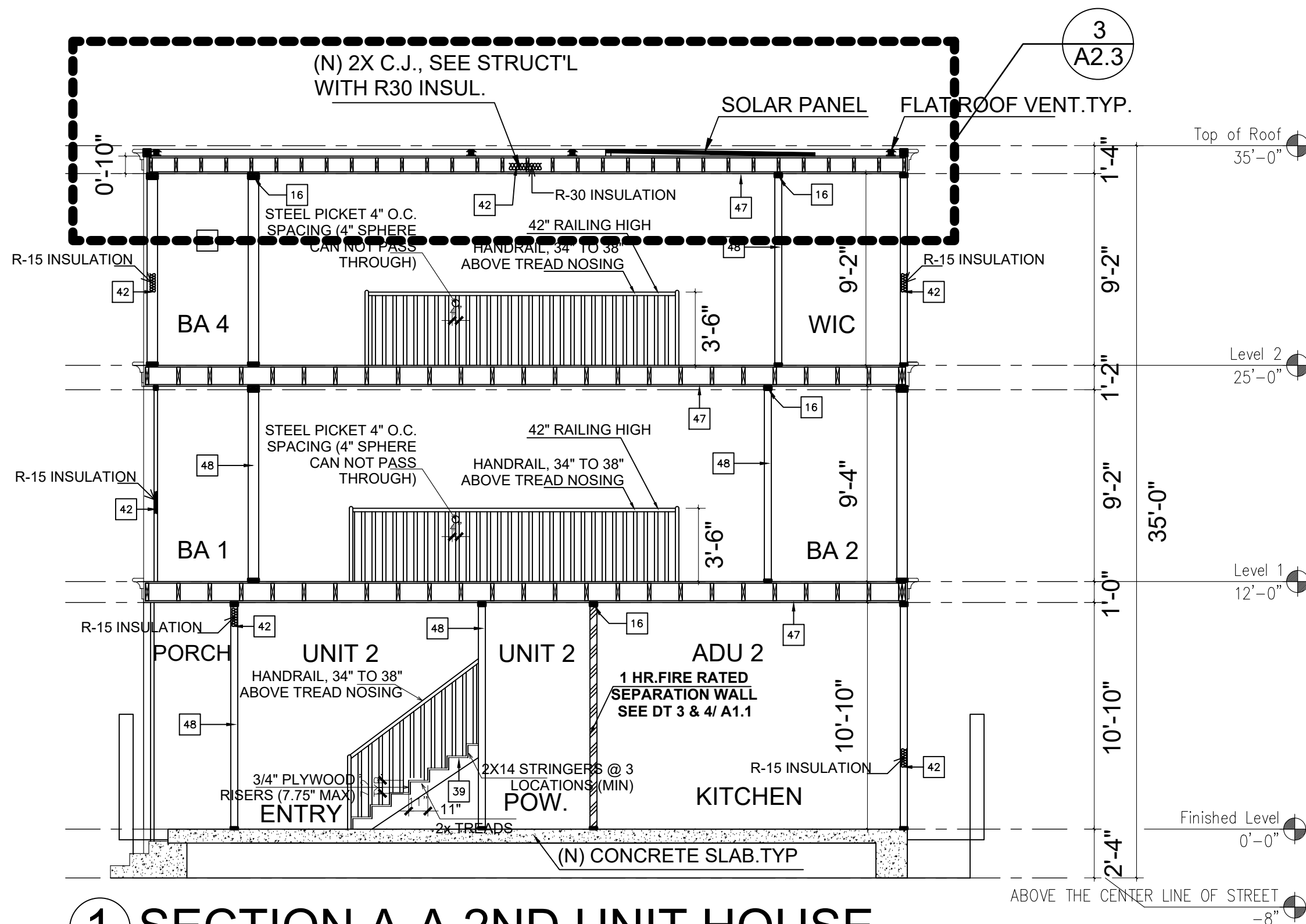
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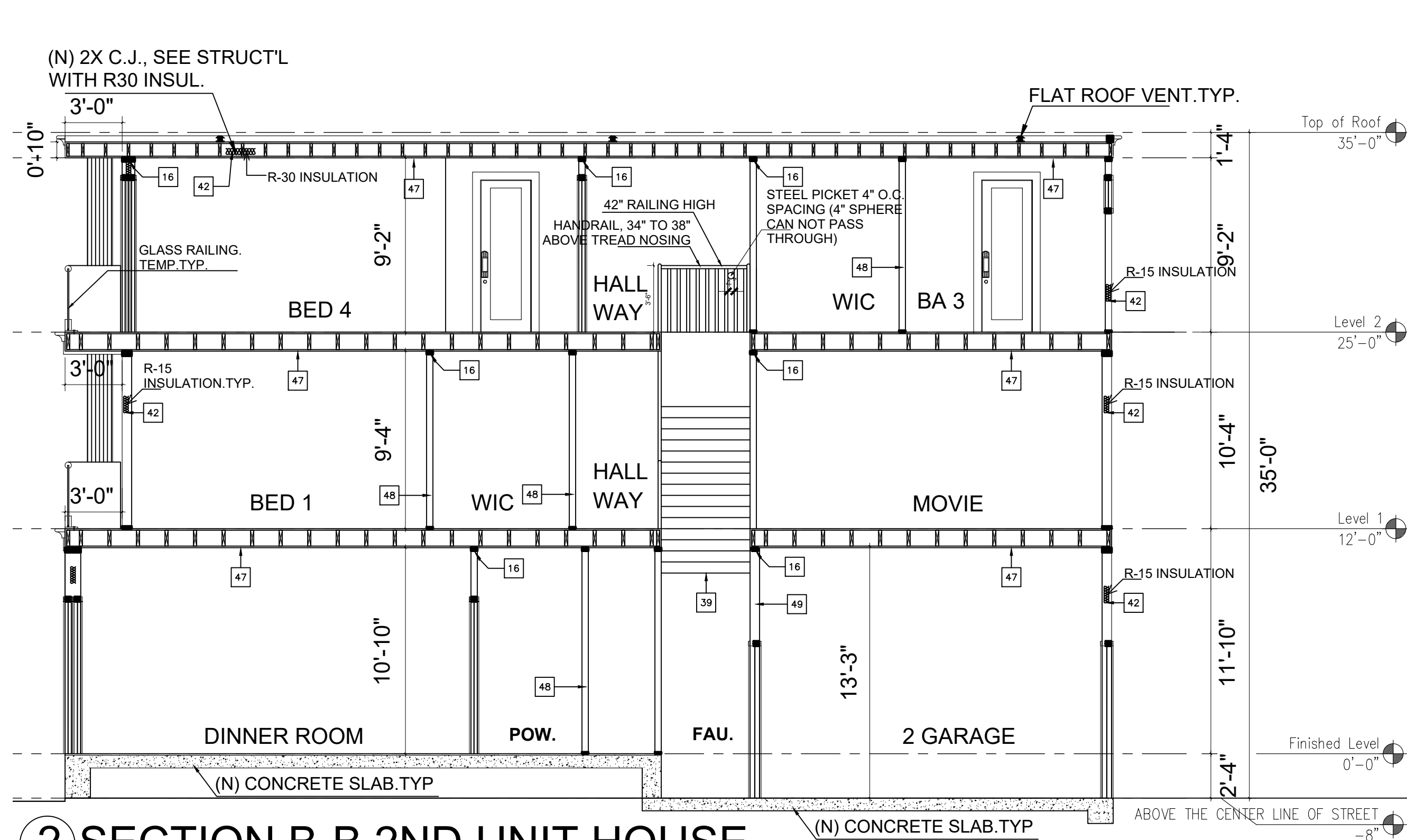
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1 SECTION A-A 2ND UNIT HOUSE

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



2 SECTION B-B 2ND UNIT HOUSE

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

NOTE
HANDRAIL TO BE CRL 88 MILL ALUMINUM 120" SQUARE BASE SHOE DRILLED FOR 1/2" GLASS> ICC-ESR- 3269

NOTE
HANDRAIL TO BE RESIST 200 LBS. HOZ FORCE. (50 PLF. APPLIED OF ANY DIRECTION AT THE TOP.)

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ELEVATIONS AND DETAILS

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(N) 2X C.J., SEE STRUCT'L
WITH R30 INSUL.

SOLAR PANEL

FLAT ROOF VENT.TYP.

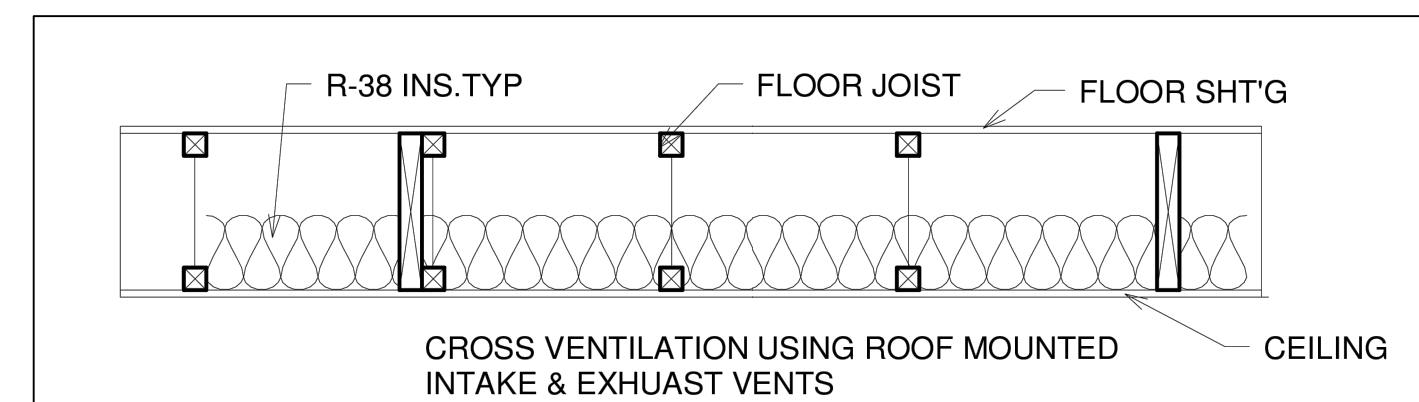
Top of Roof
35'-0"

STEEL PICKET 4" O.C.
SPACING (4" SPHERE
CAN NOT PASS
THROUGH)

42" RAILING HIGH
HANDRAIL, 34" TO 38"
ABOVE TREAD NOSING

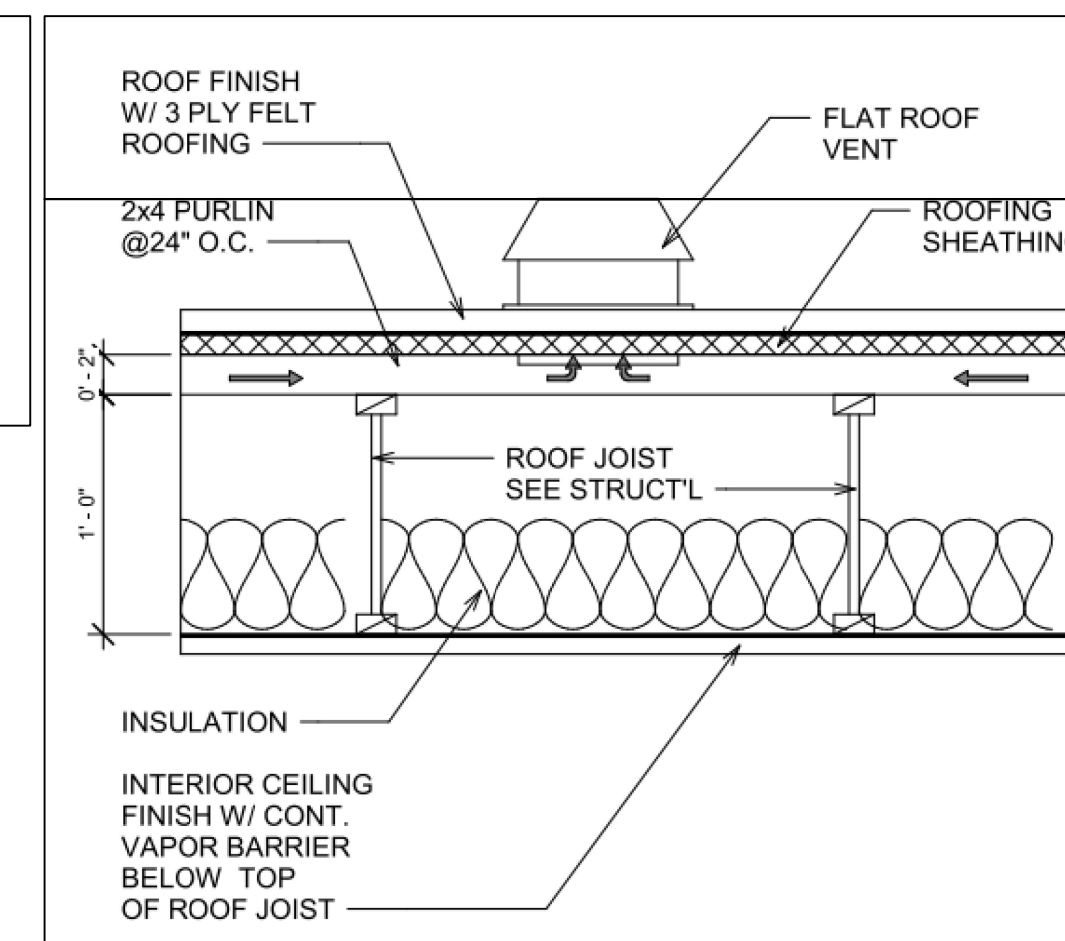
3 ENLARGE ROOF SECTION

SCALE: $\frac{1}{2}'' = 1' - 0''$



FLOOR SECTION

SCALE: $\frac{1}{4}'' = 1' - 0''$



ROOF VENT DETAIL

SCALE: $\frac{1}{4}'' = 1' - 0''$

SECTION NOTES

1. FASCIA BOARD.(SEE ELEVATION)
2. BARGE BOARD.(SEE ELEVATION)
3. EXPOSED RAFTER TAILS. (SEE ELEVATION)
4. ROOFING MATERIAL, REFER TO ROOF PLAN NOTES.
5. ROOF SHEATHING
- 5A. TWO LAYER OF VAPOR BARRIER
6. DESIGNED WOOD ROOF TRUSSES.
- 6A. GUTTER
7. HEEL STAND TRUSSES.
8. GIRDER TRUSS.
9. 2X ROOF RAFTERS.
10. 2X ROOF JOISTS.
11. 2X CEILING JOISTS.
12. RIDGE BEAM.
13. FLUSH BEAM.
14. DROPPED BEAM.
15. HEADER.
16. 1X OVER 2X TOP PLATE AT NON-BEARING WALL.
17. DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS.
18. 2X FLOOR JOISTS.
19. DESIGNED FLOOR JOISTS.
20. FLOOR SHEATHING.
21. G.I. FLASHING AT (ROOF TO WALL).
22. G.I. FLASHING AND SADDLE / CRICKET.
23. EXPOSED BEAM.
24. 2X SOLE PLATE.
25. 2X P.T.D.F. SILL PLATE.
26. 2X4 STUDS.
27. 2X4 CRIPPLES.
28. 2X CEILING FURRING.
29. 2X BLOCKING.
30. 2x6 STUDS.
31. PONY WALL. SEE PLAN FOR HEIGHT.
32. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS, STRUCTURAL CALCULATIONS AND GENERAL NOTES.
33. 2X STAIR STRINGERS AT 16" ON CENTER
34. PLYWOOD TREADS AND RISERS.
35. WINDER STAIR FRAMING W/ PLYWOOD TREADS.
36. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE.
37. ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
38. 2X 'NAIL SPACED' DECKING.
39. ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD C.R.C. R302.7.
40. 42" HIGH GUARD PER C.R.C. R3122.
41. 34"-36" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
42. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.
43. EXTERIOR FINISH, REFER TO ELEVATIONS.
44. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).
45. SHELF, 1/2" GYP. BOARD OVER 3/8" PLYWOOD.
46. CONCRETE FLOOR SLAB.
47. 5/8" TYPE "X" GYP. BOARD 1-HOUR WALL & CEILING
48. 1/2" GYPSUM BOARD
49. 5/8" TYPE X GYP. BOARD 1-HOUR WALL EXTENDING TO FLOOR ABOVE.
50. 1 HOUR STC 50 TO 54 INTERIOR PARTITION

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CAL GREEN BUILDING

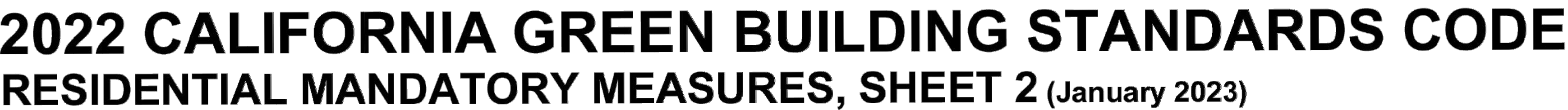
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CAL GREEN BUILDING

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CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING.

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

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

702.2 SPECIAL INSPECTION [HCD].

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

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

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

703 VERIFICATIONS

703.1 DOCUMENTATION.

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

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