VENTURE

3381 Venture Drive, Huntington Beach, CA 92649

OWNER:
GLENN IZMIRIAN
DIANA YAO

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TEL: 310-237-4341

ARCHITECT:
HYE-YOUNG CHUNG ARCHITECTURE
1308B GRANT ST,
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PROJECT DATA

PROJECT ADDRESS:
3381 VENTURE DRIVE,
HUNTINGTON BEACH, CA 92649

PROJECT DESCRIPTION:
WINDOW AND DOOR REPLACEMENT, LIKE FOR LIKE
WINDOW OPENING EXPANSION AT BACK FACADE
SMALL TWO-STORY ADDITION AT ENTRY:
72 SF AT GROUND FLOOR
72 SF AT SECOND FLOOR

LEGAL DESCRIPTION:
N TR 8636 BLK LOT 64
APN: 17873301
PARCEL NUMBER: 178-733-01

ZONING: RL-CZ
CONSTRUCTION TYPE: TYPE VB

OCCUPANCY:
R-3 NO CHANGE

SPRINKLER SYSTEM:
NO EXISTING SPRINKLER SYSTEM
NO FUTURE PROPOSED SPRINKLER SYSTEM

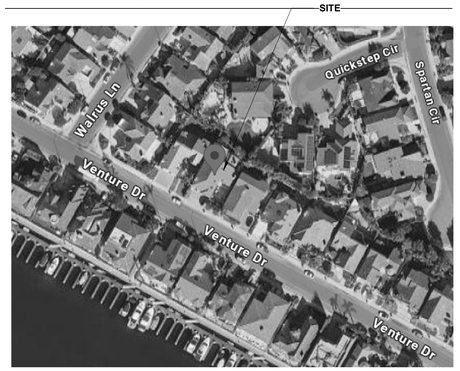
APPLICABLE CODE:
CALIFORNIA BUILDING CODE (CBC) 2022
CALIFORNIA RESIDENTIAL CODE (CRC) 2022
CALIFORNIA PLUMBING CODE (CPC) 2022
CALIFORNIA MECHANICAL CODE (CMC) 2022
CALIFORNIA ELECTRICAL CODE (CEC) 2022
CALIFORNIA FIRE CODE (CFC) 2022
CALIFORNIA ENERGY CODE 2022
CALIFORNIA GREEN CODE 2022
CITY OF HUNTINGTON BEACH MUNICIPAL CODE
CITY OF HUNTINGTON BEACH ZONING CODE

PLANNING AND ZONING SUMMARY:
EXISTING BUILDING AREA: 3,952 SF
EXISTING LOT AREA: 6,360 SF
EXISTING LOT COVERAGE: 2,877 SF

LOT COVERAGE MAX: 50% = 3,180 SF
PROPOSED LOT COVERAGE: 2,977 < 50%

EXISTING BUILDING AREA: 3,952 SF
PROPOSED BUILDING AREA: 4,152 SF

VICINITY PLAN



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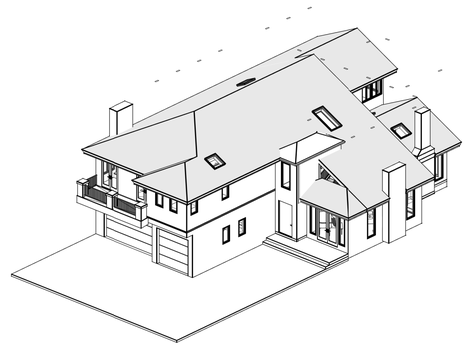
PROJECT REPRESENTATION



ABBREVIATIONS

WD	WOOD	F.F.	FINISH FLOOR	PLYWD	PLYWOOD
#	NUMBER	F.G.	FINISH GRADE	PROJ	PROJECT
&	AND	F.O.S.	FACE OF STUD	PT(D)	PAINT(ED)
(E)	EXISTING	F.O.W.	FACE OF WALL	PVC	POLYVINYL CHLORIDE
(N)	NEW	F.R.	FIRE RATED	R.O.	ROUGH OPENING
@	AT	F.S.	FINISH SURFACE	RAD	RADIUS
A.C.	ASPHALTIC CONCRETE	FDN	FOUNDATION	RCP	REFLECTED CEILING PLAN
A.F.F.	ABOVE FINISH FLOOR	FIN	FINISH	REF	REFER(ENCE)
A/C	AIR CONDITIONING	FLR	FLOOR	REFRIG	REFRIGERATOR
A/V	AUDIO VISUAL	FR	FRAME	REQ(D)	REQUIRED
ACOUS	ACOUSTIC(AL)	FT	FEET OR FOOT	RM	ROOM
ADJ	ADJUSTABLE or ADJACENT	FTG	FOOTING	RWD	REDWOOD
ALT	ALTERNATE	GA	GAUGE	S	SOUTH
ALUM	ALUMINUM	GAL	GALLON	S.F.	SQARE FEET or FOOT
AMSL	AVERAGE MEAN SEA LEVEL	GALV	GALVANIZED	S.L.	SCORE LINE
APPROX	APPROXIMATE(LY)	GL	GLASS	SCHED	SCHEDULE
ARCH	ARCHITECT(URAL)	GRD	GROUND	SCW	SOLID CORE WOOD
AUTO	AUTOMATIC	GWB	GYPSUM WALLBOARD	SECT	SECTION
B.O.	BOTTOM OF	GYP	GYPSUM	SGL	SINGLE
B.W.	BOTTOM OF WALL	H	HIGH	SHT	SHEET
BD	BOARD	H.B.	HOSE BIB	SIM	SIMILAR
BLDG	BUILDING	H.P.	HIGH PERFORMANCE	SPEC	SPECIFICATION
BLKG	BLOCKING	HDR	HEADER	SQ	SQUARE
BM	BEAM	HDWR	HARDWARE	ST. STL	STAINLESS STEEL
BOT	BOTTOM	HORIZ	HORIZONTAL	STL	STEEL
BTWN	BETWEEN	HR	HOUR	STN	STAIN(ED)
BYND	BEYOND	HT	HEIGHT	STOR	STORAGE
C.I.P.	CAST IN PLACE	HVAC	HEATING VENTILATING & AIR CONDITIONING	STRUCT	STRUCTURE(AL)
C.J.	COLD JOINT	I.D.	INSIDE DIAMETER	SUSP	SUSPENDED
C.L.	CENTER LINE	INSUL	INSULATION	SYM	SYMMETRICAL
CAB	CABINET	INT	INTERIOR	T & G	TONGUE AND GROOVE
CEM	CEMENT(ITOUS)	JT	JOINT	T.O.	TOP OF
CLG	CEILING	L	LENGTH	T.O.C.	TOP OF CURB
CLO	CLOSET	LAM	LAMINATE(D)	T.O.S.	TOP OF SLAB
CLR	CLEAR(ANCE)	LAV	LAVATORY	T.O.W.	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	MATL	MATERIAL	TBD	TO BE DETERMINED
		MAX	MAXIMUM	TEMP	TEMPERED
COL	COLUMN	MECH	MECHANICAL	TERM	TERMINATION
CONC	CONCRETE	MFR	MANUFACTURER	THK	THICK
COND	CONDITION	MIN	MINIMUM	THRES	THRESHOLD
CONST	CONSTRUCTION	MISC	MISCELLANEOUS	TYP	TYPICAL
CTR	CENTER	MTL	METAL	U.B.C.	UNIFORM BUILDING CODE
CTSK	COUNTERSINK	MULL	MULLION	U.N.O.	UNLESS OTHERWISE NOTED
D.G.	DECOMPOSED GRANITE	MULTI	MULTI-TRUCK		
DBL	DOUBLE	N	NORTH	V.I.F.	VERIFY IN FIELD
DIAM	DIAMETER	N.I.C.	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
DIM	DIMENSION	N.T.S.	NOT TO SCALE	VEN	VENEER
DIVS	DIVISIONS	N/A	NOT APPLICABLE	VERT	VERTICAL
DN	DOWN	NO	NUMBER	W	WEST
DRWR	DRAWER	O.C.	ON CENTER	W.C.	WATER CLOSET
DS	DOWNSPOUT	O.D.	OUTSIDE DIAMETER	W.H.	WATER HEATER
DTL	DETAIL	O.F.D.	OVER FLOW DRAIN	W.P.	WATER PROOFING
DW	DISHWASHER	O.H.	OVERHEAD	W/	WITH
DWG	DRAWING	O/	OVER	W/O	WITHOUT
E	EAST	OBS	OBSCURED		
E.J.	EXPANSION JOINT	OPER	OPER(ATION) (ABLE)		
EA	EACH	OPP	OPPOSITE		
ELEC	ELECTRIC(AL)	P-LAM	PLASTIC LAMINATE		
ELEV	ELEVATION	P.A.	PLANTED AREA		
EQ	EQUAL	P.I.P.	POURED IN PLACE		
EQUIP	EQUIPMENT	P.L.	PROPERTY LINE		
EXH	EXHAUST	P.O.C.	POINT OF CONNECTION		
EXP	EXPANSION	P.S.I.	POUNDS PER SQUARE INCH		
EXT	EXTERIOR	PERF	PERFORATED		
F.A.U.	FORCER AIR UNIT	PLAS	PLASTER		

GRAPHIC SYMBOLS

- 0 — STRUCTURAL GRID LINE
- 1 / A101 — EXTERIOR ELEVATION NUMBER; DRAWING WHERE ELEVATION IS SHOWN
- SIM / 1 / A101 — SECTION IDENTIFICATION AND DIRECTION CUT; DRAWING WHERE SECTION IS SHOWN
- 1 / A5.XX / 2 / 3 — INTERIOR ELEVATION NUMBER; DRAWING WHERE INTERIOR ELEVATION IS SHOWN
- SIM / 1 / A101 — DETAIL NUMBER; DRAWING WHERE DETAIL IS SHOWN
- Room name / 101 — ROOM NUMBER
- 101 / PH — DOOR NUMBER; SEE DOOR SCHEDULE
- 1t — WINDOW TYPE; SEE WINDOW TYPES DRAWING(S)
- ? — KEYNOTE

SHEET INDEX

SHEET	NAME
A0-00	COVER PAGE
A0-01	GENERAL NOTES
A0-02	GENERAL NOTES
A0-03	RECORDS
A0-04	GENERAL NOTES & TITLE24
A0-05	TITLE24 CERTIFICATE OF COMPLIANCE
A0-06	TITLE24 CERTIFICATE OF COMPLIANCE
A0-07	HCD CHECKLIST
A0-08	HCD CHECKLIST
A1-01	SITE PLAN
A1-02	DEMO FIRST FLOOR PLAN
A1-03	DEMO SECOND FLOOR PLAN
A2-01	FIRST FLOOR PLAN
A2-02	SECOND FLOOR PLAN
A2-03	ROOF PLAN
A2-04	FINISH FLOOR PLAN - FIRST FLOOR
A2-05	FINISH FLOOR PLAN - SECOND FLOOR
A3-01	FIRST FLOOR RCP
A3-02	SECOND FLOOR RCP
A4-01	PROPOSED EXTERIOR ELEVATIONS
A4-02	PROPOSED EXTERIOR ELEVATIONS
A4-03	DEMO EXTERIOR ELEVATIONS
A4-04	DEMO EXTERIOR ELEVATIONS
A5-01	ENLARGED STAIR PLAN, SECTIONS AND DETAILS
A6-01	SCHEDULES

SHEET	NAME
S1.1	GENERAL NOTES AND ABBREVIATIONS
S1.2	TYP. FRMG. & FDN. DETAILS
S1.3	TYP. SHEAR & FRMG. DETAILS
S2	L1 FLR. FRMG. & FDN. PLAN
S3	L2 FLR. FRMG. PLAN
S4	ROOF FRMG. PLAN
S5	STRUCTURAL DETAILS

CITY OF HUNTINGTON BEACH
APPROVED
FOR PERMIT ISSUANCE

The approval of these plans SHALL NOT be held to permit nor be an approval of the violation of any provisions of ANY State codes, City Ordinances, or Plans.

This set of plans and specifications shall be printed in legible format and kept on the job at all times during the life of this permit. It is unlawful to make any changes, modifications, or alterations without prior authorization from the City.

BY: _____ DATE: 12/01/2025

C2025-002908 3381 Venture Dr Approved Plans

Mechanical, Electrical & Plumbing for residential projects (SFD & Duplex) are not reviewed and are subject to field inspections and approval. This building permit approval applies to architectural and structural plans only, all other drawings are for reference only.

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

HYCA
Hye-Young Chung Architecture

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Santa Monica, CA 90405
TEL 310.237.4341
www.hycarch.com

3381 VENTURE DRIVE

3381 VENTURE DRIVE
HUNTINGTON BEACH, CA 92649

PROJECT ID **2412**

CONSULTANTS

DESIGN OF KWESI ASAMOAH
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VENICE, CA 90291

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TEL: 310-948-1937

LICENSED ARCHITECT
HYE-YOUNG CHUNG
C-35186
REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1
2	10/21/2025	Revision 2
3	11/4/2025	Revision 3

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

COVER PAGE

SHEET TITLE

DATE 11/14/2025 1:57:18 PM

SCALE 12" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A0-00**

Published: 11/14/2025 1:57:18 PM

GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE CALIFORNIA UNIFORM BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AMENDMENTS ENACTED BY THE CITY OF LOS ANGELES.

2. IF ANY CONFLICT IN INFORMATION IS DISCOVERED WITH REFERENCES TO STANDARDS OF PERFORMANCE OR CONSTRUCTION OR WORKMANSHIP, THE MORE ONEROUS PROVISION SHALL BE DEEMED TO APPLY UNLESS OTHERWISE AGREED TO BY THE ARCHITECT.

3. THE CONTRACTOR (AND HIS SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT IN WRITING, ALL INCONSISTENCIES, ERRORS OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTIONS OF THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OF TIME DELAYS SO CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES BEING AVAILABLE ON SITE FOR WORKERS TO REFER TO, FOR SUCH PORTION OF THE WORK.

4. CONTRACTOR SHALL PROVIDE A BLANKET ONE-YEAR GUARANTEE FOR THE TOTAL JOB WITH THE SEPARATE GUARANTEE FOR SPECIFIC TRADES/ EQUIPMENT ITEMS, WITH THE NAMES OF LOCAL REPRESENTATIVES TO BE CONTRACTED FOR SERVICE. THE CONTRACTOR SHALL PROVIDE OPERATING AND MAINTENANCE BROCHURES AS REQUIRED. THE GUARANTEE SHALL COMMENCE WHEN THE WORK IS DEEMED SUBSTANTIALLY COMPLETE BY THE ARCHITECT.

5. CONTRACTOR SHALL PROVIDE ONE MARKED UP SET OF DRAWINGS INDICATING ALL DIFFERENCES, CHANGES, ETC., AND ACTUAL LOCATIONS OF CONCEALED WORK, BEFORE ARCHITECT'S FINAL INSPECTION.

6. WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT. SUBMISSION PACKAGE SHALL CONTAIN BROCHURE, CUT SHEETS, SPECIFICATIONS, COSTS, AVAILABILITY, REFERENCES, ETC. CONTRACTOR SHALL REIMBURSE ARCHITECT FOR TIME SPENT EVALUATION ALTERNATIVES OR SUBSTITUTIONS THAT ARE SUBMITTED AFTER PROJECT CONSTRUCTION HAS COMMENCED.

7. DO NOT SCALE DRAWINGS.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, WATER, POWER, SEWER, TELEPHONE AND CABLE TELEVISION AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES. CONTRACTOR SHALL LOCATE UTILITIES BY POTHOLING PRIOR TO BEGINNING CONSTRUCTION.

9. CONTRACTOR TO STAKE OUT ALL WORKS AS SHOWN ON PLANS, CONFIRM EXISTING CONDITIONS AND PROPERTY LINE LOCATIONS, AND VERIFY COMPLIANCE WITH SETBACKS AND CLEARANCES REQUIRED BY CODE.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS, AND PUBLIC AND PRIVATE IMPROVEMENTS ON PROPERTY ADJACENT TO THE SITE SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK. ALL DAMAGE SO OCCURRING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO OWNER.

11. THE ARCHITECT WILL SUBMIT CONTRACT DOCUMENTS FOR "PLAN CHECK" AND MAKE ANY NECESSARY CORRECTIONS. CONTRACTOR WILL SECURE AND PAY FOR THE BUILDING PERMIT AND ALL OTHER PERMITS, LICENSES, INSPECTIONS AND THE LIKE, INCLUDING POSTING AND BEARING THE COST OF BONDS REQUIRED, INSURANCE FOR THE WORK AND RELATED CONSTRUCTION COVERED BY THE CONTRACT AND WHICH ARE LEGALLY REQUIRED AT THE TIME THE BIDS ARE RECEIVED. THE OWNER WILL PAY CHARGES, FEES AND ASSESSMENTS LEVIED BY PUBLIC AUTHORITIES FOR CONNECTION TO THE PUBLIC SEWER. OWNER WILL REIMBURSE CONTRACTOR PERMIT FEES WITHOUT MARKUP.

12. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE THE FOLLOWING: 1) CERTIFICATE OF WORKERS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD 2) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS 3) COPY OF CONTRACTOR'S STATE LICENSE OR POCKET ID.

13. CONTRACTOR SHALL PROVIDE ALL WALLS, TERRACES, WALK AND DRIVES AS SHOWN ON PLANS AND ALSO PROVIDE ANY EXPANSION JOINTS, CURBS, ETC. THAT MAY BE REQUIRED FOR DURABLE CONSTRUCTION.

14. CONTRACTOR SHALL PROVIDE ACCESS AND VENTILATION IN ACCORDANCE WITH SECTION 2516.6 OF THE CALIFORNIA BUILDING CODE (AND AS SHOWN ON DRAWINGS) TO CRAWL SPACES AND PLUMBING CHASES AND SHALL CONFIRM LOCATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION.

CONSTRUCTION
1. ALL WOOD CONSTRUCTION SHALL BE 8" MINIMUM ABOVE ADJACENT FINISH GRADE UNLESS LUMBER IS TREATED FOR SUCH APPLICATIONS.

2. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AS NEEDED FOR PROTECTION AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN OWNER'S REQUIREMENTS FOR SUCH BARRICADES. BARRIER, SIGNS, AND COVERED WALKWAYS SHALL BE CONSTRUCTED TO PROTECT PEDESTRIANS PER CBC SECTION 3306 AND BUILDING INSPECTOR TO VERIFY THESE DURING CONSTRUCTION.

3. CONTRACTOR SHALL CLEAN ALL GLASS, REMOVE STAINS, SPOTS, MARKS AND DIRT FROM ALL WORK, CLEAN ALL HARDWARE, REMOVE PAINT SPOTS AND SMEARS FROM ALL SURFACES, CLEAN ALL FIXTURES AND FLOOR AND ANY OTHER ITEMS CAUSED BY CONSTRUCTION ACTIVITIES.

4. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEM.

5. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

6. WHEN DEMOLITION IS REQUIRED ON SITE: 1) ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST; 2) NO STRUCTURAL MEMBER IN ANY STORY SALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED; 3) FREE FALL DUMPING OVER EXTERIOR WALL WILL NOT BE ALLOWED FOR HEIGHT MORE THAN 25 FT.

7. ALL METAL FLASHING, GUTTER AND DOWNSPOUT JOINTS SHALL BE LAPPED, JOINED, AND SEALED SO THAT THEY ARE WATER TIGHT AND PROVIDE FOR POSITIVE WATER FLOW.

8. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UNDERGROUND UTILITIES AND CONNECTION WITH THE RELEVANT UTILITY COMPANIES.

9. THE PERIMETER WALLS BELOW GRADE ARE NOT TO BE BACKFILLED UNTIL THE FLOOR SLABS ARE POURED & CURED.

10. THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND; OR OBTAIN A NECESSARY PERMIT FROM STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

11. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HVAC SYSTEM (LAMC 4.504.1).

12. DUCTS ARE TO BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 6 OF THE CALIFORNIA BUILDING CODE.

13. THERMOSTATICALLY CONTROLLED HEATING AND COOLING SYSTEMS, EXCEPT ELECTRIC HEAT PUMPS, SHALL HAVE AUTOMATIC THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

14. ALL NEW HEATING, VENTILATING AND AIR CONDITIONING (HVAC) EQUIPMENT, INCLUDING WATER HEATERS, SHALL BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION.

15. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES OR TO LOCATION OF HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE OT COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES AT NO EXPENSE TO OWNER, ARCHITECT OR ARCHITECT'S CONSULTANTS.

PLUMBING

1. ALL PLUMBING PENETRATIONS THROUGH WALLS WHICH REQUIRED PROTECTED OPENINGS (OCCUPANCY SEPARATION WALLS, AREA SEPARATION WALLS, CORRIDOR WALLS AND WALLS TO CLOSE TO A REAL OR IMAGINARY PROPERTY LINE) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

2. CONTRACTOR SHALL VERIFY THAT COPPER WATER SUPPLY LINES ARE SIZED TO PROVIDE ACCEPTABLE PRESSURE AND VOLUME. CONTRACTOR SHALL CONNECT WASTE LINES TO SEWER AND PROVIDE CLEANOUTS AND VENTILATION AS REQUIRED BY THE UNIFORM PLUMBING CODE.

3. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES ABOVE THE SHOWER DRAIN OUTLET (CPC 410.4).

4. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE
MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1 (LAMC 4.303.1).

5. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/ OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME (LAMC 4.3030.1.3.2).

ENERGY NOTES
1. THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53 HAVE BEEN REVIEWED AND THE DESIGN SUBMITTED CONFIRMS WITH THESE REGULATIONS.

2. THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING AND CONVERSATION OF SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

3. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.

4. INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

5. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS FOR WHICH THE BUILDING PERMIT WAS ISSUED, AND CONFORMS WITH THE REQUIREMENTS OF CHAPTER 2-53. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED "R VALUE," AND, IF LOOSE-FILL INSULATION, THE MINIMUM INSTALLED WEIGHT PER SF CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED "R VALUE."

6. CEILING/ ROOF SHALL BE INSULATED (AS PER 2-5352 [A]) BETWEEN FRAMING MEMBERS WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE PER T24 REPORTS.

7. WOOD-FRAMED WALLS SHALL BE INSULATED BETWEEN FRAMING MEMBERS WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE PER T24 REPORTS.

8. ALL DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULLY WEATHER-STRIPPED.

9. ALL OPENINGS IN THE BUILDING ENVELOPE SUCH AS FRAME, FRAMING AND PANEL JOINTS, ELECTRICAL AND PLUMBING LINE OPENINGS, AND MASONRY/WOOD FRAMING JOINTS SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT WATER AND AIR INFILTRATION.

10. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED INDICATING THAT THEY MEET THE INFILTRATION STANDARDS LISTED IN TABLE 2-53V, T24, SECTION 2.

11. FAN OR OTHER EXHAUST SYSTEMS EXHAUSTING AIR FROM CONDITIONED SPACE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS TO PREVENT AIR LEAKAGE.

12. ALL SHOWERHEADS, LAVATORY FAUCETS AND SINK FAUCETS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE APPLICABLE CALIFORNIA APPLIANCE EFFICIENCY STANDARDS.

13. LAMPS USED IN LUMINARIES FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE AN EFFICACY OF NOT LESS THAN 25 LUMENS PER WATT (I.E. FLUORESCENT). LUMINARIES WHICH ARE THE ONLY LIGHTING IN A KITCHEN OR BATHROOM WILL BE CONSIDERED GENERAL LIGHTING. LIGHTING TO BE USED ONLY FOR SPECIFIC VISUAL TASKS OR DECORATIVE EFFECT ARE EXEMPT FROM THIS REQUIREMENT. SUCH EXEMPT LIGHTING INCLUDES LUMINARIES THAT ARE MEANT TO LIGHT ONLY A SPECIFIC TASK AREA SUCH AS A KITCHEN COUNTER OF SINK, A DINING TABLE, OR A BATHROOM MIRROR.

14. INSULATION TO MATCH REQUIREMENTS OF ENERGY PLAN THAT COMPLIES WITH THE CALIFORNIA ENERGY CODE (CENC).

SECURITY NOTES
1. COORDINATE WITH SECURITY COMPANY FOR INSTALLATION OF ALARM SYSTEMS.

2. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR BE PROVIDED WITH SOME DEVICE TO PREVENT THE DOOR FROM BEING OPENED SHOULD THE STOP BE REMOVED.

3. STOPS ON OUT-SWINGING DOORS TO BE ONE-PIECE CONSTRUCTION OR FASTENED WITH (3) 4" SCREWS 6" OC.

4. ALL PIN-TYPE HINGES ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS
CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. IN ADDITION, THEY SHALL HAVE (1) 4" MIN. STEEL JAMB STUD WITH (1) 4" MIN. PROJECTION.

5. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS SHALL BE SECURED TO THE JAMB AND WALL FRAMING WITH 2" LONG SCREWS. (A) THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAMED DOORS SHALL BE CONSTRUCTED OF MINIMUM SIXTEEN U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO SCREWS, WHICH MUST PENETRATE AT LEAST TWO INCHES INTO SOLID BACKING BEYOND THE SURFACE TO WHICH THE STRIKE IS ATTACHED.

6. ALL EXTERIOR DOORS SHALL BE FLUSH-TYPE HOLLOW METAL OR WOOD DOORS 1-3/4" THICK WITH SOLID CORE CONSTRUCTION, OR FULLY TEMPERED GLASS IF GLASS, AND SHALL BE INSTALLED WITH DEAD LOCKING LATCHES. DEADBOLTS SHALL HAVE A MINIMUM 1" THROW AND A MINIMUM (5) 8" EMBEDMENT (STRAIGHT TYPE) AND SHALL CONTAIN HARDENED INSERTS. LOCKS SHALL BE FLUSH, KEY-OPERATED CYLINDERS ON THE EXTERIOR AND SHALL BE OPERABLE WITHOUT KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT ON THE INTERIOR.

7. DOOR JAMBS SHALL BE INSTALLED WITH SOLID BACKING IN SUCH A MANNER THAT ANY OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN TWELVE INCHES ABOVE AND BELOW THE STRIKE PLATE.

8. TRIMMERS SHALL BE FULL DOOR LENGTH WITH SOLID BACKING AGAINST SOLE AND HEADER PLATES.

9. HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT LOCK STRIKE HEIGHT FOR 3 STUD SPACES.

10. DOUBLE DOORS (INACTIVE LEAFS) SHALL BE SECURED WITH BOTH HEAD AND BASE FLUSH BOLTS WITH A MINIMUM (5) 8" EMBEDMENT.

11. NOT LESS THAN THREE FOUR AND ONE-HALF INCH STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR AND FRAME WITH NOT LESS THAN FOUR NO.9 BY THREE-FOURTHS-INCH WOOD SCREWS OR TO METAL WITH NOT LESS THAN FOUR NO.8 MACHINE SCREWS.

12. THE FOLLOWING REQUIREMENTS MUST BE MET FOR WINDOWS AND SLIDING GLASS DOORS: (1) EXCEPT AS OTHERWISE SPECIFIED IN MUNICIPAL CODE SECTIONS 8.48.1 (SPECIAL RESIDENTIAL BUILDING PROVISIONS) AND 8.48.130 (SPECIAL COMMERCIAL BUILDING PROVISIONS), ALL OPERABLE EXTERIOR WINDOWS AND SLIDING GLASS DOORS SHALL COMPLY WITH THE TESTS AS SET FORTH IN SECTION 8.48.140 (TESTS). (2) WINDOW ASSEMBLIES WHICH ARE DESIGNED TO BE OPERABLE AND WHICH ARE REGULATED BY THIS CHAPTER SHALL COMPLY WITH UNIFORM BUILDING CODE STANDARD 10-6, UNLESS SUCH WINDOWS ARE PROTECTED BY APPROVED METAL BARS, SCREENS OR GRILLES. (3) SLIDING DOOR ASSEMBLIES REGULATED BY THIS CHAPTER SHALL COMPLY WITH UNIFORM BUILDING CODE STANDARD 10-5, PART II. (4) LOUVERED WINDOWS SHALL NOT BE USED WHEN ANY PORTION OF THE WINDOW IS LESS THAN TWELVE FEET VERTICALLY OR SIX FEET HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ANY ADJOINING ROOF BALCONY, LANDING, STAIR TREAD, PLATFORM, OR SIMILAR STRUCTURE UNLESS SUCH WINDOWS ARE PROTECTED BY APPROVED METAL BARS, SCREENS, OR GRILLS. (ADDED BY ORD. NO. 1945CCS 12 (PART), ADOPTED 6/8/99)

13. GARAGE TYPE DOORS - ROLLING OVERHEAD, SOLID OVERHEAD, SWING, ADDED BY SLIDING OR ACCORDION SHALL CONFORM TO THE FOLLOWING STANDARDS: (1) ALUMINUM DOORS SHALL BE A MINIMUM THICKNESS OF .0215 INCHES AND RIVETED TOGETHER A MINIMUM OF EIGHTEEN INCHES ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR FRAMING WITHIN THREE INCHES OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR. (2) DOORS UTILIZING A CYLINDER LOCK SHALL HAVE A MINIMUM FIVE PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE INCH. (3) DOORS THAT EXCEED SIXTEEN FEET IN WIDTH SHALL HAVE TWO LOCK RECEIVING POINTS; OR, IF THE DOOR DOES NOT EXCEED NINETEEN FEET, A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER; OR, TORSION SPRING COUNTERBALANCE TYPE HARDWARE MAY BE USED. (4) DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OR .120 INCHES IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE-HALF INCH AND PROTRUDE AT LEAST ONE AND ONE-HALF INCHES INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE-EIGHTS OF AN INCH MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NON-REMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLIES.

14. SWINGING EXTERIOR GLASS DOORS, WOOD OR METAL DOORS WITH GLASS PANELS, SOLID WOOD OR METAL DOORS SHALL BE CONSTRUCTED OR PROTECTED AS FOLLOWS: (1) WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF ONE AND THREE-FOURTHS (1-3/4) INCHES. WOOD PANEL DOORS WITH PANELS LESS THAN ONE (1) INCH THICK SHALL BE COVERED ON THE INSIDE WITH A MINIMUM SIXTEEN (16) U.S. GAUGE SHEET STEEL OR ITS EQUIVALENT, WHICH IS TO BE ATTACHED WITH SCREWS ON MINIMUM SIX (6) INCH CENTERS. HOLLOW STEEL DOORS SHALL BE OF A MINIMUM SIXTEEN (16) U.S. GAUGE AND HAVE SUFFICIENT REINFORCEMENT TO MAINTAIN THE DESIGNED THICKNESS OF THE DOOR WHEN ANY LOCKING DEVICE IN INSTALLED; SUCH REINFORCEMENT BEING ABLE TO RESTRICT COLLAPSING ON THE DOOR AROUND ANY LOCKING DEVICE. (2) ANY GLAZING UTILIZED WITHIN 40 INCHES OF ANY DOOR LOCKING MECHANISM SHALL BE CONSTRUCTED OR PROTECTED AS FOLLOWS: (A) FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.

15. HORIZONTAL SLIDING DOORS SHALL BE EQUIPPED WITH A METAL GUIDE TRACK AT TOP AND BOTTOM AND A CYLINDER LOCK AND/OR PADLOCK WITH A HARDENED STEEL SHACKLE WHICH LOCKS AT BOTH HEEL AND TOE, AND A MINIMUM FIVE PIN TUMBLER OPERATION WITH NON-REMOVABLE KEY WHEN IN AN UNLOCKED POSITION. THE BOTTOM TRACK SHALL BE SO DESIGNED THAT THE DOOR CANNOT BE LIFTED FROM THE TRACK WHEN THE DOOR IS IN A LOCKED POSITION.

16. WINDOWS SHALL BE DEEMED ACCESSIBLE IF LESS THAN TWELVE FEET ABOVE GROUND. ACCESSIBLE WINDOWS HAVE A PANE EXCEEDING NINETY-SIX SQUARE INCHES IN AN AREA WITH THE SMALLEST DIMENSION EXCEEDING SIX INCHES AND NOT VISIBLE FORM A PUBLIC OR PRIVATE THOROUGHFARE SHALL BE PROTECTED IN THE FOLLOWING MANNER: (1) FULLY TEMPERED GLASS OR BURGLARY-RESISTANT GLAZING; OR (2) THE FOLLOWING WINDOWS BARRIERS MAY BE USED BUT SHALL BE SECURED WITH NON-REMOVABLE BOLTS: (A) INSIDE OR OUTSIDE IRON BARS OF AT LEAST ONE-HALF-INCH ROUNDED ONE BY ONE-QUARTER INCH FLAT STEEL MATERIALS, SPACED NOT MORE THAN FIVE INCHES APART AND SECURELY FASTENED; OR (B) INSIDE OR OUTSIDE IRON OR STEEL GRILLS OF AT LEAST ONE-EIGHTH-INCH MATERIAL WITH NOT MORE THAN A TWO-INCH MESH AND SECURELY FASTENED. (3) F A SIDE OR REAR WINDOW IS OF THE TYPE THAT CAN BE OPENED, IT SHALL WHERE APPLICABLE, BE SECURED ON THE INSIDE WITH EITHER A SLIDE BAR, BOLT, CROSSBAR, AUXILIARY LOCKING DEVICE, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE, A MINIMUM FOUR PIN TUMBLER OPERATION. (4) THE PROTECTIVE BARS OR GRILLS SHALL NOT INTERFERE WITH THE OPERATION OF OPENING WINDOWS IF SUCH WINDOWS ARE REQUIRED TO BE OPERABLE BY THE CALIFORNIA BUILDING CODE.

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

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3381 VENTURE DRIVE

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PROJECT ID
2412

CONSULTANTS

1

LICENSED ARCHITECT
HYE-YOUNG CHUNG
C-35186
REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

GENERAL NOTES

SHEET TITLE

DATE 11/14/2025 1:57:20 PM

SCALE [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO.
A0-01

GLAZING NOTES
1. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN SECTION 2406.

A. SWING DOORS.
B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLES AND PANELS IN SLIDING AND BIFOLD CLOSE DOOR ASSEMBLIES.
C. STORM DOORS.
D. FRAMED SWINGING DOORS.
E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
G. FIXED OR OPERABLE PANELS OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   a. EXPOSED AREA OF THE INDIVIDUAL PANE GREATER THAN 9 SF
   b. EXPOSED BOTTOM EDGE LESS THEN 18" ABOVE THE FLOOR
   c. EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
   d. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING
H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
I. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   a. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING
   b. THE GLAZING IS WITHIN 60" OF A SWIMMING POOL OR SPA WATER'S EDGE.
J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
K. ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE PLANE IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

2. ALL GLASS DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TO SHOW COMPLIANCE WITH AIR INFILTRATION STANDARDS OF THE 1972 ANSI A134.1, A134.2, A134.3, AND A134.4.

3. GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. 91.1711 (D) (HSC 25997 EFF.3/4/72). ALL GLAZING TO BE FULLY TEMPERED GLASS.

4. GLASS IN WINDOWS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE DESIGNED TO RESIST WINDOW LOADS IN CBC 1609 FOR COMPONENTS AND CLADDINGS. GLASS IN GLAZED CURTAIN WALLS, GLAZED STOREFRONTS AND GLAZED PARTITIONS SHALL MEET THE SEISMIC REQUIREMENTS OF ASCE 7, SECTION 13.5.9 [CBC 2401.1 & 2404]. PROVIDE STRUCTURAL CALCULATION OR ICC REPORT (OR EQUIVALENT) FROM GLAZING MANUFACTURER, SHOWING COMPLIANCE, FOR REVIEW.

5. SKYLIGHTS SHALL COMPLY WITH DIVISION 24. PLASTIC SKYLIGHTS ARE ALLOWED ONLY UNDER CONDITIONS SPECIFIED IN SEC 2610.

INTERIOR ENVIRONMENTS/ INTERIOR FINISHES
1. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL. (1205.1 AND 1205.3)

2. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 802. IN ADDITION, APPLICATIONS ARE TO BE IN ACCORDANCE WITH SECTION 803, 804 AND TABLE 803.5.

3. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPERS, SHADES, HANGINGS, ETC.)

4. NO FOAM PLASTICS (803.4) SHALL BE USED AS INTERIOR FINISH EXCEPT AS
PROVIDED BY IN SECTIONS 2603.9 OR 2604 (801.2).

5. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1 - 4.504.3 (LAMC 4.504.2.1 - 4.504.2.3).

6. ALL ENGINEERED AND COMPOSITE WOOD PRODUCTS SHALL BEAR THE PROPER VERIFICATION AND CERTIFICATION AS REQUIRED TO MEET LAMC 4.504.5.

SPECIAL HAZARDS
1. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES , AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE.

2. ROOF COVERINGS SHALL CONFORM TO THE BUILDING CODE.

3. PROVIDE AN APPROVED SPARK ARRESTOR FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBEQUE DEVICE WHICH USES FUEL BURNING MATERIALS.

FIRE SAFETY
1. HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE PROVIDED AS REQUIRED BY CODE.

2. FIRE BLOCK ALL NEW STUD WALLS, PARTITIONS AND FURRED SPACES AT FLOOR, CEILING AND 10 FOOT INTERVALS HORIZONTAL AND VERTICAL. SECTION 717.2.

GRADING
1. ALL GRADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE CODES. ALL EXCAVATED MATERIAL RESULTING FROM GRADING SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR OR DISTRIBUTED ON SITE PER OWNER'S INSTRUCTIONS.

2. CONTRACTOR SHALL SLOPE ALL DECK AND FINISHED GRADE SURFACES AWAY FROM NEW AND EXISTING STRUCTURES AND VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE POSITIVELY DRAINED.

3. NO FILL SHALL BE PLACED UNTIL CITY INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.

4. NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL BE CONSTRUCTED WITHOUT FIRST OBTAINING THE NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY (PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT).

5. NO EXCAVATION OR GRADING SHALL COMMENCE UNTIL 10 DAYS AFTER THE NOTICE AS REQUIRED BY CODE HAS BEEN POSTED ON SITE.

BUILDING DEPARTMENT NOTES
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLE, PULL-BOXES, TRANSFORMERS, VALUTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

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

4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECITON 2509.3

5. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

6. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). 2405.5

7. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

WATER EFFICIENCY AND CONSERVATION
1. PLUMBING FIXTURES AND FITTINGS INSTALLED SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.5.

2. PLUMBING FIXTURES AND FITTINGS REQUIERD IN 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.

3. METERING FAUCETS IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

4. 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.

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
1. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
   a. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR
   b. A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4.408.2; OR
   c. A WASTE MANAGEMENT COMPANY, PER SECTION 4.408.3; OR
   d. THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION 4.408.4.

ENVIRONMENTAL QUALITY
1. ANY INSTALLED GAS FIREPLACED SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAT ORDINANCES.

2. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

3. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND THER TOXIC COMPOUND LIMITS.

4. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

5. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

6. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT IWTH VOC LIMITS.

7. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA.

8. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL
1. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.

2. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

INDOOR AIR QUALITY AND EXHAUST
1. EACH BATHROOMS AHLL BE PROVIDED WITH THE FOLLOWING:
   a. ENERGY STAR FANS DUCTED TO TERMINATE OUTSIDE THE BUILDING.
   b. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL (SEPARATE OR BUILT-IN); OR FUCTIONING AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM.
   c. HUMIDITY CONTROLS WITH MANUAL OR AUTOMATIC MEANS OF ADJUSTEMENT, CAPABLE OF ADJUSTEMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50% TO A MAXIMUM OF 80%.

ENVIRONMENTAL COMFORT
1. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
   a. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ ACCA 2 MANUAL J - 2016 OR EQ
   b. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ ACCA 1 MANUAL D - 2016 OR EQ
   c. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ ACCA 3 MANUAL S - 2014 OR EQ

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS
1. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

2. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

3. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE OT THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

ADDITIONAL NOTES
1. 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)

2. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ECTRICAL 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)

3. 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 ACOORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC, INSTALLATION STANDARDS OF APPLENDIX I OF HTE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERITIFICATION OF COMPLIANCE AS SPECIFIED IN SEC 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.

4. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. NEWLY CONSTRUCTED PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF LAND SHALL PREVENT THE POLLUTION OF STORM WATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES BY COMPLYING WITH LAWFULLY ENACTED STORM WATER MANAGEMENT AND/OR EROSION CONTROL ORDINANCES.

5. BUILDING MEETS CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

6. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN 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 ACCPETABLE TO THE ENFORCING AGENCY.

7. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

City of Huntington Beach
Department of Community Development
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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 1st, 2017
Covered projects	Effective January 1st, 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, section4.408 for all new residential and Chapter 5, section 5.408.1 – 5.408.3 and 5.713.8 – 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 approvec 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	1. Registe: 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 date throughout your construction process and generate your final report for project compliance. 2. 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. 3. 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. 4. 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 Sytems, please visit www.greenhalosystems.com or call (888) 525 – 1301 (M-F 8am to 5pm).

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#: C2025-002908

Contact Name: Hye-Young Chung Email Address: hychung@hycarch.com

Mailing Address: 1308B Grant St City: Santa Monica State: CA Zip Code: 90405

Phone Number: 646-912-0666 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: 4,152 sq. ft. Project Valuation: $ 530,000
5) Estimated Start Date 10 / 1 / 2025 Estimated Completion Date 6 / 1 2026
6) Compliance method (Check one and provide required information)

☒ Green Halo System (Enter tracking number) GH418-368-6261 ☐ Waste Diversion Plan Worksheet (if not using Green Halo)

7) Briefly describe project (i.e.: renovate warehouse, remodel office, etc.)
200sf addition and renovation of existing single-family home

8) How will scrap or waste material be handled to ensure salvage, re-use or recycling?
General contractor to supervise and document

9) How will employees and sub-contractors be notified of recycling proposed plan and goals?
Plan will be distributed by architect.

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

Published: 11/14/2025 1:57:21 PM

HYCA
Hye-Young Chung Architecture

Hye-Young Chung Architecture
1308 Grant St,
Santa Monica, CA 90405
TEL 310.237.4341
www.hycarch.com

3381 VENTURE DRIVE

3381 VENTURE DRIVE
HUNTINGTON BEACH, CA 92649

PROJECT ID
2412

CONSULTANTS

LICENSED ARCHITECT
HYE–YOUNG CHUNG
C-35186
REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

GENERAL NOTES

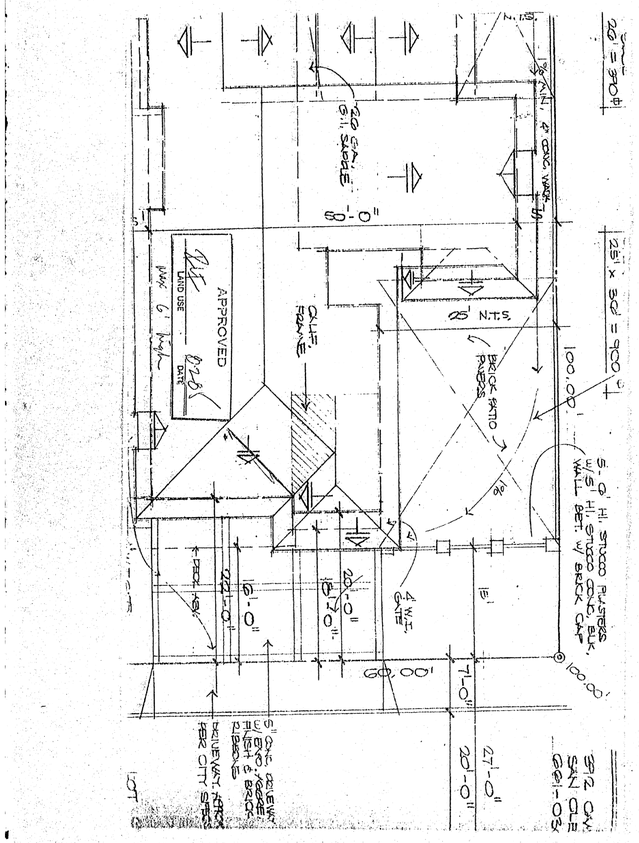
SHEET TITLE

DATE 11/14/2025 1:57:21 PM

SCALE [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO.
A0-02



BUILDING PERMIT

A 60721

Applicant to fill in area within heavy lines only.

CITY OF HUNTINGTON BEACH
DEPARTMENT OF DEVELOPMENT SERVICES
P.O. BOX 190 - CALIFORNIA 92648
(714) 536-5241

BUILDING ADDRESS 3381 Venture Dr.
Lot No. 64 Tract No. 8636 Block No
Owner Dennis J. Lee
Address 16572 Wanderer Ln Tel. No. 846-3919
City H. B. State CA. Zip 92649
Contractor W.R.E. Const. Tel. No 831-1611
Address 25252 Cabot Rd. State Lic. No 435100
City Laguna Hills, CA City Lic. No A087060
Architect or Engineer Jack Salland Tel. No 661-0367
Address 392 Camino De Estrella Lic. No
City San Clemente State CA. Zip 92672
Sq. Ft. Living No. of Stories No. of Families
Sq. Ft. Garage Description of Work
25' of 6" wide
5' High Masonry Block
Use of Building Wall w/ Gate
Valuation (Including Labor & Mat.) 450.00

Check One
- NEW ☒
- ADD ☐
- ALTER ☐
- REPAIR ☐
- DEMOL ☐
- RELOCATE ☐

I have read this application and agree to comply with all local and state laws applicable to building construction.
☐ 1. I am validly registered and licensed as required by the City of Huntington Beach and the State of California, or
☑ 2. I am the legal owner of the above described property
I have filed with the City of Huntington Beach
☐ 1. A certificate of consent to self-insure issued by the Director of Industrial Relations, or
☐ 2. A certificate of workers' compensation insurance issued by an admitted insurer, or
☐ 3. An exact copy or duplicate thereof certified by the Director or the insurer, or
☑ 4. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers compensation laws of the State of California.
I certify (or declare) under penalty of perjury that the foregoing is true and correct, and this declaration was executed on the 2 day of [illegible], 1985 at Huntington Beach, California.
Permittee

If work is not commenced 180 days from date of issue of this permit, or if work is abandoned for more than 180 days, this permit shall be null and void.

Building Address 3381 Venture Dr. Plan Check No
Occupancy Grp Div Type of Construction Occ. Load
Use Zone R1-CZ Use SFD Parking Spaces Required
Planning Action Coastal Permit Zone ~~Yes~~ No
Land Use Approved By [illegible] Date 8-2-85
Permit Authorized By [illegible] Date 8-2-85
Permit Issued By [illegible] Date 8-2-85
Receipt No 206333
Community Enrichment Library Fee Sq. Ft. Fee $
Remarks: Per STD A-SP-101

FEES:	
Permit	$ 10.00
Plan Check	$ 6.50
Conservation	$ .50
TOTAL	$ 17.00

Inspection Record

Approval	Date	Inspector
Foundation and Location	8/13/85	Andersen
Floor Slabs		
Sheathing		
Framing		
Lath or Drywall		
Brown Coat		
Parking		
Landscaping		
Land Use Conditions		
Final	10-4-85	[illegible]
Utility Release		

153 ①

HYCA
Hye-Young Chung Architecture

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1308 Grant St,
Santa Monica, CA 90405
TEL 310.237.4341
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3381 VENTURE DRIVE

3381 VENTURE DRIVE
HUNTINGTON BEACH, CA 92649

PROJECT ID **2412**

CONSULTANTS

HYE-YOUNG CHUNG
C-35186
REN. 6/30/2027

REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

RECORDS

SHEET TITLE

DATE 11/14/2025 1:57:21 PM

SCALE [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO.

A0-03

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

Published: 11/14/2025 1:57:21 PM

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

WATER METER UPGRADE CHECK LIST

Owner's / Applicant's Name Hye-Young Chung
Job Address 3381 Venture Dr, Huntington Beach, CA 92649
Permit Number *(if applicable)* C2025-002908
Contact Number (646) 912 -0666

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

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

Water Closet / Toilet	6	x 2.5 =	15
Bathroom Sink including Bar Sink	8	x 1.0 =	8
Bath Tub with 1/2" fill valve	1	x 4.0 =	4
Bath Tub with ¾" fill valve	1	x 10.0 =	10
Shower Stall (per head)	4	x 2.0 =	8
Kitchen Sink	1	x 1.5 =	1.5
Dish Washer	1	x 1.5 =	1.5
Laundry / Washer	1	x 4.0 =	4
Laundry Sink	1	x 1.5 =	1.5
Hose Bibb	1	x 2.5 =	2.5
Hose Bibb (each additonal)	5	x 1.0 =	5.0
TOTAL FIXTURE COUNT			61.0

Take FINAL fixture count & go to table below

TABLE 6-5
Fixture Unit Table for Determining Water Pipe and Meter Sizes

Meter and Service, Inches	Building Supply and Branches, Inches	Maximum Allowable Length in Feet (40)	(60)	(80)	(100)	(150)	(200)
UPGRADE REQUIRED	3/4	39	39	39	39	39	39
	1	*78*	*78*	*78*	*67*	*52*	*443*
	1-1/2	*78*	78	78	78	66	*52*
	1-1/4						

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

EXAMPLE

Water Closets	4	= 10
Lavs	6	= 6
Bathtubs	2	= 8
Jac.Tub	1	= 10
Shower Stalls	2	= 4
Kitchen Sink	1	= 1.5
Dish Washer	1	= 1.5
Laundry	1	= 4
Hose Bibb	1	= 2.5
Hose Bibb	3	= 3
TOTAL		50.5

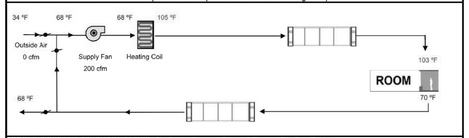
Note: Most SFR's have about 80 to 100ft in total plumbing length. Verify your total fixture count on the table below. See that 50.5 exceeds 39, so you would have to upgrade your water meter to a 1 inch meter with a 1 ¼ inch supply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

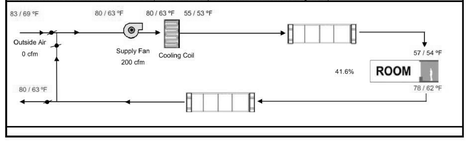
Project Name: RESIDENCE — Date: 9/19/2025
System Name: Res HVAC — Floor Area: 2,211

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System							
Output per System	60,000	**Total Room Loads**	1,805	41,439	1,441	1,271	45,221
Total Output (Btuh)	60,000	**Return Vented Lighting**		0			
Output (Btuh/sqft)	27.1	**Return Air Ducts**		2,042			2,382
Cooling System		**Return Fan**		0			0
Output per System	60,000	**Ventilation**	0	0	0	0	0
Total Output (Btuh)	60,000	**Supply Fan**		0			0
Total Output (Tons)	5.0	**Supply Air Ducts**		2,042			2,382
Total Output (Btuh/sqft)	27.1						
Total Output (sqft/Ton)	442.2	**TOTAL SYSTEM LOAD**		45,524	1,441		49,985
Air System							
CFM per System	200	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	200	HP 5Ton		51,461	8,124		45,899
Airflow (cfm/sqft)	0.09						
Airflow (cfm/Ton)	40.0						
Outside Air (%)	0.0%	**Total Adjusted System Output** (Adjusted for Peak Design conditions)		51,461	8,124		45,899
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		**TIME OF SYSTEM PEAK**		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

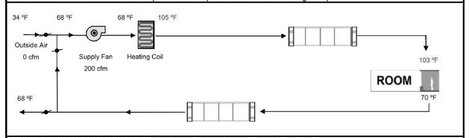


HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

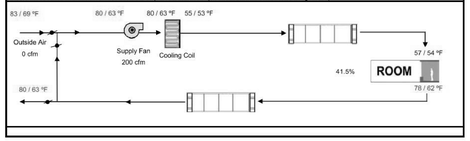
Project Name: RESIDENCE — Date: 9/19/2025
System Name: Res HVAC — Floor Area: 1,913

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System							
Output per System	60,000	**Total Room Loads**	1,598	36,626	1,246	1,190	42,346
Total Output (Btuh)	60,000	**Return Vented Lighting**		0			
Output (Btuh/sqft)	31.4	**Return Air Ducts**		1,805			2,231
Cooling System		**Return Fan**		0			0
Output per System	60,000	**Ventilation**	0	0	0	0	0
Total Output (Btuh)	60,000	**Supply Fan**		0			0
Total Output (Tons)	5.0	**Supply Air Ducts**		1,805			2,231
Total Output (Btuh/sqft)	31.4						
Total Output (sqft/Ton)	382.6	**TOTAL SYSTEM LOAD**		40,236	1,246		46,807
Air System							
CFM per System	200	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	200	HP 5Ton		51,448	8,146		45,899
Airflow (cfm/sqft)	0.10						
Airflow (cfm/Ton)	40.0						
Outside Air (%)	0.0%	**Total Adjusted System Output** (Adjusted for Peak Design conditions)		51,448	8,146		45,899
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		**TIME OF SYSTEM PEAK**		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)6:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.2(d):	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)3:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A: Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giienclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires**. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences**. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

Published: 11/14/2025 1:57:22 PM

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3381 VENTURE DRIVE

3381 VENTURE DRIVE
HUNTINGTON BEACH, CA 92649

PROJECT ID **2412**

CONSULTANTS

1

LICENSED ARCHITECT
HYE-YOUNG CHUNG
C-35186
REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

GENERAL NOTES & TITLE24

SHEET TITLE

DATE 11/14/2025 1:57:22 PM

SCALE [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO.

A0-04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 1 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

GENERAL INFORMATION					
01	Project Name	RESIDENCE			
02	Run Title	Title 24 Analysis			
03	Project Location	3381 VENTURE DRIVE			
04	City	HUNTINGTON BEACH	05	Standards Version	2022
06	Zip code	92649	07	Software Version	EnergyPro 9.4
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	200	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	3952	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	4152	19	Glazing Percentage (%)	26.51%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 2 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	18.12	0	17.48	0	0.64
Space Cooling	0	24.46	0	21.98	0	2.48
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	12.86	0	11.59	0	1.27
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**55.44**	**0**	**51.05**	**0**	**4.39**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.62	0	6.62		
Appl. & Cooking	0	11.09	0	11.08		
Plug Loads	0	16.12	0	16.12		
Outdoor Lighting	0	1.67	0	1.67		
TOTAL COMPLIANCE	**0**	**90.94**	**0**	**86.54**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 3 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	12.13	11.41	0.72	5.94
Net EUI[2]	12.13	11.41	0.72	5.94

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

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• New ductwork added is less than 25 ft. in length

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Verifiec heat pump rated heating capacity
• Duct Sealing required if a duct system component, plenum, or air handling unit is altered

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
RESIDENCE	4152	1	4	4	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
First Floor Existing	Conditioned	Res HVAC1	2095	9.5	DHW Sys 1	Existing Unchanged
First Floor Addition	Conditioned	Res HVAC1	100	9.5	DHW Sys 1	New

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 4 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Second Floor Existing	Conditioned	Res HVAC2	1857	8	DHW Sys 1	Existing Unchanged
Second Floor Addition	Conditioned	Res HVAC2	100	8	DHW Sys 1	New

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
1st North Wall	First Floor Existing	Existing Wall	0	Back	263	256.33	90	none	Existing	No
1st South Wall	First Floor Existing	Existing Wall	180	Front	185	86.5	90	none	Existing	No
1st East Wall	First Floor Existing	Existing Wall	90	Right	641	132.44	90	none	Existing	No
1st West Wall	First Floor Existing	Existing Wall	270	Left	565	147.23	90	none	Existing	No
1st Add South Wall	First Floor Addition	R-15 Wall	180	Front	247	52.9	90	none	New	n/a
1st Add East Wall	First Floor Addition	R-15 Wall	90	Right	117	0	90	none	New	n/a
2nd North Wall	Second Floor Existing	Existing Wall	0	Back	308	38.24	90	none	Existing	No
2nd South Wall	Second Floor Existing	Existing Wall	180	Front	268	107.84	90	none	Existing	No
2nd East Wall	Second Floor Existing	Existing Wall	90	Right	420	79.35	90	none	Existing	No
2nd West Wall	Second Floor Existing	Existing Wall	270	Left	640	143.56	90	none	Existing	No
Interior Surface	First Floor Existing>>__Garage__	Existing Wall1	n/a	n/a	228	0	n/a		Existing	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 5 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Interior Surface 2	First Floor Existing>>First Floor Addition	R-0 Wall	n/a	n/a	243	0	n/a		New	n/a
Interior Surface 3	First Floor Existing>>Second Floor Existing	R-0 Wall	n/a	n/a	364	0	n/a		Existing	No
Interior Surface 4	Second Floor Addition>>First Floor Addition	R-0 Wall	n/a	n/a	76	0	n/a		New	n/a
Interior Surface 5	Second Floor Addition>>First Floor Existing	R-0 Wall	n/a	n/a	65	0	n/a		New	n/a
Interior Surface 6	Second Floor Addition>>Second Floor Existing	R-0 Wall	n/a	n/a	52	0	n/a		New	n/a
Interior Surface 7	Second Floor Addition>>Second Floor Existing	R-0 Wall	n/a	n/a	64	0	n/a		New	n/a
1st Roof 2	First Floor Existing	Existing Roof	n/a	n/a	1289	n/a	n/a		Existing	No
1st Add Roof	First Floor Addition	R-30 Roof Attic	n/a	n/a	76	n/a	n/a		New	n/a
2nd Roof 2	Second Floor Existing	Existing Roof	n/a	n/a	1839.5	n/a	n/a		Existing	No
2nd Add Roof	Second Floor Addition	R-30 Roof Attic	n/a	n/a	100	n/a	n/a		New	n/a
2nd Raised Floor	Second Floor Existing	Existing Floor No Crawlsp	n/a	n/a	27	n/a	n/a		Existing	No
Interior Surface 8	Second Floor Existing	R-0 Floor No Crawlspace	n/a	n/a	740	n/a	n/a		Existing	No
Interior Surface 9	Second Floor Existing	R-0 Floor No Crawlspace	n/a	n/a	1104	n/a	n/a		Existing	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 6 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Interior Surface 10	Second Floor Addition	R-0 Floor No Crawlspace	n/a	n/a	24	n/a	n/a		New	n/a
Gar South Wall	__Garage__	Garage Wall	180	Front	297	229.5	90	none	Existing	No
Gar East Wall	__Garage__	Garage Wall	90	Right	257	20.62	90	none	Existing	No
Gar West Wall	__Garage__	Garage Wall	270	Left	219	17.81	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
1st Roof	First Floor Existing	Existing Roof1	0	Back	39.1	39	6	0.1	0.85	No	Existing	No	
2nd Roof	Second Floor Existing	Existing Roof1	0	Back	17.6	17.5	6	0.1	0.85	No	Existing	No	

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic First Floor Existing	Attic RoofFirst Floor Existing	Ventilated	6	0.1	0.85	No	No	Existing	No
Attic First Floor Addition	Attic RoofFirst Floor Addition	Ventilated	6	0.1	0.85	No	No	Nnw	n/a
Attic Second Floor Existing	Attic RoofSecond Floor Existing	Ventilated	6	0.1	0.85	No	No	Existing	No
Attic Second Floor Addition	Attic RoofSecond Floor Addition	Ventilated	6	0.1	0.85	No	No	Nnw	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 7 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
D04	Window	1st North Wall	Back	0			1	54	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
D06	Window	1st North Wall	Back	0			1	38.97	0.43	NFRC	0.23	NFRC	Bug Screen	Altered	No
D07	Window	1st North Wall	Back	0			1	38.97	0.43	NFRC	0.23	NFRC	Bug Screen	Altered	No
1st N Windows	Window	1st North Wall	Back	0			1	124.39	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
D03	Window	1st South Wall	Front	180			1	54	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
1st S Windows	Window	1st South Wall	Front	180			1	32.5	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
D02	Window	1st East Wall	Right	90			1	27	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
1st E Windows	Window	1st East Wall	Right	90			1	105.44	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
D05	Window	1st West Wall	Left	270			1	45	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
1st W Windows	Window	1st West Wall	Left	270			1	102.23	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
D01	Window	1st Add South Wall	Front	180			1	36	0.34	NFRC	0.23	NFRC	Bug Screen	New	NA
1st Add S Windows	Window	1st Add South Wall	Front	180			1	16.9	0.29	NFRC	0.25	NFRC	Bug Screen	New	NA

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 8 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
2nd N Windows	Window	2nd North Wall	Back	0			1	38.24	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
D20	Window	2nd South Wall	Front	180			1	45	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
D21	Window	2nd South Wall	Front	180			1	45	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
2nd S Windows	Window	2nd South Wall	Front	180			1	17.84	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
2nd E Windows	Window	2nd East Wall	Right	90			1	79.35	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
2nd W Windows	Window	2nd West Wall	Left	270			1	143.56	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
Gar E Windows	Window	Gar East Wall	Right	90			1	20.62	0.29	NFRC	0.25	NFRC	Bug Screen	Altered	No
W GarageDoor	Window	Gar West Wall	Left	270			1	17.81	0.39	NFRC	0.23	NFRC	Bug Screen	Altered	No
1st Skylight	Skylight	1st Roof	Back	0			1	39	1.04	Table 110.6-A	0.76	Table 110.6-B		Existing	No
2nd Skylight	Skylight	2nd Roof	Back	0			1	17.5	1.04	Table 110.6-A	0.76	Table 110.6-B		Existing	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: RESIDENCE **Calculation Date/Time:** 2025-11-04T13:53:59-08:00 **(Page 9 of 16)**

Calculation Description: Title 24 Analysis **Input File Name:** 142855 -MMT-HYCARCH.ribd22x

OPAQUE DOORS					
01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
S GarageDoor	Gar South Wall	144	1	Altered	No
S GarageDoor 2	Gar South Wall	85.5	1	Altered	No

SLAB FLOORS									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
1st Slab Floor	First Floor Existing	2095	156.63	none	0	80%	No	Existing	No
1st Add Slab Floor	First Floor Addition	100	38.32	none	0	80%	No	New	n/a
Gar Slab Floor	__Garage__	740	81.37	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Garage Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Existing Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco

HYCA
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1308 Grant St,
Santa Monica, CA 90405
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www.hycarch.com

3381 VENTURE DRIVE

3381 VENTURE DRIVE
HUNTINGTON BEACH, CA 92649

PROJECT ID

2412

CONSULTANTS

LICENSED ARCHITECT
HYE-YOUNG CHUNG
C-35186
REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1
3	11/4/2025	Revision 3

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

TITLE24 CERTIFICATE OF COMPLIANCE

SHEET TITLE

DATE 11/14/2025 1:57:23 PM

SCALE [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO.

A0-05

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: Wood Siding/sheathing/decking
Existing Roof1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.088	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-11 / 2x4 Inside Finish: Gypsum Board
Existing Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic RoofFirst Floor Existing	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofFirst Floor Addition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofSecond Floor Existing	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Attic RoofSecond Floor Addition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Existing Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-1.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board
Existing Floor No Crawlsp	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.24	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CFM50	05 CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	2	n/a	None	n/a	DHW Heater 1 (2)	Altered	No	

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (Int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	2	0	UEF	0.95	Btu/Hr	200000	0	n/a	n/a		Altered	No

WATER HEATING - HERS VERIFICATION

01 Name	02 Pipe Insulation	03 Parallel Piping	04 Compact Distribution	05 Compact Distribution Type	06 Recirculation Control	07 Shower Drain Water Heat Recovery
DHW Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Status	10 Verified Existing Condition	11 Existing HVAC System
Res HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Altered	No	

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Status	10 Verified Existing Condition	11 Existing HVAC System
Res HVAC2	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan 2	Air Distribution System 2	Altered	No	

HVAC - HEAT PUMPS

01 Name	02 System Type	03 Number of Units	04 Heating		05 Cooling		06	07	08 Cooling	09	10	11	12	13
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17			Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	7.5	60000	42000	EER2SEER2			14.3	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
Heat Pump System 2	Central split HP	1	HSPF2	7.5	60000	42000	EER2SEER2			14.3	11.7	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER/EER2	05 Verified SEER/SEER2	06 Verified Refrigerant Charge	07 Verified HSPF/HSPF2	08 Verified Heating Cap 47	09 Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes
Heat Pump System 2-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value		05	06 Duct Location		07	08 Surface Area		09	10 Bypass Duct	11 Duct Leakage	12 HERS Verification	13 Status	14 Verified Existing Condition	15 Existing Distribution system	16 New Ducts >> 25 ft
			Supply	Return		Supply	Return		Supply	Return								
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6		Attic	Attic		n/a	n/a		No Bypass Duct	Existing (not specified)	Air Distribution System 1-hers-dist	Existing + New	No		No
Air Distribution System 2	Unconditioned attic	Non-Verified	R-6	R-6		Attic	Attic		n/a	n/a		No Bypass Duct	Existing (not specified)	Air Distribution System 2-hers-dist	Existing + New	No		No

HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.45	HVAC Fan 2-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01 Name	02 Verified Fan Watt Draw	03 Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Not Required	0
HVAC Fan 2-hers-fan	Not Required	0

HERS RATER VERIFICATION OF EXISTING CONDITIONS

OVERHANGS AND FINS - VERIFIED AND ALTERED

This section does not apply to this project.

PROJECT NOTES

www.title24data.com
e-mail: inbox@title24data.com
"One Day Service" since 1978

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Minerva Topete	Minerva Topete
Company:	Signature Date:
Title 24 Data Corp	11/04/2025
Address:	CEA/ HERS Certification Identification (If applicable):
633 Monterey Trail	
City/State/Zip:	Phone:
Frazier Park, CA 93225	661-245-6372

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Hye-Young Chung	Hye-Young Chung
Company:	Date Signed:
Hye-Young Chung Architecture	11/05/2025
Address:	License:
1730 Ocean Park Blvd	C-35186
City/State/Zip:	Phone:
Santa Monica, CA 90405	(310) 237-4341

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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3381 VENTURE DRIVE

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HUNTINGTON BEACH, CA 92649

PROJECT ID **2412**

CONSULTANTS

LICENSED ARCHITECT
HYE-YOUNG CHUNG
C-35186
REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1 7/16/2025 Corrections 1
3 11/4/2025 Revision 3

ISSUES

5/20/25 PLAN CHECK SUBMITTAL
7/3/25 PLAN CHECK CORRECTIONS
7/3/25 DRAFT FOR FINANCING

FILENAME

TITLE24 CERTIFICATE OF COMPLIANCE

SHEET TITLE

DATE 11/14/2025 1:57:24 PM

SCALE [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A0-06**

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
SECTION A4.602
Effective January 1, 2023
HCD SHL 620C (New 01/23)

FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES (Prerequisites and Electives[1])			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A greyfield site is selected. 3. An EPA-recognized Brownfield site is selected.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
A4.103.2 Facilitate community connectivity by one of the following methods: 1. Locate project within a 1/4-mile true walking distance of at least 4 basic services; 2. Locate project within 1/2-mile true walking distance of at least 7 basic services; 3. Other methods increasing access to additional resources.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		☐	☐	☐	☐	☐
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations		☐	☐	☐	☐	☐
Site Development						
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☒			☐	☒	☐
4.106.3 Construction plans shall indicate how site grading, or a drainage system will manage all surface water flows to keep water from entering buildings.	☒			☐	☒	☐

2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2023 HCD SHL 620C (New 01/23)

FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
4.106.4.1 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; in accordance with Section 4.106.4.1.	☒			☐	☒	☐
4.106.4.2 Provide capability for electric vehicle charging for multifamily dwellings and hotel/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.	☒	☐	☐	☐	☐	☐
4.106.4.3 Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.	☒	☐	☐	☐	☐	☐
A4.106.1 Reserved.		☐	☐	☐	☐	☐
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.		☐	☐	☐	☐	☐
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following: 1. Natural drainage patterns are evaluated, and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed, and the soil is replaced using accepted compaction methods.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section. **Tier 1.** Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion. **Tier 2.** The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.		☒[2]	☒[2] ☒[2]	☐	☐	☐
A4.106.3 Postconstruction landscape designs accomplish one or more of the following: 1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns. 2. Utilize at least 75% native California or drought tolerant plant and tree species appropriate for the climate zone region.		☐ ☐	☐ ☐	☐ ☐	☐ ☐	☐ ☐

2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2023 HCD SHL 620C (New 01/23)

FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following: **Tier 1.** Not less than 20% of the total parking, walking or patio surfaces shall be permeable. **Tier 2.** Not less than 30% of the total parking, walking or patio surfaces shall be permeable.		☒[2]	☒[2]	☐ ☐	☐ ☐	☐ ☐
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in the applicable tables. **Low-Rise Residential** **Tier 1.** roof covering shall meet or exceed the values contained in Table A4.106.5.1(1). **Tier 2.** roof covering shall meet or exceed the values contained in Table A4.106.5.1(2). **High-Rise Residential, Hotels and Motels** **Tier 1.** roof covering shall meet or exceed the values contained in Table A4.106.5.1(3). **Tier 2.** roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).		☒[2] ☒[2]	☒[2] ☒[2]	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐
A4.106.6 Install a vegetated roof for at least 50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the *California Building Code*, Chapters 15 and 16.		☐	☐	☐	☐	☐
A4.106.7 Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.		☐	☐	☐	☐	☐
A4.106.8.1 Tier 1 and Tier 2 for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 208/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.		☒[2]	☒[2]	☐	☐	☐
A4.106.8.2.1 Provide capability for electric vehicle charging in new multifamily dwellings, as specified. **Tier 1.** 35 percent of the total number of parking spaces shall be electric vehicle (EV) ready with low power Level 2 EV charging receptacles. For projects with 20 or more dwelling units, sleeping units or guest rooms, 10 percent of the total number of parking spaces shall be equipped with Level 2 EVSE. **Tier 2.** 40 percent of the total number of parking spaces shall be electric vehicle (EV ready) with low power Level 2 EV charging receptacles. For projects with 20 or more dwelling units, sleeping units or guest rooms, 15 percent of the total number of parking spaces shall be equipped with Level 2 EVSE.		☒[2]	☒[2]	☐ ☐	☐ ☐	☐ ☐

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FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
A4.106.9 Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development. 1. Provide short-term bicycle parking, per Section A4.106.9.1. 2. Provide long-term bicycle parking for multifamily buildings, per Section A4.106.9.2. 3. Provide long-term bicycle parking for hotel and motel buildings, per Section A4.106.9.3.		☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐	☐ ☐ ☐
Innovative Concepts and Local Environmental Conditions						
A4.108.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
ENERGY EFFICIENCY (LOW-RISE RESIDENTIAL)						
General						
4.201.1 Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*[3].	☒	☒[2]	☒[2]	☐	☒	☐
Performance Approach for Newly Constructed Buildings						
A4.203.1.1. Hourly Source Energy Design Ratings (EDR1). EDR ratings for building design shall be computed by Energy Compliant software and shall reduce the EDR1 required by the software by the compliance margins specified in Table A4.203.1.1.		☒[2]	☒[2]	☐	☐	☐

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FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
A4.203.1.2 Prerequisite options. In addition, a minimum of two of the efficiency measures specified in Sections A4.203.1.2.1 through A4.203.1.2.8 will be required to be met. • Roof Deck Insulation or Ducts in Conditioned Space. • High performance Walls. • Compact Hot Water Distribution System. • Drain Water Heat Recovery. • High Performance Vertical Fenestration. • Heat Pump Water Heater Demand Management. • Battery Storage System Controls. • Heat Pump Space and Water Heating.		☒[2]	☒[2]	☐	☐	☐
A4.203.1.3 Consultation with local electric service provider. Local jurisdictions considering adoption of reduced EDR targets based on using solar photovoltaic (PV) systems larger than required by the *California Energy Code* shall consult with the local electric service provider to ensure that that PV system sizing required to comply with the EDR targets will be acceptable to the local electric service provider.		☒[2]	☒[2]	☐	☐	☐
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (showerheads, faucets and pre-rinse spray valves) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.	☒			☐	☒	☐
4.303.2 Submeters for multi-family building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.	☒			☐	☐	☐
4.303.3 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code* and shall meet the applicable referenced standards.	☒			☐	☒	☐

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FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
A4.303.1 The maximum flow rate of kitchen faucets shall not exceed 1.5 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 1.5 gallons per minute at 60 psi. **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.		☐	☐	☐	☐	☐
4.303.1.4.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.	☒			☐	☒	☐
A4.303.2 Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the *California Plumbing Code*.		☐	☐	☐	☐	☐
A4.303.3 Install at least one qualified ENERGY STAR dishwasher or clothes washer.		☐	☐	☐	☐	☐
A4.303.4 Nonwater urinals or waterless toilets are installed.		☐	☐	☐	☐	☐
A4.303.5 One- and two-family dwellings shall be equipped with a demand hot water recirculation system.		☐	☐	☐	☐	☐
Outdoor Water Use						
4.304.1 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.	☒			☐	☒	☐
A4.304.1 A rainwater capture, storage and re-use system is designed and installed.		☐	☐	☐	☐	☐
A4.304.2 A landscape design is installed, which does not utilize potable water.		☐	☐	☐	☐	☐
A4.304.3 For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.		☐	☐	☐	☐	☐
Water Reuse Systems						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.		☐	☐	☐	☐	☐
A4.305.2 Recycled water piping is installed.		☐	☐	☐	☐	☐
A4.305.3 Recycled water is used for landscape irrigation.		☐	☐	☐	☐	☐

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FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
Innovative Concepts and Local Environmental Conditions						
A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
Foundation Systems						
A4.403.1 A Frost-Protected Shallow Foundation (FPSF) is designed and constructed.		☐	☐	☐	☐	☐
A4.403.2 Cement use in foundation mix design is reduced. **Tier 1.** Not less than a 20 percent reduction in cement use. **Tier 2.** Not less than a 25 percent reduction in cement use.		☒[2]	☒[2]	☐	☐	☐
Efficient Framing Techniques						
A4.404.1 Beams and headers and trimmers are the minimum size to adequately support the load.		☐	☐	☐	☐	☐
A4.404.2 Building dimensions and layouts are designed to minimize waste.		☐	☐	☐	☐	☐
A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.		☐	☐	☐	☐	☐
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.		☐	☐	☐	☐	☐
Material Sources						
A4.405.1 One or more of the following building materials, that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain. 2. Windows not requiring paint or stain. 3. Siding or exterior wall coverings which do not require paint or stain.		☐	☐	☐	☐	☐

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FEATURE OR MEASURE	Mandatory	Tier 1	Tier 2	Enforcing Agency ☐ All	Installer or Designer ☐ All	Third-Party ☐ All
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.		☐	☐	☐	☐	☐
A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project. **Tier 1.** Not less than a 10% RCV. **Tier 2.** Not less than a 15% RCV.		☒[2]	☒[2]	☐	☐	☐
A4.405.4 Renewable source building products are used.		☐	☐	☐	☐	☐
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in 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.	☒			☐	☒	☐
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.		☐	☐	☐	☐	☐
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.		☐	☐	☐	☐	☐
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.		☐	☐	☐	☐	☐
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.		☐	☐	☐	☐	☐
A4.407.5 In Climate Zone 16, an ice/water barrier is installed at roof valleys, eaves and wall to roof intersections.		☐	☐	☐	☐	☐
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.		☐	☐	☐	☐	☐
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.		☐	☐	☐	☐	☐

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PROJECT ID **2412**

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REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
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SECTION A4.602
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HCD SHL 620C (New 01/23)

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
Construction Waste Reduction, Disposal and Recycling						
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.	☒			☐	☒	☐
A4.408.1 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: **Tier 1.** At least a 65% reduction with a third-party verification. **Tier 2.** At least a 75% reduction with a third-party verification. **Exception:** Equivalent waste reduction methods are developed by working with local agencies.		☒[2]	☒[2]	☐ ☐	☐ ☐	☐ ☐
Building Maintenance and Operation						
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.	☒			☐	☒	☐
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.	☒			☐	☐	☐
Innovative Concepts and Local Environmental Conditions						
A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						

2022 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST
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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
ENVIRONMENTAL QUALITY						
Fireplaces						
4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	☒			☐	☒	☐
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☒			☐	☒	☐
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☒			☐	☒	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒			☐	☒	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product-weighted MIR Limits for ROC and other toxic compounds.	☒			☐	☒	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒			☐	☒	☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒			☐	☒	☐
4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria.	☒			☐	☒	☐
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☒			☐	☒	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
A4.504.1 Use composite wood products made with either California Air Resources Board approved no-added formaldehyde (NAF) resins or ultra-low emitting formaldehyde (ULEF) resins.		☐	☐	☐	☐	☐
A4.504.2 Install VOC compliant resilient flooring systems. **Tier 1.** At least 90% of the resilient flooring installed shall comply. **Tier 2.** 100% of the resilient flooring installed shall comply.		☒[2]	☒[2]	☐	☐	☐
A4.504.3 Thermal insulation installed in the building shall meet the following requirements: **Tier 1.** Install thermal insulation in compliance with VOC limits. **Tier 2.** Install insulation which contains no-added formaldehyde (NAF) and is in compliance with Tier 1.		☒[2]	☒[2]	☐	☐	☐
Interior Moisture Control						
4.505.2 Vapor retarder and capillary break is installed at slab-on-grade foundations.	☒			☐	☒	☐
4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒			☐	☒	☐
Indoor Air Quality and Exhaust						
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50% to a maximum of 80%.	☒			☐	☒	☐
A4.506.1 Reserved.		☐	☐	☐	☐	☐
A4.506.2 [HR] Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.		☐	☐	☐	☐	☐
A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space; or the equipment must be installed in an isolated mechanical room.		☐	☐	☐	☐	☐

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		Prerequisites and Electives[1]		Enforcing Agency	Installer or Designer	Third-Party
	Mandatory	Tier 1	Tier 2	☐ All	☐ All	☐ All
Environmental Comfort						
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J - 2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 or equivalent.	☒			☐	☒	☐
Outdoor Air Quality Reserved						
Innovative Concepts and Local Environmental Conditions						
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1		☐	☐	☐	☐	☐
Item 2		☐	☐	☐	☐	☐
Item 3		☐	☐	☐	☐	☐
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS						
Qualifications						
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒			☐	☒	☐
702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	☒			☐	☒	☐
Verifications						
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☒			☐	☒	☐

[1]Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7
[2] Required prerequisite for this Tier.

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REVISIONS

1 7/16/2025 Corrections 1

ISSUES

5/20/25 PLAN CHECK SUBMITTAL
7/3/25 PLAN CHECK CORRECTIONS
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FILENAME

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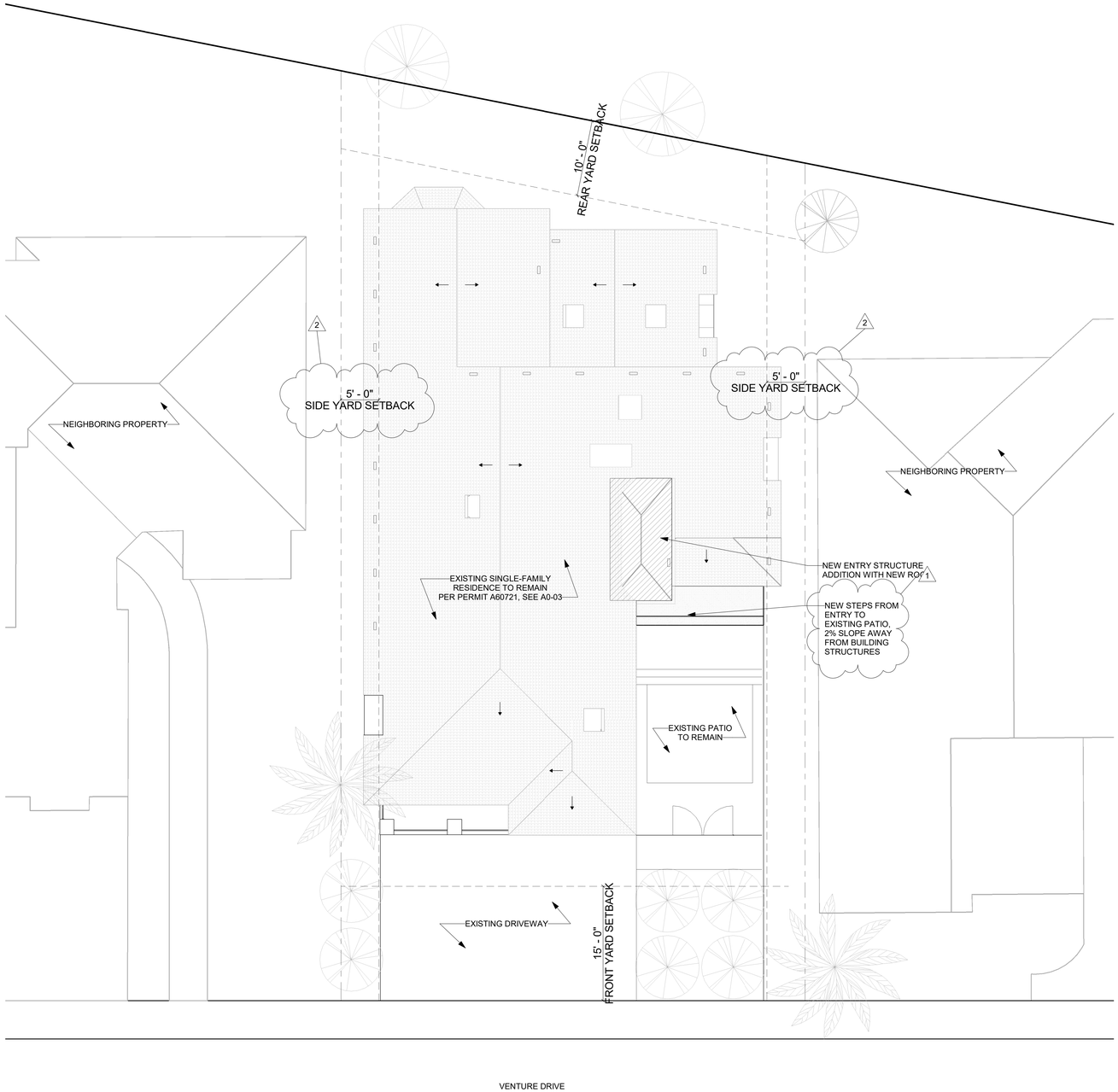
Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans



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

N

0' 2' 4' 8' 16'

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

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STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1
2	10/21/2025	Revision 2

ISSUES

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FILENAME

SITE PLAN

SHEET TITLE

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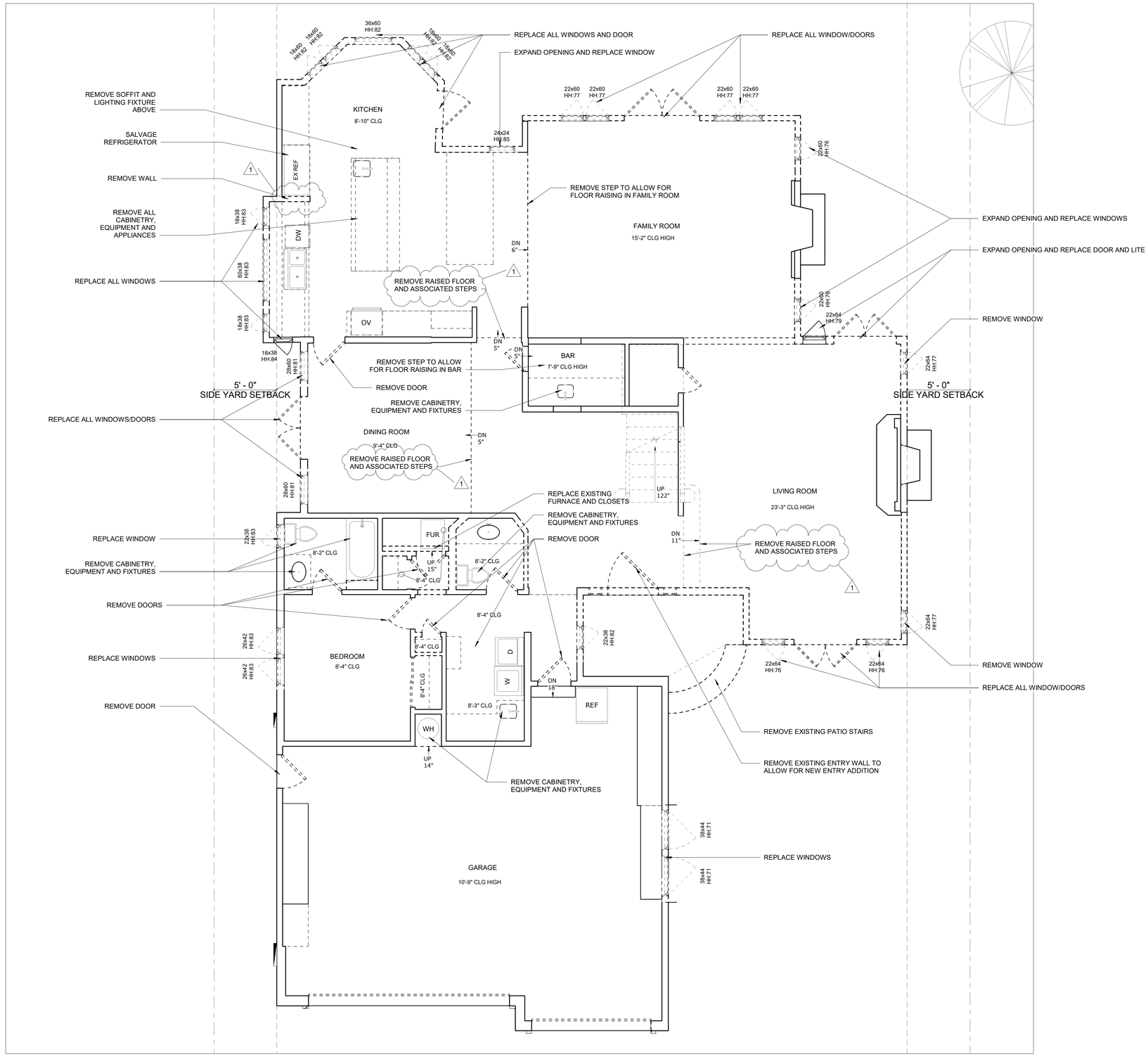

DEMO PLAN LEGEND

WALLS/DOORS/WINDOWS TO BE DEMOLISHED OR REPLACED

1 1ST FLOOR1
1/4" = 1'-0"

N

0' 1' 2' 4' 8'

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

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STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
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FILENAME

DEMO FIRST FLOOR PLAN

SHEET TITLE

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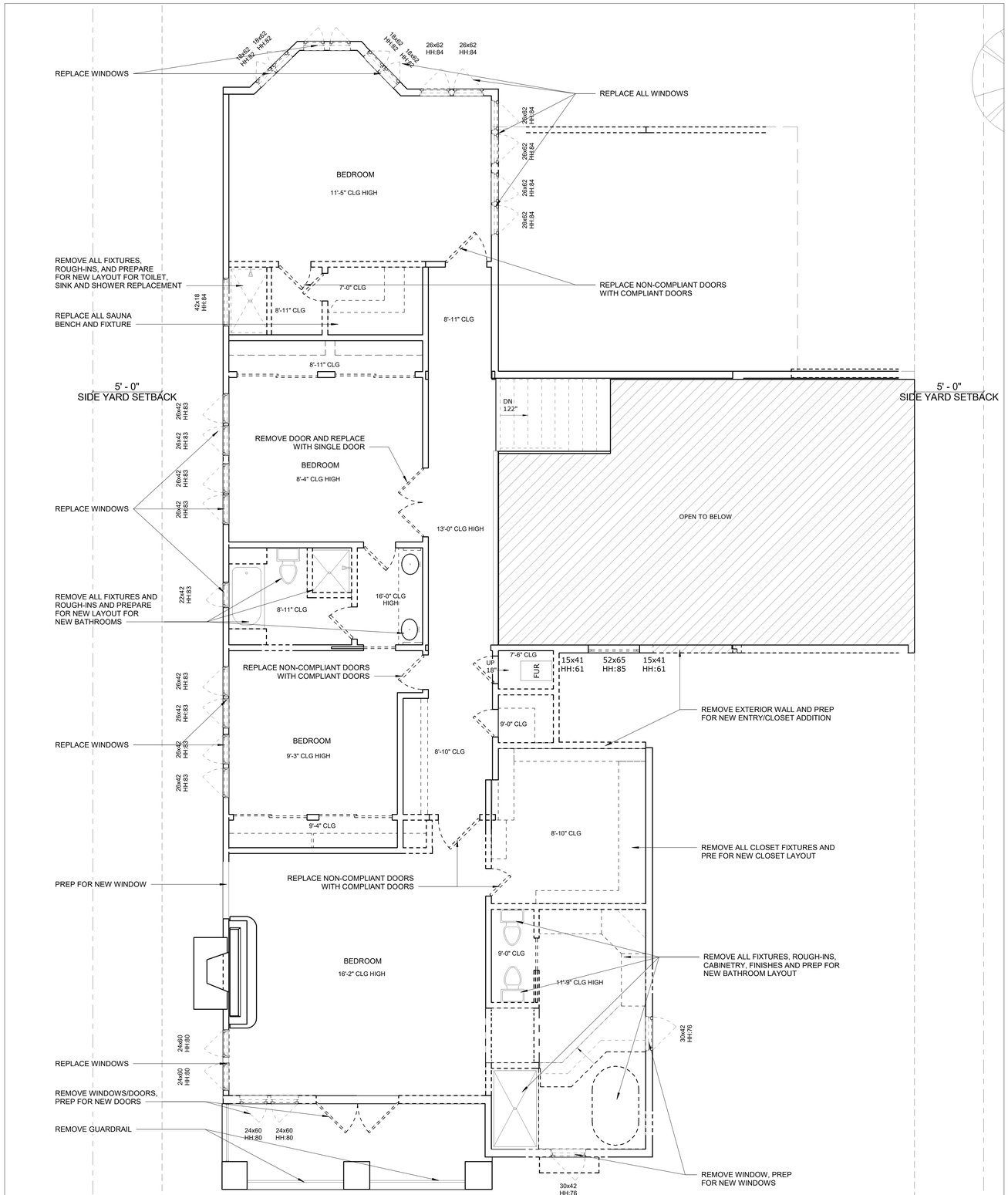
NORTH

DRAWING NO. **A1-02**



1 2ND FLOOR1
1/4" = 1'-0"

DEMO PLAN LEGEND

WALLS/DOORS/WINDOWS TO BE DEMOLISHED OR REPLACED

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HUNTINGTON BEACH, CA 92649

PROJECT ID **2412**

CONSULTANTS

LICENSED ARCHITECT
HYE-YOUNG CHUNG
C-35186
REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1 7/16/2025 Corrections 1

ISSUES

5/20/25 PLAN CHECK SUBMITTAL
7/3/25 PLAN CHECK CORRECTIONS
7/3/25 DRAFT FOR FINANCING

FILENAME

DEMO SECOND FLOOR PLAN

SHEET TITLE

DATE 11/14/2025 1:57:32 PM

SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A1-03**

Community Development
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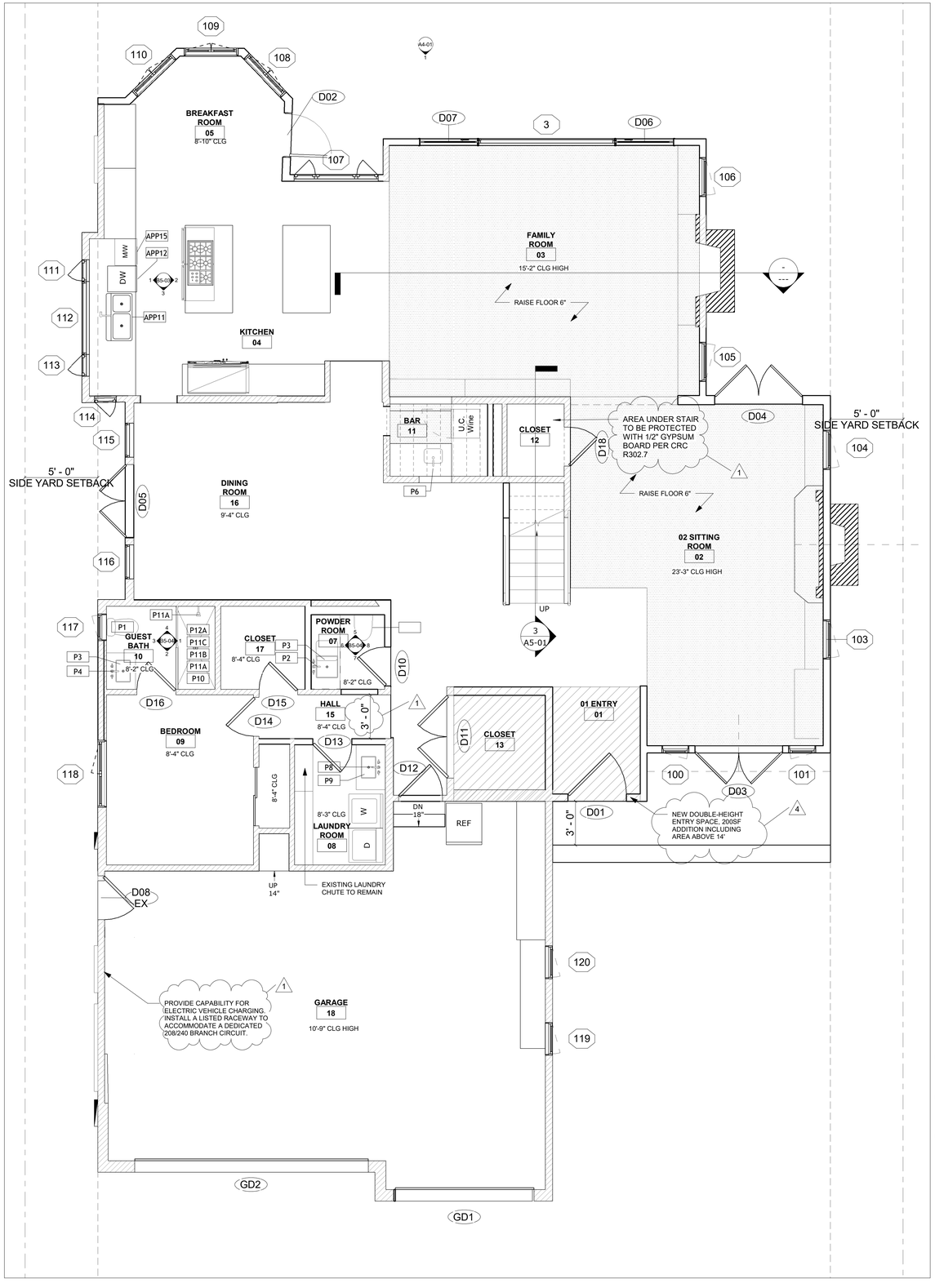

1 1ST FLOOR
1/4" = 1'-0"

N

0' 1' 2' 4' 8'

1

Notes:

1. All doors & windows shall meet Huntington Beach Security Ordinance.

2. Bathtub and shower floors and walls above bathrubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2

3. Gypsum board shall not be used where there will be direct explosure to water, or in areas subject to continuous high humidity. CRC R702.3.7.1

Community Development
Plans Dated: 12/01/2025
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FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- FLOOR TO BE RAISED
- NEW ADDITION

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STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1
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ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

FIRST FLOOR PLAN

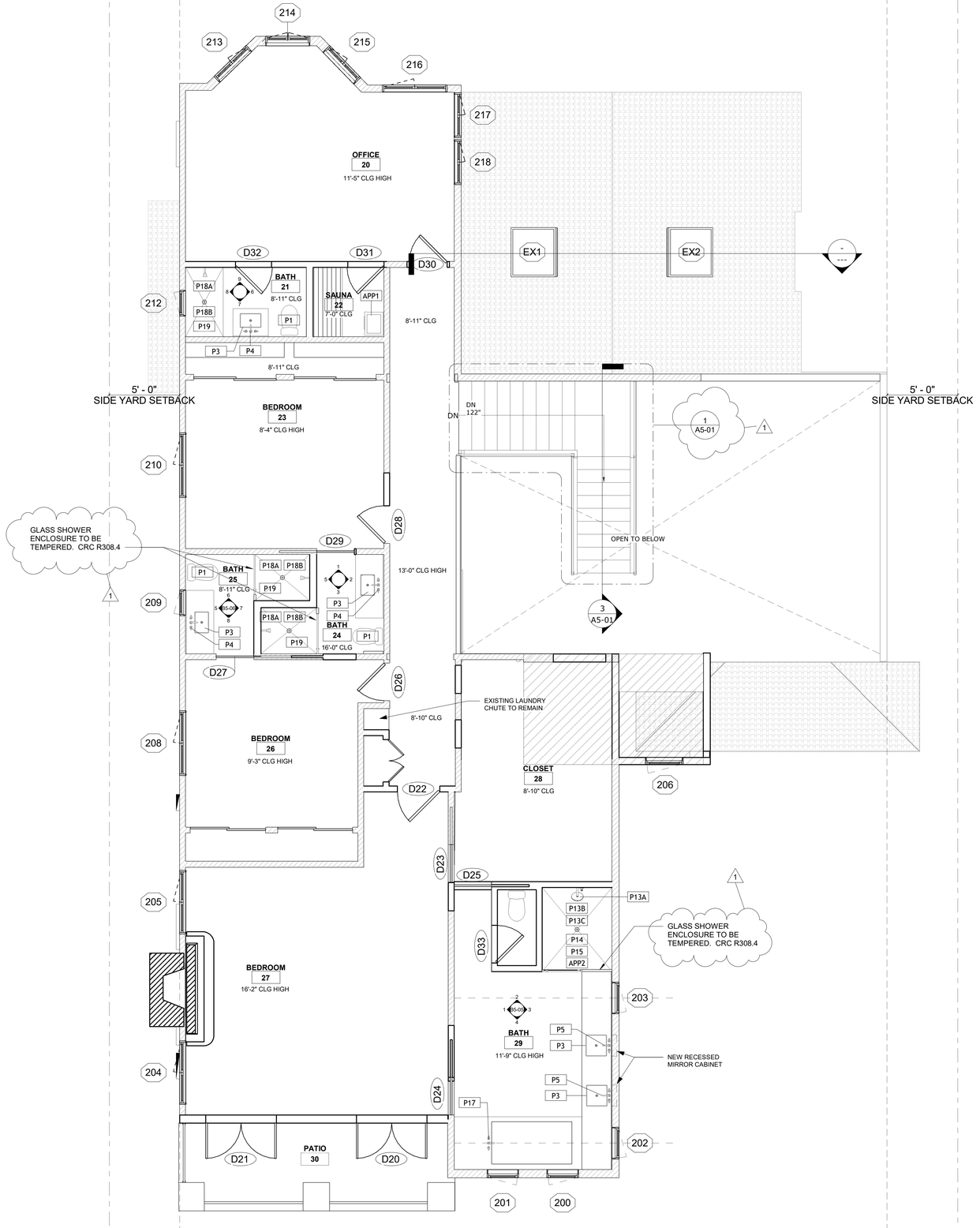
SHEET TITLE

DATE 11/14/2025 2:01:59 PM

SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A2-01**



1 2ND FLOOR
1/4" = 1'-0"

N

0' 1' 2' 4' 8'

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
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Published: 11/14/2025 1:57:35 PM

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- FLOOR TO BE RAISED
- NEW ADDITION

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REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

SECOND FLOOR PLAN

SHEET TITLE

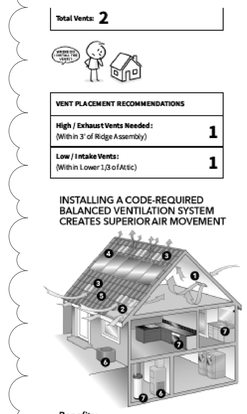
DATE 11/14/2025 1:57:35 PM

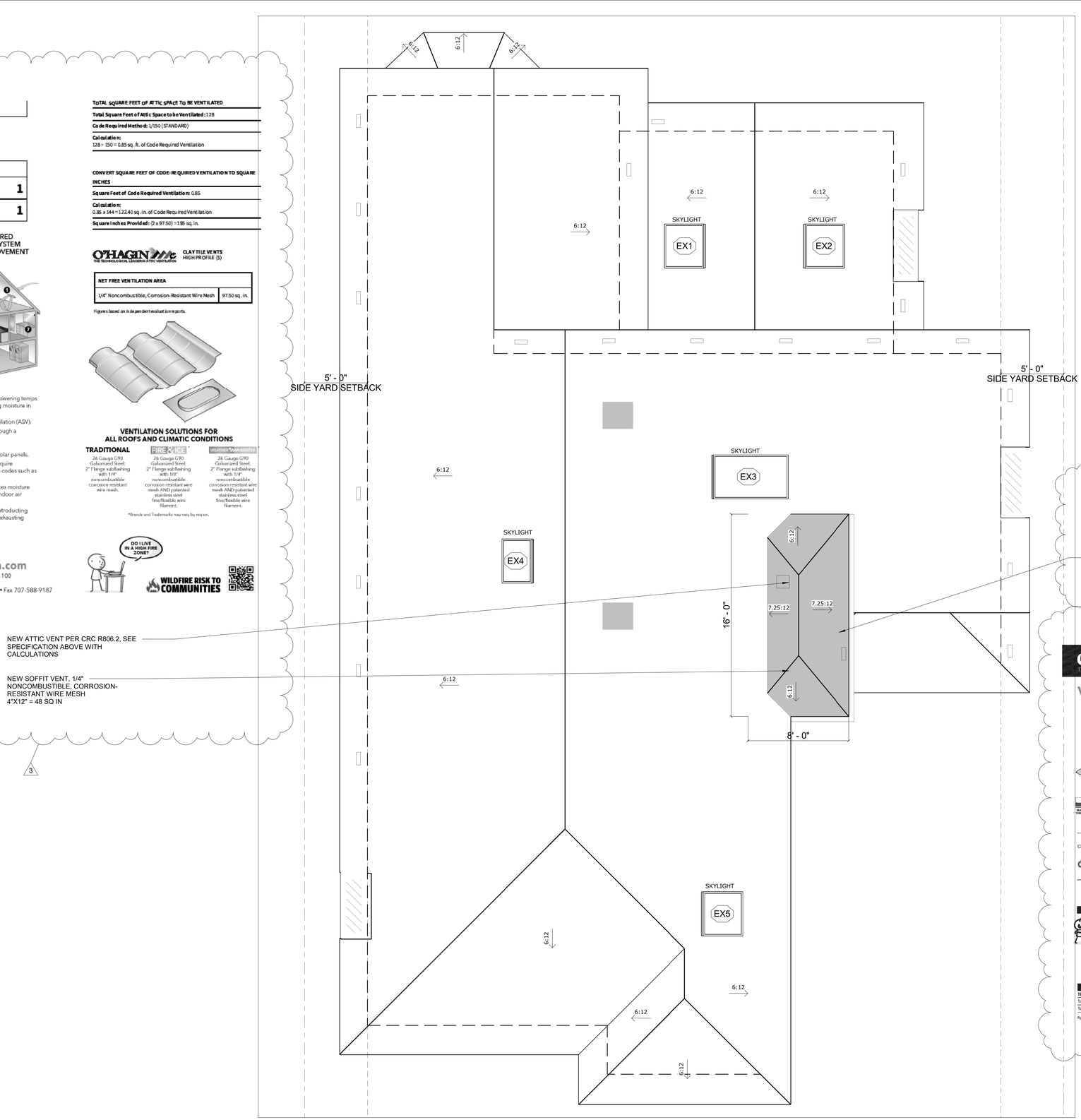
SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

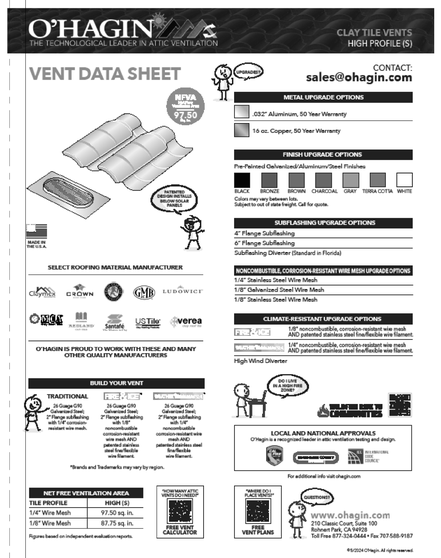
NORTH

DRAWING NO.

A2-02







ROOF PLAN LEGEND

- EXISTING WALL
- NEW WALL
- BUILDING FOOTPRINT BELOW

N

0' 1' 2' 4' 8'

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

Community Development
Plans Dated: 12/01/2025
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REVISIONS

1	7/16/2025	Corrections 1
3	11/4/2025	Revision 3

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

ROOF PLAN

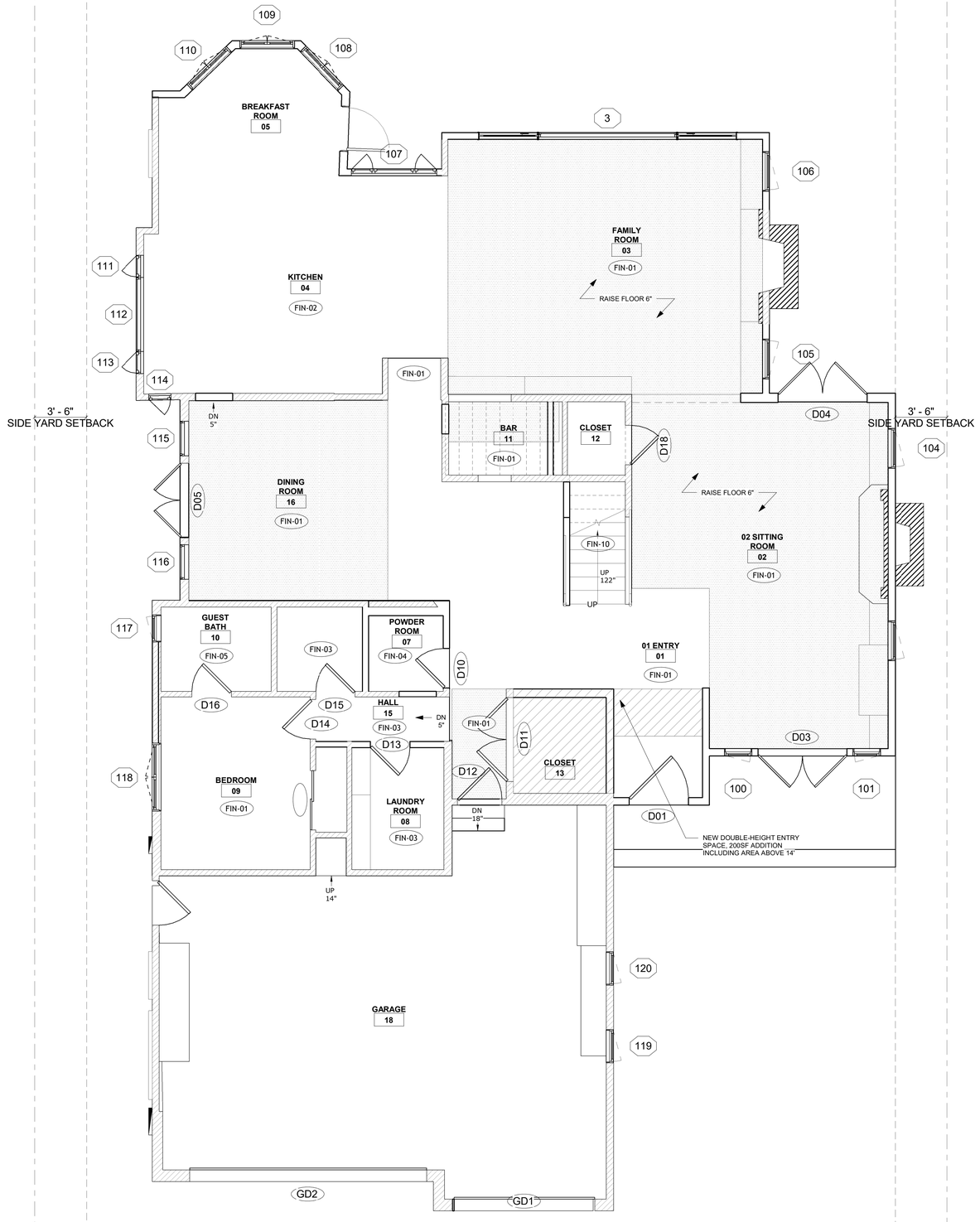
SHEET TITLE

DATE 11/14/2025 1:57:36 PM

SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A2-03**



1 FINISH FLOOR PLAN - 1ST FLOOR
1/4" = 1'-0"

N

0' 1' 2' 4' 8'

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
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Published: 11/14/2025 1:57:38 PM

FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- FLOOR TO BE RAISED
- NEW ADDITION

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1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

FINISH FLOOR PLAN - FIRST FLOOR

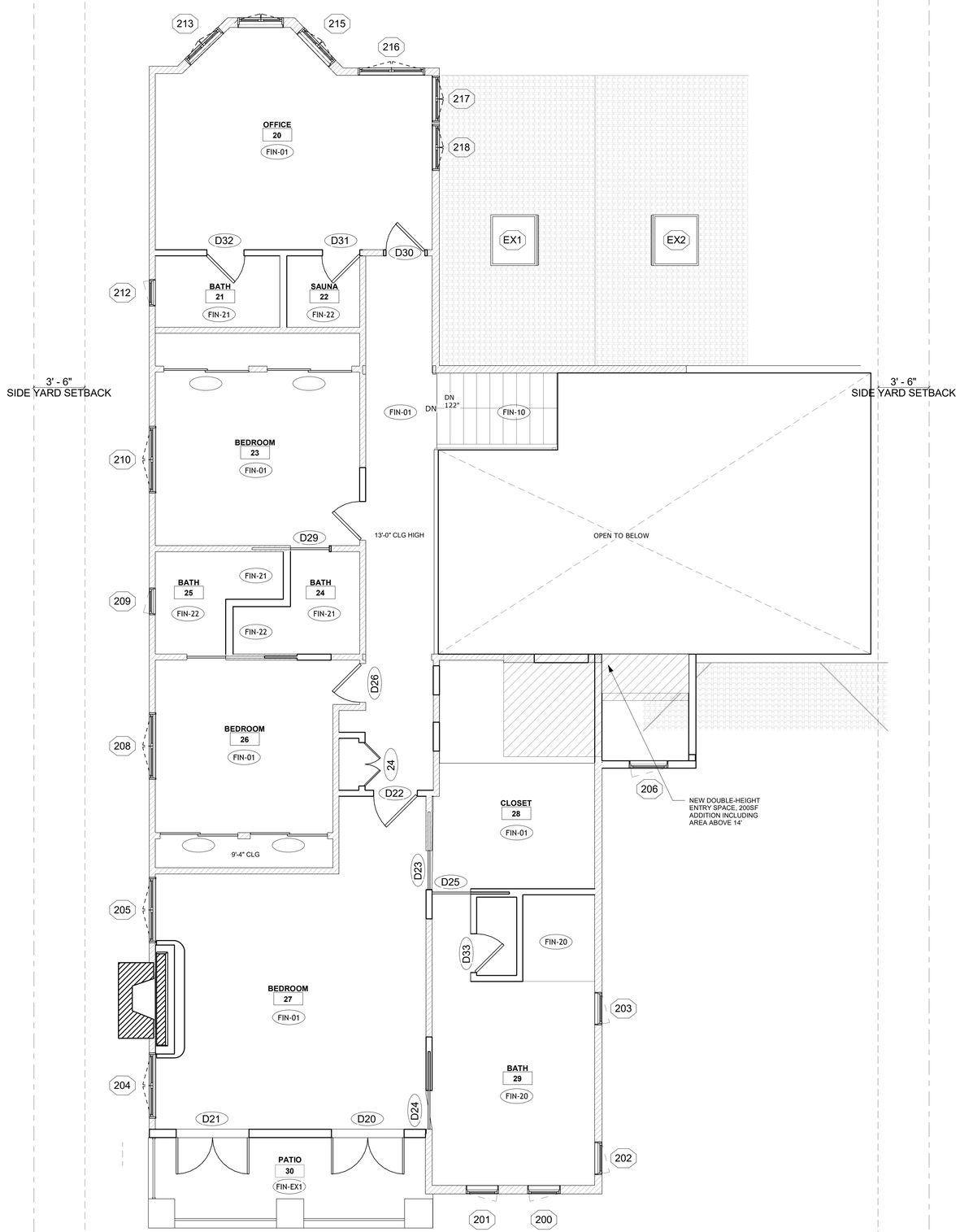
SHEET TITLE

DATE 11/14/2025 1:57:38 PM

SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A2-04**



1 FINISH FLOOR PLAN - 2ND FLOOR
1/4" = 1'-0"

N

0' 1' 2' 4' 8'

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
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FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- FLOOR TO BE RAISED
- NEW ADDITION

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PROJECT ID

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REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

FINISH FLOOR PLAN - SECOND FLOOR

SHEET TITLE

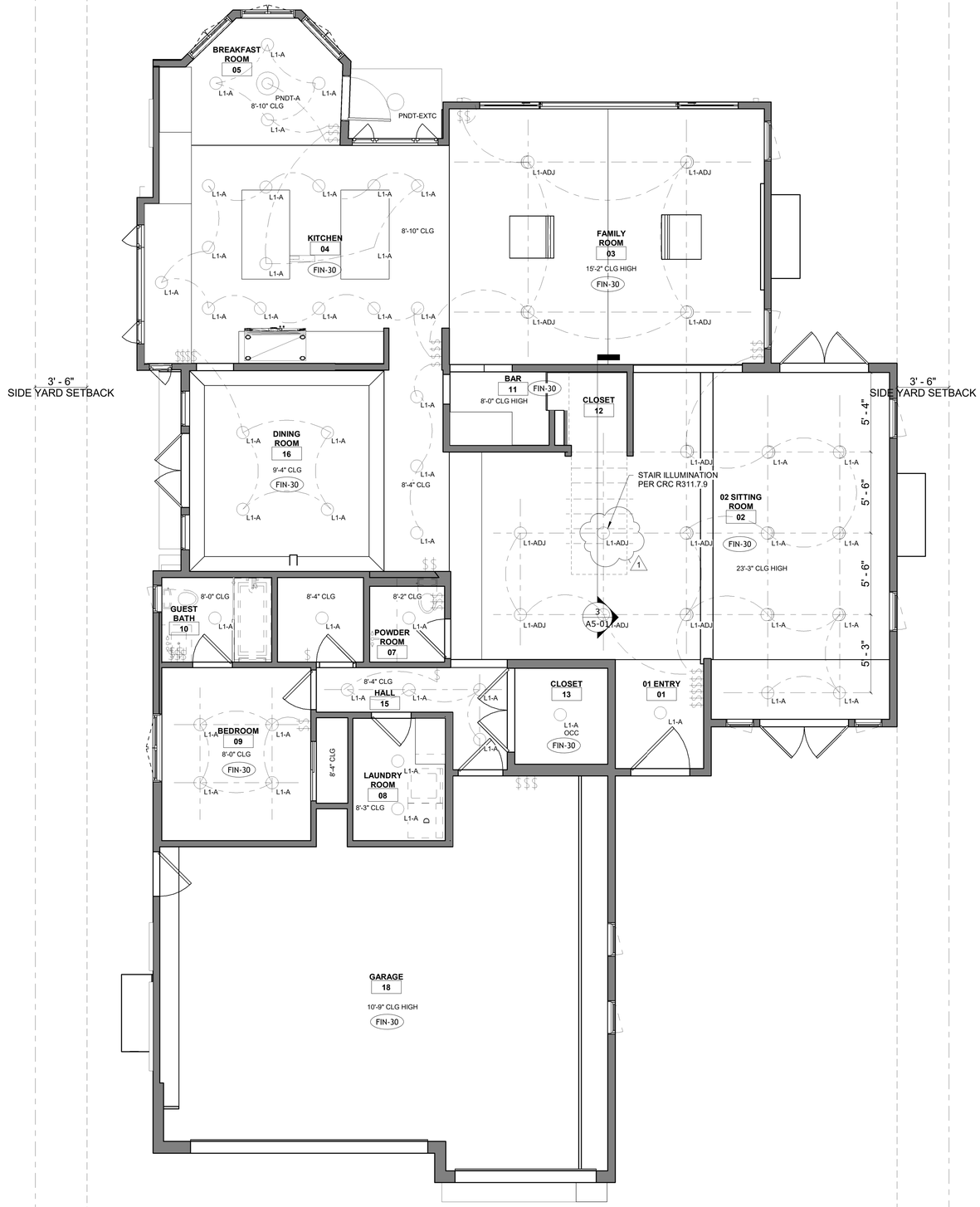
DATE 11/14/2025 1:57:39 PM

SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO.

A2-05



1 1ST FLOOR CLG
1/4" = 1'-0"

N

0' 1' 2' 4' 8'

Community Development
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REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

FIRST FLOOR RCP

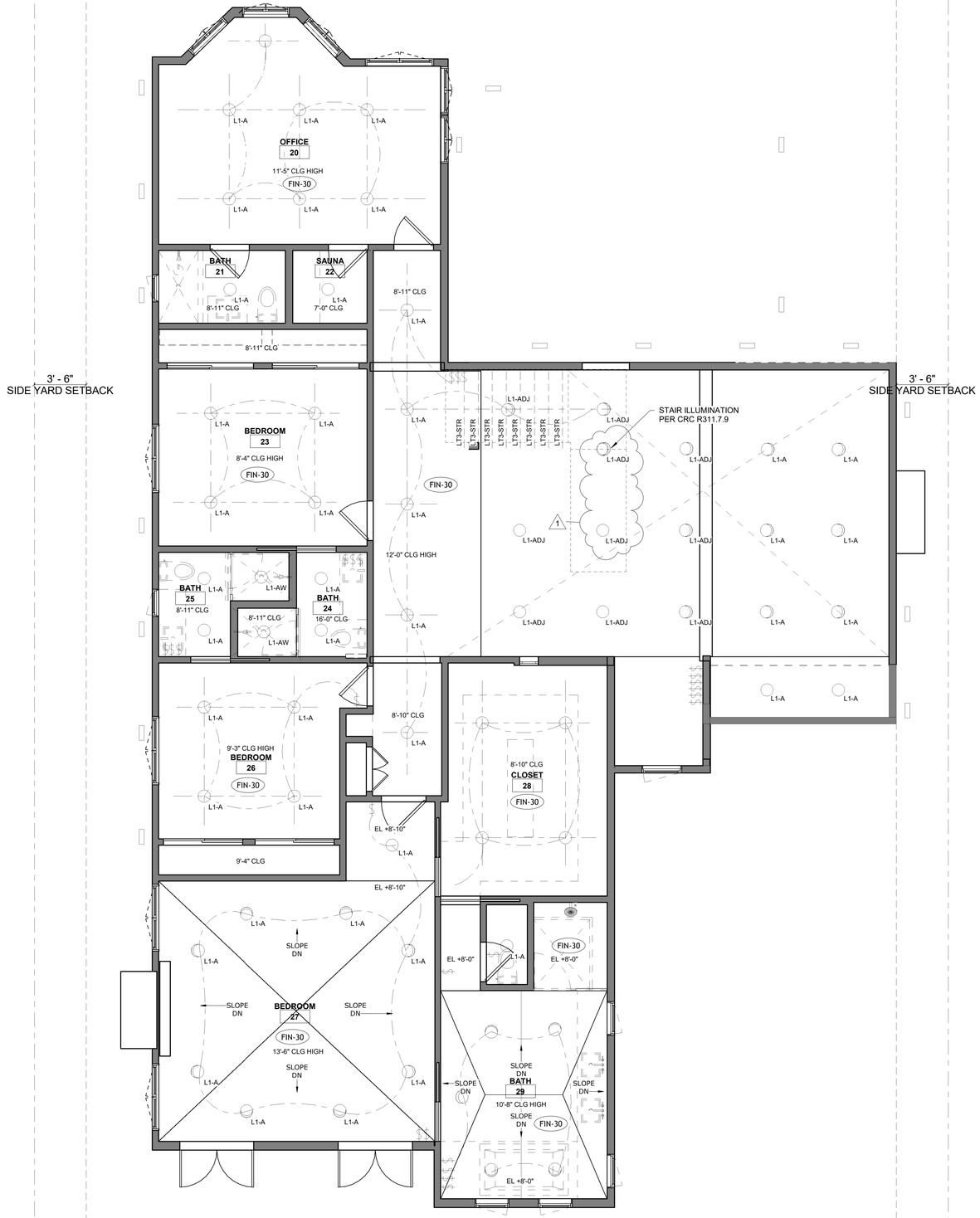
SHEET TITLE

DATE 11/14/2025 1:57:41 PM

SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A3-01**



1 2ND FLOOR CLG
1/4" = 1'-0"

N

0' 1' 2' 4' 8'

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

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PROJECT ID **2412**

CONSULTANTS

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REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

SECOND FLOOR RCP

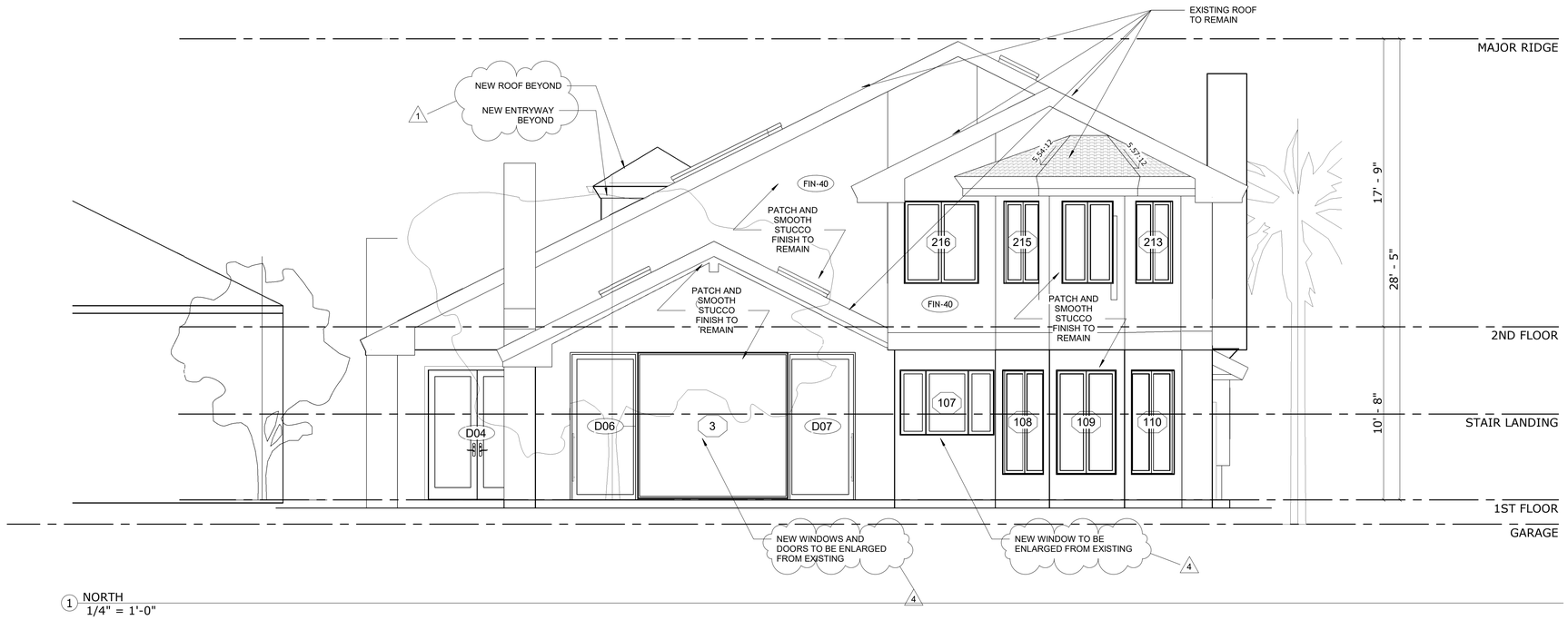
SHEET TITLE

DATE 11/14/2025 1:57:42 PM

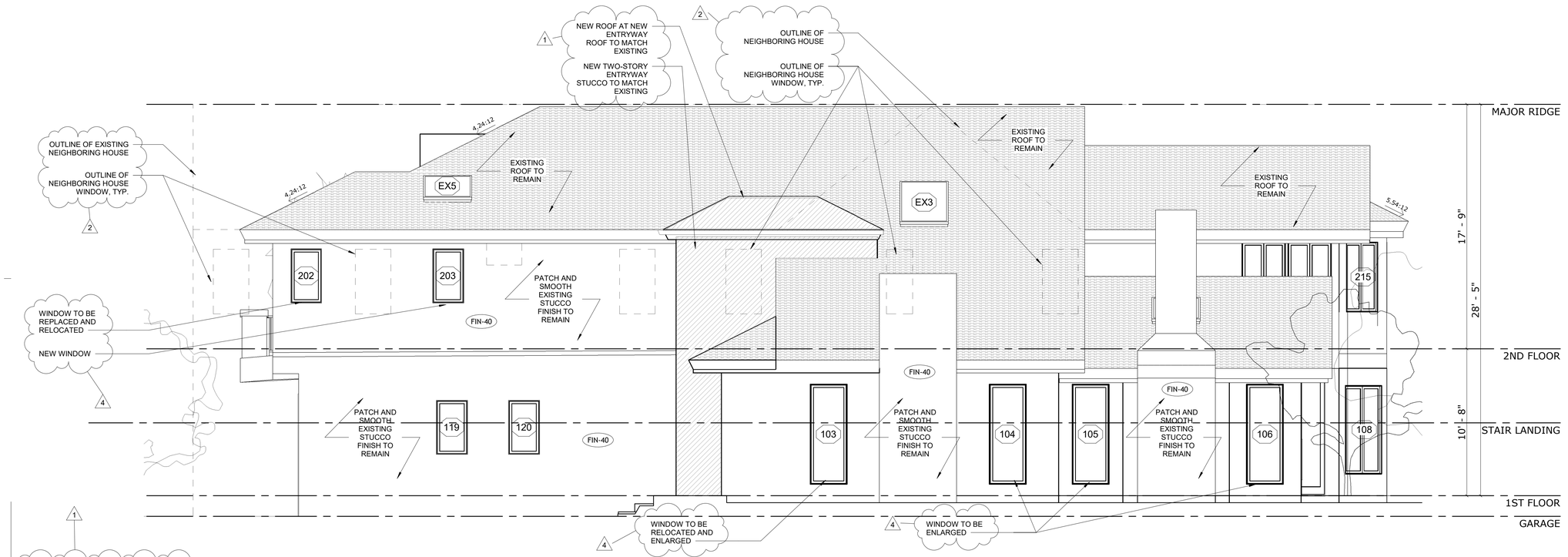
SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A3-02**



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



1
NOTES:
1. NEW STUCCO TO MATCH EXISTING - THREE COATS MINIMUM WHEN APPLIED OVER METAL LATH WITH 2 LAYERS OF GRADE D PAPER (CRC R703.7.2 & R703.7.3)

2. WEEP SCREED TO BE INSTALLED AT THE BASE OF STUCCO SIDING. WEEP SCREED SHALL BE A MINIMUM OF 2 INCHES ABOVE CONCRETE SLABS AND 4 INCHES ABOVE EXPOSED EARTH (CRC R703.6.2.1)

2 EAST
1/4" = 1'-0"

Community Development
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REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1
2	10/21/2025	Revision 2
4	11/14	Revision 4

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

PROPOSED EXTERIOR ELEVATIONS

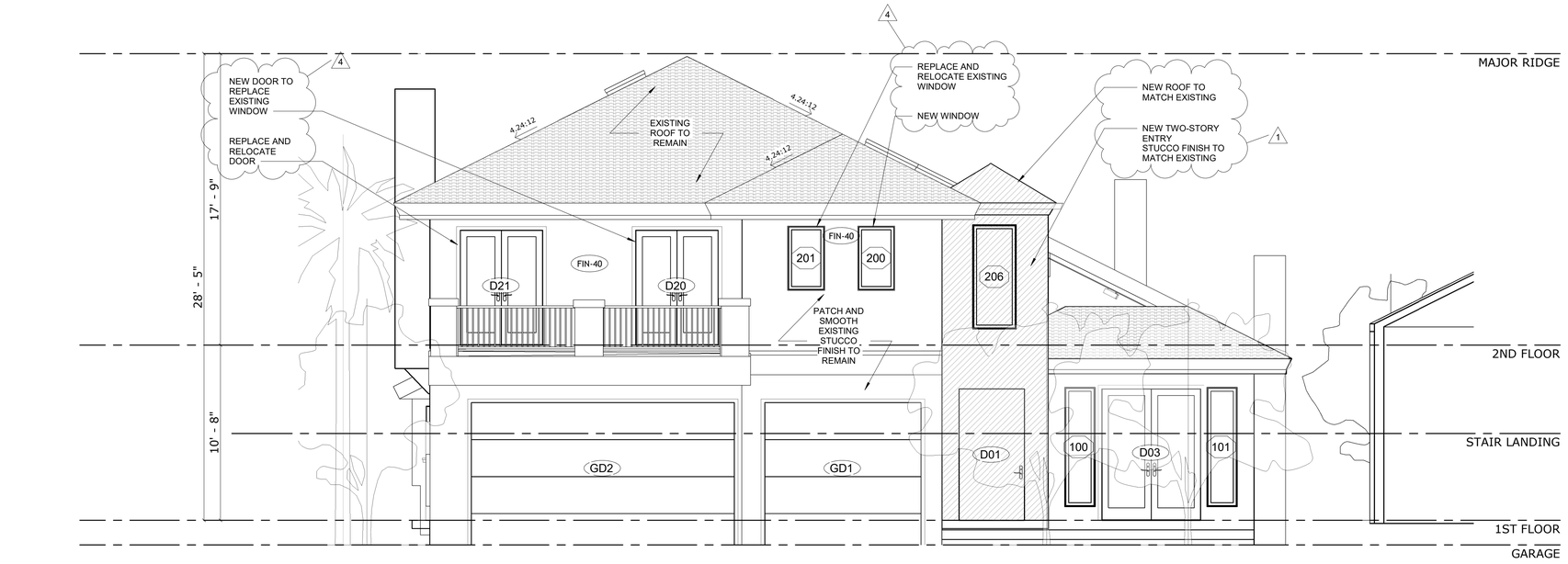
SHEET TITLE

DATE 11/14/2025 1:57:44 PM

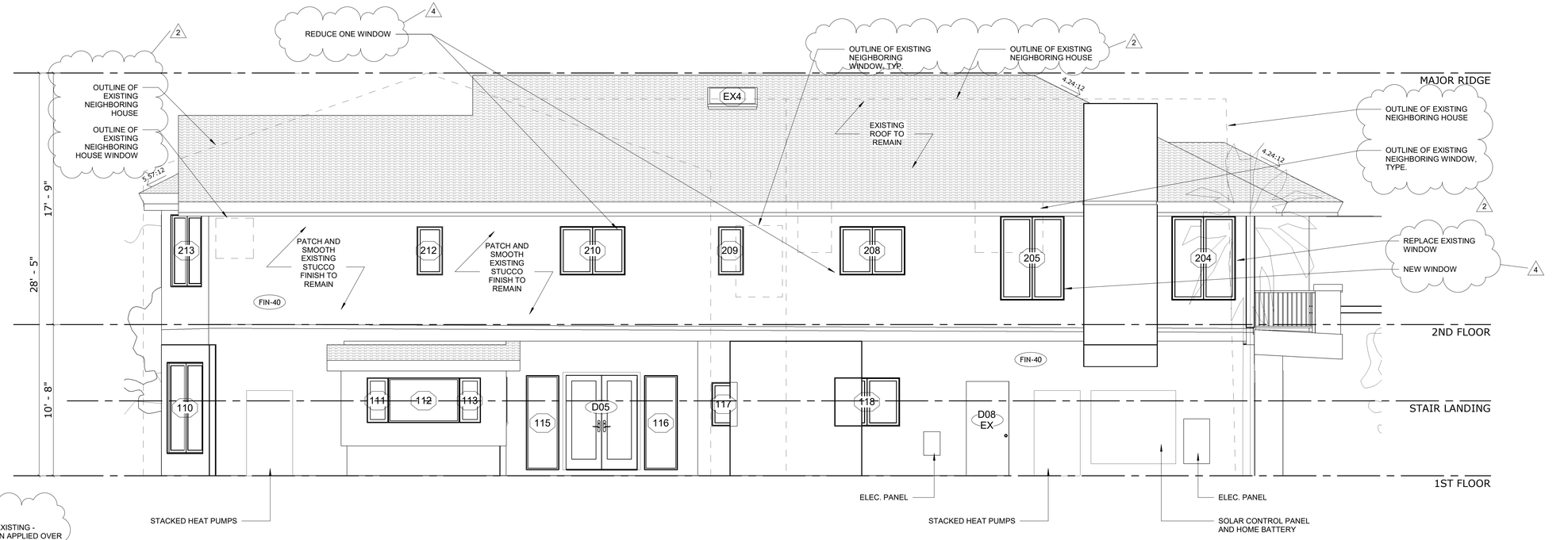
SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A4-01**



1 SOUTH
1/4" = 1'-0"



1
NOTES:
1. NEW STUCCO TO MATCH EXISTING - THREE COATS MINIMUM WHEN APPLIED OVER METAL LATH WITH 2 LAYERS OF GRADE D PAPER (CRC R703.7.2 & R703.7.3)

2. WEEP SCREED TO BE INSTALLED AT THE BASE OF STUCCO SIDING. WEEP SCREED SHALL BE A MINIMUM OF 2 INCHES ABOVE CONCRETE SLABS AND 4 INCHES ABOVE EXPOSED EARTH (CRC R703.6.2.1)

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

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REN. 6/30/2027
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REVISIONS

1	7/16/2025	Corrections 1
2	10/21/2025	Revision 2
4	11/14	Revision 4

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

PROPOSED EXTERIOR ELEVATIONS

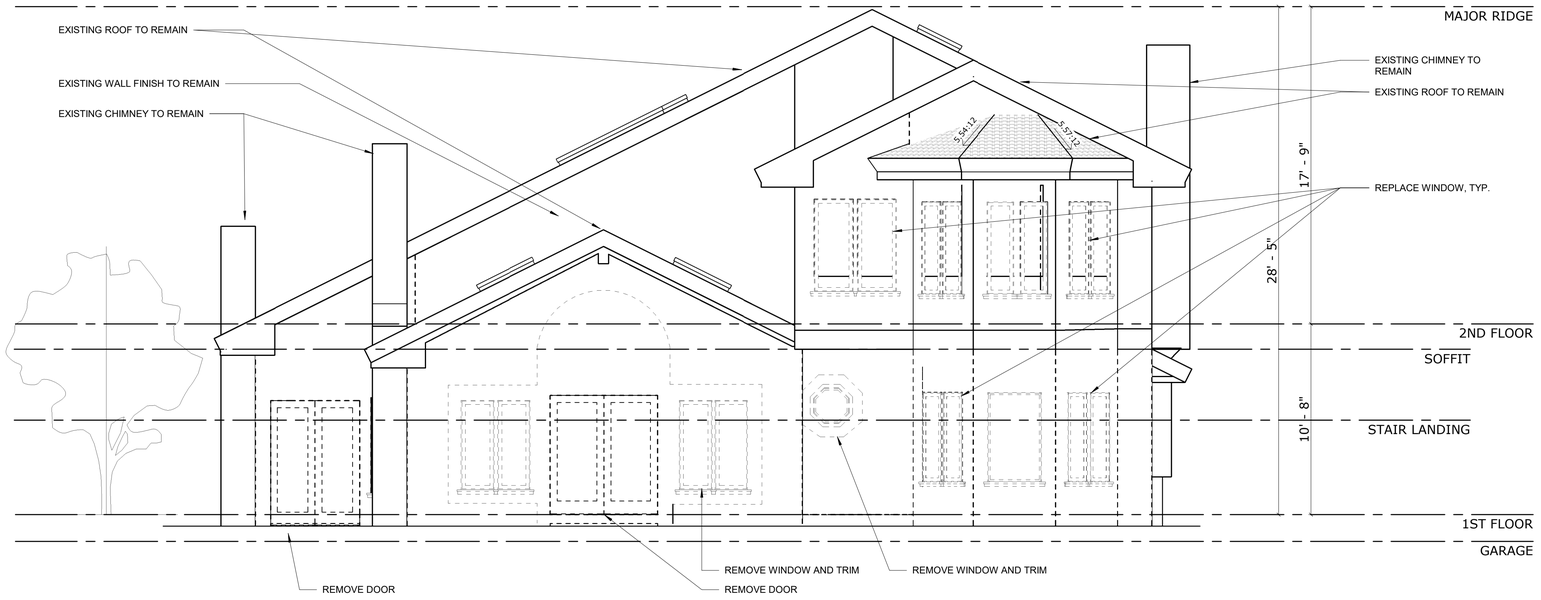
SHEET TITLE

DATE 11/14/2025 1:57:46 PM

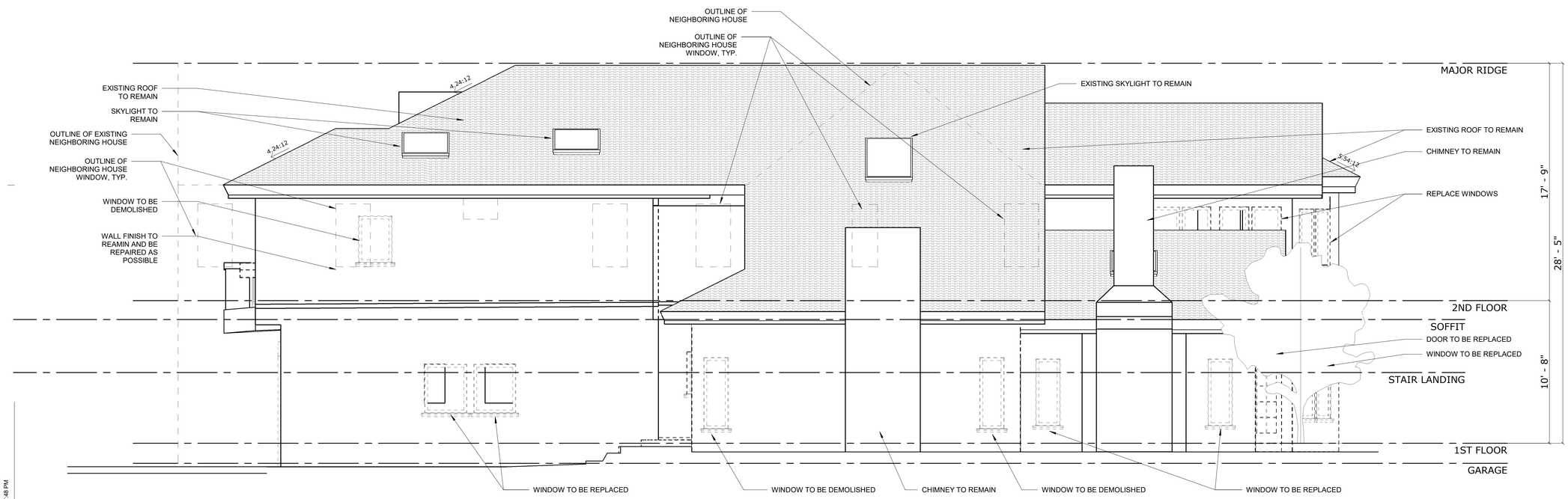
SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A4-02**



2 DEMO NORTH
1/4" = 1'-0"



1 DEMO EAST
1/4" = 1'-0"

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
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ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

DEMO EXTERIOR ELEVATIONS

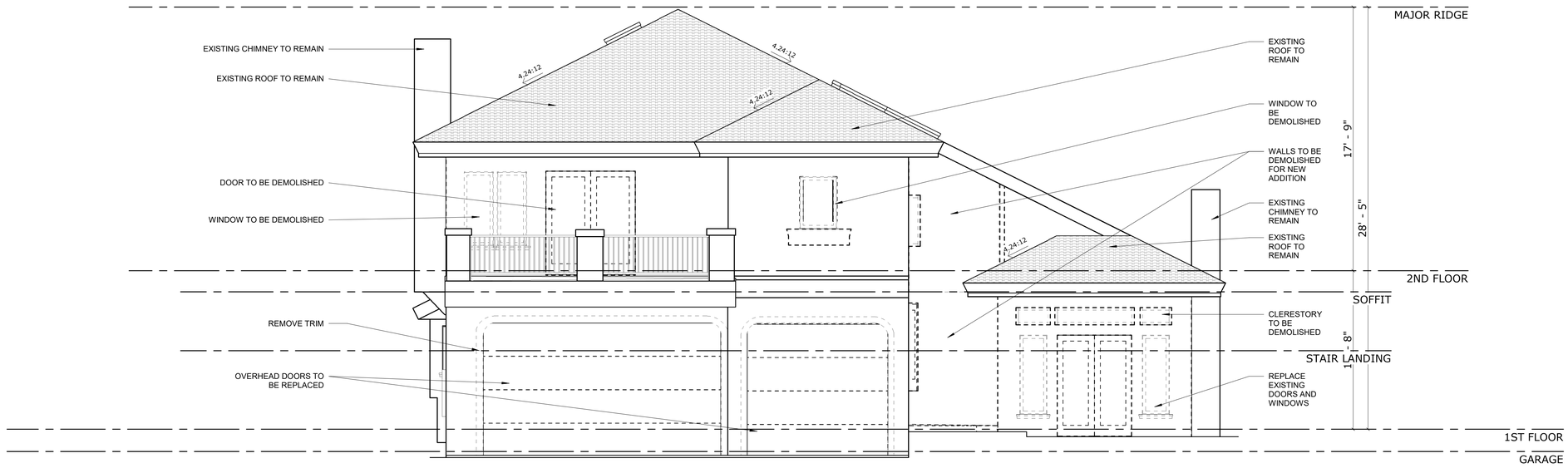
SHEET TITLE

DATE 11/14/2025 1:57:48 PM

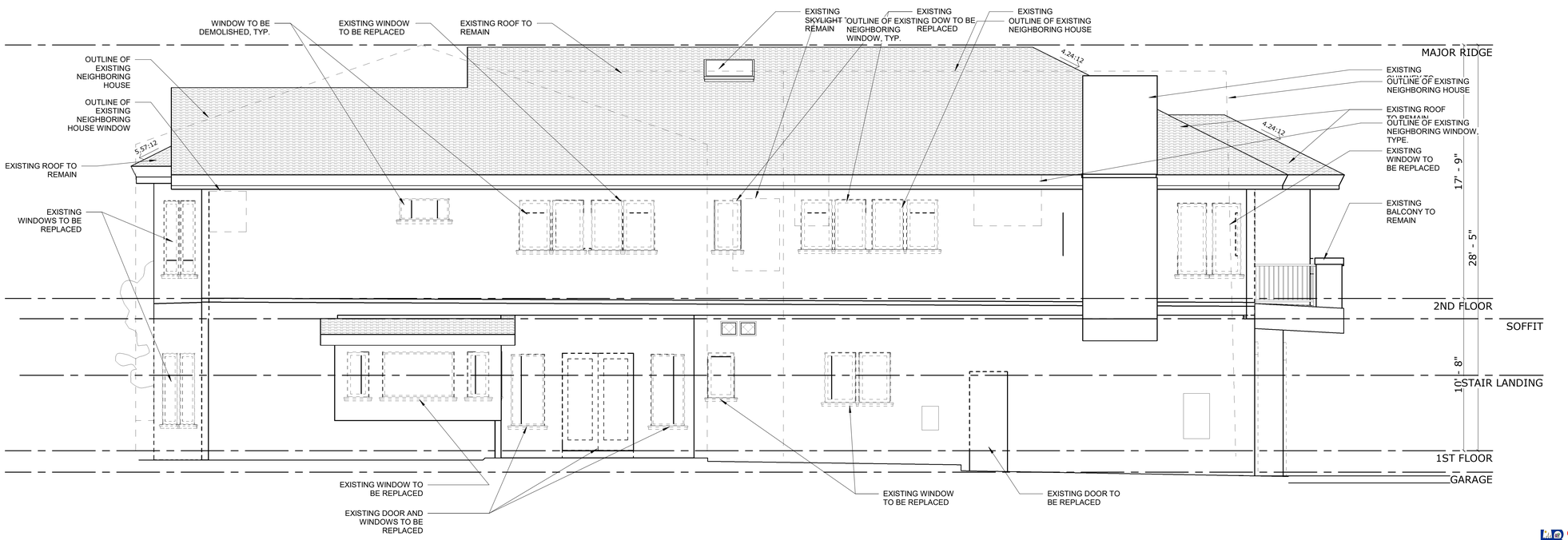
SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH 2

DRAWING NO. **A4-03**



2 DEMO SOUTH
1/4" = 1'-0"



1 DEMO WEST
1/4" = 1'-0"

Community Development
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1	7/16/2025	Corrections 1
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ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

DEMO EXTERIOR ELEVATIONS

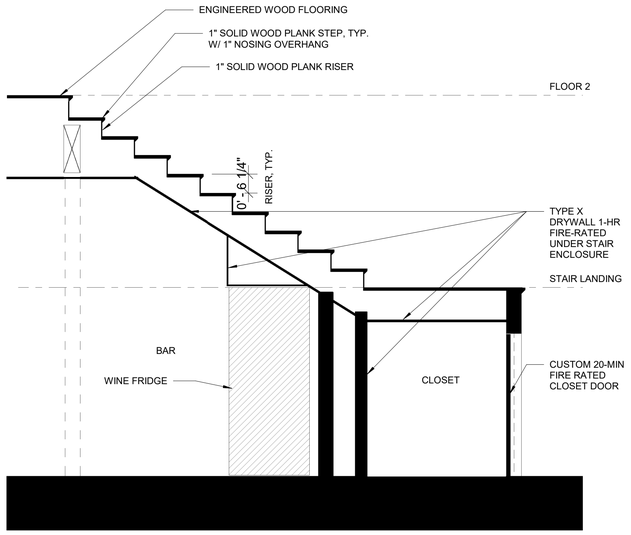
SHEET TITLE

DATE 11/14/2025 1:57:49 PM

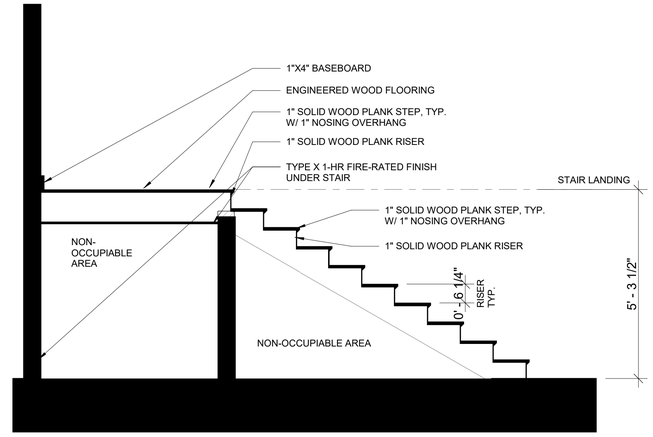
SCALE 1/4" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

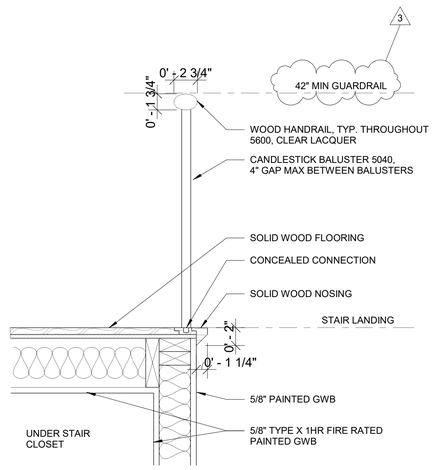
DRAWING NO. **A4-04**



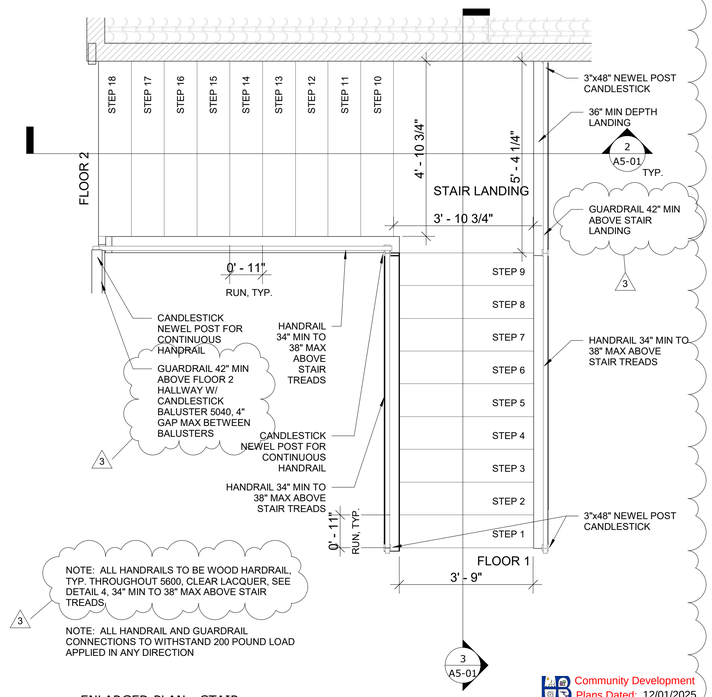
2 ENLARGED SECTION - UPPER STAIR RUN
1/2" = 1'-0"



3 ENLARGED SECTION - STAIR
1/2" = 1'-0"



4 STAIR LANDING DETAIL
1 1/2" = 1'-0"



1 ENLARGED PLAN - STAIR
1/2" = 1'-0"

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

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HYCA
Hye-Young Chung Architecture

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3381 VENTURE DRIVE

3381 VENTURE DRIVE
HUNTINGTON BEACH, CA 92649

PROJECT ID **2412**

CONSULTANTS

1

LICENSED ARCHITECT
HYE-YOUNG CHUNG
C-35186
REN. 6/30/2027
STATE OF CALIFORNIA

REVISIONS

1	7/16/2025	Corrections 1
3	11/4/2025	Revision 3

ISSUES

5/20/25	PLAN CHECK SUBMITTAL
7/3/25	PLAN CHECK CORRECTIONS
7/3/25	DRAFT FOR FINANCING

FILENAME

ENLARGED STAIR PLAN, SECTIONS AND DETAILS

SHEET TITLE

DATE 11/14/2025 1:57:51 PM

SCALE As indicated [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO. **A5-01**

WINDOW SCHEDULE

Mark	Type	Manufacturer	Model	Location	Finish: Exterior	Finish: Interior	Rough Dimensions: Width	Height	Sill Height	Glazing	U-Factor	Comments
EX1	Skylight-Flat			Roof Plan			3' - 0"	3' - 0"				Existing to remain.
EX2	Skylight-Flat			Roof Plan			3' - 0"	3' - 0"				Existing to remain.
EX3	Skylight-Flat			Roof Plan			3' - 0"	6' - 0"				Existing to remain.
EX4	Skylight-Flat			Roof Plan			2' - 0"	3' - 0"				Existing to remain.
EX5	Skylight-Flat			Roof Plan			3' - 0"	3' - 0"				Existing to remain.
				Floor 01								
108	French Casement			05 Breakfast Room			3' - 0"	6' - 0"	0"		0.29	Replace like-for-like
109	French Casement			05 Breakfast Room			3' - 0"	6' - 0"	0"		0.29	Replace like-for-like
110	French Casement			05 Breakfast Room			3' - 0"	6' - 0"	0"		0.29	Replace like-for-like
107	Unit with two casements and one fixed			04 Kitchen			5' - 9"	3'-2"	46"		0.29	
115	Fixed Lite, See Door 34			Dining Room			2' - 4"	6' - 8"			0.29	
116	Fixed Lite, See Door 34			Dining Room			2' - 4"	6' - 8"		Low-E insulated glass	0.29	
111	Casement Left			04 Kitchen			1' - 8"	3' - 2"	46"		0.29	Replace like-for-like
113	Casement Left			04 Kitchen			1' - 8"	3' - 2"	46"		0.29	
112	Fixed			04 Kitchen			5' - 0"	3' - 2"	46"		0.29	
114	Casement Left			04 Kitchen			1' - 8"	3' - 2"	46"		0.29	
118	Unit with one casement and one fixed	Marvin	Essential	09 Bedroom			4' - 7"	5' - 5"	44"	Low-E Insulated, Tempered Glass	0.29	Egress Opening: 26"Wx40"H (5.8sf)
117	Casement Left			10 Bath			1' - 10"	3' - 1"	47"		0.29	Replace like-for-like
103	Casement			02 Sitting Room			2' - 8"	7' - 7"	0"		0.29	
104	Casement			02 Sitting Room			2' - 8"	7' - 7"	0"		0.29	
100	Casement			02 Sitting Room			1' - 10"	7' - 7"	0"		0.29	
101	Casement			02 Sitting Room			1' - 10"	7' - 7"	0"		0.29	
105	Casement			03 Family Room			2' - 8"	7' - 7"	0"	Low-E insulated glass		
106	Casement			03 Family Room			2' - 8"	7' - 7"	0"		0.29	
119	Casement			16 Garage			2' - 3"	4' - 7"	44"		0.29	
120	Casement			16 Garage			2' - 3"	4' - 7"	44"		0.29	
				Floor 02								
200	Casement			29 Bath			2' - 4"	3' - 10"	47"	Low-E Insulated, Tempered Glass	0.29	
201	Casement			29 Bath			2' - 4"	3' - 10"	47"	Low-E Insulated, Tempered Glass	0.29	
202	Casement			29 Bath			2' - 4"	3' - 10"	47"	Low-E Insulated, Tempered Glass	0.29	
203	Casement			29 Bath			2' - 4"	3' - 10"	47"		0.29	
204	Unit with one casement and one fixed			27 Bedroom			4' - 6"	5' - 11"	36"	Low-E insulated glass	0.29	
205	Unit with one casement and one fixed			27 Bedroom			4' - 6"	5' - 11"	36"		0.29	
209	Casement			25 Bath			1' - 10"	3' - 5"	47"	Low-E Insulated, Tempered Glass	0.29	Replace like-for-like
212	Casement	Marvin	Essential	21 Bath			3' - 8"	1' - 10"	44"	Low-E Insulated, Tempered Glass	0.29	Replace like-for-like
206	Casement (automated motor)			01 Entry			2' - 8"	6' - 4"	4"		0.29	Egress Opening: 26"Wx40"H (5.8sf)
208	Unit with one casement and one fixed			26 Bedroom			4' - 7"	5' - 5"	44"		0.29	Replace like-for-like
210	Unit with one casement and one fixed			23 Bedroom			4' - 7"	5' - 5"	44"		0.29	Replace like-for-like
216	Unit with one casement and one fixed			20 Bedroom			4' - 7"	5' - 1"	26"	Low-E insulated glass	0.29	Replace like-for-like
217	Unit with one casement and one fixed			20 Bedroom			4' - 7"	5' - 1"	26"		0.29	Egress Opening: 26"Wx40"H (5.8sf) Replace like-for-like
218	Unit with one casement and one fixed			20 Bedroom			4' - 7"	5' - 1"	26"		0.29	Replace like-for-like
213	French Casement			20 Bedroom			3' - 8"	5' - 1"	26"		0.29	Replace like-for-like
214	French Casement			20 Bedroom			3' - 8"	5' - 1"	26"		0.29	Replace like-for-like
215	French Casement			20 Bedroom			3' - 8"	5' - 1"	26"		0.29	Replace like-for-like

DOOR SCHEDULE

Mark	Type	Location	Manufacturer	Model	Material	Finish	Dimensions: Thick	Width	Height	U-Factor	Hardware Set	Comments
						Exterior						
D01	Exterior Swing	01 Entry	ETO Doors	Danum	Mahogany	Lacquer	2-1/4"	48"	108"	0.34	Entrance	custom door
D06	Exterior Garage	18 Garage	ETO Doors	Austin	Fiberglass		1-3/4"	32"	80"	0.50		
D29	Exterior French	27 Bedroom	Marvin	Elevate	Fiberglass/ Glass/ Wood	Black/ Black Paint	1-3/4"	60"	108"	0.29	Multipoint	Glazing to be Low-E insulated tempered
D21	Exterior French	27 Bedroom	Marvin	Elevate	Fiberglass/ Glass/ Wood	Black/ Black Paint	1-3/4"	60"	108"	0.29	Multipoint	Glazing to be Low-E insulated tempered
D03	Exterior French	02 Sitting Room	Marvin	Elevate	Fiberglass/ Glass/ Wood	Black/ Black Paint	1-3/4"	72"	108"	0.29	Multipoint	Glazing to be Low-E insulated tempered
D04	Exterior French	02 Sitting Room	Marvin	Elevate	Fiberglass/ Glass/ Wood	Black/ Black Paint	1-3/4"	72"	108"	0.29	Multipoint	
D09	Exterior Sliding Door	09 Family Room	Fleetwood	3000-T	Aluminum/ Tempered Glass	Black		52"	108"	0.43		OXO with a 104" lite; overall unit dimension is 17'-4"
D07	Exterior Sliding Door	03 Family Room	Fleetwood	3000-T	Aluminum/ Tempered Glass	Black		52"	108"	0.43		Glazing to be Low-E, double insulated
D05	Exterior French	16 Dining Room	Marvin	Elevate	Fiberglass/ Wood	Black/ Black Paint	1-3/4"	60"	108"	0.29	Multipoint	
D02	Exterior Swing	05 Breakfast Room	Marvin	Elevate	Fiberglass/ Wood	Black/ Black Paint	1-3/4"	36"	108"	0.29	Locked Lever	Glazing to be Low-E insulated tempered
GD1	Overhead Door	18 Garage			Aluminum	Black	2-1/4"	114"	108"	0.27		
GD2	Overhead Door	18 Garage			Aluminum	Black	2-1/4"	192"	108"	0.27		Existing to Remain
						Interior Level 01						
D12	Flush Swing	16 Garage	ETO Doors		Solid Core Wood	Lacquer Wood Veneer	1-3/4"	36"	84"		Locked Lever	20 min Rated
D11	Flush Swing	13 Closet			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"			
D13	Flush Swing	08 Laundry Rm			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"			Widen existing to comply with code
D14	Flush Swing	09 Bedroom			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	Widen existing to comply with code
D15	Flush Swing	15 Closet			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"			
D10	Flush Swing	07 Powder Rm			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	
D11	Double Swing	13 Closet			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	64"	84"			
D18	Flush Swing	10 Bath			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	Widen existing to comply with code
D18	Flush Swing	12 Closet			Solid Core Wood	Paint	1-3/4"	32"	80"			Widen existing to comply with code
						Interior Level 02						
D22	Flush Swing	27 Bedroom	ETO Doors		Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	Widen existing to comply with code
D23	Pocket Door	28 Closet			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	33"	84"		Privacy	
D24	Pocket Door	29 Bath			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	33"	84"		Privacy	
D25	Pocket Door	29 Bath			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	33"	84"		Privacy	
D26	Flush Swing	26 Bedroom			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	Widen existing to comply with code
D27	Pocket Door	25 Bath			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	33"	84"		Privacy	
D28	Flush Swing	23 Bedroom			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	
D29	Pocket Door	24 Bath			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	33"	84"		Privacy	
D30	Flush Swing	20 Office			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	Widen existing to comply with code
D32	Flush Swing	21 Bath			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	Widen existing to comply with code
D33	Flush Swing	29 Bath			Solid Core Wood	Lacquer Wood Veneer	1-3/4"	32"	84"		Privacy	
D31	Flush Swing	22 Sauna	TBD		Solid Wood		1-3/4"	32"	84"			provided by sauna mnfctr

Notes: Interior Wood Doors to all be quarter-sawn mahogany w/ water-based lacquer

APPLIANCES

Mark	Type	Location	Manufacturer	Model	Model No.	Finish	Notes
APP1	Sauna Heater	22 Sauna	HUUM	Steel 6kw 240v	H1006012		Replace like-for-like
APP2	Steam Shower	29 Bath	Mr. Steam	eseries Residential Steam Shower Generator	MS400EC1X		
APP10	Double Oven	04 Kitchen	Wolf	Double Electric Oven	DO3050PE/S/P		Replace like-for-like
APP11	Insinkerator	04 Kitchen	Insinkerator	Advanced Series .75HP	80023-ISE		Replace like-for-like
APP12	Dishwasher	04 Kitchen	Bosch	800 Series	SHX78CM5N		Replace like-for-like
APP13	Cooktop	04 Kitchen	Pitt Cooking	Elbrus Black Edition	ELBRUS5BTNG		Replace like-for-like
APP14	Exhaust Hood	04 Kitchen	Elica	Cielo 40"	ECEX40SS		Replace like-for-like
APP15	Microwave	04 Kitchen	Bosch	800 Series Microwave Drawer	HMD8454UC		
APPEX1	Refrigerator	04 Kitchen					Existing to Remain
APPEX2	Wine Refrigerator	11 Bar					Existing to Remain

PLUMBING FIXTURES

Mark	Type	Location	Manufacturer	Model	Model No.	Dimensions	Finish	Qty	Notes
P1	Toilet	All Bathrooms	Toto	Nexus 1.29 GPF One Piece Chair Height	CST642CEFGAT40#01		Cotton	6	
P2	Handwash Faucet	07 Powder Rm	Newport Brass	Pavani 1.2 GPM	3100/20		Stainless Steel	1	
P3	Sink	All Bathrooms	Kohler	Verticyl	K-2882-0	19-3/4" width	White	7	
P4	Handwash Faucet	Guest Baths	Kohler	Components Single Hole	K-77958		Polished Chrome	4	
P5	Handwash Faucet	29 Primary Bath	Newport Brass	East Linear Widespread w/ Levers	990L		Polished Chrome	2	
P6	Bar Faucet	11 Bar	Newport Brass	East Linear Single Hole Bar Faucet	1500-5203/20		Stainless Steel	1	
P7	Bar Sink	11 Bar	Kohler	Vault 15" Undermount Bar Sink	K-3840-3-NA		Stainless Steel	1	
P8	Laundry Faucet	08 Laundry Rm	Kohler	Purist 1.5GPM Single Hole Kitchen Faucet	K-7506-VS		Vibrant steel	1	
P9	Laundry Sink	08 Laundry Rm	Elkay	Lustertone 23-1/2"	ELUH211512		Stainless Steel	1	
P10	Bathtub	10 Guest Bath	Kohler	Underscore 66" Acrylic Alcove Bathtub	K-1957-LA-0	30"W x 66"	White	1	
P11a	Shower Head	10 Guest Bath	Kohler	Awaken 1.75GPM Multi Function Shower Head	K-72419-G-CP		Polished Chrome	1	
P11b	Hand Shower	10 Guest Bath	Kohler	Awaken 1.75GPM Hand Shower	K-72415-G-CP		Polished Chrome	1	
P11c	Tub Filler	10 Guest Bath	Kohler	Components Tub Faucet	K-77999-CP		Polished Chrome	1	
P12a	Pressure Balance Trim	10 Guest Bath	Kohler	Components	K-TS78015-4-CP		Polished Chrome	1	
P13a	Rain Shower Head	29 Bath	Brizo	FLW 1.75GPM Raincan	81422-PC		Polished Chrome	1	
P13b	Shower Head	29 Bath	Brizo	Essential 1.75GPM	87292-PC		Polished Chrome	1	
P13c	Hand Shower	29 Bath	Brizo	Essential 1.75GPM	RP101288PC		Polished Chrome	1	
P14	Thermostatic Valve with Volume Control and Diverter	29 Bath	Brizo	FLW 6 Function Diverter and Valve Trim with Integrated Volume Control	T75622-PCLHP		Polished Chrome	1	
P15	Linear Steam Head	29 Bath	Mr. Steam		104480PC		Polished Chrome	1	
P16	Bathtub	29 Bath	MTI	Andrea 13 66" Undermount Dolomite	SM103DM-WH-UM		White		
P17	Deck Mounted Tub Filler w/ Hand Shower	29 Bath	Newport Brass	East Linear Double Handle Deck	3-997L/26		Polished Chrome	1	
P18a	Shower Head	Guest Baths	Kohler	Awaken 1.75GPM Multi Function Shower Head	K-72419-G-CP		Polished Chrome	1	
P18b	Hand Shower	Guest Baths	Kohler	Awaken 1.75GPM Hand Shower	K-72415-G-CP		Polished Chrome	1	
P19	Pressure Balance Trim	Guest Baths	Kohler	Components	K-TS78015-4-CP		Polished Chrome	1	

FINISH SCHEDULE

Mark	Location
FIN-01	Halls, Bedrooms, Closets, Family, Sitting, Living, Entry
FIN-02	Kitchen
FIN-03	Laundry, Hall, Closet
FIN-04	Powder
FIN-05	Guest Bath
FIN-10	Stair Tread
FIN-20	Primary Bath
FIN-21	Guest Bath
FIN-22	Guest Bath
FIN-30	Ceilings
FIN-40	Exterior Walls
FIN-EX1	Patio

LIGHTING FIXTURES

Mark	Type	Location	Manufacturer	Model	Model No.	Finish	Notes
L1-A	Recessed Light		WAC Lighting	3.5" Round Aether or sim		White/ Clear	
L1-ADJ	Recessed Adjustable Light		WAC Lighting	3.5" Round Aether or sim		White/ Clear	
L1-AW	Recessed Wet Area Light	Bath/ Shower	WAC Lighting	3.5" Round Aether or sim			
L2-UNDR	Undercabinet LED Light	Kitchen/ Bar	WAC Lighting				
L3-STR	Recessed Nosing LED Light	Stair Tread	WAC Lighting	Tape light w/ Alum Housing			1/2" height
L4-A	Cove Lighting	Primary Bath	WAC Lighting	Tape light w/ Alum Housing			
L4-AW	Cove Lighting	Primary Shower	WAC Lighting	Tape light w/ Alum Housing			
SRF-A	Wall Sconce	Bathrooms	TBD	TBD			
SRF-B	Wall Sconce	Bathrooms	Sonneman	Keel Bath Bar 22"			
SRF-C	Wall Sconce	Bathrooms	TBD	TBD			
SRF-EXA	Exterior Wall Sconce	Exterior	Kichler				
Notes	Switches to be Lutron Caseta Diva Dimmers						
	Outlets to be Lutron Screwless						

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SCHEDULES

SHEET TITLE

DATE 11/14/2025 1:57:53 PM

SCALE 12" = 1'-0" [WHEN PRINTED ON 24"X36" SHEET]

NORTH

DRAWING NO.
A6-01

GENERAL STRUCTURAL NOTES

THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE SHOWN OR SPECIFIED.

VERIFY EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE SUBMITTING BID OR COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

CONSTRUCT IN CONFORMANCE WITH THE BUILDING CODE, ALL APPLICABLE ORDINANCES AND REQUIREMENTS, THE CONSTRUCTION DOCUMENTS AND THESE NOTES.

DESIGN BASIS

CALIFORNIA BUILDING CODE, 2022 EDITION

LOADS: ROOF LIVE LOAD = 20 PSF ROOF DEAD LOAD = 15 PSF
FLOOR LIVE LOAD = 40 PSF FLOOR DEAD LOAD = 10 PSF
LATERAL LOADS:
OCCUPANCY CATEGORY = II
WIND: BASIC WIND SPEED V = 85 MPH, I = 1.0, WIND EXPOSURE = B,
GCpi = +/- 0.18, Qh = 11.38 PSF, P = Qh[(GCpf) - (GCpi)]
MAX. COMPONENTS AND CLADDING WIND PRESSURE (10 SQUARE FEET) = -23.64 PSF
SEISMIC: SITE CLASS = D, SEISMIC DExSIGN CATEGORY = D,
EQUIVALENT LATERAL FORCE PROCEDURE,
BASIC SEISMIC-FORCE RESISTING SYSTEM(S): BEARING WALL SYSTEM OF
LIGHT-FRAMED WALLS WITH WOOD STRUCTURAL PANELS, R=6.5,
rho = 1, I =1, S_S = 1.67, S_1 = 0.65, S_{DS} = 1.22, S_{D1} = 0.9,
C_S = 0.188, W = 140.0 KIP, V = C_SW = 26.33 KIP

EARTH WORK AND FOUNDATION

IF ADVERSE SOILS CONDITIONS ARE ENCOUNTERED, A SOILS REPORT MAY BE REQUIRED.

PRIOR TO COMMENCING EXCAVATION, TAKE SUCH STEPS AS ARE NECESSARY TO SHORE AND BRACE ADEQUATELY AND SAFELY ALL ADJACENT SOILS OR STREETS SO AS NOT TO UNDERMINE THEM OR REMOVE THEIR LATERAL SUPPORT. PROVIDE FULL LATERAL SUPPORT TO ADJACENT SOILS DURING EXCAVATION AND UNTIL SUCH TIME AS NEW FOOTINGS ARE CAST. LEAVE SHORING AND BRACING IN PLACE UNTIL THE NEW CONSTRUCTION CAN PROVIDE ADEQUATE AND SAFE SUPPORT BOTH VERTICALLY AND LATERALLY. ADEQUATE AND PROPER SHORING BRACING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CAST FOOTINGS DIRECTLY AGAINST NEATLY TRENCHED EXCAVATIONS AND UPON UNDISTURBED NATURAL SOIL. IF TRENCHES CANNOT STAND, FULLY FORM SIDES OF FOOTINGS TO DIMENSIONS SHOWN. DO NOT ALLOW WATER TO STAND IN TRENCHES. PUMP OUT ANY STANDING WATER. PLACE NO CONCRETE UNTIL EXCAVATIONS ARE DEWATERED, INSPECTED AND APPROVED BY SOILS ENGINEER, AND UNTIL ALL REINFORCING STEEL AND OTHER INSERTS ARE SECURELY INSTALLED.

BASEMENT RETAINING WALLS TO BE BACKFILLED AND COMPACTED PRIOR TO PROCEEDING WITH CONSTRUCTION AT TOP OF WALLS, U.O.N.

ALLOWABLE SOIL BRG. PRESSURE = 1,500 PSF (PER CODE)

ROUGH CARPENTRY

MINIMUM GRADES FOR SAWN LUMBER AS FOLLOWS:
2x STUDS, D.F. LARCH "STANDARD"
4x AND SMALLER, D.F. LARCH 'NO. 2', U.O.N.
6x AND LARGER, D.F. LARCH 'NO. 1', U.O.N.

MINIMUM PW. SHTG. GRADES AS FOLLOWS:
ROOF: 1/2" 24/0, APA RATED SHTG., EXP.1
FLOOR: 3/4" 40/20, APA RATED SHTG., T. & G., EXP.1
1-1/8" 60/40, APA RATED SHTG., T. & G., EXP.1
WALL: 1/2" STRUCT. 1, 32/16, EXP.1

MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%.

BEARING WALL STUDS SHALL NOT BE NOTCHED MORE THAN 25% OF WIDTH. BORED HOLES SHALL NOT HAVE A DIAMETER GREATER THAN 40% OF STUD WIDTH.

PRESSURE TREAT DOUGLAS FIR SILLS, PLATES, AND LEDGERS WHICH ARE AGAINST BLOCK OR CONCRETE WITH AWPA APPROVED PRESERVATIVE. WHERE ABOVE GROUND, USE A MINIMUM OF 0.25 PRESERVATIVE RETENTION. SET ON A GROUT BED WITH A MINIMUM OF TWO BOLTS PER PIECE.

ALL BOLTS TO BE HOT-DIPPED GALVANIZED WITH G-185 RATING. THOROUGHLY GALVANIZE ALL NAILS, BOLTS, AND HARDWARE EXPOSED TO WEATHER OR PRESURE TREATED LUMBER.

USE UNFINISHED HEXAGONAL HEAD AND NUT MACHINE BOLTS WITH ROUND STEEL WASHERS UNDER HEAD AND NUT WHERE BEARING IS AGAINST WOOD, UNLESS OTHERWISE NOTED. USE ONLY FULL BODY (CUT THREAD) BOLTS AND ANCHOR BOLTS UNLESS OTHERWISE NOTED. BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. FOR LAG BOLTS, PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.

NAIL ALL FRAMING WITH NEW COMMON WIRE NAILS, WITH MINIMUM NAILING CONFORMING TO BUILDING CODE REQUIREMENTS, UNLESS OTHERWISE NOTED. IF WOOD TENDS TO SPLIT WITH NAIL SIZE USED, PRE-DRILL HOLES. RETIGHTEN ALL BOLTS PRIOR TO CLOSING JOB.

APPROVED PLATE WASHERS, IN LIEU OF CUT WASHERS, SHALL BE PROVIDED FOR ALL PLYWOOD SHEAR WALL SILL PLATE ANCHOR BOLTS AND HOLDOWN CONNECTOR BOLTS. HOLDOWN CONNECTOR BOLTS AND PLATE WASHERS MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RETIGHTENED JUST PRIOR TO COVERING WALL FRAMING.

TIMBER CONNECTORS INDICATED BY CATALOG NUMBERS ON DRAWING TO BE SIMPSON CO. 'STRONG TIE' GALVANIZED STEEL, UNLESS OTHERWISE NOTED. NAIL OR BOLT ALL FASTENERS PER MANUFACTURER'S INSTRUCTIONS, WITH ALL NAIL HOLES FILLED.

ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. WHERE 3x BOUNDARY AND EDGE MEMBERS ARE CALLED FOR IN SHEAR WALLS, MAINTAIN A MINIMUM 1/2" DISTANCE BETWEEN SHEAR NAILING AND PLYWOOD EDGES. SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURING IN BRACED WALL PANELS.

STRUCTURAL OBSERVATION REQUIRED ON PLYWOOD SHEAR WALLS RATED OVER 300 PLF.

PARALLAM, MICROLAM, TIMBERSTRAND & TRUS JOIST

BEAMS INDICATED PSL ARE TO BE PARALLAM, LVL ARE TO BE MICROLAM, LSL ARE TO BE TIMBERSTRAND & TJI TO BE TRUS JOIST, ALL MANUFACTURED BY WEYERHAEUSER.

GLUED-LAMINATED MEMBERS

USE GRADE COMBINATION 24F-V4 WITH MINIMUM AITC FINISH GRADE OF INDUSTRIAL APPEARANCE UNLESS OTHERWISE NOTED. MANUFACTURE AND FABRICATION OF ALL GLUED-LAMINATED MEMBERS SHALL STRICTLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF AITC-119, LATEST EDITION, ASTM D 3737, AND WITH ANSI STANDARD A190.1. GLUED-LAMINATED MEMBERS MUST BE FABRICATED IN A LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY LICENSED SHOP AND MUST IDENTIFY GRADE AND SPECIES. FIELD DRILL ALL CONNECTION HOLES FOR PROPER FIT.

VERSA-MEMBERS

VERSA-LAM, VERSA-RIM, VERSA-STRAND AND VERSA-STUD INDICATED ON THE DRAWINGS ARE TO BE MANUFACTURED BY BOISE CASCADE ENGINEERED WOOD PRODUCTS.

CONCRETE

ACCURATELY INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE IN PLACE PRIOR TO PLACING CONCRETE. LOCATE CONSTRUCTION JOINTS SO AS TO MINIMIZE AND LEAST IMPAIR THE STRENGTH OF THE STRUCTURE. VERIFY CONSTRUCTION JOINT LOCATIONS WITH ENGINEER. ROUGHEN HORIZONTAL AND VERTICAL CONSTRUCTION JOINT SURFACES WHILE STILL GREEN, CLEANING THEM OF LAITANCE, LOOSE AGGREGATE, AND DEBRIS BEFORE PROCEEDING WITH NEXT POUR. ALL CONCRETE AND GROUT TO DEVELOP 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, EXCEPT C.I.P. PILES AND GRADE BEAMS WHICH ARE TO DEVELOP 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED. CONTINUOUS INSPECTION REQUIRED ON ALL MIXES WITH COMPRESSION STRENGTH GREATER THAN 2,500 PSI.

REINFORCED CONCRETE BLOCK

GROUT ALL WALLS CONTINUOUSLY FULL HEIGHT AND LENGTH, USING LOW LIFT GROUTING UNLESS OTHERWISE NOTED. CONCRETE MASONRY UNITS TO CONFORM TO ASTM C90, LIGHTWEIGHT BLOCK, WITH TYPE S MORTAR, f'm = 1,500 PSI.

REINFORCING STEEL

REINFORCE ALL CONCRETE AND CONCRETE BLOCK AS DETAILED. ALL REINFORCING STEEL TO BE NEW DEFORMED BARS ASTM A-615, GRADE 60, EXCEPT GRADE BEAMS THAT ARE PART OF A SPECIAL MOMENT FRAME SHALL USE ASTM A-706 REINFORCING STEEL. REINFORCING STEEL TO BE IN AS LONG LENGTHS AS PRACTICABLE OR AS DETAILED. LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS AT SPLICES AND CORNERS, UNLESS OTHERWISE NOTED. STAGGER SPLICES BETWEEN ADJACENT BARS.
MAINTAIN COVERAGE TO FACE OF BAR AS FOLLOWS, U.O.N.:
3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH,
2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH OR WEATHER, BUT FORMED,
OR AT MID-DEPTH OF SLABS ON GRADE.
CONFORM WITH "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES" ACI-315 LATEST EDITION UNLESS OTHERWISE NOTED. DOWEL VERTICAL REINFORCING IN WALLS TO FOOTINGS WITH BARS OF SAME SIZE AND SPACING AS VERTICAL REINFORCING.

WELDING OF REINFORCING STEEL

FIELD WELDING OF REINFORCING STEEL SHALL BE PERFORMED BY WELDERS SPECIFICALLY CERTIFIED FOR REINFORCING STEEL AND UNDER CONTINUOUS SPECIAL INSPECTION. PRIOR TO WELDING, THE "CARBON EQUIVALENT" (CE) OF STEEL SHALL BE DETERMINED. REINFORCING STEEL WHOSE "CE" CANNOT BE IDENTIFIED OR WHOSE "CE" EXCEEDS 0.75% SHALL NOT BE WELDED. EXCEPT FOR REINFORCING STEEL CONFORMING TO ASTM A-706, REINFORCING STEEL SHALL BE PREHEATED AS SHOWN IN TABLE 1, RGA 3-77. IN ADDITION, STEEL WHOSE "CE" IS BETWEEN 0.66% AND 0.75% SHALL BE WELDED ONLY WHEN PRIOR QUALIFICATION TESTS VERIFY ACCEPTABLE WELDABILITY.

ABBREVIATION

A B = ANCHOR BOLT
ABT = ABOUT
ABV = ABOVE
ADD = ADDITIONAL(LY)
ADJ = ADJACENT
ARCH = ARCHITECTURAL DWGS
ALT = ALTERNATE

B = BOT = BOTTOM
BAL = BALANCE
BD = BOARD
BLDG = BUILDING
BLW = BELOW
BM = BEAM
B N = BOUNDARY NAILING
B O = BOTTOM OF
BRG = BEARING
BTW = BETWEEN
B U = BUILT-UP
BTR = BETTER
BYD = BEYOND

C = CAMBER
C B = CONCRETE BLOCK
C C = CENTER TO CENTER
C I = CONTINUOUS INSPECTION
C I P = CAST IN PLACE
C J = CEILING JOIST
CLR = CLEAR
CNR = CORNER
COL = COLUMN
CONC = CONCRETE
CONN = CONNECTION
CONST = CONSTRUCTION
CONT = CONTINUOUS(LY)
CT JT = CONTROL JOINT
CTR(D) = CENTER(ED)
CTSK = COUNTERSINK

D = DIAM = DIAMETER
DBL = DOUBLE
DET = DETAIL
D F = DOUGLAS FIR
DIAG = DIAGONAL
DIM = DIMENSION
DKG = DECKING
DO = DITTO
DWG = DRAWING
DWL = DOWEL

E = EAST
(E) = EXIST = EXISTING
EA = EACH
E D = EDGE DISTANCE
E E = EACH END
E F = EACH FACE
EL = ELEV = ELEVATION
ELECT = ELECTRICAL (DWGS)
ENGR = ENGINEER
EMBD = EMBED(MENT)
E N = EDGE NAILING
EQ = EQUAL
E S = EACH SIDE
E W = EACH WAY
E-W = EAST WEST
EXP = EXPANSION
EXT = EXTERIOR

FB = FLAT BLOCKING
FDN = FOUNDATION
F F = FAR FACE
FIN = FINISH
F J = FLOOR JOIST
FLG = FLANGE
FLR = FLOOR
F N = FACE NAIL
F O = FACE OF
F O C = FACE OF CONCRETE
F O S = FACE OF STUD
F O W = FACE OF WALL
FRMG = FRAMING
F S = FAR SIDE
FTG = FOOTING
F W = FILLET WELD

GA = GAUGE
GEN = GENERAL
GIR = GIRDER
G L = GLUED LAMINATION (BM OR MEMBER)
GR = GRADE
GRND = GROUND

H = HORIZ = HORIZONTAL(LY)
HD = HAND
H D G = HOT DIP GALVANIZED
HDR = HEADER
HGR = HANGER
HK = HOOK
H S S = HOLLOW STEEL SECTION
HT = HEIGHT

I F = INNER FACE
INFO = INFORMATION
INT = INTERIOR
INTSECT = INTERSECT(ION)
INV = INVERTED

JST = JOIST
JT = JOINT

LAM = LAMINATED(TION)
LOC = LOCATION
LONGIT = LONGITUDINAL(LY)

MAX = MAXIMUM
M B = MACHINE BOLT
MECH = MECHANICAL
MIN = MINIMUM
MULL = MULLION

(N) = NEW
N = NORTH
NAT MATL = NATURAL MATERIAL
N B = NON BEARING
N F = NEAR FACE
NLG = NAILING
NLR = NAILER
NTS = NOT TO SCALE

O C = ON CENTER
O F = OUTER FACE
OPG = OPENING
OPP = OPPOSITE

PC = PIECE
PEN = PENETRATION
PERIM = PERIMETER
P L F = POUNDS PER LINEAR FOOT
PNT = POINT
P S F = POUNDS PER SQUARE FOOT
P S I = POUNDS PER SQUARE INCH
P T = PRESSURE TREATED
PW = PLYWOOD

REF = REFRENCE
REINF = REINFORCING(MENT)
REQ'D = REQUIRED
RET = RETAINING
R J = ROOF JOIST
RM = ROOM
R O = ROUGH OPENING
R R = ROOF RAFTER

S = SOUTH
S B = SOLID BLOCK
SECT = SECTION(S)
SHPD = SHAPED
SHT = SHEET(S)
SHTG = SHEATHING
S I = SPECIAL INSPECTION
SIM = SIMILAR
S O G = SLAB ON GRADE
SPC(G) = SPACE(ING)
SPEC = SPECIFICATIONS
SQ = SQUARE
S S = SELECT STRUCT.
ST STL = STAINLESS STEEL
STAGG = STAGGER(ED)
STD = STANDARD
STIFF = STIFFENER
STL = STEEL
STRUCT = STRUCTURE(AL)
SW = SHEAR WALL
SYMM = SYMMETRICAL(Y)

T = TOP
T & G = TONGUE & GROOVE
TH = THICKNESS
TJ = TRUSJOIST
TN = TOENAIL
TO = TOP OF
T O C = TOP OF CONCRETE
T O S = TOP OF STEEL
TOT = TOTAL
T O W = TOP OF WALL
TR = TIE ROD
TRANS = TRANSVERSE
TS = TUBULAR STEEL
TYP = TYPICAL(LY)

U O N = UNLESS OTHERWISE NOTED
UNP = UNDERPIN

V = VERT = VERTICAL(LY)
VIF = VERIFY IN FIELD
VSL= VERSA-LAM

W = WEST
WD = WOOD
W O = WHERE OCCURS
WF = WIDE FLANGE
WPF(G) = WATERPROOF(ING)
W S B = WELDED STUD BOLT

X - B = CROSS BRACING
X - S = EXTRA STRONG
XXS = DOUBLE EXTRA STRONG

℄ = CENTERLINE
℄ = PLATE
Ø = ROUND OR DIAMETER
L = ANGLE
ll = PARALLEL
⊥ = PERPENDICULAR
= NO. = NUMBER

MISCELLANEOUS STRUCTURAL STEEL

SHAPES, PLATES, & BARS:	ASTM A-36, U.O.N.
W-SHAPES:	ASTM A-992
PIPE:	ASTM A-53 GRADE B
TUBES, H.S.S.:	ASTM A-500 GRADE B OR C
BOLTS:	ASTM A-307, U.O.N.
THREADED ROD:	ASTM F1554 GRADE 36, U.O.N.

ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF AN LA DBS APPROVED FABRICATOR. DETAILS OF WORKMANSHIP TO CONFORM TO AISC SPECIFICATIONS. CONTINUOUS SPECIAL INSPECTION SHALL BE REQUIRED FOR HIGH STRENGTH BOLTING AND FIELD WELDING, UNLESS OTHERWISE NOTED. ALL WELDING TO CONFORM TO AWS SPECIFICATIONS AND BE PERFORMED BY A LICENSED FABRICATOR APPROVED BY LA DBS. FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY LA DBS. ALL BUTT WELDS TO BE FULL PENETRATION WITH BACK-UP PLATES OR BACK-UP WELDS. SUBMIT STEEL DETAILS TO ARCHITECT PRIOR TO FABRICATION. SHOP PAINT AND FIELD TOUCH-UP PAINT PER FEDERAL SPECIFICATION TT-P-86 TYPE II OR TNEMEC #99.

MINIMUM SIZE OF FILLET WELDS

Material Thickness of Thicker Part Joined (in.)	Minumum Size of Fillet Weld[a] (in.)
To 1/4 inclusive	1/8
Over 1/4 to 1/2	3/16
Over 1/2 to 3/4	1/4
Over 3/4	5/16

[a] Leg dimension of fillet welds. Single-pass welds must be used.

STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES
(Only Checked items are required)

Firm or Individual to be responsible for the "Structural Observation":
Name: KWESI ASAMOAH ☒ Licensed Architect ☐ Registered Engineer
Phone: (310) 948-1837 California Registration Number: C-36558

CONSTRUCTION STAGE	Construction Type	Elements/Connections to be observed
Foundation	☒ Footing, Stem Walls, Piers ☐ Mat Foundation ☐ Caisson, Pile, Grade beams ☐ Stepping/Retaining Foundation, Hillside Special Anchors ☐ Others:	REBAR PLACEMENT
Wall	☐ Concrete ☐ Masonry ☒ Wood ☐ Others:	SHEAR WALL INSTALLATION
Frame	☐ Steel Moment Frame ☐ Steel Braced Frame ☐ Concrete Moment Frame ☐ Masonry Moment Frame ☐ Others:	
Diaphragm	☐ Concrete ☐ Steel Deck ☐ Wood ☐ Others:	
Others		

DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE

I, ☐ the owner of the project ☐ the owner's representative, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of Record for the project, declare that the above listed firm or individual is designated by me to be responsible for the "Structural Observation".

Signature License No. Date

TABLE 2304.9.1
FASTENING SCHEDULE

CONNECTION	FASTENING[a,b]	LOCATION
1. Joist to sill or girder	3 - 8d common (2½" × 0.131") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
2. Bridging to joist	2 - 8d common (2½" × 0.131") 2 - 3" × 0.131" nails 2 - 3" 14 gage staples	toenail each end
3. 1" × 6" subfloor or less to each joist	2 - 8d common (2½" × 0.131")	face nail
4. Wider than 1" × 6" subfloor to each joist	3 - 8d common (2½" × 0.131")	face nail
5. 2" subfloor to joist or girder	2 - 16d common (3½" × 0.162")	blind and face nail
6. Sole plate to joist or blocking	16d (3½" × 0.135") at 16" o.c. 3" × 0.131" nails at 8" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3" - 16d (3½" × 0.135") at 16" 4 - 3" × 0.131" nails at 16" 4 - 3" 14 gage staples per 16"	braced wall panels
7. Top plate to stud	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	end nail
8. Stud to sole plate	4 - 8d common (2½" × 0.131") 4 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	end nail
9. Double studs	16d (3½" × 0.135") at 24" o.c. 3" × 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10. Double top plates	16d (3½" × 0.135") at 16" o.c. 3" × 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8-16d common (3½" × 0.162") 12-3" × 0.131" nails 12-3" 14 gage staples	lap splice
11. Blocking between joists or rafters to top plate	3 - 8d common (2½" × 0.131") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
12. Rim joist to top plate	8d (2½" × 0.131") at 6" o.c. 3" × 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3-3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (3½" × 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3 - 8d common (2½" × 0.131") 5 - 3" × 0.131" nails 5 - 3" 14 gage staples	toenail
16. Continuous header to stud	4 - 8d common (2½" × 0.131")	toenail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3½" × 0.162") minimum, Table 2308.10.4.1 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3 - 16d common (3½" × 0.162") minimum, Table 2308.10.4.1 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3 - 8d common (2½" × 0.131") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2 - 8d common (2½" × 0.131") 2 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail
21. 1" × 8" sheathing to each bearing	3 - 8d common (2½" × 0.131")	face nail
22. Wider than 1" × 8" sheathing to each bearing	3 - 8d common (2½" × 0.131")	face nail
23. Built-up corner studs	16d common (3½" × 0.162") 3" × 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Built-up girder and beams	20d common (4" × 0.192") 32" o.c. 3" × 0.131" nail at 24" o.c. 3" 14 gage staple at 24" o.c.	face nail at top and bottom staggered on opposite sides
	2 - 20d common (4" × 0.192") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail at ends and at each splice
25. 2" planks	16d common (3½" × 0.162")	at each bearing
26. Collar tie to rafter	3 - 10d common (3" × 0.148") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
27. Jack rafter to hip	3 - 10d common (3" x 0.148") 4 - 3" × 0.131" nails 4 - 3" 14 gage staples	toenail
	2 - 16d common (3½" × 0.162") 3 -3" × 0.131" nails 3 - 3" 14 gage staples	face nail
28. Roof rafter to 2-by ridge beam	2 - 16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	toenail
	2-16d common (3½" × 0.162") 3 - 3" × 0.131" nails 3 - 3" 14 gage staples	face nail
29. Joist to band joist	3 - 16d common (3½" × 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
30. Ledger strip	3 - 16d common (3½" × 0.162") 4 - 3" x 0.131" nails 4 - 3" 14 gage staples	face nail
31. Wood structural panels and particleboard[g] Subfloor, roof and wall sheathing (to framing)	½" and less: 6d[c,i]; 2 ⅜" × 0.113" nail[h]; 1 ¾" 16 gage[e]; 8d[f] or 6d[g]	
	19/32" to ¾": 2 ⅜" × 0.113" nail[h]; 2" 16 gage[e]; 8d[f]	
	⅞" to 1": 10d[f] or 8d[g]	
	1 ⅛" to 1 ¼": 10d[f] or 8d[f]	
Single Floor (combination subfloor-underlayment to framing)	¾" and less: 6d[g]; ⅞" to 1": 8d[g]; 1 ⅛" to 1 ¼": 10d[f] or 8d[f]	
32. Panel siding (to framing)	½" or less: 6d[f]; ⅝": 8d[f]	
33. Fiberboard sheathing[g]	½": No. 11 gage roofing nail[b]; 6d common nail (2" × 0.113"); No. 16 gage staple[c]; No. 11 gage roofing nail[b]; 8d common nail (2½" × 0.131"); No. 16 gage staple[c]	
	25/32":	
34. Interior paneling	¼": 4d[j]; ⅜": 6d[k]	

For SI: 1 inch = 25.4 mm.
a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d - 2" × 0.113"; 8d - 2½" × 0.131"; 10d - 3" × 0.148").
d. Common (6d - 2" × 0.113"; 8d - 2½" × 0.131"; 10d - 3" × 0.148").
e. Deformed shank (6d - 2" × 0.113"; 8d - 2½" × 0.131"; 10d - 3" × 0.148").
f. Corrosion-resistant siding (6d - 1⅞" × 0.106"; 8d - 2½" × 0.128") or casing (6d - 2" × 0.099"; 8d - 2½" × 0.113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion-resistant roofing nails with 7/16-inch-diameter head and 1½-inch length for ½-inch sheathing and 1 ½-inch length for 25/32-inch sheathing.
i. Corrosion-resistant staples with nominal 7/16-inch crown and 1 ¼-inch length for ½-inch sheathing and 1 ½-inch length for 25/32-inch sheathing. Panel supports at 16 inches (20 inches if strength axis is in the long direction of the panel, unless otherwise marked).
j. Casing (1½" × 0.080") or finish (1½" × 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
l. For roof sheathing applications, 8d nails (2½" × 0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

* MORE RESTRICTIVE FASTENING MAY BE REQURIED, SEE ADDITIONAL FRAMING NOTES.

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
Approved Plans

d_KA
design of
KWESI ASAMOAH, INC.
850 ROSE AVENUE
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VENTURE REMODEL
3381 VENTURE DRIVE
HUNTINGTON BEACH, CA, 92649

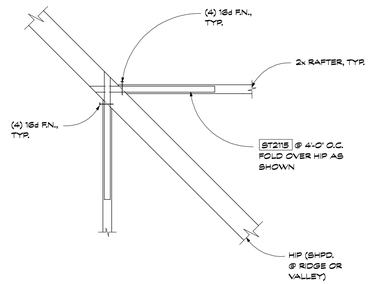
LICENSED ARCHITECT
S. KWESI ASAMOAH
No. C-36558
REN. 31/30/2025
STATE OF CALIFORNIA

date: **NOVEMBER 04, 2025**

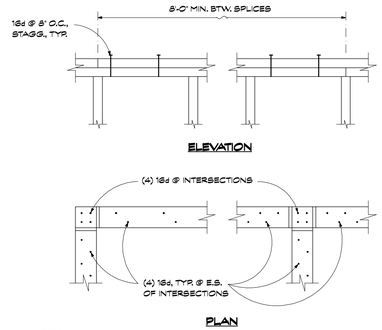
Scale: N.T.S.

General Notes & Abbreviations

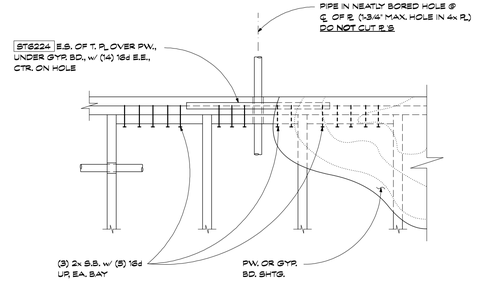
S1.1



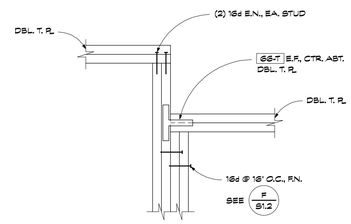
A S1.2 *Conn. @ Jst. To Hip*



B S1.2 *Conn. Dbl. T. PL @ Intersections*

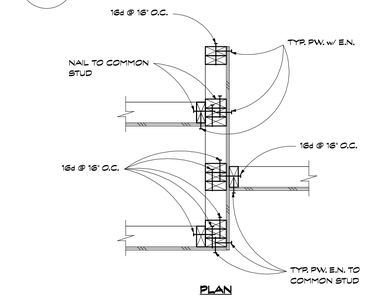


C S1.2 *Typ. Pipe Thru Stud Wall*

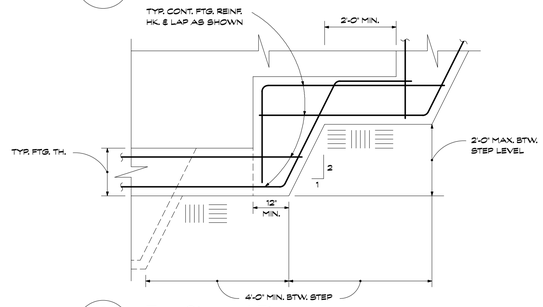


D S1.2 *Conn. Discontinuous Dbl. T. PL*

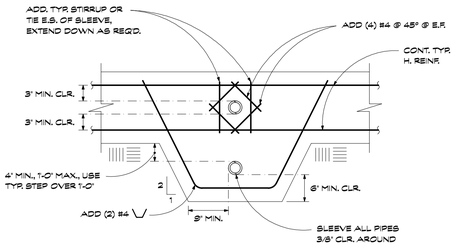
E S1.2



F S1.2 *Typ. Stud Wall Intersections*



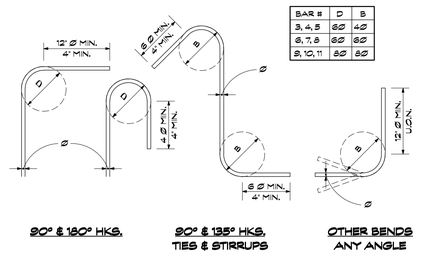
G S1.2 *Typ. Stepped Ftg.*



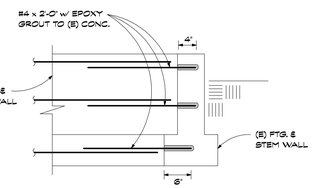
H S1.2 *Typ. Pipe Sleeve Thru Ftg.*

J S1.2

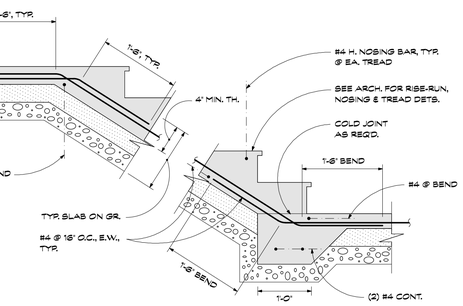
BAR #	D	B
3, 4, 5	6Ø	4Ø
6, 7, 8	8Ø	8Ø
9, 10, 11	8Ø	8Ø



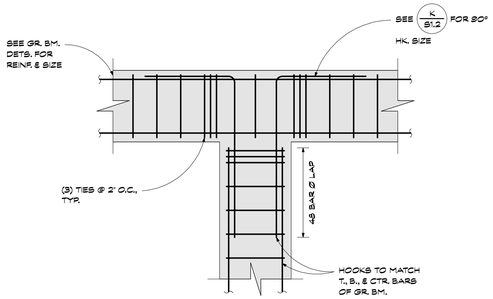
K S1.2 *Typ. Reinf. Bar Bends*



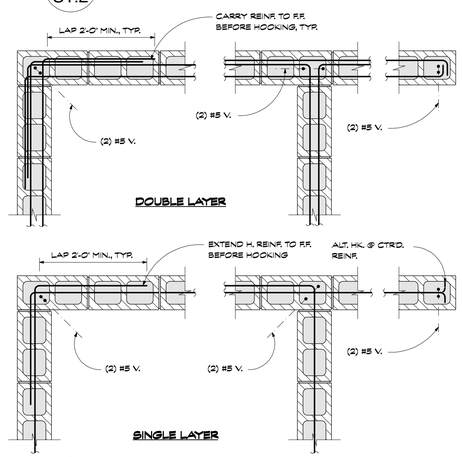
L S1.2 *Typ. (N) to (E) Ftg. Conn.*



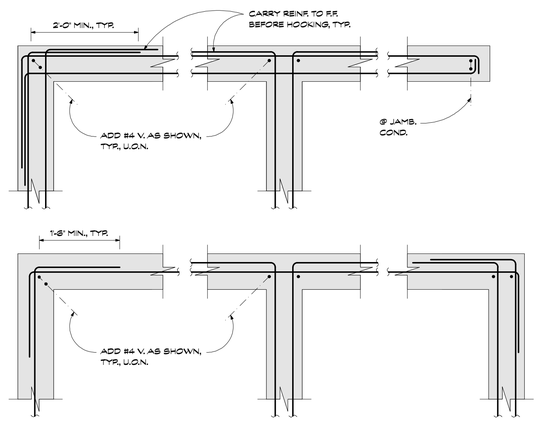
M S1.2 *Typ. Elev. Change in Slab on Gr.*



N S1.2 *Typ. Gr. Bm. to Bm. Conn. (Plan)*



P S1.2 *Typ. C.B. Reinf. @ Corners (plan)*



Q S1.2 *Typ. C.I.P. Reinf. @ Corners (plan)*

R S1.2 *Typ. Conc. Stair On Gr.*

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LICENSED ARCHITECT
B. KWESI ASAMOAH
No. C-36558
REN. 11/30/2025
STATE OF CALIFORNIA

date: **NOVEMBER 04, 2025**

Scale: N.T.S., U.O.N.

Typ. Frmg. & Fdn. Details

S1.2

Community Development
Plans Dated: 12/01/2025
C2025-002908 3381 Venture Dr
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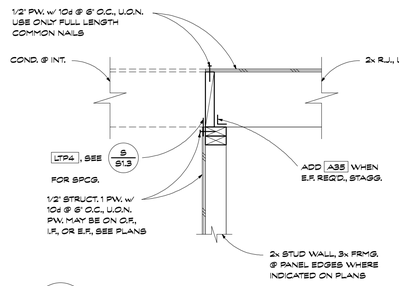
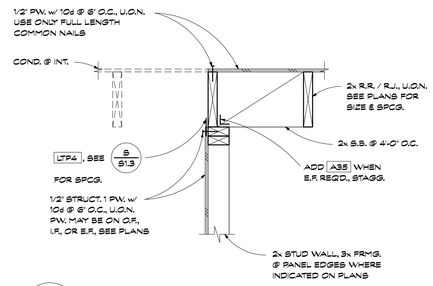
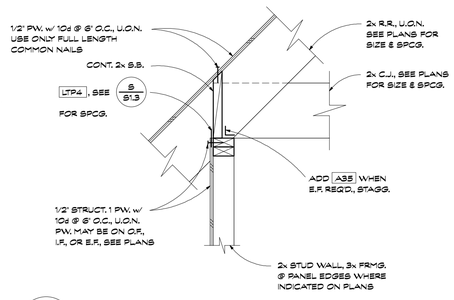


A S1.3



B S1.3 *Typ. Conn. R.J. ⊥ To Wall*



C S1.3 *Typ. Conn. R.R. / R.J ll To Wall*

D S1.3 *Typ. Conn. R.R. ⊥ To Wall*

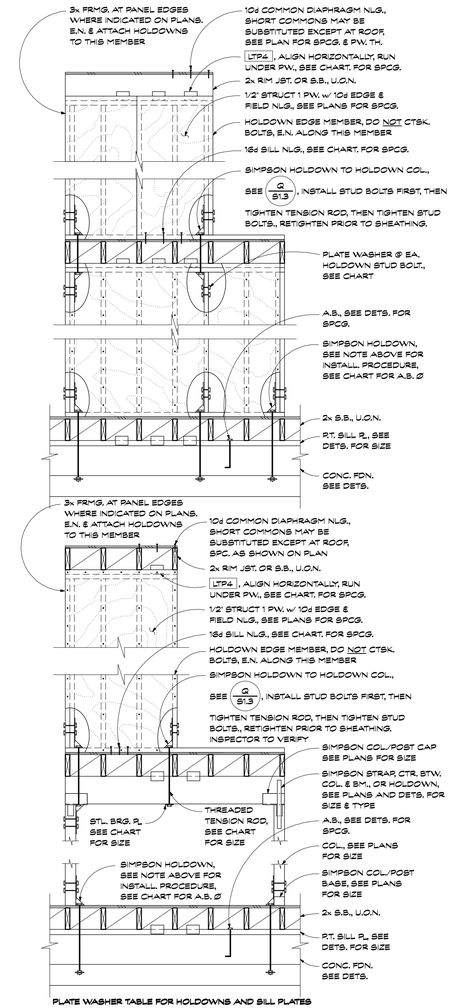


PLATE WASHER TABLE FOR HOLDOWNS AND SILL PLATES

BOLT Ø	WASHER PLATE SIZE	THICKNESS
1/2"	3" SQ.	1/4"
5/8"	3" SQ.	1/4"
3/4"	3" SQ.	5/16"
7/8"	3" SQ.	5/16"
1"	3-1/2" SQ.	3/8"

REQUIRED NAIL TABLE FOR DIAPHRAGM NAILING

WALL, FLOOR AND ROOF NAILING:				
SHTG. TH.	NAIL DES'G.	SHANK Ø	LENGTH	HEAD Ø
ALL	10d COMMON	0.148"	3"	0.312"

- O R -

WALL AND FLOOR NAILING ONLY:				
SHTG. TH.	NAIL DES'G.	SHANK Ø	LENGTH	HEAD Ø
1/2"	10d SHORT COMMON	0.148"	2-1/8"	0.312"
5/8"	10d SHORT COMMON	0.148"	2-1/4"	0.312"
3/4"	10d SHORT COMMON	0.148"	2-3/8"	0.312"

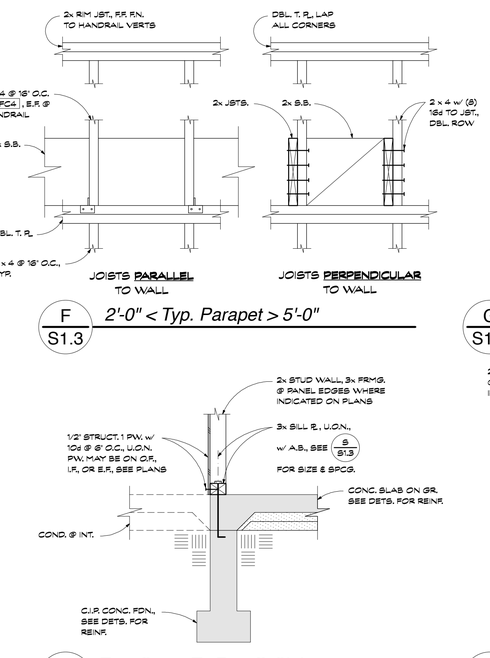
NOTE: ROOF DIAPHRAGM NAILING REQUIRES FULL LENGTH 10d COMMON NAILING, REGARDLESS OF SHTG. THICKNESS.

1/2" STRUCT. 1 PLYWOOD SHEAR WALL CHART - I.B.C.

PW NAILING	6" O.C.	4"	3"	2"	6" E.F.	4" E.F.	3" E.F.	2" E.F.
PLF.	340	510	685	870	650	1020	1330	1740
3x FRMG. @ PANEL EDGES	NO	YES	YES	YES	YES	YES	YES	YES
LTP4 SPCG.	16" O.C.	12"	12"	8"	8"	6"	6"	6", E.F.
A35 SPCG.	12" O.C.	8"	8"	6"	6"	6", E.F.	6", E.F.	6", E.F.
SDWS22500 SCREW, w/ 3x SILL, U.O.N.	20" O.C.	16"	10"	8"	10"	8"	4"	4"
	2x SILL w/ 16d @ 3" O.C.							
5/8" Ø A.B. SPCG. 3x P.T. MUDSILL	48" O.C.	32"	32"	24"	32"	16"	16"	12"

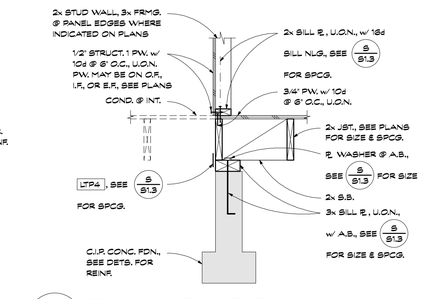
NOTES:
1) USE ONLY COMMON NAILS FOR REQUIRED CONNECTIONS
2) AT ≤ 2'-0" O.C. SILL P., NLG., STAGG. NAILS & ADD 4x OR 6x JST. OR S.B., B.LW. TO MATCH WIDTH OF SILL P.
3) A.B.'S TO HAVE 0'-8" MIN. EMBD. INTO CONC.
4) USE SIMPSON TITEN HD @ (E) FDN. w/ 0'-3-1/2" MIN. EMBD. INTO CONC. (CONT. INSPECTION REQ'D.)
5) 1/2" EDGE DISTANCE FOR BOUNDARY NAILING
6) STAGG. NAILS 8" + 2" O.C.
7) A.B. IN CONTACT w/ P.T. LUMBER MUST BE H.D.G.

S S1.3 *Typ. Shear Wall Elevs. & Chart*

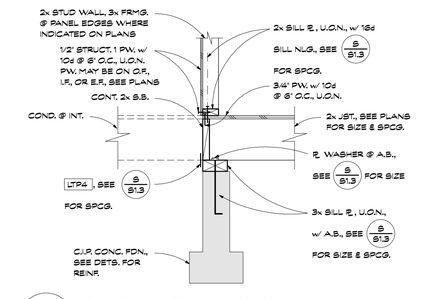


E S1.3

F S1.3 *2'-0" < Typ. Parapet > 5'-0"*

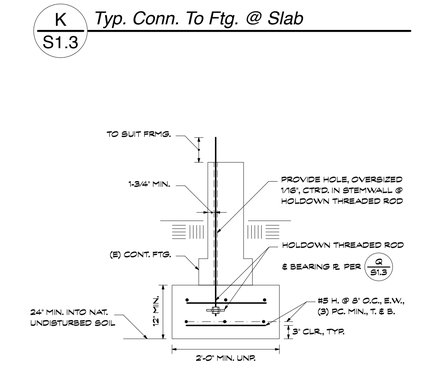


G S1.3 *Typ. Conn. F.J. ll To Wall*

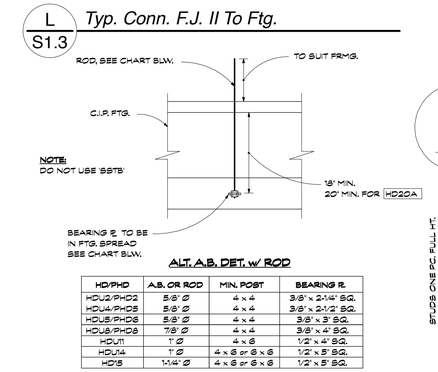


H S1.3 *Typ. Conn. F.J. ⊥ To Wall*

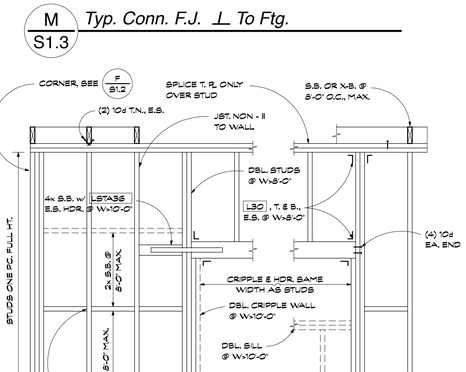
J S1.3



K S1.3 *Typ. Conn. To Ftg. @ Slab*



L S1.3 *Typ. Conn. F.J. II To Ftg.*



M S1.3 *Typ. Conn. F.J. ⊥ To Ftg.*

NOTE: FOR ADD'L. HD. INFO, SEE G S1.3

HOLDOWN	A.B. Ø	E.D. MIN.
HDU2	5/8" Ø	1-3/4"
HDU4	5/8" Ø	2-1/4"
HDU5	5/8" Ø	2-5/8"
HDU8	1" Ø	2-5/8"
HDU11	1" Ø	2-5/8"
HDU14	1" Ø	2-5/8"

N S1.3

P S1.3 *Typ. Holdown to (E) Ftg.*

ALT. A.B. DET. w/ ROD

HD/PHD	A.B. OR ROD	MIN. POST	BEARING P.
HDU2/PHD2	5/8" Ø	4 x 4	3/8" x 2-1/4" SQ.
HDU4/PHD5	5/8" Ø	4 x 4	3/8" x 2-1/2" SQ.
HDU5/PHD6	5/8" Ø	4 x 4	3/8" x 3" SQ.
HDU8/PHD8	7/8" Ø	4 x 4	3/8" x 4" SQ.
HDU11	1" Ø	4 x 6	1/2" x 4" SQ.
HDU14	1" Ø	4 x 6 or 6 x 6	1/2" x 5" SQ.
HD15	1-1/4" Ø	4 x 6 or 6 x 6	1/2" x 5" SQ.

NOTES:
1. HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRMG., SEE S S1.3
2. HOLDOWNS TO BE 'SIMPSON - STRONG TIE' OR APPROVED EQUAL. (L.A.R.R. #25526 & #25300)
3. USE APPROVED P. WASHERS @ HOLDOWN TO POST CONN., SEE S S1.3
4. USE 'SIMPSON' SDS 1/4" x 0'-3" SCREW FOR PHD'S.

Q S1.3 *Typ. Holdown to (N) Ftg.*

W MAX.	HDR.
6'-0"	x 4
8'-0"	x 6
10'-0"	x 8

4 x 4 MIN. w/ 2 x 4 STUDS
6 x 8 MIN. w/ 2 x 6 STUDS

R S1.3 *Typ. Stud Wall Frmg. Elev., U.O.N.*

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VENTURE REMODEL
3381 VENTURE DRIVE
HUNTINGTON BEACH, CA, 92649

LICENSED ARCHITECT
B. KWESI ASAMOAH
No. C-36558
REN. 11/30/2025
STATE OF CALIFORNIA

date: **NOVEMBER 04, 2025**

Scale: N.T.S., U.O.N.

Typ. Shear & Frmg. Details

Community Development
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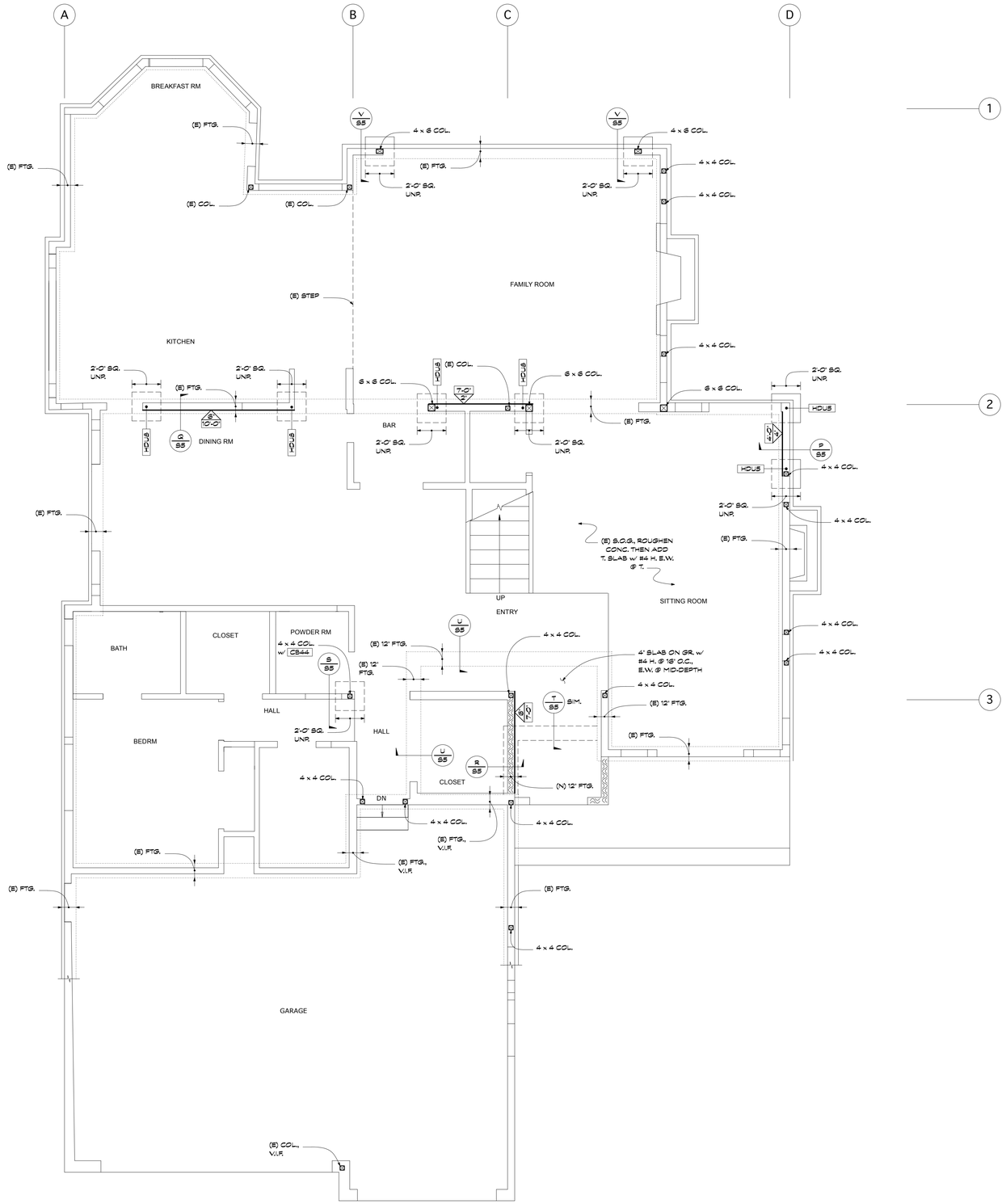
C2025-002908 3381 Venture Dr
Approved Plans

S1.3



L1 FLR. FRMG. & FDN. PLAN

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

NOTES:

1) SEE P/S1.3 FOR HDU TO (E) FTG.

2) SEE L/S1.2 FOR (N) FTG. TO (E) FTG.

Legend

Indicates: 2 x 6 @ 16" O.C. One Pc. Full Ht. Sole To Dbl. T. U.O.N.

Indicates: 1/2" Struct. 1 PW. w/ 10d @ 6"0.C. Edges 10d @ 12"0.C. Field, U.O.N.

6'-0" / 8" — Indicates: Shear Wall Length

Indicates: Shear Wall Edge Nailing O.C. 3x @ Panel Edges & Periodic S.I. Req'd. for 4" O.C. or less

Indicates: Wd. col. abv.& blw.,U.O.N. on plans

Indicates: Wd. col. blw. U.O.N.

simp. — Indicates: Simpson Co. "Strong-Tie" connectors

( ) — Indicates: Structural member number in calcs. (for reference only)

Indicates: (N) Ftg.

Indicates: (E) Ftg.

Community Development
Plans Dated: 12/01/2025
BLD2025-002908 3381 Venture Dr
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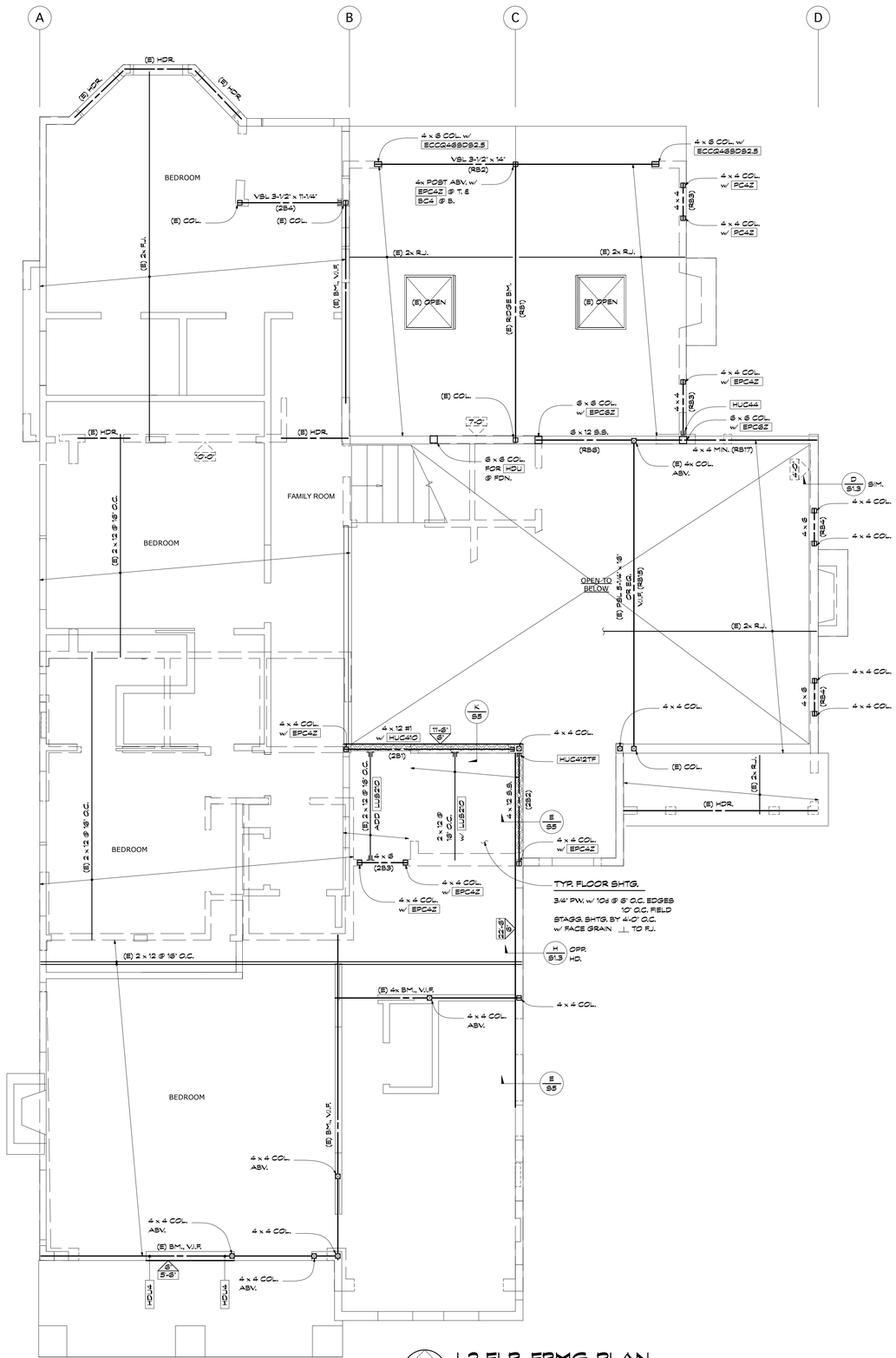
L1 Flr. Frmg. & Fdn. Plan

S2



L2 FLR. FRMG. PLAN

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

Legend

- Indicates: 2 x 6 @ 16" O.C. One Pc. Full Ht. Sole To Dbl. T. & U.O.N.
- Indicates: 1/2" Struct. 1 PW. w/ 10d @ 6"0.C. Edges 10d @ 12"0.C. Field, U.O.N.
- 8'-0" / 8 — Indicates: Shear Wall Length
- Indicates: Shear Wall Edge Nailing O.C. 3x @ Panel Edges & Periodic S.I. Req'd. for 4" O.C. or less
- Indicates: Shear Wall Length Blw.
- Indicates: Wd. col. abv.& blw.,U.O.N. on plans
- Indicates: Wd. col. blw. U.O.N.
- simp. — Indicates: Simpson "Strong-Tie" connectors
- ( ) — Indicates: Structural member number in calcs. (for reference only) B=Bm. C=Col.

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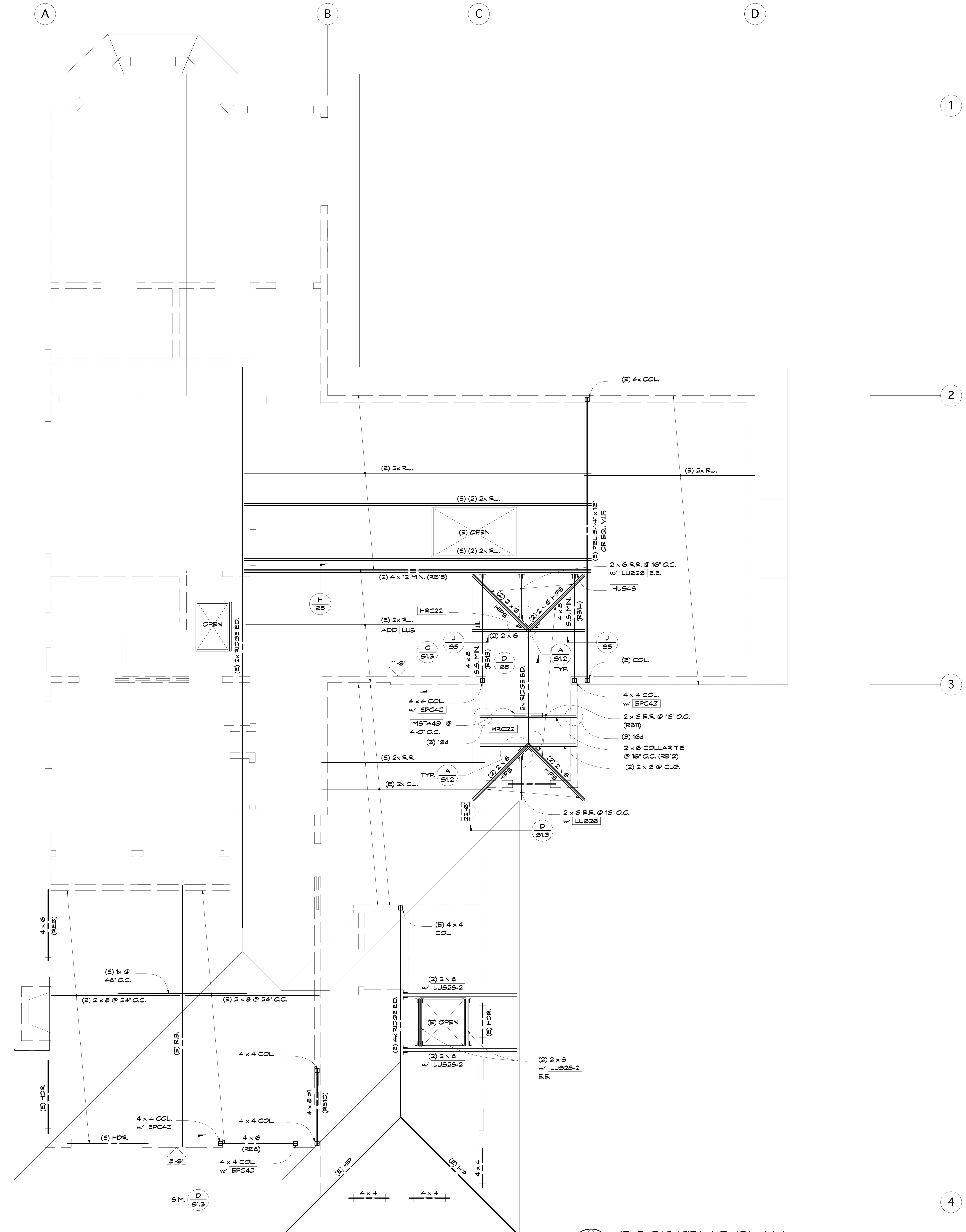
L2 Flr. Frmg. Plan

S3



ROOF FRMG. PLAN

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

Legend

- Indicates: 2 x 6 @ 16" O.C. One Pc. Full Ht. Sole To Dbl. T. P., U.O.N.
- Indicates: 1/2" Struct. 1 PW. w/ 10d @ 6"O.C. Edges 10d @ 12"O.C. Field, U.O.N.
- Indicates: Shear Wall Length
- Indicates: Shear Wall Edge Nailing O.C. 3x @ Panel Edges & Periodic S.I. Req'd. for 4" O.C. or less
- Indicates: Shear Wall Length Blw.
- Indicates: Wd. col. abv.& blw.,U.O.N. on plans
- Indicates: Wd. col. blw. U.O.N.
- simp. Indicates: Simpson Co. Strong-Tie connectors
- ( ) Indicates: Structural member number in calcs. (for reference only) B=Bm. C=Col.

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Roof Frmg. Plan

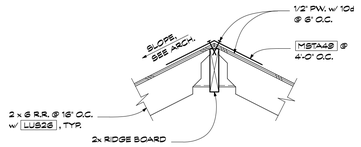
S4

A S5

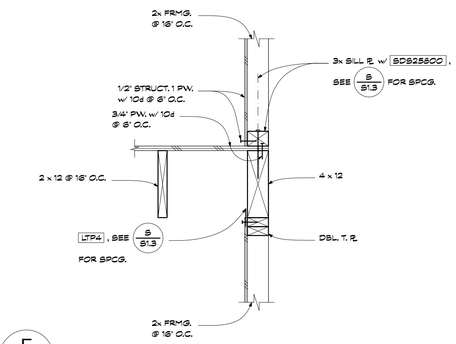
B S5

C S5

D S5



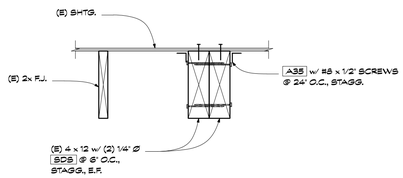
E S5



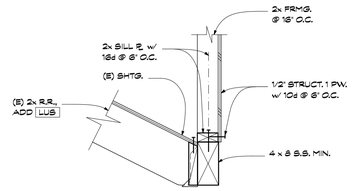
F S5

G S5

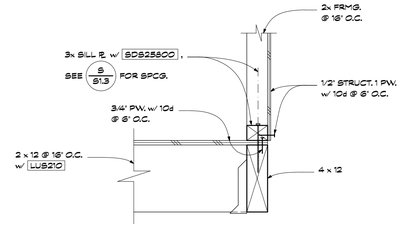
H S5



J S5



K S5

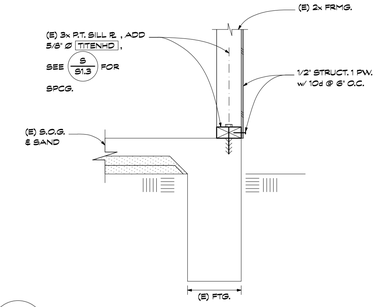


L S5

M S5

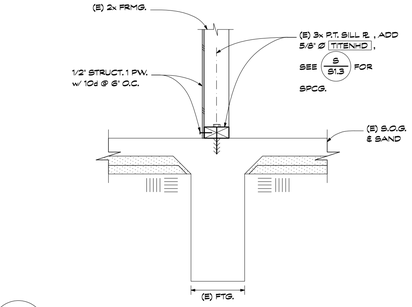
N S5

P S5



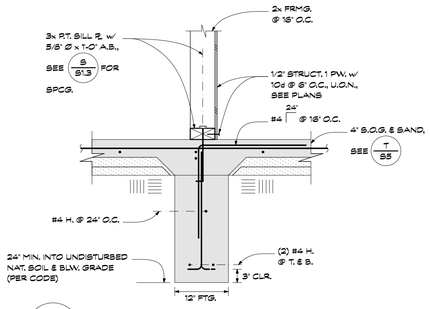
SCALE: 3/4" = 1'-0"

Q S5



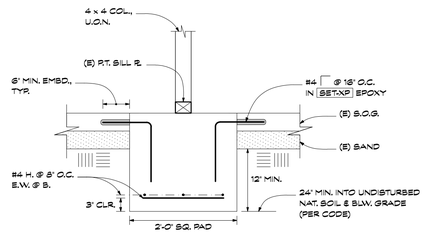
SCALE: 3/4" = 1'-0"

R S5



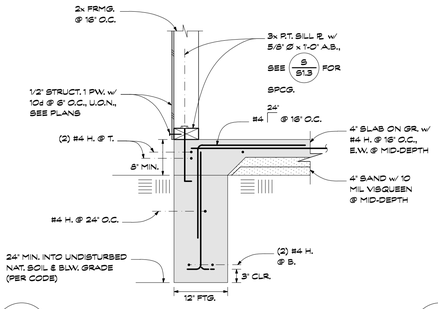
SCALE: 3/4" = 1'-0"

S S5



SCALE: 3/4" = 1'-0"

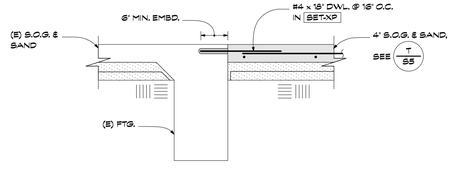
T S5



3

SCALE: 3/4" = 1'-0"

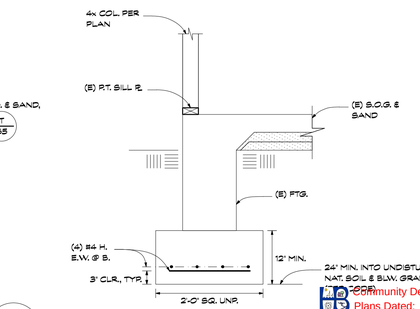
U S5



4

SCALE: 3/4" = 1'-0"

V S5



SCALE: 3/4" = 1'-0"

d_KA
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HUNTINGTON BEACH, CA, 92649

LICENSED ARCHITECT
B. KWESI ASAMOAH
No. C-36558
REN. 11/30/2025
STATE OF CALIFORNIA

date: **NOVEMBER 04, 2025**

Scale: 1" = 1'-0", U.O.N.

Structural Details

S5