HUNTINGTON BEACH, CA 92647

SCOPE OF WORK:

(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF + (P) ADDITION ON
THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF. TOTAL AREA 2,951.5 SF

PROPERTY OWNER:

DESIGNER:

Dana Volianiuk

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

SHEET INDEX (MECHANICAL):

SHEET INDEX (ARCHITECTURAL):

SHEET INDEX (STRUCTURAL):

T-24 CONDITION OF COMPLIANCE SUMMARY:

Envelope: Wall:R-15
Roof: R-38 With R-19
Floor: Raised floor with R-19
Window: U=0.30 and SHGC=0.23

AIR CONDITION:
Ductless mini-split heatpump system

Water heater:
Existing water heater

*DISCLAIMER: THIS SUMMARY INTEND TO HIGHLIGHT THE T-24 REQUIREMENTS ON THE BUILDING, HOWEVER VERIFY ALL VALUES WITH T-24 REPORT

LOT CALCULATIONS:

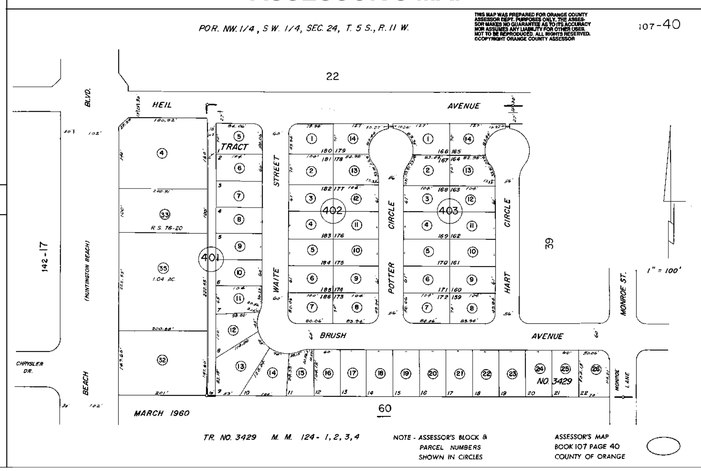
Lot area: 6,344 SF
(E) One Story SFD = 1,175 SF
(E) Attached 2-Car Garage = 446.2 SF
(E) Porch = 16.8 SF
(P) Porch = 45 SF
(P) Addition to One Story SFD = 225.0 SF
(P) Second Floor Addition to One Story SFD = 1,105.3 SF

Total (E) + (P) (Footprint) = 1,175 + 446.2 + 225 +
+ 16.8 + 45 = 1,908 SF
Total Sq.Ft. (Living Area) = 1,175 + 225 + 1,105.3 =
= 2,505.3 SF

Lot Coverage = 1,908 / 6,344 = 30.07 %
FAR = 2,505.3 / 6,344 = 39.49 %

VICINITY MAP/BUS STOP MAP

ASSESSOR'S MAP



NOTES:

1.The proposed building is to be constructed by a contractor and architectural plans are based on site plans, exterior elevation, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the contractor of any necessary clarifications or modifications.
2.All work connected with this projects shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the California Building Code (CBC), California Mechanical Code (CMC), California Fire Code (CFC), California Electrical Code (CEC), American Concrete Institute Code (ACI), California Plumbing Code (CPC) and all applicable local codes and/or legislation.
3.The design adequacy and safety of the erection, bracing, shoring and the temporary supports is the sole responsibility of the contractor. The contractor is responsible for the stability of the structure prior to the application of shear walls, roof and floor diaphragms, and finish materials.
4.The contractor shall be responsible for notifying the designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plan before proceeding with the work involved; otherwise they will be considered adequate for proper completion of the project. The contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
5.In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted. Larger scale details take precedence over smaller scale.
6.Layout all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings, work detail dimensions from controlling surface.
7.Slope finish exterior surface away from foundation at min. of 2% slope.
8.Subcontractors always check and recheck the material and discuss the conflicts of notation/material between details, plans and sections with the general contractor or designer. Owner or designer shall not be hold responsible for the mistakes/errors made by sub or general contractors.
9.Project will follow construction waste management plan in conformance with calgreen 4.408.
10.Do not scale the drawing, use the dimensions only. If a discrepancy is found to exist, notify the owner.
11.These plans/specifications and all work shall comply with current edition of state of California Title 24 CCR and current UPC, UMC and NEC codes.
12.Details are intended to show method and manner of accomplishing work. Minor modifications may be required to suit the job dimensions or conditions and is to be reviewed and approved by the city.
13.Verify all dimensions and conditions at the site and stake out structure for owner's approval prior to starting any work.
14.All weather-exposed surfaces is to have a weather-resistive barrier to protect the interior wall covering and that exterior openings are to be flashed in such a manner as to make them weatherproof.

BUILDING CODES:

2022 California Administrative Code
2022 California Building Code Vol. 1& 2
2022 California Residental Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Energy Code
2022 California Historical Building Code
2022 California Fire Code
2022 California Existing Building Code
2022 California Green Building Standarts Code
2022 California Refenced Standarts Code
The City of Huntington Beach Ordinances

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

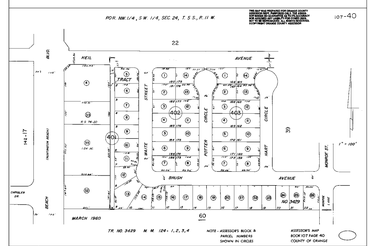
THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
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4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

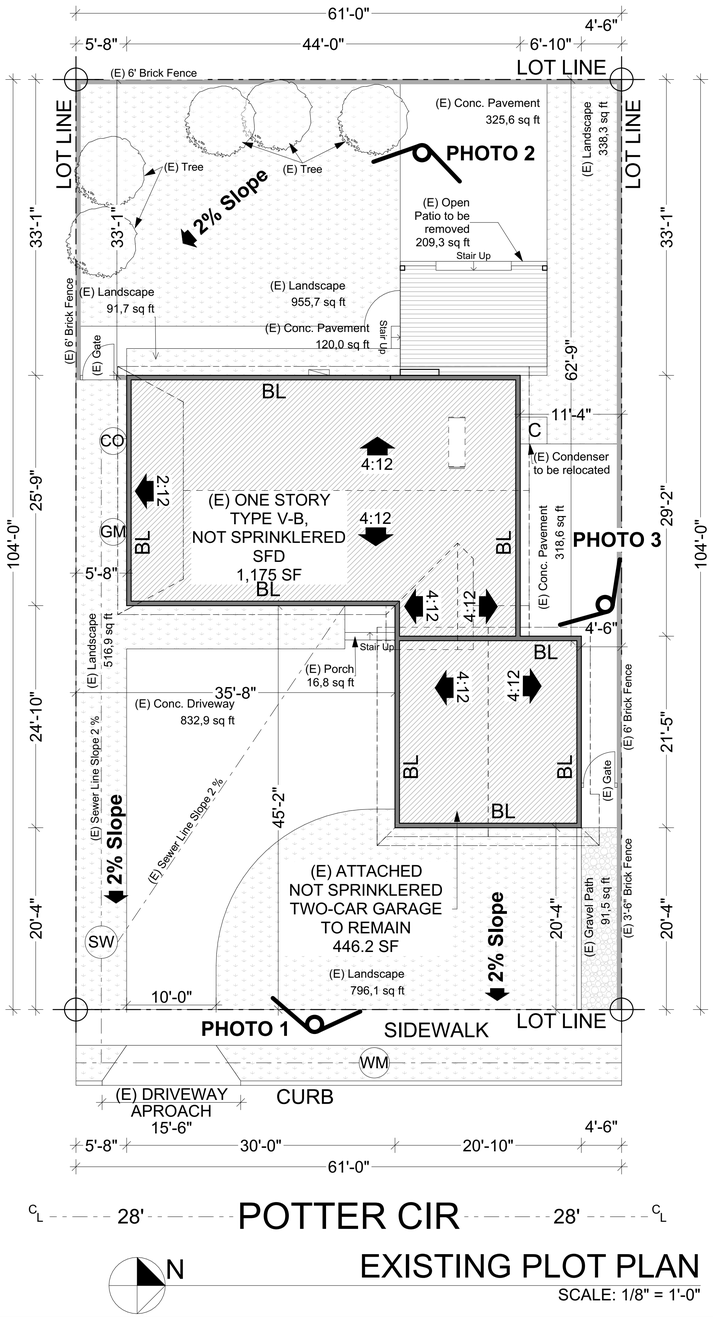
HUNTINGTON BEACH, CA 92647

TITLE:
(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:

TITLE PAGE

SCALE AT ARCH D:	DATE: 01/16/2025
PROJECT NO:	DRAWING NO: A1



EXISTING PLOT PLAN

SCALE: 1/8" = 1'-0"

PHOTO 1

PHOTO 2

PHOTO 3

LOT INFORMATION:

ADDRESS:
16531 Potter Cir,
Huntington Beach,
CA 92647

LEGAL DESCRIPTION:
Lot #: 177
Tract: 3429
Zonning: RL

Lot area: 6,344 SF (0.145 ac)
Total (E) Building Area: 1,621.2 SF

PLOT PLAN CALC.:

Lot area: 6,344 SF
(E) One Story SFD = 1,175 SF
(E) Attached 2-Car Garage = 446.2 SF
(E) Porch = 16.8 SF
(P) Porch = 45 SF
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Total (E) + (P) (Footprint) = 1,175 + 446.2 + 225 + 16.8 + 45 =
= 1,908 SF
Total Sq.Ft. (Living Area) = 1,175 + 225 + 1,105.3 = 2,505.3 SF

Lot Coverage = 1,908 / 6,344 = 30.07 %
FAR = 2,505.3 / 6,344 = 39.49 %

LEGEND:

- Existing building area
- Grass area
- Concrete area
- Gravel Path
- Wood area
- 2% Slope — Drainage Slope
- BL — Building line
- (E) Tree
- WM — Water Meter
- SW — Sewer Line
- GM — Gas Meter
- CO — Clean Out
- C — (E) Condenser
- (E) Electrical Panel

WALL TYPES:

- Existing Walls
- (E) Fences

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

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TRACT: 3429
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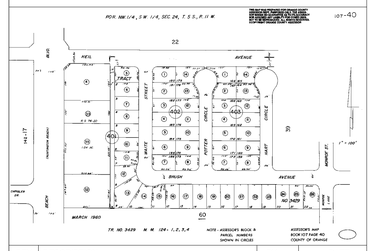

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3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

HUNTINGTON BEACH, CA 92647

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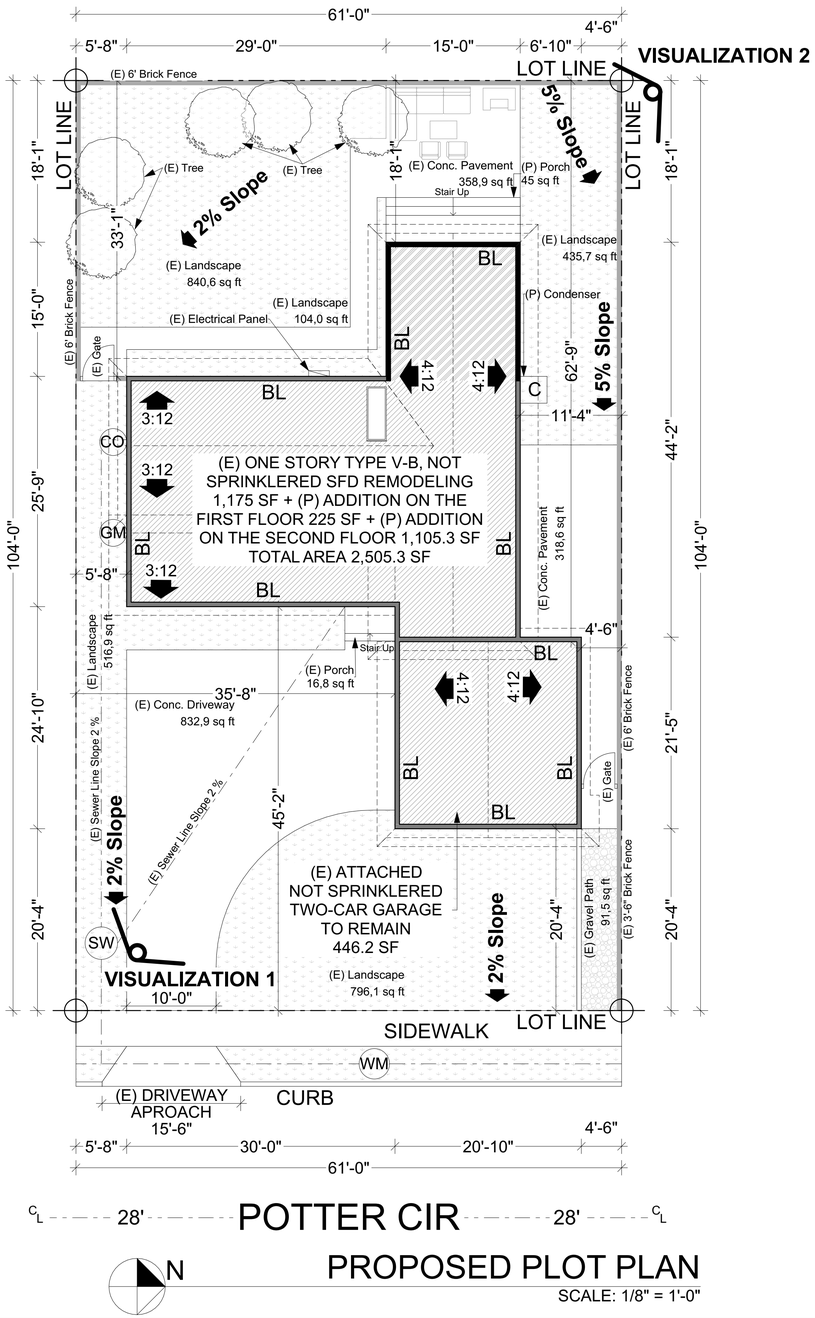
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:

EXISTING PLOT PLAN

SCALE AT ARCH D:	DATE:
1/8"-1'-0"	01/16/2025

PROJECT NO:	DRAWING NO:
	A2



28' POTTER CIR 28'

N

PROPOSED PLOT PLAN

SCALE: 1/8" = 1'-0"

VISUALIZATION 2

VISUALIZATION 1

LOT INFORMATION:

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CA 92647

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FAR = 2,505.3 / 6,344 = 39.49 %

LEGEND:

- (P) Addition area
- Existing building area
- Grass area
- Concrete area
- Gravel Path
- 2% Slope — Drainage Slope
- BL — Building line
- (E) Tree
- (P) Discharge Drop
- WM — Water Meter
- SW — Sewer Line
- GM — Gas Meter
- CO — Clean Out
- C — (P) Condenser
- (E) Electrical Panel

WALL TYPES:
- Proposed Walls
- Existing Walls
- (E) Fences

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ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

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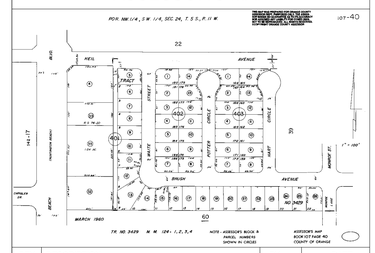
ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
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2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER: **DANA VOLIANIUK**

CLIENTS:

SITE: HUNTINGTON BEACH, CA 92647

TITLE:
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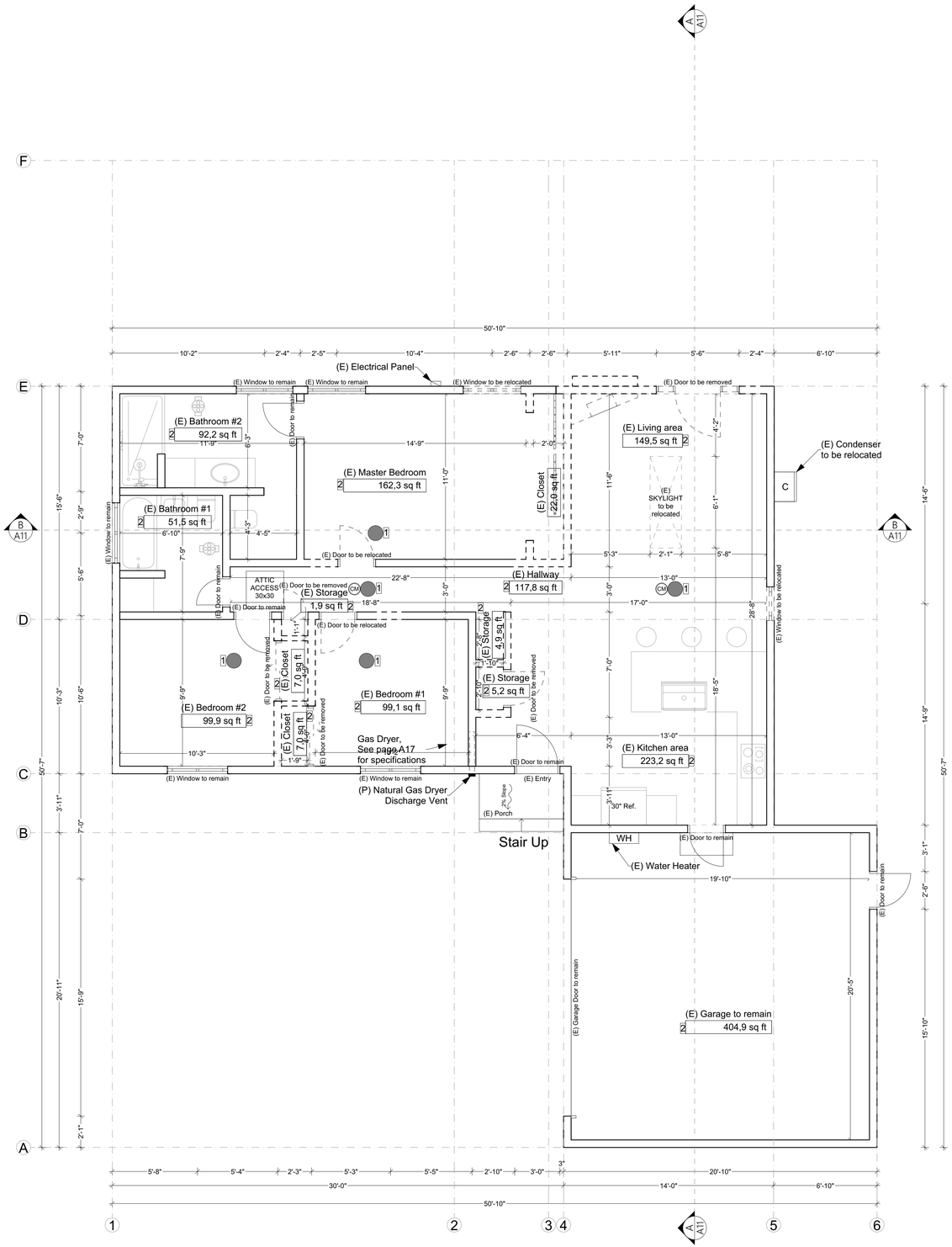
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE: **PROPOSED PLOT PLAN**

SCALE AT ARCH D:	DATE:
1/8"-1'-0"	01/16/2025

PROJECT NO:	DRAWING NO:
	A3



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SFD AREA: 1,621.2 SF

EXISTING/DEMOLITION FLOOR PLAN

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

LEGEND:

- CM — CARBON MONOXIDE ALARM
- SMOKE DETECTOR HARD WIRE
- EXHAUST FAN
- WH — (E) WATER HEATER
- C — (E) CONDENSER
- (E) ELECTRICAL PANEL
- 1 — KEYNOTE
- X / XX — SECTION CALLOUT

WALL TYPES:

- EXISTING WALLS
- EXISTING WALLS TO BE DEMOLISHED

KEYNOTES:

1 R314.3 Location
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.
R315.3 Location
Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:
1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
Smoke detector UL217 . Carbon monoxide detectorUL2034/2075

2 Net Floor Area (without walls)

GENERAL NOTES:

1. All dimensions to face of stud, U.O.N.
2. All doors should be 3 1/2" from nearest intersectiong wall at hinged side, U.O.N.
3. Written dimensions to prevail over scaling of drawings. contractor to verify all dim. prior to construction and immediately notify owner of any discrepancies.
4. Transition of floor materials occuring in openings with doors to be located under the center of the door in closed position. transition of floor material occuring with no door to be located to align with the face of the partition, U.O.N.
5. Floor finish to continue under millwork where floor is visible (i.e. trash. recycling, ect.).
All finish material must meet all application fire, life safety, and building codes.
6. Operation and maintenance manual; the builder is to provide an operation manual (containing information for the maintaining appliances, etc.) for the owner at the time of final inspection.

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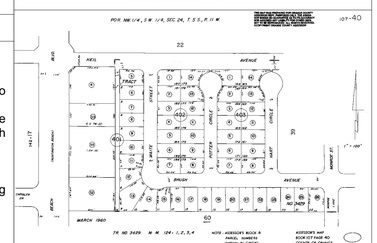
LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

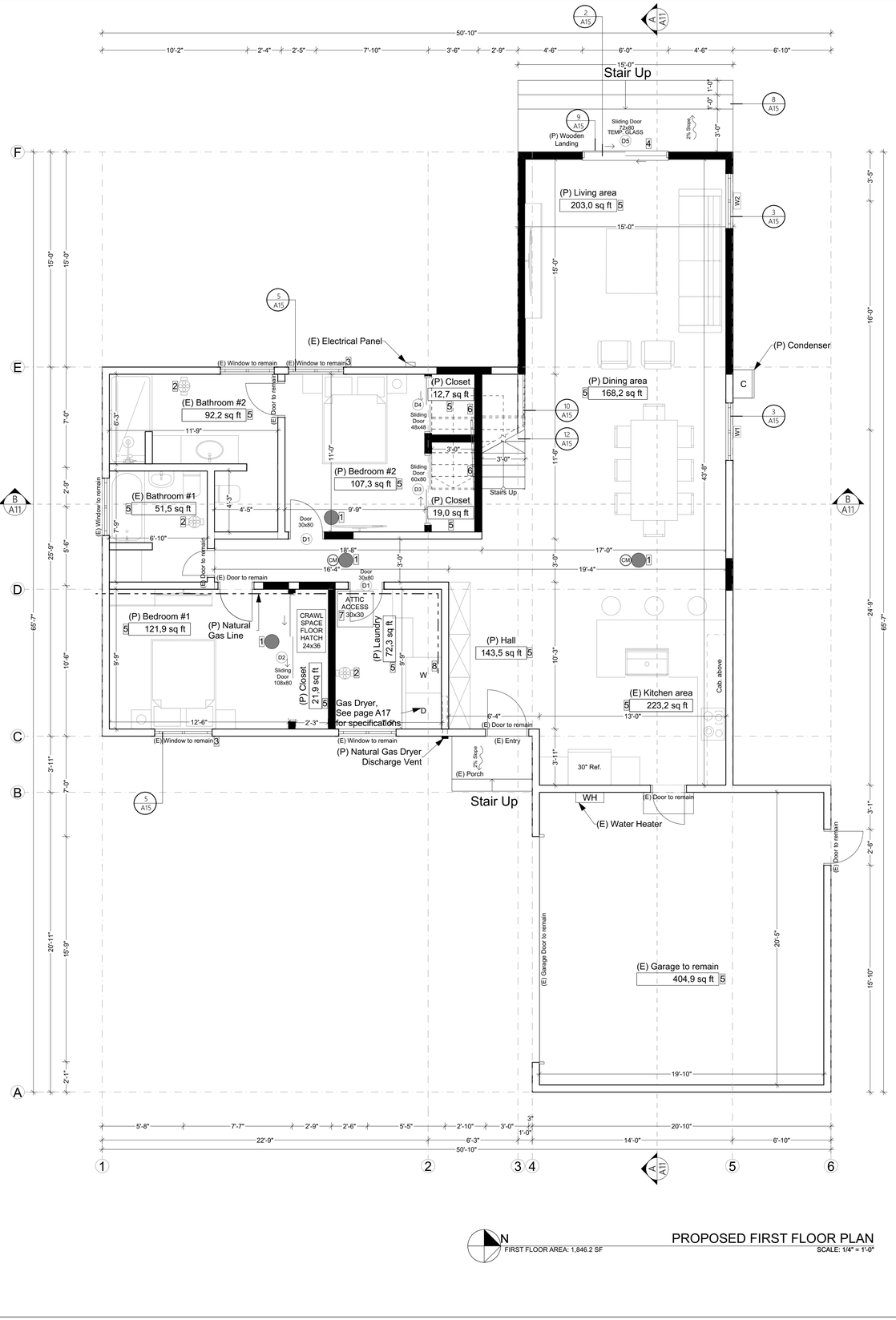
HUNTINGTON BEACH, CA 92647

TITLE:
(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:
EXISTING/DEMOLITION FLOOR PLAN

SCALE AT ARCH D:	DATE:
1/4"-1'-0"	01/16/2025

PROJECT NO:	DRAWING NO:
	A4



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FIRST FLOOR AREA: 1,846.2 SF

PROPOSED FIRST FLOOR PLAN

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

LEGEND:

- DOOR SYMBOL
- WINDOW SYMBOL
- CARBON MONOXIDE ALARM
- SMOKE DETECTOR HARD WIRE
- EXHAUST FAN
- (E) WATER HEATER
- (P) CONDENSER
- (E) ELECTRICAL PANEL
- KEYNOTE
- SECTION CALLOUT

WALL TYPES:

- EXISTING WALLS
- PROPOSED WALLS

KEYNOTES:

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R315.3 Location
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2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
Smoke detector UL217 . Carbon monoxide detectorUL2034/2075

2 Provide Mechanical ventilation providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building

3 R310.2.1 Minimum Size
Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2).
Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet (0.465 m2).
R310.2.2 Minimum Dimensions
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
R310.2.3 Maximum Height From Floor
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

4 3-3/4 in. x 72 in. Aluminum Silver Low-Rug Threshold. Seals gaps up to 5/8 in. H between the bottom of a door and the floor.

5 Net Floor Area (without walls)

6 R302.7 Under-Stair Protection
Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

7 22" x 30" attic access, or 30" x 30" if furnace is in attic. min headroom of 30". (r807.1, mc 304.1)

8 Natural gas line proposed at the Laundry Room for dryer connection.

GENERAL NOTES:

1. All dimensions to face of stud, U.O.N.
2. All doors should be 3 1/2" from nearest intersectiong wall at hinged side, U.O.N.
3. Written dimensions to prevail over scaling of drawings. contractor to verify all dim. prior to construction and immediately notify owner of any discrepancies.
4. Transition of floor materials occuring in openings with doors to be located under the center of the door in closed position. transition of floor material occuring with no door to be located to align with the face of the partition, U.O.N.
5. Floor finish to continue under millwork where floor is visible (i.e. trash. recycling, ect.).
All finish material must meet all application fire, life safety, and building codes.
6. Operation and maintenance manual; the builder is to provide an operation manual (containing information for the maintaining appliances, etc.) for the owner at the time of final inspection.

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ZONNING: RL
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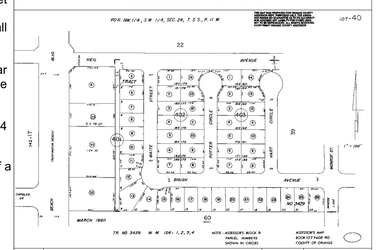
BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
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3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

HUNTINGTON BEACH, CA 92647

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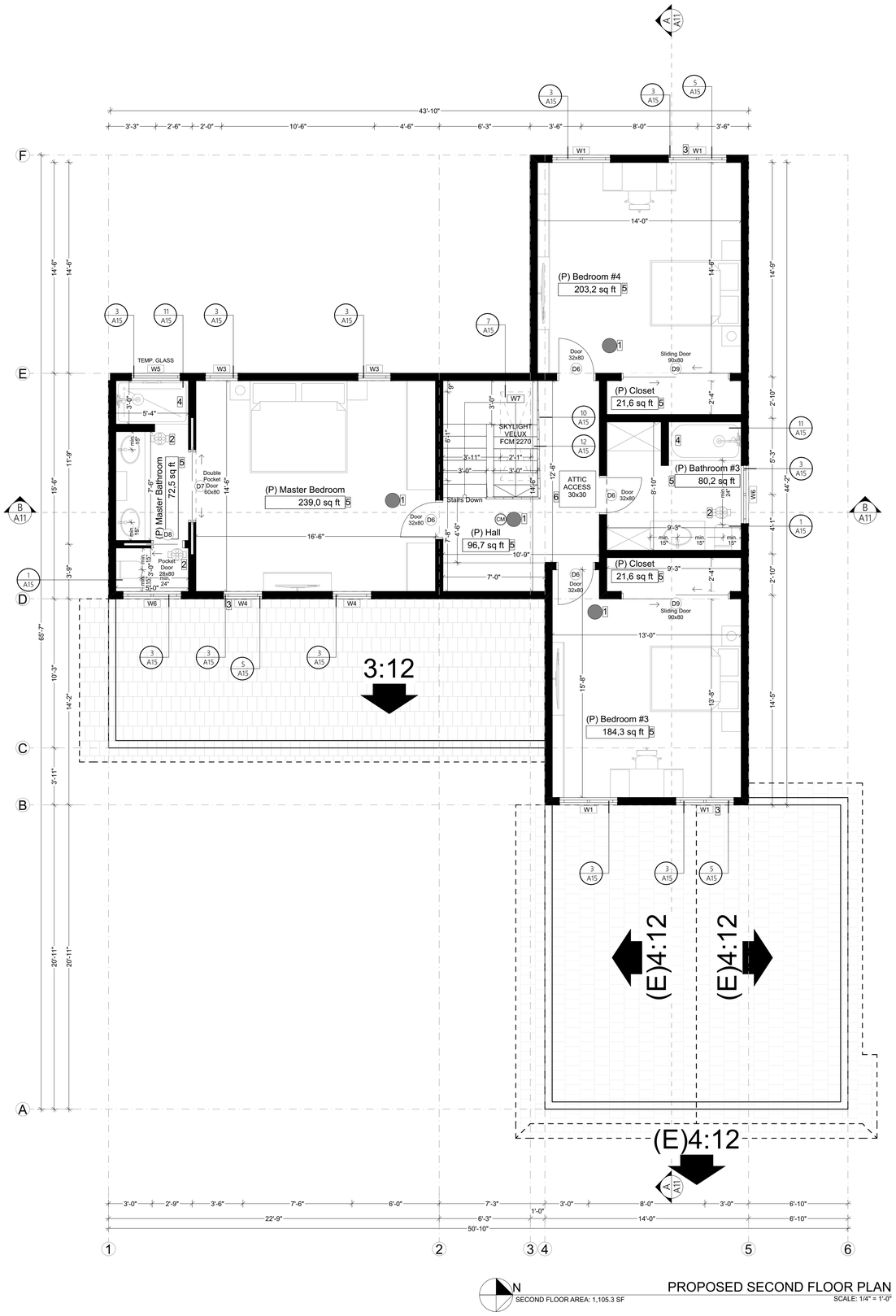
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

SCALE AT ARCH D:	DATE:
1/4"-1'-0"	01/16/2025

PROJECT NO:	DRAWING NO:
	A5



LEGEND:

- DOOR SYMBOL
- WINDOW SYMBOL
- CARBON MONOXIDE ALARM
- SMOKE DETECTOR HARD WIRE
- EXHAUST FAN
- DETAIL CALLOUT
- KEYNOTE
- SECTION CALLOUT

WALL TYPES:

- EXISTING WALLS
- PROPOSED WALLS

KEYNOTES:

1 R314.3 Location
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.
R315.3 Location
Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:
1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
Smoke detector UL217 . Carbon monoxide detectorUL2034/2075

2 Provide Mechanical ventilation providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building

3 R310.2.1 Minimum Size
Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2).
Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet (0.465 m2).
R310.2.2 Minimum Dimensions
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
R310.2.3 Maximum Height From Floor
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

4 Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

TABLE R702.4.2
BACKER BOARD MATERIALS

MATERIAL	STANDARD
Glass mat gypsum backing panel	ASTM C1178
Fiber-reinforced gypsum panels	ASTM C1278
Nonasbestos fiber-cement backer board	ASTM C1288 or ISO 8336, Category C
Nonasbestos fiber mat reinforced cementitious backer units	ASTM C1325

5 Net Floor Area (without walls)

6 22" x 30" attic access, or 30" x 30" if furnace is in attic. min headroom of 30". (r807.1, mc 304.1)

GENERAL NOTES:

1. All dimensions to face of stud, U.O.N.
2. All doors should be 3 1/2" from nearest intersectiong wall at hinged side, U.O.N.
3. Written dimensions to prevail over scaling of drawings. contractor to verify all dim. prior to construction and immediately notify owner of any discrepancies.
4. Transition of floor materials occuring in openings with doors to be located under the center of the door in closed position. transition of floor material occuring with no door to be located to align with the face of the partition, U.O.N.
5. Floor finish to continue under millwork where floor is visible (i.e. trash. recycling, ect.). All finish material must meet all application fire, life safety, and building codes.
6. Operation and maintenance manual; the builder is to provide an operation manual (containing information for the maintaining appliances, etc.) for the owner at the time of final inspection.

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

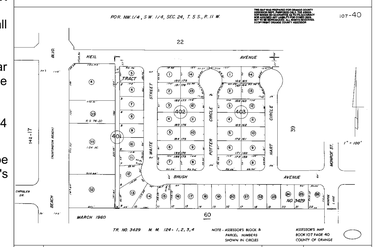
THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:
DANA VOLIANIUK

CLIENTS:

SITE:
HUNTINGTON BEACH, CA 92647

TITLE:
(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

SCALE AT ARCH D:	DATE:
1/4"-1'-0"	01/16/2025
PROJECT NO:	DRAWING NO:
	A6

SECOND FLOOR MODEL

FIRST FLOOR MODEL

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

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THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

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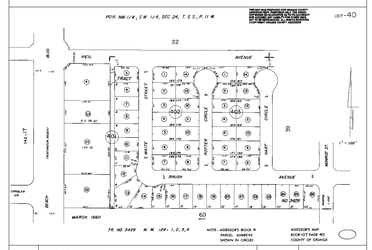
LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

HUNTINGTON BEACH, CA 92647

TITLE:
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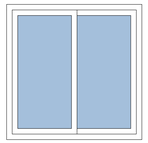
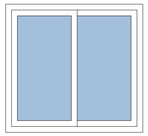
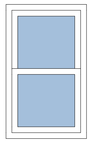
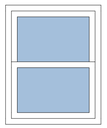
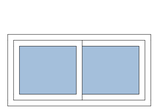
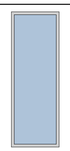
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:

VISUALIZATIONS

SCALE AT ARCH D:	DATE: 01/16/2025
PROJECT NO:	DRAWING NO: A7

WINDOW SCHEDULE

SYM.	W x H SIZE	Sq. Ft	TYPE	U-Factor	SHGC	DRAWING	QUANTITY
W1	4'-0"×4'-0"	16.00	SLIDING	0.3	0.23		5
W2	3'-10"×3'-7"	13.74	SLIDING	0.3	0.23		1
W3	2'-3"×3'-9"	8.44	SINGLE HUNG	0.3	0.23		2
W4	2'-8"×3'-4"	8.89	SINGLE HUNG	0.3	0.23		2
W5	3'-4"×1'-0"	3.33	CASEMENT (TEMP. GLASS)	0.3	0.23		1
W6	4'-0"×2'-0"	8	SLIDING	0.3	0.23		2
W7	2'-1"x6'-1"	12.67	SKYLIGHT VELUX FCM 2270	0.39	0.29		1

WINDOWS NOTES:

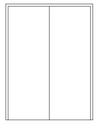
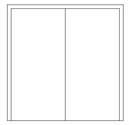
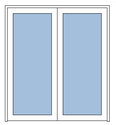
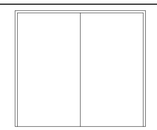
1. SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
2. ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
3. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
4. ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
5. WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
6. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
7. EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
8. ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
9. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
10. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303

A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8%OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2

B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4

11. EXTERIOR WALLS, WINDOW WALLS, GLAZED OPENING WITH EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM TEMPERED PANE
12. FIRE-EXISTING RATED GLAZING TESTED AS A PART OF FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406, CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
13. GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC (CRC R308.4)
14. USE DOUBLE GLASS-LOW-E.
15. WINDOWS SUPPOSED TO BE DOUBLE PAN. WINDOW FRAME - DLB. CLR.
16. FINISH IS ANOD/ALUM. U-FACTOR = 0.3; SHGC = 0.23.

DOOR SCHEDULE

SYM.	W x H SIZE	THICK	TYPE	DRAWING	QUANTITY
D1	2'-6"×6'-8"	1'-5/8"	WD FLUSH/HG PAINT		2
D2	9'-0"×6'-8"	1'-5/8"	SLIDING DOOR PAINT		1
D3	5'-0"×6'-8"	1'-5/8"	SLIDING DOOR PAINT		1
D4	4'-0"×4'-0"	1'-5/8"	SLIDING DOOR PAINT		1
D5	6'-0"×6'-8"	1'-3/4"	SLIDING DOOR (TEMP. GLASS)		1
D6	2'-8"×6'-8"	1-5/8"	WD FLUSH/HG PAINT		4
D7	5'-0"×6'-8"	1-5/8"	DOUBLE POCKET DOOR PAINT		1
D8	2'-4"×6'-8"	1-5/8"	POCKET DOOR PAINT		1
D9	7'-6"×6'-8"	1-5/8"	SLIDING DOOR PAINT		2

DOOR NOTES:

1. ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
3. REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
4. DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
5. VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
6. ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
7. DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
8. GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE,
9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MIN WHEN TESTED ACCORDING TO NPA 257.
10. 1-3/8 INCH MINIMUM SOLID CORE OR 20-MINUTE RATED DOOR THAT IS SELF CLOSING AND SELF LATCHING AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. CRC R302.5.1. NOTE EXCEPTION WHEN PRIVATE GARAGE AND RESIDENCE ARE BOTH EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND RESIDENCE NEED ONLY BE SELF CLOSING AND SELF LATCHING. CRC R302.5.1.
11. ALL EXTERIOR DOORS OTHER THAN VEHICULAR ACCESS DOORS TO GARAGES SHALL BE SOLID-CORE, NOT LESS THAN 1-3/8 INCHES THICK OR UTILIZE MULTIPLE-GLAZED PANELS CONSISTING OF NOT LESS THAN DUAL PANE GLAZING, WITH AT LEAST ONE TEMPERED GLASS PANE. (CRC R337)
12. DOOR FRAME - WOOD.

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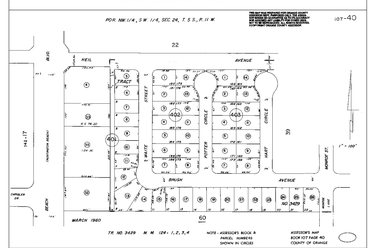
LEGAL DESCRIPTION:

LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

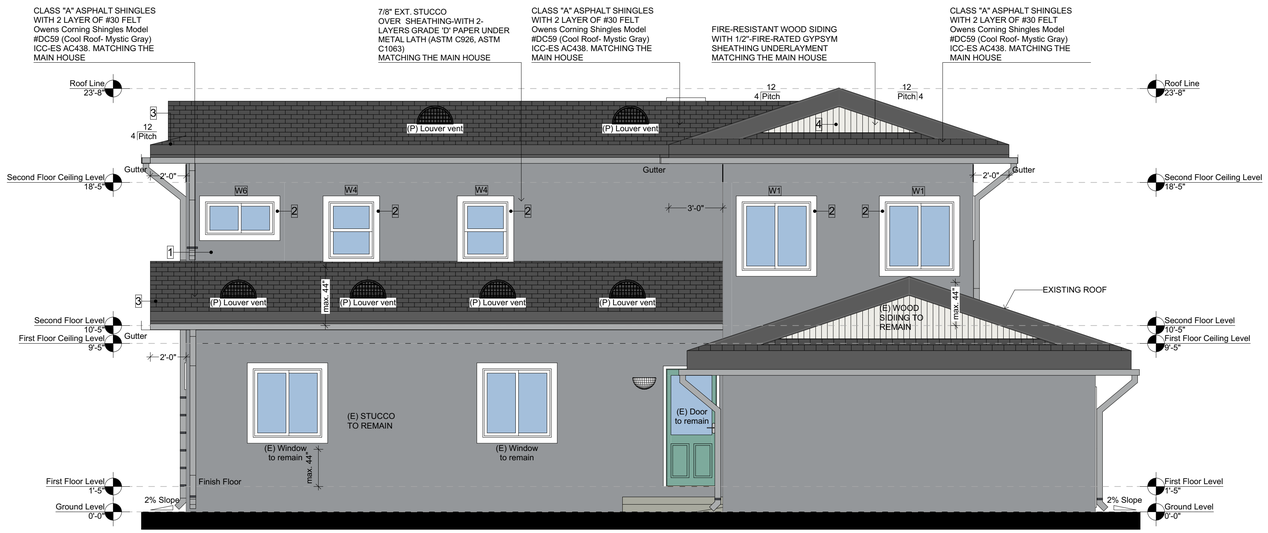
HUNTINGTON BEACH, CA 92647

TITLE:
(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:

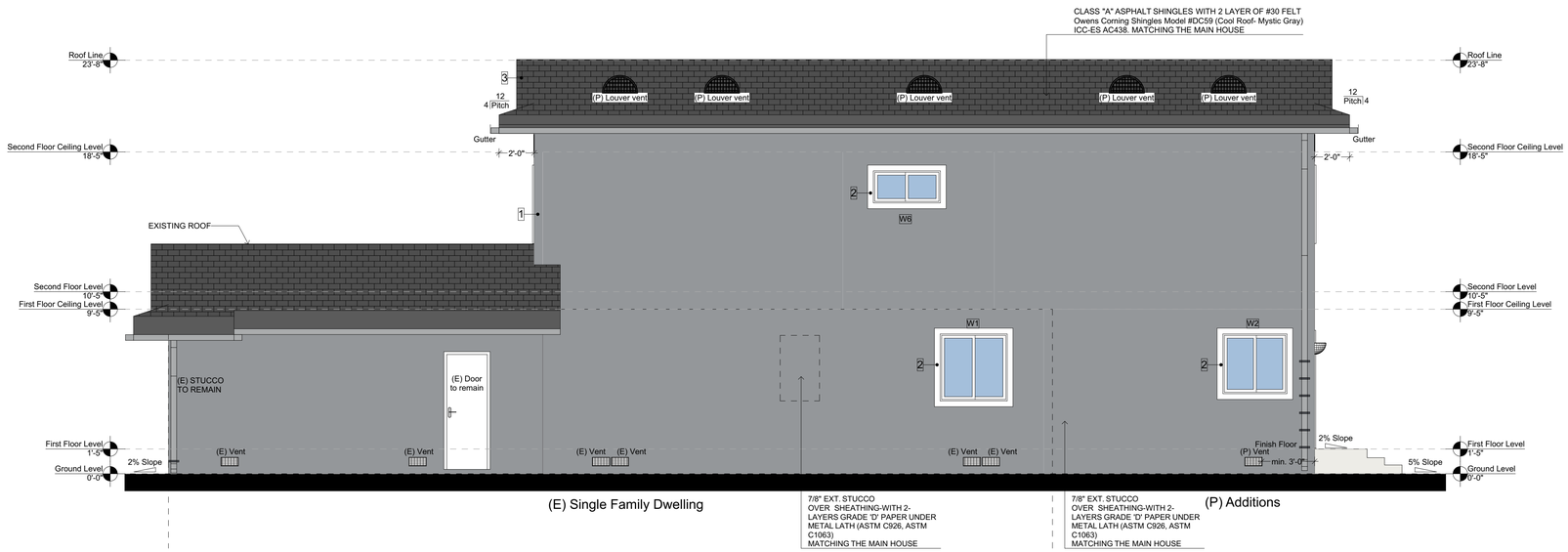
DOOR-WINDOW SCHEDULE

SCALE AT ARCH D:	DATE: 01/16/2025
PROJECT NO:	DRAWING NO: A8



PROPOSED EAST EXTERIOR ELEVATION

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



PROPOSED NORTH EXTERIOR ELEVATION

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

LEGEND:

ROOF TILES	EXTERIOR LIGHT
XX DOOR SYMBOL	HIGH LEVEL
XX WINDOW SYMBOL	X ELEVATION COLOR BOARD CALLOUT

ELEVATION COLOR BOARD:

№	Finish Material	Color Sample	Code
1	Exterior wall paint		Glidden Premium PPG1001-5 Dover Gray Satin Exterior Latex Paint
2	Windows and Door frame paint		PPG - GliddenPPG - Glidden Delicate White #PPG1001-1
3	Roof finishing		Asphalt Shingles Owens Corning Shingles Model #DC59 (Cool Roof- Mystic Gray)
4	Exterior wall siding		Statement Collection Hardie Plank HZ5 7.25 in. x 144 in. Cedarmill Fiber Cement Lap Siding Arctic White ASTM E136

The proposed addition stucco color and texture to match the Existing Single Family Dwelling exterior stucco color and texture. The proposed addition roofing material and color to match Existing Single Family Dwelling roofing material and color. All roof vents/ dormers color to match the roofing color.

GENERAL NOTES:

Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier. CRC R317.1, item 3
The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends. CRC R317.1, item 4
Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4. CRC R317.1.1
Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground. CRC R317.1, item 2

Wood in contact with conc. or masonry must be pressure treated.

R703.7 Exterior Plaster
Installation of these materials shall be in compliance with ASTM C926, ASTM C1063 and the provisions of this code.
ASTM C 926, Standard Specification for Application of Portland Cement-Based Plaster.
ASTM C 1063, Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.

Lathing and plastering materials shall conform to the standards listed in Table 2507.2 and Chapter 35 and, where required for fire protection, shall also conform to the provisions of Chapter 7.

Gypsum board and gypsum panel products shall conform to the appropriate standards listed in Table 2506.2 and Chapter 35 and, where required for fire protection, shall conform to the provisions of Chapter 7.

All finish material must meet all application fire, life safety, and building codes.

TABLE 2507.2
LATH, PLASTERING MATERIALS AND ACCESSORIES

MATERIAL	STANDARD
Accessories for gypsum veneer base	ASTMC1047
Blended cement	ASTM C595
Cold-formed steel studs and track, structural	AISI S240
Cold-formed steel studs and track, non structural	AISI S220
Exterior plaster tending compounds	ASTM C932
Hydraulic cement	ASTMC1157; C1600
Gypsum casting and molding plaster	ASTM C59
Gypsum Keene's cement	ASTM C61
Gypsum plaster	ASTM C28
Gypsum veneer plaster	ASTM C587
Interior bonding compounds,gypsum	ASTM C631
Lime plasters	ASTM C5, C206
Masonry cement	ASTM C91
Metal lath	ASTM C847
Plaster aggregates	ASTM C35;C897
Sand	ASTM C35
Perlite	ASTM C35
Vermiculite	ASTM C35
Plastic cement	ASTM C1328
Portland cement	ASTM C150
Steel screws	ASTM C1002; C954
Welded wire lath	ASTM C933
Woven wire plaster base	ASTM C1032

TABLE 2506.2
GYPSUM BOARD AND GYPSUM PANEL PRODUCTS MATERIALS AND ACCESSORIES

MATERIAL	STANDARD
Accessories for gypsum board	ASTM C1047
Adhesives for fastening gypsum board	ASTM C557
Cold-formed steel studs and track, structural	AISI S200 and ASTM C955, Section8
Cold-formed steel studs and track, non structural	AISI S220 and ASTM C645, Section10
Elastomeric joint sealants	ASTM C920
Expandable foam adhesives for fastening gypsum wallboard	ASTM D6464
Factory-laminated gypsum panel products	ASTM C1766
Fiber-re inforced gypsum panels	ASTM C1278
Glass mat gypsum backing panel	ASTM C1178
Glass mat gypsum panel 5	ASTM C1658
Glass mat gypsum substrate	ASTM C1177
Joint reinforcing tape and compound	ASTM C474; C475
Nails for gypsum boards	ASTM C514,F547, F1667
Steel screws	ASTM C954;C1002
Standard specification for gypsum board	ASTM C1396
Testing gypsum and gypsum products	ASTM C22, C472; C473

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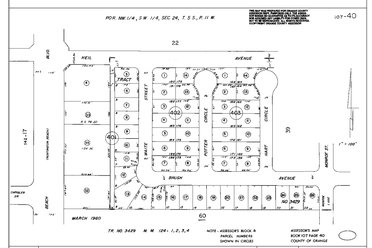
LEGAL DESCRIPTION:

LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
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3			
4			

STATUS: DESIGN STAGE

DESIGNER:
DANA VOLIANIUK

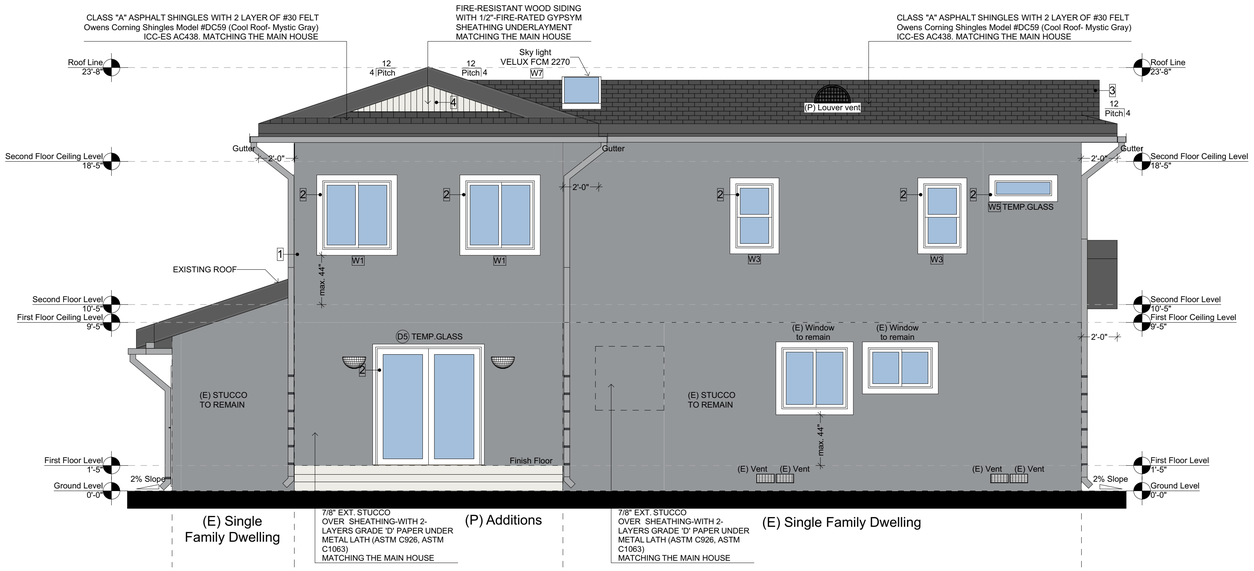
CLIENTS:

SITE:
HUNTINGTON BEACH, CA 92647

TITLE:
(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

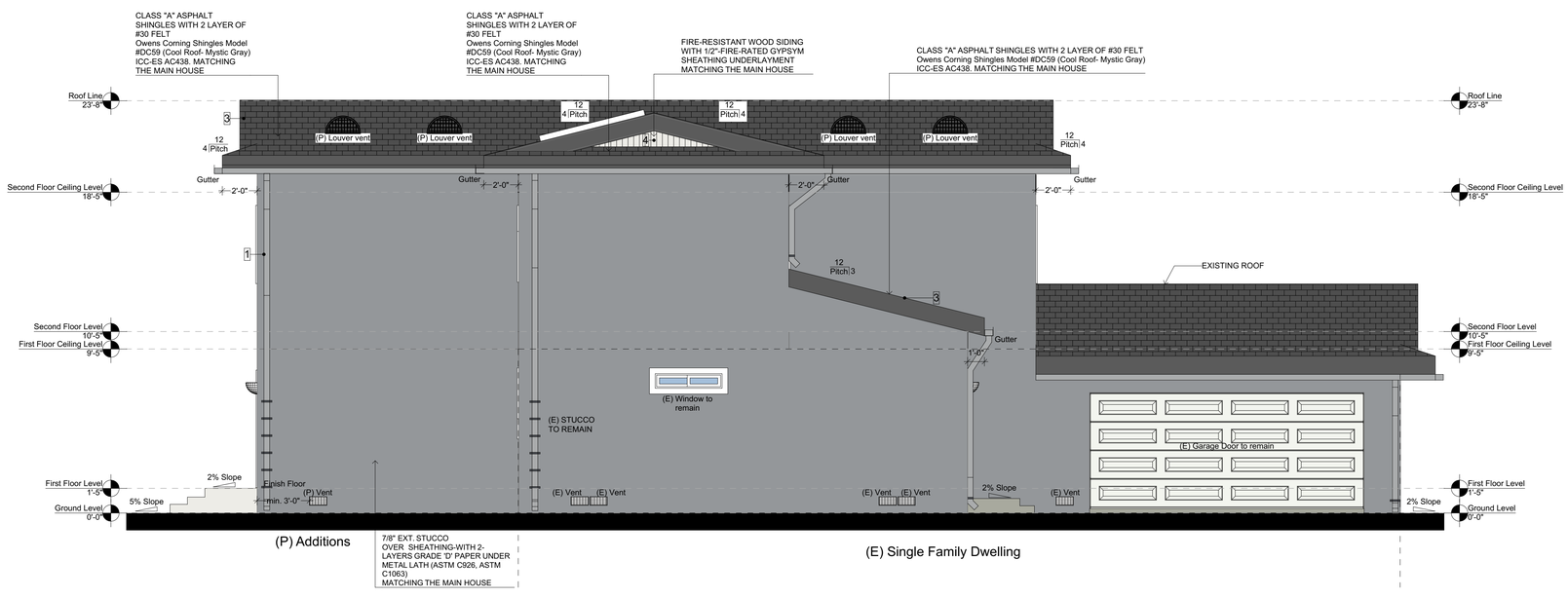
DRAWING TITLE:
ELEVATIONS

SCALE AT ARCH D: 1/4"-1'-0"
DATE: 01/16/2025
PROJECT NO:
DRAWING NO: A9



PROPOSED WEST EXTERIOR ELEVATION

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



PROPOSED SOUTH EXTERIOR ELEVATION

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

LEGEND:

ROOF TILES	EXTERIOR LIGHT
DOOR SYMBOL	HIGH LEVEL
WINDOW SYMBOL	ELEVATION COLOR BOARD CALLOUT

ELEVATION COLOR BOARD:

№	Finish Material	Color Sample	Code
1	Exterior wall paint		Glidden Premium PPG1001-5 Dover Gray Satin Exterior Latex Paint
2	Windows and Door frame paint		PPG - GliddenPPG - Glidden Delicate White #PPG1001-1
3	Roof finishing		Asphalt Shingles Owens Corning Shingles Model #DC59 (Cool Roof- Mystic Gray)
4	Exterior wall siding		Statement Collection Hardie Plank HZ5 7.25 in. x 144 in. Cedarmill Fiber Cement Lap Siding Arctic White ASTM E136

The proposed addition stucco color and texture to match the Existing Single Family Dwelling exterior stucco color and texture. The proposed addition roofing material and color to match Existing Single Family Dwelling roofing material and color. All roof vents/ dormers color to match the roofing color.

GENERAL NOTES:

Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier. CRC R317.1, item 3
The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends. CRC R317.1, item 4
Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4. CRC R317.1.1
Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground. CRC R317.1, item 2

Wood in contact with conc. or masonry must be pressure treated.

R703.7 Exterior Plaster
Installation of these materials shall be in compliance with ASTM C926, ASTM C1063 and the provisions of this code.
ASTM C 926, Standard Specification for Application of Portland Cement-Based Plaster.
ASTM C 1063, Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.

Lathing and plastering materials shall conform to the standards listed in Table 2507.2 and Chapter 35 and, where required for fire protection, shall also conform to the provisions of Chapter 7.

Gypsum board and gypsum panel products shall conform to the appropriate standards listed in Table 2506.2 and Chapter 35 and, where required for fire protection, shall conform to the provisions of Chapter 7.

All finish material must meet all application fire, life safety, and building codes.

TABLE 2507.2
LATH, PLASTERING MATERIALS AND ACCESSORIES

MATERIAL	STANDARD
Accessories for gypsum veneer base	ASTMC1047
Blended cement	ASTM C595
Cold-formed steel studs and track, structural	AISI S240
Cold-formed steel studs and track, non structural	AISI S220
Exterior plaster tending compounds	ASTM C932
Hydraulic cement	ASTMC1157; C1600
Gypsum casting and molding plaster	ASTM C59
Gypsum Keene's cement	ASTM C61
Gypsum plaster	ASTM C28
Gypsum veneer plaster	ASTM C587
Interior bonding compounds,gypsum	ASTM C631
Lime plasters	ASTM C5, C206
Masonry cement	ASTM C91
Metal lath	ASTM C847
Plaster aggregates	ASTM C35;C897
Sand	ASTM C35
Perlite	ASTM C35
Vermiculite	ASTM C35
Plastic cement	ASTM C1328
Portland cement	ASTM C150
Steel screws	ASTM C1002; C954
Welded wire lath	ASTM C933
Woven wire plaster base	ASTM C1032

TABLE 2506.2
GYPSUM BOARD AND GYPSUM PANEL PRODUCTS MATERIALS AND ACCESSORIES

MATERIAL	STANDARD
Accessories for gypsum board	ASTM C1047
Adhesives for fastening gypsum board	ASTM C557
Cold-formed steel studs and track, structural	AISI S200 and ASTM C955, Section8
Cold-formed steel studs and track, non structural	AISI S220 and ASTM C645, Section10
Elastomeric joint sealants	ASTM C920
Expandable foam adhesives for fastening gypsum wallboard	ASTM D6464
Factory-laminated gypsum panel products	ASTM C1766
Fiber-re inforced gypsum panels	ASTM C1278
Glass mat gypsum backing panel	ASTM C1178
Glass mat gypsum panel 5	ASTM C1658
Glass mat gypsum substrate	ASTM C1177
Joint reinforcing tape and compound	ASTM C474; C475
Nails for gypsum boards	ASTM C514,F547, F1667
Steel screws	ASTM C954;C1002
Standard specification for gypsum board	ASTM C1396
Testing gypsum and gypsum products	ASTM C22, C472; C473

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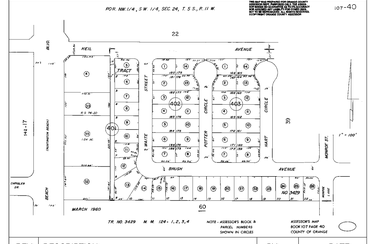
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



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DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

HUNTINGTON BEACH, CA 92647

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(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:

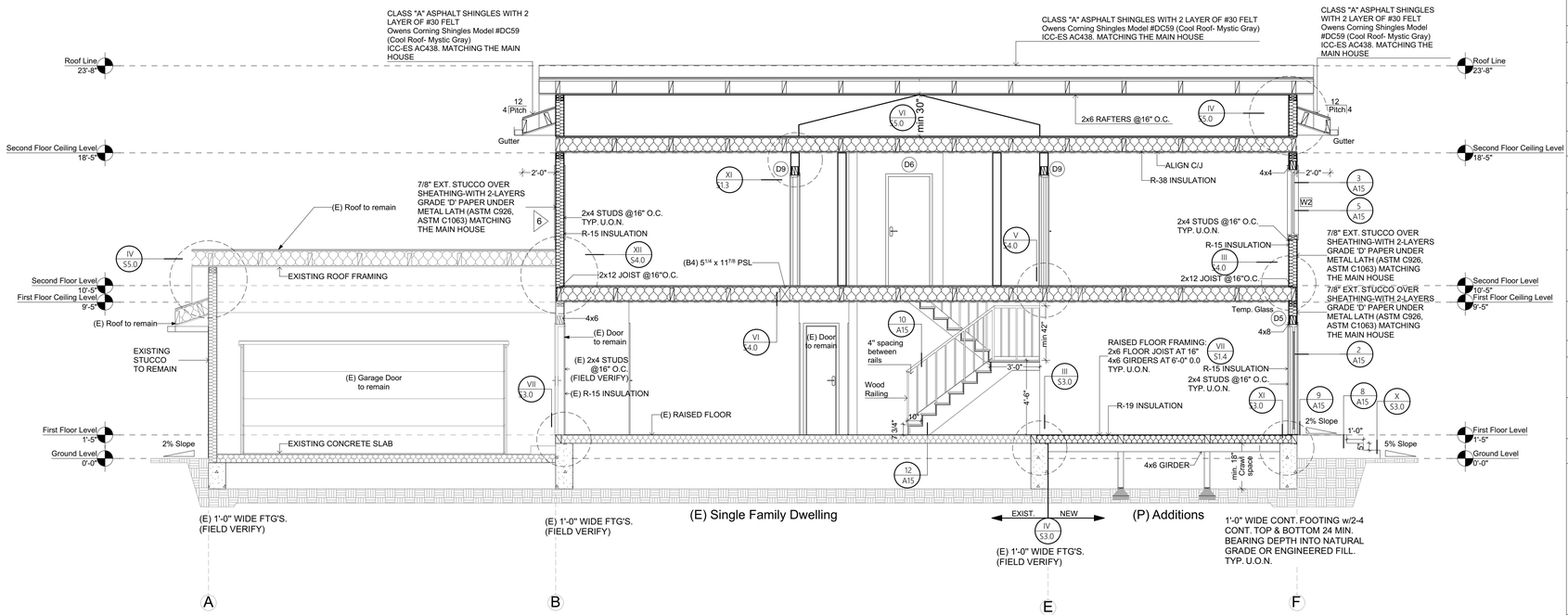
ELEVATIONS

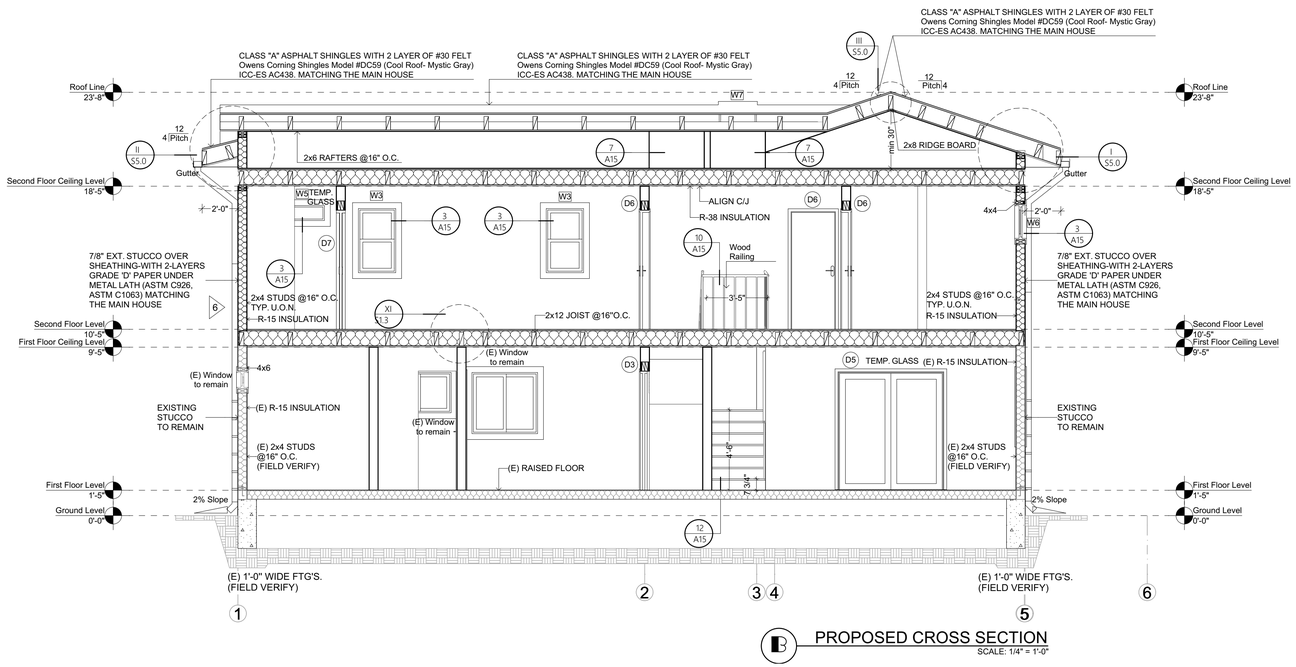
SCALE AT ARCH D: 1/4"-1'-0"

DATE: 01/16/2025

PROJECT NO:

DRAWING NO: A10





PROPOSED CROSS SECTION

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

LEGEND:

- SHEARWALL PER SCHEDULE ON ENGINEERING SHEET S2.0
- DOOR SYMBOL
- WINDOW SYMBOL
- HEIGHT LEVEL
- INSULATION
- DETAIL CALLOUT

CRAWL SPACE CALCULAIONS:

Crawl space calculations:
Total area 225 SF/150 = 1.5 SF ventilation

Sym.	Size	Net Area	Quantity	Total
	16"x8"	0.88 SF	2	1.76 SF

Proposed vents area: 0.88x2= 1.76 SF
Minimum required vents area: 225/150 = 1.5 SF
1.5 < 1.76 OK

LOUVER VENT SPACE CALCULAIONS:

1) Louver vent calculations (attic space on the first floor):
Total area 307.5 SF/150 = 2.05 SF ventilation

Sym.	Size	Net Area	Quantity	Total
	24"x12"	0.63 SF	4	2.52 SF

Proposed vents area: 0.63x4= 2.52 SF
Minimum required vents area: 307.5/150 = 2.05 SF
2.05 < 2.52 OK

2) Louver vent calculations (attic space on the second floor):
Total area 1,105.3 SF/150 = 7.37 SF ventilation

Sym.	Size	Net Area	Quantity	Total
	24"x12"	0.63 SF	12	7.56 SF

Proposed vents area: 0.63x12= 7.56 SF
Minimum required vents area: 1,105.3/150 = 7.37 SF
7.37 < 7.56 OK

VENT NOTES:

The net free ventilating area of enclosed attics and enclosed rafter spaces shall not be less than 1/150 of the area of the space ventilated, except that reduction of total the area to 1/300 is permitted provided that at least 40% and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated and not more than 3 ft.

Below the ridge or highest point of the space measured vertically with the balance of the required ventilation provided by eave or cornice vents. a minimum of 1-inch clearance shall be provided between the insulation and roof sheathing.

Foundation Vents

POWER
- Removes damaging moisture – helps prevent structural decay and mold growth
- Fits in traditional foundation vent openings, with simple plug and go operation
- Up to 330 CFM/airflow to eliminate moisture during peak times
- Tested and approved by independent laboratories

AUTOMATIC
- Automatically opens at 70°F, closes at 49°
- Helps prevent foundation decay
- Lowers risk of frozen pipes
- Replaces manual vent
- Snap-in installation
- Saves energy

GRATE STYLE
- Positive open/close damper action
- Lintel for foundation block construction
- Lowers risk of frozen pipes
- Saves energy
- Helps prevent foundation decay


PFV1


FVRABL


500

BLOCK STYLE
- Aluminum vanes; lintel not required
- For block, brick or frame construction
- Recommended for high level ventilation

GRILL STYLE
- Designed for nailing to floor joists or as a foundation block replacement

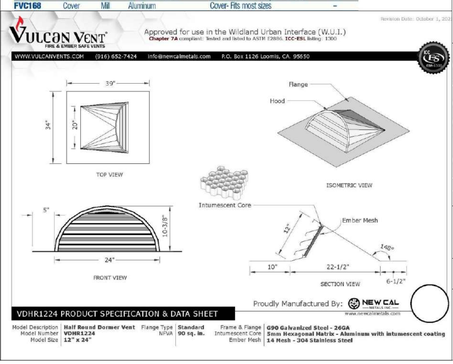
COVER
- Easy to mount over any 16"x8" foundation vent


BVSII


LW1/LW1L


FVC168

Model No.	Style	Color	Construction	Description	N.F.V.A. (Sq. In.)
PFV1	Power	Black	Hi-Density Polyethylene	16" x 8" 330CFM fyrt ltd. warranty	57
FVRABL	Automatic	Black	Hi-Density Polyethylene	16" x 8"	57
500	Grate	Mill	Die-cast aluminum	With lintel & slide action – 16" x 8"	28
BVSII	Brock	Mill	Galv Steel/Alum.	Moveable louvers - 15" x 8 x 2" deep	73
LW1	Grill	Mill	Die-cast aluminum	With damper – 16" x 8"	50
LW1L	Grill	Mill	Die-cast aluminum	With 1" lintel & damper – 16" x 8"	50
FVC168	Cover	Mill	Aluminum	Cover- Fits most sizes	-



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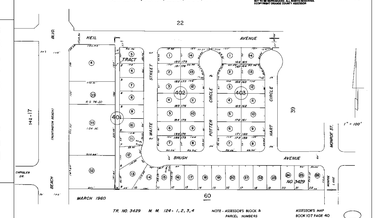
BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
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STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

HUNTINGTON BEACH, CA 92647

TITLE:
(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:

CROSS SECTIONS

SCALE AT ARCH D: 1/4"-1'-0"

DATE: 01/16/2025

PROJECT NO:

DRAWING NO: A11

COOL Roof Collection

	Colors	CRRC PRODUCT ID	SOLAR REFLECTANCE	THERMAL EMITTANCE	SOLAR REFLECTANCE INDEX (SRI)
Woodmoor and Woodcrest	Forest Brown	0890-0024	0.17◊	0.92◊◊	16††
	Mountainside	0890-0027	0.19◊	0.90◊◊	18††
	Night Sky	0890-0028	0.19◊	0.90◊◊	18††
	Sand Castle	0890-0029	0.18◊	0.90◊◊	16††
	Summerwood	0890-0025	0.17◊	0.91◊◊	16††
TruDefinition Duration MAX	Forest Brown^^	0890-0018A	0.18◊	0.91◊◊	17††
	Mountainside^^	0890-0016A	0.19◊	0.92◊◊	19††
	Night Sky^^	0890-0026	0.18◊	0.90◊◊	16††
	Sand Castle^^	0890-0020	0.17	0.92	16
	Summerwood^^	0890-0015A	0.18◊	0.91◊◊	18††
Duration Premium COOL	Frosted Oak^^	0890-0005	0.28	0.91	30
	Harbor Fog^^	0890-0004	0.30	0.90	32
	Sage^^	0890-0003	0.29	0.88	30
	Sunrise^^	0890-0006	0.28	0.91	30
TruDefinition Duration COOL Plus	Cliffside Gray^^	0890-0031	0.21◊	0.91◊◊	21††
	Copper Trail^^	0890-0030	0.21◊	0.92◊◊	21††
	Golden Meadow^^	0890-0033	0.21◊	0.94◊◊	22††
	Mystic Gray^^	0890-0032	0.21◊	0.93◊◊	22††
	Prairie Wood^^	0890-0035	0.20◊	0.92◊◊	20††
	Rolling Stone^^	0890-0034	0.21◊	0.93◊◊	22††

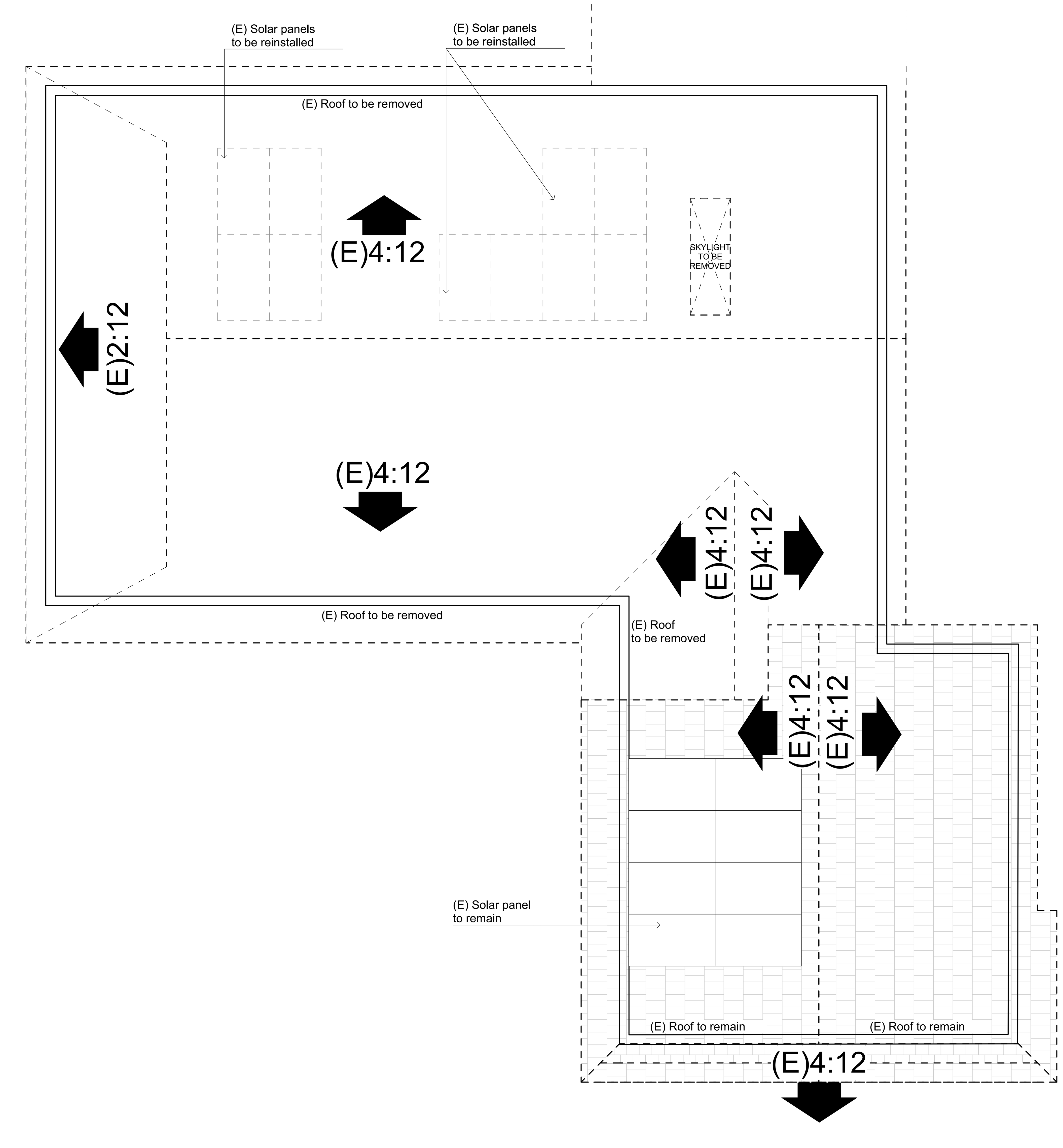
20+ SRI

LEGEND:

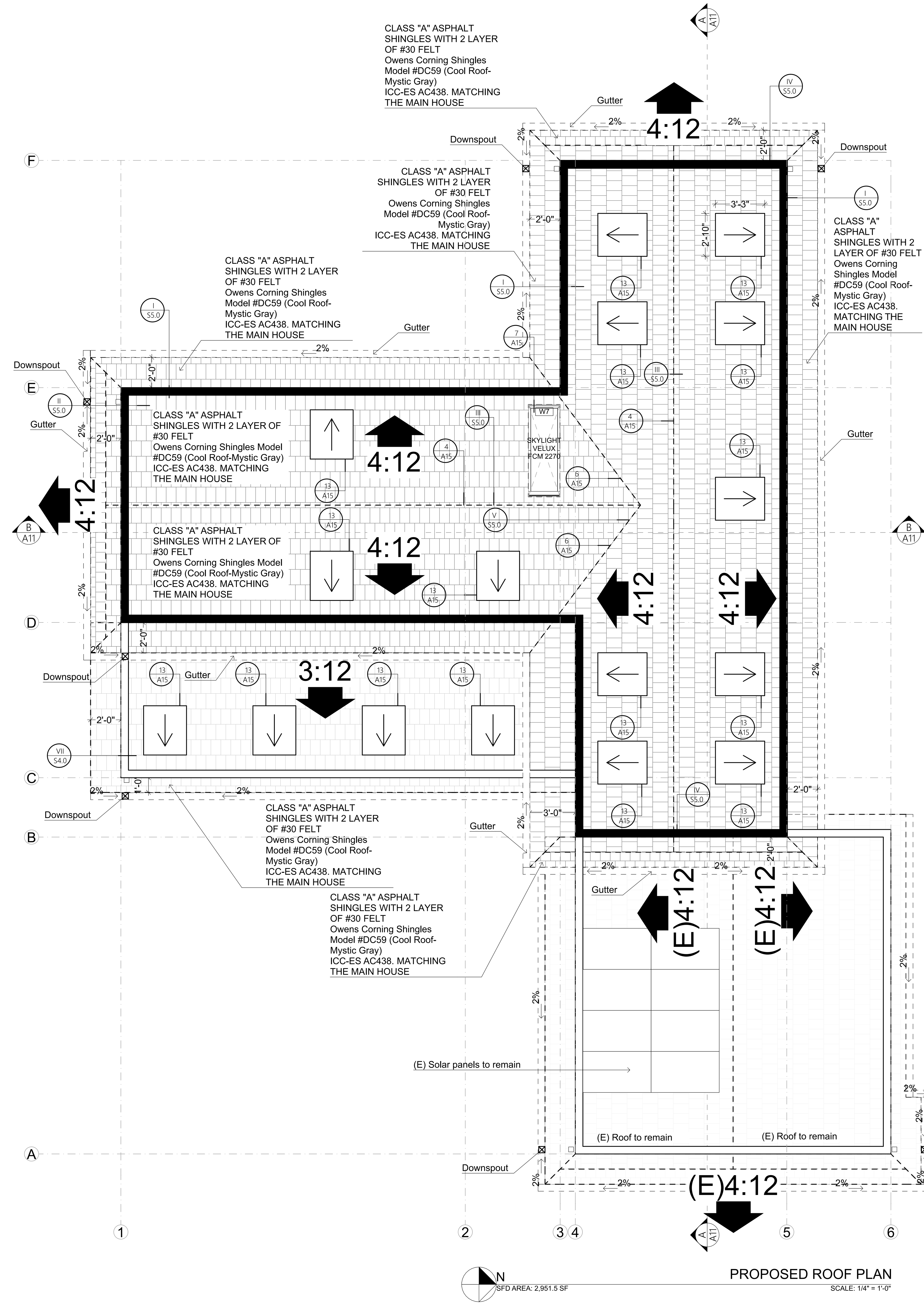
Symbol	Description
3:12	ROOF SLOPE
	ROOF TILES
X / XX	DETAIL CALLOUT
	DORMER VENT 34"x39"

ROOF COVERING:

CLASS "A" ASPHALT SHINGLES WITH 2 LAYER OF #30 FELT
Owens Corning Shingles Model #DC59 (Cool Roof-Mystic Gray)
ICC-ES AC438. MATCHING THE MAIN HOUSE



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



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

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CONSTRUCTION TYPE: TYPE V-B

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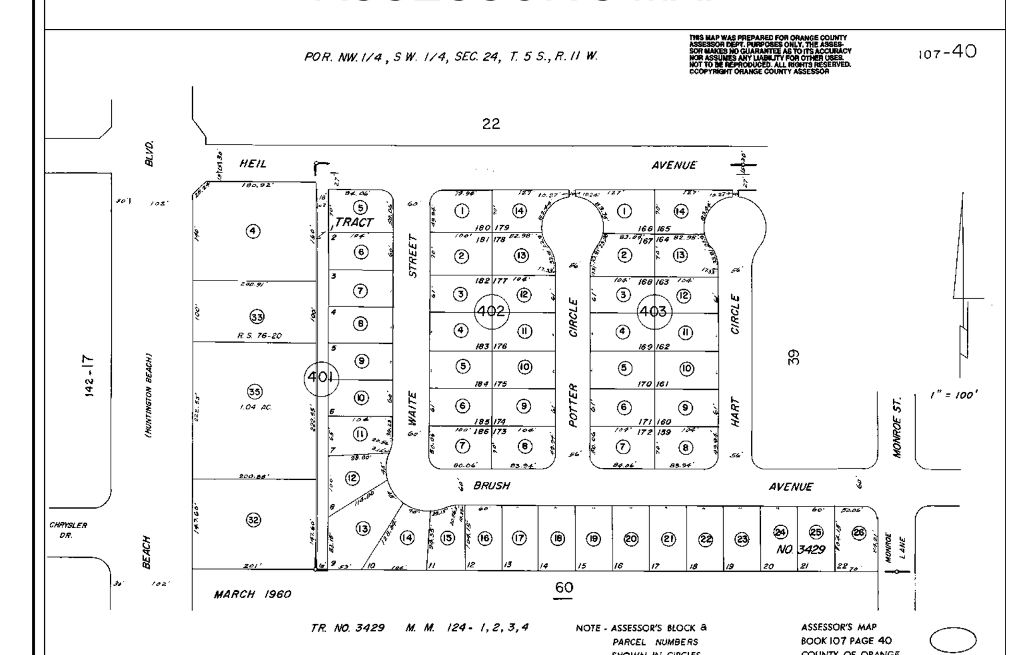

REV:	DESCRIPTION:	BY:	DATE:
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STATUS: DESIGN STAGE

DESIGNER: **DANA VOLIANIUK**

CLIENTS:

SITE: HUNTINGTON BEACH, CA 92647

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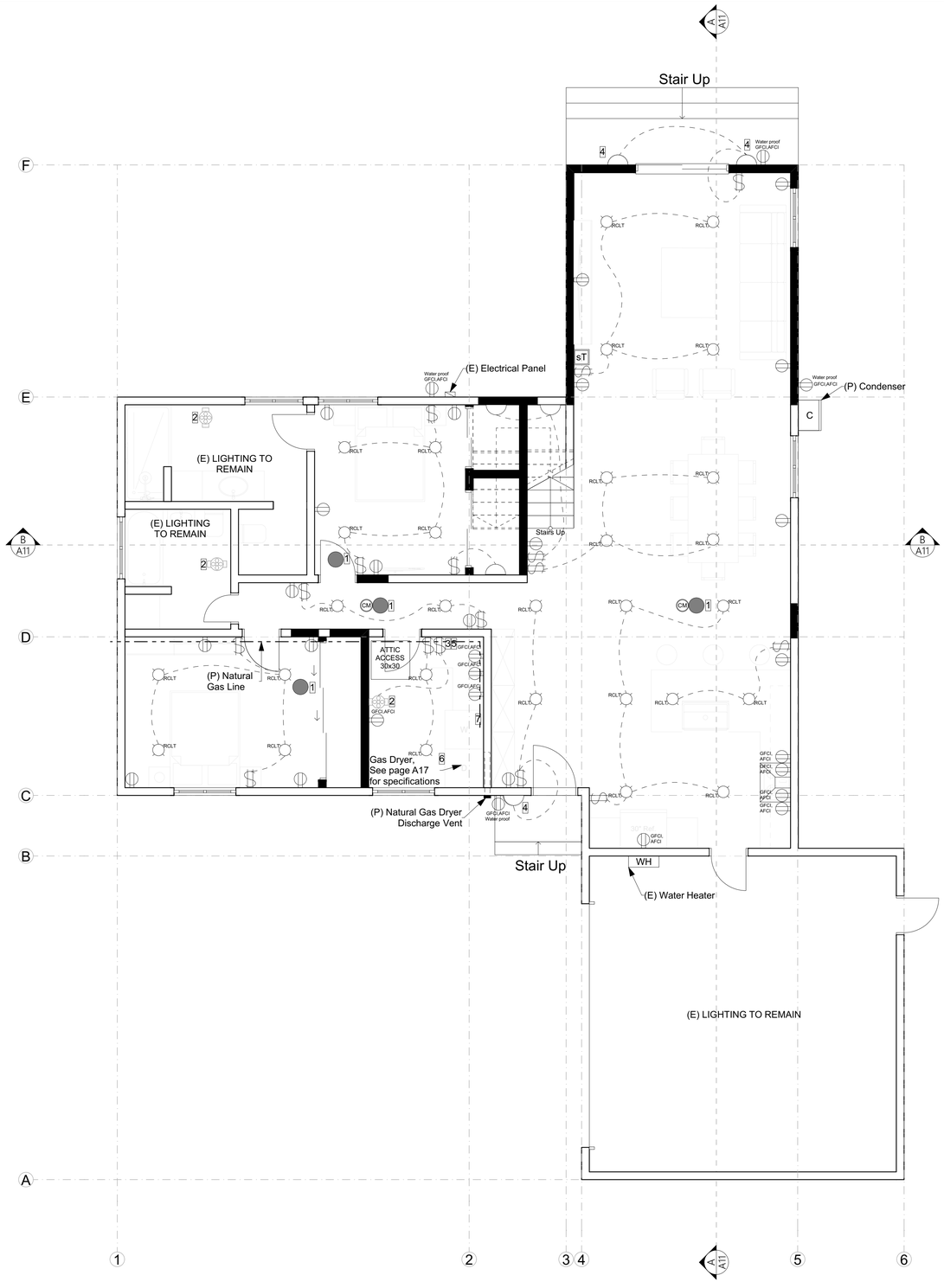
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE: **EXISTING ROOF PLAN, PROPOSED ROOF PLAN**

SCALE AT ARCH D: 1/4"-1'-0"
DATE: 01/16/2025
PROJECT NO:
DRAWING NO: A12



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FIRST FLOOR AREA: 1,846.2 SF

PROPOSED ELECTRICAL LAYOUT OF THE FIRST FLOOR

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

LEGEND:

CM	SMOKE/CARBON MONOXIDE DETECTOR (STATE APPROVED) HARD WIRED STATE FIRE MARSHALL APPROVED WITH BATTERY BACKUP W/LOW BATTERY SIGNAL.
	EXHAUST FAN 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 2. FANS, NOT FUNCTIONING AS A COMPONENT OF THE BUILDING HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
RCLT	RECESSED LIGHT
	WALL MOUNTED LIGHT
	DOUPLEX RECEPTACLE OUTLET
GFCI,AFCI	GFCI, AFCI RECEPTABLE
	SWITCH WITH DIMMING CONTROL (ALL EXCEPT LIGHTING CONTROLLED BY OCCUPANCY OR VACANCY SENSOR)
ST	Smart Thermostat Ecobee3 Lite US (V2) Model: EB-STATE3LT-02

KEYNOTES:

1 R314.3 Location
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.
R315.3 Location
Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:
1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
Smoke detector UL217 . Carbon monoxide detectorUL2034/2075

2 Provide Mechanical ventilation providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building

3 This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor. (ASHRAE 62.2 Section 4.4)

4 Exterior lighting shall be controlled by;
a. A manual ON and OFF switch that does not override to on the automatic actions of the following control systems
b. A motion sensor and photocell.; or (CEnrgC 150.0(k)(3)(A)(ii)) i. Photo control and automatic time switch control
ii. Astronomical time clock; or
iii. Energy management control system

5 In bathrooms, garages, and laundry rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2I. All new lighting installed in residential units is required to be rated as high efficacy as required by section 150.0(k)

6 A dryer compartment shall be provided with a minimum opening of 100 square inches for makeup air in the door or by other approved means. CMC 504.3.1

7 Natural gas line proposed at the Laundry Room for dryer connection.

GENERAL NOTES:

All sections reference the 2020 National Electrical Code unless otherwise note.

Require an exterior service disconnect for one- and two-family dwelling units per section 230.85

Per section 210.12(A), AFCI protection is required for all new branch circuits rated 120 volts, 15- or 20-amperes installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar areas. This includes kitchens, bedrooms, and living rooms, amongst the locations specified. Circuits in these areas that are modified, replaced, or extended shall have AFCI protection as well per section 210.12(B).

Per section 210.8(A), GFCI protection is required for all new receptacles rated 120 volts, 15- or 20-amperes installed in bathrooms, garages, outdoors, crawl spaces, unfinished basements, kitchens, within 6 ft. of a sink, bathtub, or shower stall's outside edge, boathouses, and laundry areas.

One receptacle is required at both the front and back of the dwelling per section 210.52(E)(1). These receptacles shall have a weatherproof enclosure, be listed as weather-resistant, and be GFCI protected per sections 406.9(B) and 210.8(B)(4)

All new lighting installed in residential units is required to be rated as high efficacy as required by section 150.0(k), Table 150.0-A. At least one luminaire installed in bathrooms, laundry rooms, and utility rooms shall be controlled by a vacancy sensor per 150.0(k)(2)(J)

Provided one laundry circuit (if providing a laundry area), and one bathroom circuit are all required to be installed per sections 210.11(C)(1), (2), and (3). A lighting circuit in habitable rooms and bathrooms is required per section 210.70(A)(1). A general receptacle outlet circuit shall be installed per section 210.52(A).

UFER GEC is required and a main bonding jumper shall not be installed in the subpanel.

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS, IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISHED BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

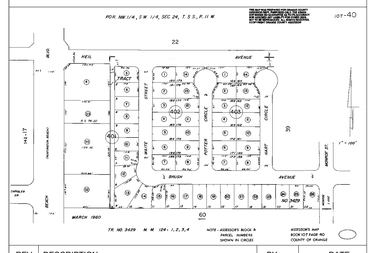
THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

LEGAL DESCRIPTION:

LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

HUNTINGTON BEACH, CA 92647

TITLE:
(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

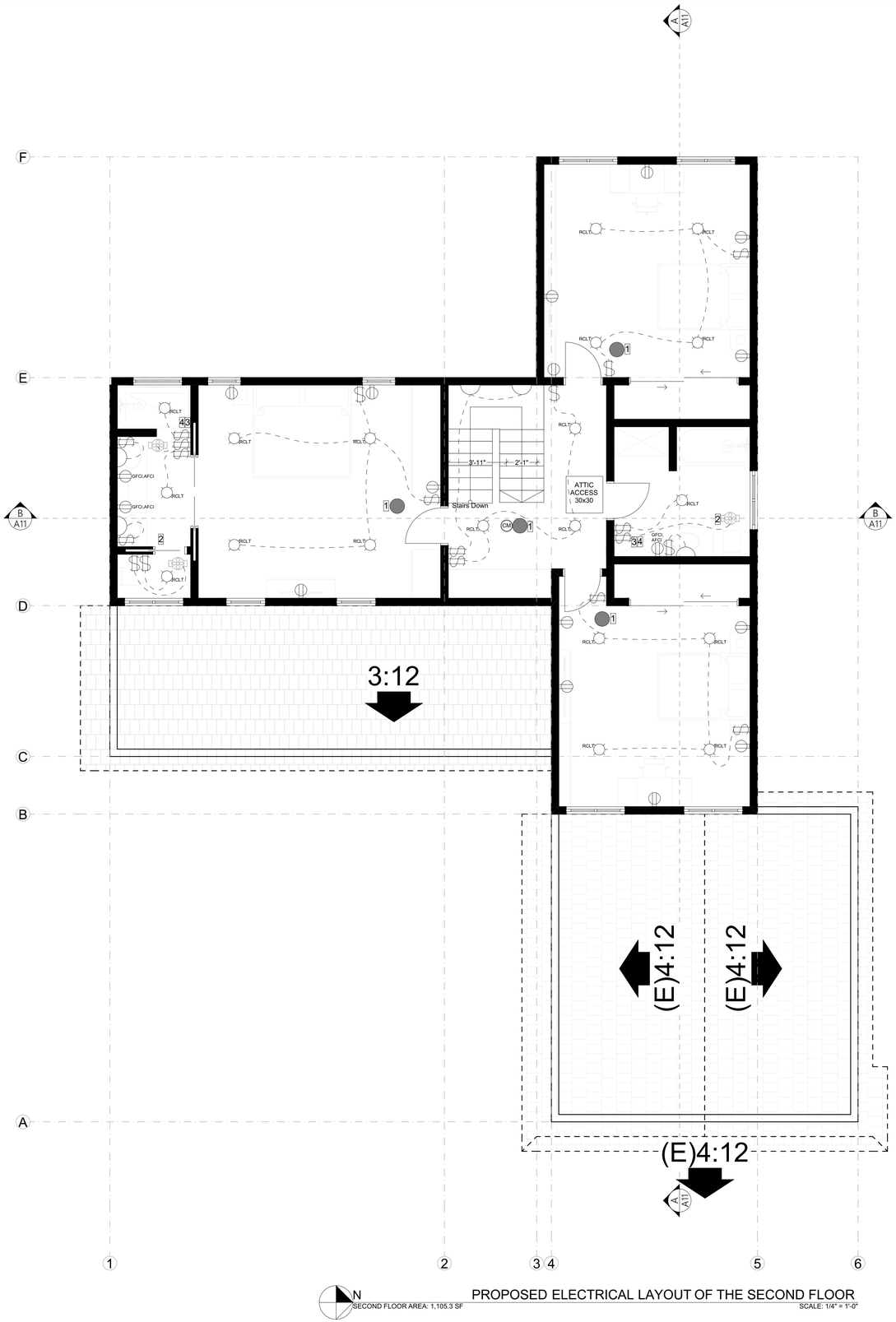
DRAWING TITLE: **ELECTRICAL LAYOUT OF THE FIRST FLOOR**

SCALE AT ARCH D: 1/4"-1'-0"

DATE: 01/16/2025

PROJECT NO:

DRAWING NO: A13



N

PROPOSED ELECTRICAL LAYOUT OF THE SECOND FLOOR

SECOND FLOOR AREA: 1,105.3 SF

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

LEGEND:

CM	SMOKE/CARBON MONOXIDE DETECTOR (STATE APPROVED) HARD WIRED STATE FIRE MARSHALL APPROVED WITH BATTERY BACKUP W/LOW BATTERY SIGNAL.
	EXHAUST FAN 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 2. FANS, NOT FUNCTIONING AS A COMPONENT OF THE BUILDING HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
RCLT	RECESSED LIGHT
	WALL MOUNTED LIGHT
	FAN LIGHT
	DOUPLEX RECEPTACLE OUTLET
GFCI,AFCI	GFCI, AFCI RECEPTABLE
	SWITCH WITH DIMMING CONTROL (ALL EXCEPT LIGHTING CONTROLLED BY OCCUPANCY OR VACANCY SENSOR)
sT	Smart Thermostat Ecobee3 Lite US (V2) Model: EB-STATE3LT-02

KEYNOTES:

1 R314.3 Location
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches (610 mm) or more.
R315.3 Location
Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations:
1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
Smoke detector UL217 . Carbon monoxide detectorUL2034/2075

2 Provide Mechanical ventilation providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building

3 This switch controls the indoor air quality ventilation for the home. Leave it on unless the outdoor air quality is very poor. (ASHRAE 62.2 Section 4.4)

4 In bathrooms, garages, and laundry rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2I. All new lighting installed in residential units is required to be rated as high efficacy as required by section 150.0(k)

GENERAL NOTES:

All sections reference the 2020 National Electrical Code unless otherwise note.

Require an exterior service disconnect for one- and two-family dwelling units per section 230.85

Per section 210.12(A), AFCI protection is required for all new branch circuits rated 120 volts, 15- or 20-amperes installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar areas. This includes kitchens, bedrooms, and living rooms, amongst the locations specified. Circuits in these areas that are modified, replaced, or extended shall have AFCI protection as well per section 210.12(B).

Per section 210.8(A), GFCI protection is required for all new receptacles rated 120 volts, 15- or 20-amperes installed in bathrooms, garages, outdoors, crawl spaces, unfinished basements, kitchens, within 6 ft. of a sink, bathtub, or shower stall's outside edge, boathouses, and laundry areas.

One receptacle is required at both the front and back of the dwelling per section 210.52(E)(1). These receptacles shall have a weatherproof enclosure, be listed as weather-resistant, and be GFCI protected per sections 406.9(B) and 210.8(B)(4)

All new lighting installed in residential units is required to be rated as high efficacy as required by section 150.0(k), Table 150.0-A. At least one luminaire installed in bathrooms, laundry rooms, and utility rooms shall be controlled by a vacancy sensor per 150.0(k)(2)(J)

Provided one laundry circuit (if providing a laundry area), and one bathroom circuit are all required to be installed per sections 210.11(C)(1), (2), and (3). A lighting circuit in habitable rooms and bathrooms is required per section 210.70(A)(1). A general receptacle outlet circuit shall be installed per section 210.52(A).

UFER GEC is required and a main bonding jumper shall not be installed in the subpanel.

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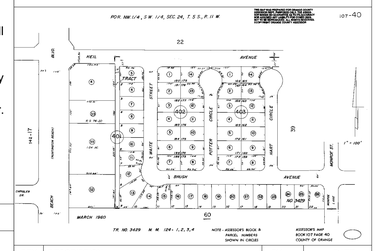
LEGAL DESCRIPTION:

LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

BLANK SPACE FOR APPROVAL STAMP

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

HUNTINGTON BEACH, CA 92647

TITLE:
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(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

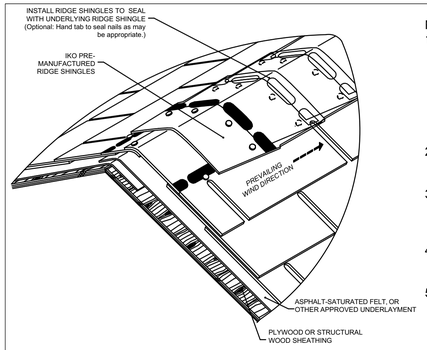
DRAWING TITLE:
ELECTRICAL LAYOUT OF THE SECOND FLOOR

SCALE AT ARCH D: 1/4"-1'-0"

DATE: 01/16/2025

PROJECT NO:

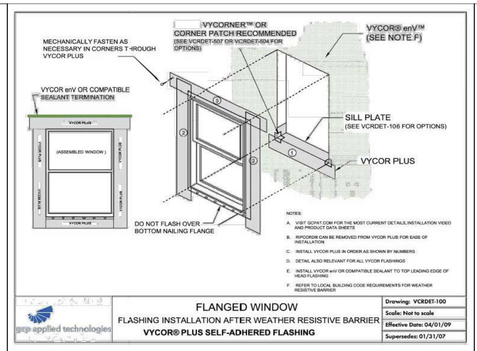
DRAWING NO: A14



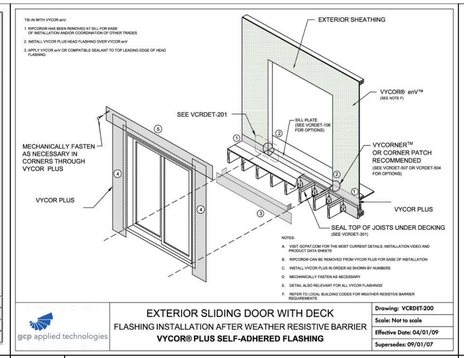
NOTES:

1. In cold climates, where snow and ice are common,an Ice & Water Protector membrane, such as IKOArmourguard or Stormshield, is recommended asan ice-dam protection membrane at all potential icedamming locations such as downslope eaves,valleys, crickets, around penetrations, and rakeedges. Consult local Building Code requirements.
2. To determine need for airflow and/or ventilation,including vent sizes/needs, refer to local buildingcodes.
3. Consider specifying hip and ridge shingles to befield-cut from full width 3-tab shingles, as they mayprovide for more coverage or overlap of theunderlying field course of shingles.
4. Dimensions shown are recommended minimumsand are intended to be approximate to allow forreasonable tolerances due to field conditions.
5. The profile of specific components, theirconfiguration or sequencing, can vary with the roofsystem, with climatic differences, and regional orarea practices.

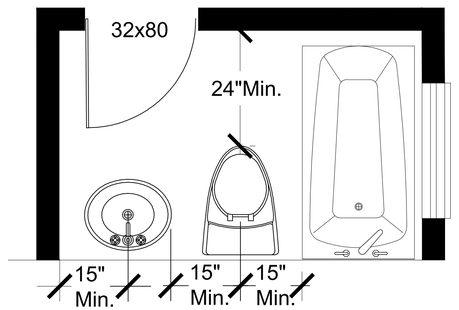
4 ROOF VENT DETAIL (TYP)



3 TYPICAL DETAIL



2 TYPICAL DETAIL



1 MINIMUM BATHROOM CLEARANCE

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LOT #: 177
APN #: 107-402-12
ZONNING: RL
TRACT: 3429
CONSTRUCTION TYPE: TYPE V-B

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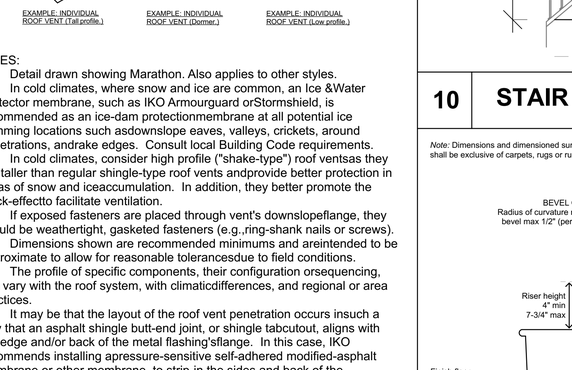
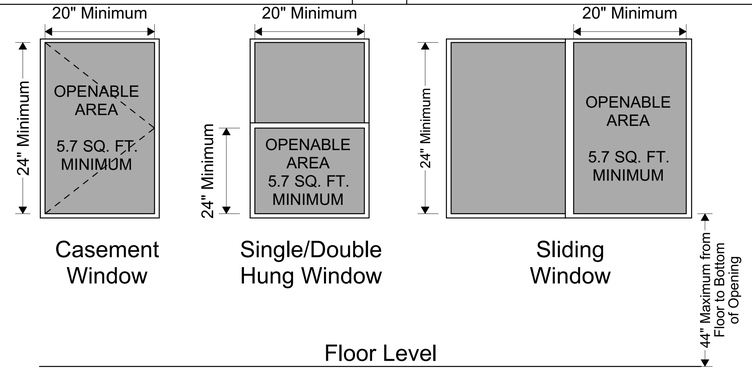


NOTES:

1. IKO recommends open valley construction asshown. This technique assures full coverage under the IKO Limited Warranty providing all otherinstructions are followed.
2. Detail drawn showing laminated shingle. Alsoapplies to other styles.
3. In cold climates, where snow and ice are common,an Ice & Water Protector membrane, such as IKOArmourguard or Stormshield, is recommended asan ice-dam protection membrane at all potentialice damming locations such as downslope eaves,valleys, crickets, around penetrations, and rakeedges. At downslope roof perimeters it isrecommended to extend the ice dam protectionmembrane 24" min. upslope from exterior wall.Consult local Building Code requirements.
4. For relatively long valleys, particularly on lowerslopes, and in areas of heavy foliage fallout and/orin snow and ice regions, flashings and reinforcingsheet should be lapped a minimum of 12" andadhered in vertical-grade roof cement.
5. Sheet metal valley flashing is suggested to be aminimum of 26-gauge pre-finished/paintedgalvanized steel, 16 oz. copper, .032-inch thickpre-finished aluminum, or an equivalent longevitynon-corrosive metal.
6. Dimensions shown are recommended minimumsand are intended to be approximate to allow forreasonable tolerances due to field conditions.
7. The profile of specific components, theirconfiguration or sequencing, can vary with the roofsystem, with climatic differences, and regional orarea practices.

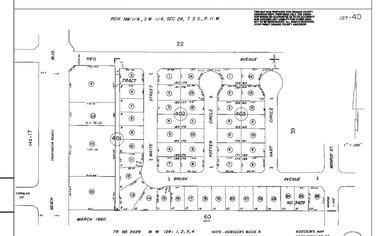
6 ROOF VALLEY DETAIL (TYP)



All Emergency Escape and Rescue Openings require a minimum 5.7 SQ.FT. of clear opening area, except grade-floor openings are permitted to be a minimum of 5 SQ.FT. in area.

5 EMERGENCY EGRESS FROM BEDROOM

ASSESSOR'S MAP



REV:	DESCRIPTION:	BY:	DATE:
1			
2			
3			
4			

STATUS: DESIGN STAGE

DESIGNER:

DANA VOLIANIUK

CLIENTS:

SITE:

HUNTINGTON BEACH, CA 92647

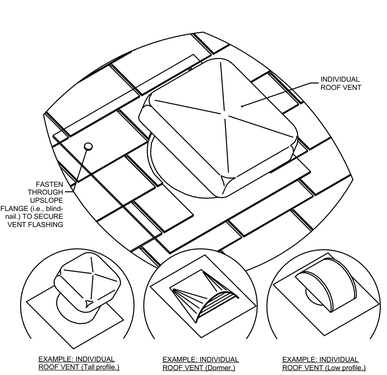
TITLE:

(E) ONE STORY TYPE V-B, NOT SPRINKLERED SFD REMODELING 1,175 SF +
(P) ADDITION ON THE FIRST FLOOR 225 SF +
(P) ADDITION ON THE SECOND FLOOR 1,105.3 SF
(E) GARAGE TO REMAIN WITH NO CHANGES 446.2 SF
TOTAL AREA 2,951.5 SF

DRAWING TITLE:

ARCHITECTURAL DETAILS

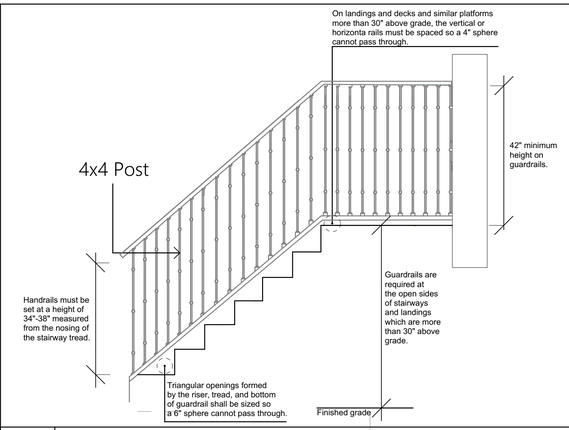
SCALE AT ARCH D:	DATE:
	01/16/2025
PROJECT NO:	DRAWING NO:
	A15



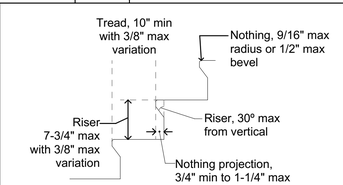
NOTES:

1. Detail drawn showing Marathon. Also applies to other styles.
2. In cold climates, where snow and ice are common, an Ice &Water Protector membrane, such as IKO Armourguard orStormshield, is recommended as an ice-dam protectionmembrane at all potential ice damming locations such asdownslope eaves, valleys, crickets, around penetrations, andrake edges. Consult local Building Code requirements.
3. In cold climates, consider high profile ("shake-type") roof ventsas they are taller than regular shingle-type roof vents andprovide better protection in areas of snow and iceaccumulation. In addition, they better promote the stack-effectto facilitate ventilation.
4. If exposed fasteners are placed through vent's downslopeflange, they should be weathertight, gasketed fasteners (e.g.,ring-shank nails or screws).
5. Dimensions shown are recommended minimums and areintended to be approximate to allow for reasonable tolerancesdue to field conditions.
6. The profile of specific components, their configuration orsequencing, can vary with the roof system, with climaticdifferences, and regional or area practices.
7. It may be that the layout of the roof vent penetration occurs insuch a way that an asphalt shingle butt-end joint, or shingle tabcutout, aligns with the edge and/or back of the metal flashing'sflange. In this case, IKO recommends installing apressure-sensitive self-adhered modified-asphalt membrane,or other membrane, to strip-in the sides and back of the metalflashing flange to effectively extend these flanges.

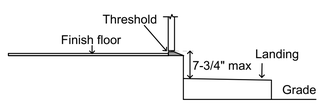
13 ROOF VENT DETAIL (TYP)



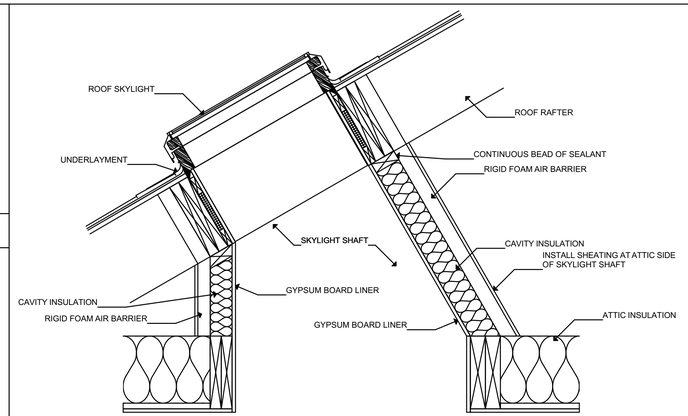
10 STAIR RAILING



8 EXTERIOR STAIRWAYS

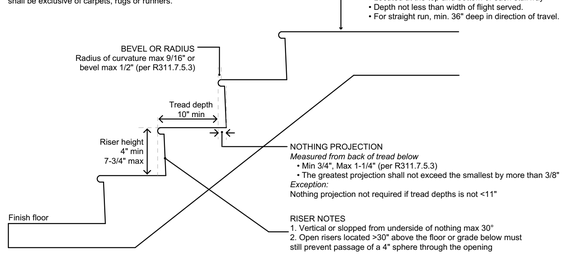


9 THRESHOLD AT EXTERIOR DOORS



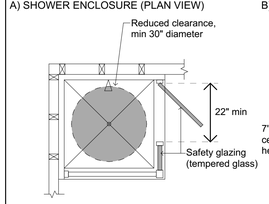
7 SKYLIGHT SHAFT WALLS

Note: Dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.



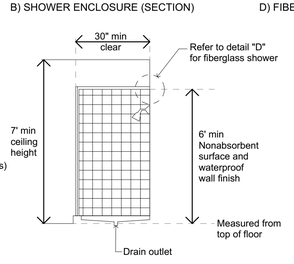
12 STAIR RISER AND TREAD DEPTH

A) SHOWER ENCLOSURE (PLAN VIEW)

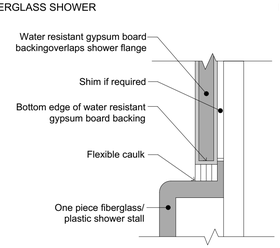


The shower compartment shall have a min finished interior of 1024 sq inches

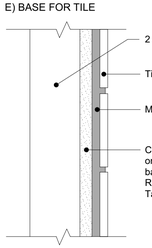
B) SHOWER ENCLOSURE (SECTION)



D) FIBERGLASS SHOWER



E) BASE FOR TILE



11 SHOWER COMPARTMENT (UPC)