



07/17/2026

NEW SINGLE FAMILY

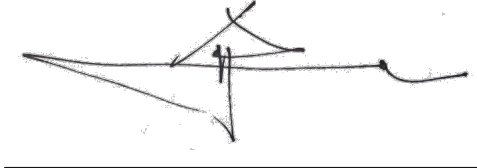
16471 MALDEN CIRCLE, HUNTINGTON BEACH, CA 92649

anha
S T U D I O

1216 West River Lane
Santa Ana
CA 92706
Tel: (714) 200 4122

ANHA studio | Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE LLC

16471 MALDEN CIRCLE
HUNTINGOTN BEACH, CA 92649
Tel: (626) 838 9981
email: kevin@11group.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

COVER SHEET

ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES, AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

CV.1

PLOT REFERENCE DATE:

07/27/2026

ARCHITECTURAL SYMBOLS	DIRECTORY	DEFERRED SUBMITTAL	PROJECT DATA	DRAWING INDEX	
SECTION: SECTION LETTER SHEET NUMBER DETAIL: DETAIL NUMBER SHEET NUMBER DOOR NUMBER WINDOW TYPE SHEET LAYOUT DESIGNATION VIEW NUMBER SHEET NUMBER COLUMN GRID EXTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER INTERIOR ELEVATION: SHEET NUMBER ELEVATION LETTER EQUIPMENT NUMBER ELEVATION TAG SPOT ELEVATION REVISION CENTER LINE PROPERTY LINE ROOF SLOPE INDICATION NORTH DESIGNATION GRAPHIC SCALE CHANGE IN ELEVATION	OWNER: HARMONY BRIDGE LLC 16471 MALDEN CIRCLE HUNTINGTON BEACH, CA 92649 Tel: (626) 838 9981 Email: kevin@11group.com DESIGNER - ANHA studio 1216 WEST RIVER LANE SANTA ANA, CA 92706 Tel: (714) 200 4122 STRUCTURAL ENGINEERING: ND-ENGINEERING TRUONG DONG 7661 GARDEN GROVE BLVD GARDEN GROVE, CA 92841 Tel: (714) 617 5979	B. THE FIRE SPRINKLER SYSTEM SHALL BE A DEFERRED SUBMITTAL. C. THE ALL-EXTERIOR WALLS AND FENCE TO BE UNDER A SEPARATE PERMIT. D. THE PV SYSTEM TO BE UNDER A SEPARATE PERMIT. E. SOLAR PV SYSTEM WILL BE UNDER A SEPARATE PERMIT F. GRADING PLAN WILL BE UNDER A SEPARATE PERMIT. G. LANDSCAPE PLAN WILL BE UNDER A SEPARATE PERMIT. H. MECHANICAL, ELECTRICAL, AND PLUMBING WILL BE UNDER A SEPARATE PERMIT.	ADDRESS: 16471 MALDEN CIRCLE HUNTINGTON BEACH, CA 92649 COUNTY NAME : COUNTY OF ORANGE ASSESSOR PARCEL NUMBER: 178 062 14 ZONE: R-1 BUILDING CLASSIFICATION: SINGLE FAMILY OCCUPANCY GROUPS: R-3/U NUMBER OF STORIES: 3 STORY PLUS TOP ROOF DECK TYPE OF CONSTRUCTION: TYPE V-B FIRE SPRINKLER : "YES" FIRE SPRINKLER PER CRC R313.3 CODES COMPLY: 2025 CALIFORNIA BUILDING CODE 2025 CALIFORNIA RESIDENTIAL CODE 2025 CALIFORNIA MECHANICAL CODE 2025 CALIFORNIA PLUMBING CODE 2025 CALIFORNIA FIRE CODE 2025 CALIFORNIA ELECTRICAL CODE 2025 CALIFORNIA ENERGY CODE 2025 CALIFORNIA GREEN BUILDING MUNICIPAL CODE OF HUNTINGTON BEACH CITY H.B. MUNICIPAL CODE 17.05, AND HBZSO 230.84.	DRAWING INDEX	
ARCHITECTURAL		STRUCTURAL			
SHEET	DESCRIPTION	SHEET	DESCRIPTION		
CV.1	COVER SHEET				
A0.3	RECYCLING PROGRAM				
A0.4	SECURITY ORDINANCE				
A0.5	SITE PLAN OVERLOOK				
A1.0	PROPOSED SITE PLAN				
A1.1	EXISTING DEMO SITE PLAN				
A1.4	1ST FLOOR PLAN, 2ND FLOOR PLAN				
A2.0	3RD FLOOR PLAN, ROOF PLAN				
A2.1	ELEVATIONS				
A2.2	ELEVATIONS				
	SECTIONS AND DETAILS				
G.1	CAL GREEN BUILDING				
G.2	CAL GREEN BUILDING				

DEMOLITION NOTES	GENERAL INFORMATION		SCOPE OF WORK																																																											
1. THE DEMOLITION PLAN INDICATES THE GENERAL SCOPE OF DEMOLITION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE SPECIFIC SCOPE OF DEMOLITION WORK REQUIRED FOR THIS PROJECT. 2. BEFORE BEGINNING WORK AT THE SITE AND THROUGH OUT THE COURSE OF THE WORK, CONTRACTOR SHALL FIELD VERIFY AND INSPECT THE LOCATIONS AND CONDITIONS OF EVERY ITEM AFFECTED BY THE WORK, AND NOTIFY THE ARCHITECT OR OWNER OF ANY DISCREPANCIES IN ORDER TO OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK. 3. THE GENERAL CONTRACTOR SHALL INCLUDE IN THEIR [PRICING/BID], AN AMOUNT SUFFICIENT TO COVER THE COST OF REMOVING ALL EXISTING ELEMENTS OBSTRUCTING OR INTERFERING WITH THE INSTALLATION OF NEW WORK WHETHER OR NOT THE EXISTING CONDITION IS INDICATED ARCHITECTS DRAWINGS. 4. THE GENERAL CONTRACTOR SHALL COORDINATE THE DEMOLITION AND TAKE ALL PRECAUTIONS REQUIRED TO MINIMIZE DISTURBANCE OF BUILDING OCCUPANTS. 5. THE GENERAL CONTRACTOR SHALL REMOVE DEBRIS FROM THE PREMISES DAILY, KEEP OCCUPIED AREAS ADJACENT TO DEMOLITION BROOM CLEAN AND FREE OF DEBRIS, AND PREVENT DUST AND DEBRIS FROM MIGRATING OUT OF THE DEMOLITION AREA. 6. THE GENERAL CONTRACTOR SHALL PROTECT FROM DAMAGE ALL MATERIALS, CONSTRUCTION, UTILITIES AND OTHER ITEMS AND APPURTENANCES NOT SCHEDULED FOR DEMOLITION WITHIN OR OUTSIDE THE BUILDING. DAMAGED ITEMS SCHEDULED TO REMAIN AND/OR BE REUSED SHALL REPAIRED TO MATCH ORIGINAL FINISH AT NO ADDITIONAL. COST TO OWNER. 7. THE FOLLOWING ITEMS ARE TO BE REMOVED CAREFULLY TO AVOID DAMAGE, CLEANED IF NECESSARY AND REUSED DURING CONSTRUCTION OF THIS PROJECT: A. ALL LIGHT FIXTURES AND CEILING MECHANICAL FIXTURES. B. ALL PLUMBING FIXTURES AND ACCESSORIES C. DOORS AND WINDOWS. D. FURNITURE 8. REMOVE ALL OBSOLETE AND INACTIVE EXPOSED CONDUITS, JUNCTION BOXES, PIPES, DUCTS, SUSPENSION WIRES, TELEPHONE, DATA AND OTHER MISCELLANEOUS CABLE AND CAP. 9. OWNER SHALL IDENTIFY KEPT/STORED ITEMS AND ITEMS TO BE DISCARDED BY CONTRACTOR. 10.DEMOLITION UNDER SEPERATE PERMIT	PROPOSED: NEW HOME LOT SIZE: 7,714 SF ZONE: R1-CZ TYPE OF CONSTRUCTION: V-B APN: 178 411 23 AFTER ADDITION INFORMATION <table><tr><td>FRONT SET BACK</td><td>15'-0"</td><td>REQUIRED</td><td>PROVIDED</td></tr><tr><td>REAR SET BACK</td><td>10'-0"</td><td></td><td></td></tr><tr><td>SIDE SET BACK</td><td>5'</td><td></td><td></td></tr><tr><td>HEIGHT LIMIT</td><td>30'</td><td></td><td></td></tr><tr><td colspan="4">NEW SINGLE FAMILY</td></tr><tr><td>(N)BEDROOM</td><td></td><td></td><td>5</td></tr><tr><td>(N)BATHROOM</td><td></td><td></td><td>5 BATHS + 1 POWDER</td></tr><tr><td>1ST FLOOR LIVING AREA</td><td></td><td></td><td>2,964 SF</td></tr><tr><td>2ND FLOOR LIVING AREA</td><td></td><td></td><td>3,168 SF</td></tr><tr><td>3RD FLOOR LIVING AREA</td><td></td><td></td><td>97 SF</td></tr><tr><td>BALCONY 239+190=429 SF</td><td></td><td></td><td>429 SF</td></tr><tr><td>TOP ROOF DECK</td><td></td><td></td><td>2,573 SF</td></tr><tr><td>(N) 3 CAR GARAGE</td><td></td><td></td><td>770SF</td></tr><tr><td>TOTAL LIVING AREA</td><td></td><td></td><td>6,229 SF</td></tr><tr><td>NEW LOT COVERAGE (2,964+770=3,734 SF)</td><td></td><td></td><td>2,964/7,714 48.40%</td></tr></table>		FRONT SET BACK	15'-0"	REQUIRED	PROVIDED	REAR SET BACK	10'-0"			SIDE SET BACK	5'			HEIGHT LIMIT	30'			NEW SINGLE FAMILY				(N)BEDROOM			5	(N)BATHROOM			5 BATHS + 1 POWDER	1ST FLOOR LIVING AREA			2,964 SF	2ND FLOOR LIVING AREA			3,168 SF	3RD FLOOR LIVING AREA			97 SF	BALCONY 239+190=429 SF			429 SF	TOP ROOF DECK			2,573 SF	(N) 3 CAR GARAGE			770SF	TOTAL LIVING AREA			6,229 SF	NEW LOT COVERAGE (2,964+770=3,734 SF)			2,964/7,714 48.40%
FRONT SET BACK	15'-0"	REQUIRED	PROVIDED																																																											
REAR SET BACK	10'-0"																																																													
SIDE SET BACK	5'																																																													
HEIGHT LIMIT	30'																																																													
NEW SINGLE FAMILY																																																														
(N)BEDROOM			5																																																											
(N)BATHROOM			5 BATHS + 1 POWDER																																																											
1ST FLOOR LIVING AREA			2,964 SF																																																											
2ND FLOOR LIVING AREA			3,168 SF																																																											
3RD FLOOR LIVING AREA			97 SF																																																											
BALCONY 239+190=429 SF			429 SF																																																											
TOP ROOF DECK			2,573 SF																																																											
(N) 3 CAR GARAGE			770SF																																																											
TOTAL LIVING AREA			6,229 SF																																																											
NEW LOT COVERAGE (2,964+770=3,734 SF)			2,964/7,714 48.40%																																																											



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 1.28 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 1.8 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 1.8 GALLONS PER MINUTE. (402.1.1, CPC)

G. FAUCETS IN KITCHENS, WET BARS, LAVATORIES 1.2 GALLONS, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8 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 2025 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2025 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.



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

CONSTRUCTION & DEMOLITION DEBRIS
RE-USE & RECYLING PROGRAM

Construction and Demolition (C & D) Debris Re-Use and Recycling Program

When a project is covered by the updated Huntington Beach C & D Ordinance Section 8.21, it must recycle 65% of the debris it generates. Please review the table below for our current requirements.

Planned Start Date	January 1 st , 2017
Covered projects	Effective January 1 st , 2017 - Newly constructed building and demolition projects shall divert from landfills at least 65% of the construction materials generated during project. - All locally permitted additions and alterations to non-residential buildings or structures shall divert from landfills at least 65% of nonhazardous construction and demolition materials. - Additions and alterations to residential buildings that increase the structure's conditioned area, volume or size are also required to meet the 65% minimum diversion requirement
Materials required to be recycled	65% of all generated waste must be diverted / recycled per 2016 California Green Building Standards Code, Chapter 4, section 4.408 for all new residential and Chapter 5, section 5.408.1 – 5.408.3 and 5.713.8.3 – 5.713.8.3 for all non-residential new construction, additions and/or alterations. Please complete attached for C & D Debris Waste Log.
How to recycle	Mixed C & D: All debris (no wet garbage) into one bin. Source-Separated: Separate by type.
Who can haul debris	Mixed C & D: Permit-holder, self-haul or truck-haul, waste generator or franchised hauler. Source-Separated: Anyone. Franchised Hauler: Republic Services (714) 847-3581
Where debris may go	Mixed C & D: City of Huntington Beach approved Mixed C & D facility such as Rainbow Disposal or see attached for other approved local processing facilities. Source-Separated: any facility that accepts the material.
Processing fee	Processing fee is currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Security Deposit	Required security deposit is currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Fines	Fines are currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Documentation	Permit-holder must keep a waste log of all materials hauled away from project site, as well as all weight tickets of disposed and recycled material. The waste log must be submitted at permit issuance, framing inspection and prior to building final approval.
How to comply	- Register your project either online using Green Halo Systems or by completing the Waste Reduction Recycling Plan (WRRP) form attached. Make sure to enter the Green Halo project tracking number on the WRRP form. The Green Halo System is a FREE web based system that will help you create your waste management plan, upload your recycling data throughout your construction process and generate your final report for project compliance. - Create waste diversion plan in Green Halo and print out Project Information page. Submit (3) copies of the Waste Diversion Form and (3) copy of the waste diversion plan print-out from Green Halo with your Building Permit Application. - Divert debris as specified on the plan and collect required documentation. Be sure to ask for construction debris receipts from transfer stations in order to qualify for diversion requirements. Upload recycling and disposal receipts to Green Halo. - Pre-Building Final: show the Building Inspector final Green Halo report demonstrating diversion rate compliance. Note, the final report is not required for single family renovations. NOTE: If you are unable to use Green Halo, complete the C & D Debris Waste Diversion Worksheet instead. Fill-out the Waste Diversion Plan (non-shaded) portion of the document prior to starting your project and the Waste Diversion Report (shaded) portion of the document prior to final inspections. Assistance: For assistance with the Diversion Plan Worksheet, contact the Building Division at (714) 536 – 5241. For Green Halo Systems, please visit www.greenhalosystems.com or call (888) 525 – 1301 (M-F 8am to 5pm).

Page 1 of 5



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

CONSTRUCTION & DEMOLITION DEBRIS
RE-USE & RECYLING PROGRAM

Construction and Demolition (C & D) Debris Waste Reduction and Recycling Plan (WRRP)

This form must be complete for the following types of projects:

- Newly constructed building and demolition projects shall divert from landfills at least 65% of the construction materials generated during project.
- All locally permitted additions and alterations to non-residential buildings or structures shall divert from landfills at least 65% of nonhazardous construction and demolition materials.
- Additions and alterations to residential buildings that increase the structure's conditioned area, volume or size are also required to meet the 65% minimum diversion requirement

WRRP must be submitted and APPROVED prior to issuance of building permits. Incomplete forms will be returned to applicant and may delay issuance of permit(s). Each building requires a separate WRRP. Deliver WRRP with permit application to the Building Division permit counter, 2000 Main St, 3rd Floor, Huntington Beach, CA 92648. Allow 5-10 business days for WRRP processing. You may call (714) 536 – 5241 with inquiries regarding this form.

DO NOT ATTACH ADDITIONAL ITEMS

Permit#: _____

Contact Name: _____ Email Address: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number: _____ Fax Number: _____

For lines 1, 2 and 3, please check only 1 item for each:

- 1) Project Type: ☐ New Construction ☐ Addition/Alteration ☐ Demolition
- 2) Building Type: ☐ Non-residential ☐ Low-rise residential/Duplex ☐ Apartment/Multi-Family
- 3) Tenant Improvement (check one): ☐ Yes ☐ No
- 4) Size of Project: _____ sq. ft. Project Valuation: \$ _____
- 5) Estimated Start Date: ____ / ____ / ____ Estimated Completion Date: ____ / ____ / ____
- 6) Compliance method (Check one and provide required information)

☐ Green Halo System (Enter tracking number) ☐ Waste Diversion Plan Worksheet (if not using Green Halo)

7) Briefly describe project (i.e.: renovate warehouse, remodel office, etc.) _____

8) How will scrap or waste material be handled to ensure salvage, re-use or recycling? _____

9) How will employees and sub-contractors be notified of recycling proposed plan and goals? _____

Page 2 of 5



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

CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

PROJECT ADDRESS

PERMIT NUMBER

DATE

Pre-Project Waste Diversion Plan (non-shaded portion). Indicate diversion method with an "X" in appropriate column along with the name of vendor/facility. Calculate anticipated diversion and landfill percentage of each material type. If you are sending mixed construction debris to a transfer station for sorting, enter the same destination for all materials in the mix. List deconstructed items for reuse on-site (donated / sold), on the next page. Include the approximate weight in the column for reusable items.

Post-Project Waste Diversion Report (shaded portion). Enter actual weight in pounds for each category. Calculate weight column total and diversion rate. Keep all receipts for final report.

If applicant is using [Green Halo](http://www.greenhalosystems.com) online tracking system, this worksheet (including Waste Diversion Plan & Waste Diversion Report) is NOT REQUIRED! Green Halo offers a free web-based Waste Management Plan and Project Tracking System which can be found by visiting <https://www.greenhalosystems.com>.

WASTE DIVERSION PLAN (FOR PLAN CHECK ONLY)										WASTE DIVERSION REPORT (FOR FINAL INSPECTION ONLY)			
MATERIAL	ANTICIPATED					ACTUAL (See weight conversion factors next page)					DIVERSION RATE		
	REUSE	RECYCLE	COMPOST	ESTIMATE OF WASTE MATERIAL	VENDOR/FACILITY	LANDFILLED	ESTIMATE OF LANDFILL MATERIAL	DIVERTED MATERIAL	VENDOR/FACILITY	LANDFILLED (lbs)	TOTAL DIVERTED + LANDFILLED		
ASPHALT			N/A	100%								100% REQUIRED	
CONCRETE			N/A	100%								100% REQUIRED	
DIRT & ROCK (From previously undeveloped lots)			N/A	100%								100% REQUIRED	
AT LEAST 65% DIVERSION OF THE FOLLOWING MATERIALS. DIVERSION BASED ON AMOUNT OF THE COMBINED TOTAL WEIGHT OF MATERIALS BELOW.										A	B		
CARDBOARD				85%									
CARPET, PADGING/FOAM				85%									
BRICK, MASONRY, TILE				85%									
METALS				85%									
PLASTIC DEBRIS				65%									
SHEETROCK (Not painted)				65%									
CLEAN WOOD				85%									
CEILING TILE				65%									
PAINTED WOOD, PAINTED DRYWALL, PLYWOOD				85%									
REUSABLE ITEMS				85%									
ROOFING				85%									
OTHER DEBRIS				65%									
OTHER DEBRIS				65%									
TOTAL												TOTAL % DIVERTED A/(A+B) X 100	

Page 3 of 6



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

CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

PROJECT ADDRESS

PERMIT NUMBER

DATE

Reusable items such as cabinets, built-ins, framing lumber, siding, etc. are encouraged to be reused on-site. Please list accordingly.

ITEM	USE LOCATION	OFF-SITE BENEFACTOR OR DECONSTRUCTION COMPANY
	☐ ON-SITE ☐ OFF-SITE	
	☐ ON-SITE ☐ OFF-SITE	
	☐ ON-SITE ☐ OFF-SITE	

WEIGHT CONVERSION FACTORS

Use the following conversion factors as well as receipts from previous jobs to help you with your estimated diversion for the Waste Diversion Plan. The Waste Diversion Report is a record of your actual diversion and disposal. The Waste Diversion Report and receipts from landfills, transfer stations and recyclers must be available for review at your final building inspection.

Asphalt paving, crushed = 1,380 lbs / cubic yard	Concrete, scraps, loose = 1,855 lbs / cubic yard
Asphalt/shingles comp, loose = 418.5 lbs / cubic yard	Earth, loose = 2,052 lbs / cubic yard
Brick, laid flat = 20 lbs / square foot flat	Fiberglass insulation, loose = 17 lbs / cubic yard
Brick, loose = 120 lbs / cubic foot, 3,200 lbs / cubic yard	Sheetrock scrap, loose = 393.5 lbs / cubic yard
Ceramic tile, scrap, loose = 1,214 lbs / cubic yard	Rock, crushed = 2,570 lbs / cubic yard

Please submit three (3) copies of this worksheet with your building permit application and this worksheet shall be electronically placed / made a part of plans.

For instructions on how to fill out this form, see "Waste Diversion Worksheet Instructions" located online at the Building Division website under Frequently Requested Forms.

For more information, visit <http://www.huntingtonbeachca.gov/government/departments/planning-building> or contact the Building Division at (714) 536 – 5241.

Page 4 of 6



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

CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

PROJECT ADDRESS

PERMIT NUMBER

DATE

LOCAL RECYCLING DEALERS / FACILITIES

The categories of recyclable materials are as follows:

- Construction and Demolition Materials: Brick, concrete, dirt, granite, gravel, pavement/asphalt and sand.
- Green Wastes: Compost, grass clippings, leaves, pruning, and Christmas trees.
- Glass: Beverage containers, crushed glass, and window panes.
- Wood: Bark, boards, planks, chips, pallets, plywood, sawdust and shavings.

Note: Although a company may designate the acceptance of materials in one or more categories, please call to verify the materials and quantities produced on your project are accepted. You may also visit Cal Recycle at <http://www.calrecycle.ca.gov/condemo/recyclers/RecyclerSearch.aspx> for other local dealers and facilities.

Franchised Waste Hauler	C & D	Metals	Green Waste	Glass	Wood	Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood
Republic Services 17121 Nichols Ln, Huntington Beach, CA 92647 (714) 847-3581						Beachside Recycling 8601 Edison Drive Huntington Beach, CA 92646 (714) 969-7638					
						Republic Services 17121 Nichols Ln, Huntington Beach, CA 92647 (714) 847-3581					
Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood	Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood
North American Recycling & Crushing 1120 N. Richfield Road, Anaheim, CA 92807 (714) 777-6400						Madison Materials 1036 East 6 th Street Santa Ana, CA 92701 (714) 664-0159					
SA Recycling 1804 West 5 th Street Santa Ana, CA 92701 (714) 667-7898						Sunset Environmental 16122 Construction Cir #E, Irvine, CA 92606 (949) 654-1562					
Aguinaga Green Inc. 16355 Construction Cir #W, Irvine, CA 92606 (949) 786-9558						R.J. Noble 15505 E. Lincoln Ave, Orange, CA 92865 (714) 637-1550					

Page 5 of 6



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

CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET

PROJECT ADDRESS

PERMIT NUMBER

DATE

Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood	Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood
Ewles Materials (concrete, concrete blocks, asphalt only) 8200 Katella Ave Stanton, CA 90680 (714) 894-1988						TVI Gold Gold Recycling 7913 Marine Way Irvine, CA 92618 (949) 654-1562					
Sackin Metals 15201 Transistor Lane Huntington Beach, CA 92649 (714) 891-4505											

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

RECYLING PROGRAM

ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES, AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

A0.3

PLOT REFERENCE DATE:

07/27/2026



07/17/2026

ANHA design studio

anha
S T U D I O

1216 West River Lane

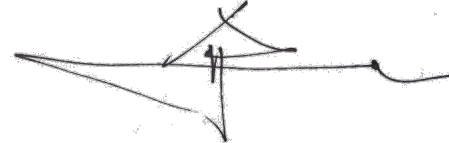
Santa Ana

CA 92706

Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE

HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE LLC

16471 MALDEN CIRCLE

HUNTINGOTN BEACH, CA 92649

Tel: (626) 838 9981

email: kevin@1lgroup.com



07/17/2026

 HUNTINGTON BEACH	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:

- Any new construction, addition, or alteration within 5' from a property line may require a land survey.
- 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.
- If at any time there is a discrepancy or dispute of the construction setback to the property line, a survey may be required.
- 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.
- 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): _____

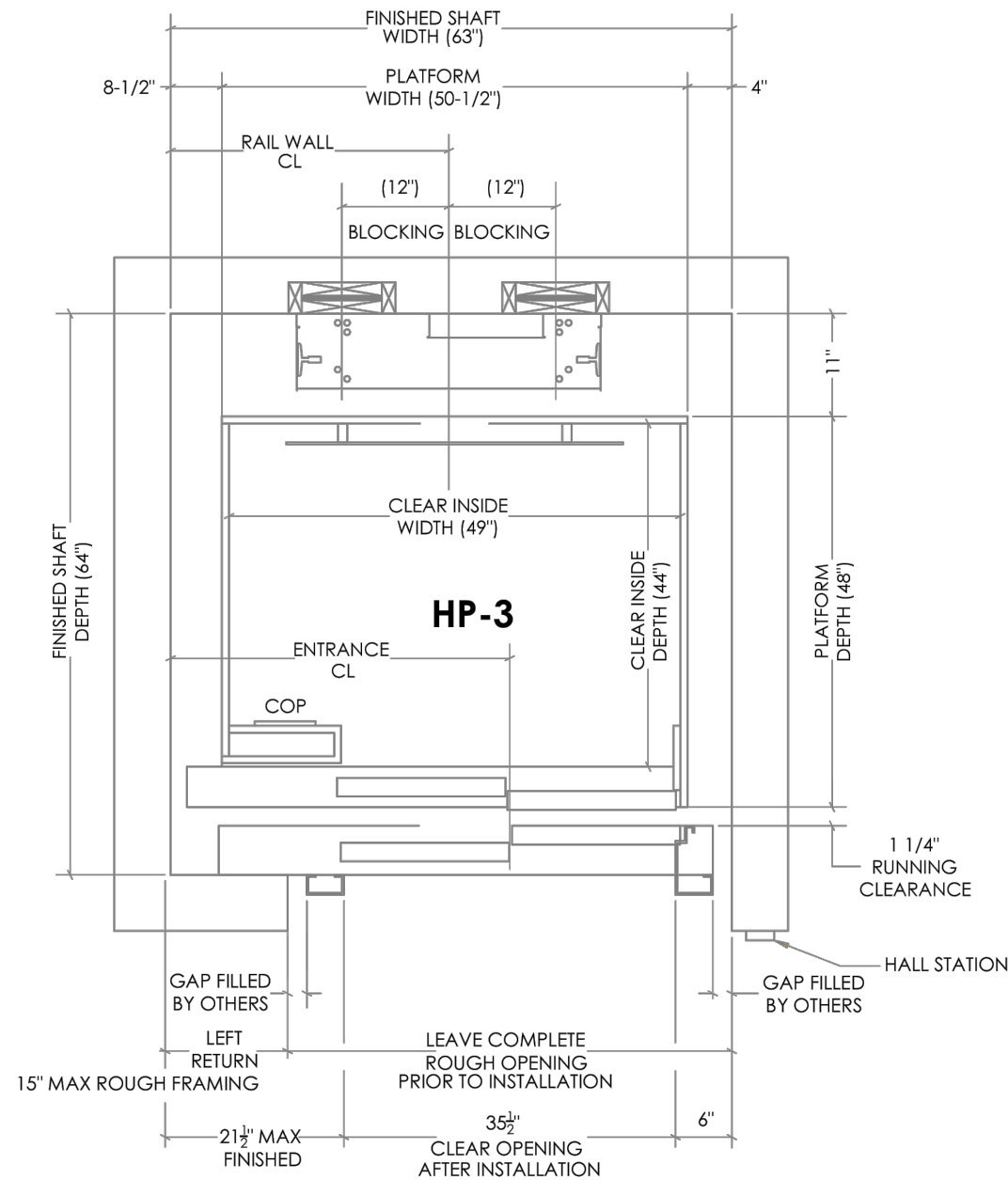
Property Owner (Signature): _____



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

- 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.
- 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.
- 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.
- 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.
- The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a dead bolt.
- Non- removable pins shall be used in pin type hinges which are accessible from the outside when the door is closed.
- Unframed glass doors shall be fully tempered glass not less then ½ inch thick.
- Narrow-framed glass doors shall be fully tempered glass not less than ¼ inch thick.
- 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.
- 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, ar grills. (Exception: Non-opening skylights).
- 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.

HP3 2 Speed Landing Door Configuration



Style - HP3	Hoistway Width	Hoistway Depth	Cab Sq. Ft.	Rail Centerline	Entrance Centerline	Left Return	Right Return
Minimum*	63"	*60"	14.97	33 1/2"	39 1/2"	15" MAX	0"-2" MAX

HOISTWAY DEPTH - MAXIMUM IS 64"
*ASSUMES 3/4" CAB WALL THICKNESS

THE INFORMATION CONTAINED HEREIN IS SOLELY OWNED BY RESIDENTIAL ELEVATORS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION FROM RESIDENTIAL ELEVATORS IS STRICTLY PROHIBITED.



anha
S T U D I O

1216 West River Lane

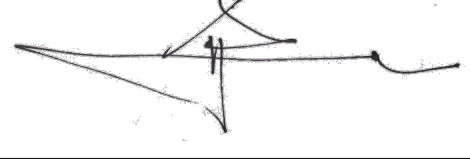
Santa Ana

CA 92706

Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE

HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE LLC

16471 MALDEN CIRCLE

HUNTINGOTN BEACH, CA 92649

Tel: (626) 838 9981

email: kevin@1group.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

PROJECT DIRECTOR:

JOB CAPTAIN:

SENIOR ASSOCIATE:

ASSOCIATES:

PROJECT NUMBER:

PROJECT CAD FILE:

SHEET TITLE:

SECURITY
ORDINANCE

ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES, AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

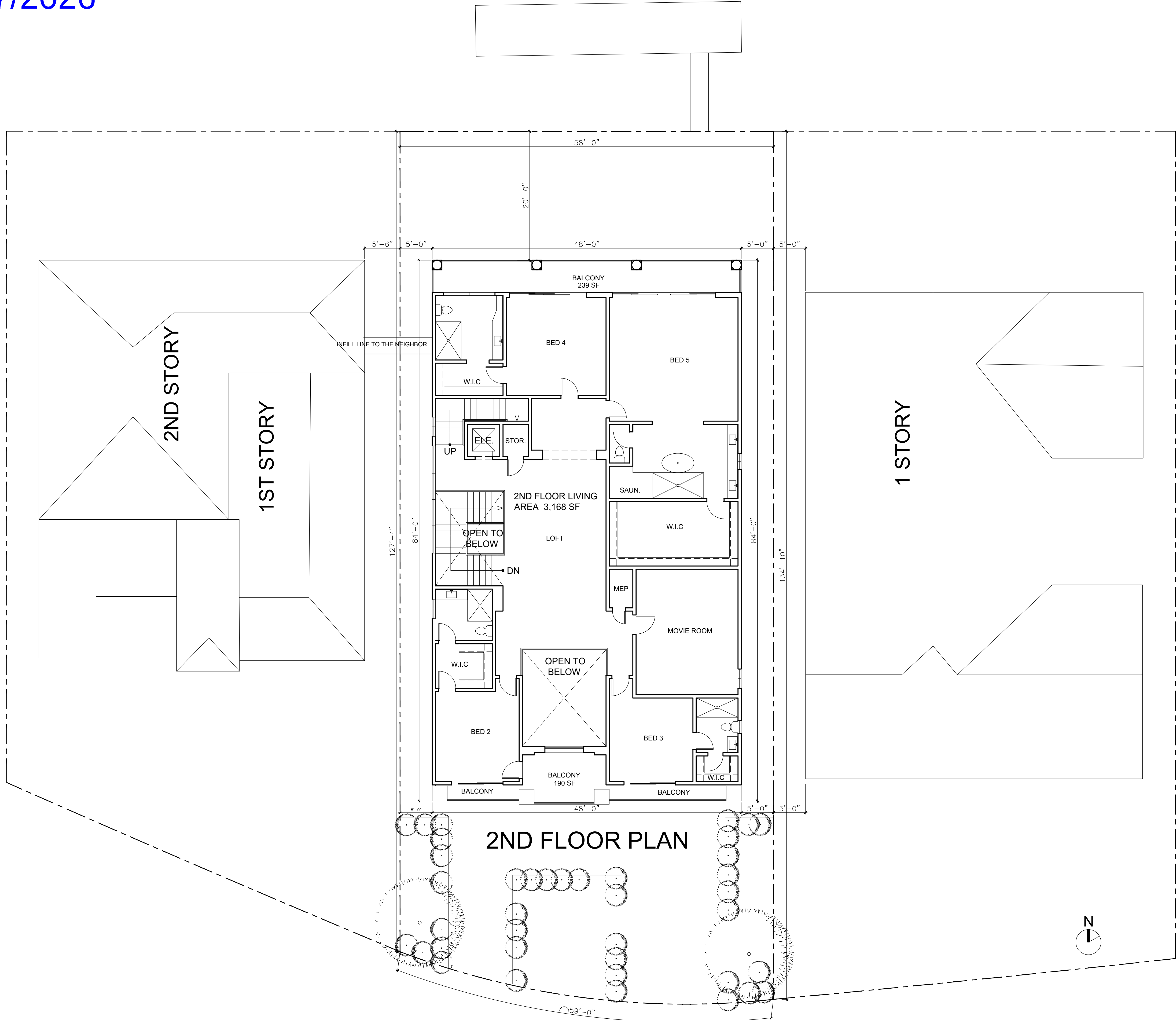
A0.4

PLOT REFERENCE DATE:

07/27/2026



07/17/2026

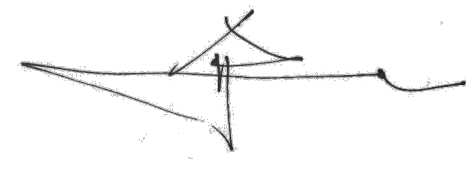


16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649
SITE PLAN OVERLOOK NEIGHBORHOOD
SCALE: 1/8" = 1' - 0"

anha
S T U D I O

1216 West River Lane
Santa Ana
CA 92706
Tel: (714) 200 4122
ANHA studio Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE L

16471 MALDEN CIRCLE
HUNTINGOTN BEACH, CA 92649
Tel: (626) 838 9981
email: kevin@1group.com

BUILDING DEPARTMENT SUBMITTAL:

REVISIONS:

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

SHEET TITLE:
SITE PLAN
OVERLOOK
NEIGHBORHOOD

ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED
DRAWINGS, DESIGNS, INFORMATION, CONTENT
PROCEDURES DESCRIBED HEREIN ARE FOR
EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILI
AND, AS SUCH, ARE NOT TO BE REPRODUCED IN
FORM OR MEDIA, CURRENT OR FUTURE, OR DISCL
TO OTHERS WITHOUT THE WRITTEN CONSENT OF
design studio Inc. DISTRIBUTION OR DUPLICATION
THESE DOCUMENTS IS NOT TO BE CONSTRUED
PUBLICATION IN DEROGATION OF THESE RIGHTS. VI
CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE
EVIDENCE OF ACCEPTANCE OF THESE RESTRICTION

ANHA design studio

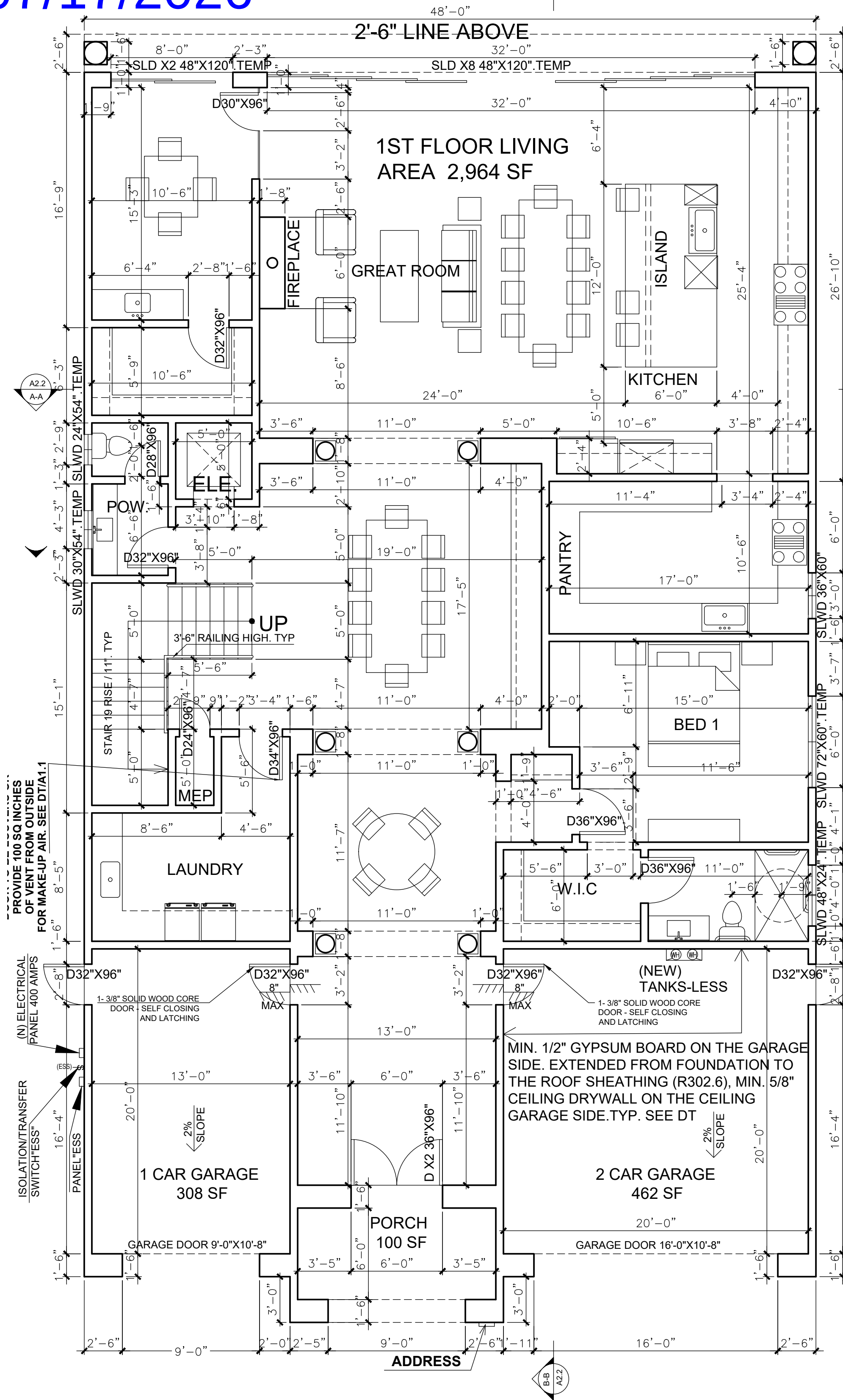
SHEET NUMBER:

A0.5

PLOT REFERENCE DATE: 07/27/



07/17/2026

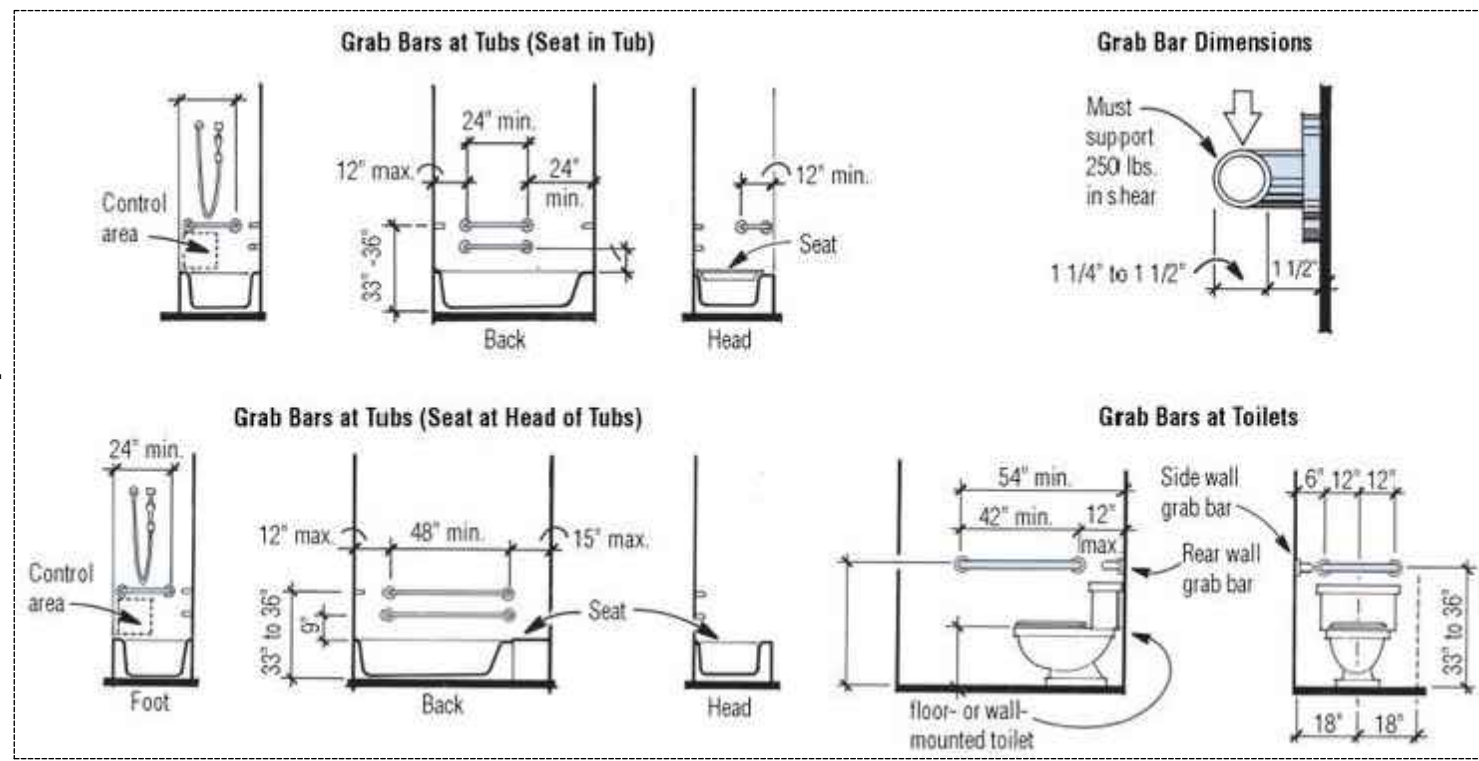


1ST FLOOR PLAN

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

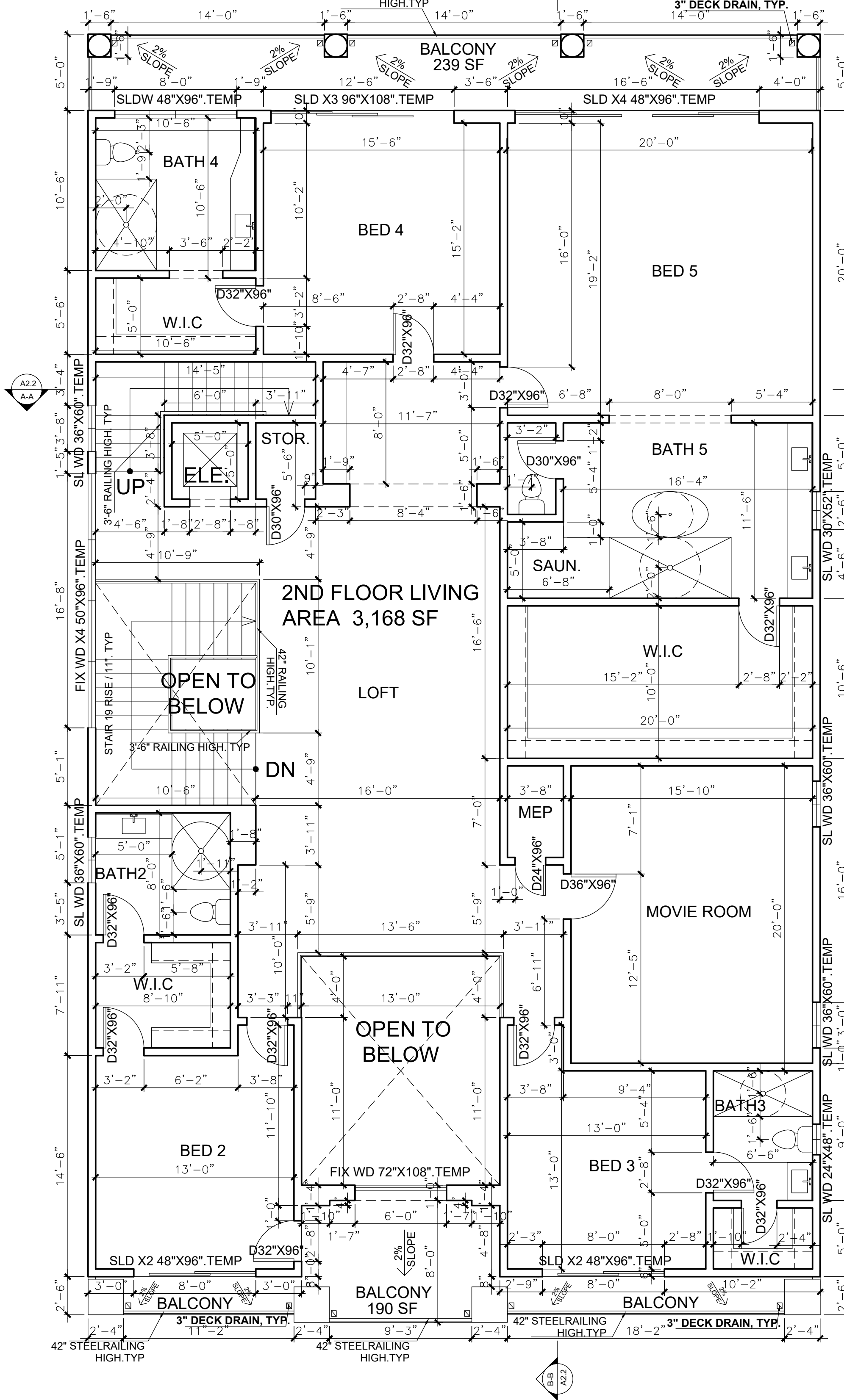
NOTES

- 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)



GRAB BAR DETAIL 1

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

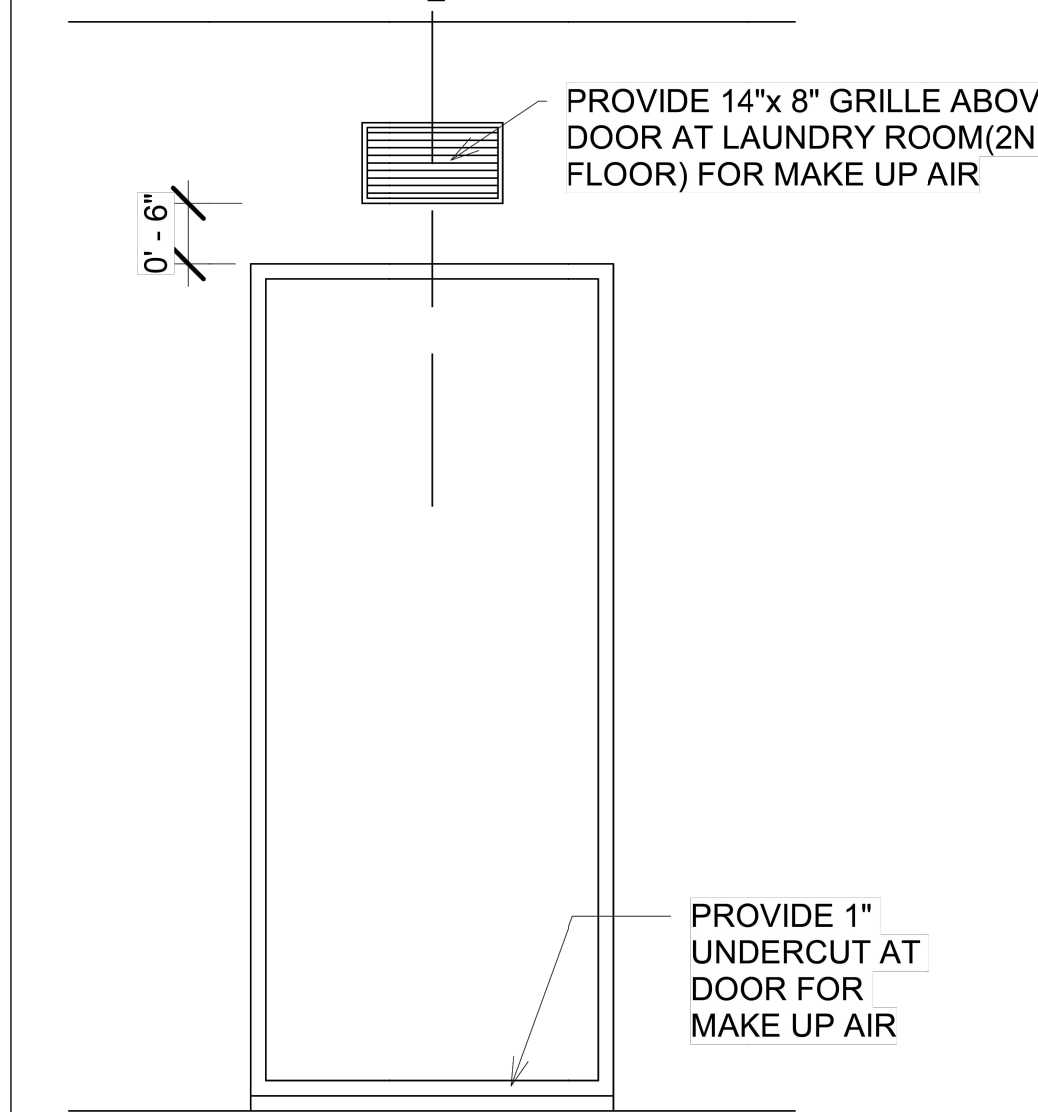


2ND FLOOR PLAN

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

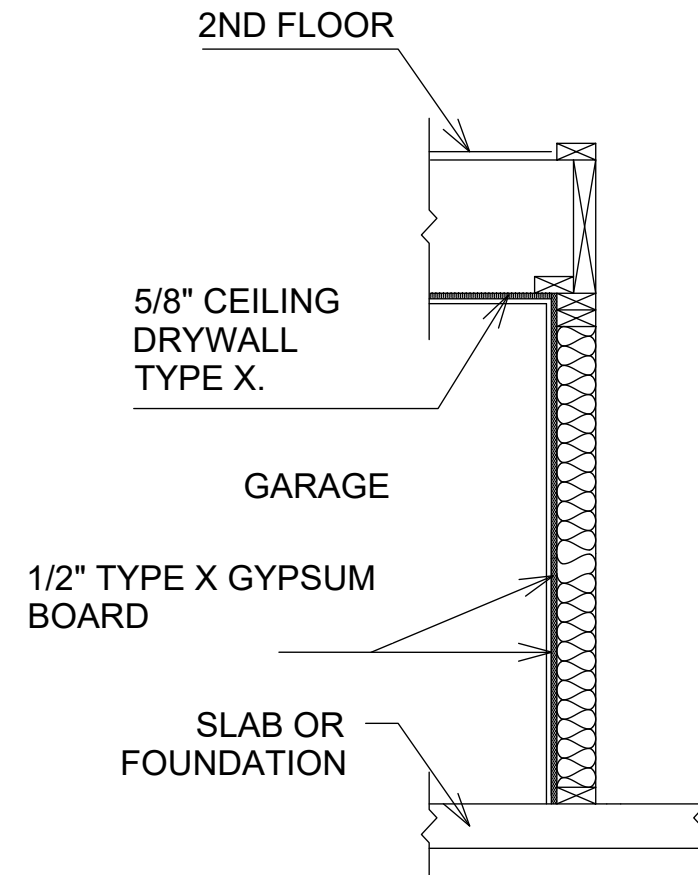
LEGEND

- (E) WALL TO BE REMAINED
- NEW WALL
- (E) WALL TO BE REMOVED
- DEMO WINDOW
- (E) WINDOW
- (N) WINDOW
- (E) DOOR TO BE REMAINED
- (N) DOOR
- DOOR TO BE REMOVE



MAKE UP AIR LAUNDRY DETAIL 6

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



DWELLING GARAGE SEPARATION WALL DETAIL 3

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

DOOR SCHEDULE

DOOR TYPE	Width	Height	Count	U Factor
GARAGE DOOR 160X106	16' - 0"	10' - 6"	2	0.29
GARAGE DOOR 9'0X106	9' - 0"	10' - 6"	1	0.29
SLD 48"X108".TEMP	4' - 0"	9' - 0"	11	0.29
SLD 48"X120".TEMP	4' - 0"	10' - 0"	10	0.29
D42"X96"	3' - 6"	1' - 0"	1	0.29
D36"X96"	3' - 0"	8' - 0"	5	0.29
D32"X96"	2' - 8"	8' - 0"	16	0.29
D30"X96"	2' - 6"	8' - 0"	3	0.29
D28"X96"	2' - 4"	8' - 0"	1	0.29
D24"X96"	2' - 2"	8' - 0"	2	0.29
D24"X96"	2' - 2"	8' - 0"	2	0.29

WINDOW SCHEDULE

WINDOW TYPE	Width	Height	Count	U Factor	SHGC
FIX WD 72"X108".TEMP	6' - 0"	9' - 0"	1	0.29	0.21
SLWD 48"X96".TEMP	4' - 0"	9' - 0"	1	0.29	0.21
FIX WD 48"X86". TEMP	4' - 0"	7' - 2"	2	0.29	0.21
SLWD 72"x60". TEMP	6' - 0"	5' - 0"	1	0.29	0.21
FIX WD 50"x96". TEMP	4' - 2"	9' - 0"	4	0.29	0.21
SLWD 36"x60". TEMP	3' - 0"	5' - 0"	5	0.29	0.21
SLWD 24"x48". TEMP	2' - 0"	4' - 0"	1	0.29	0.21
SLWD 30"x52". TEMP	2' - 6"	4' - 4"	1	0.29	0.21
SLWD 48"x24". TEMP	4' - 0"	2' - 0"	1	0.29	0.21
SLWD 24"x48". TEMP	2' - 0"	4' - 0"	1	0.29	0.21
SLWD 30"x54". TEMP	2' - 6"	4' - 6"	1	0.29	0.21
SLWD 24"x54". TEMP	2' - 0"	4' - 6"	1	0.29	0.21

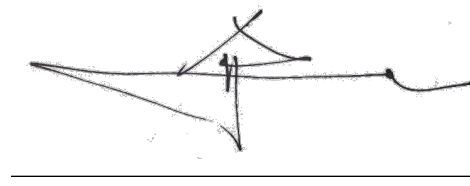
anha

S T U D I O

1216 West River Lane
Santa Ana
CA 92706
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE LLC

16471 MALDEN CIRCLE
HUNTINGOTN BEACH, CA 92649
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:

1ST FLOOR PLAN
2ND FLOOR PLAN

ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES, AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

A1.1

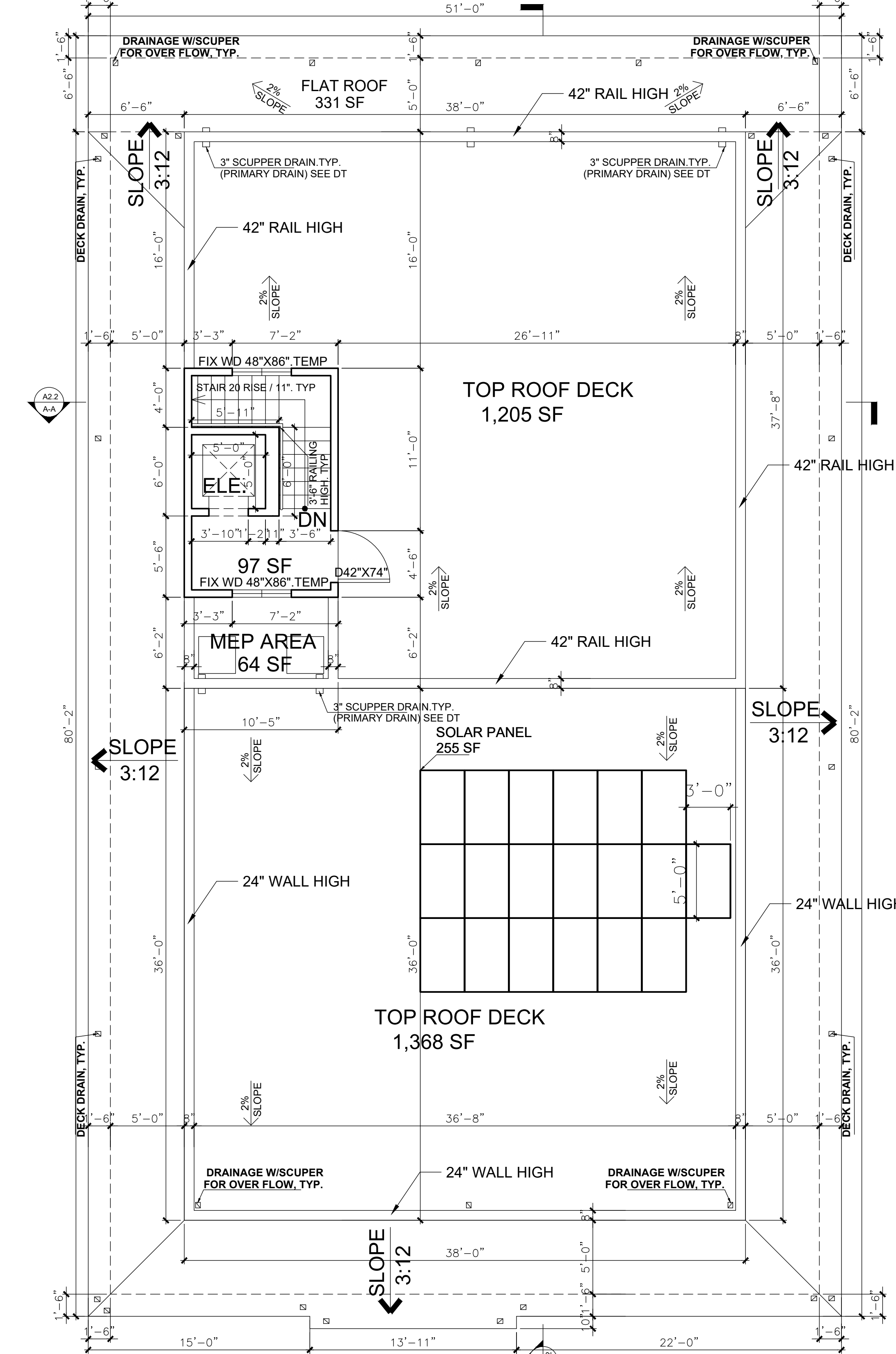
PLOT REFERENCE DATE:

07/27/2026

ANHA design studio

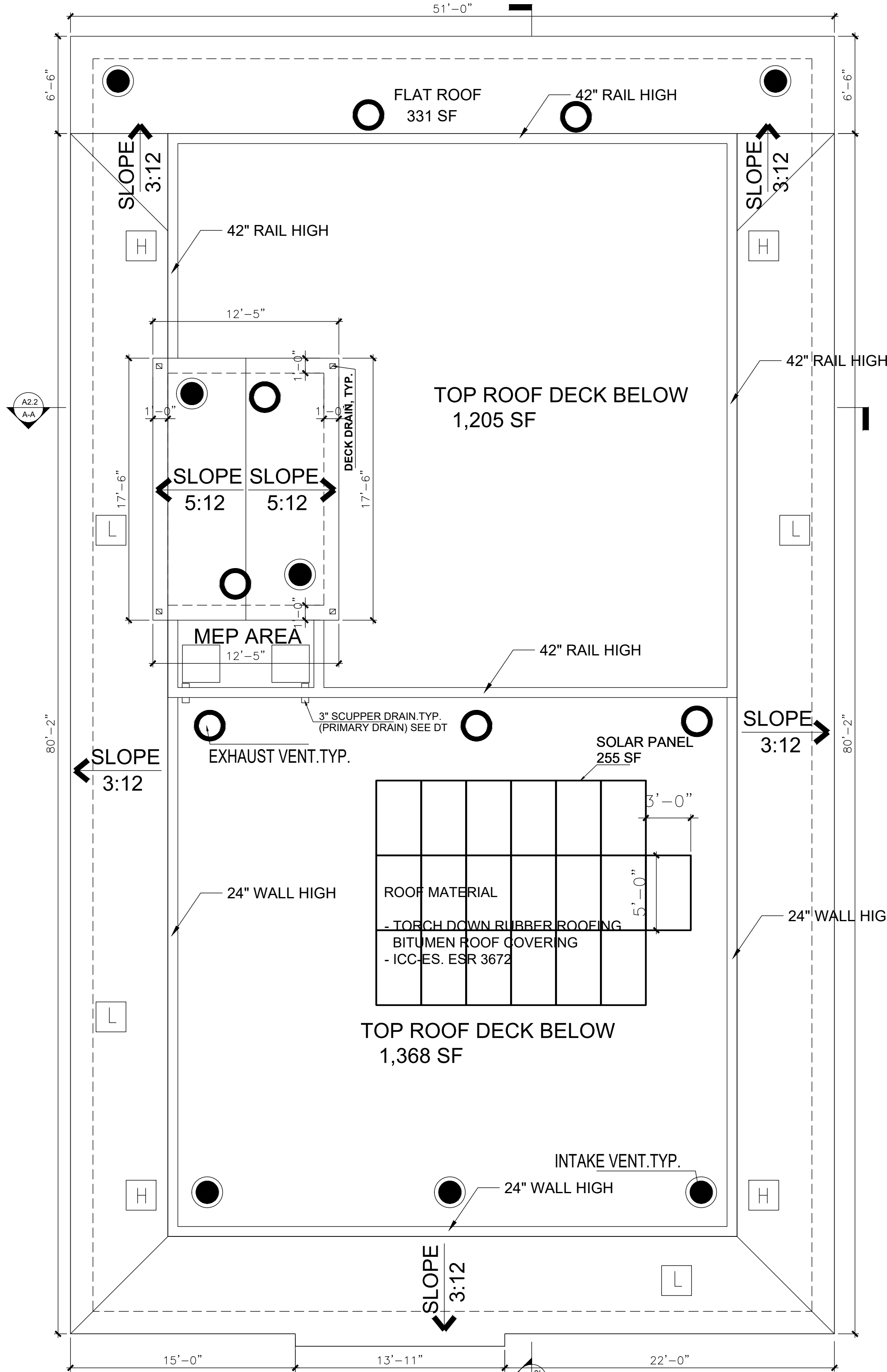


07/17/2026



3RD FLOOR PLAN

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

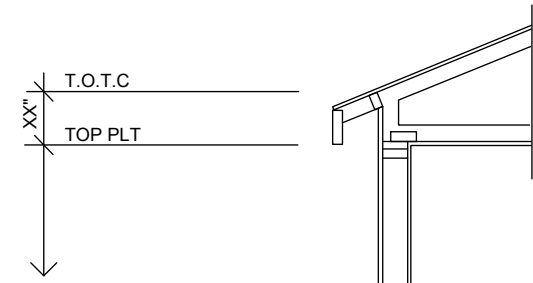


ROOF PLAN

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

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 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.

ROOF COVERING: (R902.1)

- ROOF MATERIAL: DAVINCI ROOFSCAPES MULTI WITH SLATE TILES.
- INDICATES 3:12 SLOPE UNLESS NOTED OTHERWISE ON ROOF PLANS.
- SLATE ROOFING (UL 790) CLASS A FIRE RESISTANCE # 139505
ICC-ES-ELC-2502
 - SINGLE LAYER OF 15LB WATERPROOF UNDERLAYMENT TO OVERHANG METAL DRIP EDGE BY 1/4" AT RAKE AND EAVE.
 - FLASHING SHOULD BE ALUMINUM OR 26 GAUGE MIN. GARVANIZED.

MATERIAL NOTE

ROOF MATERIAL

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

NOTES

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

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

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

[H] = HIGH VENT [L] = LOW VENT [*] = AREA / 150 VENT

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

□□□□ = 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 VENTILATION CALCULATIONS

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

HOUSE	A ATTIC AREA (SQ.FT.)	B REQUIRED VNETING (SQ.IN.) VENTILATION RATIO 1/300	C GABLE END VENTS (SQ.IN.)	D O'HAGIN ROOF VENTS (SQ.IN.)	E O'EAVE VENTS (SQ.IN.)	F TOTAL VENTING PROVIDED (SQ.IN.)
AREA - 1	1,300	(1,300 / 300) x 144 = 624 624 / 2 < 312 HIGH EXHAUST VENT 312 LOW EXHAUST VENT	N/A	(4)97.5= 312 HIGH EXHAUST VENT (4)97.5= 312 HIGH EXHAUST VENT	N/A	312 312
HOUSE	A ATTIC AREA (SQ.FT.)	B REQ'D VENTING (SQ.IN.)	C GABLE END VENTS (SQ.IN.)	D O'HAGIN ROOF VENTS (SQ.IN.)	E EAVE VENTS (SQ.IN.)	F TOTAL VENTING PROVIDED (SQ.IN.)
AREA - 2	2,799	(2,799 / 300) x 144 = 1,343 1,343 / 2 < 672 HIGH 672 LOW	N/A	(7)97.5= 672 HIGH (7)97.5= 672 LOW	N/A	672 672

○ EXHAUST VENT

● INTAKE VENT

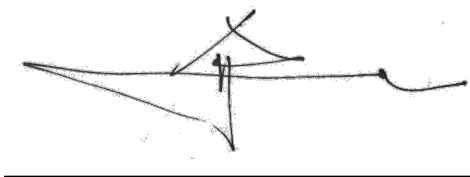
anha

S T U D I O

1216 West River Lane
Santa Ana
CA 92706
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE LLC

16471 MALDEN CIRCLE
HUNTINGOTN BEACH, CA 92649
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:

3RD FLOOR PLAN ROOF PLAN

ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES, AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

A1.2

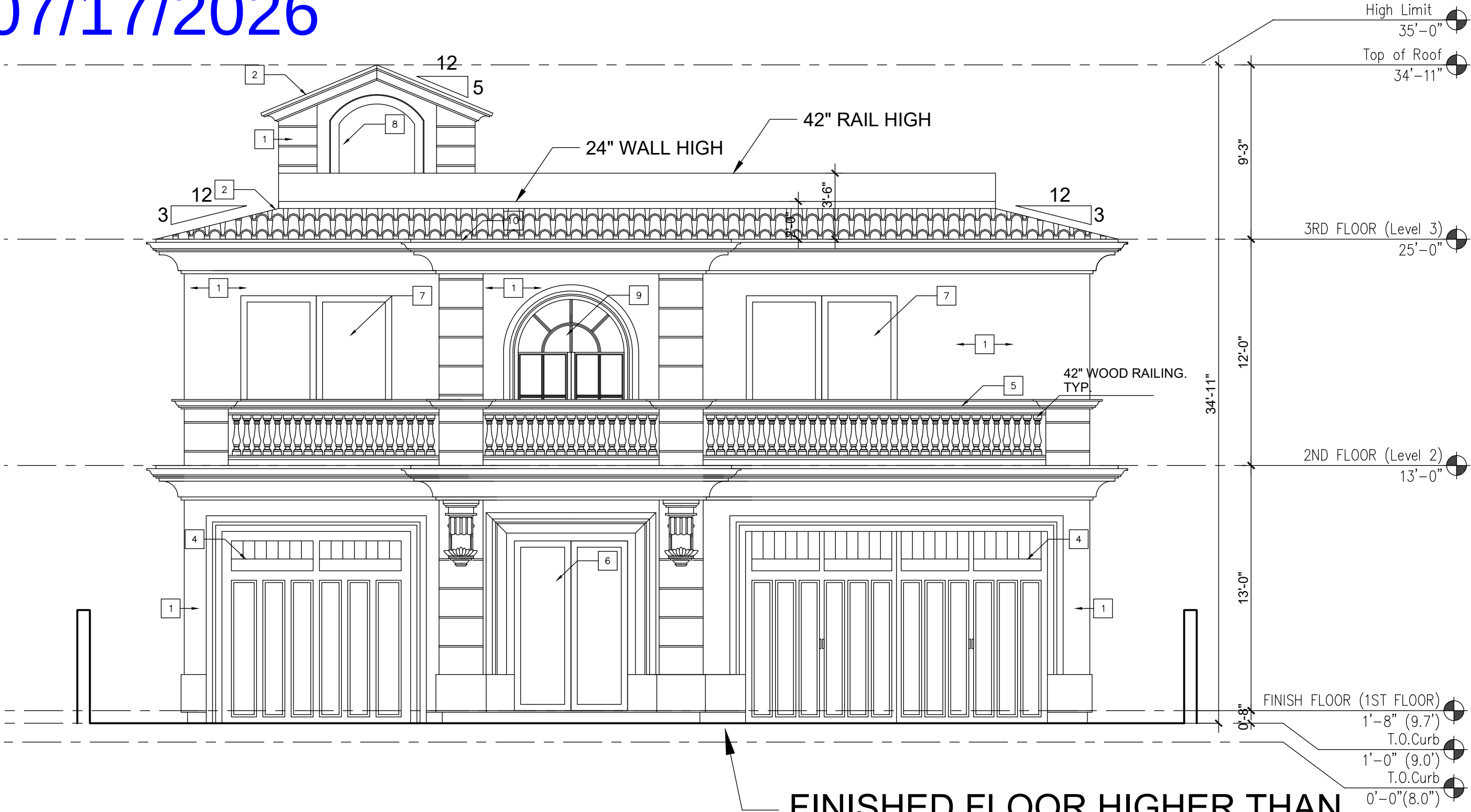
PLOT REFERENCE DATE:

07/27/2026

ANHA design studio

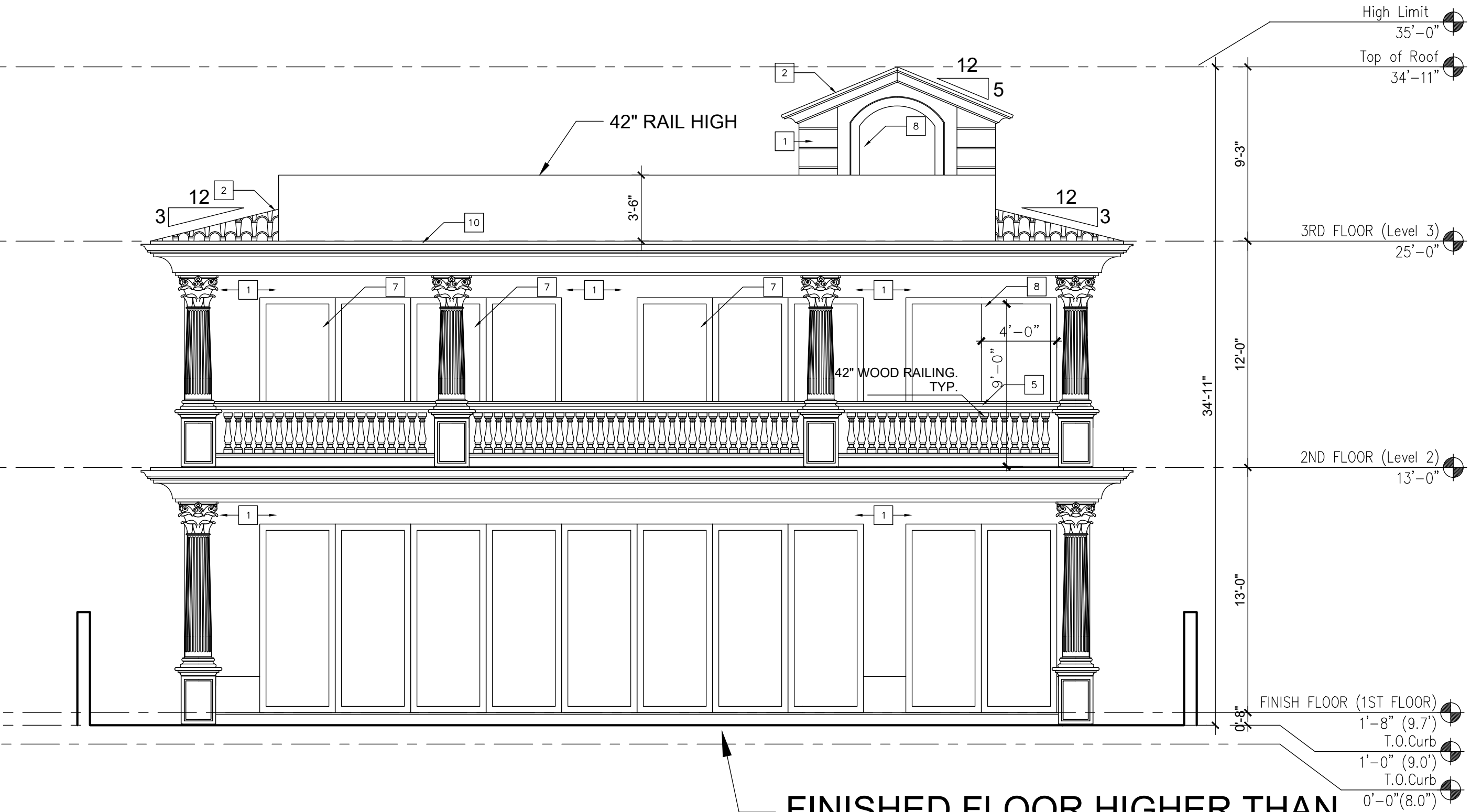


07/17/2026



EAST ELEVATION (FRONT ELEVATION)

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



EAST ELEVATION (REAR ELEVATION)

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

NOTE

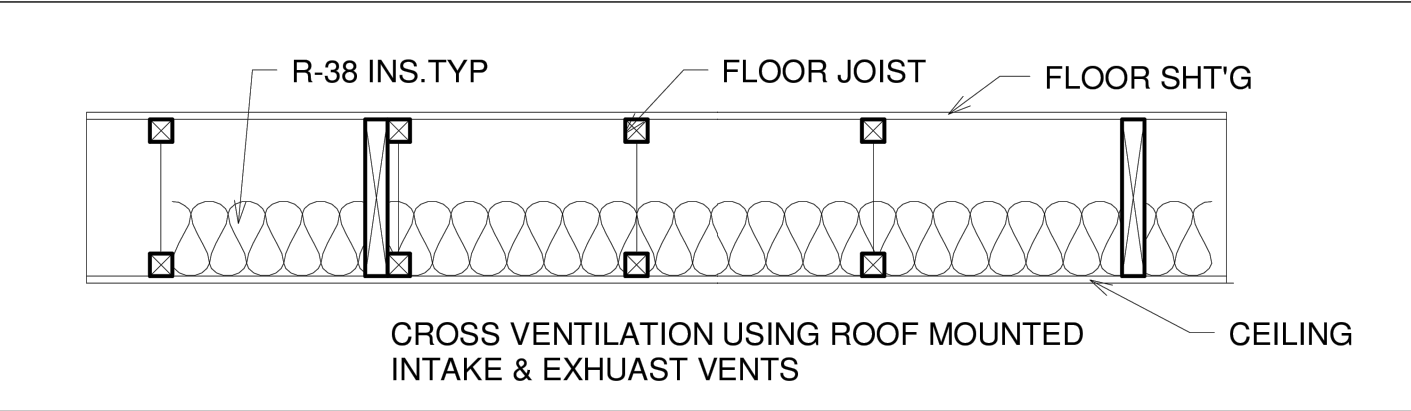
- ADU ADDRESS LETTERS/ NUMBER SHALL BE **MINIMUM 4" INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF 1/2 INCHES, AND SHALL CONTRAST WITH THEIR BACKGROUND. CRC R319.1**

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.)

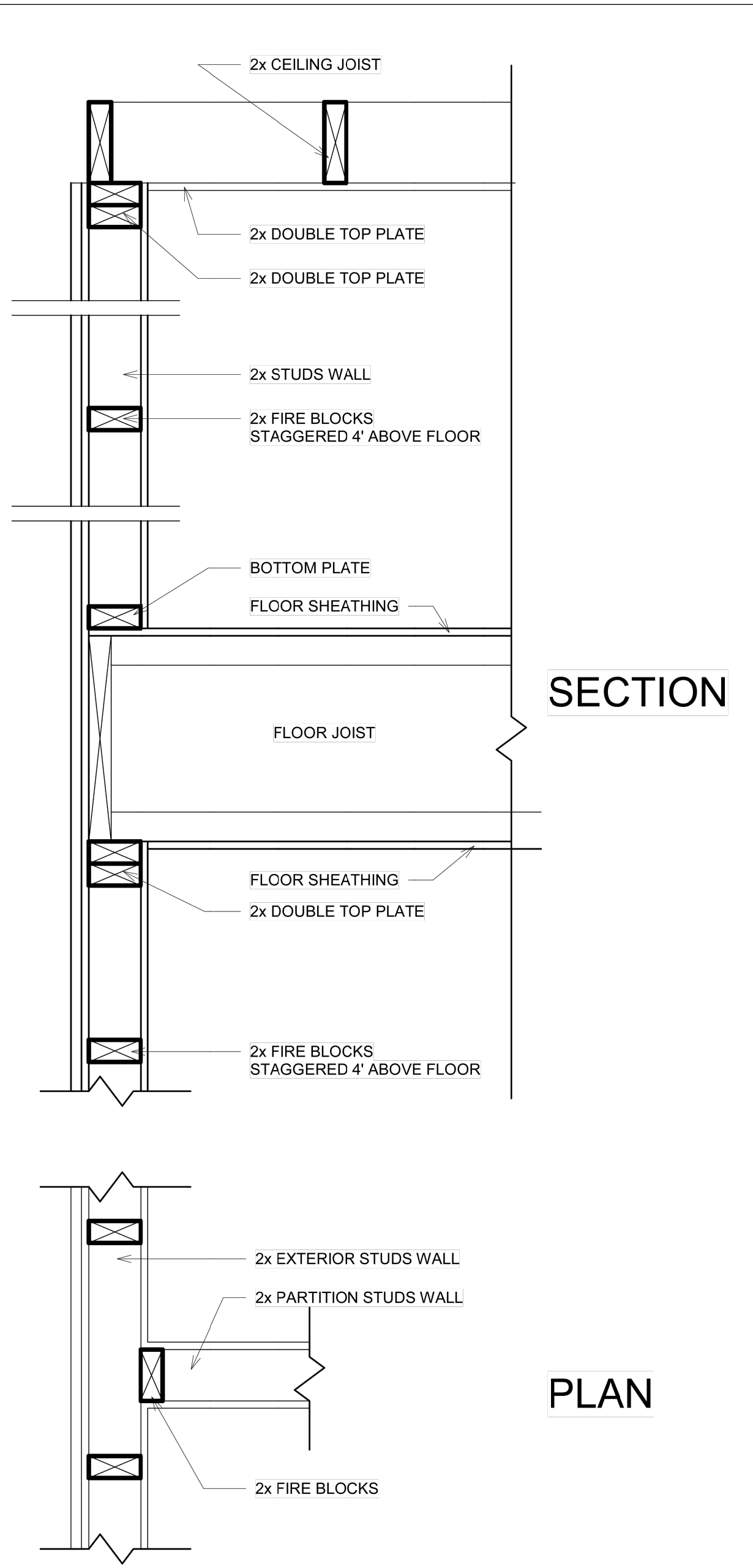
P4. WATER-CONSERVING PLUMBING FIXTURE FLOW RATES:

- 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



SECTION FLOOR DETAIL

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



SECTION

PLAN

FIRE BLOCKING DETAIL

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

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 SOGN LOUVER AT LAUNDRY'S DOOR FOR AIR COMBUSTION

EXTERIOR FINISHES

1. STUCCO, LIGHT SAND FINISH
2. SLATE ROOFING TILES
3. VINYL GLAZING WINDOWS
4. CLOPAY CLASSIC STEEL GARAGE DOOR
5. WOOD RAILING
6. EXTERIOR WOOD DOOR
7. SLIDING DOORS
8. SLIDING WINDOW
9. FIX WINDOW
10. FLAT ROOF

ELEVATION/ROOF NOTES

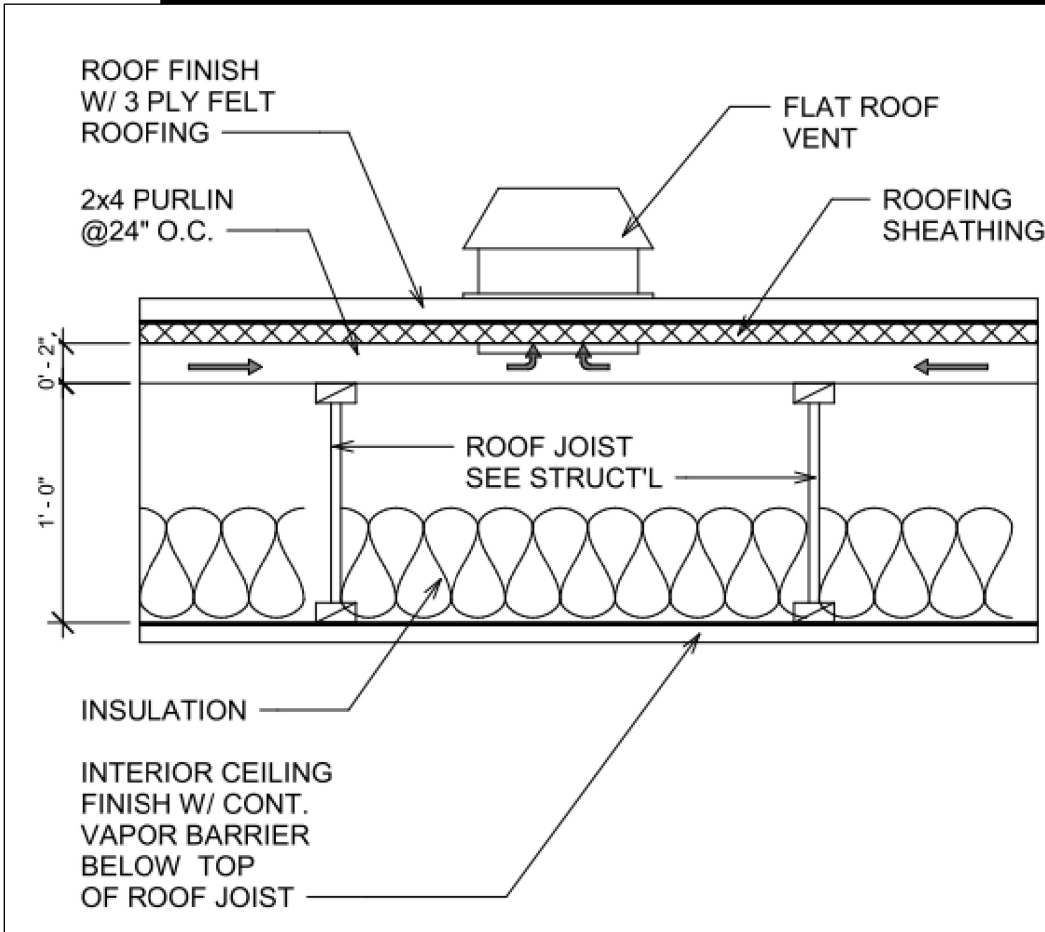
1. ESTATE EAGLE ROOFING TILE
2. 2X6 BARGE, SEE DETAIL
3. X EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAIL TO BE EQUALLY SPACED. FRAMER TO COORDINATE WITH TRUSS ENGINEER.
4. EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
5. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
6. I-COAT STUCCO SYSTEM
7. EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
8. EXTERIOR GRADE PLYWOOD SOFFIT.
9. TONGUE AND GROOVE SOFFIT
10. SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.D.O. BOARD
11. EXPOSED HARDIE PLYWOOD OR M.D.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. POT SHELF, SEE DETAIL.
19. PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
20. CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
21. G.I. FLASHING ROOF TO WALL.
22. G.I. FLASHING AND SADDLE / CRICKET
23. APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PLACE MANUFACTURER
24. LINE OF INTERIOR CEILING OR INTERIOR WALL.
25. THIN-SET MASONRY VENEER.
26. LIGHTED ADDRESS SIGN
27. SHAPED FOAM CORBEL, SEE DETAIL.
28. SHARPE WOOD CORBEL, SEE DETAIL.
29. WOOD POST(S), SEE PLAN FOR SIZE.
30. EXPOSED WOOD BEAM.
31. MANUFACTURED COLUMN
32. PRE-CAST CONCRETE COMPONENT / TRIM, SEE DETAIL.
33. DECORATED
34. NEWEL POST FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
35. WOOD RAILING, SEE DETAIL.
36. DECORATIVE MATERIAL, SEE DETAIL.
37. EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION. DEPTH AND SIZE OF FINISHED OPENING.
38. G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION. SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION
39. G.I. SCREENED 'ROOF' AIR VENT, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
40. DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
41. G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
42. SYNTHETIC STONE VENEER BY EL DORADO, NER-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 VENTILATING AREA PROVIDED BY UNDER AIR VENTS. (95 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.



ROOF VENT DETAIL

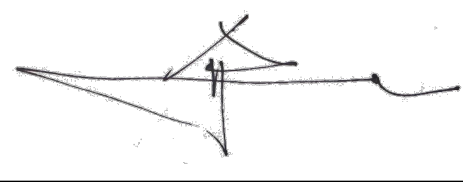
SCALE: $\frac{1}{4}$ " = 1' - 0"

anha
S T U D I O

1216 West River Lane
Santa Ana
CA 92706
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE LLC

16471 MALDEN CIRCLE
HUNTINGOTN BEACH, CA 92649
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:

ELEVATIONS

ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES, AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

A2.0

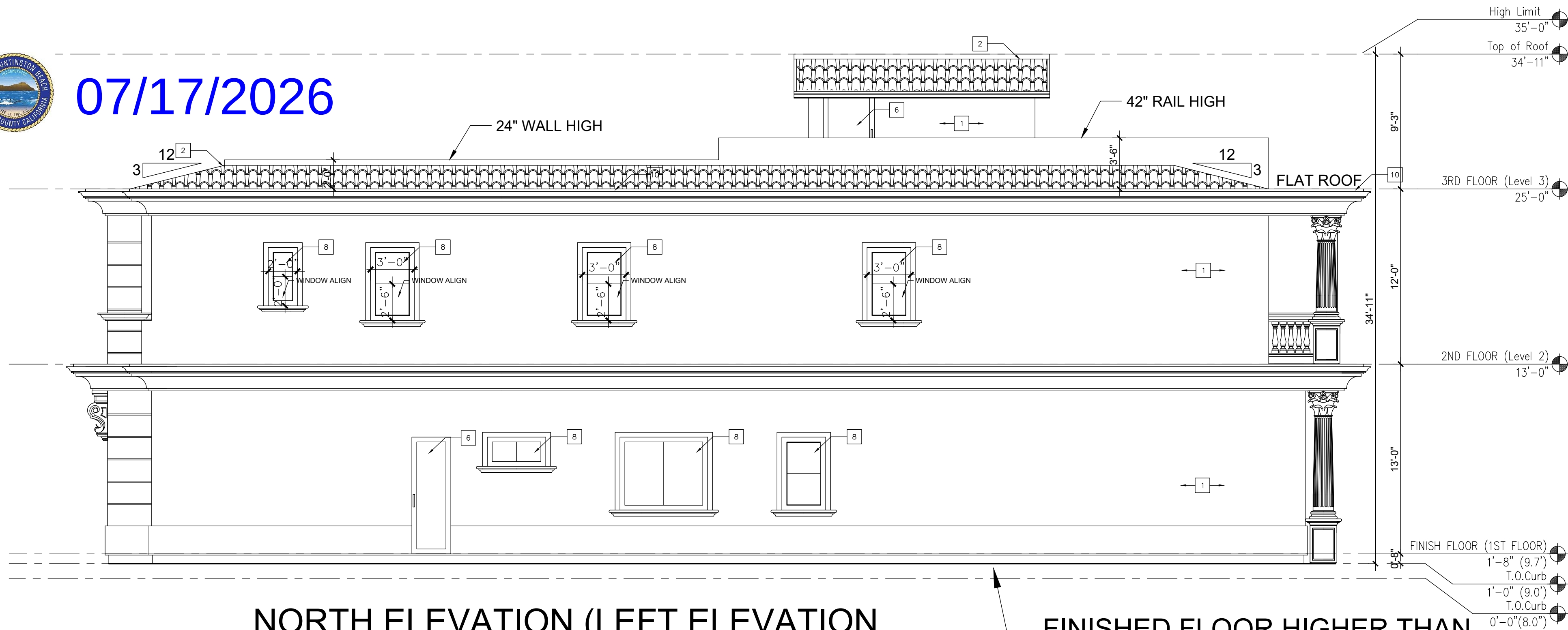
PLOT REFERENCE DATE:

07/27/2026

ANHA design studio



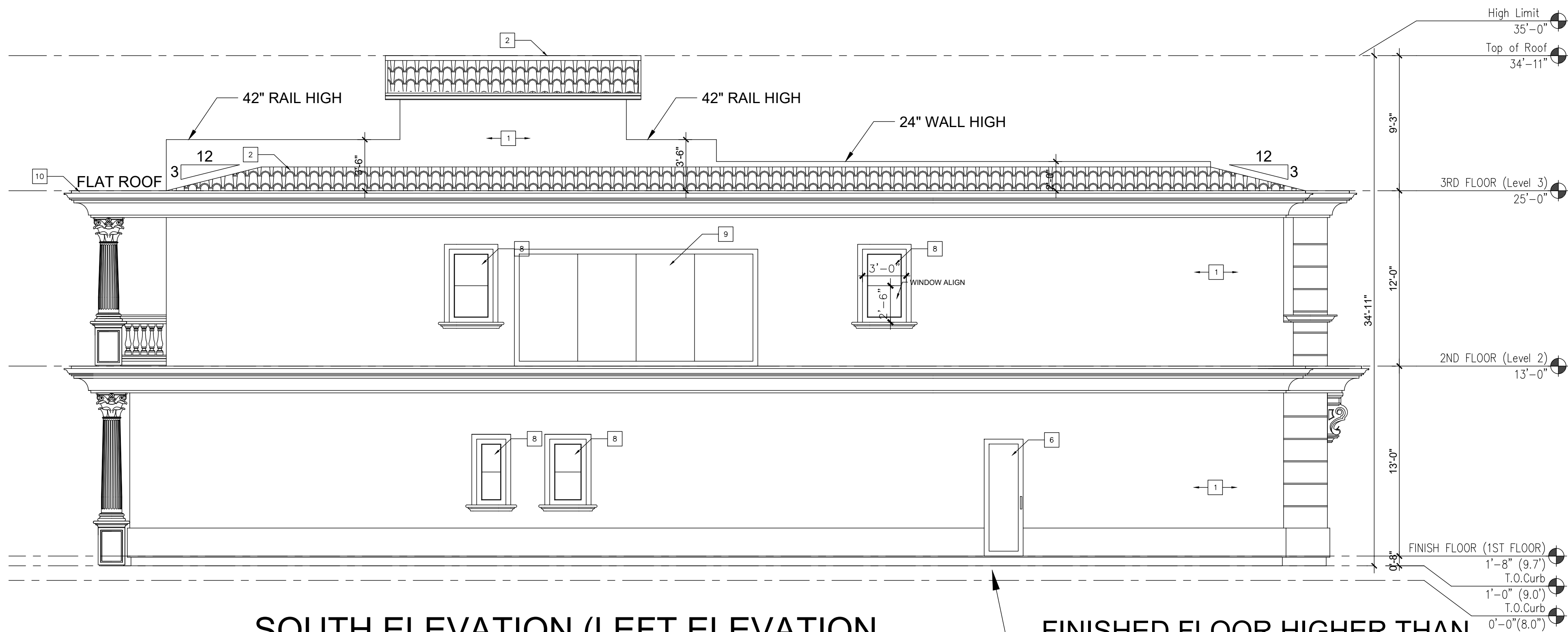
07/17/2026



NORTH ELEVATION (LEFT ELEVATION)

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

FINISHED FLOOR HIGHER THAN
BASE FLOOR ELEVATION 1.7'
(SEE ATTACHMENT AT SHEET A0.2)



SOUTH ELEVATION (LEFT ELEVATION)

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

FINISHED FLOOR HIGHER THAN
BASE FLOOR ELEVATION 1.7'
(SEE ATTACHMENT AT SHEET A0.2)

DRYER EXHAUST DUCT NOTE

- A EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2
- 3 FEET FROM A PROPERTY LINE
 - 10 FEET FROM A FORCED AIR INLET, AND
 - 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

- 1/2" GAS PIPE, 1/2" INLET GAS VALVE W/ 3/8" FLARE OUTPUT
- 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 COMPLAINT 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.

EXTERIOR FINISHES

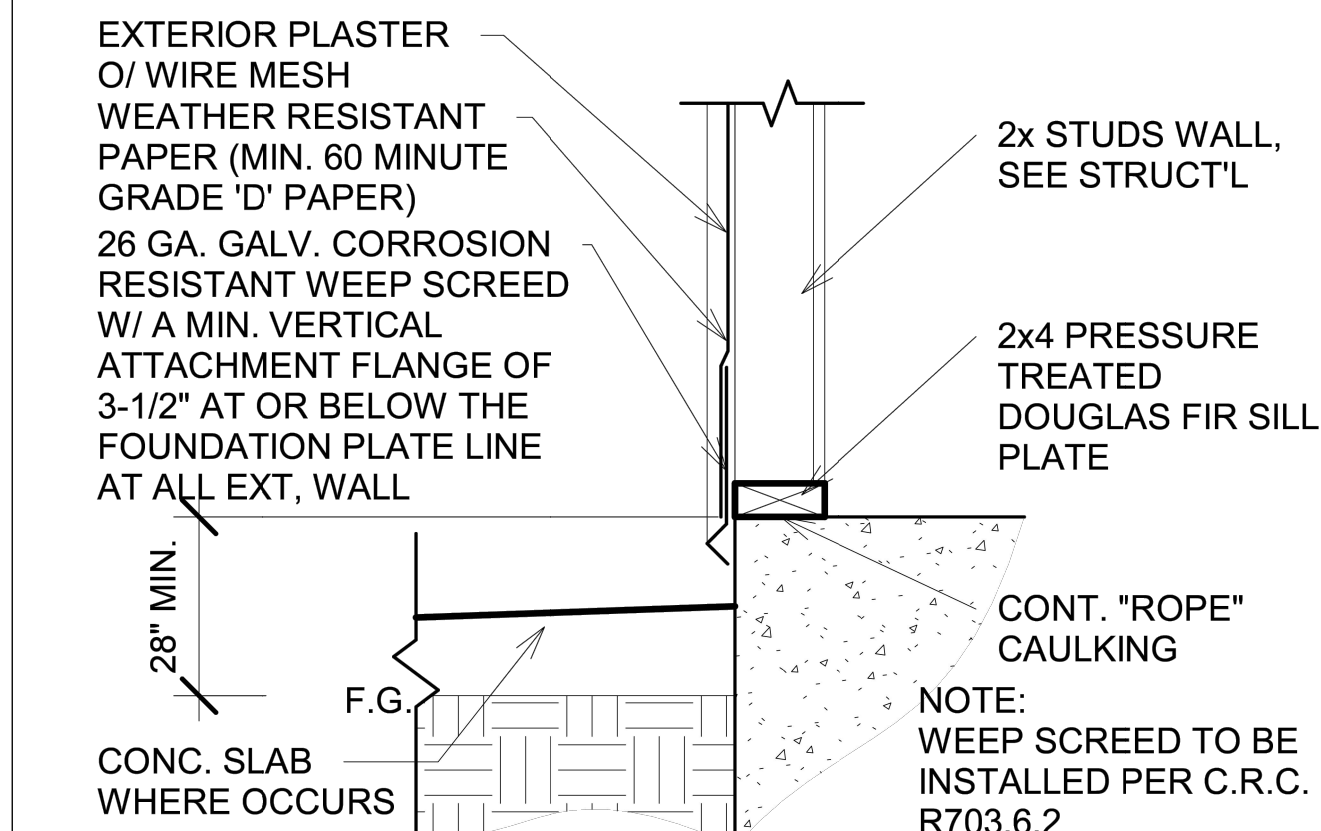
- STUCCO, LIGHT SAND FINISH
- SLATE ROOFING TILES
- VINYL GLAZING WINDOWS
- CLOPAY CLASSIC STEEL GARAGE DOOR
- METAL RAILING
- EXTERIOR WOOD DOOR
- SLIDING WINDOWS
- FIX WINDOW
- FLAT ROOF

ELEVATION/ROOF NOTES

- ESTATE EAGLE ROOFING TILE
- 2X6 BARGE, SEE DETAIL
- X EXPOSED RAFTER TAILS WITH SHAPED ENDS, SEE DETAIL. ALL RAFTER TAIL TO BE EQUALLY SPACED, FRAMER TO COORDINATE WITH TRUSS ENGINEER.
- EXTERIOR PLASTER OVER PAPER BACKED WITH WIRE MESH.
- EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH.
- ICOAT STUCCO SYSTEM
- EXTERIOR SIDING, SEE EXTERIOR FINISHES NOTES.
- EXTERIOR GRADE PLYWOOD SOFFIT.
- TONGUE AND GROOVE SOFFIT
- SPACED 1 X 3 VERTICAL HARDIE TRIM AT 24" O.C. OVER EXTERIOR GRADE PLYWOOD OR M.D.D.O. BOARD.
- EXPOSED HARDIE PLYWOOD OR M.D.O. BOARD.
- EXTERIOR GRADE PLYWOOD GRAIN FINISH
- HIGH DENSITY FOAM TRIM, SEE ELEV. OR DETAIL FOR ACTUAL SIZE
- HIGH DENSITY FOAM WITH, SEE ELEVATION OR DETAIL FOR ACTUAL SIZE
- EXPOSED HARDIE TRIM, TREE ELEVATION OR DETAIL FOR ACTUAL SIZE
- BUILT-UP CURVED PLYWOOD TRIM OR M.D.O. BOARD.
- FIXED SHUTTERS, SEE ELEVATION FOR SIZE..
- POTSHELF, SEE DETAIL.
- PROVIDE G.I. FLASHING AT ALL EXPOSED WOOD TRIM.
- CONTINUOUS G.I. EXTERIOR PLASTER SCREED, SEE DETAIL.
- G.I. FLASHING ROOF TO WALL.
- G.I. FLASHING AND SADDLE / CRICKET
- APPROVED TERMINATION CAP WITH SPARK ARRESTER FROM FIRE-PLACE MANUFACTURER
- LINE OF INTERIOR CEILING OR INTERIOR WALL.
- THIN-SET MASONRY VENEER.
- LIGHTED ADDRESS SIGN
- SHAPED FOAM CORBEL, SEE DETAIL.
- SHARPE WOOD CORBEL, SEE DETAIL.
- WOOD POST(S), SEE PLAN FOR SIZE.
- EXPOSED WOOD BEAM.
- MANUFACTURED COLUMN
- PRE-CAST CONCRETE COMPONENT / TRIM, SEE DETAIL.
- DECORATED
- NEVEL POST FALSE TILE VENTS, SEE ELEVATION FOR LOCATION.
- WOOD RAILING, SEE DETAIL.
- DECORATIVE MATERIAL, SEE DETAIL.
- EXTERIOR PLASTER RECESS, SEE ELEVATION FOR LOCATION, DEPTH AND SIZE OF FINISHED OPENING.
- G.I. SCREENED AND LOUVERED 'GABLE END VENT', SEE ELEVATION FOR VENT SIZE AND LOCATION, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION
- G.I. SCREENED 'ROOF' AIR VENT, SEE REQUIRED ATTIC VENTILATION CHART FOR MORE INFORMATION.
- DECORATIVE (FALSE) VENT / LOUVERED BOARD, SEE ELEV. FOR SIZE AND LOCATION.
- G.I. GUTTER AND DOWNSPOUTS, GUTTER LAYOUT AND DOWNSPOUT LOCATIONS TO BE FIELD VERIFIED.
- SYNTHETIC STONE VENEER BY EL DORADO, NER-601/ER-3568.
- MASONRY VENEER, SEE SLAB INTERFACE PLAN (FOR EXTENT OF TOE FOOTING SEE SLAB INTERFACE PLAN).
- LINE OF 4" WAINSCOT, SEE ELEVATION FOR HEIGHT.
- LINE OF WAINSCOT FURRING, SEE ELEVATION FOR HEIGHT, SEE SLAB INTERFACE PLAN FOR MORE INFORMATION.
- G.I. REGLET FOR COLOR COAT CHANGE.
- MECHANICAL TUB ACCESS PANEL, CORROSION RESISTANT, VERIFY SIZE AND LOCATION, PAINT TO MATCH STUCCO COLOR.
- REPEAT DETAIL AT OPPOSITE SIDE OF OPENING.
- DECORATIVE TILE, SEE DETAIL.
- EXPOSE CORBELS WOOD FINISH EXTERIOR

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 VENTILATING AREA PROVIDED BY UNDER AIR VENTS. (95 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 PROVIDED BY 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.



WEEP SCREED DETAIL 5

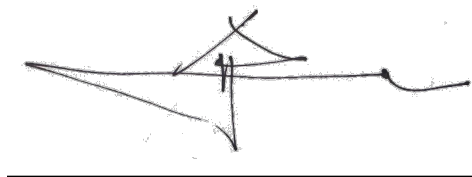
SCALE: $\frac{1}{4}'' = 1' - 0''$

anha
S T U D I O

1216 West River Lane
Santa Ana
CA 92706
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE LLC

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649
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:

ELEVATIONS

ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES, AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

A2.1

PLOT REFERENCE DATE:

07/27/2026

ANHA design studio



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



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

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

"SPECIFY A 1-INCH MINIMUM SPACE BETWEEN THE BOTTOM OF THE ROOF SHEATHING AND THE INSULATION. CRC R806.3."

"ALL APPLIANCES ARE ELECTRIC"; PER T24 REPORT.



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



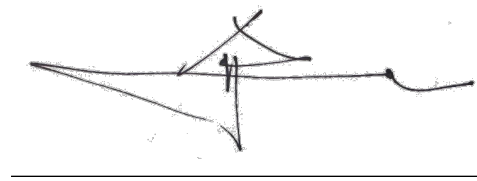
SCALE: $\frac{1}{1}'' = 1' - 0''$

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
- 6A. TWO LAYER OF VAPOR BARRIER
6. DESIGNED WOOD ROOF TRUSSES.
7. GUTTER
8. HEEL STAND TRUSSES.
9. GIRDER TRUSS.
10. 2X ROOF RAFTERS.
11. 2X ROOF JOISTS.
12. 2X CEILING JOISTS.
13. RIDGE BEAM.
14. FLUSH BEAM.
15. DROPPED BEAM.
16. HEADER.
17. 1X OVER 2X TOP PLATE AT NON-BEARING WALL.
18. DOUBLE 2X TOP PLATE AT EXTERIOR AND BEARING WALLS.
19. 2X FLOOR JOISTS.
20. DESIGNED FLOOR JOISTS.
21. FLOOR SHEATHING.
22. G.I. FLASHING AT (ROOF TO WALL).
23. G.I. FLASHING AND SADDLE / CRICKET.
24. EXPOSED BEAM.
25. 2X SOLE PLATE.
26. 2X P.T.D.F. SILL PLATE.
27. 2X4 STUDS.
28. 2X4 CRIPPLES.
29. 2X CEILING FURRING.
30. 2X BLOCKING.
31. 2x6 STUDS.
32. PONY WALL. SEE PLAN FOR HEIGHT.
33. BALLOON FRAMED WALLS. SEE STRUCTURAL FRAMING PLANS, STRUCTURAL CALCULATIONS AND GENERAL NOTES.
34. 2X STAIR STRINGERS AT 16" ON CENTER
35. PLYWOOD TREADS AND RISERS.
36. WINDER STAIR FRAMING W/ PLYWOOD TREADS.
37. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE.
38. ELASTOMERIC DECKING OVER PLYWOOD SUBFLOOR. INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
39. 2X "NAIL SPACED" DECKING.
40. ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON ENTIRE SIDE WITH 1/2" GYPSUM BOARD C.R.C. R302.7.
41. 42" HIGH GUARD PER C.R.C. R3122.
42. 34"-36" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
43. FIBERBATT INSULATION-SEE ENERGY COMPLIANCE SHEET.
44. EXTERIOR FINISH, REFER TO ELEVATIONS.
45. EXTERIOR CEILING / SOFFIT (SEE PLAN / ELEVATION).
46. SHELF, 1/2" GYP. BOARD OVER 3/8" PLYWOOD.
47. CONCRETE FLOOR SLAB.
48. 5/8" TYPE "X" GYP. BOARD 1-HOUR WALL & CEILING
49. 1/2" GYPSUM BOARD
50. 5/8" TYPE X GYP. BOARD 1-HOUR WALL EXTENDING TO FLOOR ABOVE.
51. 1 HOUR STC 50 TO 54 INTERIOR PARTITION

1216 West River Lane
Santa Ana
CA 92706
Tel: (714) 200 4122

ANHA studio Email: aha@anha-studio.com

Designer: AN HA



NEW SINGLE FAMILY

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649

HARMONY BRIDGE LLC

16471 MALDEN CIRCLE
HUNTINGTON BEACH, CA 92649

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

SECTIONS & DETAILS

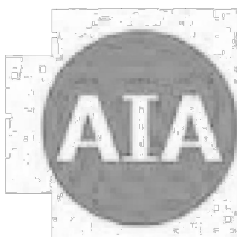
ANHA design studio Inc. 2015 - ALL RIGHTS RESERVED THE DRAWINGS, DESIGNS, INFORMATION, CONTENT AND PROCEDURES DESCRIBED HEREIN ARE FOR THE EXCLUSIVE USE OF ANHA design studio Inc. OR AFFILIATES AND, AS SUCH, ARE NOT TO BE REPRODUCED IN ANY FORM OR MEDIA, CURRENT OR FUTURE, OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF ANHA design studio Inc. DISTRIBUTION OR DUPLICATION OF THESE DOCUMENTS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THESE RIGHTS. VISUAL CONTACT WITH THESE DOCUMENT SHALL CONSTITUTE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET NUMBER:

A2.2

PLOT REFERENCE DATE

07/27/2026



California

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1

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	
BSC	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 DEFINITION. 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 or 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 to permit installation of a branch circuit overcurrent protective device.		
☐	☐	☐
Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .		
☐	☐	☐
4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".		

Y	NA	RESPON. PARTY
☐	☐	☐
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. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.		
☐	☐	☐
1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.		
☐	☐	☐
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.		
☐	☐	☐
b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit.		
☐	☐	☐
1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.		
☐	☐	☐
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.		
☐	☐	☐
3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.		
☐	☐	☐
d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces 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.		
☐	☐	☐
e. 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. Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.		
☐	☐	☐
b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.		
☐	☐	☐
c. 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.		
☐	☐	☐
Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels 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 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.		
☐	☐	☐
4.106.4.2.2.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1, 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).		
☐	☐	☐
4.106.4.2.6 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.		
☐	☐	☐
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.		
☐	☐	☐
b. 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 14-50R2.		
☐	☐	☐
2. EV Ready parking spaces with EV chargers.		
☐	☐	☐
a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers.		
☐	☐	☐
b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.		
☐	☐	☐
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.		

Y	NA	RESPON. PARTY
☐	☐	☐
c. 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.		
☐	☐	☐
4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels. When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.		
☐	☐	☐
Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.		
☐	☐	☐
4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.		
☐	☐	☐
4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:		
☐	☐	☐
1. Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area.		
☐	☐	☐
2. Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks.		
☐	☐	☐
4.106.4.4.2 Long-term bicycle parking for multifamily buildings. Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:		
☐	☐	☐
1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.		
☐	☐	☐
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.		
☐	☐	☐
3. Lockable, weatherproof, permanently anchored bicycle lockers.		
☐	☐	☐
4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings. Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:		
☐	☐	☐
1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.		
☐	☐	☐
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.		
☐	☐	☐
3. Lockable, weatherproof, permanently anchored bicycle lockers.		
☐	☐	☐
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 4.303.1.4.		
☐	☐	☐
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 80 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, commercial pre-rinse spray valves shall meet the requirements in the <i>California Plumbing Code</i> , Section 420.3.		
☐	☐	☐
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> .		
☐	☐	☐
4.304 OUTDOOR WATER USE		
☐	☐	☐
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.		
☐	☐	☐
NOTES:		
☐	☐	☐
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i> , Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/		

Y	NA	RESPON. PARTY
☐	☐	☐
DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY		
☐	☐	☐
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE		
☐	☐	☐
4.406.1 CODED PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in soleboard plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.		
☐	☐	☐
4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING		
☐	☐	☐
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.		
☐	☐	☐
Exceptions:		
☐	☐	☐
1. Excavated soil and land-clearing debris.		
☐	☐	☐
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.		
☐	☐	☐
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.		
☐	☐	☐
4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5		

