Thursday, July 17, 2025, 8:30 AM
BUENA PARK CITY HALL - MAIN CONFERENCE ROOM
6650 BEACH BLVD
BUENA PARK, CA 90621-2905

ZONING ADMINISTRATOR
AGENDA

8:30 a.m.

Members of the public who wish to discuss an item should fill out a speaker identification card and hand it to the secretary. When the item is announced by the Zoning Administrator, speakers should come forward, and upon recognition by the Zoning Administrator, state their names and addresses.

Members of the public may also submit their comments in writing for the Zoning Administrator by sending them to the Community and Economic Development Department at bpplancomments@buenapark.com. Please submit all comments by 8:00 a.m. on Thursday, July 17, 2025. Please contact the Planning Division at (714) 562-3620 for any questions.

All actions by the Zoning Administrator are final unless an appeal to the City Council is filed with the City Clerk within ten (10) working days of the decision.

Appeal period ends on August 5, 2025.

1. GENERAL

1.A. CALL TO ORDER

2. PUBLIC HEARING

2.A. SITE PLAN NO. SP-25-8

A request to construct a 328 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story, single-family dwelling at 5866 Panama Dr. The addition will bring the total size of the single-family dwelling to 1,308 square feet with a total of three (3) bedrooms, two (2) bathrooms, and a 446 square-foot attached two-car garage.

The property owner is Yuri Salmeron, 5866 Panama Dr., Buena Park, CA 90620. The applicant is Allan Cabrera, 2402 W. Almond Avenue, Orange, CA 92868.

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Site Plan No. SP-25-8.

2.B. SITE PLAN NO. SP-25-9

A request to construct a 353 square-foot single-story addition to the rear (east) elevation of an existing 824 square-foot single-story, single-family dwelling at 5962 Rand Street. The proposed project will result in a 1,177 square-foot single-story, single-family dwelling with three (3) bedrooms, two (2) bathrooms, and a 360 square-foot detached two-car garage.

The property owners/applicants are Irais L. and Sandra J. Verduzco, 5962 Rand Street, Buena Park, CA 90621.

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Site Plan No. SP-25-9.

3. ADJOURNMENT

3.A. Adjournment

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary materials distributed to the Zoning Administrator less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

I, Ruth Santos, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Ruth Santos
Sr. Administrative Assistant

Date Posted: July 10, 2025

July 17, 2025
PUBLIC HEARING
Item No. 2A.

Zoning Administrator Agenda Report

SITE PLAN NO. SP-25-8

PREPARED BY	PRESENTED BY
MOISES LOMELI, PLANNING TECHNICIAN	MOISES LOMELI, PLANNING TECHNICIAN
REVIEWED AND APPROVED BY	**DIRECTOR APPROVAL**
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

1) Conduct a public hearing; and 2) thereafter, based on the analysis provided in this agenda report and facts and findings provided in the attached Resolution, Staff recommends that the Zoning Administrator adopt the attached Resolution approving Site Plan Review No. SP-25-8 and find that the project is Categorically Exempt, per Section 15301 (Existing Facilities) Class 1 of the California Environmental Quality Act (CEQA) Guidelines based on the findings of fact and conditions provided herein.

PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	5866 Panama Drive 263-225-11
Lot Area:	6,000 square feet
Street Frontage:	60 feet
Zoning District:	RS-6 (One-Family Residential Zone)
General Plan Designation:	Low Density Residential
Existing Development:	980 square-foot single-story, single-family dwelling with an attached 446 square-foot two-car garage

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
South	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
East	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
West	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling

APPLICATION ANALYSIS:

Project Description:

The Applicant is requesting to construct a 328 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story, single-family. The addition will bring the total size of the single-family dwelling to 1,308 square feet with a total of three (3) bedrooms, two (2) bathrooms, and a 446 square-foot attached two-car garage.

Development Standards Analysis:

Development Standards	**Required**	**Proposed**
Lot Coverage:	40% maximum	29.5%
Rear Yard Coverage:	30% maximum	0%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street) Rear: 25 ft. minimum	Front: 20 ft. 6 in. Side: East 5 ft. West 5 ft. Rear: 30 ft. 2in.
Parking:	2-car garage	2-car attached garage 446 square feet
Front Yard Landscape:	30% minimum	57.9%

Discussion:

Section 19.128.040 (Site Plan Review) of the City of Buena Park Municipal Code (BPMC) requires Zoning Administrator review and approval of any addition or conversion of non-habitable areas into habitable area that causes the total residential floor area to exceed 1,100 square feet, via the Site Plan Review process.

The goal of the Site Plan Review process is to ensure that the project meets all development standards of the zoning district, and is in "reasonable harmony with the architectural character of the area" and not "detrimental to the existing and intended character" of the surrounding neighborhood. This process furthers the General Plan Policy LU-7.1 to "maintain and enhance the character of single-family residential neighborhoods."

The proposed expansion complies with all development standards for single-family residences within the RS-6 (One-Family Residential) zone such as setbacks, height, lot coverage, and parking.

Guidelines for Single-Family Residential Additions:

The proposed architectural design of the addition to the existing single-story single-family dwelling will be consistent with the character of the existing single-family residence and residential neighborhood. The request complies with the Guidelines for Single-Family Residential Additions adopted by City Council for promoting high-quality additions compatible with adjacent properties, as listed below.

Roofs: New roofs shall blend with existing rooflines and be of unified materials.

The roof design and rooflines of the addition will consist of a gable-roof design. The roof materials of the additions to the single-family dwelling will be comprised of composition shingle roof to match the roof of the existing dwelling.

Enhanced Exteriors: Elevations to include superior finished, materials, and colors.

The proposed addition area provides a stucco finish to match the existing house that will be painted to match. The front (north) elevation of the single-family dwelling features a combination of brick planters, white vinyl trim on the windows, and a decorative roof eave wood fascia on the garage. Additional proposed enhancements include a four (4)-inch stucco foam trim around the doors and windows of the front elevation and a decorative light fixture.

Balconies: Balconies shall include appropriate design and/or location for screening or obscuring the balcony to minimize the loss of privacy for neighboring properties.

The proposed project does not include balconies.

Windows: Windows shall include decorative treatment and windows located on the same elevation shall be consistent in design, style, and materials.

The proposed vinyl framed windows will be consistent in style, design, operation, and materials throughout the residence. Additionally, the windows and doors will feature a decorative stucco trim to further enhance the elevations of the home.

Landscape: Sufficient size and quantities shall be installed to provide screening and to protect the privacy of adjacent properties.

The proposed expansion is setback at the required distances to protect privacy of adjacent properties. The applicant has proposed, and as conditioned, to provide an approximately 2-foot wide by 21-foot-long landscape planter area adjacent to the east side of the driveway and within the front yard area. No additional landscaping is required.

After reviewing the applicant's request and plans, staff visited the property and reviewed the site and building configuration as well as layout of the surrounding properties, and has determined that the site can accommodate the proposed expansion of the existing single-story single-family dwelling. When completed, the materials and color scheme of the proposed expansion of the single-story single-family dwelling will blend with the overall architectural character of the surrounding area; therefore, preserving the residential integrity of the existing residential neighborhood and will not impose any adverse impacts on adjacent properties.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State California Environmental Quality Act (CEQA) Guidelines, because the project consists of the addition of floor area to an existing single-family residence.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on July 7, 2025; and eight (8) notices were mailed to adjacent property owners of the subject property on July 7, 2025. As of the date of publication of this report, the City has not received any inquiries or letters regarding the proposed action.

Reviewed and Approved by: Harald Luna, Planning Manager

Attachments

PROPOSED ZONING ADMINISTRATOR SP 25-8 RESOLUTION FOR SITE PLAN NO. SP-25-8.pdf

SP-25-8 DEVELOPMENT PLANS stamped RECEIVED JUL 2 2025 PLANNING DIV.pdf

SP-25-8 VICINITY MAP.pdf

RESOLUTION NO.
SITE PLAN NO. SP-25-8

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A SITE PLAN REQUEST TO ALLOW FOR THE DEVELOPMENT OF A 328 SQUARE-FOOT SINGLE-STORY ADDITION TO THE REAR (SOUTH) ELEVATION OF AN EXISTING 980 SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY DWELLING, LOCATED AT 5866 PANAMA DRIVE, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Allan Cabrera, the applicant, 2402 W. Almond Avenue, Orange, CA 92868, on behalf of Yuri Salmeron, the property owner for 5866 Panama Drive, Buena Park, CA 90620, have filed an application for the issuance of Site Plan No. SP-25-8 to construct a 328 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story, single-family dwelling located at 5866 Panama Drive. The proposed project will result in a 1,308 square-foot single-story, single-family dwelling with three (3) bedrooms, two (2) bathrooms, and a 446 square-foot attached two-car garage on a property at 5866 Panama Drive, Buena Park, CA 90620 (APN: 263-225-11) in the County of Orange. Hereinafter in this Resolution, the subject Site Plan request is referred to as the "Application."

(ii) On July 17, 2025, the Zoning Administrator conducted a hearing on the application and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW THEREFORE, it is found, determined, and resolved by the Zoning Administrator of the City of Buena Park as follows:

1. The Zoning Administrator hereby specifically finds that all the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Zoning Administrator during the above-referenced hearing, including written staff reports, verbal testimony, and development plans dated "RECEIVED JULY 2 2025 PLANNING DIV", the Zoning Administrator hereby specifically finds as follows:

a. **FINDING:** The proposed development meets all applicable requirements of this Title and other laws.

FACT: The proposed addition to the single-family dwelling complies with all applicable requirements of the General Plan and Zoning Ordinance including lot coverage, setbacks, floor plan, parking, and building materials, as conditioned. The architectural design, materials, finishes and color

scheme will blend with the overall character and color palette of the single-family dwellings from the surrounding area.

b. **FINDING:** The site arrangement and improvements will not be detrimental to the existing and intended character of the area as defined by the General Plan, any applicable specific plans, and this Title.

FACT: The site arrangement and improvements will not be detrimental to the existing and intended character of the residential neighborhood since the proposed addition to the single-family dwelling comply with the General Plan and the Zoning Ordinance. The design of the proposed addition to the single-family dwelling meets all applicable standards and criteria and will maintain the residential character of the neighborhood.

c. **FINDING:** Property values will be conserved.

FACT: The proposed addition will not negatively impact the property in question nor will it negatively impact surrounding properties since all improvements meet the Buena Park Municipal Code requirements as well as the Guidelines for Single-Family Residential Additions adopted by City Council for the purpose of promoting high-quality additions compatible with adjacent properties.

d. **FINDING:** Effective and satisfactory methods are provided to protect nearby structures and activities from noise, vibration, and other adverse environmental effects generated by the subject development.

FACT: The proposed addition will not create any detrimental effects on the environment since the area was planned for residential developments, and the project site will retain the development of a single-family residence.

e. **FINDING:** The exterior architectural design is in reasonable harmony with the architectural character of the area.

FACT: The exterior architectural design is in reasonable harmony with the architectural character of the surrounding area. All building materials, colors and finishes will match the existing house, as conditioned.

f. **FINDING:** The arrangement and design for pedestrian and vehicular traffic will minimize congestion and protect pedestrian and vehicular safety.

FACT: The arrangement and design for pedestrian and vehicular traffic will continue to minimize congestion and protect pedestrian and vehicular safety for the subject property as well as surrounding properties. No changes are proposed to the existing pedestrian or vehicular access to and from the property.

3. The Zoning Administrator hereby finds and determines that the project identified above in this Resolution is Categorically Exempt from the requirements of the California

Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 1 Section 15301 (Existing Facilities) of Division 6 of Title 14 of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3 above, this Zoning Administrator hereby approves the application subject to the plans dated "RECEIVED JULY 2 2025 PLANNING DIV." as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code.

BUILDING DIVISION:

1. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code Title 15.

2. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.

PLANNING DIVISION:

1. This approval shall permit the construction of a 328 square-foot single-story addition to the rear (south) elevation of an existing 980 square-foot single-story single-family dwelling with an attached 446 square-foot two-car garage in substantial compliance with the plans dated "RECEIVED JUL 2 2025 PLANNING DIV" and as conditioned herein.

2. The applicant and/or property owner shall ensure that a copy of the Zoning Administrator Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.

3. Plans submitted for plan check shall include the remodel and addition to the single-family residence, generally consistent with the submitted plans. Specifications and samples of the following shall be submitted to the Planning Division for approval prior to issuance of building permits:

    a. Paint colors for stucco
    b. Roofing material consisting of composition shingles
    c. Door and window trims

4. The applicant shall require a separate fence/wall permit approval by the Planning Division for any proposed fences/walls to be located within the property.

5. Any fencing shown on plans shall comply with the Buena Park Municipal Code (BPMC) Chapter 19.328 (Development Standards – Fences, Walls, Hedges, and Berms) of the City of Buena Park Zoning Ordinance and shall require separate approval by the Planning Division, as necessary.

6. Any proposed driveway modification shall require separate Planning Division review and shall comply with Section 19.336.040 (Residential Driveway Standards) of the Buena Park Municipal Code.

7. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property. Any appreciable modification shall require the prior approval of the Planning Division.

8. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

9. Any installation of artificial turf shall require a separate Planning Division review and shall comply with BPMC Section 19.332.010 (Landscape Provisions for Residential Uses).

10. A minimum two (2') foot wide landscape planter shall be installed within the required front yard area adjacent to the east side of the driveway. The new landscape planter shall include six (6) 5-gallon minimum size plants with weed barrier and decorative ground cover. The plants located within the vision clearance area shall be maintained at a height of 2 feet tall maximum at all times.

11. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.340.020 (Visual Screening of Mechanical Equipment).

12. Interior access to all rooms/areas of the single-family dwelling shall be maintained at all times as a condition of use. No sections shall be partitioned off and provided solely with exterior access. In addition, no secondary kitchen or other cooking facilities shall be provided.

13. The construction authorized by the Site Plan shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

14. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation) of the Zoning Ordinance.

15. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.

16. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.

17. The applicant and/or property owner shall sign an Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.

18. The applicant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from any claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or exercise of the rights permitted by this approval and from any and all claims and losses occurring or resulting to any person, firm, or corporation, or property damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of such damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 17th day of July 2025.

_____
Eddie Fenton
Zoning Administrator

ATTEST:

_____
Harald Luna, Planning Manager

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan No. SP-25-8 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner/Applicant

NPDES NOTES

1. IN THE CASE OF EMERGENCY CALL.
   AT WORK PHONE #
   OR HOME PHONE #
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING OR WIND.
4. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 & 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE / EQUIPMENT WASH WATERAND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE / EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEM RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO THE STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING OR WIND.
18. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS, OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

VICINITY MAP

FRAMING

1. FRAMING MATERIALS, CONSTRUCTION AND MINIMUM QUALITY SHALL BE INSTALLED IN CONFORMANCE WITH CBC APPLICABLE EDITION, CHAPTER 23 AND CBC STANDARDS AND GOVERNING AGENCIES REQUIREMENTS.
2. CONTRACTOR SHALL ENSURE THAT MATERIALS, CONSTRUCTION AND WORKMANSHIP ARE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS AND APPLICABLE REQUIREMENTS OF CBC AND LOCAL JURISDICTION GOVERNING THE SITE OF WORK.
3. PROVIDE ALL FASTENINGS, NAILING, FRAMING HARDWARE (SUCH AS JOIST HANGERS, ANCHORS, MECHANICAL TIES) INDICATED ON THE STRUCTURAL ENGINEERING DRAWINGS.
4. REFER TO THE STRUCTURAL ENGINEERING DRAWINGS AND CALCULATIONS.
5. MANUFACTURED WOOD TRUSSES, BEAMS, POSTS ETC. SHALL CONFORM TO APPROVED STANDARDS AND GOVERNING CODES, AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
6. ALL TRUSSES TO BE DESIGNED AND MANUFACTURED BY A FABRICATOR APPROVED BY GOVERNING AGENCIES.
7. PROVIDE ALL BLOCKING AND BRACING PER MANUFACTURER'S SPECIFICATIONS.
8. FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL.
9. THE ATTIC ACCESS OPENINGS SHALL BE NOT LESS THAN 22 x 30 MINIMUM. 30 x 30 WHEN MECHANICAL EQUIPMENT IS IN THE ATTIC,

MECHANICAL

1. HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEG. F. AT A POINT OF 3'-0" ABOVE FINISH FLOORIN ALL HABITABLE ROOMS.
2. MECHANICAL CONTRACTOR TO VERIFY SYSTEM AND CONTROLS.
3. BATHROOMS AND LAUNDRY ROOMS : 5% MINIMUM OF FLOOR AREA IS REQUIRED FOR VENTILATION (1.5 SQ. FT. PER MIN.) MINIMUM. OR A MECHANICAL SYSTEM CAPABLE OF 5 AIR CHANGES PER HOUR.

GLAZING

1. SHOWER WALLS COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 70" ABOVE THE DRAIN AT SHOWERS OR TUBS WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.
2. THE GLASS SHOWER DOOR AND ANY GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZED.
3. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAMES. WINDOWS IN SLEEPING BEDROOMS SHALL MEET EGRESS AND SET NO HIGHER THAN 42" ABOVE FINISH FLOOR TO THE WINDOW SILL.
4. ALL EXISTING WINDOWS SHALL BE REPLACED WITH WINDOWS THAT MEET CURRENT T-24 REQUIERMENTS.

FINISH

1. DOORS AND WINDOWS SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
2. CASING, BASEBOARDS, CROWN MOULDING ETC. SHALL BE SELECTED BY THE OWNER AND INSTALLED BY CONTRACTOR

A. BASE & CASING SHALL BE 7-11.

3. ALL COUNTER TOPS AND CABINETS SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
4. ALL FLOORING SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
5. ALL PAINT, PAINT COLORS AND WALL FINISHES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
6. ALL PLUMBING FIXTURES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
7. ALL ELECTRICAL FINISHES SHALL BE SELECTED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
8. ROOFING MATERIALS STYLE AND COLOR, STUCCO FINISH AND COLOR SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.

GENERAL

1. ON SITE VERIFICATION OF ALL CONDITIONS SHALL BE THE ULTIMATE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. ANY DISCREPANCIES IN THESE PLANS ARE TO BE REPORTED BACK TO THE DESIGNER IN PLAN FORM OR IN WRITING IMMEDIATELY.
3. ALL NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. SUBCONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS PRIOR TO COMMENCING WITH ANY WORK.
4. SUBJECT WORK SHALL MEET OR EXCEED ALL INTERNATIONAL BUILDING CODES, NATIONAL ELECTRICAL CODE, UNIFORM PLUMBING CODE AND ALL OTHER RELATED LOCAL CODES, ORDINANCES AND STATE STATUTES.
5. THE APPROVED PLANS SHALL BE RETAINED ON THE JOB SITE AT ALL TIMES.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER AND THE STRUCTURAL ENGINEER, TRUSS MANUFACTURER, HVAC DESIGNER, ETC. OF ANY ERRORS AND OMISSIONS PRIOR TO THE START OF CONSTRUCTION BY PLAN OR IN WRITING.
7. CONTRACTOR SHALL ENSURE SET BACKS ARE IN COMPLIANCE WITH THOSE INDICATED ON PLANS.
8. SPECIFIC INFORMATION CONTAINED IN THESE DRAWINGS SHALL SUPERSEDE THESE NOTES.
9. JOB ADDRESS SHALL BE POSTED AND READABLE FROM THE STREET.
10. THE LOT SHALL BE GRADED TO ENSURE PROPER DRAINAGE THIS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION AND AS PER APPROVED GRADING AND DRAINAGE PLAN.
11. CONTRACTOR SHALL COORDINATE SECURITY SYSTEM, HOME MANAGEMENT, INTERCOM, CATV, HOME THEATER, PHONE SYSTEM, FACSIMILE, MODEMS, THROUGH HOUSE STEREO WITH OWNER AND PROVIDERS.
12. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY INDICATED IN THESE DRAWINGS OR CALLED OUT IN THESE NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE NOTED OR CALLED OUT.
13. CONSTRUCTION SHALL IN NO WAY DEVIATE FROM THE DESIGN WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER AND / OR LOCAL BUILDING DEPARTMENT.
14. ALL NOTED DIMENSIONS ARE FACE OF STUD, POST, GIRDER, BEAM, TRUSS, SLAB, ETC. UNLESS NOTED OTHERWISE.
15. WHEN A SPECIAL INSPECTION IS REQUIERED, THE OWNER OR OWNER'S AGENT MUST SIGN A QUALITY ASSURANCE AGENCY (QAA) AGREEMENT WHICH IDENTIFIES ALL THE SPECIAL INSPECTION ITEMS AND THE SPECIAL INSPECTION AGENCY.
16. OWNER OR OWNER'S AGENT SHALL SELECT THE INSPECTION AGENCY TO PERFORM THE REQUIRED SPECIAL INSPECTIONS.

CONCRETE

1. SLAB FLOORS SHALL HAVE A MINIMUM THICKNESS OF 5" POURED OVER SAND OR GRAVEL OR AS SECIFIED BY STRUCTURAL ENGINEER.
2. PROVIDE REBAR @ 24" FOR STOOPS, PATIO SLABS, WALKWAYS, STEPS ETC. WHEN NOT POURED SIMULTANEOUSLY WITH FOUNDATION OR SLAB OR AS RECOMENDED BY STRUCTURAL ENGINEER.
3. GENERAL CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTOR WORK THAT IS TO BE BURIED UNDER SLAB PRIOR TO POUR.

LANDSCAPING

1. ANY NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM.
2. LANDSCAPING SHALL BE MAINTAINED SO AS TO NOT INTERFERE WITH LIGHTING OR ADDRESSING.

PLUMBING

1. ALL WATER CLOSETS, SHOWER HEADS AND FAUCET WATER CONSERVATION FLOW RATES PER CA SENATE BILL 407.

BUILDING DEPARTMENT DATA

JURISDICTION:	BUENA PARK
BUILDING USE:	SINGLE FAMILY RESIDENCE
BUILDING TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R-3
FIRE SPRINKLERS:	NO
ASSESSOR PARCEL NUMBER	263-225-11
ZONING: 1	SINGLE FAMILY RESIDENTIAL RS-6

BUILDING SQUARE FOOTAGES

EXISTING LOT AREA:	6000 SQ. FT.
EXISTING HOUSE AREA:	980 SQ. FT.
EXISTING GARAGE AREA:	446 SQ. FT.
EXISTING FRONT PORCH:	16 SQ. FT.
PROPOSED ROOM ADDITION AREA:	328 SQ. FT.
PROPOSED NEW HOUSE AREA:	1308 SQ. FT.
EXISTING LOT COVERAGE:	(980 + 446 + 16) = 24%
PROPOSED LOT COVERAGE:	(980 + 446 + 16 + 328) / 6000=29.5%

SCOPE OF WORK

328 SQ. FT. ROOM ADDITION WITH NEW BATHROOM.

HAZARD LIST

THIS PROJECT IS NOT IN THE FEMA DESIGNATED FLOOD ZONES A OR E.

CODE COMPLIANCE

ALL CONSTRUCTION SHALL COMPLY WITH :

2022 - CBC
2022 - CPC
2022 - CMC
2022 - CEC
2022 - CALIFORNIA T-24 ENERGY STANDARDS
2022 - CALIFORNIA FIRE CODE
2022 - CALIFORNIA RESIDENTIAL CODE
2022 - CALIFORNIA GREEN BUILDING STANDARDS CODE
CURRENT CITY OF BUENA PARK MUNICIPAL CODE 1

SHEET INDEX

TITLE-24 REQUIRED FEATURES

REVISIONS	DATE
1 1ST PLAN CHECK	5/18/2025
2 1ST PLAN CHECK	6/11/2025

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ROOM ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

COVER

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY
D.R.

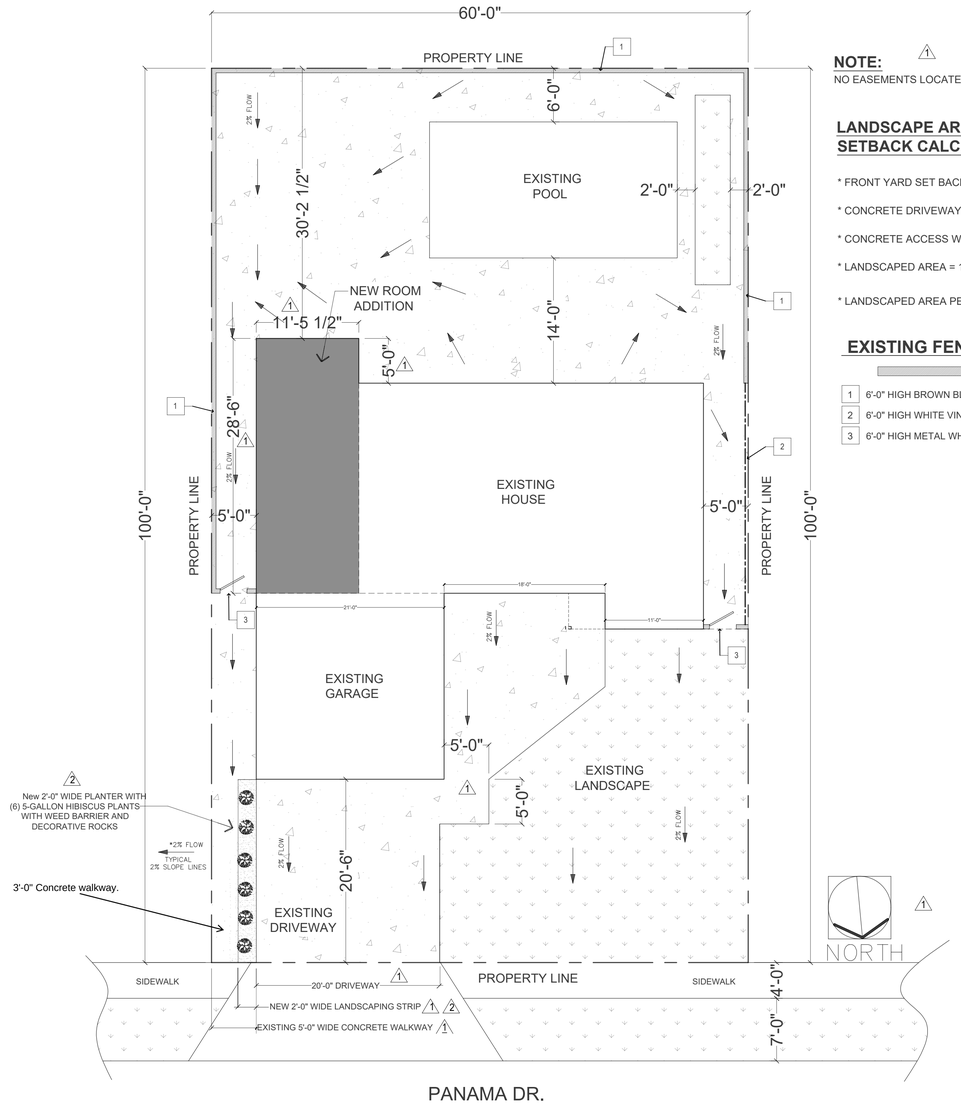
CONSULTANT / DESIGNER SIGNATURE

DATE
6/11/2025

SCALE
NTS

JOB NO.

SHEET
A1



NOTE:
NO EASEMENTS LOCATED WITHIN THE PROPERTY.

LANDSCAPE AREA AT THE FRONT YARD SETBACK CALCULATION:

* FRONT YARD SET BACK AREA = 20' x 60' = 1200 SQ. FT.

* CONCRETE DRIVEWAY = 400 SQ. FT.

* CONCRETE ACCESS WALKWAY = 105 SQ. FT.

* LANDSCAPED AREA = 1200 - (400 + 105) = 696 SQ. FT.

* LANDSCAPED AREA PERCENTAGE = 695 ÷1200 = 57.9%

EXISTING FENCES

1. 6'-0" HIGH BROWN BLOCK WALL/ FENCE.
2. 6'-0" HIGH WHITE VINYL FENCE.
3. 6'-0" HIGH METAL WHITE GATE.

REVISIONS	DATE
1st PLAN CHECK	9/29/23
2nd PLAN CHECK	6/11/25

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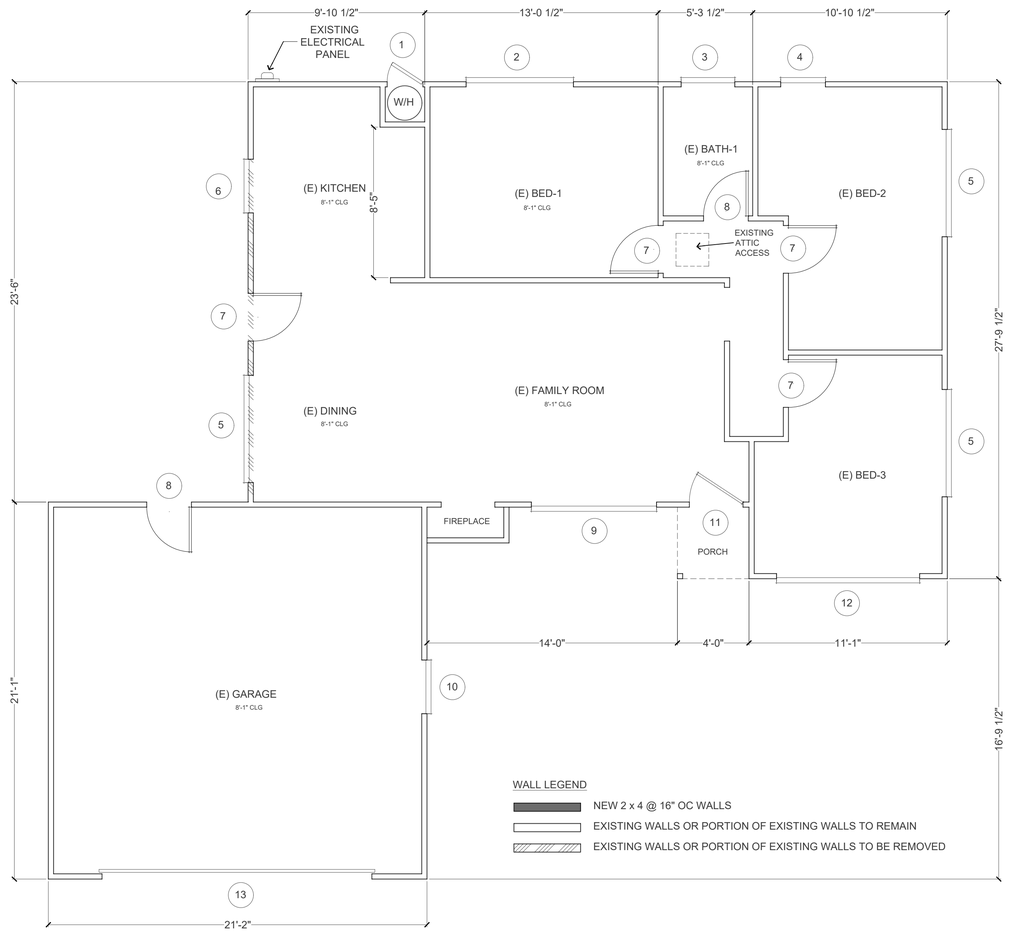
PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

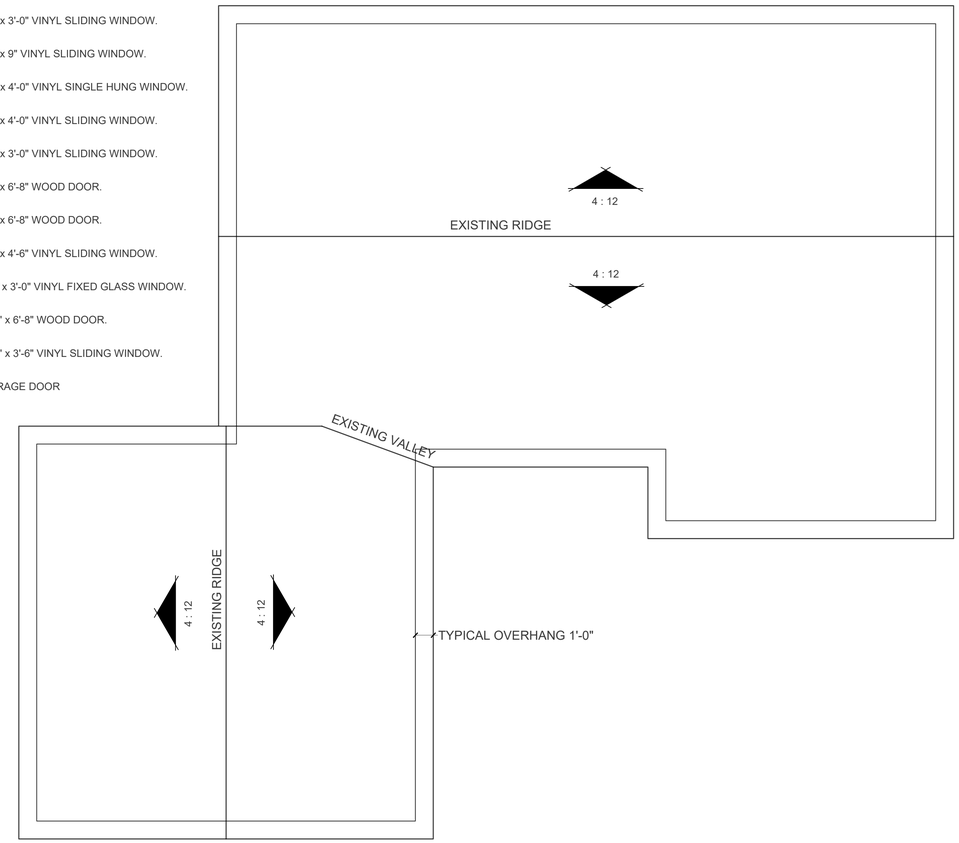
DRAWN BY	DR
CONSULTANT / DESIGNER SIGNATURE	
DATE	6/11/2025
SCALE	2 1/8" = 1'-0"
JOB NO.	
SHEET	A2



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

EXISTING WINDOW & DOOR SCHEDULE

1. 2'-0" x 6'-8" WOOD DOOR.
2. 6'-0" x 3'-0" VINYL SLIDING WINDOW.
3. 3'-0" x 9" VINYL SLIDING WINDOW.
4. 2'-6" x 4'-0" VINYL SINGLE HUNG WINDOW.
5. 6'-0" x 4'-0" VINYL SLIDING WINDOW.
6. 3'-0" x 3'-0" VINYL SLIDING WINDOW.
7. 2'-8" x 6'-8" WOOD DOOR.
8. 2'-6" x 6'-8" WOOD DOOR.
9. 7'-0" x 4'-6" VINYL SLIDING WINDOW.
10. 3'-0" x 3'-0" VINYL FIXED GLASS WINDOW.
11. 3'-0" x 6'-8" WOOD DOOR.
12. 8'-0" x 3'-6" VINYL SLIDING WINDOW.
13. GARAGE DOOR



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

REVISIONS	DATE
1 1st PLAN CHECK	9/29/23

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202 AMBLING DR.
BREA, CA 92821
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PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

EXISTING FLOOR & ROOF PLAN

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BASIL AMMARI

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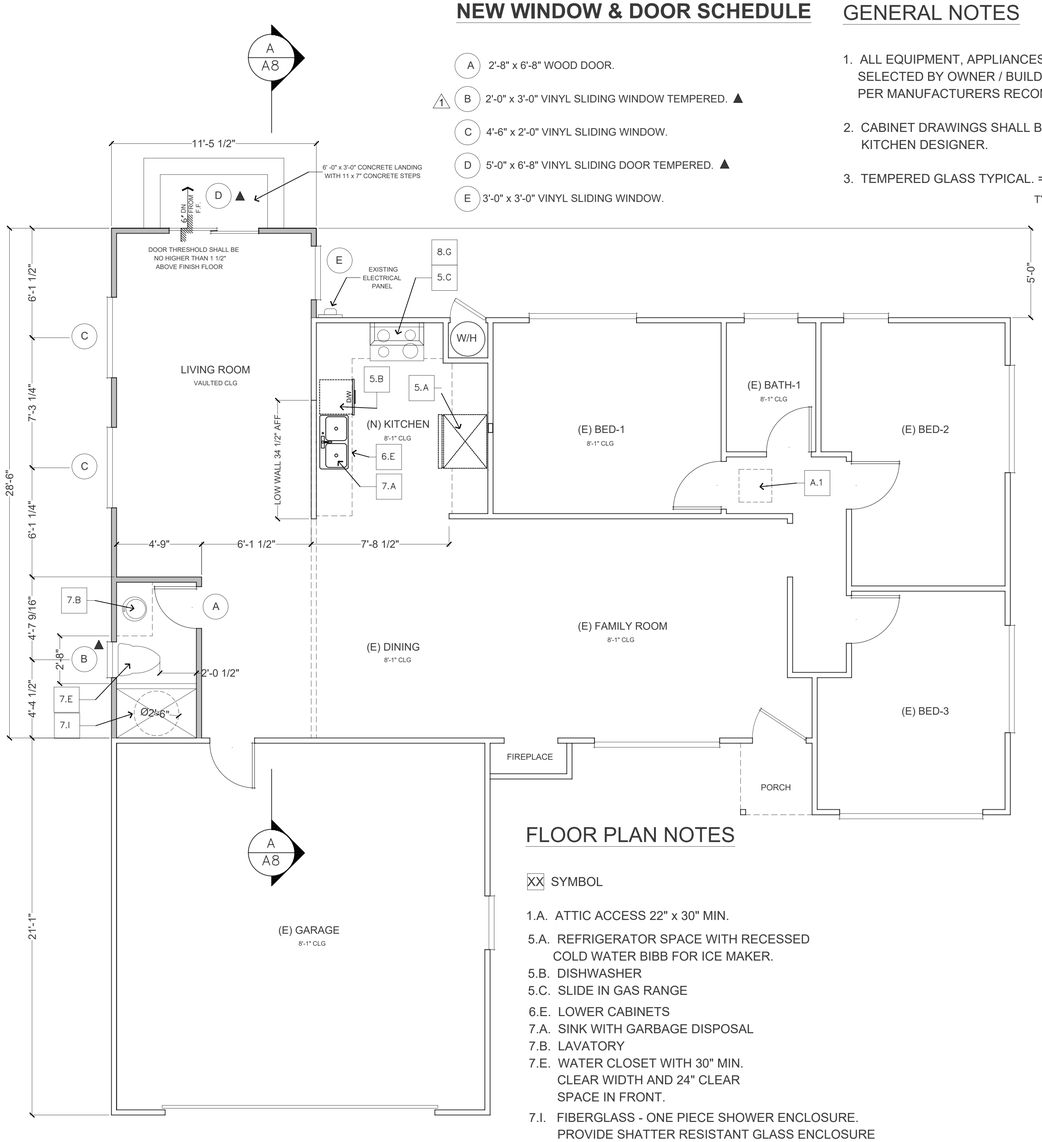
SHEET	A3

NEW WINDOW & DOOR SCHEDULE

- A — 2'-8" x 6'-8" WOOD DOOR.
- 1 B — 2'-0" x 3'-0" VINYL SLIDING WINDOW TEMPERED. ▲
- C — 4'-6" x 2'-0" VINYL SLIDING WINDOW.
- D — 5'-0" x 6'-8" VINYL SLIDING DOOR TEMPERED. ▲
- E — 3'-0" x 3'-0" VINYL SLIDING WINDOW.

GENERAL NOTES

1. ALL EQUIPMENT, APPLIANCES AND FIXTURES SELECTED BY OWNER / BUILDER AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
2. CABINET DRAWINGS SHALL BE PROVIDED BY KITCHEN DESIGNER.
3. TEMPERED GLASS TYPICAL. = ▲



FLOOR PLAN NOTES

XX SYMBOL

1.A. ATTIC ACCESS 22" x 30" MIN.

5.A. REFRIGERATOR SPACE WITH RECESSED COLD WATER BIBB FOR ICE MAKER.

5.B. DISHWASHER

5.C. SLIDE IN GAS RANGE

6.E. LOWER CABINETS

7.A. SINK WITH GARBAGE DISPOSAL

7.B. LAVATORY

7.E. WATER CLOSET WITH 30" MIN. CLEAR WIDTH AND 24" CLEAR SPACE IN FRONT.

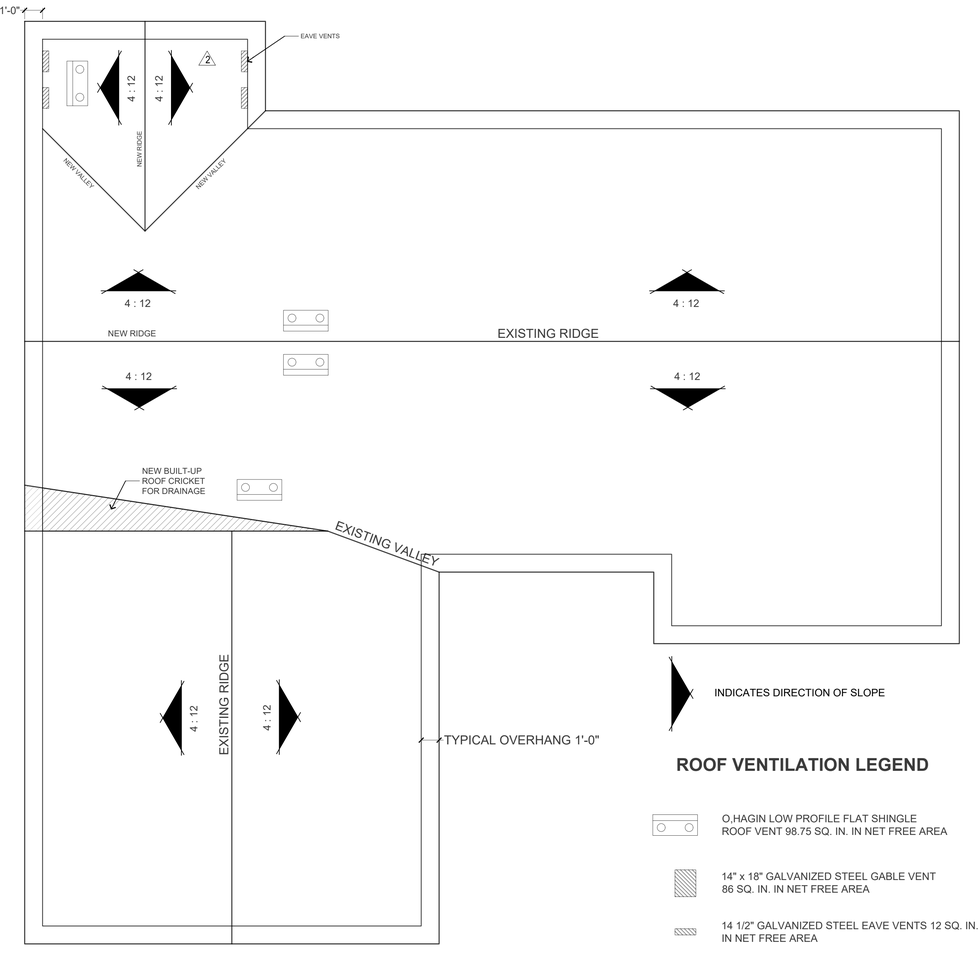
7.I. FIBERGLASS - ONE PIECE SHOWER ENCLOSURE. PROVIDE SHATTER RESISTANT GLASS ENCLOSURE SHOWER HEAD AT 78" A.F.F.

8.G. 36" RANGE HOOD ABOVE WITH A MIN. EXHAUST RATE OF 280 CFM.

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

WALL LEGEND

- NEW 2 x 4 @ 16" OC WALLS
- EXISTING WALLS OR PORTION OF EXISTING WALLS TO REMAIN
- EXISTING WALLS OR PORTION OF EXISTING WALLS TO BE REMOVED



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

ROOF VENTILATION LEGEND

O,HAGIN LOW PROFILE FLAT SHINGLE ROOF VENT 98.75 SQ. IN. IN NET FREE AREA

14" x 18" GALVANIZED STEEL GABLE VENT 86 SQ. IN. IN NET FREE AREA

14 1/2" GALVANIZED STEEL EAVE VENTS 12 SQ. IN. IN NET FREE AREA

VENTILATION CALCULATION

*TOTAL ROOF AREA = 328 SQ. FT.
*REQUIRED VENTILATION = 956 / 150 = 2.19 SQ. FT. 315 SQ. IN.
*REQUIRED VENTILATION = 315 / 2 = 158 SQ. IN. (HIGH & LOW)
*PROVIDE (2) O,HAGIN VENTS (HIGH)
*PROVIDE (2 *98.75) 197.5 SQ. IN. (HIGH)
*PROVIDE (2) O,HAGIN VENTS & (3) EAVE VENTS
*PROVIDE (2 *98.75) + (3 *12) = 233.5 SQ. IN. LOW
*USE GAF ASPHALT ROOF SHINGLES COLOR TO MATCH EXISTING MAIN HOUSE ROOFING.

REVISIONS	DATE
1 1st PLAN CHECK	9/29/23
2 2nd PLAN CHECK	6/11/25

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

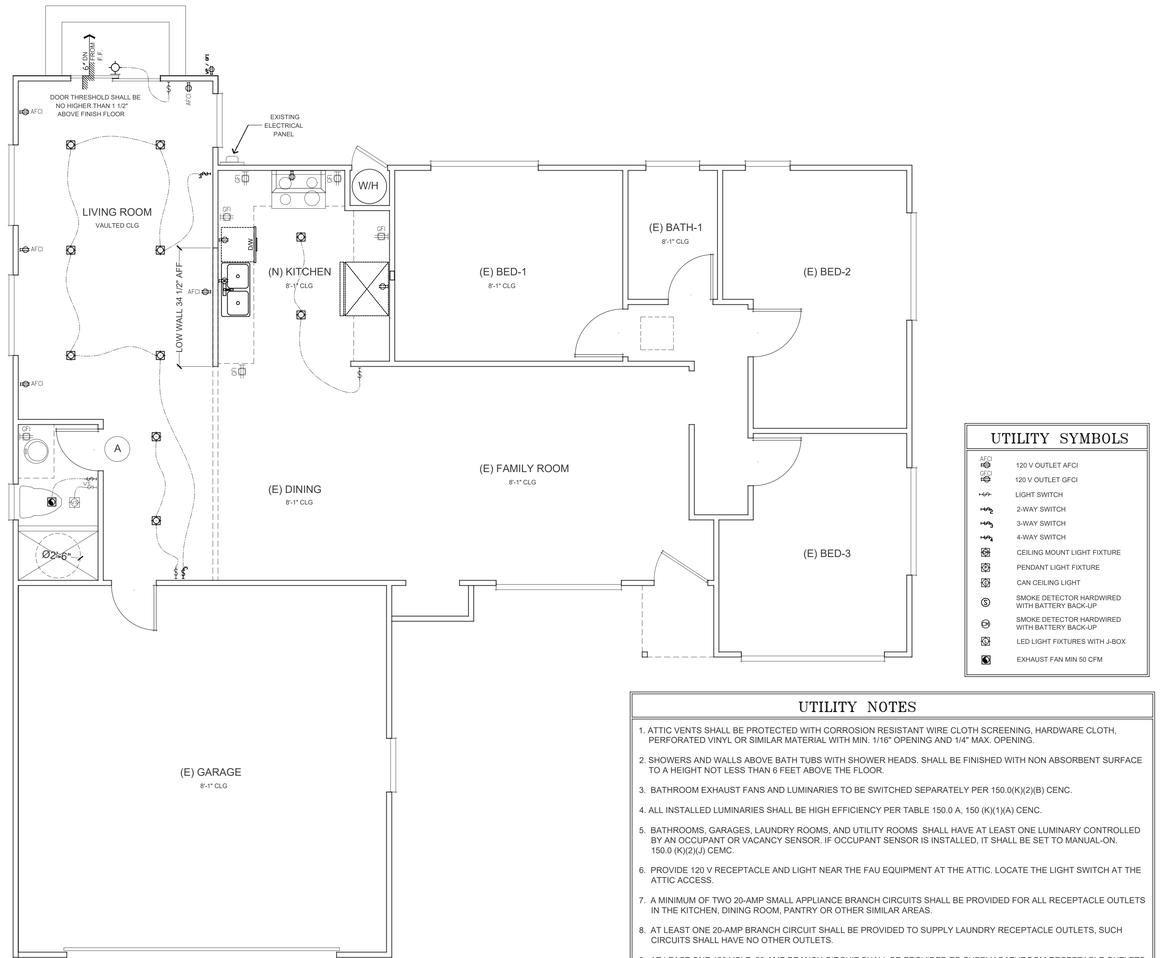
PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

PROPOSED FLOOR & ROOF PLAN

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY	DR
CONSULTANT / DESIGNER SIGNATURE	
DATE	6/11/2025
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A4



UTILITY SYMBOLS

AFCI	120 V OUTLET AFCI
GFCI	120 V OUTLET GFCI
	LIGHT SWITCH
	2-WAY SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING MOUNT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	CAN CEILING LIGHT
S	SMOKE DETECTOR HARDWIRED WITH BATTERY BACK-UP
	SMOKE DETECTOR HARDWIRED WITH BATTERY BACK-UP
	LED LIGHT FIXTURES WITH J-BOX
	EXHAUST FAN MIN 50 CFM

UTILITY NOTES

1. ATTIC VENTS SHALL BE PROTECTED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH MIN. 1/16" OPENING AND 1/4" MAX. OPENING.
2. SHOWERS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS. SHALL BE FINISHED WITH NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR.
3. BATHROOM EXHAUST FANS AND LUMINARIES TO BE SWITCHED SEPARATELY PER 150.0(K)(2)(B) CENC.
4. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICIENCY PER TABLE 150.0 A, 150 (K)(1)(A) CENC.
5. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL HAVE AT LEAST ONE LUMINARY CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR. IF OCCUPANT SENSOR IS INSTALLED, IT SHALL BE SET TO MANUAL-ON. 150.0 (K)(2)(J) CEMC.
6. PROVIDE 120 V RECEPTACLE AND LIGHT NEAR THE FAU EQUIPMENT AT THE ATTIC. LOCATE THE LIGHT SWITCH AT THE ATTIC ACCESS.
7. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY OR OTHER SIMILAR AREAS.
8. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
9. AT LEAST ONE 120 VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
10. INSTALL SMOKE DETECTORS AT ALL SLEEPING ROOMS AND CENTRALLY LOCATED AT ALL HALLWAYS.
11. INSTALL CARBON MONOXIDE DETECTORS CENTRALLY LOCATED AT ALL HALLWAYS.

REVISIONS	DATE
1 1st PLAN CHECK	9/29/23

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
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PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

PROPOSED UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
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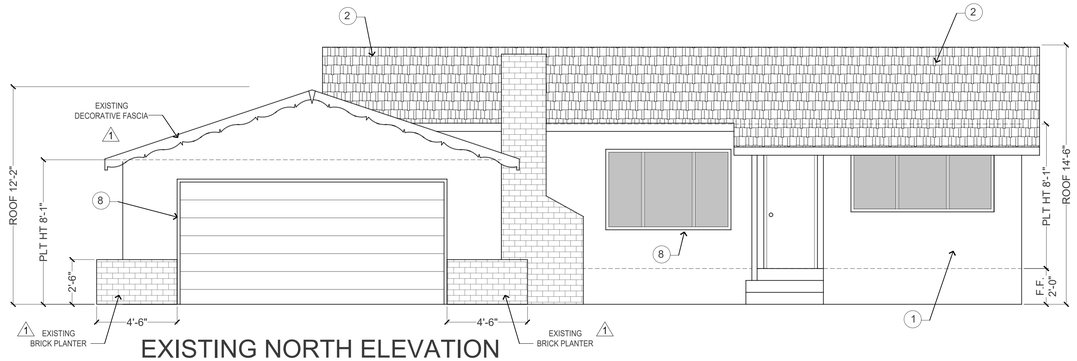
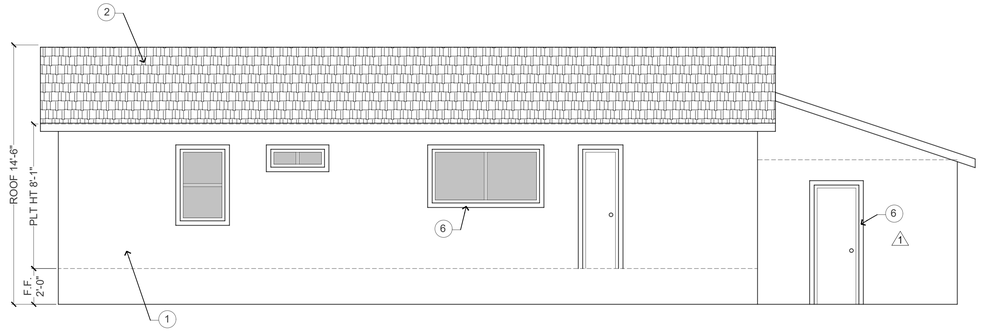
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY	DR
CONSULTANT / DESIGNER SIGNATURE	
DATE	5/18/2025
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A5



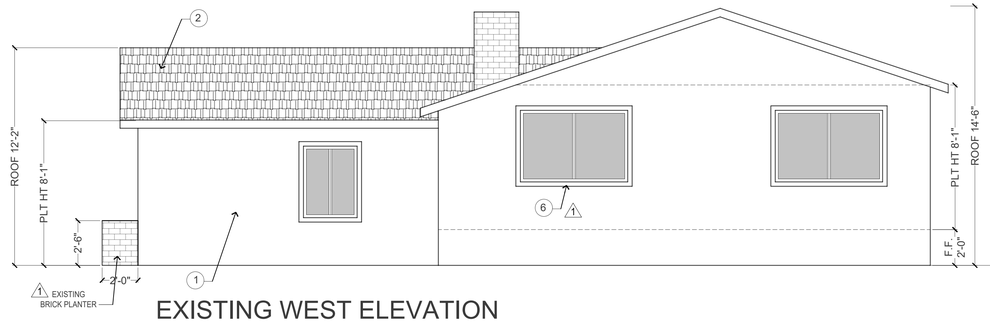
EXISTING NORTH ELEVATION



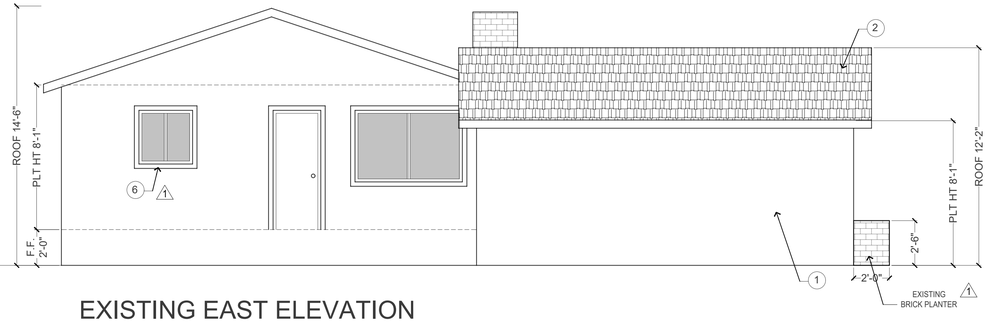
EXISTING SOUTH ELEVATION

ELEVATION NOTES

1. EXISTING STUCCO FINISH.
2. EXISTING ASPHALT ROOF SHINGLES.
3. NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING ROOF SHINGLES IN COLOR & STYLE.
4. NEW STUCCO FINISH TO MATCH EXISTING MAIN HOUSE STUCCO FINISH IN COLOR & STYLE.
5. NEW CONCRETE LANDING AND STEPS PER PLAN.
6. EXISTING 3" STUCCO FOAM WINDOW/ DOOR TRIM.
7. NEW 3" STUCCO FOAM WINDOW/ DOOR TRIM TO MATCH EXISTING.
8. NO TRIM AROUND WINDOWS/ DOORS AT EXISTING NORTH ELEVATION.
9. AS AN ADDED BUILDING ENHANCEMENT, NEW 4" STUCCO FOAM AROUND WINDOWS & DOORS AT NORTH ELEVATION.



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

REVISIONS	DATE
1 1st PLAN CHECK	9/29/23

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

EXISTING ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
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BASIL AMMARI

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CONSULTANT / DESIGNER SIGNATURE	
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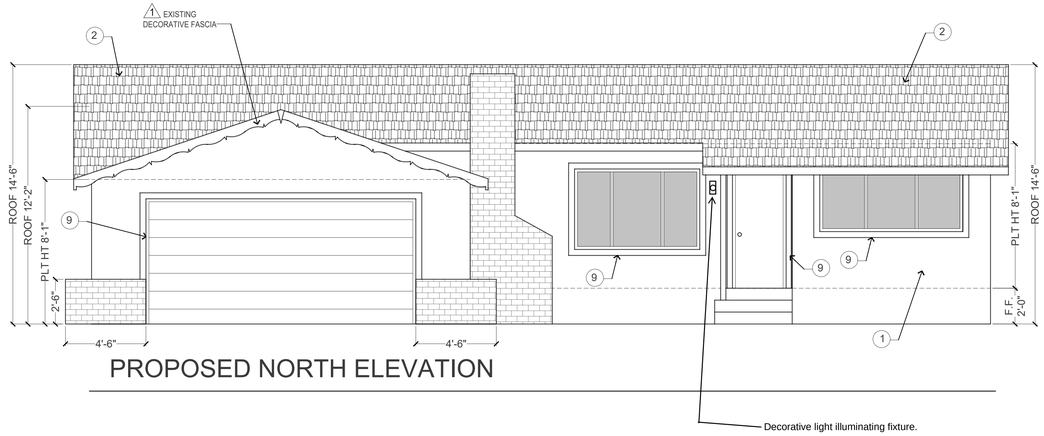
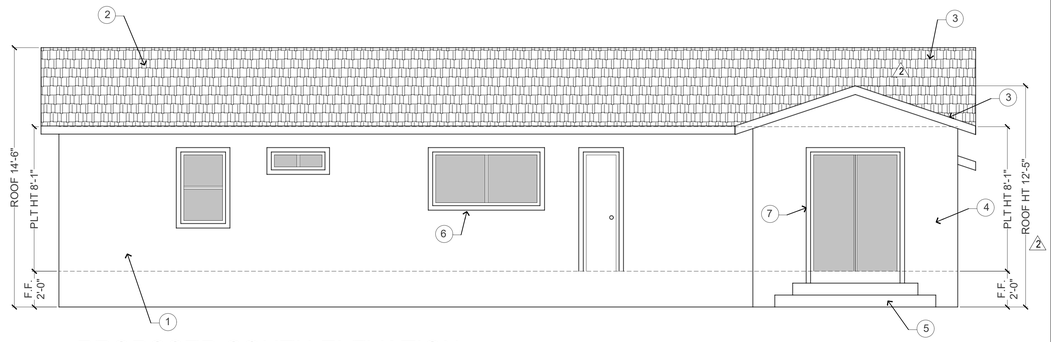
SHEET	A6



PROPOSED NORTH ELEVATION



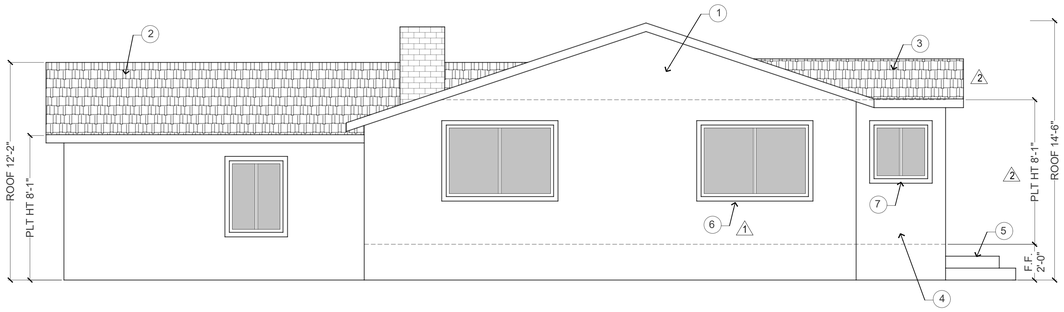
PROPOSED SOUTH ELEVATION

ELEVATION NOTES

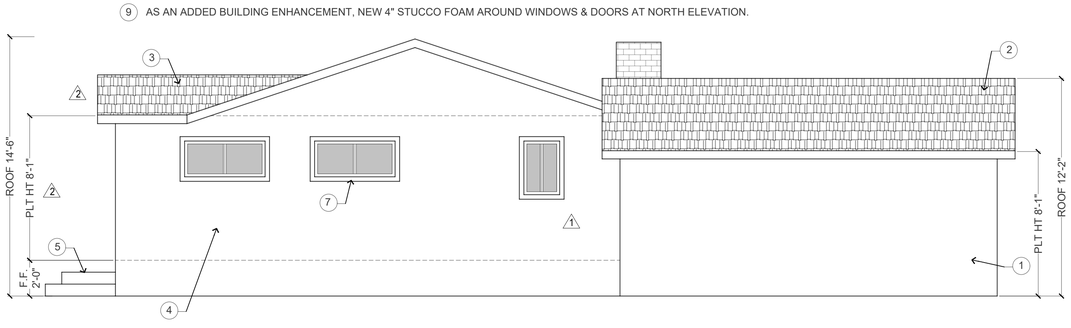
1. EXISTING STUCCO FINISH.
2. EXISTING ASPHALT ROOF SHINGLES.
3. NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING ROOF SHINGLES IN COLOR & STYLE.
4. NEW STUCCO FINISH TO MATCH EXISTING MAIN HOUSE STUCCO FINISH IN COLOR & STYLE.
5. NEW CONCRETE LANDING AND STEPS PER PLAN.
6. EXISTING 3" STUCCO FOAM WINDOW/ DOOR TRIM.
7. NEW 3" STUCCO FOAM WINDOW/ DOOR TRIM TO MATCH EXISTING.
8. NO TRIM AROUND WINDOWS/ DOORS AT EXISTING NORTH ELEVATION.
9. AS AN ADDED BUILDING ENHANCEMENT, NEW 4" STUCCO FOAM AROUND WINDOWS & DOORS AT NORTH ELEVATION.

NOTE: 1

ALL PROPOSED WINDOW & DOORS TO MATCH EXISTING WINDOWS & DOORS.



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

REVISIONS	DATE
1 1st PLAN CHECK	9/29/23
2 2nd PLAN CHECK	6/11/25

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

PROPOSED ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
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BASIL AMMARI

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CONSULTANT / DESIGNER SIGNATURE	
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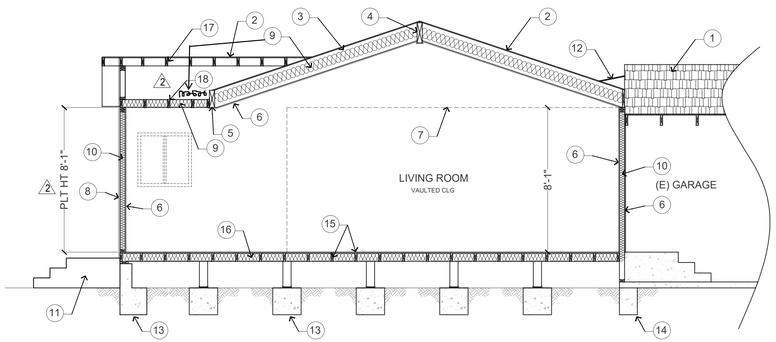


SECTION A-A

SECTION NOTES

1. EXISTING ROOFING TO REMAIN.
2. NEW ROOFING TO MATCH EXISTING ROOFING IN MATERIAL, STYLE & COLOR.
3. NEW ROOF RAFTERS PER PLAN.
4. NEW RIDGE BEAM PER PLAN.
5. NEW CEILING BEAM PER PLAN.
6. 5/8" GYPSUM BOARD AT WALLS & CEILING.
7. CEILING LINE AT KITCHEN.
8. NEW STUCCO FINISH TO MATCH EXISTING STUCCO IN COLOR & FINISH.
9. NEW R-38 INSULATION BETWEEN ROOF RAFTERS.
10. NEW R-15 INSULATION AT EXTERIOR WALLS AND AT WALL BETWEEN EXISTING GARAGE & NEW ADDITION.
11. CONCRETE LANDING & STEPS PER PLAN.
12. BUILT-UP ROOF CRICKET FOR DRAINAGE.
13. NEW FOOTING PER PLAN.
14. EXISTING FOOTINGS.
15. NEW 2 X FLOOR JOIST AND PLYWOOD FLOOR SHEATHING PER PLAN.
16. NEW R-19 INSULATION AT RAISED FLOOR SYSTEM.
17. NEW ROOF RAFTERS PER STRUCTURAL PLANS.
18. NEW CEILING JOIST PER STRUCTURAL PLANS.

REVISIONS	DATE
1 1st PLAN CHECK	9/29/23
2 2nd PLAN CHECK	6/11/25

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

SECTIONS

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY	DR
CONSULTANT / DESIGNER SIGNATURE	
DATE	6/11/2025
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	**A8**

GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

1.0 **Work performed shall comply with the following:**

1.1 **These general Requirements unless otherwise noted on plans or specifications.**

1.2 **Building Code – CBC 2022.**

1.3 **All applicable local, State and Federal Codes, Ordinances, Laws, regulations and Protective Covenants governing the site of work.**

1.4 **Standard Specifications of ASTM as noted herein and as required by the Building Code.**

1.5 **All work need to be performed by qualified and experience contractors familiar with this type of project.**

2.0 **In case of conflict, the more stringent requirement shall govern.**

3.0 **On site Verification of all dimensions and conditions shall be the responsibility of the contractor and sub-contractors. Noted dimensions take precedent over scale of drawings.**

4.0 **Engineer or architect of record is to be notified immediately by the contractor should any question arise or any discrepancies be found pertaining to the working drawings and/or specifications.**

5.0 **No deviations from these requirements and structural details shall be made without the written approval of engineer.**
Approval by the inspector does not constitute authority to deviate from plans or specifications.

6.0 **The design, adequacy, and safety of erection bracing, shoring, temporary supports, etc., is the sole responsibility of the contractor, and has not been considered by the architect or engineer. The contractor is responsible for the stability of the structure prior to the application of all shear walls, roof and floor diaphragms, and finish materials. The contractor shall provide the necessary bracing to provide stability prior to the application of the aforementioned materials. Observation visits to the site by the architect or structural engineer shall not imply the assumption of any responsibility in** this regard.
The builder has requested, contracted with and is compensating the Engineer for the limited services of providing the minimum structural engineering drawings required, when combined with the other builders consultants drawings, to obtain a building permit for this project. These drawings are not intended to, nor do they, detail all conditions, identify all materials, or define or limit the scope of work required to complete the project. **The builder has requested, accepts, and represents that the he will select all materials and manufactures, qualify and select all subcontractors and installers, direct all ways and means of construction, and provide all additional information, above and beyond these drawings, required to complete the project in conformance with all governing agencies and the work will meet or exceed accepted industry standards.**

7.0 **Special inspection per Building Code Sec. 1704 is required & applies to the following type work: (note: Special inspectors qualification and responsibilities should comply with Building Code Section 1704 Requirements.)**

7.1 **All structural welding, including welding of reinforcing steel and welding of** steel decking.

7.2 **Installation and tightening operations for all high-strength bolting.**

7.3 **Installation and tightening operations for all high-strength anchor bolts.**

7.4 **During the taking of test specimens and placing of all reinforced concrete. Exception: concrete foundation with structural design strength not greater** than f'c=2500 psi.

7.5 **During the placement of all masonry indicated on the drawings as having** "special inspection."

7.6 **During driving and testing of piles and construction of cast-in-place drilled** piles or caissons.

7.7 **See foundation notes for other requirements.**

7.8 **• Horizontal wood diaphragms with E.N. equal or closer than 4" o.c. continuous during task.**
• Wood shear walls with E.N. equal or less than 4" o.c. Periodically during task including shear transfer detailes.
• Manufactured shear walls. Periodically during task.

8.0 **Structural analysis for this project is done per applicable Building Code at the time of design considering standard of care.**

9.0 **Upon completion of above by the engineer & prior to start of construction, contractor is responsible to check all dimensions, coordinate with the work of architectural, mechanical & other trades to ensure compliance with** his/her requirements.

STRUCTURAL WOOD

1.0 MINIMUM QUALITY

1.1 **All structural wood shall be of Douglas Fir Larch species, (19% maximum moisture content at the time of construction U.N.O.).**

1.2 **All machine bolts shall conform to ASTM A307. Holes for bolts should be drilled 1/16" larger than bolt dia.**

1.3 **Round washers shall be used on all bolts and should conform with ANSI/ASTM B 18.22.1. Use min. 3" ø x 5/64" thick washer for 1/2" ø bolt, 3" ø x 0.229" thick for 5/8" & 3.5" ø x 11/64" for 1" ø bolt.**

1.4 **Square washers shall be mild steel. Use min. 3" sq. x 0.229" thick washers for 5/8" ø bolts, 3 1/2" sq. x 3/8" thick washers for 1" ø bolts.**

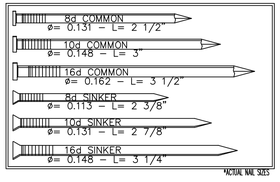
1.5 **All nails shall be sinker nails, unless otherwise noted.**

1.6 **Adhesive used to attach floor sheathing to framing elements shall conform with APA specification AFG-01.**

1.7 **Manufactured hardware specified on the drawings are to be Simpson Strong Tie (Unless specifically authorized in writing by engineer Engineering Consulting Group). Follow all manufacturer's requirements & recommendations for installation & handling of the product.**

1.8 **Do not bend the Simpson PA straps.**

1.9 **Fasteners specified on the drawings may be colored using manufacturer's brands that utilize the Trackers color coded system. Follow all manufacturer's requirements and recommendations for installation & handling** of the products.



*ACTUAL NAIL SIZES

COLOR CHART FOR STRUCTURAL NAILS

TYPE OF FASTENER	SIZE & DIAMETER	COLORS
8d Cooler	2 3/8 X .113	YELLOW
8d Common	2 1/2 X .131	BLUE
16d Short	3 1/4 X .131	BLACK
10d Common	2 1/8-3X.148	PURPLE
12d Common (16d Sinker)	3 1/4 X .148	GREEN
16d Common	3 1/2X .162	ORANGE

2.0 FRAMING

2.1 **All framing, bracing, nailing, notching, drilling or boring shall be in accordance with Building Code. Unless more stringent requirements are specified or required by the local Jurisdiction.**

2.2 **Fabrication and handling of Glue-lam beams shall be per ANSI/AITC A 190.1 standard beams to bear legible APA-ENS or AITC grade stand. An APA-EWS CRAN AITC Certificate of conformance for glued-laminated members should be submitted to the field inspector prior to installation. And should have minimum 2400 psi flexural stress, DF/DF-V4 with standard camber (U.N.O.) All beams shall be fabricated using waterproof glue.**

2.3 **All foundation plates or sills, sleepers & any other framing member in contact with concrete or masonry, shall be pressure treated wood of the same species & should be marked or branded by an approved agency. As an alternate, use a layer of 22 gauge sheet metal between the sill and concrete/masonry.**

2.4 **Stud walls perpendicular to a concrete or masonry wall shall be bolted to the concrete or masonry wall with 5/8" diameter x 8" A307 bolts at top, mid-height and bottom.**

2.5 **Structural information shown on framing plans is for the main structural elements. Non-structural elements shall be constructed per approved code requirements.**

2.6 **Conventional construction requirements of chapter 23 for light framed construction should be followed as required.**

2.7 **Weight of the roof tile is considered as 10 psf max. (total roof dead load of 19 psf). If roofing material exceeds this load, the framing contractor should notify engineer in writing prior to construction.**

2.8 Top plates of all wood stud walls to consist of (2) 2x's the same width as the studs U.N.O. Top plates shall lap a minimum of 48" and be spliced with not less than 6-16d nails spaced not more than 12" on center.

2.9 **All shear panels shall have continuous sheathing material from one end to the other and from plate to plate as specified on the drawings. Contractor shall coordinate framing such that continuity of shear panels is assured.**

2.10 **All ledgers shall be spliced with ST22 strap, unless noted otherwise.**

2.11 **All shear transfer nailing shall be per drawings, and contractor shall provide proper notification for inspections to review the same.**

2.12 **Provide posts at lower floor under post or multiple studs above. Provide full width and depth compression block between floors at such locations.**

2.13 **All joist hangers shall be Simpson U hanger, all beam hangers shall be Simpson HU hangers U.N.O. on plan or detail. Follow manufacturer's recommendations for installation.**

2.14 **If a double sill plate is used at light-weight concrete flooring, then the framing contractor shall apply sill plate nailing to both sill plates, at 16" o.c. max. or as specified per schedule.**

2.15 **Building Code Table 2308.9.1 balloon framed walls (non-bearing)**
stud heights:
2x4's @ 16" o.c. maximum 14'-0" height
2x6's @ 16" o.c. maximum 20'-0" height
No multiples of 2x4"s are allowed to span more than 14'-0" bearing walls exceeding 10'-0" must be designed case by case.

2.16 **Use 4X4 header for openings less than 16" at bearing walls without point loads, or at openings less then 4'-0" at non-bearing walls.**
Use 2x framing @ medicine cabinet and garage vent. (U.N.O.)

3.0 SHOP DRAWINGS

3.1 **Sufficient copies of shop drawings for any member or product designed by entity other than engineer shall be submitted to engineer prior to fabrication for review. Which will be reviewed & returned in 3 to 5 working days.**

3.2 **Review of shop drawing by engineer does not relieve the engineer responsible for the design or the contractor from compliance with Building Code.**

3.3 **engineer review of the shop drawing consists of checking general conformance with structural drawings. Design accuracy of such product, dimensions and quantity of the product is not reviewed by** engineer.

3.4 **Truss design and fabrication by others.**

4.0 CEILING JOISTS

4.1 **Use this span table for ceiling joists given the following conditions, unless noted otherwise on plan.**
a. dead load = 6.0 psf
b. live load = 10.0 psf
c. total deflection = L/240
d. with ceiling drywall
e. use #2 Douglas Fir Larch

SIZE	SPACING MAX.	SPAN
2x4	12"	10'-6"
	16"	9'-7"
	24"	8'-4"
2x6	12"	16'-7"
	16"	15'-1"
	24"	13'-2"
2x8	12"	21'-11"
	16"	19'-11"
	24"	17'-4"

7.0 REINFORCED CONCRETE

7.1 GENERAL

All reinforced concrete materials and construction shall conform to Building Code, chapter 19.

7.2 MATERIALS

7.2.1 **Cement shall conform to Section 1903 of Building Code and shall correspond to that on which the selection of concrete proportions were** based.

7.2.2 **Concrete aggregates shall conform to Building Code Section 1903**

7.2.3 **Reinforcing steel shall conform to ASTM A615. Grade 40 for sizes #3 and #4 and grade 60 for sizes #5 and larger.**

7.2.4 **Dowels shall be equal in size and spacing.**

7.2.5 **Refer to Table 1904 of Building Code for special exposure condition as required by soils engineer & see corrosion engineer recomendations for concrete exposed to corrosion.**

7.3 **STRENGTH**

7.3.1 **Concrete shall be proportioned to provide a minimum compressive strength, f'c, equal to 4500 psi (28 days), unless noted otherwise.**
Use type V cement

7.3.2 **Special inspection is required for concrete with f'c > 2500 psi. U.N.O.**

7.4 **All reinforcing, dowels, holdowns, and other inserts shall be secured in position and approved by the local building official prior to the pouring of** any concrete.

7.5 **Min. concrete cover for reinforcing:**
a- Concrete, placed against earth not formed – 3"
b- Concrete formed or troweled – 2"
c- Walls and curbs – 1 1/2"
d- Slab on grade – at center

8.0 FOUNDATION

8.1 **All continuous exterior footing to have 5/8"dia. x min. 12" anchor bolts with 3"x3"x0.229" plate washer, min. 7" embedment into concrete, at 72" o.c. unless noted otherwise on plans. one anchor bolt should be located max. 12" away from the end of the sill plates. min. (2) A.B.'s per sill plate / shear panel.**

8.2 **All interior non-shear walls to have HILTI X-DNI 0.145ø pins with a minimum penetration of 1 1/4" into slab) at 16" on center unless noted otherwise to be installed in accordance with ICC ER-1290 & ESR 1663. Actual slab thickness to be minimum 4". All interior shear walls to have A.B.'s per 8.1.**

8.3 **All holdowns and post anchors to be installed according to most current Simpson Strong Tie specifications and requirements of ICC-ER report and shall be tied in place prior to foundation inspection.**

8.3.1 **Dimensions are not furnished to Simpson holdowns. It is the responsibility of the contractor's superintendent, the framing contractor and the concrete contractor to locate these anchors in the exact location. Refer to details for proper installation.**

8.4 **Min. concrete width to be 8" for receiving MPA's and HPAHD22's/STHD's. Verify locations of holdowns and anchor bolts with rough framing to assure prior and accurate installation.**

8.5 **Provide #3 X 24" X 24" dowel at 24" o.c. and 12" from the corner at all concrete stoops and porches.**

8.6 **Provide min. (1) #4 reinforcing for electrical ground, location to be verified with the electrical contractor.**

8.7 **Verify min. foundation depth, width, reinforcing steel and additional expansive soil requirements with valid soils report and if more stringent, they shall supersede the above minimum requirement.**

8.8 **See Section 7.3.1 for concrete strength.**

8.9 **Admixtures in concrete mix. containing calcium chlorides shall not be used.**

8.10 **Footings shall be examined and certified in writing by the project soil/geology engineer prior to inspection and placement of concrete.**

8.11 **Concrete shall be to the strength and slump as specified per structural design and consist of Portland cement ASTM C-150 Type V per soils engineer's recommendations and Building Code Table 1904.3 when concrete is exposed to sulfate containing solutions and aggregates per ASTM C-33, water to be clean and potable.**

8.12 **Placement shall be in one continuous operation unless otherwise specified and slab surface shall be cured with Hunts compound or equal or other methods in accordance with good construction practices at contractor's** option.

8.13 **Contractor shall dampen slab underlayment of sand/membrane just prior to concrete placement to assist uniform concrete curing.**

8.13.1 **Slabs must not be poured during or immediately after rainstorms. The specified sand over visqueen should not be saturated at the time of the concrete pour. Any free water trapped in the sand layer must be removed prior to the concrete pour.**

8.13.2 **Requirements for pre-saturation of subgrade soils and daylight setback of exterior footings from any descending slope shall comply with soil report recommendations.**

8.14 **The bottoms of footing excavations shall be level, clean and free of loose material or water when concrete is placed. Over excavation shall be filled with concrete or properly compacted fill that has been tested and approved by the soils engineer. Back fill shall not be placed until supporting foundations, walls and slab have attained sufficient strength to support** lateral soil pressure.

8.15 **Concrete placement shall be monolithic in one continuous operation uniformly placed and must be vibrated and well consolidated unless shown otherwise on plans. For non-mono pour (non-mono pour is defined by ACI as to when 1st. & 2nd. pour can not be vibrated together), use #4 dowels at 24" o.c. min. 18" into slab and 12" into 1st. pour.**

8.16 Floor slab shall be poured level to $\frac{1}{8}$" in 10'.

8.17 **Requirements for pre-saturation of sub grade soil and daylight setback of footing from any descending slope shall comply with current soils report.**

8.18 **Finish grade around the perimeter of slab shall be constructed such that rain and irrigation water is drained away from the slab.**

8.19 **All site and pad preparation, such as but not limited to shading compacting of the fill, pre-saturation, and concrete slab base preparation, shall be performed in accordance with the soil engineer's recommendation and soil** report.

8.20 **Foundation drawings prepared by engineer reflect the structural requirements, refer to architectural plans for dimensions depressions, slope shelves patios, stoops and porches not shown. Accuracy of the dimensions and final fit of the building shall be reviewed by the architect and the contractor prior to construction.**

8.21 **Waiting period for concrete slabs-on-grade prior to start of construction as follow:**
a) Walk on slab 24 hours after concrete has been poured.
b) Begin wall framing 4-5 days after concrete poured.
c) Begin roof/floor framing 7-10 days after concrete poured.
d) Do not load roof prior to 14 days after concrete poured.

8.22 **No pipes or conduits shall extend under isolated column footing or under continuous wall footings unless specifically detailed or approved by the architect and structural engineer and the building official.**

8.23 **The contractor shall arrange for observation of the work by the soils engineer, following are requirements of the soils engineer:**
a) All footing excavations shall be inspected and certified in compliance with the soils report by the soil engineer prior to placing of concrete or steel.
b) Soil conditions, including compacting and moisture content, shall be inspected and certified in compliance with the soil report by the soils engineer prior to placing of concrete or steel.
c) A certificate of compliance shall be submitted to the building official prior to his foundation inspection and to the architect and structural engineer.

8.24 **Prior to the contractor requesting a Building Department foundation inspection, the soil engineer shall advise the building official in writing that:**
a. The building pad was prepared in accordance with the soil report.
b. The utility trenches have been property backfilled and compacted
c. The foundation excavations, the soils expansive characteristics and bearing capacity conform to the soils report.

9.0 **MISCELLANEOUS**

9.1 **Grout under base plates shall be non-shrinking type and shall have compressive strength equal to concrete or masonry supporting it.**

9.2 **All grade beams shall be poured monolithically for their entire length.**

9.3 **All reinforcing to be accurately and securely located prior to pouring concrete or grouting masonry.**

9.4 **All horizontal reinforcement to have matching dowels at corners of walls. All vertical reinforcement to have matching dowels to footing, unless otherwise noted.**

9.5 **SHEET ROCK ON FRAMING**

Stacked sheet rock loading shall be limited to the following quantities in any one room:
5/8" : 16 individual 4x10 sheets (8 pairs of sheets)
1/2" : 20 individual 4x10 sheets (10 pairs of sheets)
The shoring of the 2nd floor is required if the number of sheet rock exceeds the quantities listed above.

10.0 **DESIGN CRITERIA**

10.2 **LATERAL LOADS:**
RISK CATEGORY: II
Site Class: D
Ss: 150.0 % g
S1: 53.1 % g
R: 6.5

WIND:
Wind speed: 110
Wind exposure: C
Wind Pressure: qz=22.25 PSF

Seismic base shear V=0.154
RISK CATEGORY: II
SEISMIC RESISTANT SYSTEM: LIGHT FRAMED PLYWOOD SHEAR WALLS

10.3 **DESIGN LOADS:**

Roof Load	Floor Loads
Dead Load=15 psf	**Dead Load=12 psf**
Live Load=20 psf	**Live Load=40 psf**
Total=35 psf	**Total=52 psf**

10.4 **LUMBER GRADES**

6x & 8x posts/beams/headers: #1 DFL
4x beams and headers: #2 DFL
2x joists/rafters: #2 DFL
Studs: Stud grade
Top plates: D.F.L. construction standard, standard or better.
All mud sills to be P.T. DFL

10.5 **TYPICAL FLOOR SHEATHING**

23/32" APA rated Sturd-I-Floor T&G Exp I with min. a panel index of 24

Refer to NER 108 for installation and conditions of use
B.N.:10d common nails at 6" o.c.
E.N.:10d common nails at 6" o.c.
F.N.:10d common nails at 12" o.c.

Alt. Use ring or screw shank nails and glue sheathing to framing using adhesives meeting APA specification AFG-01 or ASTM D3498. Apply glue in accordance with manufacturer's recommendations.

Use Grabber plywood screw min. 2" long at 6" o.c. B.N., 6" o.c. E.N., and 12" o.c. field nailing (ICC-ER-5280) or simpson strong tie quick drive screws(ICC-ER 5053)

10.6 **TYPICAL ROOF SHEATHING**

15/32" APA rated sheathing Exp 1 with a min. panel index of 32/16. refer to NER 108 for installation and conditions of use.

B.N.:8d common nail at 6" o.c.
E.N.:8d common nail at 6" o.c.
F.N.:8d common nail at 12" o.c.

***Note: All structural rated panels must be stamped by one of the following approved agencies, APA, PFS/TECO or Pittsburg.**

REQUIRED SPECIAL INSPECTION:

In addition to the regular inspection, the following items will also require special inspection in accordance with Sec. 1704 of the Building Code.

Soils compliance prior to the foundation inspection, pre-stress foundation, high strength steel and concrete.

Application of missed anchor bolts or holddowns per provided detials.

Anchor bolts and holddowns into existing footings.

NAILING SCHEDULE

CONNECTION	NAILING *
1. JOIST TO SILL OR GIRDER, TOENAIL	3–8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2–8d
3. 1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2–8d
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3–8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2–16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
SOLE PLATE TO JOIST, AT BRACED WALL PANE	(3) 16d PER 16
7. TOP PLATE TO STUD, END NAIL	2–16d
8. STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
DOUBLE TOP PLATES, LAP SPLIC	8–16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	3–8d
12. RIM JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2–16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3–8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4–8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3–16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3–16d
19. RAFTER TO PLATE, TOENAIL	3–8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2–8d
21. 1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2–8d
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2–20d AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	2–16d AT EACH BEARING

* NOTE: COMMON OR BOX NAILS MAY BE USED (U.N.O.)

REVISIONS	DATE

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ROOM ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

STRUCTURAL NOTES

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY
D.R.

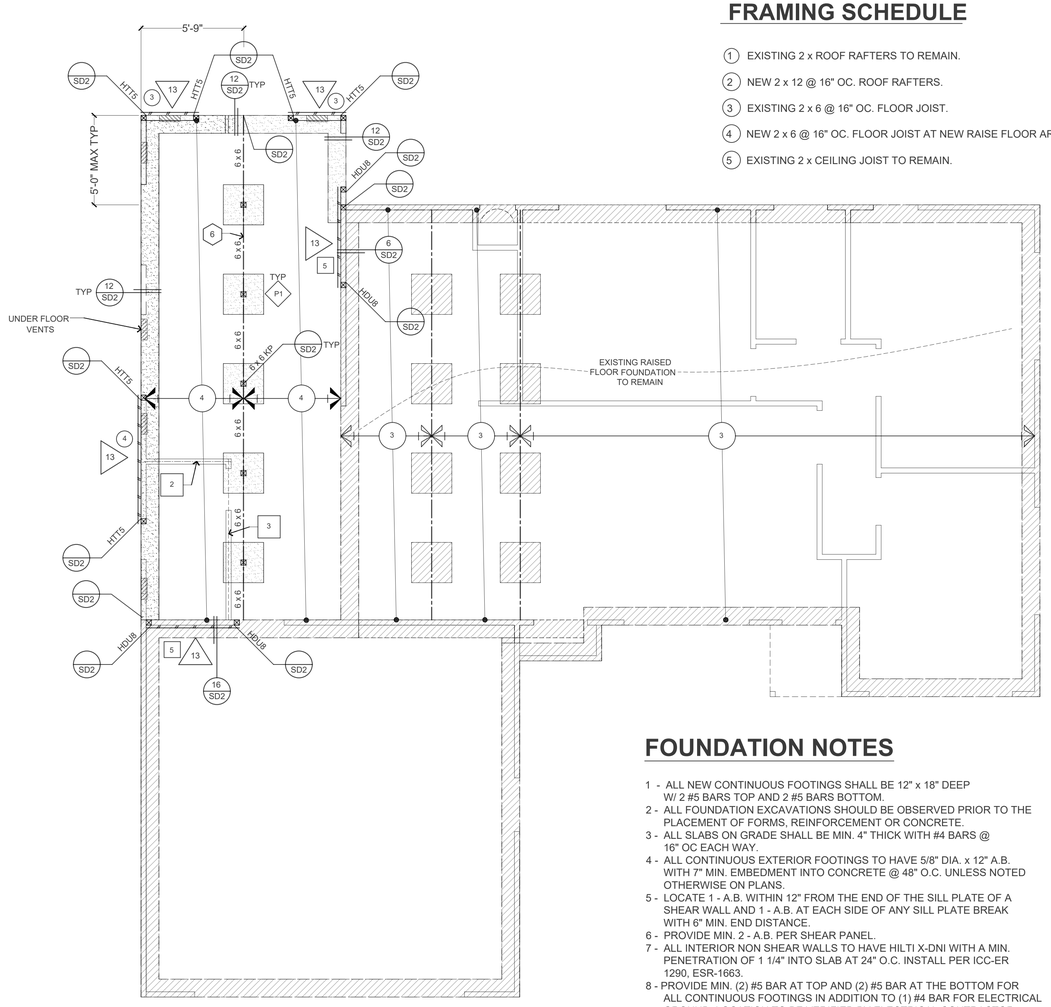
CONSULTANT / DESIGNER SIGNATURE

DATE
12/20/2024

SCALE
NTS

JOB NO.

SHEET
GN



FRAMING SCHEDULE

1. EXISTING 2 x ROOF RAFTERS TO REMAIN.
2. NEW 2 x 12 @ 16" OC. ROOF RAFTERS.
3. EXISTING 2 x 6 @ 16" OC. FLOOR JOIST.
4. NEW 2 x 6 @ 16" OC. FLOOR JOIST AT NEW RAISE FLOOR AREA.
5. EXISTING 2 x CEILING JOIST TO REMAIN.

FOUNDATION NOTES

1 - ALL NEW CONTINUOUS FOOTINGS SHALL BE 12" x 18" DEEP W/ 2 #5 BARS TOP AND 2 #5 BARS BOTTOM.
2 - ALL FOUNDATION EXCAVATIONS SHOULD BE OBSERVED PRIOR TO THE PLACEMENT OF FORMS, REINFORCEMENT OR CONCRETE.
3 - ALL SLABS ON GRADE SHALL BE MIN. 4" THICK WITH #4 BARS @ 16" OC EACH WAY.
4 - ALL CONTINUOUS EXTERIOR FOOTINGS TO HAVE 5/8" DIA. x 12" A.B. WITH 7" MIN. EMBEDMENT INTO CONCRETE @ 48" O.C. UNLESS NOTED OTHERWISE ON PLANS.
5 - LOCATE 1 - A.B. WITHIN 12" FROM THE END OF THE SILL PLATE OF A SHEAR WALL AND 1 - A.B. AT EACH SIDE OF ANY SILL PLATE BREAK WITH 6" MIN. END DISTANCE.
6 - PROVIDE MIN. 2 - A.B. PER SHEAR PANEL.
7 - ALL INTERIOR NON SHEAR WALLS TO HAVE HILTI X-DNI WITH A MIN. PENETRATION OF 1 1/4" INTO SLAB AT 24" O.C. INSTALL PER ICC-ER 1290, ESR-1663.
8 - PROVIDE MIN. (2) #5 BAR AT TOP AND (2) #5 BAR AT THE BOTTOM FOR ALL CONTINUOUS FOOTINGS IN ADDITION TO (1) #4 BAR FOR ELECTRICAL GROUND. LOCATION TO BE VERIFIED BY ELECTRICAL CONTRACTOR.
9 - PROVIDE #4, 24" x 24" DOWELS AT 24" O.C. AND 12" FROM CORNERS AT ALL CONCRETE STOOPS AND PORCHES.
10 - VERIFY MIN. FOUNDATION DEPTH, WIDTH, REINFORCING STEEL WITH VALID SOILS REPORT AND IF ANY MORE RESTRICTIVE, THEY SHALL SUPERSEDE THE ABOVE MINIMUM REQUIREMENTS. "WHERE SOILS REPORTS ARE AVAILABLE"
11 - VERIFY HOLDOWN AND ANCHOR BOLT LOCATIONS WITH THE ROUGH FRAMING CONTRACTOR IN ORDER TO INSURE PROPER AND ACCURATE INSTALLATION.
12 - ALL HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION OR FOOTING INSPECTION.
13 - ALL HOLDOWNS AND ANCHOR BOLTS SHALL BE INSTALLED PER SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS. I
14 - CONCRETE STRENGTH TO BE MIN. 2500 PSI. (U.N.O.).
15 - FOUNDATION SHALL BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT SOILS ENGINEER PRIOR TO INSPECTION AND PLACEMENT OF CONCRETE. WHERE SOILS REPORT IS AVAILABLE.
16 - USE 3" x 3" x .229" PLATE WASHERS FOR ANCHOR BOLTS AT SHEAR WALL LOCATIONS.

UNDER- FLOOR VENTILATION CALCULATION

*TOTAL NEW FLOOR AREA = 328 SQ. FT.

*REQUIRED VENTILATION = 328 / 150 = 2.2 SQ. FT. = 315 SQ. IN.

*PROVIDE (6) UNDER-FLOOR VENTS = (6) *(60) = 360 SQ.IN.

5 1/2" x 14" UNDER FLOOR VENTS. NET FREE AREA = 60 SQ. IN.

*VENTS SHALL BE CORROSION-RESISTANT WIRE MESH WITH MIN. 1/8" OPENING AND MAX. 1/4" OPENING.

SYMBOLS LEGEND

X / X — DETAIL NUMBER / DETAIL SHEET NUMBER

EXISTING FOOTINGS, TO BE SITE VERIFIED BY GENERAL CONTRACTOR.

NEW 12" x 18" CONTINUOUS CONCRETE FOOTINGS WITH 2 #5 TOP & 2 #5 BOTTOM.

TYP : TYPICAL APPLICATION AT ALL SIMILAR LOCATIONS.

(X) - # OF 5/8" DIA. x 12" ANCHOR BOLTS @ SHEAR WALLS EQUALLY SPACED. (@ NEW FOOTINGS).

[X] - # OF 5/8" DIA. x 10" ANCHOR BOLTS INTO EXISTING FOOTINGS EQUALLY SPACED AT SHEAR WALLS, MIN. 6" EMBEDMENT. USE SIMPSON SET-EPOXY ICC-ESR-2508 "SPECIAL INSPECTION IS REQUIRED"

PAD SCHEDULE

P1 — 2'-3" SQ. x 24" DEEP WITH 5 #5 BARS EACH WAY.

KEY NOTES

NOTE:
ALL EXISTING FOOTING AND RAISED FLOOR SYSTEM IS TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.

[2] PROVIDE 2-2 x 6 FLOOR JOISTS UNDER WALLS @ THESE LOCATIONS. TYP.

[3] PROVIDE 2 x 6 FULL HEIGHT BLOCKING UNDER WALLS. TYP.

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE

SHEAR PANEL TYPE	SHEATHING	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	SHEAR CAPACITY (PLF)	SILL CONNECTION 16d's SINKER	SILL CONNECTION 1/4" x 6" SDS SCREWS	FRAMING CLIPS A35's,LS50's OR LTP4's	ANCHOR BOLT SPACING
10	3/8" APA RATED	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260	@ 3" O.C.	@ 24" O.C.	@ 12" O.C.	5/8" ø x 12" @ 24" O.C.
11	3/8" APA RATED	8 d's @ 4" O.C.	8 d's @ 12" O.C.	350	@ 3" O.C.	@ 16" O.C.	@ 10" O.C.	5/8" ø x 12" @ 24" O.C.
12 (*)	3/8" APA RATED	8 d's @ 3" O.C.	8 d's @ 12" O.C.	480	@ 2.5" O.C.	@ 12" O.C.	@ 8" O.C.	5/8" ø x 12" @ 12" O.C.
13 (*)	15/32" APA RATED STRUCTURAL 1	10 d's @ 3" O.C.	10 d's @ 12" O.C.	600	@ 2" O.C.	@ 8" O.C.	@ 8" O.C. (U.N.O.)	5/8" ø x 12" @ 8" O.C.
14 (*)	15/32" APA RATED STRUCTURAL 1	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	2 ROWS STAGG @ 3" O.C. (**)	@ 6" O.C.	@ 6" O.C. (U.N.O.)	5/8" ø x 12" @ 16" O.C. W/ 3 x SILL
12 both sides (*)	3/8" APA RATED	8 d's @ 3" O.C.	8 d's @ 12" O.C.	960	SEE SHEAR TRANSFER DETAIL	@ 6" O.C.	SEE SHEAR TRANSFER DETAIL	5/8" ø x 12" @ 16" O.C. W/ 3 x 6 SILL
13 both sides (*)	15/32" APA RATED STRUCTURAL 1	10 d's @ 3" O.C.	10 d's @ 12" O.C.	1200	SEE SHEAR TRANSFER DETAIL	@ 4" O.C.	SEE SHEAR TRANSFER DETAIL	5/8" ø x 12" @ 12" O.C. W/ 3 x 6 SILL
14 both sides (*)	15/32" APA RATED STRUCTURAL 1	10 d's @ 2" O.C.	10 d's @ 12" O.C.	1740	N / A	@ 3" O.C.	SEE SHEAR TRANSFER DETAIL	5/8" ø x 12" @ 8" O.C. W/ 3 x 6 SILL

(*) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.

(**) PROVIDE SHEAR TRANSFER DETAIL, USE MIN. 3 1/2" WIDE FRAMING MEMBERS TO RECEIVE SILL PLATE NAILING.

USE A35 @ 6" O.C. ON SIMPSON STRONG WALL & HARDY PANEL (U.N.O.)

MIN. 3 1/2" RIM OR BLOCKING IS REQUIRED TO RECEIVE SDS SCREWS. PLACE SCREWS AT CENTER / STAGGERED BY 1/2".

REVISIONS	DATE
1 1st PLAN CHECK	9/29/23
2 2nd PLAN CHECK	6/11/25

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

FOUNDATION PLAN

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY
DR

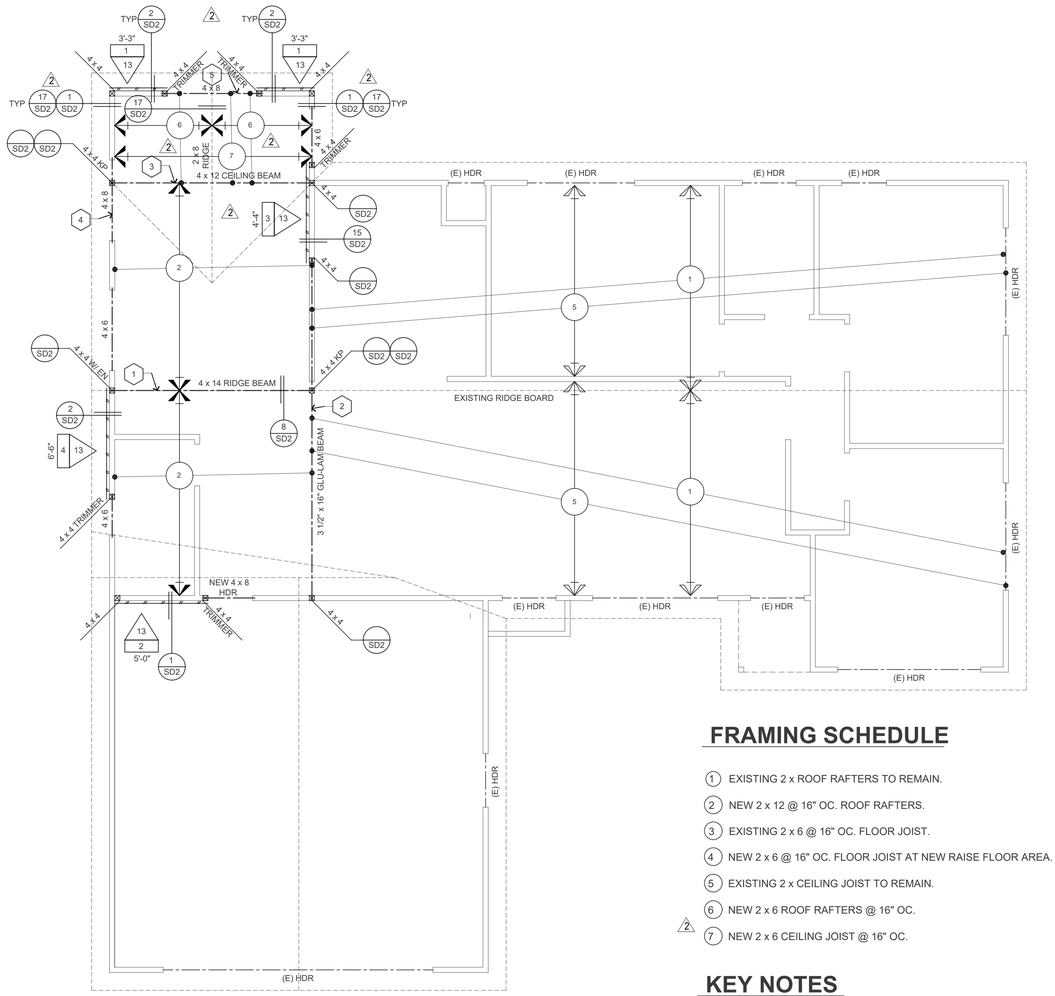
CONSULTANT / DESIGNER SIGNATURE

DATE
6/11/2025

SCALE
1/4" = 1'-0"

JOB NO.

SHEET
S1



NOTES

*ROOF DIAPHRAGMS NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.

*HOLDOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRED APPROVED PLATE WASHERS AND HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

*FOUNDATION ANCHOR BOLTS IN WALLS SHALL HAVE AN APPROVED PLATE WASHER UNDER EACH NUT, AND THE NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING. USE MINIMUM 3" x 3" x O.229" THICK WASHER ON EACH BOLT.

*ALL EXTERIOR WALLS ARE 2 x 4 @ 16" OC.

*APPLY DETAIL 4/SD2 AT ALL TOP PLATE SPLICES.

*ALL EXISTING FRAMING MEMBERS, FOOTINGS...ETC. SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR AND HOME OWNER. ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING IF EXISTING CONDITIONS ARE DIFFERENT THAN WHAT ARE SHOWN ON THESE PLANS. FIELD FIXES MAY BE REQUIRED.

FRAMING SCHEDULE

1. EXISTING 2 x ROOF RAFTERS TO REMAIN.
2. NEW 2 x 12 @ 16" OC. ROOF RAFTERS.
3. EXISTING 2 x 6 @ 16" OC. FLOOR JOIST.
4. NEW 2 x 6 @ 16" OC. FLOOR JOIST AT NEW RAISE FLOOR AREA.
5. EXISTING 2 x CEILING JOIST TO REMAIN.
6. NEW 2 x 6 ROOF RAFTERS @ 16" OC.
7. NEW 2 x 6 CEILING JOIST @ 16" OC.

KEY NOTES

1 APPLY DETAIL 4/SD2 AT ALL TOP PLATE SPLICES.

SHEAR WALL SCHEDULE

2022 CALIFORNIA BUILDING CODE

SHEAR PANEL TYPE	SHEATHING	EDGE NAILING (COMMON)	FIELD NAILING (COMMON)	SHEAR CAPACITY (PLF)	SILL CONNECTION 1505's SINKER	SILL CONNECTION 1/4" x 6" BOB SCREWS	FRAMING CLIPS A35's,LSS50's OR LTP4's	ANCHOR BOLT SPACING
10	3/8" APA RATED	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260	@ 3" O.C.	@ 24" O.C.	@ 12" O.C.	5/8" ø x 12" @ 24" O.C.
11	3/8" APA RATED	8 d's @ 4" O.C.	8 d's @ 12" O.C.	350	@ 3" O.C.	@ 16" O.C.	@ 10" O.C.	5/8" ø x 12" @ 24" O.C.
1A (*)	3/8" APA RATED	8 d's @ 3" O.C.	8 d's @ 12" O.C.	480	@ 2.5" O.C.	@ 12" O.C.	@ 8" O.C.	5/8" ø x 12" @ 12" O.C.
2A (*)	15/32" APA RATED STRUCTURAL 1	10 d's @ 3" O.C.	10 d's @ 12" O.C.	600	@ 2" O.C.	@ 8" O.C.	@ 8" O.C. (U.N.O.)	5/8" ø x 12" @ 8" O.C.
3A (*)	15/32" APA RATED STRUCTURAL 1	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	2 ROWS STAGG @ 3" O.C. (**)	@ 6" O.C.	@ 6" O.C. (U.N.O.)	5/8" ø x 12" @ 16" O.C. W/ 3 x SILL
1A both sides (*)	3/8" APA RATED	8 d's @ 3" O.C.	8 d's @ 12" O.C.	960	SEE SHEAR TRANSFER DETAIL	@ 6" O.C.	SEE SHEAR TRANSFER DETAIL	5/8" ø x 12" @ 16" O.C. W/ 3 x 6 SILL
2A both sides (*)	15/32" APA RATED STRUCTURAL 1	10 d's @ 3" O.C.	10 d's @ 12" O.C.	1200	SEE SHEAR TRANSFER DETAIL	@ 4" O.C.	SEE SHEAR TRANSFER DETAIL	5/8" ø x 12" @ 12" O.C. W/ 3 x 6 SILL
3A both sides (*)	15/32" APA RATED STRUCTURAL 1	10 d's @ 2" O.C.	10 d's @ 12" O.C.	1740	N / A	@ 3" O.C.	SEE SHEAR TRANSFER DETAIL	5/8" ø x 12" @ 8" O.C. W/ 3 x 6 SILL

(*) PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.

(**) PROVIDE SHEAR TRANSFER DETAIL, USE MIN. 3 1/2" WIDE FRAMING MEMBERS TO RECEIVE SILL PLATE NAILING.

USE A35 @ 6" O.C. ON SIMPSON STRONG WALL & HARDY PANEL (U.N.O.)

MIN. 3 1/2" RIM OR BLOCKING IS REQUIRED TO RECEIVE SDS SCREWS. PLACE SCREWS AT CENTER / STAGGERED BY 1/2".

REVISIONS	DATE
1 1st PLAN CHECK	9/29/23
2 2nd PLAN CHECK	6/11/25

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

FRAMING PLAN

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY
DR

CONSULTANT / DESIGNER SIGNATURE

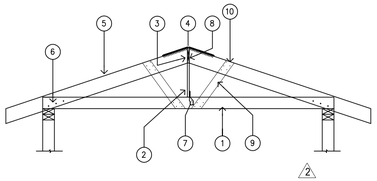
DATE
6/11/2025

SCALE
1/4" = 1'-0"

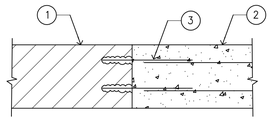
JOB NO.

SHEET
S2

1. 2 x CEILING JOIST PER PLAN.
2. 2 x 4 @ 48" OC.
3. 2 x 8 RIDGE BOARD.
4. ST22 @ 32" OC.
5. 2 x ROOF RAFTERS PER PLAN.
6. (5) 16d's @ LAPPED RAFTERS/ CEILING JOIST.
7. H2.5.
8. ROOF RAFTERS HANGERS @ EACH ROOF RAFTERS.
9. 2 x 4 KICKERS @ 32" OC 45 DEGREES.
10. (4) 16d @ EACH CONNECTION TO ROOF RAFTERS & CEILING JOISTS.

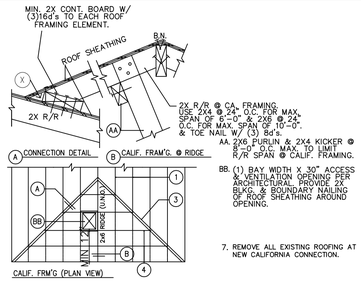


CONNECTION DETAIL | 17



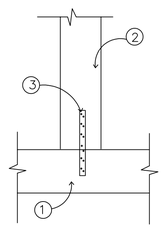
1. EXISTING FOOTINGS PER PLAN.
2 NEW FOOTINGS PER PLAN.
3. MIN. (4) #4 DOWELS @ NEW FOOTING TO EXISTING FOOTINGS. MIN. 6" INTO EXISTING FOOTINGS AND 24" INTO NEW FOOTINGS. USE SIMPSON SET-EPOXY ICC-ESR 2508. *SPECIAL INSPECTION IS REQUIRED.

CONNECTION DETAIL | 13



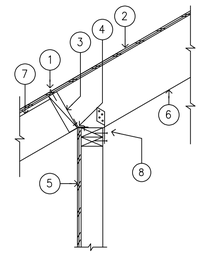
7. REMOVE ALL EXISTING ROOFING AT NEW CALIFORNIA CONNECTION.

CALIFORNIA FRAMING | 9



1- CEILING/FLUSH BEAM PER PLAN.
2- KING POST PER PLAN.
3- ST22 EACH SIDE OF KING POST TO BEAM.

CONNECTION DETAIL | 5



1. EDGE NAILING
2. ROOF SHEATHING – MUST EXTEND TO BLOCKING
3. FULL HEIGHT BLOCKING
4. A35'S PER SHEAR WALL SCHEDULE.
5. SHEAR PANEL, SEE PLAN
6. 2X ROOF RAFTERS
7. STARTER BOARD PER ARCHITECTURAL DWGS.
8. (1) H2.5 @ EA. ROOF RAFTER

SHEAR TRANSFER | 1

REVISIONS	DATE

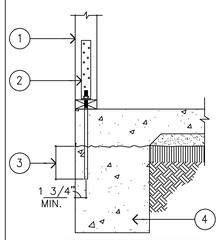
BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ROOM ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

DETAILS

BASIL AMMARI

DRAWN BY	D.R.
CONSULTANT / DESIGNER SIGNATURE	
DATE	12/20/2024
SCALE	NTS
JOB NO.	
SHEET	SD-2



HOLDOWNS	EMBEDMENT
HTT5	10"
HDU8	12"

1. 4X4 POST, U.N.O. SEE PLAN
2. STRAP, SEE TABLE
3. EMBEDMENT IS FROM COLD JOINT AT NON-MONO POUR FOUNDATION SYSTEMS.
4. EXISTING FOOTINGS.

SPECIAL INSPECTION IS REQUIRED DURING ALL INSTALLATION

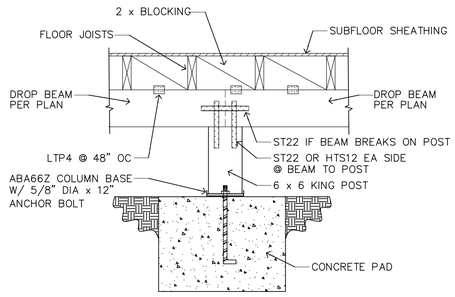
MIN. CONC. STRENGTH f'c = 2500 psi

ADEQUATE SIZE WASHER REQ'D. WHEN ANCHOR BOLT SIZE IS SMALLER THAN HOLE IN HOLDOWN.

CONTRACTOR SHALL SPECIFY OVERALL LENGTH OF ANCHOR.

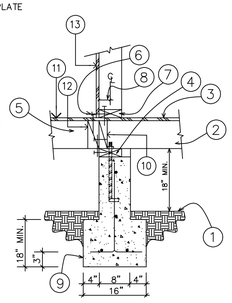
* USE SIMPSON SET EPOXY ICC-ESR 2508 OR EQUIVALENT

FIX FOR MISSING HOLDOWN | 14

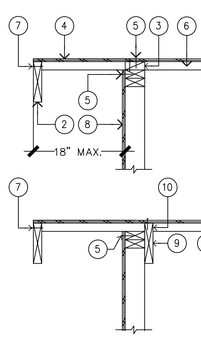


CONNECTION DETAIL | 10

1- NATURAL GRADE OR COMPACTED FILL.
2- EXISTING FLOOR JOIST PER PLAN.
3- EXISTING FLOOR SHEATING.
4- EXISTING 2X4 PRESSURE TREATED SILL PLATE WITH 5/8"X12" ANCHOR BOLTS PER PLN.
5- NEW FLOOR JOIST PER PLAN.
6- SHEAR WALL PER PLAN WITH E.N. TO SILL PLATES.
7- 2X4 SILL PLATE WITH 16d. @ 3" O.C.
8- 1-7/8" MIN. EDGE DISTANCE @ NEW & EXISTING ANCHOR BOLTS.
9- EXISTING CONCRETE FOOTING AS SHOWN.
10- NEW 2 X BLOCKING WITH SIMPSON LTP4 @ 8" OC. TO SILL PLATE.
11- NEW PLYWOOD FLOOR SHEATHING.
12- 2 X BLOCKING WITH 16d @ 4" OC. TO BLOCKING OVER STEM WALL.
13- E.N.

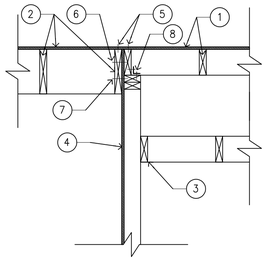


SHEAR TRANSFER | 6



1. TYPICAL ROOF RAFTER PER PLAN
2. 2X FASCIA BOARD
3. 2X FLAT BLOCKS W/ 16d's @ 4" O.C. TO PLATE BELOW
4. ROOF SHEATHING
5. EDGE NAILING
6. 2X FLAT OUTRIGGER @ 24" O.C.
7. (2) 16d's PER CONNECTION
8. SEE PLAN FOR SHEAR PANEL TYPE AND LOCATION
9. ALTERNATE COND. W/ ROOF RAFTER NEXT TO WALL W/16 d's @ 8" O.C. TO TOP PLATE
10. NOTCH RAFTER @ OUTRINGER

SHEAR TRANSFER | 2

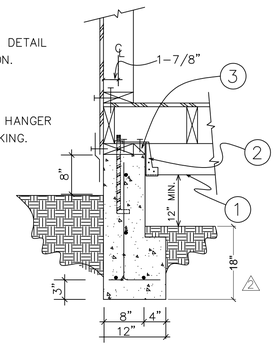


1- EXISTING ROOF SHEATHING & 2 X RAFTERS PER PLAN.
2- NEW ROOF SHEATHING & 2 X RAFTERS PER PLAN.
3- EXISTING 2 X CEILING JOIST PER PLAN.
4- NEW PLYWOOD SHEAR WALL FULL HEIGHT AS SHOWN.
5- E.N.
6- 16d @ 6" OC.
7- 16d @ 4" OC. TO TOP PLATES.
8- A35'S @ 16" OC.

SHEAR TRANSFER | 15

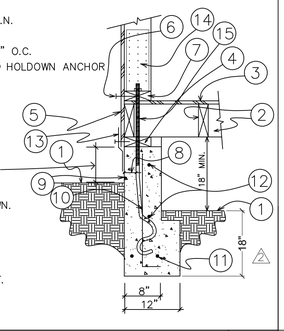
* REFER TO EXTERIOR FOUND. DETAIL FOR ALL OTHER INFORMATION.

1- DROP BEAM PER PLAN.
2- SIMPSON HW TOP FLANGE HANGER
3- PRESSURE TREATED BLOCKING.



CONNECTION DETAIL | 11

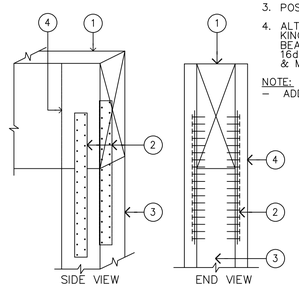
1- NATURAL GRADE OR COMPACTED FILL.
2- FLOOR JOIST PER PLAN.
3- FLOOR SHEATING.
4- 2X4 PRESSURE TREATED SILL PLATE WITH 5/8"X12" ANCHOR BOLTS PER PLN.
5- 2X. RIM JOIST.
6- SHEAR WALL PER PLAN WITH E.N. TO SILL PLATES.
7- 2X4 SILL PLATE WITH 16d. @ 6" O.C.
8- 1-7/8" MIN. EDGE DISTANCE @ HOLDOWN ANCHOR BOLT.
9- CONCRETE FOOTING AS SHOWN.
10- #4 BAR AT 16" O.C. AS SHOWN.
11- 2#5 BAR AT BOT. AS SHOWN.
12- 2#5 AS SHOWN.
13- WEEP SCREED.
14- SIMPSON HOLDOWN PER PLAN.
15- SIMPSON SSTB HOLDOWN BOLT.



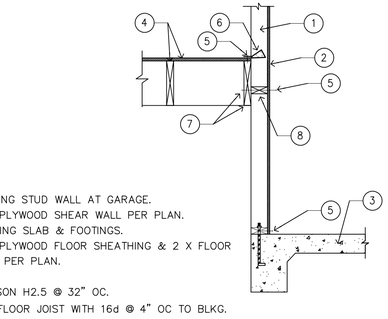
HOLDOWN DETAIL | 7

1. BEAM, SEE PLAN.
2. SIMPSON ST6224 EACH SIDE OF BEAM TO POST FOR 6X AND 8X BEAM'S; ST22 FOR 4X BEAM'S.
3. POST, SEE U.N.O. ON PLANS.
4. ALT. TO STRAPS USE 2X KING STUD EACH SIDE OF BEAM TO POST & NAIL W/ 16d'S @ 16" O.C. TO POST & MIN. (3) 16d'S TO BEAM.

NOTE:
- ADD SHIMS AS REQUIRED



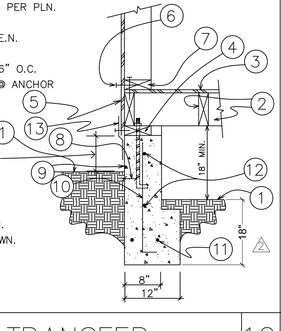
POST & BEAM CONNECTION | 3



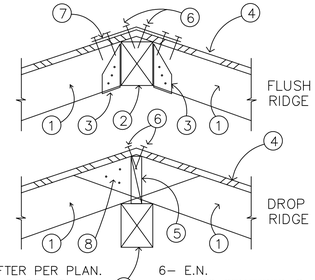
1- EXISTING STUD WALL AT GARAGE.
2- NEW PLYWOOD SHEAR WALL PER PLAN.
3- EXISTING SLAB & FOOTINGS.
4- NEW PLYWOOD FLOOR SHEATHING & 2 X FLOOR JOIST PER PLAN.
5- E.N.
6- SIMPSON H2.5 @ 32" OC.
7- 2 X FLOOR JOIST WITH 16d @ 4" OC TO BLKG.
8- 2 X BLOCKING.

SHEAR TRANSFER | 16

1- NATURAL GRADE OR COMPACTED FILL.
2- FLOOR JOIST PER PLAN.
3- FLOOR SHEATING.
4- 2X4 PRESSURE TREATED SILL PLATE WITH 5/8"X12" ANCHOR BOLTS PER PLN.
5- 2X. RIM JOIST.
6- SHEAR WALL PER PLAN WITH E.N. TO SILL PLATES.
7- 2X4 SILL PLATE WITH 16d. @ 6" O.C.
8- 1-7/8" MIN. EDGE DISTANCE @ ANCHOR BOLT.
9- CONCRETE FOOTING AS SHOWN.
10- #4 BAR AT 16" O.C. AS SHOWN.
11- 2#5 BAR AT BOT. AS SHOWN.
12- 2#5 AS SHOWN.
13- WEEP SCREED.



SHEAR TRANSFER | 12



1- ROOF RAFTER PER PLAN.
2- RIDGE BEAM PER PLAN
3- ROOF RAFTER HANGERS.
4- ROOF SHEATHING.
5- 2X. BLOKING.
6- E.N.
7- ST22 CENTERED @ 48" O.C.
8- OVERLAP ROOF RAFTERS AND NAIL TOGETHER W/ 4-16d'S.

CONNECTION DETAIL | 8

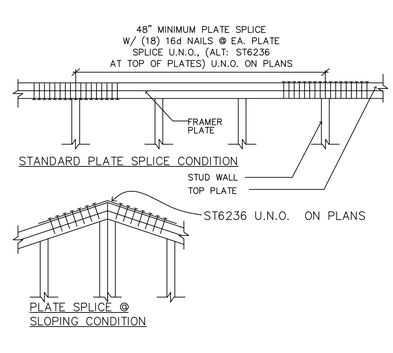


PLATE SPLICE | 4

CALIFORNIA ENERGY COMMISSION

PRESCRIPTIVE ADDITIONS 1000 FT2 OR LESS

CF1R-ADD-01-E

CERTIFICATE OF COMPLIANCE

Project Name:	Yuri Residence	**Enforcement Agency:**	Buena Park, City of
Dwelling Address:	5866 Panama Dr.	**Permit Number:**	
City and Zip Code	Buena Park, 90620	**Permit Application Date:**	2024-12-12

A. General Information

01	Project Name	Yuri Residence	02	Date Prepared	2024-12-19
03	Project Location	5866 Panama Dr.	04	Building Front Orientation (deg)	180
05	CA City	Buena Park	06	Number of Dwelling Units with Additions	1
07	Zip Code	90620	08	Fuel Type	Natural gas
09	Climate Zone	8	10	Total Conditioned Floor Area (ft^2) (Addition)	328
11	Building Type	Single family	12	Slab Area (ft^2)	0
13	Project Scope	Addition 300 ft^2 to 400 ft^2 Space cooling system Fenestration Space heating system Kitchen Remodel	14	Fenestration Exceptions	NA (do not allow other entries)

B. Building Insulation Details - Framed Walls/ Framed Floors (Section 150.2(a))

01	02	03	04	05	06		07	08	09	10	11
Tag/ID	Assembly Type	Frame Type	Frame Depth (inches)	Frame Spacing (inches)	Proposed					Required	Comments
					Cavity R-value	Continuous Insulation R-value	U-Factor	Appendix JA4 Reference		U-Factor from Table 150.1-A	
								Table	Cell		
North exterior wall, addition	Wall	Wood	2x4	@ 16 in. O. C.	15	0	0.094	4.3.1	4A	0.094	
South interior wall between addition and garage.	Wall	Wood	2x4	@ 16 in. O. C.	15	0	0.094	4.3.1	4A	0.094	
East exterior wall, addition	Wall	Wood	2x4	@ 16 in. O. C.	15	0	0.094	4.3.1	4A	0.094	
West exterior wall, addition	Wall	Wood	2x4	@ 16 in. O. C.	15	0	0.094	4.3.1	4A	0.094	
Roof	Roof	Wood	2x12	@ 16 in. O. C.	38	0	0.026	4.2.1	9A	0.026	
Floor	Floor	Wood	2x6	@ 16 in. O. C.	19	0	0.037	4.4.1	4A	0.037	

Note:
- Where insulation is installed above the roofing membrane, or above the layer used to seal the roof from water penetration, the insulation shall have a maximum water absorption of 0.3 percent by volume when tested according to American Society for Testing and Materials (ASTM) Standard C272.
- Extensions of existing wood-framed walls may retain the dimensions of the existing walls and shall install cavity insulation of R-15 in a 2x4 framing and R-21 in a 2x6 framing.

C. Building Insulation Details - Non-framed (Section 150.1(c)1)

This section does not apply to this project.

D. Building Insulation Details - Mass Walls (Section 150.1(c)18ii)

This section does not apply to this project.

E. Slab On Grade/Concrete Raised Floor Insulation (Table 150.1-A)

This section does not apply to this project.

F. Radiant Barrier (Section 150.1(c).2)

01	02
Radiant Barrier installed below the roof deck and on all gable end walls	Comments
Yes	plywood roof sheathing with Radiant Barrier at new addition areas.

A radiant barrier is required (for Climate Zones 2-15)
- Radiant barriers shall meet specific eligibility and installation criteria to receive energy credit for compliance with the Building Energy Efficiency Standards for low-rise residential buildings. Refer to Reference Appendices, Residential Appendix RA4.2.1.
- The emittance of the radiant barrier shall be less than or equal to 0.05 as tested in accordance with American Society for Testing and Materials (ASTM) C1371 or ASTM E408.
- For Prescriptive Compliance the attic shall be ventilated to provide a minimum free ventilation area of not less than 1 square foot (ft^2 of vent area for each 300 square feet ft^2 of attic floor area with a minimum of 40 percent to no more than 50 percent upper vents. Ridge vents or gable end vents are recommended to achieve the best performance. The material should be cut to allow for full airflow to the venting.

G. Roofing Products (Cool Roof) (Section 150.1(c).11)

01	02	03	04	05	06	07	08	09	10	11	12	13
Tag/ID	Exception	Roof Pitch	Method of Compliance	Product Type	CRRC Product ID Number	Proposed				Required		
						Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (optional)	Aged Solar Reflectance	Thermal Emittance	SRI (optional)
Asphalt Roofing.	No exceptions	Roof pitch is >= 2 :12	Aged solar reflectance and thermal emittance	Asphalt shingles	n/a	n/a	0.1	0.87	n/a	n/a	n/a	n/a

G. Roofing Products (Cool Roof) (Section 150.1(c).11)

01	02	03	04	05	06	07	08	09	10	11	12	13
Tag/ID	Exception	Roof Pitch	Method of Compliance	Product Type	CRRC Product ID Number	Proposed				Required		
						Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (optional)	Aged Solar Reflectance	Thermal Emittance	SRI (optional)

Notes:
- Exception 1 Any roof area covered by building integrated photovoltaic (PV) panels and solar thermal panels are exempt from the above Cool Roof requirements
- Exception 2: Roof construction with a weight of 25 pounds per square foot (lb/ft^2) are also exempt.
- Liquid field applied coatings must comply with installation criteria from Section 110.8(i)4

H. Fenestration/Glazing Allowed Areas and Efficiencies (Section 150.2(a)1)

01	02	03	04	05	06	07	08	09	10
Addition Type ft^2	Maximum Allowed Fenestration Area For All Orientations ft^2		Maximum Allowed West-Facing Fenestration Area Only ft^2		Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)	Maximum Allowed SHGC (Windows)		Comments
	The Greater		The Greater						
	Maximum Calculated based on Allowed %	Maximum Calculated Allowed ft^2	Maximum Calculated based on Allowed %	Maximum Calculated Allowed ft^2					
Addition 300 ft^2 to 400 ft^2	98.4	75	n/a	60	0.3	0.3	0.23	0.23	

YURI SALMERON RESIDENCE.
5866 PANAMA DR. BUENA PARK, CA. 90620

SHEET

T24-1

I. Fenestration Proposed Areas and Efficiencies

Note: If meeting Exception 1 to 150.1(c)3A, Installing less than or equal to 3 square feet (ft^2) glass in door, it is assumed to meet the minimum required U-factor (0.30) and SHGC (0.23).
If meeting Exception 1 to 150.1(c)3A, Installing less than or equal to 3 square feet (ft^2) tubular skylight, it is assumed to meet the minimum required U-factor (0.55) & SHGC (0.30).
Doors with greater than or equal to 25 percent glazing area are considered glazed doors and are treated as fenestration products.

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation N, S, W, E	Number of Panes	Proposed Fenestration Area ft^2	Proposed West Facing Fenestration Area ft^2	Proposed U-factor	Proposed U-factor Source	Proposed SHGC	Proposed SHGC Source	Exterior Shading Device	Combined SHGC from CF1R-ENV-03
North window/door	Operable window	Non-metal	None	North	Double pane	33.33	n/a	0.30	NFRC	0.23	n/a	None	n/a
East window	Operable window	Non-metal	None	East	Double pane	9	n/a	0.30	NFRC	0.23	NFRC	None	n/a
West windows	Operable window	Non-metal	None	West	Double pane		24	0.30	NFRC	0.23	NFRC	None	n/a

15	Total Proposed Fenestration Area	66.33
16	Maximum Allowed Fenestration Area	98.4
17	Compliance Statement: Design complies with the total allowed fenestration area	
18	Total Propose West-Facing Fenestration Area	24
19	Maximum Allowed West Facing Fenestration Area	60
20	Compliance Statement: Design complies with the total allowed west-facing fenestration area	
21	Proposed Fenestration U-factor (Windows)	0.3
22	Required Fenestration U-factor (Windows)	0.3
23	Compliance Statement: Design complies with the total allowed fenestration area	
24	Proposed Fenestration SHGC (Windows)	0.23
25	Required Fenestration SHGC (Windows)	0.23
26	Compliance Statement: Design complies with the maximum allowed fenestration SHGC	
27	Proposed Fenestration U-factor (Skylights)	n/a
28	Required Fenestration U-factor (Skylights)	0.3
29	Compliance Statement: n/a	

30	Proposed Fenestration SHGC (Skylights)	n/a
31		0.23
32	Compliance Statement: n/a	

J. Opaque Swinging Doors to Exterior (Section 150.1(c)5)

This section does not apply to this project.

K. Space Conditioning (SC) Systems - Heating/ Cooling (Section 150.2(b) or (Section 150.1(c)7)

01	02	03
Dwelling Unit Name	Dwelling Unit Total CFA = Sum of Existing + Addition (ft^2)	Comments
Existing FAU and AC	1308	

L. Water Heating Systems (Section 150.2(a)1D)

This section does not apply to this project.

M. Indoor Air Quality (IAQ) Fan Information

This section does not apply to this project.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Basil Ammari	Documentation Author Signature: Basil Ammari
Company: Petra Enterprise Inc	Signature Date: 2024-12-19
Address: 202 Ambling Dr	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Brea CA 92821	Phone: 949-2797410

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Basil Ammari	Responsible Designer Signature: Basil Ammari
Company : Petra Enterprise Inc	Date Signed: 2024-12-19
Address: 202 Ambling Dr	License:
City/State/Zip: Brea CA 92821	Phone: 949-2797410

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.

YURI SALMERON RESIDENCE.
5866 PANAMA DR. BUENA PARK, CA. 90620

SHEET

T24-2

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CAL*Green, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site 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 waster, 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. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

REVISIONS	DATE

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ROOM ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY
D.R.

CONSULTANT / DESIGNER SIGNATURE

DATE
12/20/2024

SCALE
NTS

JOB NO.

SHEET
GC1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. 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.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

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

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

Notes:

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

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

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

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

BASIL AMMARI P.E.
202 AMBLING DR.
BREA, CA 92821
TEL: 714-332-0087

PROPOSED ROOM ADDITION FOR:
YURI SALMERON
5866 PANAMA DR.
BUENA PARK, CA 90620

REGISTERED PROFESSIONAL ENGINEER
BASIL FAWAZ AMMARI
No. C052030
Exp. 12/31/26
CIVIL
STATE OF CALIFORNIA

BASIL AMMARI

DRAWN BY
D.R.

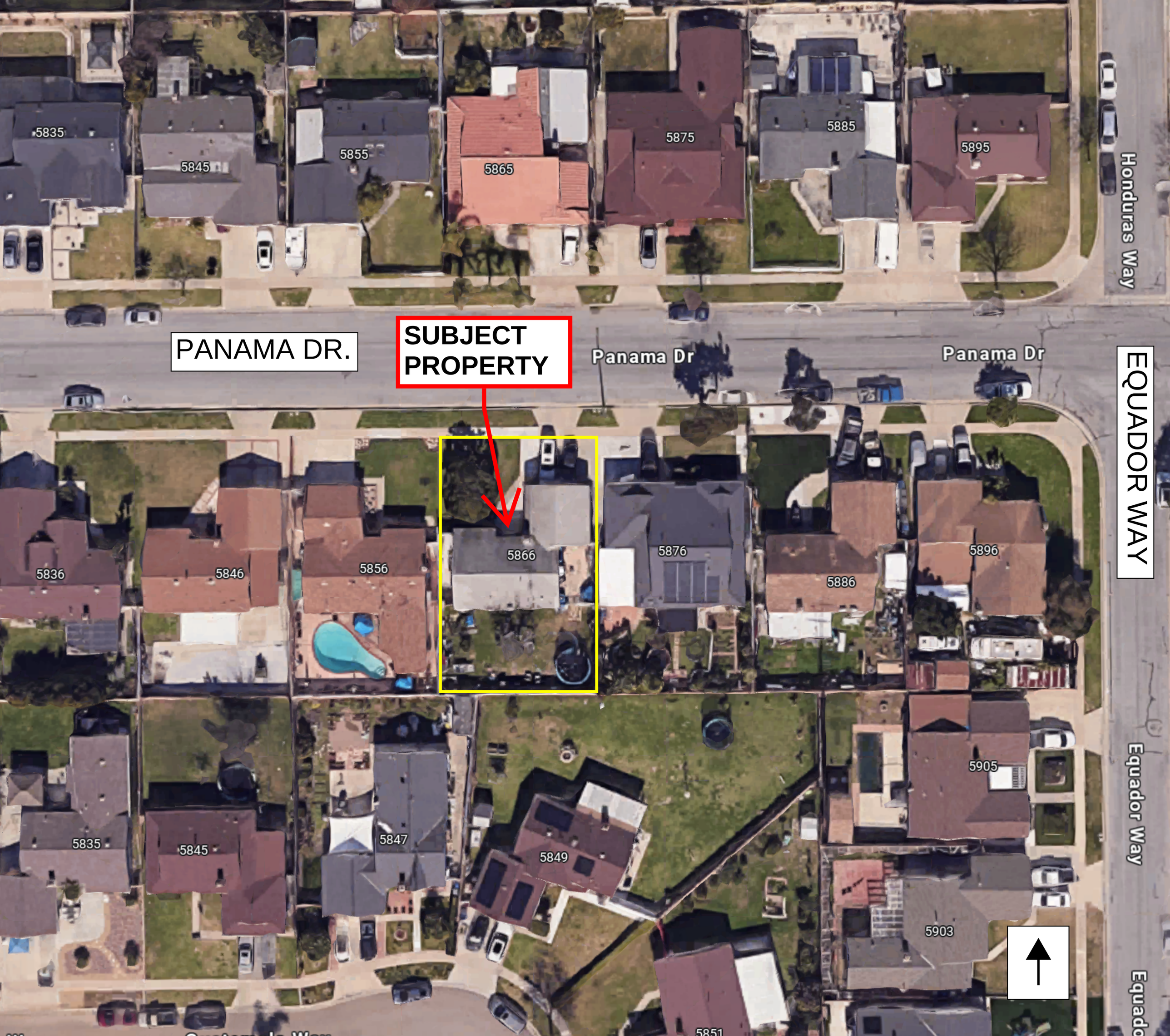
CONSULTANT / DESIGNER SIGNATURE

DATE
12/20/2024

SCALE
NTS

JOB NO.

SHEET
GC2


PANAMA DR.
SUBJECT PROPERTY
Panama Dr
Panama Dr
Honduras Way
EQUADOR WAY
Equador Way
5835
5845
5855
5865
5875
5885
5895
5836
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July 17, 2025
PUBLIC HEARING
Item No. 2B.

Zoning Administrator Agenda Report

SITE PLAN NO. SP-25-9

PREPARED BY	PRESENTED BY
JOSHUA ALVAREZ, ASSISTANT PLANNER	JOSHUA ALVAREZ, ASSISTANT PLANNER
REVIEWED AND APPROVED BY	**DIRECTOR APPROVAL**
HARALD LUNA, PLANNING MANAGER	MATT FOULKES, DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

RECOMMENDED ACTION

1) Conduct a public hearing; and 2) thereafter, based on the analysis provided in this agenda report and facts and findings provided in the attached Resolution, Staff recommends that the Zoning Administrator adopt the attached Resolution approving Site Plan Review No. SP-25-9 and find that the project is Categorically Exempt, per Section 15301 (Existing Facilities) Class 1 of the California Environmental Quality Act (CEQA) Guidelines based on the findings of fact and conditions provided herein.

PROPERTY INFORMATION:

Address / Assessor Parcel Number (APN):	5962 Rand Street 066-203-24
Lot Area:	7,182 square feet
Street Frontage:	57 feet 6 inches
Zoning District:	RS-6 (One-Family Residential Zone)
General Plan Designation:	Low Density Residential
Existing Development:	824 square-foot single-story, single-family dwelling with a detached 360 square-foot two-car garage

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
South	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
East	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling
West	Low Density Residential	RS-6 (One-Family Residential)	Single-family dwelling

APPLICATION ANALYSIS:

Project Description:

The Applicant is requesting to construct a 353 square-foot single-story addition to the rear (east) elevation, a new 37 square-foot rear porch and a new 80 square-foot front porch to an existing 824 square-foot single-story, single-family dwelling. The addition will bring the total size of the single-family dwelling to 1,177 square feet with a total of three (3) bedrooms, two (2) bathrooms, and a 360 square-foot detached two-car garage.

Development Standards Analysis:

Development Standards	Required	Proposed
Lot Coverage:	40% maximum	23%
Rear Yard Coverage:	30% maximum	0%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street) Rear: 25 ft. minimum	Front: 26 ft. Side: North 11 ft. South 9 ft. 4 in. Rear: 59 ft.
Parking:	2-car garage	2-car detached garage 360 square feet
Front Yard Landscape:	30% minimum	69.6%

Discussion:

Section 19.128.040 (Site Plan Review) of the Buena Park Municipal Code (BPMC) requires Zoning Administrator review and approval of any addition or conversion of non-habitable areas into habitable area that causes the total residential floor area to exceed 1,100 square feet, via the Site Plan Review process.

The goal of the Site Plan Review process is to ensure that the project meets all development standards of the zoning district, and is in "reasonable harmony with the architectural character of the area" and not "detrimental to the existing and intended character" of the surrounding neighborhood. This process furthers the General Plan Policy LU-7.1 to "maintain and enhance the character of single-family residential neighborhoods."

The proposed expansion complies with all development standards for single-family residences within the RS-6 (One-Family Residential) zone such as setbacks, height, lot coverage, and parking.

Guidelines for Single-Family Residential Additions:

The proposed architectural design of the addition to the existing single-story single-family dwelling will be consistent with the character of the existing single-family residence and residential neighborhood. The request complies with the Guidelines for Single-Family Residential Additions adopted by City Council for promoting high-quality additions compatible with adjacent properties, as listed below.

Roofs: New roofs shall blend with existing rooflines and be of unified materials.

The roof design and rooflines of the addition will consist of a gable-roof design to match the gable-roof found on the south elevation of the single-family dwelling. The roof materials of the addition to the single-family dwelling will be comprised of composition asphalt shingle roof to match the roof of the existing dwelling.

Enhanced Exteriors: Elevations to include superior finished, materials, and colors.

The proposed addition area provides a stucco finish to match the existing house that will be painted to match. The front (west) elevation of the single-family dwelling will feature new horizontal wood siding that wraps a minimum of three feet to the north and south elevations. Decorative wood shutters are proposed on the two windows located on the front (west) elevation in addition to ornamental molding. The proposed 80 square-foot front porch will feature a hip-roof design, with composition asphalt shingle roof material, stucco finish, and four decorative fixed square windows to allow natural lighting into the front entryway. No additional enhancements are required for the front elevation.

Balconies: Balconies shall include appropriate design and/or location for screening or obscuring the balcony to minimize the loss of privacy for neighboring properties.

The proposed project does not include balconies.

Windows: Windows shall include decorative treatment and windows located on the same elevation shall be consistent in design, style, and materials.

The proposed white vinyl trim windows will be consistent in style, design, operation, and materials throughout the residence. In addition to the proposed single-hung windows, a new decorative sidelight window is proposed next to the front door.

Landscape: Sufficient size and quantities shall be installed to provide screening and to protect the privacy of adjacent properties.

The proposed expansion is setback at the required distances to protect privacy of adjacent properties. The applicant has proposed to landscape the front yard area with a combination of natural grass and approximately 410 square feet of artificial turf. A separate Artificial Turf application will be required for the proposed artificial turf installation. Additionally, a pair of concrete ribbons are proposed, adjacent to the north property line, leading to a screened and paved parking space within the north side yard area of the property and behind the front yard area. A separate Driveway Modification and Artificial Turf, as conditioned, application will be required for the proposed concrete ribbons and artificial turf. No additional landscaping is required.

After reviewing the applicant's request and plans, staff visited the property and reviewed the site and building configuration as well as layout of the surrounding properties, and has determined that the site can accommodate the proposed expansion of the existing single-story single-family dwelling. When completed, the materials and color scheme of the proposed expansions of the single-story single-family dwelling will blend with the overall architectural character of the surrounding area; therefore, preserving the residential integrity of the existing residential neighborhood and will not impose any adverse impacts on adjacent properties.

ENVIRONMENTAL ASSESSMENT:

The project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State of California Environmental Quality Act (CEQA) Guidelines, because the project consists of the addition of floor area to an existing single-family residence.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on July 7, 2025; and seven (7) Notices were mailed to adjacent property owners of the subject property on July 7, 2025. As of the date of publication of this report, the City has not received any inquiries or letters regarding the proposed action.

Reviewed and Approved by: Harald Luna, Planning Manager

Attachments

Proposed Zoning Administrator Resolution for Site Plan No. SP-25-9.pdf

SP-25-9 DEVELOPMENT PLANS 6.8.25.pdf

SP-25-9 VICINITY MAP.pdf

RESOLUTION NO.
SITE PLAN NO. SP-25-9

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A SITE PLAN REQUEST TO ALLOW FOR THE DEVELOPMENT OF A 353 SQUARE-FOOT SINGLE-STORY ADDITION TO THE REAR (EAST) ELEVATION OF AN EXISTING 824 SQUARE-FOOT SINGLE-STORY, SINGLE-FAMILY DWELLING LOCATED AT 5962 RAND STREET, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Irais L. and Sandra J. Verduzco, the applicant and property owner of 5962 Rand Street, Buena Park, CA 90621, have filed an application for the issuance of Site Plan No. SP-25-9 to construct a 353 square-foot single-story addition to the rear (east) elevation, a new 37 square-foot rear porch and a new 80 square-foot front porch to an existing 824 square foot single-story single-family dwelling. The proposed project will result in a 1,177 square-foot single-story, single-family dwelling with three (3) bedrooms, two (2) bathrooms, and a 360 square-foot detached 2-car garage on a property located at 5962 Rand Street, Buena Park, CA 90621 (APN: 066-203-24) in the County of Orange. Hereinafter in this Resolution, the subject Site Plan request is referred to as the "Application."

(ii) On July 17, 2025, the Zoning Administrator conducted a hearing on the application and concluded said hearing prior to the adoption of this Resolution.

(iii) All legal prerequisites to the adoption of this Resolution have occurred.

B. Resolution.

NOW THEREFORE, it is found, determined, and resolved by the Zoning Administrator of the City of Buena Park as follows:

1. The Zoning Administrator hereby specifically finds that all the facts set forth in Recitals, Part A, of this Resolution are true and correct.

2. Based upon substantial evidence presented to the Zoning Administrator during the above-referenced hearing, including written staff reports, verbal testimony, and development plans dated "RECEIVED JUN 8 2025 PLANNING DIV", the Zoning Administrator hereby specifically finds as follows:

a. **FINDING:** The proposed development meets all applicable requirements of this Title and other laws.

FACT: The proposed addition to the single-family dwelling comply with all applicable requirements of the General Plan and Zoning Ordinance including lot coverage, setbacks, floor plan, parking, and building materials, as conditioned. The architectural design, materials, finishes and color

scheme will blend with the overall character and color palette of the single-family dwellings from the surrounding area.

b. **FINDING:** The site arrangement and improvements will not be detrimental to the existing and intended character of the area as defined by the General Plan, any applicable specific plans, and this Title.

FACT: The site arrangement and improvements will not be detrimental to the existing and intended character of the residential neighborhood since the proposed addition to the single-family dwelling comply with the General Plan and the Zoning Ordinance. The design of the proposed addition to the single-family dwelling meets all applicable standards and criteria and will maintain the residential character of the neighborhood.

c. **FINDING:** Property values will be conserved.

FACT: The proposed addition will not negatively impact the property in question nor will it negatively impact surrounding properties since all improvements meet the Buena Park Municipal Code requirements as well as the Guidelines for Single-Family Residential Additions adopted by City Council for the purpose of promoting high-quality additions compatible with adjacent properties.

d. **FINDING:** Effective and satisfactory methods are provided to protect nearby structures and activities from noise, vibration, and other adverse environmental effects generated by the subject development.

FACT: The proposed addition will not create any detrimental effects on the environment since the area was planned for residential developments, and the project site will retain the development of a single-family residence.

e. **FINDING:** The exterior architectural design is in reasonable harmony with the architectural character of the area.

FACT: The exterior architectural design is in reasonable harmony with the architectural character of the surrounding area. All building materials, colors and finishes will match the existing house, as conditioned.

f. **FINDING:** The arrangement and design for pedestrian and vehicular traffic will minimize congestion and protect pedestrian and vehicular safety.

FACT: The arrangement and design for pedestrian and vehicular traffic will continue to minimize congestion and protect pedestrian and vehicular safety for the subject property as well as surrounding properties. No changes are proposed to the existing pedestrian or vehicular access to and from the property.

3. The Zoning Administrator hereby finds and determines that the project identified above in this Resolution is Categorically Exempt from the requirements of the California

Environmental Quality Act (CEQA) of 1970, as amended, and the Guidelines promulgated thereunder pursuant to Class 1 Section 15301 (Existing Facilities) of Division 6 of Title 14 of the California Code of Regulations.

4. Based upon the findings and conclusions set forth in paragraphs 1, 2, and 3 above, this Zoning Administrator hereby approves the application subject to the plans dated "RECEIVED JUN 8 2025 PLANNING DIV" as modified herein and the following reasonable conditions set forth in paragraph 5 of this Resolution.

5. The following conditions are deemed necessary to protect the public health, safety, and general welfare and are reasonable and proper in accordance with the purpose and intent of the Buena Park City Code.

BUILDING DIVISION:

1. The project shall comply with the California Building Codes as adopted and amended by the City of Buena Park Municipal Code Title 15.

2. After the public hearing appeal period ends, applicant shall submit three (3) sets of construction plans to the Building Division for plan check in order to obtain required building permits.

PLANNING DIVISION:

1. This approval shall permit the construction of a 353 square-foot single-story addition to the rear (east) elevation, a new 37 square-foot rear porch and a new 80 square-foot front porch to an existing 824 square-foot single-story single-family dwelling in substantial compliance with the plans dated "RECEIVED JUN 8 2025 PLANNING DIV" and as conditioned herein.

2. The applicant and/or property owner shall ensure that a copy of the Zoning Administrator Resolution, including all conditions of approval, be reproduced on the first pages of construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.

3. Plans submitted for plan check shall include the remodel and addition to the single-family residence, generally consistent with the submitted plans. Specifications and samples of the following shall be submitted to the Planning Division for approval prior to issuance of building permits:

    a. Paint colors for stucco and siding
    b. Roofing material consisting of composition shingles
    c. Door and window trims
    d. Wood siding

4. The applicant shall require a separate fence/wall permit approval by the Planning Division for any proposed fences/walls to be located within the property.

5. Any fencing shown on plans shall comply with the Buena Park Municipal Code (BPMC) Chapter 19.328 (Development Standards – Fences, Walls, Hedges, and Berms) of the

City of Buena Park Zoning Ordinance and shall require separate approval by the Planning Division, as necessary.

6. Any driveway modifications including concrete ribbons shall require separate Planning Division review and shall comply with Section 19.336.040 (Residential Driveway Standards) of the Buena Park Municipal Code.

7. The applicant shall demonstrate that proposed building materials, and other architectural/site features are rated for appropriate durability and longevity. Final plans shall incorporate all changes as conditioned herein and shall recognize all easements or deed restrictions pertaining to the subject property. Any appreciable modification shall require the prior approval of the Planning Division.

8. The proposed decorative wood siding shall wrap around from the front (west) elevation to the north and south elevations a minimum of three (3) feet.

9. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

10. Any installation of artificial turf shall require a separate Planning Division review and shall comply with BPMC Section 19.332.010 (Landscape Provisions for Residential Uses).

11. No roof-mounted mechanical equipment shall be permitted unless such equipment is not visible from adjacent and surrounding properties and streets from a height of five (5) feet above ground level. The installation and screening of air conditioning and similar equipment shall comply with existing design criteria and BPMC Section 19.340.020 (Visual Screening of Mechanical Equipment).

12. Interior access to all rooms/areas of the single-family dwelling shall be maintained at all times as a condition of use. No sections shall be partitioned off and provided solely with exterior access. In addition, no secondary kitchen or other cooking facilities shall be provided.

13. The construction authorized by the Site Plan shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.

14. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation) of the Zoning Ordinance.

15. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.

16. The project and/or use authorized by this approval shall at all times comply with all applicable local, state, and federal ordinances, statutes, standards, codes, laws, policies, and regulations.

17. The applicant and/or property owner shall sign an Affidavit of Acceptance of all conditions of approval and return it to the Planning Division within thirty (30) days after the effective date of this approval or prior to the issuance of a building permit or certificate of occupancy, whichever may occur first.

18. The applicant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from any claims and losses whatsoever occurring or resulting to any and all persons, firms, or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of the use permitted hereby or the exercise of the rights granted herein, any and all claims, lawsuits or actions arising from the granting of or exercise of the rights permitted by this approval and from any and all claims and losses occurring or resulting to any person, firm, or corporation, or property damage, injury, or death arising out of or connected with the performance of the use permitted hereby. Applicant's obligation to indemnify, defend, and hold harmless the City as stated hereinabove shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits, or actions, and any award of such damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 17th day of July 2025.

_____
Eddie Fenton
Zoning Administrator

ATTEST:

_____
Harald Luna, Planning Manager

AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan No. SP-25-9 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner/Applicant

CITY OF BUENA PARK
PROPOSED 1- STORY ADD TO (E)1-STORY S.F.D.

5962 RAND ST.BUENA PK,CA.90621
IRAIS & SANDRA VERDUZCO/OWNERS
(323)371-7769

SHEET INDEX

PROJECT DATA

LOT SIZE = IRREGULAR
LOT AREA = 7,182 SF .
ZONING = RS-6
(E) 1-STORY S.F.D. = 824 SF
(E) TWO-CAR GARAGE = 360 SF
(E)MTL. PATIO COVER TO BE REMOVED = 308 SF
(E) PORCH = 36 SF

PROPOSED : S.F.D.
(P) 1-STORY ADD. = 353 SF
(P) REMODEL KITCHEN = 115 SF
(N)REMODEL PORCH = 80 SF
(N) TOTAL LIVING = 1,177 SF

PROPOSED : ADU(ADU-25-23)UNDER SEPARATE PERMIT
(N)ADU = 986 SF
(N) PORCH = 25 SF

FAR = 1,177 = 1,177 / 7,312.5 : 16.09 %
OCCUPANCY :R3/U
FIRE SPRINKLES : NO
TYPE OF CONSTRUCTION = VB
USE : RESIDENTIAL
MAX. HEIGHT = 14'-1"

= LOT COVERAGE :

= 1,177 +360+80+27 = 1,644/ 7,182 = 22.89 %

LEGAL DESCRIPTION :
TRACT NO 1190 M.M.38-12
A.P.N.066-203-24

CODE COMPLAINCE

NOTE : "THE EXISTING BUILDING IS NOT BY AUTOMATIC SPRINKLER SYSTEM"

2023 BUENA PARK MUNICIPAL CODE(AMC)
2023 CALIFORNIA RESIDENTIAL CODE(CRC)
2023 CALIFORNIA BUILDING CODE (CBC)
2023 CALIFORNIA MECHANICAL CODE(CMC)
2023 CALIFORNIA PLUMBING CODE(CPC)
2023 CALIFORNIA ELECTRICAL CODE(CEC)
2023 CALIFORNIA FIRE CODE(CFC)
2023 ENERGY EFFICIENCY STD.
2023 CALIFORNIA GREEN STANDARDS .CODE(CALGREEN)

NOTE : STUCCO COLOR/FINISH TO MATCH (E)FIELD

SCOPE TO WORK :

PROPOSED 353 SF ADDITION AND 37 SF PORCH AND 115 SF KITCHEN REMODEL WITH 80 SF PORCH TO (E)1-STORY S.F.D.
PROPOSED(N)ADU :(ADU-25-23)UNDER SEPARATE PERMIT.

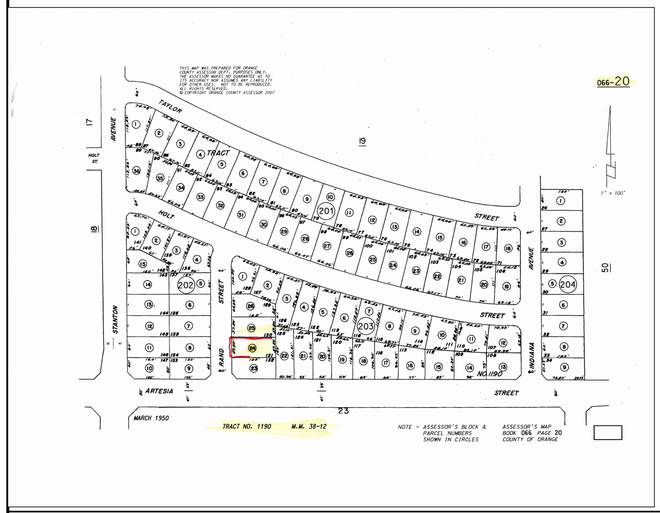
CONSULTANTS

OWNER
IRAIS & SANDRA VERDUZCO
5962 RAND ST.
BUENA PARK,CA.90621
(323) 371-7769

CIVIL ENGINEER ;
CAM CONSULTING ENGINEERS
38100 SAN MATEO AVE.
PALMDALE, CA 93551
(818) 425-7513

CONSULTANTS :
ENERGY CALCULATIONS:
PERFECT DESIGN
RAYMOND ZHONG
2416 W VALLEY BLVD.
ALHAMBRA,CA.91803
(626)289-8808

DESIGNER ;
DRAFTING DESIGN
VICTOR GONZALEZ
15545 BELLFLOWER BLVD. SUITE G
BELLFLOWER, CA 90706
(562)928-5444



VICINITY MAP

LEGAL DESCRIPTION :
TRACT NO 1190 M.M.38-12
A.P.N.066-203-24

FIRE DEPARTMENT NOTE : "BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.NUMBERS SHALL CONTRAST W/BACKGROUND.BE ARABIC OR ALPHABETICAL LETTERS AND BE A MIN. OF 4" HIGH W/A MIN. STROKE OF 1/2"

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended minimum notes or as an attachment for construction all grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction sites regardless of size. (Applies to all permits)

- ☐ Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- ☐ Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- ☐ Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- ☐ Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- ☐ Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete washes on site until they can be disposed of as solid waste.
- ☐ Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- ☐ Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- ☐ Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- ☐ Other: _____

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____
(Owner or authorized agent of the owner)

Signature _____ Date_____
(Owner or authorized agent of the owner)

GENERAL NOTES :

1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WAIST, PETROLEUM BY-PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACE, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

1. The plans shall provide a statement specifically listing all required special inspections for the project. Special inspections shall be as required by Section 1704 of the CBC.
2. Show on the Building Elevations the Grade Plane for this project as defined in CRC Section R202. Finish grade around the structure/addition shall slope away from the foundation a minimum of 5% for a minimum distance of 10 feet.
3.- On graded sites, the top of any exterior foundation detail shall extend above the elevation of the street gutter at point of discharge at the inlet of an approved drainage device a minimum 12 inches plus 2%. Provide elevation on the site plan to show compliance. CBC 1808.7.4

Provide a specific statement on the cover sheet of the plans in the code analysis stating "This project is subject to the requirements of Chapter 7A of the California Building Code".

EXTERIOR COVERING. The exposed siding or cladding material applied to the exterior side of an exterior wall, roof eave soffit, floor projection or exposed underfloor framing.

IGNITION-RESISTANT MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildland-urban interface conflagration under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in Section 703A and SFM Standard 12-7A-5, Ignition-Resistant Material.

RAFTER TAIL. The portion of roof rafter framing in a sloping roof assembly that projects beyond and overhangs an exterior wall.

ROOF EAVE. The lower portion of a sloping roof assembly that projects beyond and overhangs an exterior wall at the lower end of the rafter tails. Roof eaves may be either "open" or "enclosed". Open roof eaves have exposed rafter tails and an unenclosed space on the underside of the roof deck. Enclosed roof eaves have a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails.

ROOF EAVE SOFFIT. An enclosed boxed-in soffit under a roof eave with exterior covering material applied to the soffit framing creating a horizontal surface on the exposed underside.

FIRE-RETARDANT TREATED WOOD shall be tested in accordance with ASTM D 2898 "Standard Practice for Accelerated Weathering of Fire-Retardant Treated Wood for Fire Testing (Method A)" and the requirements of Section 2303.2.

HEAVY TIMBER CONSTRUCTION. A type of construction classification specified in Section 602. For use in this chapter, heavy timber shall be sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4". Heavy timber walls or floors shall be sawn or glue-laminated planks, splined, tongue-and-groove or set close together and well spiked.

WILDLAND-URBAN INTERFACE FIRE AREA is a geographical area identified by the state as a "Fire Hazard Security Zone" in accordance with the Public Resources Code Sections 4201 thru 4204 and the Government Code Sections 51175 thru 51189 or other areas designated by the enforcing agency to be at significant risk from wildfire. See Section 706A for the applicable referenced sections of the government Code and the Public Resources Code.

RECEIVED
JUN 8 2025
PLANNING DIV

UNIT A

SP-25-9

VICTOR GONZALEZ
DESIGNER

DRAFTING DESIGN
15545 BELLFLOWER BLVD. SUITE G
BELLFLOWER, CA 90706
PHONE (562) 928-5444 victor_drafting@yahoo.com
DESIGNER: VICTOR GONZALEZ

PROPOSED 1-STORY ADD.TO
(E)1-STORY S.F.D..
W/(E)2-CAR DETACHED
5962 RAND ST BUENA PK,CA.90621
IRAIS & SANDRA VERDUZCO/OWNERS
(323)371-7769

DESIGNER
VICTOR GONZALEZ

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V. G.-S.R.
DATE
06.7.25
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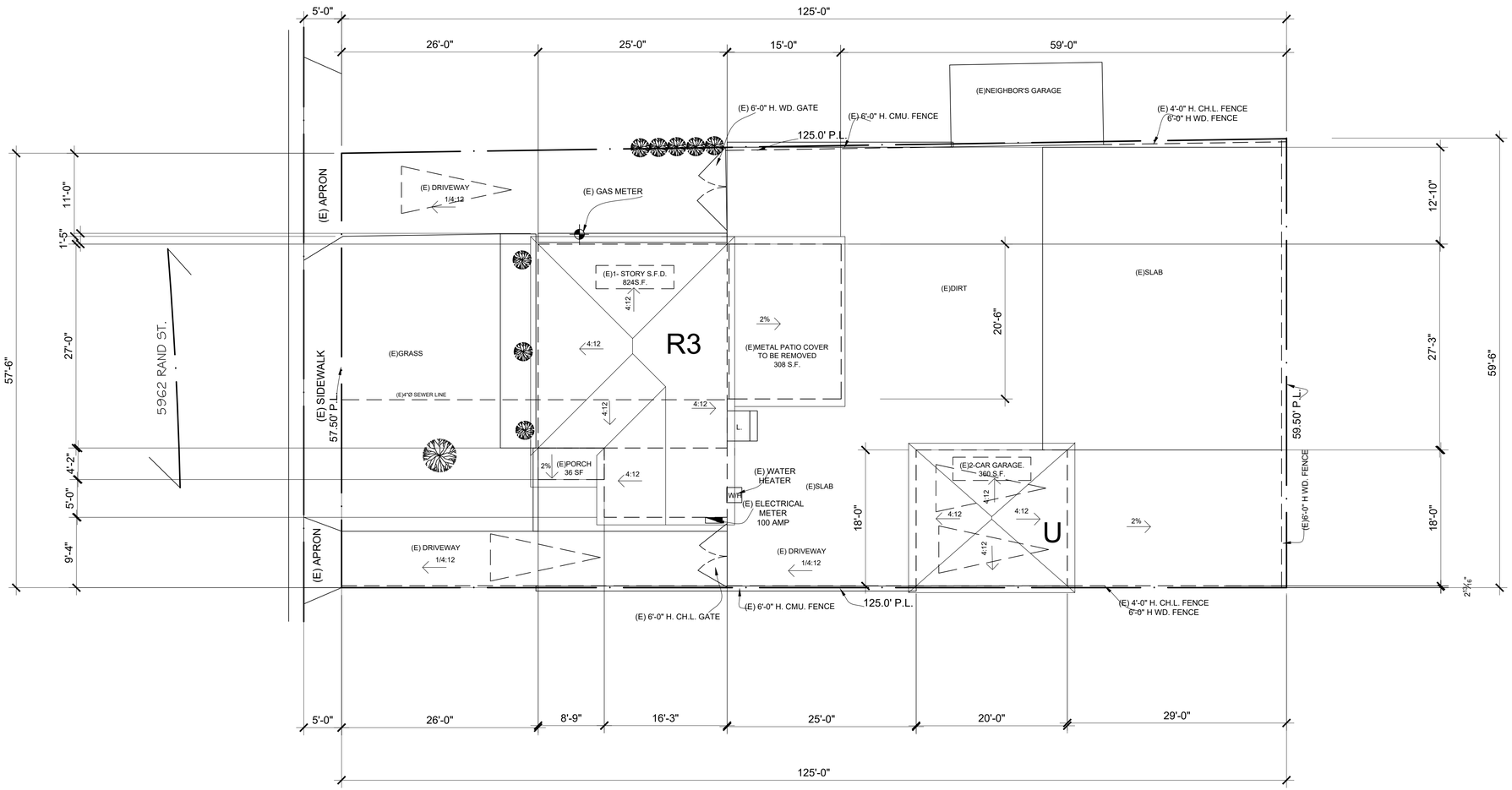
OF SHEETS



(E) SITE & ROOF PLAN

SITE DRAINAGE NOTE : DRAINAGE SHALL BE CONVEYED TO THE STREET VIA NON-EROSIVE DEVICES.

SC. 1/8" = 1'-0"

UNIT A

NEW ADDITION :LIVING AREA
HERS INSPECTION REQUIRED

(E) EXISTING (STRUCTURE ;FENCE ;DRIVEWAY OR TREE...)
(N) NEW STRUCTURE ADDITION
(P) PROPOSED
S.F.D. SINGLE FAMILY DWELLING
MTL. METAL
WD. WOOD

1. ORIGINAL VIRTUAL LINE OF HOUSE(GABLE ROOF 4:12)
2. HOUSE EXTENSION;KITCHEN;BEDROOM;BATHROOM(ROOF EXT.2:12 PITCH)SEE EAST & WEST ELEVATIONS
3. PROPOSED FOR NEW ADDITION GABLE ROOF SEPARATE FROM EXIST.TO AVOID MORE LOAD OVER EXISTING STRUCTURE AND PROPOSED WD.CRICKET TO CONDUCT RAIN WATER TO SIDE OTHER REASON FOR ECONOMICAL SITUATION AND NOT CONFLICT WITH FRONT VIEWS

NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT OF WAY WITHOUT FIRST OBTAINING A PERMIT FROM PUBLIC WORKS ENGINEERING DIV. ALL WORK SHALL BE TO STANDARD SPECIFICATIONS.

NOTE: "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED.NO SOLID WASTE,PETROLEUM BYPRODUCTS,SOILS PARTICULATE,CONSTRUCTION WASTE MATERIALS,OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED,CONVEYED OR DISCHARGED INTO THE STREET,GUTTER OR STORM DRAIN SYTEM "

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RESIDENTIAL & COMMERCIAL
DESIGNER
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BELLFLOWER, CA 90706
PHONE (562) 928-5444 victor_drafting@yahoo.com
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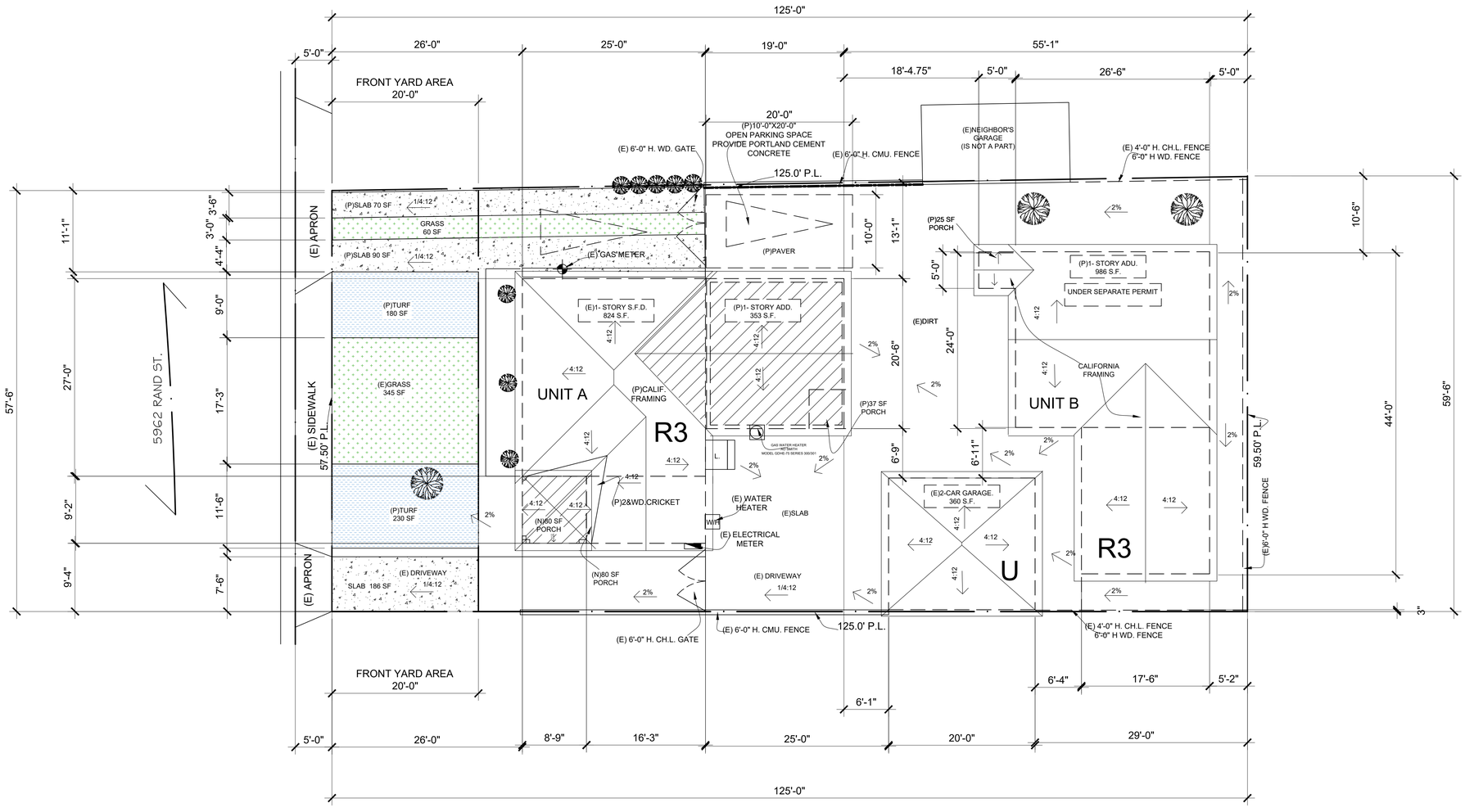

LANDSCAPE FRONT SET BACK:

57.50 X 20 =1,150 SF = 100%

GRASS 20 X 17.25 = 345 SF = 30% MIN
20 X 3 = 60 SF = 4%

TURF 20 X 11.5 = 230 SF = 20 %
20 X 9 = 180 SF = 15.6%

SLAB 20 X 9.33 = 186 SF = 16.1%
20 X 8 = 160 SF = 13.9%

(E)&(P) SITE & ROOF PLAN

SITE DRAINAGE NOTE : DRAINAGE SHALL BE CONVEYED TO THE STREET VIA NON-EROSIVE DEVICES.

SC. 1/8" = 1'-0"

UNIT A

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HERS INSPECTION REQUIRED

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(N) NEW STRUCTURE ADDITION
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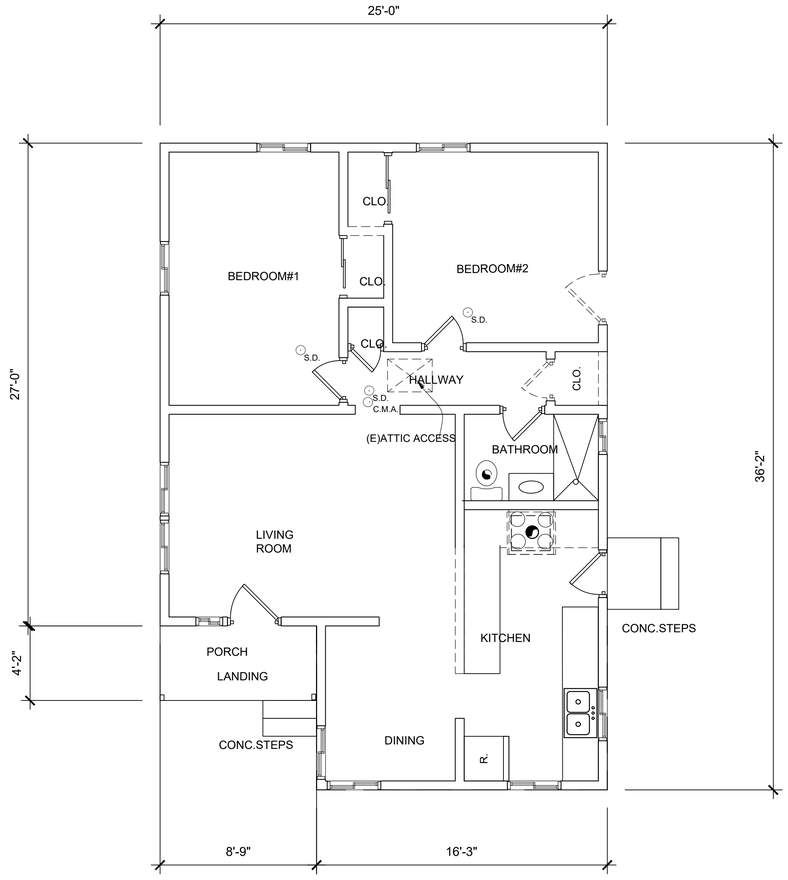

(E) GROUND FLOOR PLAN(S.F.D.)

GROSS AREA = 824 SF

SC. 1/4" = 1'-0"

UNIT A

WALL LEGEND

(E) 2X WALL TO REMAIN

1-STORY ADD.

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WINDOW SCHEDULE

ALL WINDOWS ARE DOUBLE GLAZED

	SIZE	MAT.	GLAZING	ACTION	REMARKS	QTY.
A	3'-0" X 4'-6"	VINYL	5/8" INS.	S.HUNG	(N)X O	8
B	6'-0" X 4'-0"	VINYL	5/8" INS.	S.HUNG	(N)X O	1
C	2'-6" X 2'-0"	VINYL	5/8" INS.	S.HUNG	(N)XO T.G.	1
D	1'-6" X 2'-0"	VINYL	5/8" INS.	S.HUNG	(N)XO T.G.	1
E	3'-0" X 3'-0"	VINYL	5/8" INS.	S.HUNG	(N) T.G.	1

DOOR SCHEDULE

ALL WINDOWS ARE DOUBLE GLAZED

	SIZE	MAT.	GLAZING	ACTION	REMARKS	QTY.
1	3'-0" X 6'-8"x1 3/4"	WD.S.C.		SWING	(N)THRESHOLD	1
2	2'-8" X 6'-8"x1 3/8"	WD.H.C		SWING	(N)	3
3	2'-8" X 6'-8"x1 3/4"	WD.S.C.	5/8"INS.	SWING	PATIO DOOR T.G.	1
4	2'-8" X 6'-8"x1 3/4"	WD.S.C	5/8"INS	SWING	T.G.	1
5	6'-0" X 6'-8"	ALUM.	1/4"T.G.	SLIDING	T.G.	1
6	8'-0" X 6'-8"	ALUM.	1/4"T.G.	SLIDING	T.G.	1

NOTE: ALL WINDOW & PATIO DOOR BY MILDGARD WDW'S OR EQUAL. COLOR TO MATCH (E). ALL GLAZING TO BE DUAL GLAZED AND TEMPERED GLASS AS NEEDED.

NOTE: " ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION"

NOTE: THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300

NOTE: "THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNTIL FINAL INSPECTION HAS BEEN COMPLETED"

Electrical Legends

	CENTER LIGHT		EXHAUST FAN SEE NOTE
	BLDG. WALL LIGHT	GFI WP	WATER PROOF OUTLET
S.D.	SMOKE DETECTOR NFPA	GFI	RECEPTACLE OUTLET
CAM	CARBON MONOXIDE ALARM	AFCI	RECEPTACLE OUTLET
$	SINGLE SWITCH	$D	SINGLE SWITCH W/DIMMER
$VS	SINGLE SWITCH W/VACANCY SENSOR	$3	THREE WAY SWITCH
$MS	SINGLE SWITCH W/MOTION SENSOR		RECESS DOWNLIGHT

SMOKE ALARMS NOTE:
"WHERE MORE THAN ONE MORE SMOKE ALARM IS REQ. TO BE INSTALLED,THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARMWILL ACTIVATE ALL OF THE ALARMS"

Smoke alarms shall be provided as follows :
a.- In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back.
c.- CARBON MONOXIDE ALARM IS REQUIRED UL2034/ 2075

FIRE PROTECTION :
1.- IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE THAN ONE STORY.

2.-THE POWER SOURCE FOR SMOKE DETECTORS SHALL BE AS FOLLOWS :

SMOKE ALARMS:
a)"SMOKE ALARM SHALL BE TESTED & MAINTAINED IN ACCORDANCE INTERCONNECTED HARD-WIRED WITH MANUFACTURER INSTRUCTIONS.SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURED MARKED ON THE UNIT.
b)CONVENTIONAL IONIZATION SMOKE ALARMS THAT ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED SHALL BE EQUIPPED WITH A 10 YEARS BATTERY AND HAVE A SILENCE FEATURE.

NOTE :"CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP"

NOTE : PROVIDE RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT FOR ALL 15 AND 20 AMP, IN ALL AREAS SPECIFIED IN 210.52,ALL NONLOCKING-TYPE PER CE SECTION 406.12.

NOTE : All outdoor lightings shall be controlled by a manual ON and OFF switch that does not override to ON and one of the following : Controlled by photocell and motion sensor, Photo control and automatic switch control, Astronomical time clock or Energy management control system.

NOTE : Provide the intermittent local exhaust airflow rates of 50 cfm for Bathrooms and 20 cfm continuous. Table150.0-E and Table 150.0-F.

1. CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE A 4 INCHES IN DIAMETER, AND LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FT. FOR EVERY ELBOW IN EXCESS OF TWO. CLOTHES DRYER AND ELECTRICAL RANGES SHALL HAVE 4-WIRE GROUNDED ELECTRICAL OUTLET PER CEC250.140. ELECTRICAL RANGE REQUIRES A MINIMUM OF 40-AMP WIRE(#8COPPER OR #6ALUMINUM)PER 220-19.
2. NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (P.C. 510.5)
3. PROVIDE FOR BATHROOMS (EXHAUST FAN WITH SHALL BE A MIN. 50 CFM. WITH HUMIDISTAT CONTROLS.SHALL BE DUCTED TO TERMINATE OUTSIDE
4. PROVIDE EXHAUST FAN HALLWAY & LAUNDRY(CONTINUOUSLY OPERATING) w/ MINIMUM CAPACITY OF 60 CFM."THIS FAN TO REMAIN ON DURING ALL HOURS THE HOUSE IS OCCUPIED"
5. HOOD AND EXHAUST FAN KITCHEN SHALL EXHAUST TO THE EXTERIOR W/ENERGY STAR AND CONTROLLED BY HUMIDISTAT w/ MINIMUM CAPACITY OF 100CFM. MAX.SOUND RATING OF 3 SONES @ 280 CMF PER CALGREEN 2022 MIN & VENTING DIRECTLY TO THE OUTSIDE WITH A BACK-DRAFT DAMPER

NOTE : 1.-WHEN THE WINTER DESIGN IS BELOW 60°F,EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A TEMPERATURE OF 68°F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXT.WALLS IN ALL HABITABLE ROOMS
2.-KITCHEN SINKS,LAVATORIES,BATHTUBS,SHOWE4RS,BIDETS,LAUNDRY TUB AND WASHING MACHINE OULETS SHALL BE PROVIDED WITH HOT AND COLD WATER CONNECTED TO AND APPROVED WATER SUPPLY.
3.INTERIOR COVERINGS AND WALL FINISHES SHALL COMPLY WITH SECTION R702.1
4.-EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANCE EXTERIOR WALL ENVELOPE(R703.1)
5.-CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS FOR INTERIOR WALL FINISHES(R805.1)

NOTE:"THE WORKING CLEARANCE REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT"

NOTE: ALL ROOMS LIGHTS, OUTLETS AND SMOKE DETECTORS SHALL BE AFCI-PROTECTED

NOTE ; PROVIDE SEPARATE CIRCUIT FOR LAUNDRY EQUIPMENT,PER CEC2 1O. 1 1(C)(2).

NOTES :
A.-ELECTRICAL RECEPTACLES OUTLETS,SWITCH, AND CONTROL FOR HEATING ,VENTILATION, AIR CONDITIONING:INTENDED TO BE USED BY OCCUPANTS SHALL NOT BE LOCATED NO MORE THAN 48" MEASURED FROM TOP OF OULET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FIN.FLOOR.
A.1 EXCEPTIONS ; CEILING FIXTUES
A.2 OUTLETS ON WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISH FLOOR AND BUILT-IN FEATURE ABOVE THE FIN. FLOOR,SUCH AS A WINDOW IS LESS THAN 15 INCHESS

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

NOTES :
1.-FIELD-CUTTING,NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREADED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.(CRC R317.1.1)
2.-EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED(ACID ETCHED,SAND BLASTED,CERAMIC FIRE ETC)BY A MANUFACTURE'S DESIGNATION,THE MANUFACTURER OR INSTALLER AND SAFETY GLAZING STANDARD WHICH IT COMPLIES.MULTI-PANE ASSEMBLIES SHALL BE IDENTIFIED,(CRC R308.1)
3.-STUCCO LATH & DRYWALL SHALL BE NAILED TO ALL STUDS AND TOP AND BOTTOM PLATES.

PROVIDE CEILING -MOUNTED SURFACE LUMINARIES:
KITCHEN & BATHROOM : FLUSH MOUNT 5551**LED 2,700(CCT): 96(CRI);32W:60(LUMENS/WATTS)
OR 1x4 LED SURFACE 38 WATT : 105 (LUMEN/WATTS)
BEDROOM AND LIVING : CEILING-MOUNTED RECESSED 4"ROUNDED DOWNLIGHT KR4-9L-27K**V/KR4T-SSGC.** 2,700K(CCT);90(CRI) 13W:50(LUMENS/WATTS)

NOTE: MINI SPLIT CONDENSERS SHALL BE INSTALLED,PER MFG. REQUIREMENTS AND CMC 903.2.4

NOTE: GREEN BOARD SHALL NOT BE USED ON SHOWER AREAS.

NOTE:"ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE.(CPC 603.5.7)"

PLUMBING SCHEDULE :
WATER CLOSETS : 1.28 GPF PER FLUSH
SINGLE SHOWERHEAD & MULTIPLE SHOWERHEADS : 1.80 GPM @ 80 psi
NOTE:A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD
LAVATORY FAUCETS : 1.2 GPM @ 60 psi AND MIN. 0.80 GAL/MINUTE AT 20 PSI
KITCHEN FAUCETS : 1.8 GPM @ 60psi

NOTES PIPE MATERIALS:
1.-WATER COLD AND HOT WILL USED
3 / 4 "Ø COOPER
2.GAS : 3 /4"Ø GREEN PIPE
3.-SEWER 4"Ø P.V.C.WITH MIN SLOPE TO BE 2%

NOTES PIPE MATERIALS:
1.-WATER COLD AND HOT WILL USED
3 / 4 "Ø COOPER
2.GAS : 3 /4"Ø GREEN PIPE
3.-SEWER 4"Ø P.V.C.WITH MIN SLOPE TO BE 2%
4. PLASTIC AND COPPER PIPING RUN THROUGH FRAMING MEMBERS TO WITHIN ONE INCH OF THE EXPOSED FRAMING SHALL BE PROTECTED BY STEEL NAIL PLATES NOT LESS THAN 18 GAUGE.

NOTE ; 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 SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC.604 OF THE CPC, INSTALLATION STANDARD S OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC 604.1.1(d).

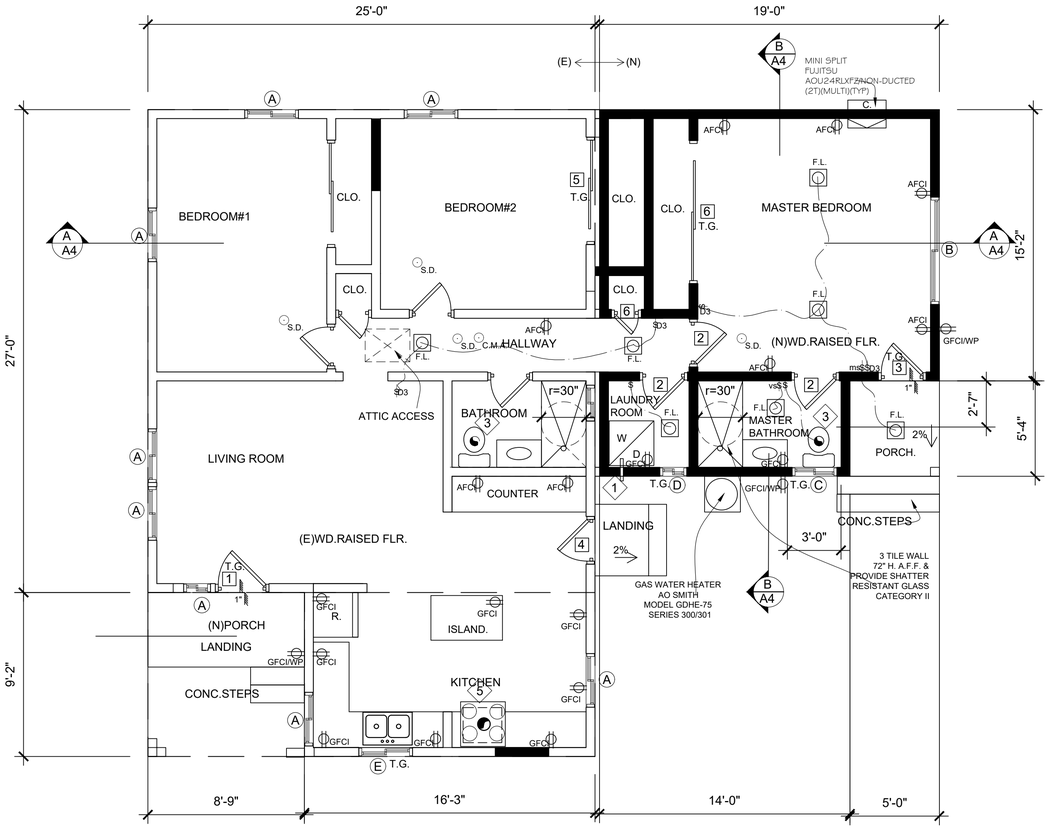
NOTE:SHOWER FLOOR AND WALLS ABOVE SHOWER COMPARTMENT SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT OF 6FT ABOVE THE FLOOR(R307.2 CRC)

T1. All new residential units are required to be Energy Storage System(ESS) ready. Provide the following on the plans per CEnergyC150.0(s).
a) At least one of the following shall be provided:
i) ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
b) A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits in Section150.0(s)(2). All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway shall be not less than 1 inch. The panelboard that supplies the branch circuits(subpanel) must be labeled"Subpanel shall include all back up load circuits."
c) A minimum of four branch circuits shall be identified and have their source of supply collocated at a single panelboard suitable to be supplied by the ESS. At least one circuit shall supply the refrigerator, one lightning circuit shall be located near the primary egress and at least one circuit shall supply a sleeping room receptacle outlet.
d) The main panelboard shall have a minimum busbar rating of 225 amps.
e) Sufficient space shall be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard. Raceway shall be installed between the panelboard and the system isolation equipment/transfer switch location to allow the connection of backup power source.
T2. System using gas or propane furnace to serve individual dwelling units shall include the following per CEnergyC 150.0(t).
a) A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the California Electrical Code.
b) The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future heat pump space heater installation. The reserved space shall be permanently marked as"For future 240V use."
T3. Systems using gas or propane cooktop to serve individual dwelling units shall include the following per CEnergyC150.0(u):
a). A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the cooktop and accessible to the cooktop with no obstructions. The branch circuit consuctors shall be rated at 50 amps minimum. The blank cover shall be identified as "240V ready." All electrical components shall be installed in accordance with the California Electrical Code.
b) The main electrcal service panel shall have a reserved apace to allow for the installation of a double pole circuit breaker for a future electrc cooktop installation. The reserved shall be permanently marked as "For Future 240V use."
T4. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units shall include the following per CEnergyC 150.0(v):
a) A dedicated 240 volt branch circuit wiring shall be installed within 3 feet from the clothes dryer location and accessible to the clothes dryer location with no obstructions. The branch circuit conductors shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready." All electrcal components shall be installed in accordance with the California Code.
b) The main electrcal service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future electrc clothes dryer installation. The reserve space shall be permanently marked as "For Future 240V use."
T5. On the cover sheet, list all HERS inspection features and special features required. Please coordinate with the Energy Report.
T6. Energy design was designed based on a tank type water heater. Plans show a tankless water heater. Please coordinate plans with energy design.
T7. Kitchens require exhaust fans to comply with table 150.0-G. Show exhaust fan or a ducted range hood and specify CFM rating on plans. Exhaust fan must be ducted to exterior of the building.

NOTE: ALL FIXTURES,EQUIPMENTS,PIPING AND MATERIALS SHALL BE LISTED.

FIBER-CEMENT HARDY BACKER,FIBER-MAT REINFORCED, GLASS MAT
GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS FOR A BASE WALL TILE IN SHOWER AREAS AND WALL & CEILING PANELS IN SHOWER AREAS

NOTE:ATTIC ACCESS DOOR SHALL HAVE A PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS.
THE ATTIC ACCESS SHALL BE GASTEKED TO PREVENT AIR LEAKAGE(CEC 150.0(a)2.



(E)&(P)GROUND FLOOR PLAN

SC. 1/4" = 1'-0"

GROSS AREA	=	1,253 SF
(E)LIVING AREA	=	824 SF
(P)LIVING AREA	=	353 SF
(N)TOTAL LIVING	=	1,177 SF
KITCHEN REMODEL	=	115 SF
(P)PORCH AREA	=	27 SF
(P)REMODEL PORCH AREA	=	80 SF

UNIT A

WALL LEGEND
(E) 2X WALL TO REMAIN
(N) 2X4 WD. STUD @16" O.C. 2X6 WD. (PLUMBING WALL)

1-STORY ADD.

DRAFTING RESIDENTIAL & COMMERCIAL
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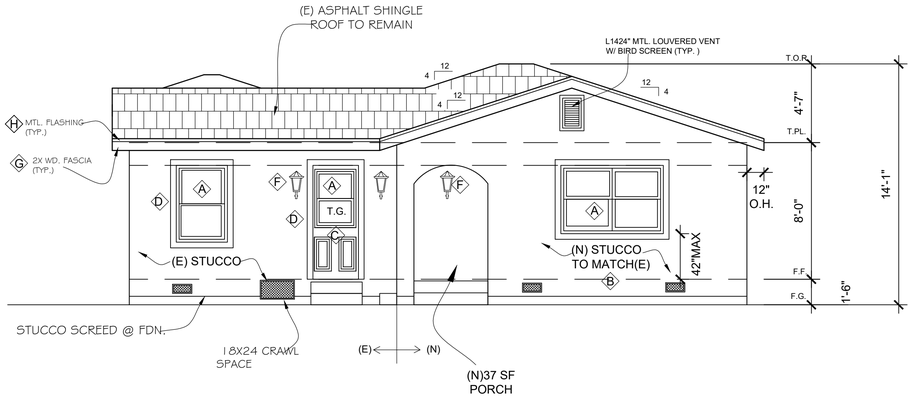
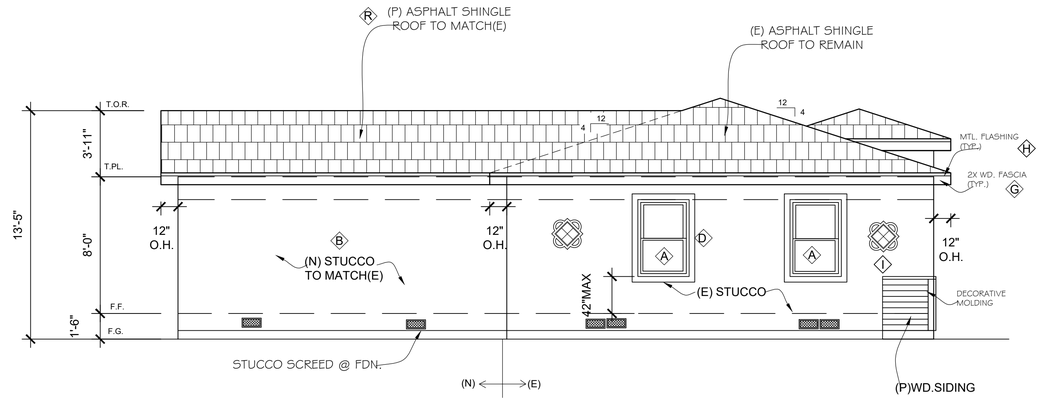


(E)&(P) EAST ELEVATION

SC. 1/4" = 1'-0"



(E)&(P) NORTH ELEVATION

SC. 1/4" = 1'-0"

NOTE FOR ROOF:FOR INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS

MALARKEY ESR 3150
(N) ASPHALT SHINGLE
CLASS "A" OR ESR-1475
BETTER
TO MATCH (E)OR EQUAL

"DURATION PREMIUM COOL SUNRISE"
CRRC I.D.0890-0006
SOLAR REFLECTANCE 0.28
THERMAL EMITTANCE 0.91
SOLAR REFLECTIVE INDEX : 30
OWNENS CORNING ASPHALT SHINGLE
CLASS "A" OR
BETTER
TO MATCH (E)OR EQUAL

ROOF VENT CALCULATIONS(NFVA) :

FLOOR AREA 363 SF ÷150 = 2.42 X 144 = 349 in²

L1424	168 in²	X 1 "	=	168 in²
6x14	40 in²	X 6 "	=	240in²
LR24H	97 in²	X 2 "	=	194 in²

602 in² > 349 O.K.

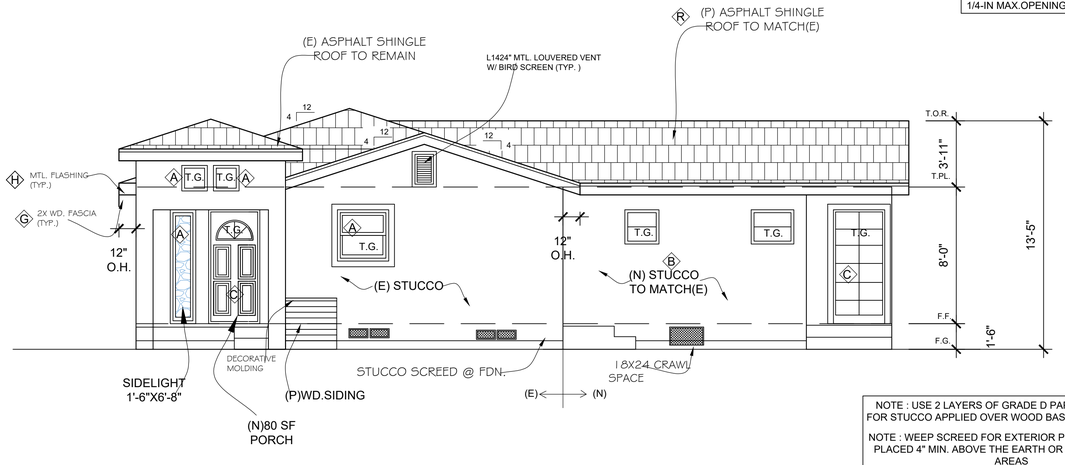
FLOOR VENT CALCULATIONS(NFVA) :

FLOOR AREA 363 Ø ÷ 150 = 2.42 x 144 = 349 in²
PROVIDED

4 X14	56 in²	56 x 4 PIECES	=	224 in²
18 X 24 = 432 IN2		432 X 1 PIECES	=	432 in²
		656 > 349		

NOTE ALL ATTIC VENTS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED A MAT.W/1/16 IN MIN.& 1/4-IN MAX.OPENING

MATERIAL FINISHES		COLOR FIN.
R	ASPHALT SHINGLE ROOF TO REMAIN BY MALARKEY OR EQUAL	LIGHT GRAY
A	WINDOWS BY MILGARD TUSCANY SERIES FIX / S.HUNG	WHITE
B	STUCCO BY LA HABRA OR SIM	LIGHT GRAY
C	DOOR : BY OWNER	WHITE
D	WINDOWS AND DOOR WD. TRIM	WHITE
E	WD. SHUTTERS	BLACK
F	LIGHT OUTSIDE : QUITZEL BY LOWES OR EQUAL	BLACK
G	WD.FASCIA	WHITE
H	METAL FLASHING	BLACK
I	DECORATIVE MOULDING	RED/BLACK



(E)&(P) SOUTH ELEVATION

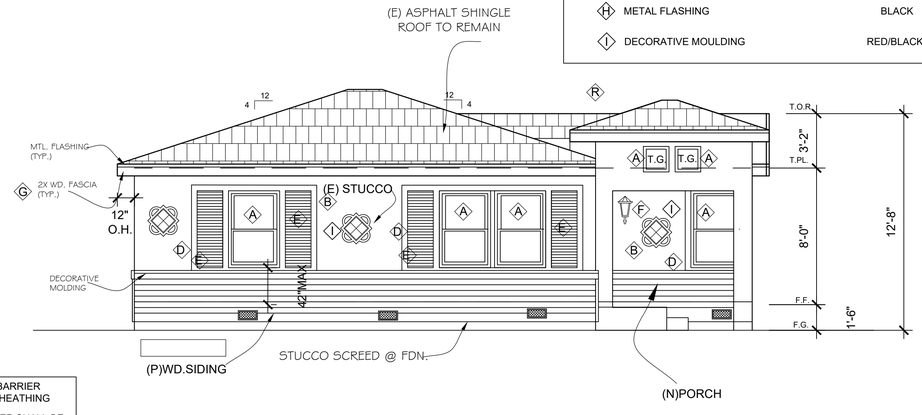
SC. 1/4" = 1'-0"

NOTE : USE 2 LAYERS OF GRADE D PAPER BARRIER FOR STUCCO APPLIED OVER WOOD BASED SHEATHING

NOTE : WEEP SCREED FOR EXTERIOR PLASTER SHALL BE PLACED 4" MIN. ABOVE THE EARTH OR 2" ABOVE PAVED AREAS

NOTE : TOP OF FOOTING SHALL BE LOCATED 8" MIN. ABOVE EXPOSED EARTH(UNLESS WD.FRAMING MEMBERS ARE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD)

NOTE : A MIN. 26 GA.CORROSION-RESISTANT OR PLASTIC WEEP SCREED WITH A MIN.VERT.FLANGE OF 3 ½" SHALL BE PROVIDED AT OR BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS.SCREED SHALL BE A MIN.OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO RAIN TO THE EXTERIOR OF BUILDING(R703.7.2.1 CRC)



(P)WEST ELEVATION

SC. 1/4" = 1'-0"

UNIT A

1-STORY ADD.

DRAFTING
RESIDENTIAL & COMMERCIAL
VICTOR GONZALEZ

DRAFTING DESIGN
15545 BELLFLOWER BLVD. SUITE G
BELLFLOWER, CA 90706
PHONE (562) 928-5444 victor_drafting@yahoo.com
DESIGNER: VICTOR GONZALEZ

PROPOSED 1-STORY ADD. AND
PATIO COVER TO
(E)1-STORY S.F.D.

5962 RAND ST.BUENA PK.CA.90621
IRAIS & SANDRA VERDUZCO/OWNERS
(323)371-7769

DESIGNER
VICTOR GONZALEZ

DRAWN
V.G.-S.R.
DATE
06.27.25
SCALE
AS SHOWN
SHEET
A-2.2
OF SHEETS

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP

ZONING ADMINISTRATOR

Thursday, July 17, 2025 – 8:30 a.m.
SITE PLAN REVIEW NO. SP-25-9
5962 RAND STREET
APN: 066-203-24