Thursday, September 4, 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, September 4, 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 September 23, 2025.

1. GENERAL

1.A. CALL TO ORDER

2. PUBLIC HEARING

2.A. CONDITIONAL USE PERMIT NO. CU-25-7

A request to allow for the establishment and operation of a plumbing contractor's storage with office facility within an existing approximately 3,888 square-foot industrial building at 8551 Whitaker Street.

The applicant and property owner is Lawrence Verne of Verne LLC, 8551 Whitaker 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 Conditional Use Permit No. CU-25-7.

2.B. SITE PLAN NO. SP-25-7

A request to construct a 150 square-foot single-story addition to the rear (east) elevation of an existing 962 square-foot, single-story single-family dwelling at 6742 Highland Avenue. The proposed project will result in a 1,112 square-foot, single-story single-family dwelling consisting of two (2) bedrooms, two (2) bathrooms, and a 440 square-foot detached two-car garage.

The property owners/applicants are Erica Den and Bruce Den Hartog, 3641 Rebel Circle, Huntington Beach, CA 92649.

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-25-7.

2.C. SITE PLAN NO. SP-25-10

A request to construct a 530 square-foot first-floor addition and a new 1,141 square-foot second-story addition to an existing 1,312 square-foot single-story single-family dwelling at 6661 Thelma Avenue.

The property owners are Paul Bauthu Voong and Fonda Lyon Voong, 1165 Melia Place, Placentia, CA 92870. The applicant is Simon Lam, 8633 Knott Avenue, Buena Park, CA 90620.

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-25-10.

2.D. SITE PLAN NO. SP-25-12

A request to demolish the existing single-story single-family dwelling with an attached garage and construct a new 2,835 square-foot, two-story single-family dwelling with four (4) bedrooms, five (5) bathrooms, and an attached 497 square-foot two-car garage at 6571 Mount Ripley Drive.

The property owners are Nam Phi Pham and Hoang Ngoc-Anh Nguyen, 1121 Heartfields Dr., Silver Spring, MD 20904. The applicant is Teedee Tran, 9286 Bolsa Avenue, Westminster, CA 92683.

The project is Categorically Exempt, pursuant to Section 15303 (New Construction or Conversion of Small Structures) Class 3 of the State California Environmental Quality Act (CEQA) Guidelines.

— RECOMMENDED ACTION: Adopt Resolution with Conditions of Approval approving Site Plan No. SP-25-12.

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: August 28, 2025

September 4, 2025
PUBLIC HEARING
Item No. 2A.

Zoning Administrator Agenda Report

CONDITIONAL USE PERMIT NO. CU-25-7

PREPARED BY	PRESENTED BY
Carlos Castellanos, Assistant Planner	Carlos Castellanos, 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 Conditional Use Permit No. CU-25-7 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):	8551 Whitaker Street / 070-702-16
Lot Area:	9,750 square feet
Street Frontage:	65 feet
General Plan Designation:	Light Industrial
Zoning District:	ML (Light Industrial)
Existing Development:	Approximately 3,888 square-foot industrial building with a 767 square-foot attached patio cover

SURROUNDING LAND USE CHARACTERISTICS:

	GENERAL PLAN	ZONING	EXISTING LAND USE
North	Light Industrial	ML (Light Industrial)	Industrial building
South	City of Fullerton	City of Fullerton	Single-family dwelling
East	Light Industrial	ML (Light Industrial)	Plumbing contractor's storage yard and office facility

West	Light Industrial	ML (Light Industrial)	Painting contractor's storage and office facility

BACKGROUND:

On October 10, 1962, the Planning Commission adopted Resolution No. 1122 approving Conditional Use Permit No. CU-56 for a request to allow the construction of a single-story industrial building.

On November 13, 2002, the Planning Commission adopted Resolution No. 5141 approving Conditional Use Permit No. CU-1314 for a request to add service, repair, and installation of automobile radiator and air conditioning systems to an existing wholesale auto parts business.

On July 25, 2018, the Planning Commission adopted Resolution No. 6113 approving Conditional Use Permit No. CU18-31122 to establish an industrial laundry cleaning facility. Tenant improvements for the proposed industrial laundry facility were completed under Building Permit B-23-608; however, the business never commenced business operation.

APPLICATION ANALYSIS:

Project Description:

The applicant/property owner has submitted the application, plans, and project narrative requesting Zoning Administrator approval to establish and operate a new plumbing contractor's storage and office facility located within an existing approximately 3,888 square-foot industrial building. According to the submitted business plan the proposed plumbing contractor's storage and office facility operational hours are proposed to be Monday through Friday 7:00 AM – 5:00 PM with deliveries limited between the hours of 7:00 AM – 4:00 PM. The service department is comprised of 14 field technicians who will have 24/7 access to the location to pick up materials and equipment as needed. The existing building will be occupied by five employees and furnished with two office areas, an ADA compliant restroom, and storage space for plumbing materials and equipment. There are no proposed expansions or alterations of the existing industrial building as it has already undergone improvements through Building Permit B-23-608.

Access and Parking:

Vehicular access to the project site will remain from an existing driveway located along Whitaker Street. The site will provide three parking spaces, one of which is an accessible parking space. Additionally, per Assembly Bill (AB) 2097, qualified development projects located within one-half mile of a major transit corridor are not subject to minimum parking requirements. The project meets this criteria, as the project location is within one-half mile of a major transit corridor located along Magnolia Avenue which is serviced by OCTA bus route 26 with an approximate frequency of 30-minute intervals. Therefore, no additional parking spaces are required. Pedestrian access to the site will remain and be provided through an existing walkway from the public right-of-way.

Discussion:

Pursuant to the Buena Park Municipal Code (BPMC) Section 19.512.010 (Uses Permitted), contractor's storage facilities are subject to a Conditional Use Permit in the ML zone. Section 19.128.020.B (Authority) of the BPMC authorizes the Zoning Administrator to grant conditional use permits in matters involving existing facilities and development when not more than a 20- percent expansion of floor area is involved. As stated above, the request is for the establishment and operation of a plumbing contractor's storage and office facility business (Verne's Plumbing) within an existing approximately 3,888 square-foot single-story industrial building and there is no expansion of floor area involved with this request.

In reviewing the applicant's request, staff reviewed the project business operations letter, submitted plans, and visited the property, and has determined the proposed use will not have a detrimental effect on the surrounding properties, as conditioned. The proposed project, as conditioned, is consistent with the goals and policies of the General Plan, because a contractor's storage and office facility within the Light Industrial Land Use designation will serve residents and be compatible with the existing industrial and commercial uses, and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with established and anticipated uses in the area due to required operating conditions, existing site and building design, as well as separation and buffering from residential properties located across from Whitaker Street.

ENVIRONMENTAL ASSESSMENT:

The proposed project is Categorically Exempt, pursuant to Section 15301 (Existing Facilities) Class 1 of the State of California Environmental Quality Act (CEQA) Guidelines, because the proposed plumbing contractor's storage and office facility use will be within an existing industrial building involving no expansion.

PUBLIC HEARING NOTIFICATION:

Notice of public hearing was posted at the Buena Park City Hall, the Buena Park Library, and Ehlers Event Center on August 25, 2025, and forty (40) notices were mailed to property owners located within 300-feet of the subject property on August 25, 2025. As of the date of printing this report, the City has not received any inquiries or letters regarding the proposed action.

Reviewed and Approved by: Harald Luna, Planning Manager

Attachments

Att 1 - Proposed Zoning Administrator Resolution for Conditional Use Permit No. CU-25-7.pdf

Att 2 - CU-25-7 Development Plans stamped 'AUG 4 2025 PLANNING DIV'.pdf

Att 3 - CU-25-7 Project Narrative.pdf

Att 4 - CU-25-7 Vicinity Map.pdf

RESOLUTION NO.
CONDITIONAL USE PERMIT NO. CU-25-7

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO ALLOW THE OPERATION OF A PLUMBING CONTRACTOR'S STORAGE AND OFFICE FACILITY WITHIN AN EXISTING 3,888 SQUARE-FOOT INDUSTRIAL BUILDING AT 8551 WHITAKER STREET WITHIN THE ML (LIGHT INDUSTRIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Lawrence Verne, of Verne, LLC, applicant and property owner, 5781 Ohio Street, Yorba Linda, CA 92886, has filed an application to allow the establishment and operation of a plumbing contractor's storage and office facility (Verne's Plumbing) within an existing approximately 3,888 square-foot industrial building located at 8551 Whitaker Street, Buena Park, California, 90621 (APN: 070-702-16) in the County of Orange. Hereinafter in this Resolution, the Conditional Use Permit request is referred to as the "Application."

(ii) On September 4, 2025, the Zoning Administrator conducted a duly noticed public 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 the 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, business plan dated "RECEIVED MAY 2 2025 PLANNING DIV", and development plans dated "RECEIVED AUG 4 2025 PLANNING DIV", the Zoning Administrator hereby specifically finds as follows:

a. **Finding:** The proposed use and development are consistent with the General Plan and any applicable specific plans.

Fact: The proposed plumbing contractor's storage and office facility business is consistent with the City's General Plan because a contractor storage facility use within the Light Industrial Land Use designation will serve residents and maintain the industrial character of the existing industrial building.

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b. **Finding:** The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use.

Fact: The site is adequate in size, shape, topography, location, and other factors to accommodate the proposed plumbing contractor's storage and office facility business. Based on the hours of operation and consistency with adjacent tenants and operating restrictions as conditioned, there will be no conflicts or incompatibility created based on the nature of the proposed use.

c. **Finding:** Adequate street access and traffic capacity are or will be available to serve the proposed development, as well as existing and anticipated development in the surrounding area.

Fact: The subject site is on the north side of Whitaker Street between Roland Street and Dale Street. The property is served by Whitaker Street which is considered a Secondary Arterial in the City's Mobility Element, within the General Plan. A secondary arterial is a four-lane undivided roadway, with a typical right-of-way width of 80 feet and a roadway width of 64 feet. As such, adequate street access and traffic capacity are available to serve the proposed plumbing contractor's storage and office facility business, as well as the existing and anticipated development in the surrounding area.

d. **Finding:** Adequate utilities and public services will be available to serve the use, as well as existing and anticipated development in the surrounding area.

Fact: Adequate utilities and public services are available to serve the proposed plumbing contractor's storage and office facility business, as well as existing and anticipated development in the surrounding area. The subject site is fully developed with an existing single-tenant industrial building and meets the City standards for public services and utilities to serve the site.

e. **Finding:** The use and development will be compatible with the intended character of the area.

Fact: The proposed plumbing contractor's storage and office facility business will be compatible with the existing industrial and commercial uses and intended character of the area. The proposal, as conditioned, will not create a use inconsistent with established and anticipated area uses due to required operating conditions, existing site, and building design, as well as separation and buffering.

f. **Finding:** Any criteria set forth elsewhere in this Title for the approval of the specific use and development will be satisfied.

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Fact: Pursuant to Section 19.512.010 Uses Permitted of the Buena Park Municipal Code (BPMC) within the ML (Light Industrial) zone, contractor's storage facility uses require approval of a Conditional Use Permit. As conditioned, the proposed contractor's storage and office facility business will complement the existing industrial commercial building and surrounding area and, as conditioned, the use will comply with the standards within the BPMC.

g. **Finding:** Any adverse effects of the use and development are justified and fully balanced by offsetting benefits to the public interest.

Fact: Any adverse effects that may come from the proposed plumbing contractor's storage and office facility business at this site are justified and fully balanced by offsetting benefits to the public interest in that the primary use of the industrial building will be for a plumbing contractor's business. Additionally, there are conditions of approval that shall be implemented to prevent potentially adverse effects on the general public.

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, the Zoning Administrator hereby approves the application subject to the business plan dated "RECEIVED MAY 2 2025 PLANNING DIV", and development plans dated "RECEIVED AUG 4 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.

<u>BUILDING DIVISION:</u>

1. The project shall comply with state and federal disabled access requirements.

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

3. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.

4. 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

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PLANNING DIVISION:

1. This approval shall be to allow for the operation of a plumbing contractor's storage and office facility business within an existing approximately 3,888 square-foot single-tenant industrial building at 8551 Whitaker Street, as described in the business plan dated "RECEIVED MAY 2 2025 PLANNING DIV", and as shown on plans dated "RECEIVED AUG 4 2025 PLANNING DIV", except as modified herein.

2. The plumbing contractor's storage and office facility business shall maintain a business license as required by the City of Buena Park Municipal Code.

3. 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 any construction drawings, and shall be distributed to all design professionals, contractors, and subcontractors involved in building and site improvements for the project sites.

4. A copy of these conditions of approval shall be retained on the property at all times and shall be produced immediately upon request of any official of the City of Buena Park. The business owner(s) and all employees shall be knowledgeable of the conditions of approval.

5. The Community and Economic Development Department may, from time to time, conduct a review of this Conditional Use Permit to ascertain compliance with the herein-stated conditions of approval. Any noncompliance with the conditions of approval shall be immediately referred to the Planning Commission for possible action.

6. 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.

7. In accordance with BPMC Section 19.544.020 (Visual Screening of Mechanical Equipment), all exterior equipment, whether freestanding or attached to a building including pipes, conduit, and duct work shall be effectively screened from public view or architecturally integrated into a building structure.

8. All on-site lighting shall be designed, shielded, or aimed in such a manner so as not to produce glare upon adjacent properties and public rights-of-way. Final location and design of light standards and wall light fixtures shall be reviewed and approved by the Planning Division prior to issuance of building permits.

9. A two (2)-foot-high hedge comprised of five (5)-gallon minimum size plants shall be planted prior to establishment of the use and shall be maintained at all times within the required ten (10)-foot parking setback areas except at driveway and walkway openings and as required for vision clearance areas, along the south property line to screen the parking lot area from the public right-of-way along Whitaker Street.

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10. Any appreciable modifications, including but not limited to conditions of approval shall require the approval of the Zoning Administrator. Minor modifications may be reviewed and approved by the Director of Community and Economic Development Department.

11. All signs shall conform to the Zoning and Sign Ordinance of the Buena Park Municipal Code and require separate approval. The property owner or business operator shall submit a separate sign permit application for any new sign to the Planning Division and obtain all the required approvals and permits.

12. The operation of the facility shall comply with exterior noise level requirements as specified in the City's Noise Ordinance. Noise levels from all activities on site, including vehicle back up alarms, shall not exceed those noise levels as stated in Chapter 8.28 Noise of the BPMC, as measured at the property line.

13. Exterior speaker systems shall not be permitted.

14. All business operations shall be performed within the buildings. There shall be no outdoor activities, operations, and storage at all times within the parking lot and other outdoor spaces located in front (south) of the main building.

15. This Conditional Use Permit may be revoked for any violation of or noncompliance with any of these conditions in accordance with Section 19.132.030 (Revocation) of the Buena Park Municipal Code.

16. The use authorized by this Conditional Use Permit shall be commenced within one (1) year of the expiration of the appeal period and, thereafter, diligently advanced until completion of the project.

17. Prior to commencement of the approved use, these conditions and all improvements shall be completed to the satisfaction of the City.

18. The applicant and property owner shall sign a notarized 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.

19. The applicant shall indemnify, defend and hold harmless City, its officers, agents, and employees from any and all 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 the exercise of the rights permitted by this Conditional Use Permit, and from any and all claims and losses occurring or resulting to any person, firm, corporation, or property for 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

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damages, judgments, verdicts, court costs or attorneys' fees in any such lawsuit or action.

PASSED AND ADOPTED this 4th day of September 2025.

_____
Eddie Fenton
Zoning Administrator

ATTEST:

_____
Harald Luna
Planning Manager

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AFFIDAVIT OF ACCEPTANCE:

I/We do hereby accept all of the conditions contained in this document and all other conditions imposed by Conditional Use Permit No. CU-25-7 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner/Applicant

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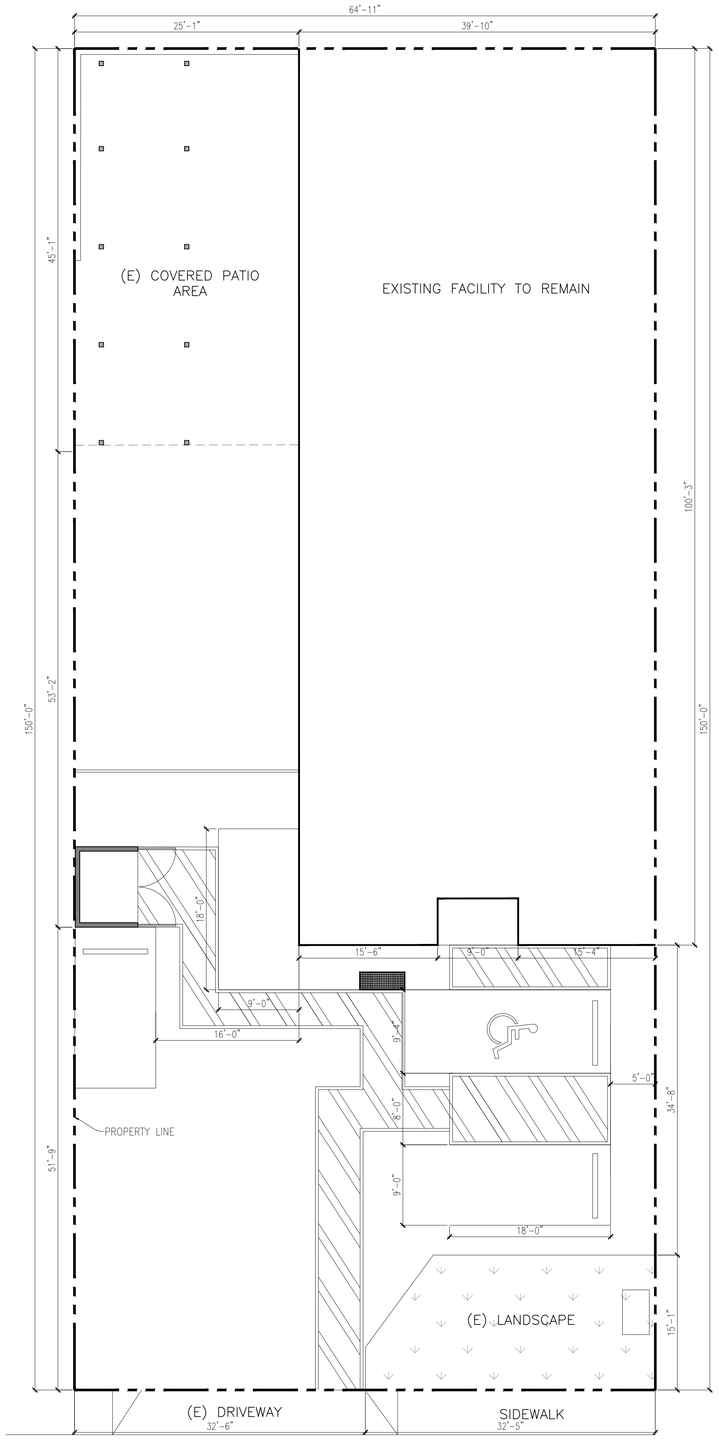
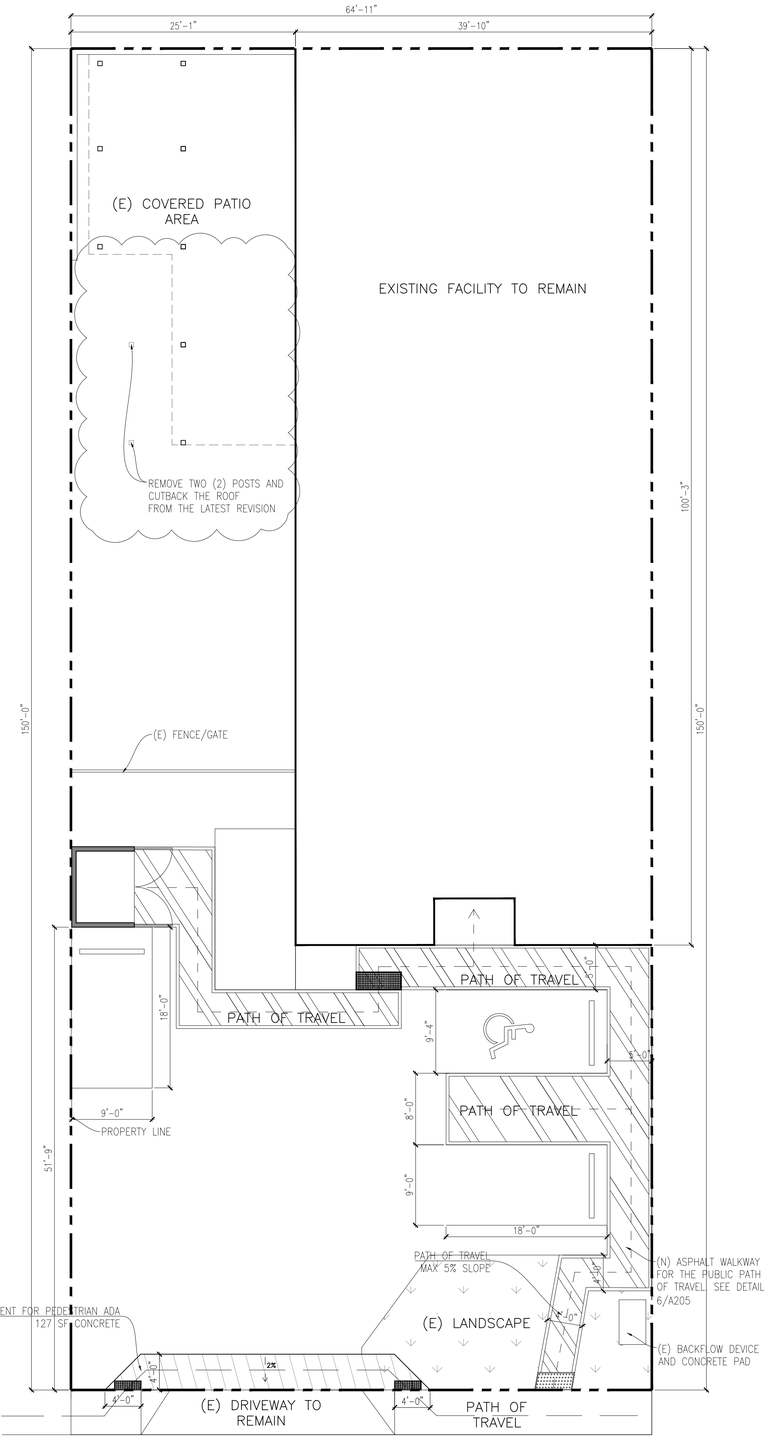


1 EXISTING SITE PLAN

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



2 PROPOSED SITE PLAN

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

PROJECT INFORMATION

PROJECT ADDRESS :
8551 Whitaker St, Buena Park, CA 90621

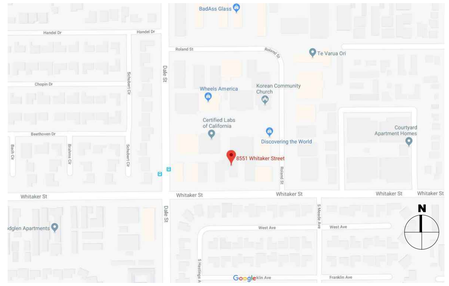
BUILDING OWNER : VERNE'S PLUMBING
8561 WHITAKER ST
BUENA PARK CA 90621

SCOPE OF WORK : 1. REMOVE (2) TWO POSTS
2.CUTBACK COVER PATIO ROOF

LEGAL DESCRIPTION
ASSESSOR PARCEL NUMBER : 070-702-16
YEAR BUILT : 1963
ZONING : ML
LOT SIZE : 0.22 AC
SPRINKLER : NO
OCCUPANCY GROUP: F1 (CBC 306.2)
TYPE OF CONSTRUCTION: III-B

OCC. LOAD : OFFICE	590SF/100 = 6
WAREHOUSE	3,108SF/500 = 7
PATIO	767SF/300 = 3
TOTAL OCCUPANT LOAD :	16

VICINITY MAP



PROJECT DIRECTORY

ARCHITECT :	URD ARCHITECTURE GEUNWOOYUN1@GMAIL.COM 3000 W. 6TH ST. SUIT #309, LOS ANGELES, CA 90019 (TEL)310-381-9521
STRUCTURAL	KTW SOLUTIONS, INC. TKIM@KTW-SOLUTIONS.COM PO BOX1266, LOMITA CA 90717 (TEL) 310-986-2185

INDEX

A101 SITE PLAN
A205 ROOF PLAN

LEGEND

PROPERTY LINE

PATH OF TRAVEL MAX 5% SLOPE

NOTE

1. THE PROJECT SHALL COMPLY WITH STATE AND FEDERAL DISABLED ACCESS REQUIREMENTS.
2. THE PROJECT SHALL COMPLY WITH THE CALIFORNIA BUILDING CODES AS ADOPTED AND AMENDED BY THE CITY OF BUENA PARK MUNICIPAL CODE, TITLE 15.

APPLICABLE CODE

2022 CALIFORNIA BUILDING CODE WITH
CITY OF BUENA PARK MUNICIPAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PULMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA GREEN BUILDUING CODE
2022 TITLE 24 ENERGY STANDARD

RECEIVED
AUG 4 2025
PLANNING DIV

CU-25-7

LICENSED ARCHITECT
GEUNWOO YUN
NO. C 28833
REN. 01-31-25
STATE OF CALIFORNIA

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

WHITAKER

8551 Whitaker St.,
Buena Park, CA 900621

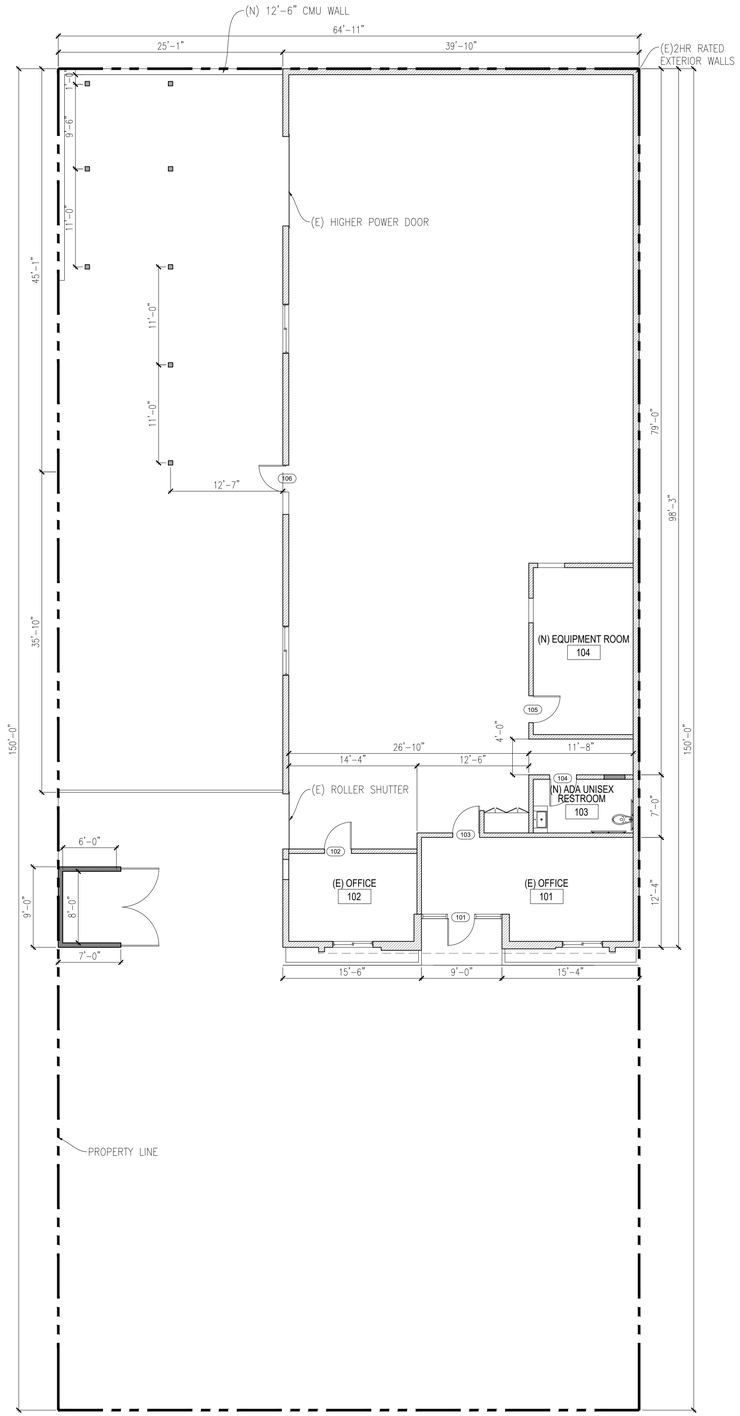
URD
3000 W. 6th St. Suite 309
Los Angeles, California 90020
t 310.381.9521
geunwooyun1@gmail.com

Date	Issue

Project No.
Drawn JJ
Checked GY
Approved

Title SITE PLAN

Sheet No. A101



2 FLOOR PLAN

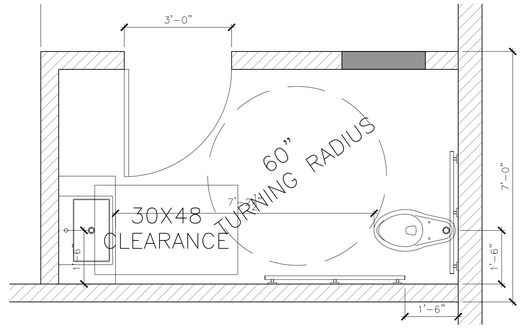
SCALE: 1/8" = 1'-0"

LEGEND

PROPERTY LINE

NOTE

1. THE PROJECT SHALL COMPLY WITH STATE AND FEDERAL DISABLED ACCESS REQUIREMENTS.
2. THE PROJECT SHALL COMPLY WITH THE CALIFORNIA BUILDING CODES AS ADOPTED AND AMENDED BY THE CITY OF BUENA PARK MUNICIPAL CODE, TITLE 15.



3 ENLARGED BATHROOM PLAN

SCALE: 1' = 1'-0"

DOOR SCHEDULE

DOOR NO.	LOCATION	NEW /EXISTING	SIZE			DOOR					FRAME			REMARKS
			WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	THRESHOLD	HARDWARE GROUP	TYPE	MATERIAL	FINISH	
101	ENTRANCE	EXISTING	3'-0"	7'-0"	0'-1 3/4"	G	(E) A/G	EXIST.	EXIST.	EXIST.	1	ALUM.	EXIST.	SELF CLOSING / REFURBISH THE EXISTING DOOR / FRAME TO LIKE NEW CONDITIONS USING CENTER PAINTER
102	OFFICE (102)	EXISTING	3'-0"	7'-0"	0'-1 3/4"	F	(E) WD.	EXIST.	EXIST.	EXIST.	1	WOOD	EXIST.	SELF CLOSING
103	BETWEEN OFFICE & WAREHOUSE	EXISTING	3'-0"	7'-0"	0'-1 3/4"	F	WD.	EXIST.	EXIST.	EXIST.	1	WOOD	EXIST.	SELF CLOSING
104	BATHROOM	EXISTING	3'-0"	7'-0"	0-1 3/4"	F	WD.	EXIST.	EXIST.	EXIST.	1	WOOD	EXIST.	SELF CLOSING
105	EQUIPMENT ROOM	EXISTING	3'-0"	7'-0"	0-1 3/4"	F	WD.	EXIST.	EXIST.	EXIST.	1	WOOD	EXIST.	SELF CLOSING/ 1-HR RATED/ UL
106	LEFT SIDE BUIDLING	NEW	3'-0"	7'-0"	0-1 3/4"	F	AL	PAINT	NEW	PANIC	1	ALUM.	PAIN	PANIC DOOR FOR EGRESS

6 DOOR SCHEDULE

SCALE: NTS

LICENSED ARCHITECT
GEUNWOO YUN
NO. C 28833
REN. 01-31-25
STATE OF CALIFORNIA

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT; AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

WHITAKER

8551 Whitaker St.,
Buena Park, CA 900621

URD
3000 W. 6th St. Suite 309
Los Angeles, California 90020
t 310.381.9521
geunwooyun1@gmail.com

Date Issue

Project No.
Drawn JJ
Checked GY
Approved

Title FLOOR PLAN

Sheet No. A201

Operation Plan

CU-25-7

Verne's Plumbing Operation Plan
8551 Whitaker St
Buena Park, CA 90621

RECEIVED
MAY 2 2025
PLANNING DIV

Verne's Plumbing was established in 1989 and has been in business for 36 years. Verne's Plumbing has operated business out of the City of Buena Park since the doors opened to this very day and will continue to do business in the City of Buena Park hopefully for many years to come.

We are a plumbing only company. We carry a B, C-36, and C-34 license with the State of California. We are a Union Company and are affiliated with Local 582 out of Orange County Pipe Trades. Verne's Plumbing is made up of a construction department and service department. Our construction department works on Schools, Government Projects, City Buildings, Remodels, and Renovations. Our service department works on Schools, Government Projects, City Municipalities, Remodels, Renovations, Commercial, and Residential. With the growth of Verne's Plumbing over the 36 years we have expanded our service department in the last 10 years in such a fashion we have the need for new space for growth. We currently work out of 8561 Whitaker St and are planning on moving the service department to the 8551 Whitaker St location to run our day-to-day operations. The construction department will still operate at the 8561 Whitaker St location. We do not plan on doing a plot merger.

Our day-to day operations at 8551 Whitaker St for the service department include dispatch, billing, estimation, collections, ordering, purchasing, scheduling, warehouse storage, cleaning, and project management. We will have a total of five people working out of 8551 Whitaker St. Four in one office one in another. All employees will have a desk, chair, computer and monitors for day-to-day operations with a phone at each desk. There will be a printer, and they will have AC or heat as needed. We will have a breakroom that will consist of a refrigerator, microwave, coffee machine, table, chairs, storage, and a TV. We have one restroom that is currently ADA compliant, and the rest is designed for storage of miscellaneous plumbing materials, project material stagging, two jetters, and miscellaneous tools and equipment. Our hours of operation will be from 7am-5pm Monday through Friday. We currently have 14 field technicians and two backflow technicians. All technicians have company vehicles that they take home every day. They come in on occasion to pick up materials, jetter, tools or equipment. This is on an as needed basis 24/7-7 days a week. We will have delivery of material from our vendors that is designated between the hours of 7am-4pm Monday through Friday only.

Our parking will include the current parking spots, and we will have an agreement for parking with 8561 Whitaker St to use their parking as needed. There is designated handicap parking and properly marked stalls with access to and from the front door.

Operation Plan

Verne's Plumbing Operation Plan
8551 Whitaker St
Buena Park, CA 90621

The service departments work consists of toilet replacements, urinal replacement, flush valve installs, flush valve repairs, slab leaks, repipes, main water breaks, sewer repairs, sewer replacement, gas repairs, gas installs, earthquake valves, meters, regulators, air supply systems, generators, heat exchangers, roof drain installs, roof drain repairs, storm drain piping, catch basins, drywells, faucet installs, shower valve installs, tub installs, stem replacements, water heaters, tankless water heaters, drinking fountain installs, filter installs, jetting, pipescope, leak location, smoke testing, fire hydrant repairs, fire hydrant replacement, street work, condensate piping, sewage lift station installs, sewage lift station repairs, well repairs, recirculating pumps, boilers, time clocks, aqua stats, flow switches, toilet carriers, sink installs, garbage disposals, three compartment sink installs, floor sink installs, floor drain installs, mop sink installs, and we specialize in troubleshooting any and every problem.

The waste disposal for 8551 Whitaker St will consist of office trash that includes papers, small boxes, packing trash, day-to-day food, snacks, coffee cups, bananas, avocados, lunch trash, napkins and paper towels. We will have storage for scrap material, water heaters, backflows, miscellaneous metals, sinks, faucets, angle stops etc. that we will accumulate and take to Star Metal to dispose of. The construction trash will be discarded on the job location as far as drywall, wood, stucco, tile, tubs, shower enclosures. The concrete/asphalt demo is performed by our sub-contractor, and they dispose of the debris as required.

We will have a current an up to date evacuation plan with signs and path of travel for any emergency. We will have a location designed for meeting in case of an emergency or evacuation. We will have an up to date first aid kit located and marked first aid. We will have an AED machine readily available that is serviced as required. We will also have proper training in first aid, CPR, and sexual harassment. We will have a list posted that includes the phone number and address for the local police, hospital, fire department, urgent care, poison control, and local trash.

We our dedicated to the City of Buena Park and the community we offer discounts for the City of Buena Park Residents. We give back to the community in food and toy drives. We post discounts in the local church St Pius V. We work with all the local businesses in effort to support them with their plumbing needs and we stay local with our food and shopping needs. Lastly, we are currently and have done work for the City of Buena Park for many years.

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP

ZONING ADMINISTRATOR

Thursday, September 4, 2025 – 8:30 a.m.

CONDITIONAL USE PERMIT NO. CU-25-7

8551 Whitaker Street

APN: 070-702-16

September 4, 2025
PUBLIC HEARING
Item No. 2B.

Zoning Administrator Agenda Report

SITE PLAN NO. SP-25-7

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-25-7 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):	6742 Highland Avenue 276-272-07
Lot Area:	10,501 square feet
Street Frontage:	75 feet
General Plan Designation:	Low Density Residential
Zoning District:	RS-6 (One-Family Residential Zone)
Existing Development:	962 square-foot single-story single-family dwelling with a detached 440 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 expand the existing rear bedroom of the single-family dwelling by 150 square feet to add a new walk-in closet and bathroom. The single-story single-family dwelling will result in a total square footage of 1,112 square feet and consist of two (2) bedrooms and two (2) bathrooms.

Development Standards Analysis:

Development Standards	**Required**	**Proposed**
Lot Coverage:	40% maximum	18%
Rear Yard Coverage:	30% maximum	0%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street) Rear: 25 ft. minimum	Front: 21 ft. - 7 in. Side: North 16 ft. - 5 in. South 17 ft. - 1 in. Rear: 68 ft.
Parking:	2-car garage	Detached 2-car garage (440 square feet)
Front Yard Landscape:	30% minimum	83%

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 is 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 area and the existing single-family dwelling will consist of a hip-roof design. The roof materials of the addition 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 (west) elevation of the single-family dwelling features new decorative shutters, a pair of decorative light fixtures flanking a new front door with glass inset, and new wood porch railing painted to match the existing stucco of the home. A new one-foot-high decorative brick planter wall will frame-in the existing planter areas at the front of the home. 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 double-hung vinyl windows and large slider vinyl window along the front elevation will feature wood trim painted white. A single top-hung vinyl window is proposed on the rear elevation and features the same wood trim to be painted white. All proposed windows will be consistent in style, design, operation, and materials throughout the residence.

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, shall construct a one-foot-high brick planter wall that shall maintain landscaping with a minimum height of three feet. 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 to 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 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 August 25, 2025; and six (6) notices were mailed to adjacent property owners of the subject property on August 25, 2025. As of the date of publication of this report, the City has not received any inquiries or letters regarding the proposed action.

Attachments

PROPOSED ZONING ADMINISTRATOR SP-25-7 RESOLUTION.pdf

SP-25-7 DEVELOPMENT PLANS 8.21.25.pdf

SP-25-7 VICINITY MAP.pdf

RESOLUTION NO.
SITE PLAN REVIEW NO. SP-25-7

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A SITE PLAN REVIEW REQUEST FOR AN APPROXIMATELY 150 SQUARE-FOOT SINGLE-STORY ADDITION TO AN EXISTING 962 SQUARE-FOOT, SINGLE-STORY SINGLE-FAMILY DWELLING WITH A DETACHED TWO-CAR GARAGE AT 6742 HIGHLAND AVENUE, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Erica and Bruce Den Hartog, the owners/applicants, 3641 Rebel Circle, Huntington Beach, CA, 92649, Buena Park, CA 90620, have filed an application for the issuance of Site Plan Review No. SP-25-7 to construct a 150 square-foot single-story addition to the rear (east) elevation of an existing 962 square-foot, single-story single-family dwelling. The addition will bring the total size of the single-family dwelling to 1,112 square feet with a total of two (2) bedrooms, two (2) bathrooms, and a 440 square-foot detached two-car garage on a property at 6742 Highland Avenue, Buena Park, CA 90621 (APN: 276-272-07) in the County of Orange. Hereinafter in this Resolution, the subject Site Plan Review request is referred to as the "Application."

(ii) On September 4, 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 AUG 21 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.

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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 complies 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 of the single-family dwelling is in reasonable harmony with the architectural character of the surrounding area. All building materials, colors, and finishes will complement the surrounding single-family residential developments.

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 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

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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 AUG 21 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.

PLANNING DIVISION:

1. This approval shall permit the construction of a 150 square-foot single-story addition to the rear (east) elevation of an existing 962 square-foot, single-story single-family dwelling with a detached 440 square-foot garage in substantial compliance with the plans dated "RECEIVED AUG 21 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
    d. Decorative brick sample

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) and shall require separate approval by the Planning Division, as necessary.

6. Any driveway modifications shall require separate Planning Division review and approval. A Driveway Modification Application shall be submitted to the Planning Division to ensure compliance with BPMC Section 19.336.030 (Residential Driveway Standards).

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

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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. The landscaping within the existing planter area at the front elevation of the single-family residence shall be maintained to be a minimum height of three feet.

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 without first obtaining an accessory dwelling unit approval.

13. The construction authorized by the Site Plan Review 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).

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

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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 4th day of September 2025.

_____
Eddie Fenton
Zoning Administrator

ATTEST:

_____
Harald Luna, Planning Manager

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AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan Review No. SP-25-7 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner/Applicant

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GENERAL NOTES

THESE DRAWINGS ARE PROVIDED BY THE DESIGN TEAM TO THE OWNER WHO WILL BE WORKING CLOSELY WITH A BUILDER AND ARE LIMITED IN SCOPE

THE OWNER AND BUILDER ARE RESPONSIBLE FOR ALL PORTIONS OF THE DESIGN SPECIFICALLY NOT CALLED FOR IN THESE DRAWINGS AND FOR OBSERVATION AND ADMINISTRATION OF THE CONSTRICTION CONTRACT

THE OWNER AND BUILDER ARE RESPONSIBLE FOR ANY COORDINATION AND OR MODIFICATIONS NECESSARY TO MEET ANY OF THE REQUIRED GOVERNMENT AGENCIES HAVING ANY JURISDICTION OVER ANY PORTION OF THIS PROJECT

THE WORK OF ANY DESIGN PROFESSIONALS AND OR SUB CONTRACTORS WHICH ARE OR SHOULD BE INVOLVED IN THIS PROJECT SHALL FOLLOW GOOD CONSTRUCTION PRACTICES

GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK WITH ALL TRADES INVOLVED.

THESE DRAWINGS REPRESENT FIELD MEASUREMENTS AND DO NOT FULLY REFLECT EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL VERIFY ALL ELEVATIONS, DIMENSIONS AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK OR ORDERING MATERIALS, NOTIFY DESIGN TEAM OF ANY DISCREPANCIES.

DRAWINGS INDICATE INTENDED AND INFERRED SCOPE OF WORK. CONTRACTOR SHALL PROVIDE ALL NECESSARY ROUGH PLUMBING, WIRING, CARPENTRY, ETC INCLUDING MODIFICATION OF EXISTING CONDITIONS TO COMPLETE THE ENTIRE SCOPE OF WORK.

CONTRACTOR SHALL COMPLETE WORK IN ACCORDANCE WITH INDUSTRY AND MANUFACTURES WRITTEN REQUIREMENTS. FINISH WORK TO BE COMPLETED IN A PROFESSIONAL QUALITY MANNER.

DRAWINGS, SECTIONS AND DETAILS REPRESENT TYPICAL CONDITIONS, THE CONTRACTOR IS TO REVIEW WITH THE DESIGN TEAM OF NON TYPICAL CONDITIONS THAT REQUIRE A MODIFICATION TO THE DESIGN.

REFERENCES TO SPECIFIC MANUFACTURES PRODUCTS ON THE DRAWINGS ESTABLISH A STANDARD OF QUALITY, PRODUCTS THAT ARE APPROVED AS EQUAL BY THE DESIGN TEAM ARE ACCEPTABLE.

CONTRACTOR SHALL SUBMIT TO OWNER AND DESIGN TEAM SAMPLES OF ALL FINISH MATERIALS FOR APPROVAL OF COLOR, STYLE, AND TEXTURE, PRIOR TO FABRICATION AND OR INSTALLATION.

CONTRACTOR SHALL REMOVE FROM SITE AND DISCARD ALL CONSTRUCTION DEBRIS AT APPROVED DISPOSAL SITE.

NO SMOKING IS TO BE ALLOWED ON THE CONSTRUCTION SITE AT ANY TIME.

CONTRACTOR SHALL LIMIT USE OF PREMISES TO THE WORK INDICATED OR INFERRED.

CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF CONSTRUCTION. PROVIDE TEMPORARY BARRICADES TO PROTECT THE GENERAL PUBLIC FROM INJURY DUE TO CONSTRUCTION WORK.

INTERIOR FINISHES IN EXIT ACCESS AREAS TO BE CLASS A, CLASS B IN OTHERS. CONTRACTOR TO VERIFY ALL EXITS MEET CURRENT BUILDING AND SAFETY CODES.

INSULATION SHALL HAVE A SMOKE DEVELOPED RATING OF 450 MAX. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 75 MAX., AND EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 MAX.

CONTRACTOR RESPONSIBLE AND SHALL MAINTAIN EXISTING AND NEW STRUCTURES WATER TIGHT INTEGRITY TROUGH USE OF TARPS AND OR PERMANENT MODIFICATIONS DURING CONSTRUCTION.

DUMPSTER LOCATION TO BE DETERMINED BY PROJECT TEAM.

ALL CONSTRUCTION ACTIVITIES OR MOVEMENT TO OCCUR ON OR LIMITED TO OWNERS PROPERTY.

THESE DRAWINGS CAN NOT STAND ALONE AS CONSTRUCTION DOCUMENTS

DOOR OPENING ARE TO BE SET 6" AWAY FROM INTERSECTING WALLS UNLESS OTHERWISE SPECIFIED

SEE STRUCTURAL ENGINEERING DRAWINGS FOR STRUCTURAL CONNECTION TECHNIQUES, CALCULATIONS REQUIRED BY CODE CODE COMPLIANCE INSTRUCTIONS FOR WALL AND ROOF CONSTRUCTION AND TIE DOWN REQUIREMENTS

SEPARATE MECHANICAL ELECTRICAL AND PLUMBING ENGINEERING DOCUMENTS MAY BE PROVIDED WHICH INDICATE REQUIRED SERVICE AND RISER DIAGRAMS CALCULATIONS AND INSTALLATION SPECIFICATIONS BEYOND THE DESIGN TEAMS BASIC LAYOUT AND SELECTIONS SUGGESTED

SEPARATE CIVIL ENGINEERING DOCUMENTS MAY BE PROVIDED WHICH INDICATE ADDITIONAL SITE PLANNING DRAINAGE AND OTHER RELATED SITE WORK REQUIREMENTS

SELECTIONS NOT INCLUDED IN THESE DOCUMENTS WILL BE COORDINATED BY THE OWNERS REPRESENTATIVE

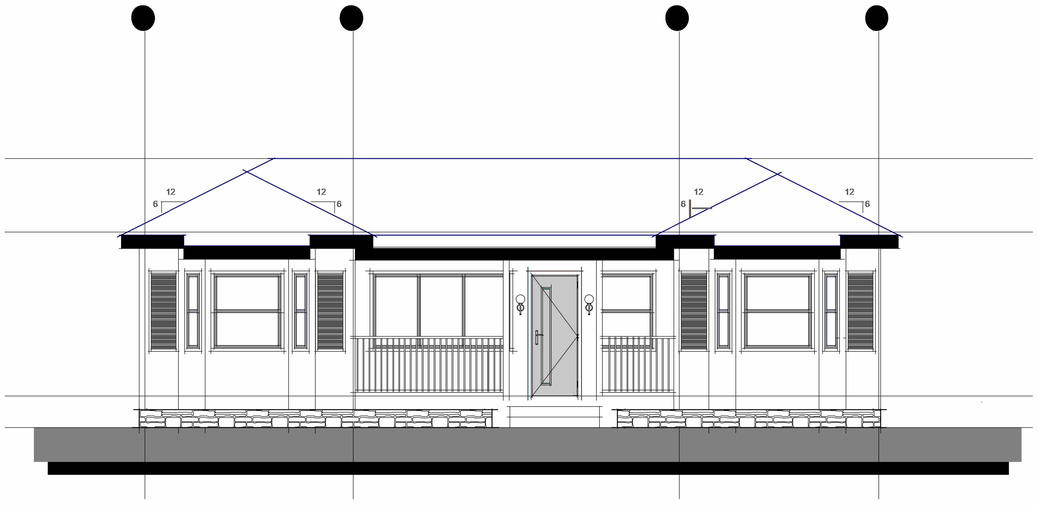
BY APPLYING FOR A BUILDING PERMIT AND OR CONSTRUCTING THE PROJECT REPRESENTED HEREIN THE OWNER AGREES TO LIMIT THE LIABILITY OF THE DESIGN TEAM TO THE OWNER OF THE PROJECT FOR ALL CLAIMS LOSSES DAMAGES OR ANY NATURE WHATSOEVER OR CLAIMS OF EXPENSES FOR ANY SUCH ITEMS TO THE DESIGN TEAMS TOTAL COMPENSATION FOR SERVICES RENDERED HEREIN

FOR DIMENSIONS NOT SHOWN OR IN QUESTION THE CONTRACTOR MUST REQUEST IN WRITING THE CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING

CONTRACTOR WILL VERIFY ALL EXISTING CONDITIONS IN THE FIELD ANY DISCREPANCIES WILL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM

INFORMATION CONTAINED ON THESE DRAWINGS IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK EVERY ATTEMPT HAS BEEN MADE TO PROVIDE A COMPLETE AND ACCURATE REPRESENTATION OF SUCH CONDITIONS

WHEN THE DESIGN TEAMS DRAWINGS ARE IN CONFLICT WITH THE ENGINEERING AND CONSULTANTS DRAWINGS THE GENERAL CONTRACTOR MUST REQUEST IN WRITING CLARIFICATION FROM THE DESIGN TEAM BEFORE PROCEEDING WITH ANY CONSTRUCTION



SHEET INDEX

- GENERAL
A0.00 COVER SHEET & SITE PLAN
ARCHITECTURE
A1.00 SITE PLAN
A2.00 DEMOLITION PLAN
A3.00 FLOOR PLAN
A4.00 ROOF PLAN
A5.00 BUILDING ELEVATIONS
A5.01 BUILDING ELEVATIONS
A6.00 SECTIONS
A7.00 DOOR SCHEDULE & MISC DETAILS
A7.1 TYPICAL WALL/DOOR/WINDOW DETAILS
A7.2 TYPICAL DETAIL

Grand total: 10

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
(CGBSC)`

PROJECT DATA

ADDRESS:	6742 Highland Avenue, Buena Park, CA
APN:	276-272-07
TRACT:	17
PROPERTY TYPE:	Residential
TYPE OF CONTRUCTION:	TYPE V-RESIDENCE 1 STORY
ZONING:	RS-6
SITE:	10507.5 SQFT
HEIGHT:	15'-6"

LOT COVERAGE CALCULATION

EXISTING LOT SIZE	10,507 SQ.FT
EXISTING SINGLE STORY FAMILY DWELLING	962 SQFT
EXISTING ENTRY PORCH	92 SQFT
CONVERTED ADU	440 SQ.FT.
ROOM ADDITION	150 SQ.FT.
REAR PORCH	250 SQ.FT.
TOTAL	1894 SQ.FT.
PERCENTAGE LOT COVERAGE	18.02%

VICINITY MAP

SCOPE OF WORK

ï Extending existing room to include bathroom and closet

ïi ADU has been approved under a separate application number ADU-25-16.

AZY DESIGN

CLIENT

BRUCE DEN HARTOG
6742 Highland Ave, unit a (main dwelling ROOM ADDITION)

Park, CA

TEL: ----------

EMAIL: ----------

CONSULTANTS

PROJECT DESIGNER

Ahmet Yerdeyatar

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STRUCTURAL ENGINEER

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ISSUES

No.	Submittal	Date

RECEIVED
AUG 21 2025
PLANNING DIV

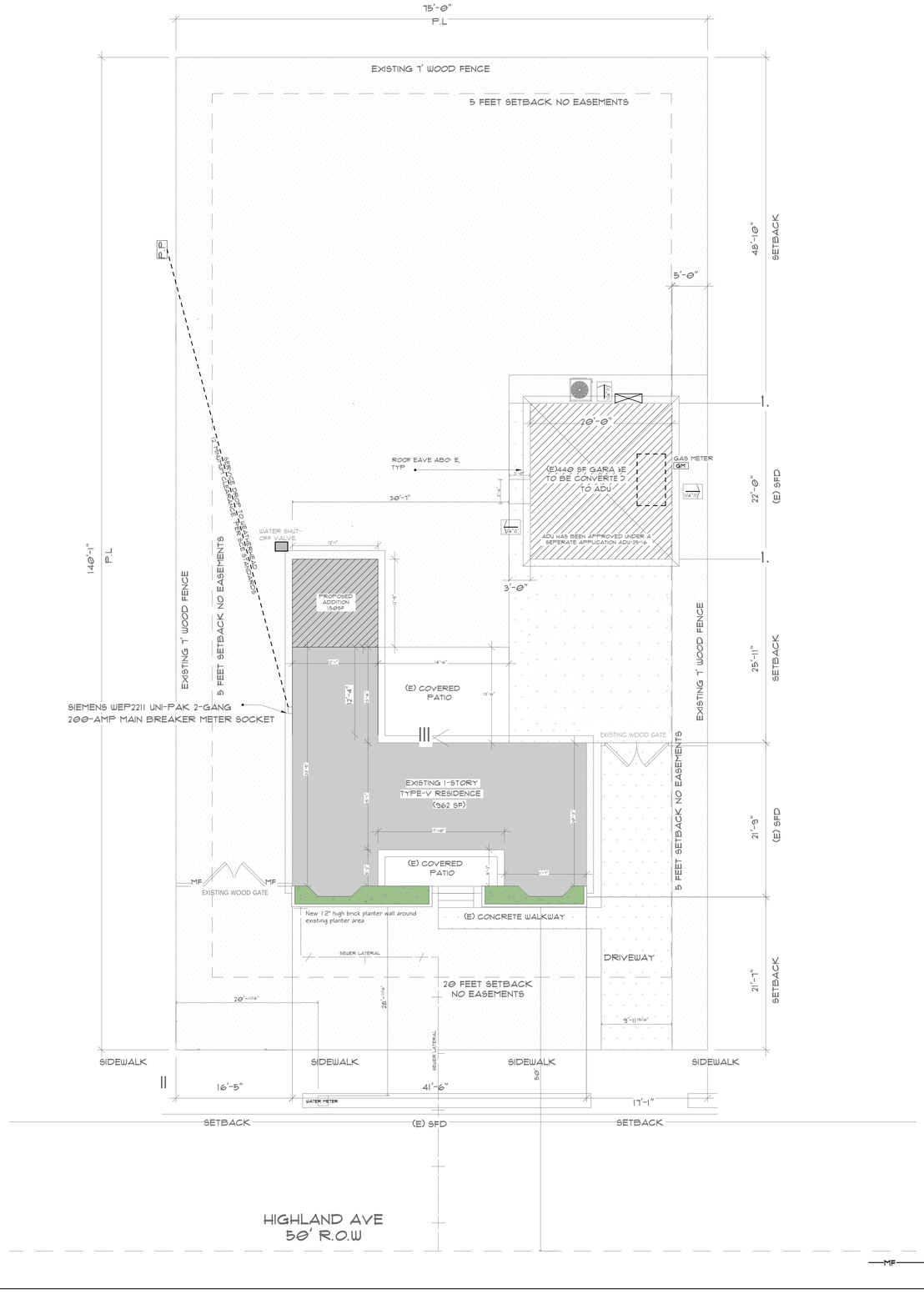
SP-25-7

N.T.S

JOB NUMBER

COVER SHEET

A0.00



GENERAL NOTES

1. DIG ALERT 811 [GOV 4216]. PRIOR TO ANY EXCAVATION THE EXCAVATOR SHALL 3RD AVE3RD AVEDEMARCATE THE AREA TO BE EXCAVATEDAND NOTIFY THE REGIONAL NOTIFICATION CENTER (DIG ALERT 811) AS REQUIRED BY AND IN COMPLIANCE WITH SECTION 4216 OF PROJECTPROJECT THE STATEOF CALIFORNIA GOVERNMENT CODE.
2. STORMWATERMANAGEMENT AND EROSION CONTROL [CRC R300.1 AND CGBSC 4.106]. 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 STORMWATERDRAINAGE AND CONTROL EROSION DURING CONSTRUCTION IN ACCORDANCE WITH CGBSC 4.106.
3. STREET ADDRESS [CRC R319; CBC 502]. WHERE A NEW STREET ADDRESS IS REQUIRED BY THE CITY FOR THE PROPOSED BUILDING, PROVIDE LEGIBLE ADDRESS IDENTIFICATION SIGNAGE AS REQUIRED BY AND IN COMPLIANCE WITH CRC R319.
4. 4. MWELO. WHERE NEW LANDSCAPE AREA EXCEEDS 500 SF OR REHABILITATING MORE THAN 2,500 SF OF EXISTING LANDSCAPE AREA AS A PART OF THE PROJECT THE PROJECT MAY BE SUBJECT TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLEASE CHECK WITH THE JURISDICTION.
5. SEE DRAWINGS IN E1.0 AND P1.0 FOR MORE INFORMATION REGARDING THE ELECTRICAL AND PLUMBING

AZY
DESIGN

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BRUCE DEN HARTOG
6742 HIGHLAND AVE, UNIT A (MAIN DWELLING ROOM ADDITION)

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EMAIL: ----------

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ISSUES

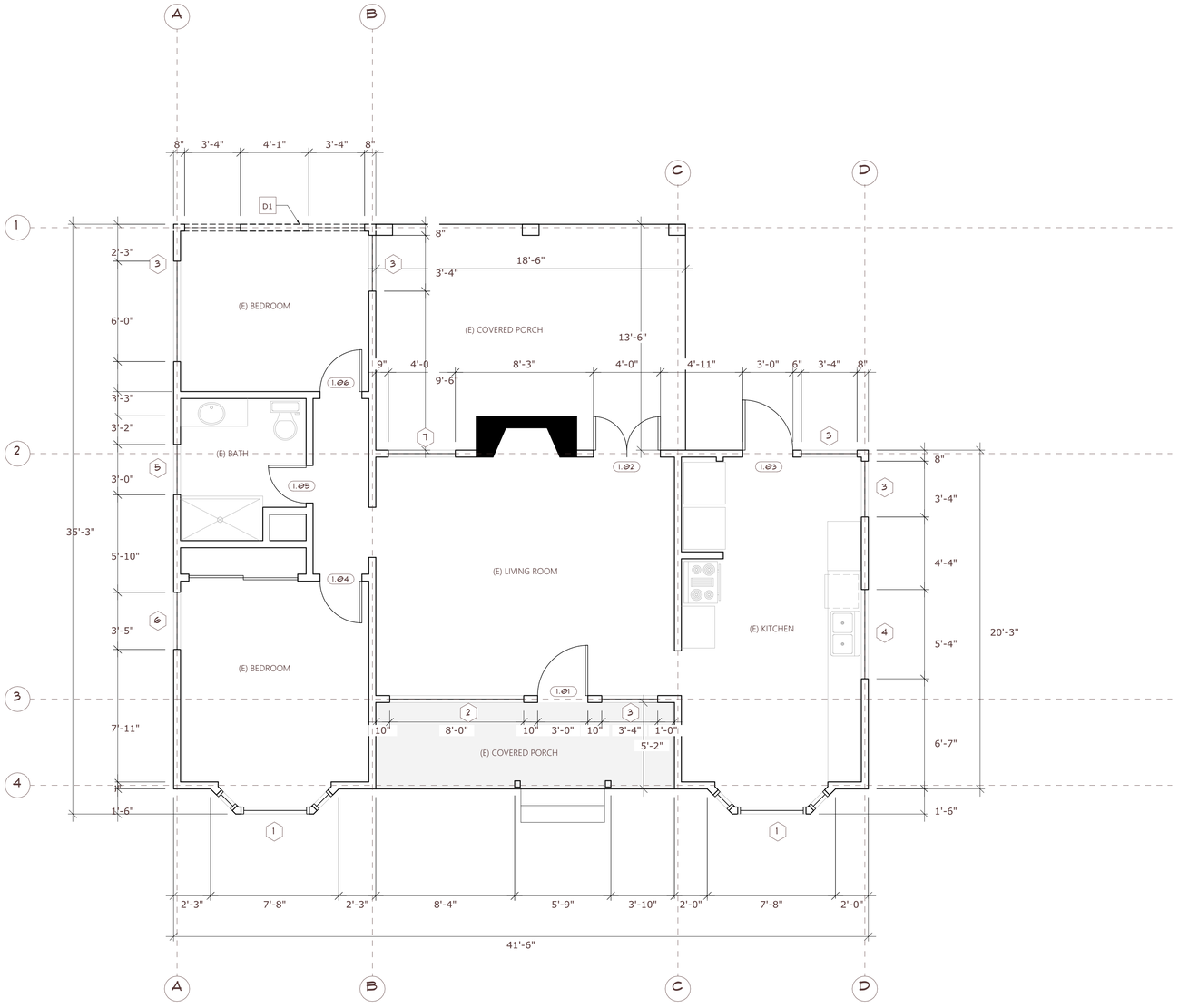
NO.	SUBMITTAL	DATE

1/8"=1'-0"

JOB NUMBER

SITE PLAN

A1.00



DEMOLITION PLAN

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
2. SEE UTILITY NOTES IN A0.04 & A0.05 FOR MECHANICAL, ELECTRICAL AND PLUMBING MORE REQUIREMENTS.
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
4. KITCHEN SINKS, LAVATORIES,BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATERAND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
5. ALL LUMINAIRES SHALL BE SHOWN AS HIGH-EFFICACY LUMINAIRES IN COMPLIANCE WITH CENC TABLE 150.0-A, EXCEPT AS PROVIDED FOR NIGHT LIGHTS, STEP LIGHTS AND PATHLIGHTS [CENC 150.0(K)1E] AND LUMINAIRES IN DRAWERS, CABINETS, AND LINEN CLOSETS AS PROVIDED FOR IN CENC 150.0(K)1I— NO OTHER EXCEPTIONS ARE PERMITTED. SEE UTILITY NOTES IN A 0.04 FOR TABLE 150.0-A FOR HIGH EFFICACY LIGHTS
6. PROVIDE WEATHER PROOF ENCLOSURES AND GFCI PROTECTED FOR ALL EXTERIOR OUTLETS.

DEMOLITION KEYNOTE

D1 DEMOLISH EXISTING BACK WALL, DOORS, WINDOWS AND RELATED EQUIPMENTS, AND CEILING JOISTS. PROVIDE THE TEMPORARY SUPPORTS FOR THE NEW STRUCTURAL PREPARATION, SEE STRUCTURAL FOR MORE INFORMATION.

PROPOSED KEYNOTE

C7 PROVIDE AND INSTALL THE SHOWER AREA TEMPERED GLASS SLIDING SHOWER DOOR AND GLASS PARTITION. SEE GENERAL NOTE 5,6,7 UNDER PLUMBING SYSTEMS IN A0.05. CONFIRM THE LOCATION OF THE NITCH WITH OWNER. THE NITCH CAN NOT BE INSTALLEDON THE FIRE RATED WALL.

C8 PROVIDE AND INSTALL THE SINK WITH BASE CABINET AND MEDICINE CABINET WITH MIRROR.

C9 NEW FRAMED FLOOR, SEE STRUCTURAL FOR DETAIL.

C12 PROVIDE AND INSTALL EXHUST VENT CAP ON THE ROOF

LEGEND

F1 6 INCH ROUND DIMMABLE LED RECESSED LIGHT SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS IN E1.0.

F3 WALL UP AND DOWN LED SCONCE (OUTDOOR LIGHTS SHALL BE WITH AUTOMATIC TIME SWITCH AS WELL AS PHOTOCELL) CONTROLLED BY THE SWITCH INSIDE ADU. SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS IN E1.0.

F4 6" CANNED LIGHT

F2 GARAGE FLUORESCENT CEILING MOUNTED LIGHT, SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS IN E1.0.

F6 LINEAR LED LIGHT UNDER KITCHEN UP CABINET CONTROLLED BY LIGHT SWITCH, SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS IN E1.0

SD SMOKE DETECTOR, SEE UTILITY NOTES UNDER ELECTRICAL SYSTEMS IN A0.04.

CM CARBON MONOXIDE ALARM, SEE LEGEND UNDER ELECTRICAL SYSTEMS IN E1.0

C OUTDOOR WATER HOSE.

G 20 AMP DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET@12" A.F.F.U.O.N SEE GENERL NOTE 6 ABOVE FOR OUTDOOR OUTLET.

DUPLEX ELECTRICAL ARC FAULT CIRCUIT INTERRUPTER OUTLET WALL MOUNTED@12'A.F.F. U.O.N

CEILING ENERGY STAR EXHAUST FAN WITH HUMSTAT AND DIMMABLE LIGHT COMBO, UNIT SHALL DELIVER AT LEAST 110 CFM.

NEW PARTITION/ELEMENTS

DEMOLISHED PARTITION/ELEMENTS

EXISTING PARTITION/ELEMENTS

1HR FIRE RATED + STC 50, PARTITION, SEE 6/A7.2 & 7/A7.1

1HR FIRE RATED PARTITION, SEE 7/A7.1

1 MANUAL ON/OFF LIGHT SWITCH

$D DIMMABLE LIGHT SWITCH

$M VACANCY OR OCCUPANCY SENSOR WITH AUTOMATIC OFF FUNCTION LIGHT SWITCH

X.XX DOOR TAG, SEE A7.00.

X WINDOW TAG, SEE A7.00.

GYP.BD CEILING, 8'-0" HIGH FROM FINISH FLOOR

3'-0" MIN. LANDING OR SIMILAR HARD SURFACE@EXTERIOR DOOR, SEE SITE PLAN IN A1.00 FOR MORE INFO.

WALL TYPES

A INTERIOR PARTITION WALL, 2X 4 WD.STUD@16" O.C. 5/8" GYP.BD@NON-RESTROOM SIDE, 5/8" WATER RESISTANT CEMENT BOARD@RESTROOM SIDE. SEE DETAIL IN 6A5.06.

B INTERIOR PLUMBING PARTITION WALL, 2X 4 WD.STUD@16" O.C. 1" AIR GAP, 5/8", 2X 4 WD.STUD@16" O.C.GYP.BD@NON-RESTROOM SIDE, 5/8" WATER RESISTANT CEMENT BOARD@RESTROOM SIDE. SEE DETAIL IN 6A5.06.

C EXTERIOR WALL, 2X 4 WD.STUD@16" O.C. 5/8" GYP.BD BOTH SIDES, EXTERIOR STUCCO & SHEATHING, SEE DETAIL IN 7/A5.06. 1 HR RATED WALL, SEE LEGEND AND 7/A5.06.

D EXTERIOR WALL, 2X 4 WD.STUD@16" O.C. 5/8" GYP.BD BOTH SIDES, EXTERIOR STUCCO & SHEATHING, SEE DETAIL IN 7/A5.06.

AZY DESIGN

CLIENT

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EMAIL: ----------

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ISSUES

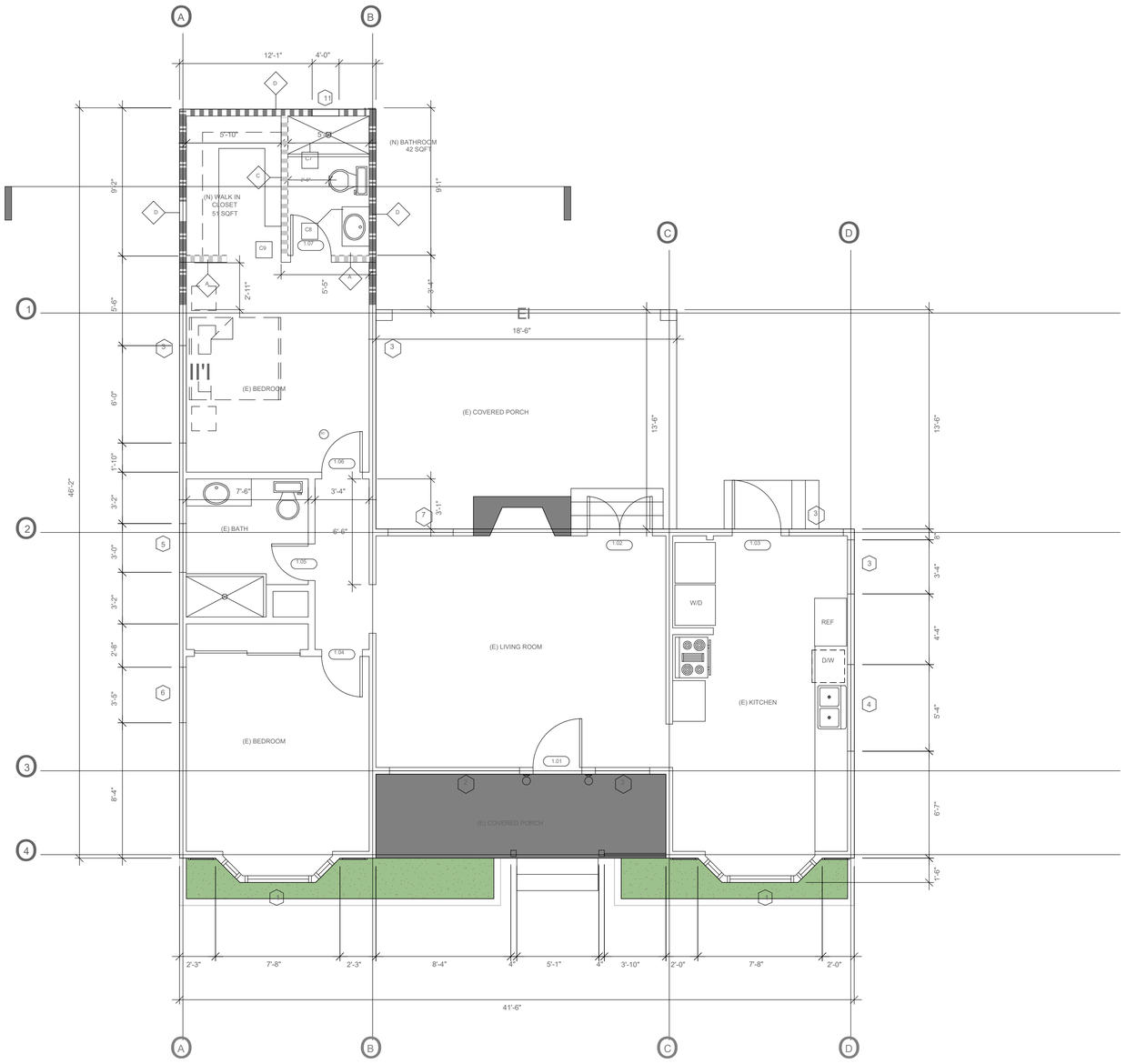
NO.	SUBMITTAL	DATE

1/4"=1'-0"

JOB NUMBER

DEMOLITION AND EXISTING FLOOR PLAN

A2.00



GROUND FLOOR PLAN

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
2. SEE UTILITY NOTES IN A0.04 & A0.05 FOR MECHANICAL, ELECTRICAL AND PLUMBING MORE REQUIREMENTS.
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)
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6. PROVIDE WEATHER PROOF ENCLOSURES AND GFCI PROTECTED FOR ALL EXTERIOR OUTLETS.

DEMOLITION KEYNOTE

D1	DEMOLISH EXISTING BACK WALL, DOORS, WINDOWS AND RELATED EQUIPMENTS, AND CEILING JOISTS. PROVIDE THE TEMPORARY SUPPORTS FOR THE NEW STRUCTURAL PREPARATION, SEE STRUCTURAL FOR MORE INFORMATION.

PROPOSED KEYNOTE

C7	PROVIDE AND INSTALL THE SHOWER AREA TEMPERED GLASS SLIDING SHOWER DOOR AND GLASS PARTITION. SEE GENERAL NOTE 5,6,7 UNDER PLUMBING SYSTEMS IN A0.05. CONFIRM THE LOCATION OF THE NITCH WITH OWNER. THE NITCH CAN NOT BE INSTALLEDON THE FIRE RATED WALL.
C8	PROVIDE AND INSTALL THE SINK WITH BASE CABINET AND MEDICINE CABINET WITH MIRROR.
C9	NEW FRAMED FLOOR, SEE STRUCTURAL FOR DETAIL.
C12	PROVIDE AND INSTALL EXHUST VENT CAP ON THE ROOF

LEGEND

F1	6 INCH ROUND DIMMABLE LED RECESSED LIGHT SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS E1.0
F3	WALL UP AND DOWN LED SCONCE (OUTDOOR LIGHTS SHALL BE WITH AUTOMATIC TIME SWITCH AS WELL AS PHOTOCELL) CONTROLLED BY THE SWITCH INSIDE ADU. SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS E1.0
F4	6" CANNED LIGHT
F2	GARAGE FLUORESCENT CEILING MOUNTED LIGHT, SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS E1.0
F6	LINEAR LED LIGHT UNDER KITCHEN UP CABINET CONTROLLED BY LIGHT SWITCH, SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS E1.0
SD	SMOKE DETECTOR, SEE UTILITY NOTES UNDER ELECTRICAL SYSTEMS IN A0.04.
CM	CARBON MONOXIDE ALARM, SEE LEGENDUNDER ELECTRICAL SYSTEMS IN E1.0
C	OUTDOOR WATER HOSE.
G	20 AMP DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET@12" A.F.F. U.O.N SEE GENERL NOTE 6 ABOVE FOR OUTDOOR OUTLET.
	DUPLEX ELECTRICAL ARC FAULT CIRCUIT INTERRUPTER OUTLET WALL MOUNTED@12"A.F.F. U.O.N
	CEILING ENERGY STAR EXHAUST FAN WITH HUMISTAT AND DIMMABLE LIGHT COMBO, UNIT SHALL DELIVER AT LEAST 110 CFM
	NEW PARTITION/ELEMENTS
	DEMOLISHED PARTITION/ELEMENTS
	EXISTING PARTITION/ELEMENTS
	1HR FIRE RATED + STC 50, PARTITION, SEE 6/A7.2 & 7/A7.1
	1HR FIRE RATED PARTITION, SEE 7/A7.1

$	MANUAL ON/OFF LIGHT SWITCH
$D	DIMMABLE LIGHT SWITCH
$M	VACANCY OR OCCUPANCY SENSOR WITH AUTOMATIC OFF FUNCTION LIGHT SWITCH
x.xx	DOOR TAG, SEE A7.00.
x	WINDOW TAG, SEE A7.00.
	GYP.BD CEILING, 8'-0" HIGH FROM FINISH FLOOR
3'-0" MIN.	3'-0" MIN. LANDING OR SIMILAR HARD SURFACE@EXTERIOR DOOR, SEE SITE PLAN IN A1.00 FOR MORE INFO.

WALL TYPES

A	INTERIOR PARTITION WALL, 2X 4 WD.STUD@16" O.C. 5/8" GYP.BD@NON-RESTROOM SIDE, 5/8" WATER RESISTANT CEMENT BOARD@RESTROOM SIDE. SEE DETAIL IN 6A5.06.
B	INTERIOR PLUMBING PARTITION WALL, 2X 4 WD.STUD@16" O.C. 1" AIR GAP, 5/8", 2X 4 WD.STUD@16" O.C.GYP.BD@NON-RESTROOM SIDE, 5/8" WATER RESISTANT CEMENT BOARD@RESTROOM SIDE. SEE DETAIL IN 6A5.06.
C	EXTERIOR WALL, 2X 4 WD.STUD@16" O.C. 5/8" GYP.BD BOTH SIDES, EXTERIOR STUCCO & SHEATHING, SEE DETAIL IN 7/A5.06. 1 HR RATED WALL, SEE LEGEND AND 7/A5.06.
D	EXTERIOR WALL, 2X 4 WD.STUD@16" O.C. 5/8" GYP.BD BOTH SIDES, EXTERIOR STUCCO & SHEATHING, SEE DETAIL IN 7/A5.06.

AZY DESIGN

CLIENT

BRUCE DEN HARTOG
6742 Highland Ave, unit a (main dwelling ROOM ADDITION)

TEL: ----------
EMAIL: ----------

CONSULTANTS

PROJECT DESIGNER

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ISSUES

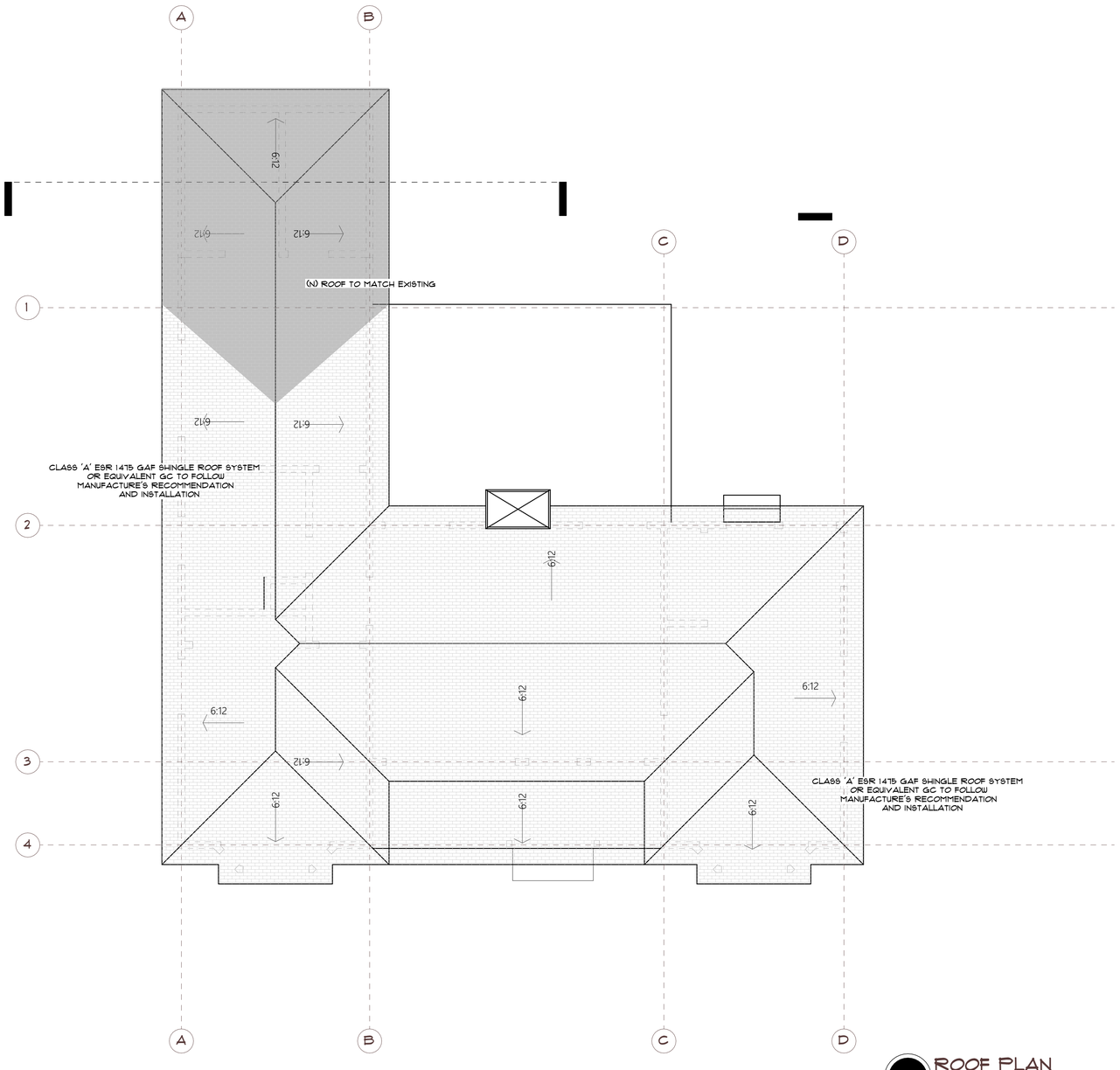
No.	Submittal	Date

1/4"=1'-0"

JOB NUMBER

FLOOR PLAN

A3.00



ROOF PLAN

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

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
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3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)
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6. PROVIDE WEATHER PROOF ENCLOSURES AND GFCI PROTECTED FOR ALL EXTERIOR OUTLETS.

DEMOLITION KEYNOTE

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PROPOSED KEYNOTE

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C8 PROVIDE AND INSTALL THE SINK WITH BASE CABINET AND MEDICINE CABINET WITH MIRROR.

C9 NEW FRAMED FLOOR, SEE STRUCTURAL FOR DETAIL.

C12 PROVIDE AND INSTALL EXHUST VENT CAP ON THE ROOF

LEGEND

F1 6 INCH ROUND DIMMABLE LED RECESSED LIGHT SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS IN E1.0.

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F2 GARAGE FLUORESCENT CEILING MOUNTED LIGHT, SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS IN E1.0.

F6 LINEAR LED LIGHT UNDER KITCHEN UP CABINET CONTROLLED BY LIGHT SWITCH, SEE UTILITY NOTES IN GENREAL 10 UNDER ELECTRICAL SYSTEMS IN E1.0

SD SMOKE DETECTOR, SEE UTILITY NOTES UNDER ELECTRICAL SYSTEMS IN A0.04.

CM CARBON MONOXIDE ALARM, SEE LEGEND UNDER ELECTRICAL SYSTEMS IN E1.0

C OUTDOOR WATER HOSE.

G 20 AMP DUPLEX GROUND FAULT CIRCUIT INTERRUPTER OUTLET@12" A.F.F.U.O.N SEE GENERL NOTE 6 ABOVE FOR OUTDOOR OUTLET.

DUPLEX ELECTRICAL ARC FAULT CIRCUIT INTERRUPTER OUTLET WALL MOUNTED@12"A.F.F. U.O.N

CEILING ENERGY STAR EXHAUST FAN WITH HUMISTAT AND DIMMABLE LIGHT COMBO, UNIT SHALL DELIVER AT LEAST 110 CFM

NEW PARTITION/ELEMENTS

DEMOLISHED PARTITION/ELEMENTS

EXISTING PARTITION/ELEMENTS

1HR FIRE RATED + STC 50, PARTITION, SEE 6/A7.2 & 7/A7.1

1HR FIRE RATED PARTITION, SEE 7/A7.1

$ MANUAL ON/OFF LIGHT SWITCH

$D DIMMABLE LIGHT SWITCH

$VM VACANCY OR OCCUPANCY SENSOR WITH AUTOMATIC OFF FUNCTION LIGHT SWITCH

X.XX DOOR TAG, SEE A7.00.

X WINDOW TAG, SEE A7.00.

GYP.BD CEILING, 8'-0" HIGH FROM FINISH FLOOR

3'-0" MIN. LANDING OR SIMILAR HARD SURFACE@EXTERIOR DOOR, SEE SITE PLAN IN A1.00 FOR MORE INFO.

WALL TYPES

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AZY DESIGN

CLIENT

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EMAIL: ----------

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ISSUES

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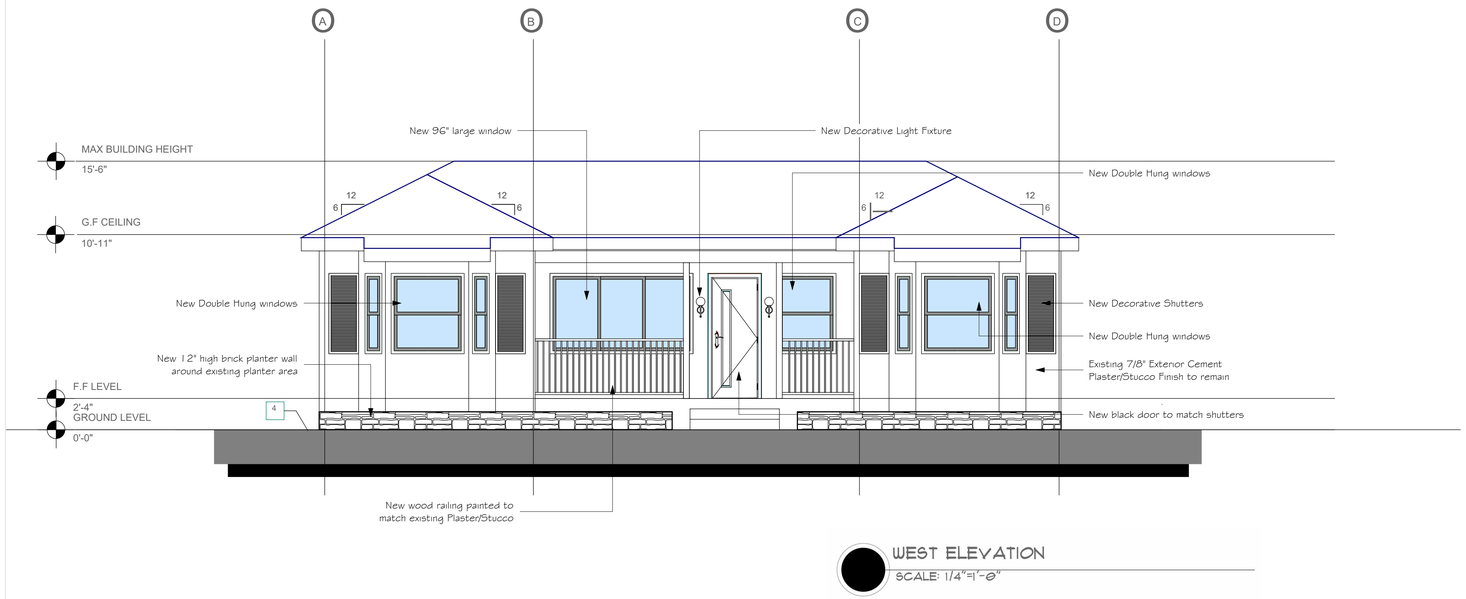
1/4"=1'-0"

JOB NUMBER

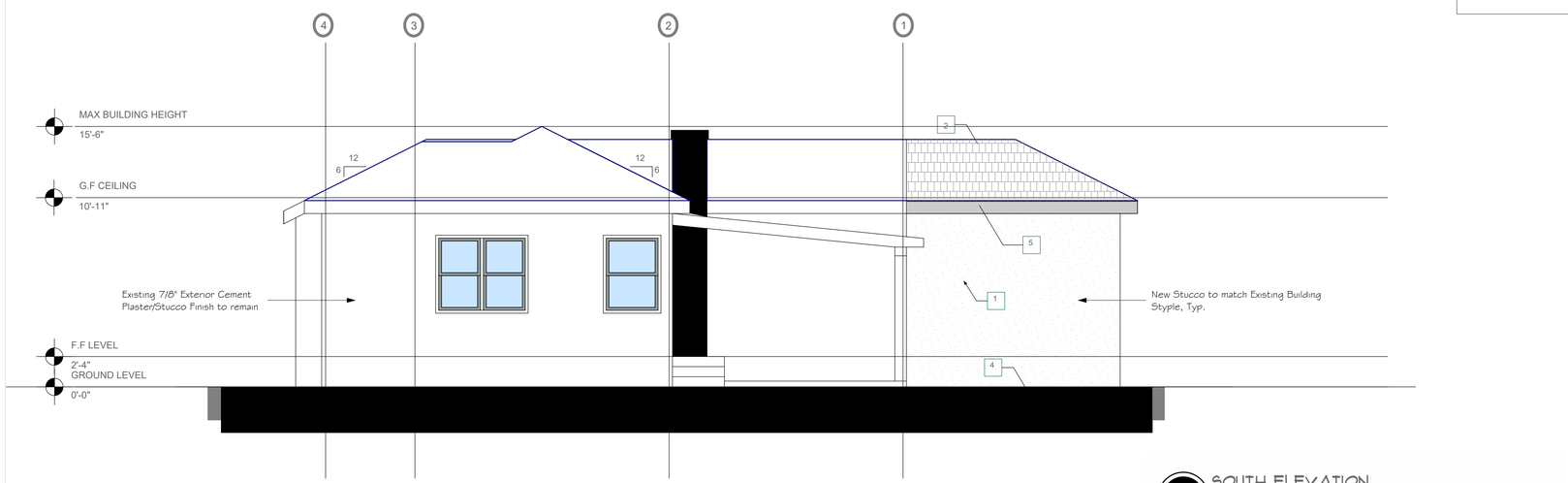
ROOF PLAN

A4.00



WEST ELEVATION

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



SOUTH ELEVATION

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

GENERAL NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ENERGY EFFICIENT, ARCHITECTURALLY INTEGRATED, DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES, AND SHIELDED OR RECESSED TO CONFINE GLARE AND REFLECTIONS TO THE SUBJECT SITE.
2. P.L. = PROPERTY LINE, SFD = SINGLE FAMILY DWELLING, ADU = ASSISTIVE DEWELLING UNIT
3. SEE DOOR AND WINDOW SCHEDULE IN A5.01 FOR FURTHER INFORMATION.
4. SEE REFLECTED CEILING PLAN IN A1.21 FOR THE OUTDOOR LIGHT INFORMATIN

KEYNOTES

1. 7/8" Exterior Cement Plaster/ Stucco Finish Over 2 - Layers Of Grade 'D' Paper Backed Metal Lath (Match Existing) Merlex P-174 Desert Beige
2. MALARKEY ASPHALT SHINGLES STORM GREY (MATCH EXISTING) OR EQUAL CLASS 'A' OVER ONE LAYER OF 30# FELT UNDERLAYMENT
4. Finish Grade
5. 2 x 8 Fascia (Paint Finish White) Match Existing

All finishes on existing and unmodified walls to remain the same.

AZY DESIGN

CLIENT

BRUCE DEN HARTOG
6742 Highland Ave, unit a (main dwelling ROOM ADDITION)

TEL: ----------
EMAIL: ----------

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ISSUES

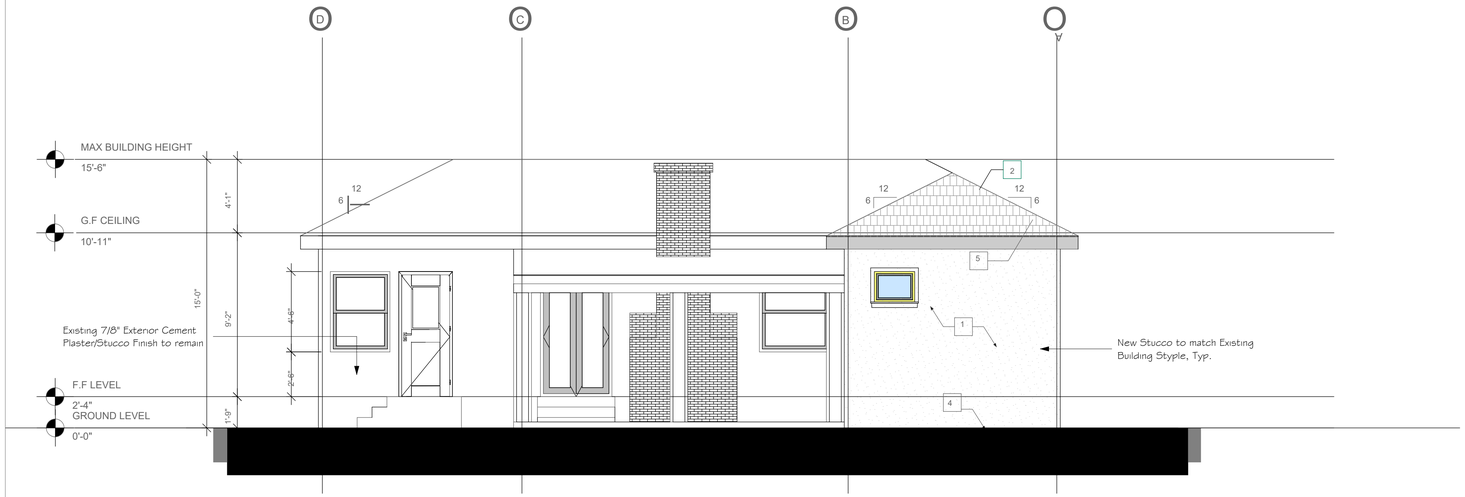
No.	Submittal	Date

1/4"=1'-0"

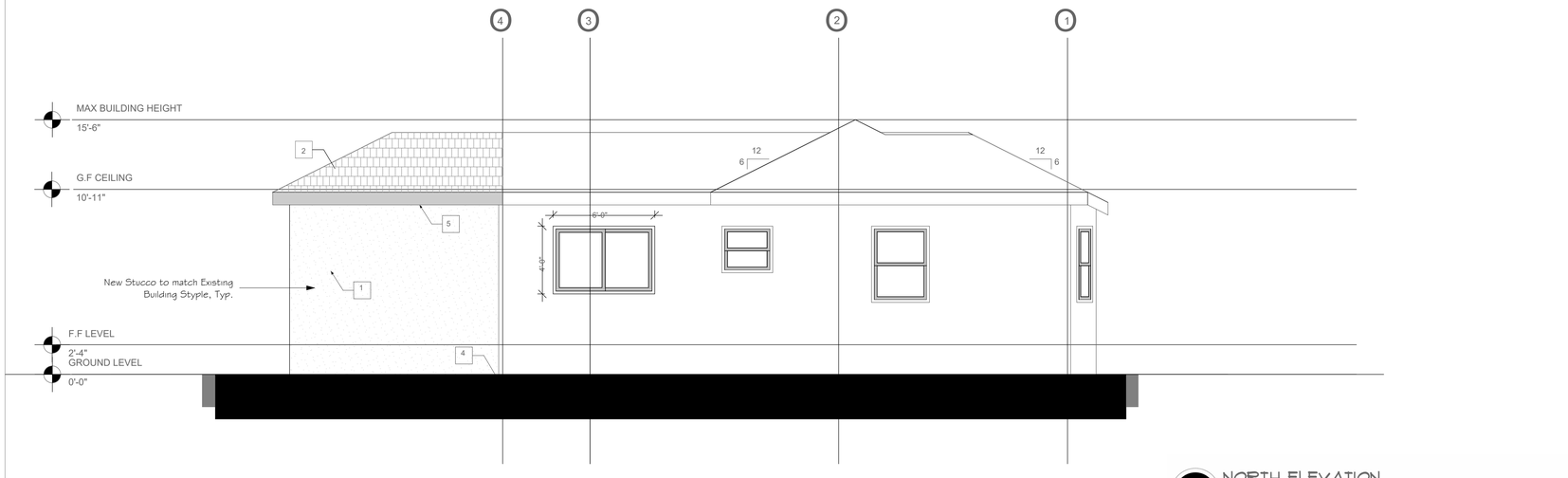
JOB NUMBER

ELEVATIONS

A5.00



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



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

GENERAL NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ENERGY EFFICIENT, ARCHITECTURALLY INTEGRATED, DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES, AND SHIELDED OR RECESSED TO CONFINE GLARE AND REFLECTIONS TO THE SUBJECT SITE.
2. P.L. = PROPERTY LINE, SFD = SINGLE FAMILY DWELLING, ADU = ASSISTIVE DEWELLING UNIT
3. SEE DOOR AND WINDOW SCHEDULE IN A5.01 FOR FURTHER INFORMATION.
4. SEE REFLECTED CEILING PLAN IN A1.21 FOR THE OUTDOOR LIGHT INFORMATIN

KEYNOTES

1	7/8" Exterior Cement Plaster/ Stucco Finish Over 2 - Layers Of Grade 'D' Paper Backed Metal Lath (Match Existing) Merlex P-174 Desert Beige
2	MALARKEY ASPHALT SHINGLES STORM GREY (MATCH EXISTING) OR EQUAL CLASS 'A' OVER ONE LAYER OF 30# FELT UNDERLAYMENT
4	Finish Grade
5	2 x 8 Fascia (Paint Finish White) Match Existing

All finishes on existing and unmodified walls to remain the same.

AZY DESIGN

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ISSUES

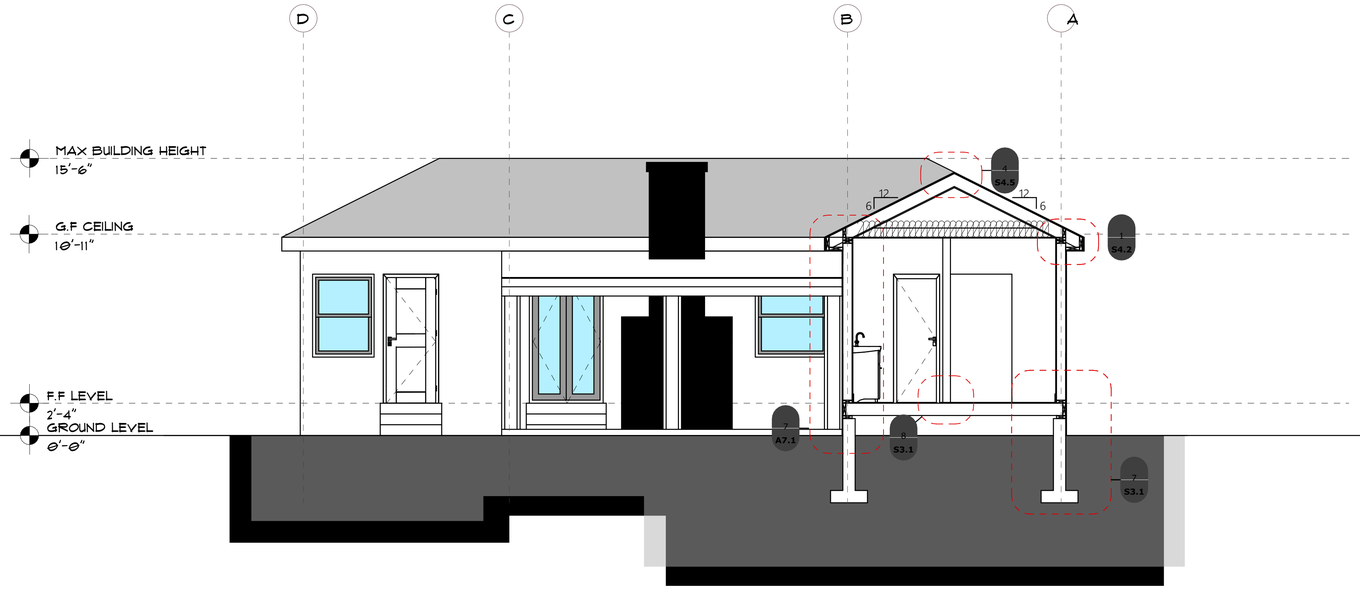
No.	Submittal	Date

1/4"=1'-0"

JOB NUMBER

ELEVATIONS

A5.01



SECTION X-X

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

GENERAL NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ENERGY EFFICIENT, ARCHITECTURALLY INTEGRATED, DIRECTED DOWNWARD AND AWAYFROM ADJACENT PROPERTIES, AND SHIELDED OR RECESSED TO CONFINE GLARE AND REFLECTIONS TO THE SUBJECT SITE.
2. P.L. = PROPERTY LINE, SFD = SINGLE FAMILYDWELLING, ADU = ASSISTIVE DEWELLING UNIT
3. SEE DOOR AND WINDOW SCHEDULE IN A5.01 FOR FURTHER INFORMATION.
4. SEE REFLECTED CEILING PLAN IN A1.21 FOR THE OUTDOOR LIGHT INFORMATIN

KEYNOTES

1. 7/8" Exterior Cement Plaster/ Stucco Finish Over 2 - Layers Of Grade 'D' Paper Backed Metal Lath (Match Existing) Merlex P-174 Desert Beige
2. MALARKEY ASPHALT SHINGLES STORM GREY (MATCH EXISTING) OR EQUAL CLASS 'A' OVER ONE LAYER OF 30# FELT UNDERLAYMENT
3. 26 Gauge Metal Weep Screed
4. Finish Grade
5. 2 x 8 Fascia (Paint Finish White) Match Existing
6. 18" X 9" Half Round Dormer Louvre Vent With 1/4" Wire Mesh
7. El Dorado Flagstone Veneer Finish (Or Equal)

AZY DESIGN

CLIENT

BRUCE DEN HARTOG

6742 HIGHLAND AVE, UNIT A (MAIN DWELLING ROOM ADDITION)

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ISSUES

NO.	SUBMITTAL	DATE

1/4"=1'-0"

JOB NUMBER

SECTION

A6.00

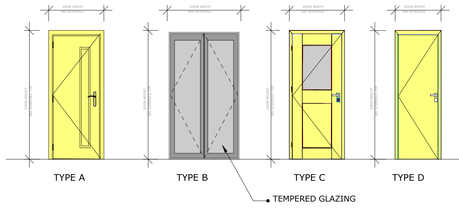
DOOR SCHEDULE

DOOR	WIDTH	HEIGHT	THK	NOTES	DOOR STATE	HEAD DETAILS	JAMB DETAILS	SILL DETAIL	DOOR TYPE
FIRST LEVEL									
1.01	3'-0"	7'-0"		U=0.3 MAX. AND SHGC=0.22 MAX. TEMPERED GLAZING	EXISTING	3/A5.06	2/A5.06	2B/A5.01	TYPE A
1.02	4'-0"	7'-0"		U=0.3 MAX. AND SHGC=0.22 MAX. TEMPERED GLAZING	EXISTING	3/A5.06	2/A5.06	2A/A5.01	TYPE B
1.03	2'-8"	7'-0"		U=0.3 MAX. AND SHGC=0.22 MAX. TEMPERED GLAZING	EXISTING	3/A5.06	2/A5.06	2B/A5.01	TYPE C
1.04	2'-6"	7'-0"		U=0.3 MAX. AND SHGC=0.22 MAX.	EXISTING	4/A5.06	5/A5.06	2D/A5.01	TYPE D
1.05	4'-4"	7'-0"		U=0.3 MAX. AND SHGC=0.22 MAX.	EXISTING	4/A5.06	5/A5.06	2C/A5.01	TYPE D
1.06	2'-6"	7'-0"		U=0.3 MAX. AND SHGC=0.22 MAX.	EXISTING	4/A5.06	5/A5.06	2D/A5.01	TYPE D
1.07	2'-6"	7'-0"		U=0.3 MAX. AND SHGC=0.22 MAX.	NEW	4/A5.06	5/A5.06	2C/A5.01	TYPE D

NOTE:
1. THE EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT REQUIRING A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.

2. THE TEMPORARY NFRC LABEL IDENTIFYING THE U-FACTOR AND SHGC DISPLAYED ON WINDOWS AND GLAZED DOORS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED

DOOR NOTE:
A. AT LEAST ONE DOOR SHALL BE 36" WIDE BY 80" HIGH (R311.2)
B. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS (R311.2)
C. ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING
SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIR AND LANDINGS. (R311.3.1)
D. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
E. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS. (R311.7.6)
F. GLAZING IN SLIDING DOORS SHALL BE A MINIMUM CATEGORY CLASSIFICATION OF 1 (CPSC 16 CFR 1201) AND II (CPSC 16 CFR 1201) WHEN MORE THAN 9 SQUARE FEET OR SLIDING.



GLAZING NOTE:

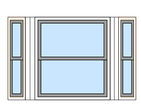
TEMPERED GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS AS IDENTIFIED IN CRC R308.4. HAZARDOUS LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

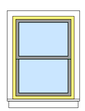
A. GLAZING IN ALL DOORS
B. GLAZING IN BATH AND SHOWER ENCLOSURES
C. GLAZING WITHIN A 24" ARC OF A DOOR EDGE
D. PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR,
E. ALL GLAZING IN GUARDRAILS
F. GLAZING 5 FT FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE

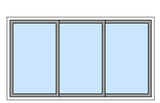
WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	DESCRIPTION	PHASE CREATED	PHASE DEMOLISHED	TYPE COUNT	WINDOW STATE	GLAZING MATERIAL	WINDOW TYPE
1	6'-11"	4'-6"	3/A5.07	2/A5.07	1/A5.07	(E) U=0.3 MAX. AND SHGC=0.22 MAX. BAY VINYL WINDOW SQUARE WOOD TRIM PAINTED WHITE	**NEW**	TEMPERED	TYPE A
2	8'-0"	4'-6"	3/A5.07	2/A5.07	1/A5.07	(E) U=0.3 MAX. AND SHGC=0.22 MAX. SLIDING VINYL WINDOW SQUARE WOOD TRIM PAINTED WHITE	**NEW**	TEMPERED	TYPE C
3	3'-4"	4'-6"	3/A5.07	2/A5.07	1/A5.07	(E) U=0.3 MAX. AND SHGC=0.22 MAX. SINGLE HUNG VINYL WINDOW SQUARE WOOD TRIM PAINTED WHITE	EXISTING	TEMPERED	TYPE B
4	5'-4"	4'-6"	3/A5.07	2/A5.07	1/A5.07	(E) U=0.3 MAX. AND SHGC=0.22 MAX. SINGLE HUNG VINYL WINDOW SQUARE WOOD TRIM PAINTED WHITE	EXISTING	TEMPERED	TYPE B
5	3'-0"	3'-0"	3/A5.07	2/A5.07	1/A5.07	(E) U=0.3 MAX. AND SHGC=0.22 MAX. SINGLE HUNG VINYL WINDOW SQUARE WOOD TRIM PAINTED WHITE	EXISTING	TEMPERED	TYPE B
6	3'-5"	4'-6"	3/A5.07	2/A5.07	1/A5.07	(E) U=0.3 MAX. AND SHGC=0.22 MAX. SINGLE HUNG VINYL WINDOW SQUARE WOOD TRIM PAINTED WHITE	EXISTING	TEMPERED	TYPE B
7	4'-0"	4'-6"	3/A5.07	2/A5.07	1/A5.07	(E) U=0.3 MAX. AND SHGC=0.22 MAX. SINGLE HUNG VINYL WINDOW SQUARE WOOD TRIM PAINTED WHITE	EXISTING	TEMPERED	TYPE B
11	4'-0"	2'-0"	3/A5.07	2/A5.07	1/A5.07	(N) U=0.3 MAX. AND SHGC=0.22 MAX. SINGLE HUNG VINYL WINDOW SQUARE WOOD TRIM PAINTED WHITE	NEW	TEMPERED	TYPE D

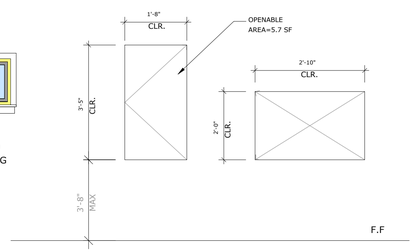
1. ALL WINDOWS TO BE TEMPERED GLAZING AND U=0.3 MAX. SHGC=0.22 MAX
2. THE TEMPORARY NFRC LABEL IDENTIFYING THE U-FACTOR AND SHGC DISPLAYED ON WINDOWS, GLAZED DOORS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION


TYPE A
BAY WINDOW


TYPE B
SINGLE HUNG


TYPE C
SLIDING WINDOW

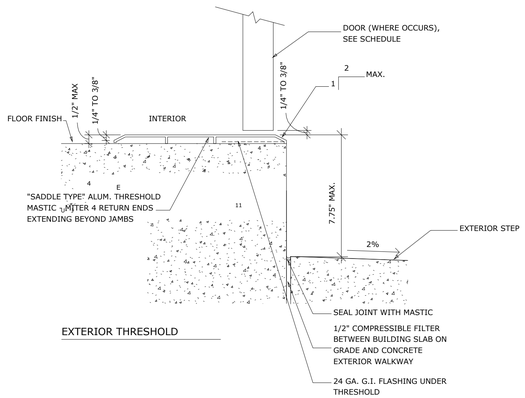
TYPE D
TOP HUNG



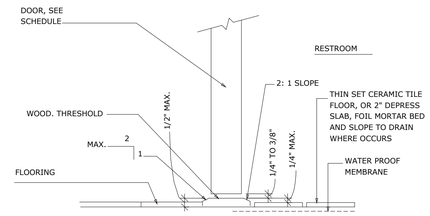
MINIMUM SIZE
WINDOW FOR
20" CLEAR WIDTH

MINIMUM SIZE
WINDOW FOR
24" CLEAR HEIGHT

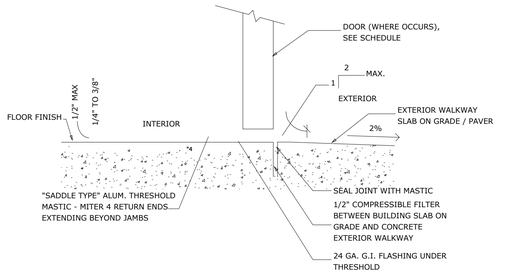
NOTE:
REFER ALSO TO DOOR SCHEDULE



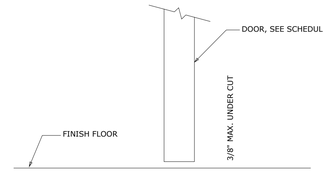
EXTERIOR THRESHOLD



INTERIOR RESTROOM NO THRESHOLD



EXTERIOR THRESHOLD

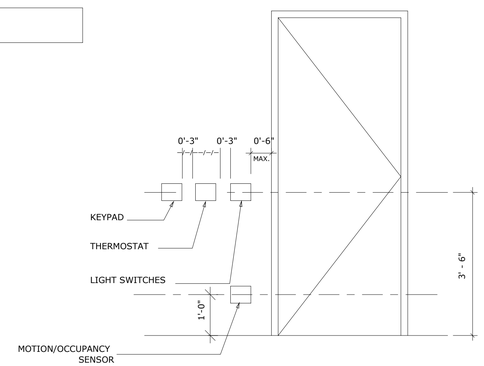


INTERIOR DOOR SILL NO THRESHOLD

THRESHOLD DETAILS
Scale: 3" = 1'-0"

FINISH SCHEDULE

1. ALL THE ROOMS FLOOR/BASE/WALL/CEILING/EXPOSED STRUCTURAL BEAM IN ADU NEEDS TO BE PAINTED AND THE PAINTS WOULD BE TBD LATER BY OWNER
2. RESTROOM/DOOR CASING/DOOR/WINDOW NEED SEMI-GLOSS PAINT, CEILING IS FLAT PAINT, WALL IS EGGSHELL PAINT.
3. THE PATCHED AREA NEEDS TO MATCH EXISTING ADJACENT, IF NOT MATCH, THE WHOLE WALL SURFACE SHOULD BE PAINTED.
4. ALL PRODUCTS/FINISH/PAINTS/MATERIAL SHOULD BE DECIDED BY OWNER AND GC TO COORDINATE.
5. ALL WATERPROOFING TO FOLLOW ROOFING MANUF. OR WATERPROOFING CONSULTANT RECOMMENDATION.



NOTE:
1. REFER TO INTERIOR ELEVATION DRAWINGS FOR ADDITIONAL INFORMATION.
2. COORDINATE LIGHT SWITCHES AND DEVICE LOCATIONS SO THAT THEY ARE GANGED TIGHTLY TOGETHER, DEVICES INCLUDE THERMOSTATS AND A/V SCREEN CONTROLS

FIXTURES - TYPICAL SWITCH / DEVICE LOCATION
Scale: 1/2" = 1'-0"

AZY
DESIGN

CLIENT

BRUCE DEN HARTOG
6742 Highland Ave, unit a (main dwelling ROOM ADDITION)

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ISSUES

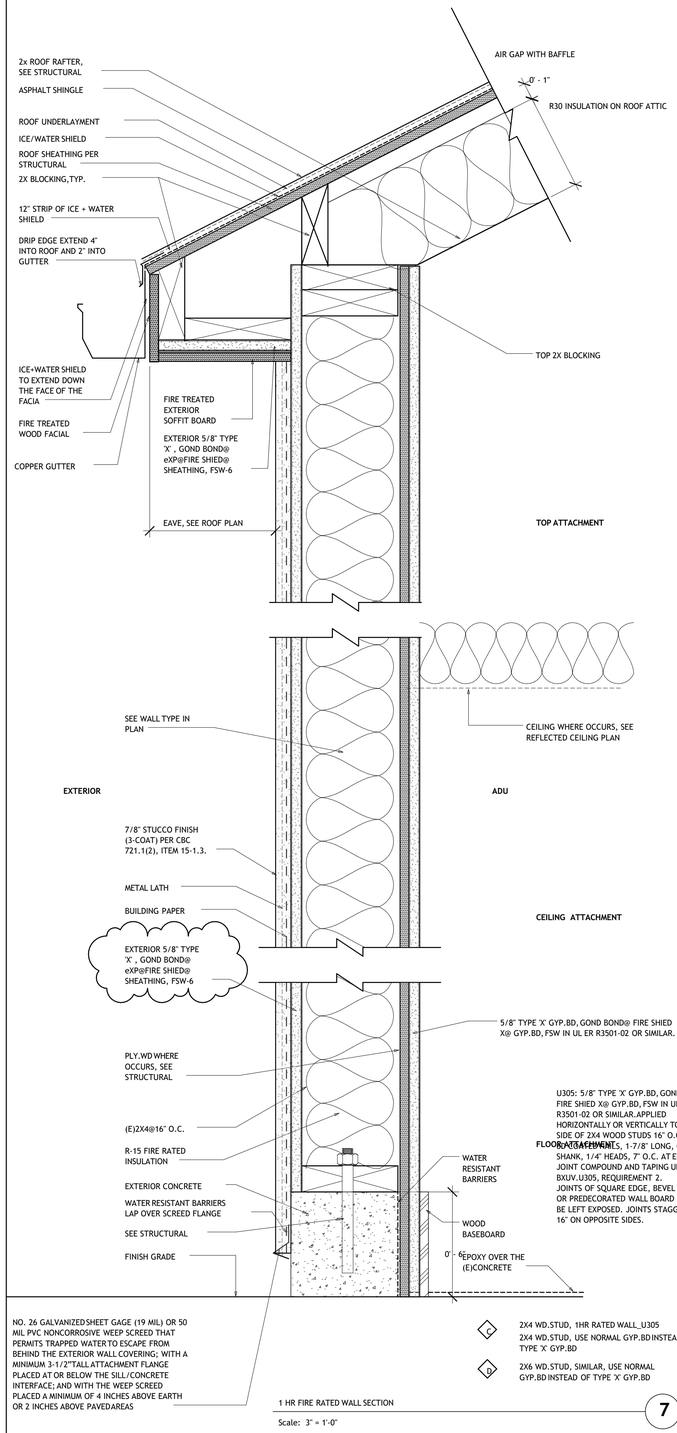
No.	Submittal	Date

1/4"=1'-0"

JOB NUMBER

DOOR SCHEDULE & MISC DETAILS

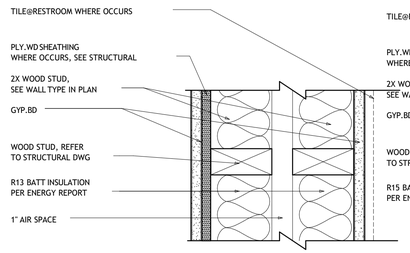
A7.00

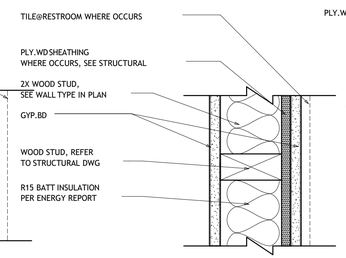


1 HR FIRE RATED WALL SECTION

Scale: 3" = 1'-0"

7

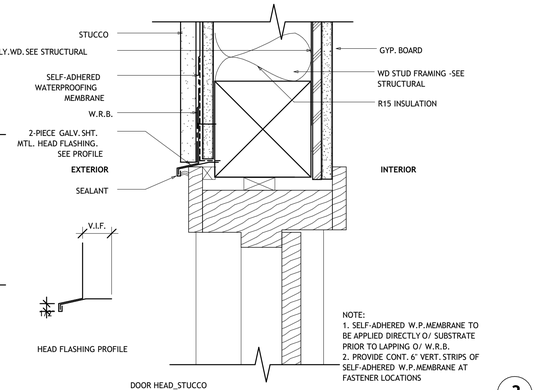




INTERIOR WALL

Scale: 3" = 1'-0"

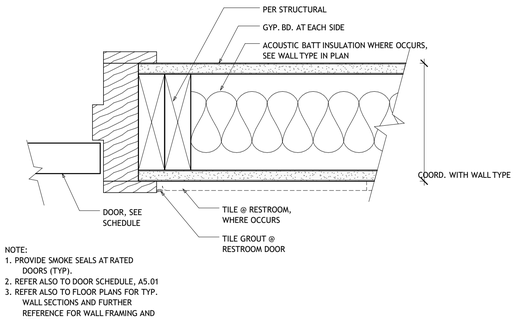
6



DOOR HEAD_STUCCO

Scale: 3" = 1'-0"

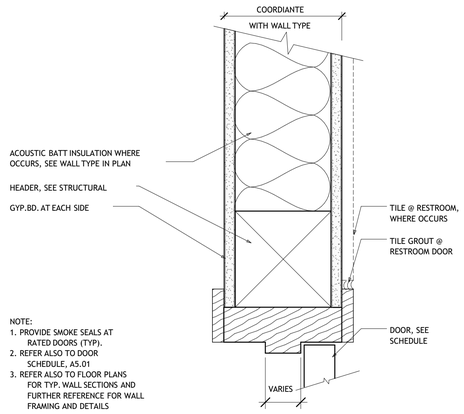
3



INTERIOR DOOR JAMB @ WOOD STUD

Scale: 3" = 1'-0"

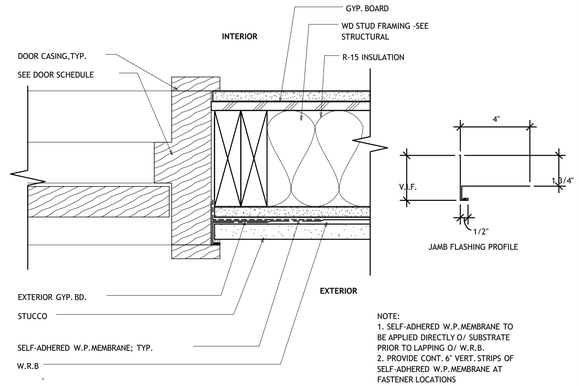
5



INTERIOR DOOR HEADER @ WOOD STUD

Scale: 3" = 1'-0"

4



DOOR JAMB_STUCCO

Scale: 3" = 1'-0"

2

AZY DESIGN

CLIENT

BRUCE DEN HARTOG
6742 HIGHLAND AVE, UNIT A (MAIN DWELLING ROOM ADDITION)

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ISSUES

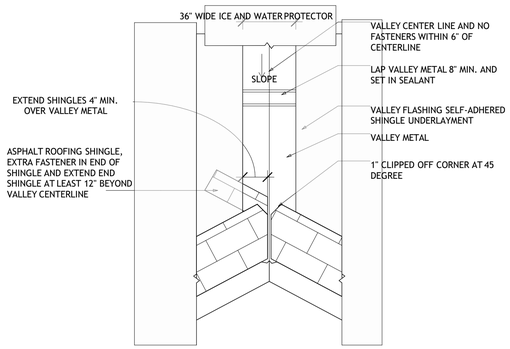
NO.	SUBMITTAL	DATE

1/4"=1'-0"

JOB NUMBER

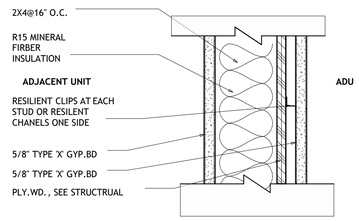
TYPICAL WALL/DOOR/WINDO WDETAILS

A7.1



ROOF VALLEY DETAIL 8

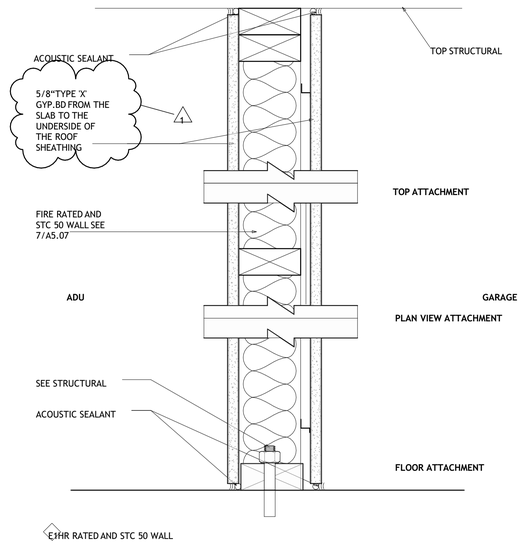
Scale: 1/2" = 1'-0"



NOTES: WD STUD--RESIL PARTITION--5/8" SHEETROCK BRAND GYPSUM PANELS, FIRECODE C CORE--2 X 4 @16" O.C. -- 3" THERMAFIBER SAFB RC-1 CHAN OR EQUIVALENT ONE SIDE SPACED 24" O.C. --PANELS APPLIED HORIZONTALLYAND ATT TO CHANNELS-END JOINTS BACK-BLOCKED WITH RC-1 CHAN OR EQUIVALENT WITH 1" TYPE S SCREWS-- OPP SIDE DIRECT ATT WITH 1-1/4" TYPE W SCREWS--JOINTS FIN-- PERIMETER CAULKED--UL DES U311

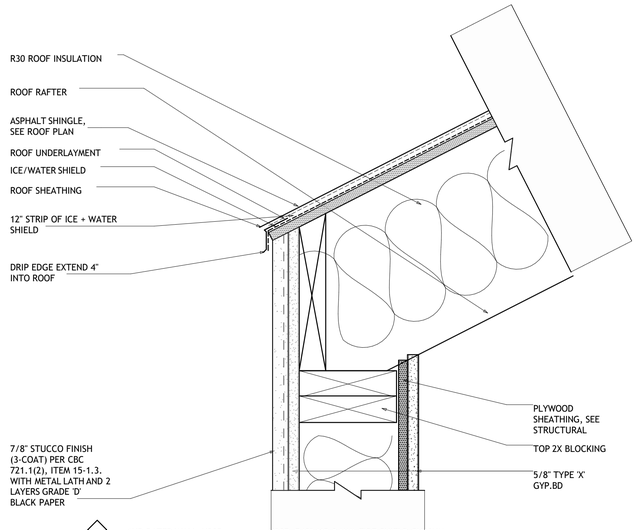
1HR RATED AND STC 50 WALL 7

Scale: 3" = 1'-0"



1HR RATED AND STC50 WALL SECTION 6

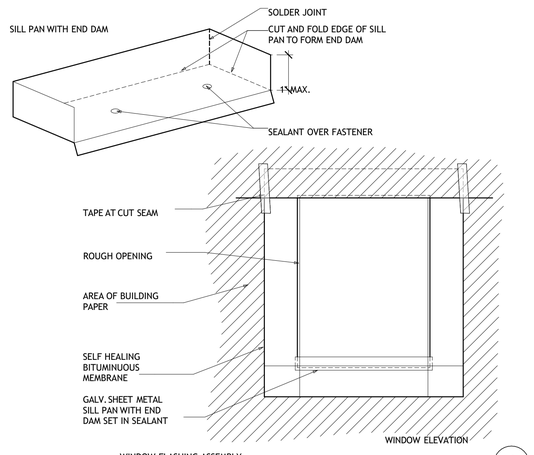
Scale: 3" = 1'-0"



U305: 5/8" (15.9 MM) FIRE-SHIELD GYPSUM BOARD OR 5/8" XP FIRE-SHIELD GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. AT EDGES. JOINTS OF SQUARE EDGE, BEVEL EDGE OR PREDECORATED WALL BOARD MAY BE LEFT EXPOSED. JOINTS STAGGERED 16" ON OPPOSITE SIDES.

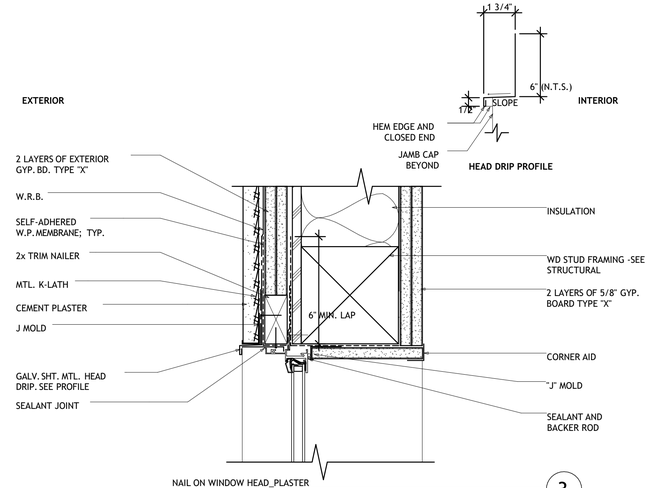
1 HR FIRE RATED WALL SECTION -NO EAVE 5

Scale: 3" = 1'-0"

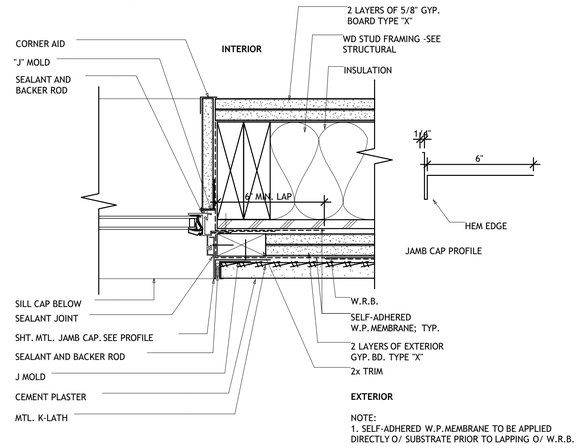


WINDOW FLASHING ASSEMBLY 4

Scale: 3" = 1'-0"



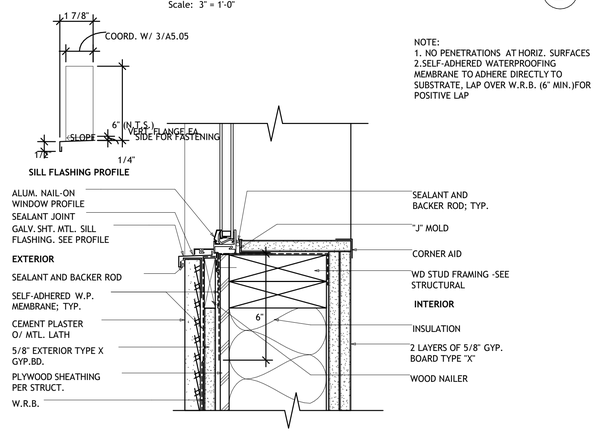
Scale: 3" = 1'-0"



NOTE:
1. SELF-ADHERED W.P.MEMBRANE TO BE APPLIED DIRECTLY O/ SUBSTRATE PRIOR TO LAPPING O/ W.R.B.

NAIL ON WINDOW JAMB_PLASTER 2

Scale: 3" = 1'-0"



NAIL ON_WINDOW SILL_PLASTER 1

Scale: 3" = 1'-0"

AZY
DESIGN

CLIENT

BRUCE DEN HARTOG
6742 HIGHLAND AVE, UNIT A (MAIN DWELLING ROOM ADDITION)

TEL: ----------
EMAIL: ----------

CONSULTANTS

PROJECT DESIGNER

AHMET YERDEYATAR

TEL: 7149025543
EMAIL: AHMETYERDEYATAR@GMAIL.COM
ADDS: 9616 CORNWALL DR HUNTINGTON BEACH CA 92646

STRUCTURAL ENGINEER

LJN ENGINEERING
TEL: 9092664933
EMAIL: NENGINEERING2022@GMAIL.COM
ADDS: 7138 TIARA AVE, HIGHLAND, CA 92346

TITLE 24 CONSULTANTS

LJN ENGINEERING
TEL: 9092664933
EMAIL: NENGINEERING2022@GMAIL.COM
ADDS: 7138 TIARA AVE, HIGHLAND, CA 92346

ISSUES

NO.	SUBMITTAL	DATE

1/4"=1'-0"

JOB NUMBER

TYPICAL DETAILS

A7.2

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP

ZONING ADMINISTRATOR

Thursday, September 4, 2025 – 8:30 a.m.
SITE PLAN REVIEW NO. SP-25-7
6742 Highland Avenue
APN: 276-272-07

September 4, 2025
PUBLIC HEARING
Item No. 2C.

Zoning Administrator Agenda Report

SITE PLAN NO. SP-25-10

PREPARED BY	PRESENTED BY
Carlos Castellanos, Assistant Planner	Carlos Castellanos, 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-25-10 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):	6661 Thelma Avenue / 263-441-43
Lot Area:	8,977 square feet
Street Frontage:	47 feet
General Plan Designation:	Low Density Residential
Zoning District:	RS-6 (One-Family Residential Zone)
Existing Development:	1,312 square-foot single-story single-family dwelling with an attached 528 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	Open Space	OS (Open Space)	Southern California Edison Right-Of-Way
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 530 square-foot first-floor addition and a new 1,141 square-foot second-story addition, a new 80 square-foot front porch, and a new 372 square-foot attached patio cover to an existing 1,312 square-foot single-story single-family dwelling. The addition will bring the total size of the single-family dwelling to 2,983 square feet with a total of four (4) bedrooms, four (4) bathrooms, and a 528 square-foot attached two-car garage.

Development Standards Analysis:

Development Standards	**Required**	**Proposed**
Lot Coverage:	40% maximum	31%
Rear Yard Coverage:	30% maximum	0%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street) Rear: 25 ft. minimum	Front: 25 ft. Side: West 5 ft. East 5 ft. Rear: 85 ft. 10 in.
Parking:	2-car garage	Existing attached 2-car garage (528 square feet)
Front Yard Landscape:	30% minimum	61%

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 150 percent of the existing residential floor area, 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 expansions comply 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 additions to the existing single-story single-family dwelling will be consistent with the character of the existing single-family residences and the 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 areas and the existing single-family dwelling will consist of a new hip-roof design. The roof materials of the new hip-roof will be comprised of a black concrete roof tile.

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

The proposed addition areas and the existing single-family dwelling will provide a combination of stucco walls painted in a tan color with decorative brick veneer siding, decorative light fixtures, and stucco treated banding along the second-floor elevations. The proposed 80 square-foot front porch will feature a hip-roof design supported by two columns that are stucco treated with brick veneer siding. The main entry to the single-family dwelling incorporates a French door design.

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 frame windows will be consistent in style, design, and materials throughout the residence. In addition to the proposed vinyl frame windows, the first-floor windows of the south elevation and the entire windows on the second floor will incorporate stucco treated molding and sills.

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 provide a total of 574 square feet of landscaped area within the front yard setback 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 expansions to the existing single-story single-family dwelling. When completed, the materials and color scheme of the proposed expansions of the two-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 August 25, 2025, and six (6) notices were mailed to adjacent property owners of the subject property on August 25, 2025. As of the date of printing this report, the City has not received any inquiries or letters regarding the proposed action.

Reviewed and Approved by: Harald Luna, Planning Manager

Attachments

Att 1 - Proposed Zoning Administrator Resolution for Site Plan No. SP-25-10.pdf

Att 2 - SP-25-10 Development Plans stamped 'RECEIVED AUG 19 2025 PLANNING DIV'.pdf

Att 3 - SP-25-10 Vicinity Map.pdf

RESOLUTION NO.
SITE PLAN REVIEW NO. SP-25-10

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A SITE PLAN REVIEW REQUEST TO ALLOW FOR THE CONSTRUCTION OF A 530 SQUARE-FOOT FIRST-FLOOR ADDITION AND A NEW 1,141 SQUARE-FOOT SECOND-STORY ADDITION TO AN EXISTING 1,312 SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 528 SQUARE-FOOT TWO-CAR GARAGE AT 6661 THELMA AVENUE, WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE, WITH FINDINGS

A. Recitals.

(i) Simon Lam, the applicant, 8633 Knott Avenue, Buena Park, CA 90620, on behalf of Paul Bauthu Voong and Fonda Lyon Voong, the property owners for 6661 Thelma Avenue, Buena Park, CA 90620, have filed an application for the issuance of Site Plan Review No. SP-25-10 to construct a 530 square-foot first-floor addition and a new 1,141 square-foot second-story addition to an existing 1,312 square-foot single-story single-family dwelling with an attached 528 square-foot two-car garage. The proposed project will result in a 2,983 square-foot two-story single-family dwelling with four (4) bedrooms and four (4) bathrooms, and a 528 square-foot attached two-car garage on a property at 6661 Thelma Avenue, Buena Park, CA 90620 (APN: 263-441-43) in the County of Orange. Hereinafter, in this Resolution, the subject Site Plan Review request is referred to as the "Application."

(ii) On September 4, 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 AUG 19 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 additions 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,

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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 single-family neighborhood since the proposed additions to the single-family dwelling comply with the General Plan and the Zoning Ordinance. The design of the proposed additions to the single-family dwelling meets all applicable standards and criteria and will maintain the single-family residential character of the neighborhood.

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

FACT: The proposed additions 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 additions will not create any detrimental effects on the environment since the area was planned for single-family 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 of the single-family dwelling is in reasonable harmony with the architectural character of the surrounding area. All building materials, colors, and finishes will complement the surrounding single-family residential developments.

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.

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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 AUG 19 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. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.

3. 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.

4. Applicant shall prepare a waste management report tracking all elements of construction and demolition as required by the California Green Building Code. This report shall include, but is not limited to, landfill and recycling diversion counts for concrete, steel, green waste, and lumber. These reports shall be provided to the City for approval prior to completion of their related permits.

PLANNING DIVISION:

1. This approval shall permit the construction of a 530 square-foot first-floor addition, a new 1,141 square-foot second-story addition, an 80 square-foot front porch, and a 372 square-foot attached patio cover to an existing 1,312 square-foot single-story single-family dwelling with an attached 528 square-foot two-car garage in substantial compliance with the Development Plans dated "RECEIVED AUG 19 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

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the following shall be submitted to the Planning Division for approval prior to issuance of building permits:

a. Paint colors for stucco and banding
b. Roofing material consisting of concrete tiles
c. Door and window trims
d. Brick veneer 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. All the second-story windows located on the west, east, and north elevations shall have view-obscuring glass or clerestory placement to promote privacy between the residential properties.

7. Any driveway modifications shall require separate Planning Division review and shall comply with BPMC Section 19.336.030 (Residential Driveway Standards) of the Buena Park Municipal Code.

8. Any proposed walkway in the front yard area shall not exceed a maximum width of 4 feet.

9. Common interior access shall be maintained at all times to provide internal access from all common living areas of the single-family dwelling to the room labeled as “Bedroom #1” as shown on the Development Plans dated “RECEIVED AUG 19 2025 PLANNING DIV.”

10. The proposed decorative brick veneer siding shall wrap around from the garage south elevation to the east and west elevations a minimum of three (3) feet.

11. 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.

12. 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.

13. 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).

14. 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

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equipment shall comply with existing design criteria and BPMC Section 19.340.020 (Visual Screening of Mechanical Equipment).

15. 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 without first obtaining an accessory dwelling unit approval.

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

17. 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.

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

19. 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.

20. 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.

21. 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.

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PASSED AND ADOPTED this 4th day of September 2025.

Eddie Fenton
Zoning Administrator

ATTEST:

Harald Luna
Planning Manager

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AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan Review No. SP-25-10 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner/Applicant

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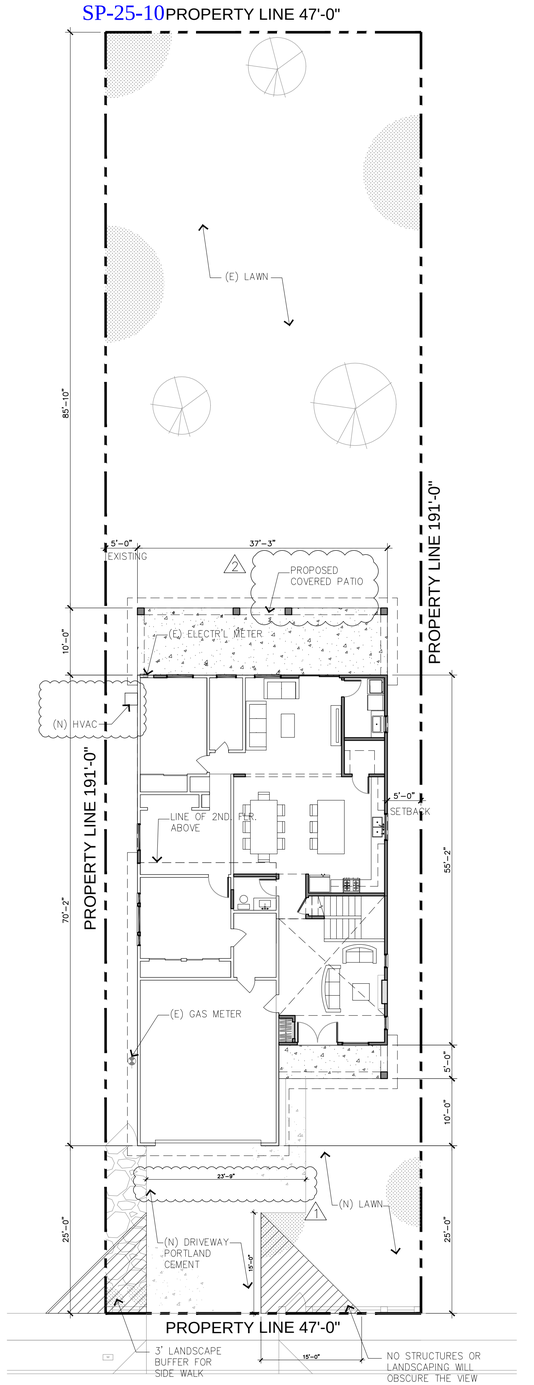
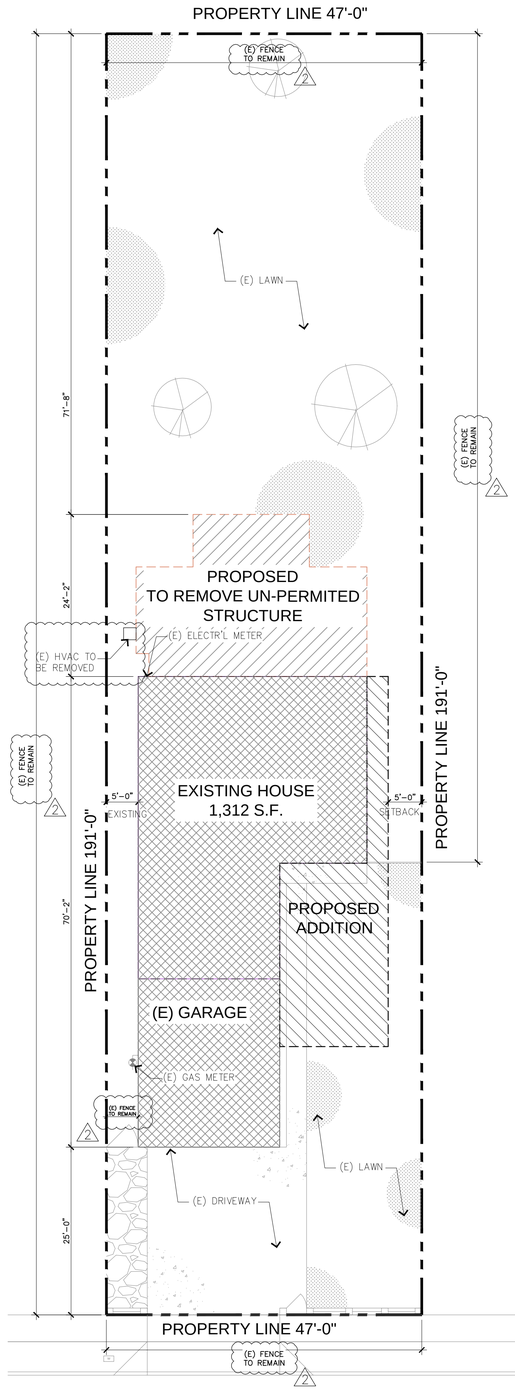
RECEIVED
AUG 19 2025
PLANNING DIV

SP-25-10



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0" (2)



EXISTING SITE PLAN

SCALE: 3/32" = 1'-0" (1)

VOONG RESIDENCE
ROOM ADDITION
6661 THELMA AVE. BUENA PARK, CA. 90620

BUILDING DATA

PROJECT LOCATION:	6661 THELMA AVE. BUENA PARK, CA. 90620
BUILDING OWNER:	MR. AND MS. VOONG 6661 THELMA AVE. BUENA PARK, CA. 90620
SCOPE OF WORK:	REMOVAL OF EXISTING UNPERMITTED PORTION OF PROPERTY. DEMOLITION WILL BE LESS THAN 40% OF EXISTING HOME. 1ST FLOOR ADDITION (530 SF) ALONG WITH NEW COVERED PATIO AND A SECOND FLOOR ADDITION (1,141 SF) (2)
PROJECT:	SINGLE FAMILY RESIDENCE
ZONE:	RS-6
BUILDING CONSTRUCTION TYPE:	TYPE V-B
LOT SIZE:	8,977 S.F.
LEGAL DESCRIPTIONS:	N TR 280 BLK LOT 331
ASSESSOR'S ID NO:	263-441-43
EXISTING HOUSE SPRINKLERED:	NO

APPLICABLE BUILDING CODES:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE WITH CITY AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE WITH CITY AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE WITH CITY AMENDMENTS
2022 CALIFORNIA PLUMBING CODE WITH CITY AMENDMENTS
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE WITH ORANGE COUNTY AMENDMENTS

REFERENCE CODES:
IRC 2020 LACO RESIDENTIAL CODE
IBC 2020 LACO BUILDING CODE
UMC 2020 LACO MECHANICAL CODE
NEC 2020 LACO ELECTRICAL CODE
UPC 2020 LACO PLUMBING CODE

NOTES:
APPLICANT/OWNER IS RESPONSIBLE FOR CONFIRMING ALL UTILITY EASEMENTS/CLEARANCES THAT MAY AFFECT THE PROPOSED PROJECT (2)

LAND USE STATISTICS

ZONING	RS-6	
PROPERTY AREA (LOT SIZE)	8,977	SQ. FT.
EXISTING		
LIVING SPACE	1,312	SQ. FT.
GARAGE (2-CAR)	528	SQ. FT.
		SQ. FT.
TOTAL	1,840	SQ. FT.
PROPOSED LIVING SPACE + EXISTING TO REMAIN		
(E) TO REMAIN	1,312	SQ. FT.
FIRST FLOOR ADDITION	530	SQ. FT.
NEW SECOND FLOOR	1,141	
TOTAL	2,983	SQ. FT.
BUILDING LOT COVERAGE (40% MAXIMUM ALLOWED)	3,590 S.F (40%).	
FIRST FLOOR ADDITION (1,312 + 530)	1,842	SQ. FT.
(E) 2 CAR GARAGE	528	SQ. FT.
BACK YARD COVERED PATIO	372	SQ. FT.
ENTRY PORCH	80	SQ. FT.
PROPOSED BUILDING LOT COVERAGE PROVIDED	2,822 S.F. (31%)	
FRONT YARD MINIMUM COVERAGE (30%)		
LANDSCAPE COVERAGE	574	SQ. FT.
TOTAL FRONT YARD	940	SQ. FT.
	574/940 = 61%	
TOTAL LOT COVERAGE	61% > 30% REQ.	

(3)

DRAWING LIST

G1.1	GENERAL INFORMATION/ EXISTING SITE PLAN
G1.2	GENERAL NOTES
G1.3	FACTORY BUILT-IN FIREPLACE
A2.0	DEMOLITION PLAN/ ROOF PLAN
A2.1	FLOOR PLANS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A5.1	DOORS AND WINDOWS SCHEDULES

SITE LEGEND

EXISTING BUILDING
PROPOSED 1ST. FLR. ADDITION
PROPOSED TO REMOVED EXISTING UN-PERMITTED STRUCTURE
NEW CONCRETE AREA - PORTLAND CEMENT
EXISTING CONCRETE WALK/ DRIVEWAY
EXISTING PAVERS
EXISTING LAWN
EXISTING LANDSCAPE

PROJECT TEAM

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VICINITY MAP

CSL Builders
Engineering + Design + Built
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REGISTERED PROFESSIONAL ENGINEER
CHSUNG SAY LAM
08/18/25
No. 78287
CIVIL
STATE OF CALIFORNIA

CONSULTANT:

PROJECT: VOONG RESIDENCE ROOM ADDITION
PROJECT ADDRESS: 6661 THELMA AVE. BUENA PARK, CA. 90620

ISSUED DRAWING LOG:

MARK:	ISSUED FOR:	DATE:
1	P.C. CORRECTIONS	02/24/25
2	P.C. CORRECTIONS	08/06/25
3	P.C. CORRECTIONS	08/19/25

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CAD FILE:
DRAWN:
CHECKED:
SHEET TITLE: GENERAL INFO AND PLOT PLAN

SHEET NO.: G1.1

PROJECT NO: 310

ABBREVIATIONS

&	AND
@	AT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
A.C.	ASPHALT CONCRETE
ALUM.	ALUMINUM
BD	BOARD
BET	BETWEEN
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
CL	CENTERLINE
CAB	CABINET
CEM	CEMENT
CER	CERAMIC
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
C.I.	CONTRACTOR INSTALLED
DET	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG	DIAGONAL
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
(E)	EXISTING
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.F.	FINISH FACE
F.G.	FINISH GRADE
FIN	FINISH
F.H.C.	FIRE HOSE CABINET
F.L.	FLOW LINE
FLR	FLOOR
FLUOR	FLUORESCENT
F.O.S.	FACE OF STUD
FT	FEET
GA	GAUGE
GALV	GALVANIZED
G.I.	GALVANIZED IRON
GL	GLASS
GYP	GYPSUM
H.B.	HOSE BIBB
H/C	HANDICAPPED
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
H.M.	HOLLOW METAL
HOR	HORIZONTAL
HR	HOUR
HGT	HEIGHT
I.D.	INSIDE DIMENSION
IN/"	INCH
INSUL	INSULATION
INT	INTERIOR
JST	JOIST
JT	JOINT
LAB	LABORATORY
LAM	LAMINATED
LAV	LAVATORY
LB/#	POUNDS
LG	LONG
LT/LGT	LIGHT
M.B.	MACHINE BOLT
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
(N)	NEW
N/A	NOT APPLICABLE
NO.	NUMBER
NR	NOT RATED
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.H.	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
P.P.	PATCH PANEL
PNL	PANEL
PART	PARTITION
PL	PLATE
PLAS	PLASTER
P.LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSI	POUND PER SQUARE INCH
RAD	RADIUS
RD	ROUND
REF	REFRIGERATOR
REQ	REQUIRED
REV	REVISION
R.D.	ROOF DRAIN
RM	ROOM
R.O.	ROUGH OPENING
SCHED	SCHEDULE
SECT	SECTION
SH	SHELF
SHT	SHEET
SIM	SIMILAR
S.M.S.	SHEET METAL SCREW
SPEC(S)	SPECIFICATIONS
S.S.	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TBD	TO BE DETURMINED
TEL	TELEPHONE
THK	THICK
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.N.O.	UNLESS NOTED OTHERWISE
VENT	VENT
VERT	VERTICAL
VEST	VESTIBULE
VOL	VOLUME
VCT	VINYL COMPOSITION TILE
V.T.R.	VENT THROUGH ROOF
W/	WITH
WD	WOOD
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W.R..	WATER RESISTANT

SYMBOL LEGEND

- X — CONSTRUCTION KEYNOTE
- (X) — DEMOLITION KEYNOTE/ ACCESSORY KEYNOTE
- ◇X — WALL TYPE KEYNOTE
- [X] — ROOM NUMBER
- ⟨X⟩ — DOOR NUMBER
- INDICATES FINISHED SURFACES TO ALIGN
- X / X.XX — DETAIL NUMBER, DETAIL SYMBOL, SHEET NUMBER
- X / X.XX — DETAIL NUMBER, PRIMARY SECTION CUT, SHEET NUMBER
- X / X.XX — DETAIL NUMBER, INTERIOR ELEVATION, SHEET NUMBER
- △X — REVISION DELTA
- REVISION CLOUD

GENERAL NOTES

DRAWINGS AND CONTRACT DOCUMENTS:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH ALL DRAWINGS FOR MOST UPDATED PLANS BEFORE STARTING OF WORK. IF THERE IS A DISCREPANCY BETWEEN THE DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO CSL BUILDER'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF THE WORK. ANY WORK INSTALLED IN CONFLICT WITH THE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
2. DIMENSIONS ARE TO BE REVIEWED AND VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION. ANY CONFLICTS, DISCREPANCIES OR QUESTIONS CONCERNING THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF CSL BUILDERS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE THE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.
3. SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS CONCERNING THEIR USE OR THEIR EXACT MEANING CSL BUILDER'S SHALL BE NOTIFIED FOR CLARIFICATION.
4. DRAWINGS INDICATE GENERAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED. OTHER DETAILS NOT EXPLICITLY SHOWN ON THE DRAWINGS SHALL BE EXECUTED IN ACCORDANCE WITH STANDARD CONSTRUCTION PRACTICES AND WORKMANSHIP.
5. CHANGES TO THE APPROVED DRAWINGS WILL BE MADE BY ADDENDA OR CHANGE ORDER AND APPROVED BY THE OWNER, CSL BUILDER'S AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
6. APPROVAL FROM A CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS AND SPECIFICATIONS.
7. SUBSTITUTIONS OF SPECIFIED MATERIALS OR PRODUCTS MAY ONLY BE MADE WITH WRITTEN APPROVAL OF THE OWNER AND CSL BUILDER'S. WHERE THE PHRASE "OR EQUAL" IS FOUND IN THE DRAWINGS OR SPECIFICATION IT MEANS SIGNED APPROVAL BY CSL BUILDER'S REPRESENTATIVE UPON WRITTEN REQUEST BY THE CONTRACTOR.
8. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER AN AS-BUILT SET OF DRAWINGS. ALL DIFFERENCES BETWEEN THE LOCATIONS INDICATED ON THE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THIS SET BY THE CONTRACTOR. THE LOCATIONS OF ALL CONCEALED, UNDERGROUND PIPING AND CONDUITS SHALL ALSO BE MARKED. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SIGN THE AS-BUILT SET AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK AND SHALL SUBMIT THE COMPLETE PACKAGE TO THE OWNER.
9. BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL EXAMINE AND COMPARE THE SITE WITH THE PLANS AND ASCERTAIN THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED AND ANY CONDITIONS WHICH MAY AFFECT THE WORK. NO ALLOWANCE SHALL BE SUBSEQUENTLY MADE FOR CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS.
10. CONTRACTOR SHALL CHECK ALL CONSULTANTS' DRAWINGS TO INSURE INFORMATION IS ADEQUATELY COORDINATED PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING A BID.
12. ALL ITEMS LISTED ON THE DRAWINGS ARE TO BE BOTH PROVIDED AND INSTALLED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
13. "ALLOWANCES," IF CALLED FOR SPECIFIC ITEMS, SHALL BE THE GENERAL CONTRACTOR'S ACTUAL DOCUMENTED COSTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF ALL AND/OR PORTIONS OF PERTINENT INFORMATION, CALCULATIONS, DRAWINGS AND SPECIFICATIONS REQUIRED FOR EACH SUBCONTRACTOR'S PHASE OF CONSTRUCTION.

PERMITS:

1. THE CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS REQUIRED FOR THE WORK.
2. ALL PERMITS, FEES, TESTS, INSPECTION AND ASSESSMENTS, WITH THE EXCEPTION OF THE BUILDING PERMIT, ARE TO BE PAID FOR AND OBTAINED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS. COPIES ARE TO BE SUPPLIED BY THE CONTRACTOR TO THE OWNER.

CONSTRUCTION:

1. THE WORK PERFORMED SHALL COMPLY WITH:
   a. ALL APPLICABLE CODES AND BE PERFORMED WITHIN ALL APPLICABLE LAWS, REGULATIONS AND ORDINANCES.
   b. THE CURRENT ADDITION OF THE UNIFORM BUILDING CODE AS ACCEPTED BY THE STATE OF CALIFORNIA AND THE LOCAL BUILDING AUTHORITY.
   c. THIS LISTING OF GENERAL NOTES
2. THE CONTRACTOR IS TO PROVIDE A COPY OF CURRENT STATE OF CALIFORNIA CONTRACTOR'S LICENSE TO THE OWNER.
3. THE CONTRACTOR IS TO PROVIDE PUBLIC LIABILITY AND WORKMAN'S COMPENSATION INSURANCE WITH COPIES OF DOCUMENTATION TO THE OWNER.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE CONSTRUCTION WORK TO BE PERFORMED BY ALL TRADES.
5. ALL CONTRACTORS, SUPPLIERS, ENGINEERS, AND FABRICATORS ARE TO VERIFY ACTUAL DIMENSIONS AND EXISTING CONDITIONS BEFORE STARTING ANY WORK ON THIS PROJECT. ALL ARE ADVISED THAT THE WORK CALLED FOR IN THESE DOCUMENTS CONVEYS DESIGN INTENT ONLY.
6. THE CONTRACTOR IS TO REVIEW THE LOCATION OF ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL ITEMS OR WORK. THESE INCLUDE BUT ARE NOT LIMITED TO SUCH ITEMS AS LIGHT FIXTURES, LIGHT SWITCHES, THERMOSTATS AND AIR SUPPLY GRILLES. IF THERE ARE ANY CONFLICTS OR DISCREPANCIES, THE CONTRACTOR IS TO REVIEW IT WITH CSL BUILDER'S AND THE OWNER PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR IS TO PROVIDE TEMPORARY WATER AND POWER.
8. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AND ENFORCING SAFETY STANDARDS. ALL EQUIPMENT AND SCAFFOLDING USED DURING CONSTRUCTION SHALL BE HANDLED, ERECTED AND MAINTAINED IN ACCORDANCE WITH STATUTES AND REGULATIONS OF STATE AND LOCAL AUTHORITIES.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUIDES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTIES, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
11. THE OWNER WILL PROVIDE THE GENERAL CONTRACTOR WITH A COPY OF THE ENGINEER'S SURVEY OF THE PROPERTY. THE GENERAL CONTRACTOR SHALL EMPLOY COMPETENT INDIVIDUALS TO LAYOUT THE WORK AND TO ESTABLISH POINTS, GRADES AND LEVELS FROM THE REFERENCE ON THE DRAWINGS. DISCREPANCIES OR CONFLICTS SHALL BE CALLED TO THE CSL BUILDER'S ATTENTION FOR POSSIBLE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK.
12. NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, UNLESS THE NECESSARY PERMITS FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY ARE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
13. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION SUPERVISION OF THE WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS SPECIFICATIONS AND NOTES.
14. THE CONTRACTOR IS TO PROTECT ALL THE WORK FROM WEATHER AND INCLEMENT CONDITIONS. ANY AND ALL DAMAGE DUE TO THE CONTRACTOR'S FAILURE TO PROTECT AND SECURE THE WORK IS TO BE REPLACED AT THE CONTRACTORS EXPENSE.
15. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SAMPLES OF ALL FINISHED MATERIALS AS APPROPRIATE FOR THE SCOPE OF WORK WITHIN THE INDUSTRY STANDARDS FOR THE REVIEW AND APPROVAL OF THE OWNERS AND CSL BUILDER'S. ALL SUBMITTALS SHALL FIRST BE REVIEWED BY THE CONTRACTOR FOR CONFORMANCE TO THE DRAWINGS, NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL STAMP AND SIGN ALL SUBMITTALS AS "REVIEWED AND IN CONFORMANCE" PRIOR TO SUBMITTAL TO THE OWNER AND CSL BUILDER'S. ANY DISCREPANCIES OR CHANGES SHALL BE NOTED ON THE DRAWINGS. SUBMITTALS SHALL THAN BE MADE ALLOWING FOR SUFFICIENT TIME FOR REVIEW AND APPROVAL BY CLS BUILDER'S REPRESENTATIVE, AND FOR CORRECTIVE ACTION PRIOR TO FABRICATION.
15. THE CONTRACTOR IS TO REMOVE ALL WASTE MATERIAL FROM THE BUILDING SITE AND DISPOSE OF IT IN A LEGAL MANNER. THE PREMISES ARE TO BE KEPT FREE FROM ACCUMULATIONS OF WASTE CAUSED BY THE OPERATIONS.
16. AT THE COMPLETION OF THE WORK, THE PROJECT IS TO BE LEFT CLEAN AND READY FOR OCCUPANCY. ALL WASTE MATERIALS, EQUIPMENT, TOOLS AND SURPLUS MATERIALS ARE TO BE REMOVED.
17. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AS DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS. THESE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR THE PERFORMANCE OR COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR, MATERIALS AND EQUIPMENT COSTS TO COMPLETE THE PROPER AND TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.
18. ALL WORK SHALL BE PERFORMED BY SKILLED JOURNEYMEN AND SHALL BE OF THE HIGHEST ORDER PREVAILING IN THE RESPECTIVE TRADE. POOR WORKMANSHIP SHALL BE SUFFICIENT CAUSE FOR REPLACEMENT OF THE WORK AT THE EXPENSE OF THE CONTRACTOR DOING THE WORK. ALL FINISH WORK SHALL BE TRUE IN PLANE, PLUMB AND LEVEL WITH TOLERANCES NO GREATER THAN THOSE ESTABLISHED BY TRADE OR MANUFACTURERS ASSOCIATIONS FOR THE RESPECTIVE TRADE OR MATERIAL.
19. ALL MATERIALS STORED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE FROM WEATHER AND CONSTRUCTION OPERATIONS. ALL MATERIALS SHALL BE DELIVERED TO THE SITE IN THE MANUFACTURER'S ORIGINAL PACKAGING AND SHALL BE NEW, FIRST QUALITY, RECOGNIZED STANDARD BRANDS.
20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES ON THE PROJECT. ANY DELAYS OR CHANGES ARISING FROM CONFLICTS BETWEEN THE TRADES SHALL BE RESOLVED SOLELY BY THE CONTRACTOR AT NO LIABILITY OR COST TO THE OWNER OR CSL BUILDER'S.
21. THE OWNER, CSL BUILDER'S SHALL HAVE ACCESS TO THE WORK SITE FOR THE PURPOSE OF CONSTRUCTION OBSERVATION AT ALL TIMES DURING CONSTRUCTION.
22. BEFORE THE FINAL PAYMENT IS MADE ON THE CONTRACT, THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE CERTIFICATE OF OCCUPANCY FROM THE CITY AND THE WRITTEN GUARANTEE. THE GUARANTEE SHALL BE FOR ALL WORK PERFORMED FOR A PERIOD OF ONE YEAR OR LONGER IF SO STIPULATED IN THE CONTRACT, AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP. IT SHALL STATE THE WORK COVERED, THE GUARANTEE PERIOD, SUBCONTRACTOR PERFORMING THE WORK, AND TERMS OF THE GUARANTEE. SAID GUARANTEE PERIOD SHALL BEGIN FROM THE DATE OF ACCEPTANCE BY THE OWNER.
23. REFERENCES TO THE "CONTRACTOR" INDICATE THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS BEING USED BY THE GENERAL CONTRACTOR. THEY SHALL BE CONSIDERED ONE IN THE SAME.
24. THE CONTRACTOR SHALL VERIFY LOCATIONS AND SIZES OF ALL EQUIPMENT PADS AND BASES AS WELL AS POWER, WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

MATERIALS OF CONSTRUCTION:

21. DISSIMILAR MATERIALS SHALL BE PROTECTED FROM CONTACT WITH EACH OTHER.
22. SHOP FABRICATED STEEL SHALL BE MANUFACTURED IN A CERTIFIED SHOP.
23. A CERTIFIED INSPECTOR SHALL INSPECT FIELD WELDING.
24. OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE AND WATER PENETRATION.
25. A CORROSION RESISTANT WEEP SCREED TO ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING IS REQUIRED AT ALL EXTERIOR STUD WALLS BELOW THE STUCCO AT THE FOUNDATION PLATE LINE.
26. AN APPROVED NON-ABSORBENT MATERIAL TO THE HEIGHT OF SIX-FEET MINIMUM ABOVE FINISHED FLOOR IS REQUIRED AT ALL SHOWER WALLS.
27. REQUIRED TESTS SHALL BE PAID FOR BY EACH CONTRACTOR. MATERIALS AND WORKMANSHIP THAT FAIL TO MEET SPECIFICATIONS SHALL BE TESTED AND PAID FOR BY THE CONTRACTOR.
28. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 708.2.1 IN THE FOLLOWING LOCATIONS:
   a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
   b. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10 FOOT INTERVALS ALONG THE LENGTH OF WALL.

WALL / PARTITION NOTES:

1. PROVIDE MINIMUM PARTITION WIDTH OR FURRING AS REQUIRED FOR PLUMBING.
2. PROVIDE CORNER BEADS AT ALL EXPOSED GYPSUM BOARD EDGES. INSTALL CASING BEADS WHEREVER GYPSUM BOARD OR PLASTER ABUTS A DISSIMILAR FINISH MATERIAL. PROVIDE SEALANT AS REQUIRED. PROVIDE PLASTER AND GYPSUM BOARD FINISH ACCESSORIES AS REQUIRED TO ENSURE SQUARED CORNERS, EVEN RADII AND CLEAN TERMINATIONS.
3. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY BLOCKING, STIFFENERS, BACKING PLATES, HANGERS, BRACING OR OTHER SUPPORT AS REQUIRED FOR SUPPORT OF FIXTURES, ACCESSORIES, CASEWORK OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
4. PATCH ALL AREAS OF DRYWALL OR PLASTER DISTURBED BY ELECTRICAL, TELEPHONE OR OTHER CHANGES.
5. FIRE STOPPING AND DRAFT STOPPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CBC.
6. STUDS ARE TO BE OFFSET WHERE REQUIRED SO THAT FINISH WALL SURFACES ARE FLUSH.
7. ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND/OR WALLBOARD REQUIRE INSPECTION BEFORE ANY PLASTERING IS APPLIED OR ANY JOINTS AND FASTENERS HAVE BEEN TAPED AND FINISHED.
8. ALL WALLS AND PARTICULARLY WALLS TO BE DIRECTLY ILLUMINATED SHALL BE INSTALLED AND FINISHED TO ELIMINATE ANY BLEMISHES, ROUGHNESS OR SHADOWS.

DOOR AND WINDOW NOTES:
SEE SHEET A-5.1

SOUND REQUIREMENT NOTES :

1. ALL PENETRATIONS INTO PARTITIONS ARE TO BE SEALED, LINED OR INSULATED WITH APPROVED PERMANENT SEALANT.
2. ISOLATE ALL RIGID CONDUIT, PLUMBING PIPES, APPLIANCE VENTS FROM BUILDING CONSTRUCTION WITH RESILIENT MOUNTS, SLEEVES OR MINIMUM 1/4" THICK APPROVED RESILIENT SEALANT.
3. WHERE PLUMBING PIPING OR A DUCT PENETRATES THROUGH THE PLANE OF A CEILING ASSEMBLY FROM WITHIN A WALL, MINERAL FIBER INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS DOES NOT APPLY TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
4. ALL OUTLET BOXES INCLUDING ELECTRICAL, TV, TELEPHONE, AND INTERCOM IN THE OPPOSITE FACES OF WALLS ARE TO BE SEPARATED HORIZONTALLY BY A MINIMUM OF 24". THE BACK AND SIDES OF BOXES ARE TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION.

CSL Builders
Engineering + Design + Built
www.csl-builders.com

REGISTERED PROFESSIONAL ENGINEER
OSUNG SAYLAM
08/18/25
No. 78287
CIVIL
STATE OF CALIFORNIA

CONSULTANT:

PROJECT: VOONG RESIDENCE ROOM ADDITION

PROJECT ADDRESS: 6661 THELMA AVE. BUENA PARK, CA. 90620

ISSUED DRAWING LOG:

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CAD FILE:
DRAWN:
CHECKED:

SHEET TITLE: GENERAL INFO

SHEET NO.: G1.2

PROJECT NO: 310

Installation and Assembly

Your appliance is a wall-mounted, recessed, and/or mantel installed appliance. Select a suitable location that is not susceptible to moisture and is away from drapes, furniture and high traffic areas.
NOTE: Follow all National and local electrical codes.

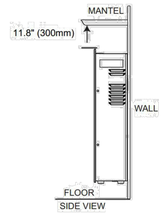
MINIMUM CLEARANCE TO COMBUSTIBLES

Measurements are taken from the glass front.			
Bottom	0"	Top	11.8" (300mm) to mantel
Sides	0"	Top	11.8" (300mm) to ceiling
Back	0"		

MINIMUM MANTEL CLEARANCES

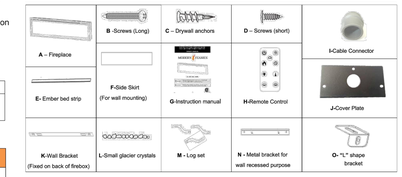
WARNING

WHEN USING PAINT OR LACQUER TO FINISH THE MANTEL, THE PAINT OR LACQUER MUST BE HEAT RESISTANT TO PREVENT DISCOLOURATION.

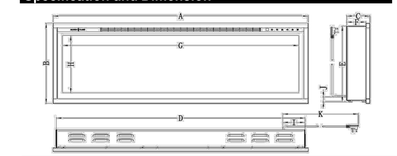


5

Parts and Hardware



Specification and Dimension



PRODUCT DIMENSIONS												
Model Number	A	B	C	D	E	F	G	H	I	J	K
SPS-50B	49-3/4" (1264mm)	17" (430mm)	4-3/4" (121mm)	48-5/8" (1235mm)	16-1/8 (410mm)	4" (102mm)	46" (1168mm)	12" (305mm)	4-5/8" (118mm)	1" (25.4mm)	72" (1829mm)
SPS-60B	59-3/4" (1518mm)	17" (430mm)	4-3/4" (121mm)	58-5/8" (1489mm)	16-1/8 (410mm)	4" (102mm)	55-13/16" (1418mm)	12" (305mm)	4-5/8" (118mm)	1" (25.4mm)	72" (1829mm)
SPS-74B	73-3/4" (1873mm)	17" (430mm)	4-3/4" (121mm)	72-5/8" (1845mm)	16-1/8 (410mm)	4" (102mm)	69-3/4" (1772mm)	12" (305mm)	4-5/8" (118mm)	1" (25.4mm)	72" (1829mm)
SPS-100B	99-3/4" (2534mm)	17" (430mm)	4-3/4" (121mm)	98-5/8" (2505mm)	16-1/8 (410mm)	4" (102mm)	95-7/8" (2435mm)	12" (305mm)	4-5/8" (118mm)	1" (25.4mm)	72" (1829mm)

4

cleaning, or before relocating the electric fireplace.

- **NEVER** leave this heater unattended. **ALWAYS** unplug this heater when not in use.
- **ALWAYS** store this heater in a dry location. **NEVER** use the fireplace if it has become wet.
- **NEVER** plug this heater into an outlet that is **old**, **cracked**, or has any **loose wires or connections**. Plugging this heater into a faulty outlet could result in **electric arcing** within the outlet that could cause the **outlet** to **overheat or catch fire**.
- **ALWAYS** check your heater cord and plug connections with **each use.**
  - i) **MAKE SURE** the plug fits tight in the outlet. Faulty wall outlet connections or loose plugs can cause the outlet to overheat.
  - ii) **Heaters draw more current** than small appliances. **Overheating** may occur even if it has not occurred with the use of other appliances.
  - iii) During use **check frequently** to see if the **plug outlet or face plate** is **HOT.**
  - iv) If the outlet or face plate is **HOT, discontinue use immediately** and have a qualified electrician inspect and/or replace the faulty outlets.
- SAVE THESE INSTRUCTIONS.

Preparation

This product includes a **GLASS panel.** Always use **extreme caution** when handling **glass.** Failure to do so could result in **personal injury** or **property damage**.

Remove all parts and hardware from the carton and place them on a clean, soft, dry surface. Parts and assembly steps are grouped for wall-hanging or recessing use. Check the parts list to make sure nothing is missing. Dispose of packaging materials properly. Please recycle whenever possible.

You will need the following tools (not included): Phillips screwdriver, stud finder, level, tape measure, electric drill, 1/4" wood drill bit, hammer.

3

IMPORTANT SAFETY INFORMATION!

WARNING

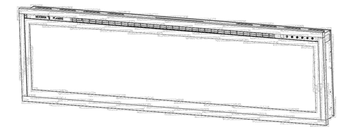
- **Read all instructions before installing or using this heater.**
- **Use a dedicated 15 Amp (or higher) breaker.**
- This heater is **hot when in use**. To avoid burns, **DO NOT** let bare skin touch **hot** surfaces. If provided, use handles when moving this heater. Keep **combustible materials**, such as furniture, pillows, bedding, papers, clothes, and curtains at least **3 feet (0.9m)** from the **front of the heater**, and **keep them away from the sides and rear**.
- **Extreme caution** is necessary when any heater is used by or near **children** or **invalids** and whenever the heater is left **operating and unattended**.
- **Do not operate** any heater after it malfunctions. **Disconnect power** at service panel and have heater inspected by a reputable electrician before reusing.
- **Do not use outdoors.**
- To disconnect heater, turn controls to off, and turn off power to heater circuit at main disconnect panel (or operate internal disconnect switch if provided).
- **Do not insert** or allow foreign objects to enter any ventilation or exhaust opening as this may cause an electric shock, fire, or damage the heater.
- To prevent a possible fire, **do not block** air intakes or exhaust in any manner.
- A heater has hot arcing or sparking parts inside. **Do not use** in areas where gasoline, paint, flammable vapors, or liquids are used or stored.
- **Use this heater only as described in this manual. Any other use not recommended by the manufacturer may cause fire, electric shock, or injury to persons.**
- This heater may include an audible or visual alarm to warn that parts of the heater are getting excessively hot. If the alarm sounds (or illuminates), immediately turn the heater off and inspect for any objects on or adjacent to the heater that may have blocked the airflow or otherwise caused high temperatures to have occurred. **DO NOT OPERATE THE HEATER WITH THE ALARM SOUNDING (OR ILLUMINATING).**
- **ALWAYS plug heaters directly into a wall outlet/receptacle. NEVER use with an extension cord or relocatable power tap (outlet/power strip).**
- **NEVER** use this heater in **bathrooms, laundry rooms**, or any other location where the heater could fall into a **bathtub, pool**, **become damp,** or **come in contact with water**.
- **AVOID FIRE!** Regularly inspect all air vents to make sure they are free from dust, lint, or other blockage. **Unplug the unit** and clean with a **vacuum ONLY**. **DO NOT** rinse or get wet.
- **ALWAYS** mount to wall bracket before use. **DO NOT** set on the floor, or other surface, to use.
- **NEVER** use a wall mount bracket from another manufacturer.
- This product is **not intended** to be a **primary heat source.** It is for **supplemental heat only.**
- **INDOOR use only! NEVER** use this heater **outdoors!** Doing so may result in **electric shock!**
- **ALWAYS disconnect** this unit from the **power** supply **before** performing any assembly or

2

SPECTRUM SLIMLINE WALL MOUNT/RECESSED ELECTRIC FIREPLACE
Model# : ■ SPS-50B ■SPS-60B ■ SPS-74B ■SPS-100B

OWNER'S MANUAL

MODERN FLAMES



AC 120V 60Hz 1465W (5000BTUs)

WARNING	**Read and understand** this entire owner's manual, including **all safety information**, before **plugging in** or **using** this product. Failure to do so could result in **fire, electric shock, or serious personal injury.**
CAUTION	**Keep this owner's manual** for future reference. If you sell or give this product away, **make sure this manual accompanies this product**.

AFFIX SERIAL NUMBER LABEL HERE FOR FUTURE REFERENCE

20210414

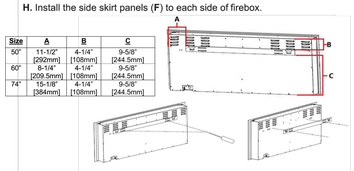
1

Wall mounted installation

Due to the many different materials used on different walls, it is highly recommended that you consult your local builder before you install this appliance on the wall.
A. NOTE: A dedicated 15 Amp (or higher) breaker is required.
B. Select a location that is not prone to moisture and is located at least 36" (914mm) away from combustible materials such as curtain drapes, furniture, bedding, paper, etc.
C. Have two people hold the appliance against the wall to determine the final location.
D. Place unit face down on a soft, non-abrasive surface. Remove the wall bracket (**K**) from the back of the unit by removing the screws, refer to Figure 1.
E. Mark location, then mount the bracket(s) onto the wall using the supplied screws. This bracket MUST have the hooks facing upward and be level. **NOTE: It is strongly recommended that the mounting bracket (K) be Screwed into the wall studs where possible. If the wall studs cannot be used, ensure the supplied plastic anchors are used to affix the bracket to the wall and the bracket is adequately secured.**

F. With the wall mounting bracket installed have two people lift the appliance up and insert the two hooks on the bracket into the two slots on the back of the appliance.
G. Check the appliance for stability ensuring that the bracket will not pull free from the wall.
H. Install the side skirt panels (**F**) to each side of firebox.

Size	A	B	C
50"	11-1/2" [292mm]	4-1/4" [108mm]	9-5/8" [244.5mm]
60"	8-1/4" [209.5mm]	4-1/4" [108mm]	9-5/8" [244.5mm]
74"	15-1/8" [384mm]	4-1/4" [108mm]	9-5/8" [244.5mm]



SPS-50/60/74B Wall Bracket Illustrated

10

D. Remove the four screws (2 per side) from the side of the appliance and remove the brackets (**Fig. 2-3**). Set the screw/brackets aside.

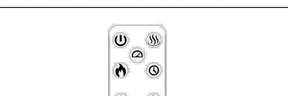


Figure 2-3

E. Insert the appliance into the rough-in frame **(Fig. 2-4)** and then secure it by installing 4 screws (supplied) into the slots on the insides (2 per side)**(Fig. 2-5)**. Next reinstall the two brackets and 4 screws previously removed. **(Fig. 2-6)**.

Figure 2-4

Figure 2-5

Figure 2-6

F. Install media (see "media installation" section). **You must complete this step before moving onto the next step.**

G. Re-install the front glass

9

Fully recessed installation

A. Remove power cord and complete hardwiring (see "hardwiring installation" section).

B. Mark location for the screws according to the dimensions as below. (**Figure 2-1**)

C. Fix the two metal brackets (**N**) (1per side), with 4 screws (**B**) (supplied) through wood stud. **(Figure 2-2)**

Figure 2-1

Figure 2-2

8

Recessed pre-installation

Due to the many different materials used on different walls, it is highly recommended that you consult your local builder before you install this appliance on the wall.

A. Select a location that is not prone to moisture and is located at least 36" (914mm) away from combustible materials such as curtain drapes, furniture, bedding, paper, etc.

B. Measure the appliance and create a rough-in frame with electrical (see below "framing").

C. Remove the front glass (see "front glass removal / installation" section).

D. Hold the appliance up to ensure it will fit into the framing.

FINISHED OPENING DIMENSIONS			
Model Number	A	B	C
SPS-50B	48-7/8" (1242mm)	16-1/4" (413mm)	4" min. (102mm min.)
SPS-60B	58-7/8" (1496mm)	16-1/4" (413mm)	4" min. (102mm min.)
SPS-74B	72-7/8" (1851mm)	16-1/4" (413mm)	4" min. (102mm min.)
SPS-100B	98-7/8" (2512mm)	16-1/4" (413mm)	4" min. (102mm min.)

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Front glass removal / installation

A. With one hand on the front glass to prevent it from falling, remove the two screws (1 per side) from the side of the appliance **(Fig. 1-1)**. Set the screws aside.

B. Carefully lift the front glass up and away from the appliance **(Fig. 1-2**). Place it face down on a soft, non-abrasive surface.

C. Reverse these steps to install the front glass.

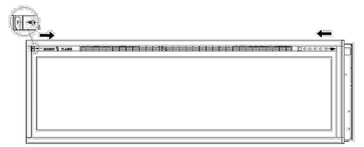

Fig. 1-1

Fig. 1-2

6

PROJECT: VOONG RESIDENCE ROOM ADDITION
PROJECT ADDRESS: 6661 THELMA AVE. BUENA PARK, CA. 90620
CONSULTANT:

CSL Builders Engineering + Design + Built
www.csl-builders.com

REGISTERED PROFESSIONAL ENGINEER CHUNG SAY LAM 08/18/25 No. 78287 CIVIL STATE OF CALIFORNIA

ISSUED DRAWING LOG:

MARK:	ISSUED FOR:	DATE:
1	P.C. CORRECTIONS	02/24/25
2	P.C. CORRECTIONS	08/06/25
3	P.C. CORRECTIONS	08/19/25

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DRAWN:
CHECKED:
SHEET TITLE: FACTORY BUILT-IN FIREPLACE
SHEET NO.: G1.3
PROJECT NO: 310

Remote Control Operation

BUTTON	FUNCTION	ACTION & INDICATION
POWER	**ON**: Enables control panel functions and remote control. Turns on flame. **OFF**: Disables control panel functions and remote control. Turns off flame.	1. **Press once:** Indicator light turns on. Power turns on. All functions enabled. 2. **Press again**. Flame turns off. Unit goes to standby. All functions turn off.
FLAME SPEED	**Flame speed button**: Controls the speed of the flame.There are 3 flame speed settings: 01 (slowest), 02 (Medium), 03 (fastest).	1. **Press once:** Indicates current flame speed. 2. **Press again** until desired setting is reached. Display shows the setting. The Default setting is 02 (medium speed)
FLAME	**FLAME button**: Changes flame color. **NOTE:** color effect stays on until power button is turned off. **NOTE:** this fireplace has memory function for flame.	1. **Press once:** Flame color illuminates. **2. Press again** until desired color is reached. In total, ten colors for flame and one fade mode.**From 01-02-03-04-05-06-07-08-09-10-11.**
FLAME BRIGHT-NESS	**FLAME brightness button**: Makes flame dimmer and brighter. **NOTE:** Flame stays on until power button is turned off.	1. **Press once:** Flame brightness enabled. **2. Press again** until desired setting is reached. **From F5-F4-F3-F2-F1**
HEATER	**HEATER button**: Turns heater on and off. **NOTE:** The heater only works when the flame is on. If the flame is off, the heater will not turn on. **NOTE:** To prevent overheating, the heater fan will blow cool air for 8-10 seconds before the heater turns on and after the heater turns off.	Turns the heater and blower on/off. Settings: **H0** - Heater and blower off **H1** - Low Heater on with 733W **H2** - High Heater on with 1465W **NOTE**: Press and hold the heater button for 5 seconds to lock/unlock the heater and thermostat.
TIMER	**TIMER button**: Controls timer settings to turn off fireplace at selected time. Settings range from 30min to 8 hours.	1. **Press once:** Indicator light turns on. Timer defaults to 0.5 hours. 2. **Press again** until desired setting is reached.

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FLAME	**FLAME button**: Changes flame color. **NOTE:** color effect stays on until power button is turned off. **NOTE:** this fireplace has memory function for flame.	1. **Press once:** Flame color illuminates. 2. **Press again** until desired color is reached. In total, ten colors for flame and one fade mode **From 01-02-03-04-05-06-07-08-09-10-11.**
HEATER	**HEATER button**: Turns heater on and off. **NOTE:** The heater only works when the flame is on. If the flame is off, the heater will not turn on. **NOTE:** To prevent overheating, the heater fan will blow cool air for 8-10 seconds before the heater turns on and after the heater turns off.	Turns the heater and blower on/off. Settings: **H0** - Heater and blower off **H1** - Low Heater on with 733W **H2** - High Heater on with 1465W **NOTE**: Press and hold the heater button for 5 seconds to lock/unlock the heater and thermostat.
TIMER	**TIMER button**: Controls timer settings to turn off fireplace at selected time. Settings range from 30min to 8 hours.	1. **Press once:** Indicator light turns on. Timer defaults to 0.5 hours. 2. **Press again** until desired setting is reached.
TEMP	1. **Press once:** Touch panel indicator becomes active. 2. **Press again** until desired temperature is reached. Digital display shows settings 0-10. Table below shows corresponding temperatures:	

NO	0	1	2	3	4	5	6	7	8	9	10	N
°C	20	21	22	23	24	25	26	27	28	29	30	C
°F	68	70	72	74	76	78	80	82	84	86	88	F

NOTE: Press the button for 5 seconds to switch between ° C and ° F

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Operation

Read and understand this entire owner's manual, including **all safety information**, before **plugging in** or **using** this product. Failure to do so could result in **electric shock, fire, serious injury, or death.**

Power

Plug the power cord into a dedicated 110~120 Volt 15 Amp grounded outlet (see **IMPORTANT SAFETY INFORMATION** on **Pages 2 and 3**). Make sure the outlet is in good condition and the plug is not loose. **NEVER** exceed the maximum amperage for the circuit. **DO NOT** plug other appliances into the same circuit.

Methods of Operation

This electric fireplace can be operated by the TOUCH ON CONTROL PANEL, located on the UPPER right corner of the fireplace or by the battery-powered REMOTE CONTROL.

Touch-on Control Panel Operation

BUTTON	FUNCTION	ACTION & INDICATION
POWER	**ON**: Enables control panel functions and remote control. Turns on flame. **OFF**: Disables control panel functions and remote control. Turns off flame.	1. **Press once:** Indicator light turns on. Power turns on. All functions enabled. 2. **Press again**: Flame turns off. Unit goes to standby. All functions turn off.
MEDIA	**MEDIA BED button**: Turns on media bed and changes color. **NOTE:** color effect stays on until power button is turned off. **NOTE:** this fireplace has memory function for ember bed.	1. **Press once:** Turns on ember bed. **2. Press again** until desired color is reached. In total ten colors and one fade mode.**01-02-03-04-05-06-07-08-09-10-11**

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Hard wiring installation

WARNING

TURN OFF THE APPLIANCE COMPLETELY AND LET COOL BEFORE SERVICING. ONLY A QUALIFIED SERVICE PERSON SHOULD SERVICE AND REPAIR THIS ELECTRIC APPLIANCE.

HARD WIRING CONNECTION
If it is necessary to hard wire this appliance, a qualified electrician must remove the cord connection, and wire the appliance directly to the household wiring. **NOTE: A dedicated 15 Amp (or higher) breaker is required.**

This appliance must be electrically connected and grounded in accordance with local codes if hard wired. In the absence of local codes, use the current CSA C22.1 CANADIAN ELECTRICAL CODE in Canada or the current ANSI/NFPA 70 NATIONAL ELECTRICAL CODE in the United States.

Fig. 1 COVER PLATE

Fig. 2

TURN OFF POWER FROM CIRCUIT BREAKER FIRST

A. Remove the cover plate from the right side bottom of the appliance by removing the three screws, as shown above. (SEE FIG.1)

B. Remove the wire nuts from the power cord. The power cord may be discarded. (SEE FIG.2)

C. Take the new cover plate, supplied in the hardware bag and punch out the 7/8" (22.2mm) hole and install cable connector through into the junction box. Snap the cable connection clamp onto the supply wires.

D. Using the wire nuts, connect the ground green wires (G), the common white wires (N) together, then the hot black wires (L), (SEE FIG.3)

E. Re-install the cover plate using the three screws, as shown in FIG.1.

Fig. 3

Cable connector (I)

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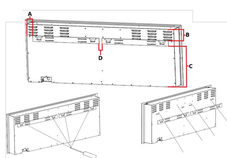
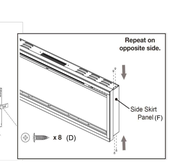


SPS-100B Wall Bracket Illustrated

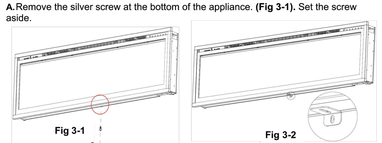
Size	A	B	C	D
100"	5-3/8" [136.5mm]	4-1/4" [108mm]	9-5/8" [244.5mm]	3-1/4" [82.5mm]



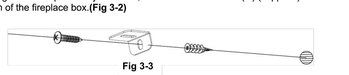
SPS-50/60/74/100B Side skirt illustration

"L" Shape bracket installation

A. Remove the silver screw at the bottom of the appliance. **(Fig 3-1).** Set the screw aside.

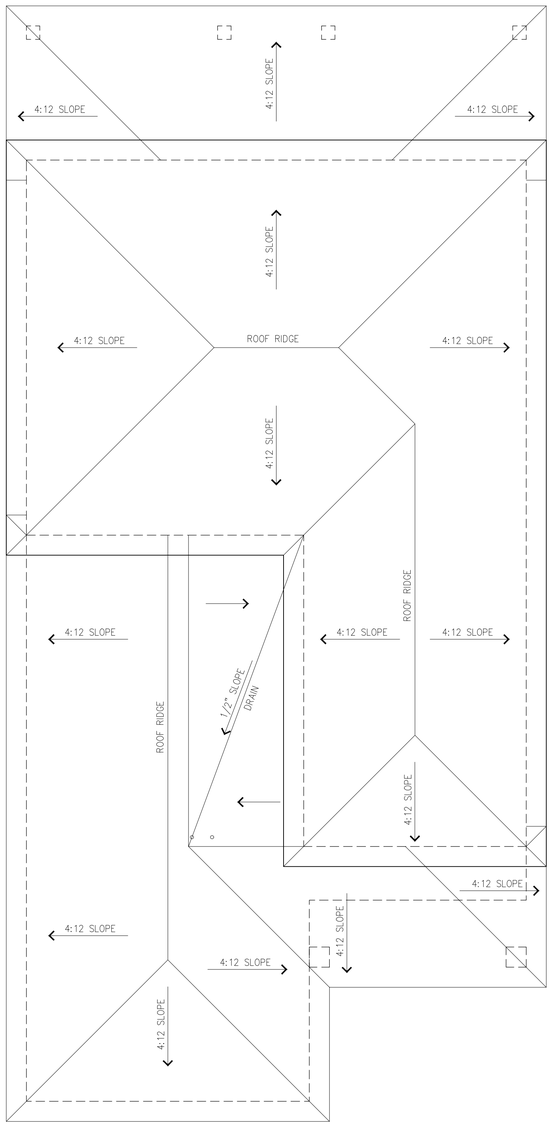


B. Using the screw previously removed, attached the L-bracket (**O**) (supplied) to the bottom of the fireplace box.**(Fig 3-2)**



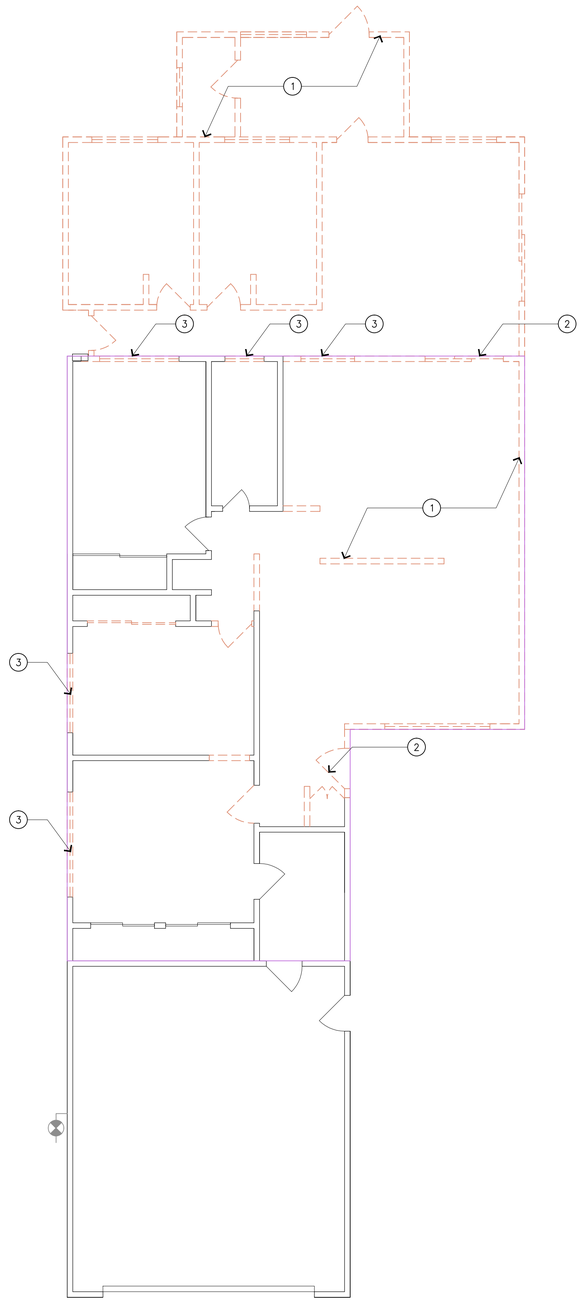
C. Install the plastic anchor (**C**) into the dry wall, then install the screw (**B**) (supplied) into the hole of the L-bracket into the wall anchor to secure the fireplace from coming off the hooks.**(Fig 3-3)**

11



ROOF PLAN

2 SCALE: 3/16" = 1'-0"



DEMOLITION PLAN

1 SCALE: 3/16" = 1'-0"

DEMOLITION KEYNOTES

1. REMOVE WALLS
2. REMOVE DOOR, FRAME AND ALL ASSOCIATE HARDWARE
3. REMOVE WINDOW
4. REMOVE WATER HEATER

LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- DOOR TO REMOVED
- (#) DEMO KEYNOTES

GENERAL ROOF NOTES

1. ATTIC VENTS SHALL MEET THE FOLLOWING:
   a. 1/150 OF THE ATTIC SPACE OR
   b. 1/300 PROVIDED A CLASS 1 OR CLASS 2 VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF CEILING OR
   c. 1/300 PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATION AREA MUST BE LOCATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE PROVIDED BY EAVE OR CORNICE VENTS.
   d. OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16 IN. MINIMUM AND 1/4 IN. MAXIMUM OPENING.
   e. A MINIMUM OF 1 IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
2. VALLEY FLASHING:
   a. 26 GA. MIN. GALV. MTL. OVER 15# FELT EXTEND 11" EACH SIDE OF CENTER LINE OF VALLEY (1"HIGH SPLASH DIVERTER RIB). FLASHING SECTIONS SHALL BE LAPPED 4" MIN. AT ENDS.
   b. FLASH AND COUNTERFLASH ALL ROOF TO WALL CONDITIONS WITH 26 GA. MIN. GALV. MTL. SHEET METAL
   c. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING I.E. SISAL KRAFT, CAULKING, ETC.
   d. FLASH ALL ROOF PENETRATIONS
3. ROOF CLASSIFICATIONS:
   CLASS "A" CONCRETE ROOF TILES COMPLYING W/ CBC SEC. 1505.1.1
   MANUF.: MALARKEY ROOFING
   COLOR: MOONLIT BLACK
   SRI: 20
   CRRC#: 0850-0066

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REGISTERED PROFESSIONAL ENGINEER
CHUNG SAY LAM
08/18/25
No. 78287
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STATE OF CALIFORNIA

CONSULTANT:

PROJECT: VOONG RESIDENCE ROOM ADDITION

PROJECT ADDRESS: 6661 THELMA AVE. BUENA PARK, CA. 90620

ISSUED DRAWING LOG:

MARK:	ISSUED FOR:	DATE:
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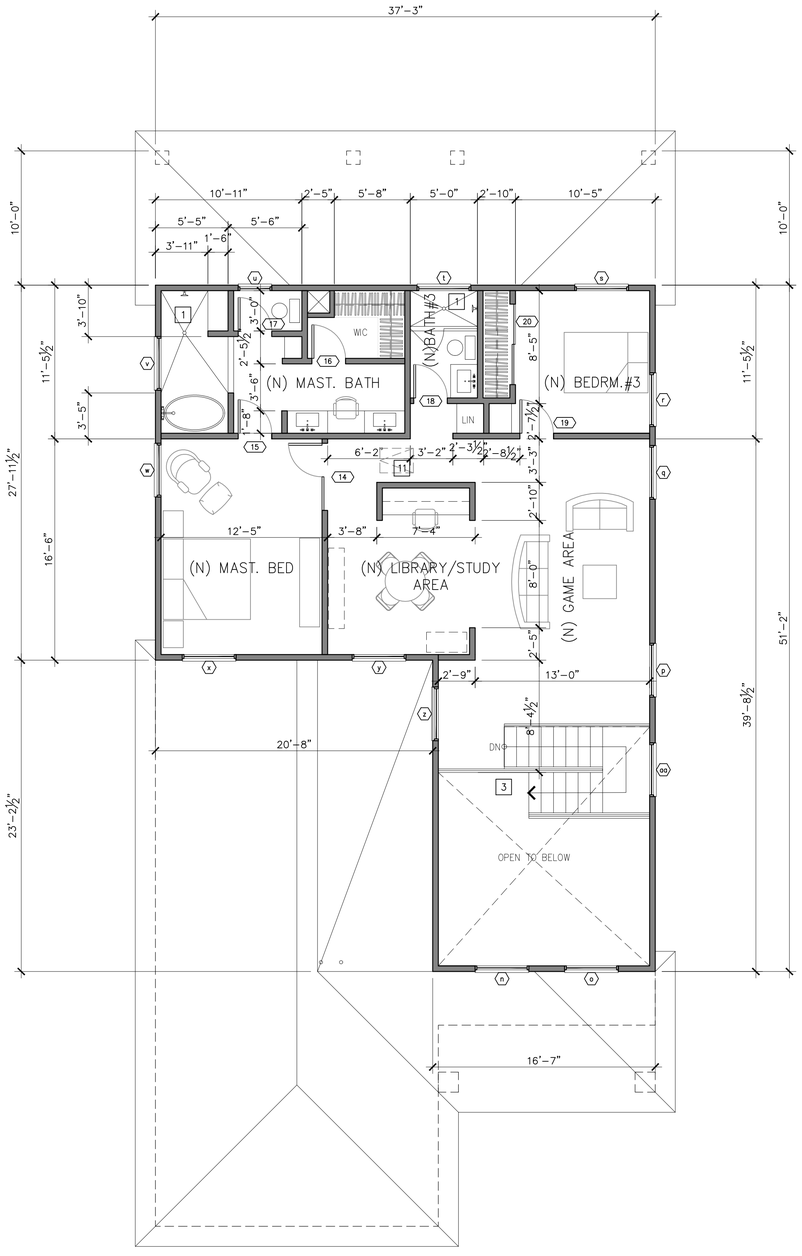
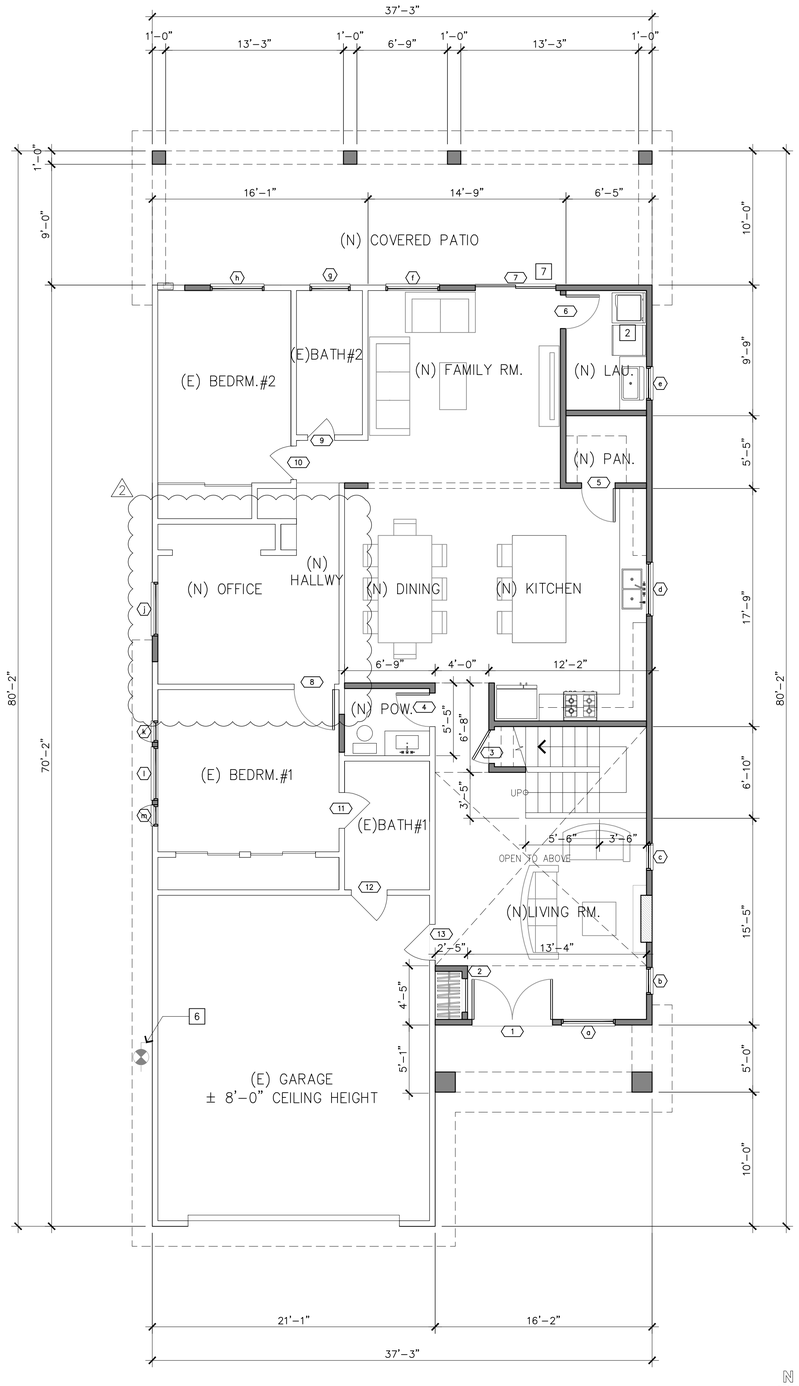
SHEET TITLE:
DEMOLITION PLAN

SHEET NO.:
A2.0

PROJECT NO: 310





FLOOR PLAN KEYNOTES

1. WALL COVERING TO BE TILE OR EQUAL TO A HEIGHT OF 72" MIN. ABOVE DRAIN.
2. WASHER/ DRYER
3. STAIR HANDRAIL AT +36" A.F.F. HIGH ABOVE TREAD NOSING AT STAIRS. GUARDRAILS AT +42" A.F.F. PROVIDE HANDRAILS WITH CROSS-SECTION LOCATED 1 1/2" CLEAR FROM FACE OF WALL & WITH ENDS RETURNED TO WALL. PROVIDE 4" MAXIMUM BETWEEN INTERMEDIATE RAILS OF OPEN GUARDRAIL.
4. HEATER, LOCATED IN ATTIC ABOVE
5. FAN: THE ENTIRE DWELLING SHALL BE VENTILATED WITH A CONTINUOUS FAN FLOW OF AT LEAST 80 CFM THROUGH A DUCT OF A MINIMUM DIAMETER OF 5 INCHES. THE FAN SHALL HAVE A MAXIMUM SOUND RATING NOT EXCEEDING 1 SONE. MANUF.: NUTONE, MODEL: QTXEN080, FLOW RATE: 80 CFM, SONES: .03.
6. EXISTING GAS METER TO REMAIN
7. THE LANDING OR FLOOR AT THE REQUIRED EGRESS DOOR SHALL BE NO MORE THAN 1-1/2 INCHES BELOW THE THRESHOLD R311.3.1
8. ATTIC (WITH OVER 30" HEADROOM) MUST HAVE ACCESS OPENING OF 22"X30" MIN.

GENERAL NOTES

1. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE X GYPSUM BOARD. PROVIDE MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE ELSEWHERE.
2. DOORS TO THE DWELLING UNIT SHALL BE SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL AND NOT LESS 1-3/8" THICK, OR 20 MINUTE RATED, UNLESS THE DWELLING UNIT AND THE GARAGE ARE PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING WHEN PROVIDING DIRECT ACCESS FROM THE GARAGE TO THE DWELLING. (CRC R 302.5)
3. PROVIDE A 72" HIGH NON-ABSORBENT WALL SURFACE IN BATHTUB AND SHOWER COMPARTMENTS. (CRC R 307.2)
4. SHOWER DOORS SHALL SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30-IN DIAMETER CIRCLE.
5. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULK, PAINT AND COATINGS, CARPET SYSTEMS, ETC. SHALL MEET THE (VOC) EMISSION LIMITS PER CHAPTER 4 OF LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE
6. CHANGE IN FLOOR ELEVATION AT THRESHOLD SHALL NOT EXCEED 1".
7. PROVIDE 12" X 12" MINIMUM PLUMBING ACCESS FOR TUBS (CPC 404.2)
8. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN BUT ARE PART OF THE WORK.
9. CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY.
10. ALL WORK SHALL COMPLY WITH CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24.
11. UNDER-STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. (R302.7)
12. THE ENTIRE DWELLING (NEW CONSTRUCTION OR ADDITIONS GREATER THAN 1000 SF IN AREA) SHALL MEET THE REQUIREMENTS OF ANSI/ANSHRAE STANDARD 62.2-2007 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS.
13. KITCHEN HOODS SHALL HAVE A MINIMUM CAPACITY OF 100 CFM.

LEGEND

NOTE: SEE SHEET G1.2 FOR SYMBOLS

- NEW WALL
- 1HR RATED WALL, 5/8" TYPE 'X' GWB - SEE A6.1
- 2X6 PLUMBING WALL
- HEADER, SOFFIT OR CABINETRY ABOVE
- NEW DOOR
- (#) DOOR SYMBOL - SEE A5.1
- (#) WINDOW SYMBOL - SEE A5.1
- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISH
- EXISTING DOOR TO REMAIN
- DOOR TO BE DEMOLISH

2ND. FLOOR PLAN

2 SCALE: 3/16" = 1'-0"

1ST. FLOOR PLAN

1 SCALE: 3/16" = 1'-0"

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CIVIL
STATE OF CALIFORNIA

CONSULTANT:

PROJECT: VOONG RESIDENCE ROOM ADDITION

PROJECT ADDRESS: 6661 THELMA AVE. BUENA PARK, CA. 90620

ISSUED DRAWING LOG:

MARK:	ISSUED FOR:	DATE:
1	P.C. CORRECTIONS	02/24/25
2	P.C. CORRECTIONS	08/06/25
3	P.C. CORRECTIONS	08/19/25

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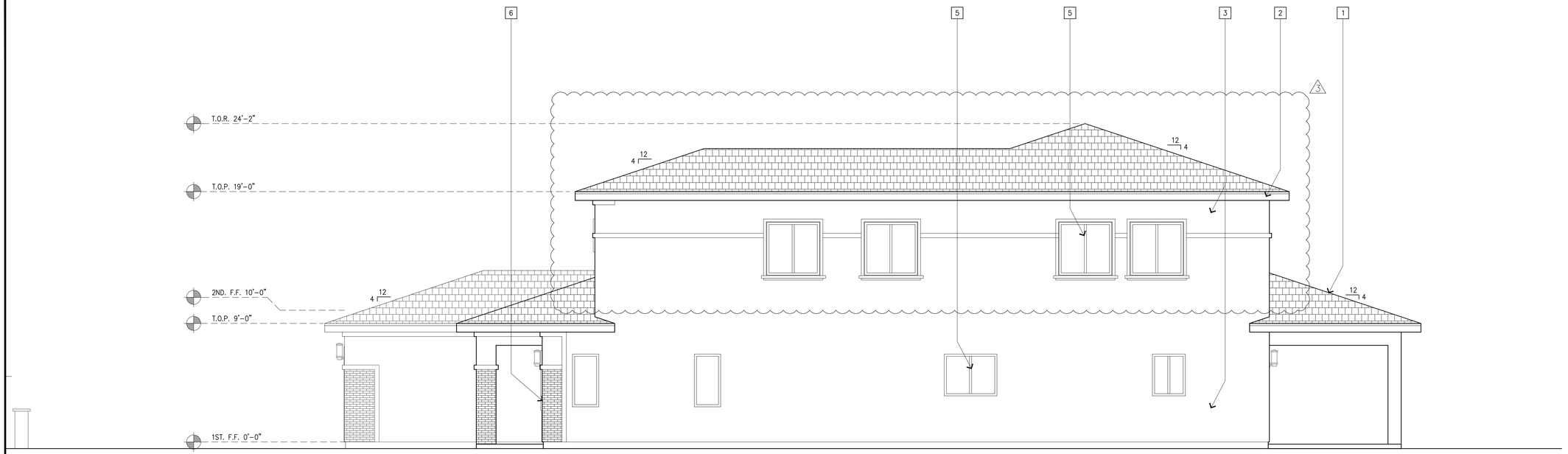
SHEET TITLE: FLOOR PLAN

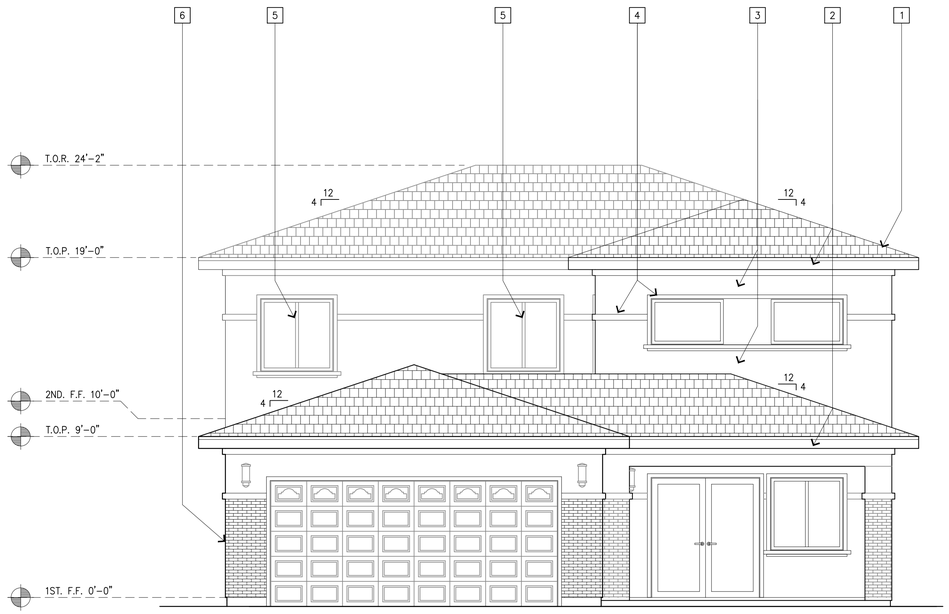
SHEET NO.: A2.1

PROJECT NO: 310



SIDE EAST ELEVATION

SCALE: 1/4" = 1'-0" (2)



FRONT SOUTH ELEVATION

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

KEYNOTES

1 TILE ROOF
MANUFACTURE :MALARKEY ROOFING PRODUCTS
COLOR :MOONLIT BLACK (SRI 20) CRRC#0850-0066

2 FASCIA BOARD PAINT
MANUFACTURE :DUNN EDWARDS
COLOR :DEC756 WEATHERED BROWN

3 BUILDING STUCCO
MANUFACTURE :LaHabra STUCCO
COLOR :X-34 SIMEON

4 STUCCO WINDOW MOLDING/ BAND TRIM
MANUFACTURE :LA HABRA STUCCO
COLOR :X-34 SIMEON

5 WINDOW FRAME
MANUFACTURE :TBD
COLOR :WHITE VINYL

NOTE: 2ND FLOOR WINDOWS TO BE FROSTED OR OBSCURED

6 VENEER
MANUFACTURE :ROBINSON
COLOR :GRAYMORE BRICK

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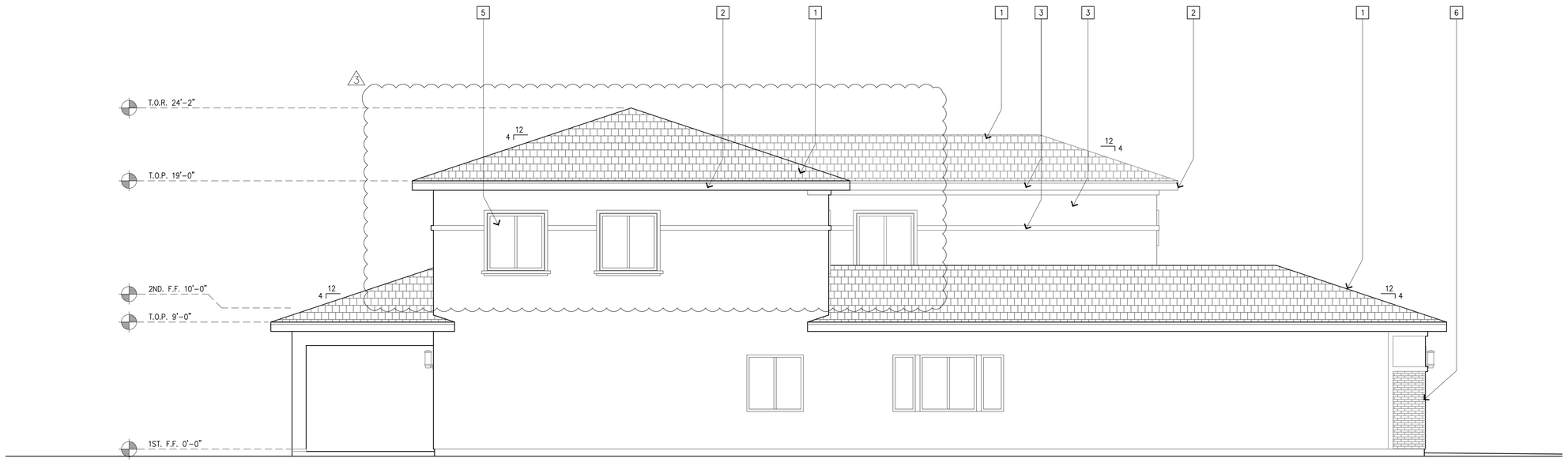
ELEVATIONS

SHEET NO.:

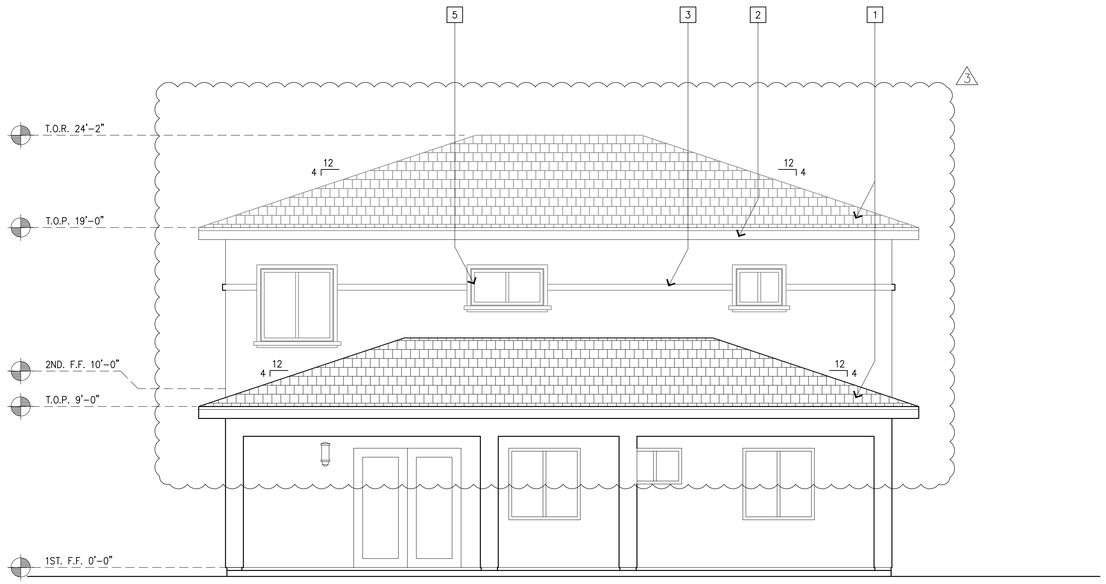
A3.1

PROJECT NO: 310



SIDE WEST ELEVATION

SCALE: 1/4" = 1'-0" (2)



BACK NORTH ELEVATION

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

KEYNOTES

1. TILE ROOF
   MANUFACTURE : MALARKEY ROOFING PRODUCTS
   COLOR : MOONLIT BLACK (SRI 20) CRRC#0850-0066
2. FASCIA BOARD PAINT
   MANUFACTURE : DUNN EDWARDS
   COLOR : DEC756 WEATHERED BROWN
3. BUILDING STUCCO
   MANUFACTURE : LaHabra STUCCO
   COLOR : X-34 SIMEON
4. STUCCO WINDOW MOLDING/ BAND TRIM
   MANUFACTURE : LA HABRA STUCCO
   COLOR : X-34 SIMEON
5. WINDOW FRAME
   MANUFACTURE : TBD
   COLOR : WHITE VINYL
   NOTE: 2ND FLOOR WINDOWS TO BE FROSTED OR OBSCURED
6. VENEER
   MANUFACTURE : ROBINSON
   COLOR : GRAYMORE BRICK

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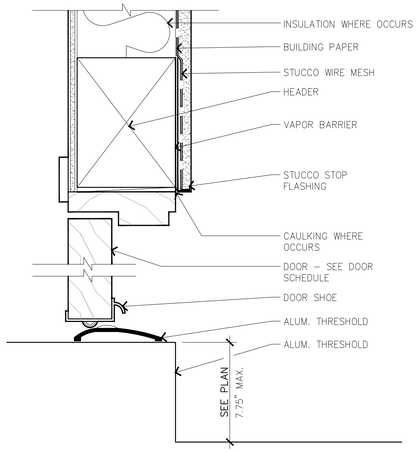
ELEVATIONS

SHEET NO.:

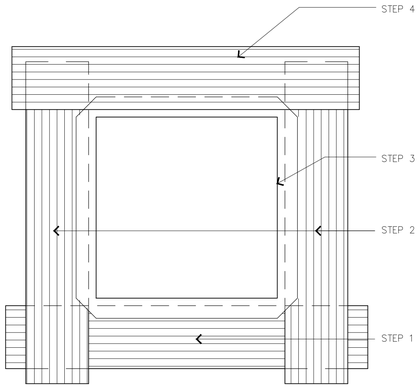
A3.2

PROJECT NO: 310



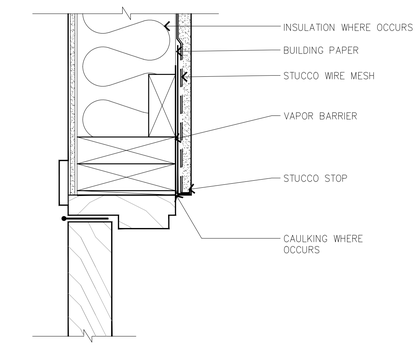
DOOR HEAD/SILL DETAIL 4

SCALE: 3"=1'–0"



STEP 1: INSTALL BOTTOM STRIP OF VAPOR BARRIER
STEP 2: INSTALL SIDE STRIPS OF VAPOR BARRIER OVER BOTTOM STRIP
STEP 3: INSTALL WINDOW FRAME OVER FULL BEAD OF SEALANT
STEP 4: INSTALL TOP STRIP OF VAPOR BARRIER OVER NAIL FLANGE OF WINDOW FRAME

1. CAULK BACK OF WINDOW FRAMES TO HEAD, JAMB AND CORNERS.
2. NO VERTICAL SPLICES IN BUILDING PAPER UNDER OR WITHIN 24" EACH SIDE OF WINDOW OPENING.
3. KEEP ALL WINDOW FASTENERS AT LEAST 3–INCHES AWAY FROM ALL CORNERS AND FIN JOINTS.
4. FASTENERS TO BE DRIVEN FLUSH, NOT COUNTER SUNK OR BENT.
5. REPAIR TORN OR DAMAGED FLASHING WITH SEALANT OR FORTIFIBER SEAM TAPE.
6. IF WINDOWS ARE VINYL, INSTALL FASTENERS AT MAX. 6–INCHES AROUND ENTIRE PERIMETER, INCLUDING HEAD.



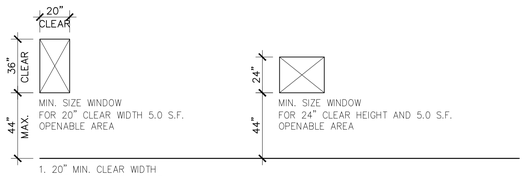
DOOR JAMB DETAIL 3

SCALE: 3"=1'–0"

WINDOW FLASHING DETAIL 1

SCALE: 1–1/2"=1'–0"

EGRESS WINDOW REQUIREMENTS:



1. 20" MIN. CLEAR WIDTH
2. 24" MIN. CLEAR HEIGHT
3. 5.0 S.F. MIN. OPENABLE AREA AT GRADE FLOOR ONLY, 5.7 S.F. MIN. ELSEWHERE

SINGLE CASEMENT: 2'–4"X4'–0"
2'–6"X3'–6"
DOUBLE CASEMENT: 4'–8"X4'–0"
CASEMENT/FIXED COMBO: 7'–0"X4'–0"
OTHER WINDOW TYPES:
AWING AND BAY W/ FIXED CENTER:
NONE W/O MANUFACTURES DATA

SINGLE/ DOUBLE HUNG:
3'–0"X5'–0", 3'–0"X5'–6", 3'–4"X5'–0"
3'–8"X5'–0", 4'–0"X5'–0"
SINGLE/ FIXED COMBO. NONE W/O MANUFACTURES DATA

SLIDER:
4'–0"X4'–0"
5'–0"X3'–6"
6'–0"X3'–0"
SLIDER/ FIXED COMBO:
8'–0"X4'–0"
10'–0"X4'–0"
12'–0"X3'–0"

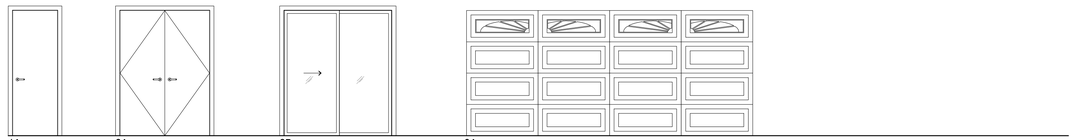
NOTE:
1. MINIMUM NET CLEAR OPENABLE AREA OF 5.0 S.F. AT GRADE–FLOOR, AND
2. MINIMUM NET CLEAR OPENABLE AREA OF 5.7 S.F. ELSEWHERE, AND
3. MINIMUM NET CLEAR OPENABLE WIDTH OF 20", AND
4. MINIMUM NET CLEAR OPENABLE HEIGHT OF 24", AND
5. BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44"

TEMPERED GLASS REQUIREMENT:
6. ANY WINDOW LESS THAN 18" IN HEIGHT FROM A WALKING SURFACE.
7. ANY WINDOW LESS THAN 24" OF ANY DOOR
8. ANY WINDOW OVER A BATHTUB OR SHOWER LESS THAN 5'–0" FROM THE FLOOR OF THE SHOWER OR BATHTUB.
9. ANY WINDOW WITHIN 40" OF A LOCKING DEVICE

DOOR SCHEDULE

NO.	TYPE	SIZE W	SIZE H	DOOR THICK.	DOOR CORE	DOOR FACE	DOOR FIN.	DOOR GLASS	FRAME MAT.	FRAME FIN.	DETAILS HEAD	DETAILS STRIKE	DETAILS HINGE	DETAILS SILL	HDWR.	REMARKS
1ST. FLOOR																
1	2A	6'–0"	6'–8"	1–3/8"	–	–	F.F.	–	–	F.F.	–	–	–	–	–	ENTRY DOOR
2	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	WD	–	–	–	–	–	INTERIOR DOOR
3	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	WD	–	–	–	–	–	INTERIOR DOOR
4	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	WD	–	–	–	–	–	INTERIOR DOOR
5	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	WD	–	–	–	–	–	INTERIOR DOOR
6	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	WD	–	–	–	–	–	INTERIOR DOOR
7	2B	6'–0"	6'–8"	–	–	–	PAINT	TEMP	WD	F.F.	–	–	–	–	–	SLIDING GLASS DOOR
8	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	F.F.	–	–	–	–	–	INTERIOR DOOR
9	(E)	(E)	(E)	(E)	–	–	(E)	–	(E)	(E)	–	–	–	–	–	(E)
10	(E)	(E)	(E)	(E)	–	–	(E)	–	(E)	(E)	–	–	–	–	–	(E)
11	(E)	(E)	(E)	(E)	–	–	(E)	–	(E)	(E)	–	–	–	–	–	(E)
12	(E)	(E)	(E)	(E)	–	–	(E)	–	(E)	(E)	–	–	–	–	–	(E)
13	(E)	(E)	(E)	(E)	–	–	(E)	–	(E)	(E)	–	–	–	–	–	(E)
2ND. FLOOR																
14	2A	5'–0"	6'–8"	1–3/8"	–	–	PAINT	–	WD	F.F.	–	–	–	–	–	INTERIOR DOORS
15	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	F.F.	–	–	–	–	–	INTERIOR DOOR
16	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	F.F.	–	–	–	–	–	INTERIOR DOOR
17	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	F.F.	–	–	–	–	–	INTERIOR DOOR
18	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	F.F.	–	–	–	–	–	INTERIOR DOOR
19	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	F.F.	–	–	–	–	–	INTERIOR DOOR
20	1A	2'–6"	6'–8"	1–3/8"	–	–	PAINT	–	WD	F.F.	–	–	–	–	–	INTERIOR DOOR

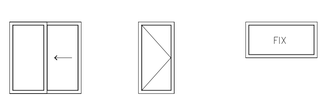
DOOR TYPES:



WINDOW SCHEDULE

NO.	SPACE DESCRIPTION	TYPE	SIZE W	SIZE H	WINDOW THICK.	WINDOW OPERABLE	WINDOW MAT'L	WINDOW GLAZ.	DETAILS HEAD	DETAILS STRIKE	DETAILS HINGE	DETAILS SILL	EGRESS	REMARKS
1ST. FLOOR														
a	LIVING RM.	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
b	LIVING RM.	02	2'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
c	LIVING RM.	02	2'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
d	KITCHEN	01	4'–0"	3'–2"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
e	LAUNDRY RM.	01	2'–6"	3'–2"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
f	FAMILY RM.	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
g	(E) BATH RM.	01	3'–0"	2'–0"	–	YES	VINYL	OBS/TEMP.	–	–	–	–	–	OBSCURE GLAZING
h	(E) BEDRM. #2	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	YES	DUAL PANE – LOW E
j	(N) OFFICE	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	YES	DUAL PANE – LOW E
k	(E) BEDRM. #1	02	1'–7"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
l	(E) BEDRM. #1	01	4'–0"	4'–0"	–	YES	VINYL		–	–	–	–	YES	DUAL PANE – LOW E
m	(E) BEDRM. #1	02	1'–7"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
2ND. FLOOR														
n	LIVING RM. OPEN AREA	03	4'–0"	2'–6"	–	FIX	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
o	LIVING RM. OPEN AREA	03	4'–0"	2'–6"	–	FIX	VINYL	–	–	–	–	–		DUAL PANE – LOW E
p	GAME ROOM	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
q	GAME ROOM	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
r	(N) BEDRM. #3	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	YES	DUAL PANE – LOW E
s	(N) BEDRM. #3	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	YES	DUAL PANE – LOW E
t	(N) BATH #3	01	4'–0"	2'–0"	–	YES	VINYL	OBS/TEMP.	–	–	–	–	–	OBSCURE GLAZING
u	(N) TOILET	01	2'–6"	2'–0"	–	YES	VINYL	OBS/TEMP.	–	–	–	–	–	OBSCURE GLAZING
v	MAST. BATH	01	4'–0"	2'–0"	–	YES	VINYL	OBS/TEMP.	–	–	–	–	–	OBSCURE GLAZING
w	MAST. BEDRM.	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	YES	DUAL PANE – LOW E
x	MAST. BEDRM.	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	YES	DUAL PANE – LOW E
y	LIBRARY	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E
z	GAME ROOM	01	4'–0"	4'–0"	–	YES	VINYL	–	–	–	–	–	–	DUAL PANE – LOW E

WINDOW TYPES:



ALL WINDOW GLAZING TO HAVE A U–FACTOR OF 0.30 AND SHGC OF 0.23.

CSL Builders
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REGISTERED PROFESSIONAL ENGINEER
CHUNG SAY LAM
08/18/25
No. 78287
CIVIL
STATE OF CALIFORNIA

CONSULTANT:

PROJECT: VOONG RESIDENCE ROOM ADDITION

PROJECT ADDRESS: 6661 THELMA AVE. BUENA PARK, CA. 90620

ISSUED DRAWING LOG:

MARK:	ISSUED FOR:	DATE:
1	P.C. CORRECTIONS	02/24/25
2	P.C. CORRECTIONS	08/06/25
3	P.C. CORRECTIONS	08/19/25

Note: Symbol ⚠ appears in "Mark" column above if specific revision occurs on this sheet.

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CAD FILE:
DRAWN:
CHECKED:

SHEET TITLE: DOORS AND WINDOWS SCHEDULE

SHEET NO.: A5.1

PROJECT NO: 310

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP

ZONING ADMINISTRATOR

Thursday, September 4, 2025 – 8:30 a.m.

SITE PLAN REVIEW NO. SP-25-10

6661 Thelma Avenue

APN: 263-441-43

September 4, 2025
PUBLIC HEARING
Item No. 2D.

Zoning Administrator Agenda Report

SITE PLAN NO. SP-25-12

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-25-12 and find that the project is Categorically Exempt, per Section 15303 (New Construction or Conversion of Small Structures), Class 3 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):	6571 Mount Ripley Drive 134-201-08
Lot Area:	7,490 square feet
Street Frontage:	76 feet 4.7 inches
General Plan Designation:	Low Density Residential
Zoning District:	RS-6 (One-Family Residential Zone)
Existing Development:	1,220 square-foot, single-story single-family dwelling with an attached 408 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 demolish the existing single-family dwelling with attached two-car garage to construct a new 2,835 square-foot two-story, single-family dwelling consisting of four (4) bedrooms, five (5) bathrooms, and an attached 497 square-foot two-car garage.

Development Standards Analysis:

Development Standards	**Required**	**Proposed**
Lot Coverage:	40% maximum	31.9%
Rear Yard Coverage:	30% maximum	0%
Setbacks:	Front: 20 ft. minimum Side: 5 ft. minimum (not abutting a street) Rear: 25 ft. minimum	Front: 24 ft. Side: East 6 ft. West 5 ft. - 4 in. Rear: 39 ft.
Building Height:	2-Story (30 ft. maximum)	2-story (22 ft. - 7 in.)
Parking:	2-car garage	2-car attached garage 497 square feet
Front Yard Landscape:	30% minimum	52.6%

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 development of a single-family residence in an RS-6 zone, within an established tract but not in conjunction with a division of land, 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 is 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 single-family dwelling 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.

Architecture/Site Design:

The proposed two-story single-family dwelling is of a contemporary architectural design. The second story of the home is stepped back approximately 15 feet from the first-floor wall plane of the street facing elevation to provide relief to the building massing. The exterior elevations will consist of a combination of stucco and decorative white cement wall tile along the front (south) elevation that, as conditioned, will wrap a minimum of three feet to the east and west elevations. The 115 square-foot covered front porch will incorporate a front-facing gable roof design. An oak double door with glass insets elevates the appearance of the front entryway. Additional architectural features will include gridded slider vinyl windows with decorative shutters and stucco window trim on both the first and second story. Clerestory window placement and frosted glass finishes for the second story windows will preserve privacy to the adjacent properties. The roof design is primarily gable roof with hip roof elements exclusively on the first story of the rear elevation. The roof material will consist of concrete Eagle Roof tile in a charcoal gray finish.

The proposed single-family residence 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 bermuda grass and boxwood shrubbery that, as conditioned, shall not exceed two feet in height. Two existing mature citrus trees will remain in the front yard. The proposed driveway is flanked by two concrete pedestrian walkways; one of which leads directly to the front door of the residence.

After reviewing the applicant's request and plans, staff visited the property and reviewed the site as well as layout of the surrounding properties and has determined that the site can accommodate the proposed two-story single-family dwelling. When completed, the landscaping, roof design, exterior elevation materials and color scheme of the proposed two-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 15303 (New Construction or Conversion of Small Structures) Class 3 of the State California Environmental Quality Act (CEQA) Guidelines, because the project consists of the construction of one (1) new 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 August 25, 2025; and seven (7) Notices were mailed to adjacent property owners of the subject property on August 25, 2025. As of the date of publication of this report, the City has not received any inquiries or letters regarding the proposed action.

Attachments

Att 1 - Proposed Zoning Administrator Resolution for Site Plan No. SP-25-12.pdf.pdf

Att 2 - SP-25-12 Development Plans Stamped Received Aug 8 2025 Planning Div.pdf

Att 3 - SP-25-12 Vicinity Map.pdf

RESOLUTION NO.
SITE PLAN REVIEW NO. SP-25-12

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF BUENA PARK APPROVING A REQUEST TO DEMOLISH THE EXISTING SINGLE-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE AND CONSTRUCT A NEW 2,835 SQUARE-FOOT TWO-STORY SINGLE-FAMILY DWELLING WITH ATTACHED 497 SQUARE-FOOT TWO-CAR GARAGE AT 6571 MOUNT RIPLEY DRIVE WITHIN THE RS-6 (ONE-FAMILY RESIDENTIAL) ZONE WITH FINDINGS

A. Recitals.

(i) Teedee Tran, 9286 Bolsa Avenue, Westminster, CA, 92683, applicant on behalf of property owners, Nam Phi Pham and Hoang Ngoc-Anh Nguyen, 1121 Heartfields Dr., Silver Spring, MD 20904, has filed an application for the issuance of Site Plan Review No. SP-25-12 to demolish the existing single-family dwelling with attached two-car garage to construct a new 2,835 square-foot two-story single-family dwelling consisting of four (4) bedrooms, five (5) bathrooms, and an attached 497 square-foot two-car garage on the property at 6571 Mount Ripley Drive, Buena Park, CA, Buena Park, CA 90620 (APN: 134-201-08) in the County of Orange. Hereinafter in this Resolution, the subject Site Plan Review request is referred to as the "Application."

(ii) On September 4, 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 AUG 18, 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 new 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 in the surrounding area.

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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 single-family neighborhood since the proposed single-family dwelling complies with the General Plan and the Zoning Ordinance. The design of the proposed single-family dwelling meets all applicable standards and criteria and will maintain the single-family residential character of the neighborhood.

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

FACT: The proposed new single-family dwelling will not negatively impact the properties in question nor will it negatively impact surrounding properties since all improvements meet the Buena Park Municipal Code requirements.

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 single-family dwelling will not create any detrimental effects on the environment since the area was planned for single-family 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 of the proposed single-family dwelling harmonize with the surrounding area. As conditioned, the proposed new single-family residential dwelling will enhance the visual integrity of the subject property and the surrounding area.

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 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

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thereunder, pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures) 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 AUG 18, 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.

PUBLIC WORKS DEPARTMENT

DESIGN:

1. Grading, storm drain, street, sewer, water, and erosion control plans shall be prepared by a registered engineer, at a minimum scale of 1" = 40', and on 24" by 36" sheets. Any proposed improvements shall be designed and constructed per City Standards. Any existing improvements in the public right-of-way, adjacent to project parcel frontage, that are not in compliance with the Americans with Disabilities Act (ADA) shall be removed and reconstructed or added to meet the ADA requirements and must comply with City Standards.
   A. The removal and undergrounding of the existing power pole and overhead electrical service line shall be coordinated with Southern California Edison (SCE) prior to the demolition of the existing structure. The applicant shall address any conflicts and obtain all necessary clearances or approvals from SCE to ensure safe removal and continuity of service
   B. A double check detector assembly is required for domestic and fire service connections and a reduced pressure principle device (RPPD) is required for irrigation service connection per City standards and devices shall be supplied and installed by contractor. Contractor shall supply and install City approved water meters in the public right-of-way.
   C. The proposed new driveway approach on Mount Ripley Drive to be constructed per City Standard 209. The existing driveway approach to be removed and replaced with sidewalk curb and gutter per City Standard 204 and 206.
   D. Any additional sidewalks, curb and gutter along the project frontage that are lifted, fractured or failing shall be removed and replaced per City standards.

PERMIT ISSUANCE:

1. All fees, deposits, and bonds associated with improvements required by the Public Works Department shall be paid prior to the issuance of permits for construction. The fee amounts are specified in the City Fee Schedule.
2. Before exercising any right or performing any obligation pursuant to any permit issued by the Public Works Department, the developer/contractor shall obtain a City Business License and submit required insurance certificates.
3. A Transportation Hauling permit shall be obtained to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load

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exceeding the maximums specified in the California Vehicle Code (CVC) and the Caltrans Transportation Permit Manual.

4. Prior to final release of the project by the Public Works Department or the refund of any cash deposits, the developer/contractor shall provide the City with a warranty bond to be held by the City for a period of one (1) year for all public facilities and improvements.
5. Prior to the grant of occupancy by the City or commencement for the approved use, all improvements required by the Public Works Department shall be completed.

CONSTRUCTION:

1. A traffic control plan, prepared by a registered engineer, shall be submitted for approval for all utility connections, street improvements, and any other work performed in the public right-of-way that require a lane closure. A traffic control plan prepared by a registered engineer shall also be submitted for work on private property that results in lane closures.
2. When more than one trench cut is made to install utility lines, then the street shall be either slurry sealed or grind and capped with AC to the nearest lane line of a trench cut from property line to property line. The method of replacing the pavement in kind or better shall be decided based on existing pavement condition.
3. Applicant shall abandon any existing private water wells per the City and Orange County Health Department requirements.
4. The applicant/contractor shall be responsible for protecting all existing horizontal and vertical survey controls. Any survey controls disturbed during construction shall be reset per Orange County Surveyor Standards after construction.
5. All trash collection services needed during construction or after project completion shall be obtained from the City's authorized provider.

<u>BUILDING DIVISION:</u>

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. The building/buildings shall be fully fire-sprinklered as required by the City of Buena Park Municipal Code Title 1 and/or the California Building Codes.
3. The construction plans require professional preparation. Submit plans and structural calculations prepared by a California registered engineer or architect.
4. 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.
5. The applicant shall integrate a solar photovoltaic plan into the construction drawings to be submitted for Building Division plan check.

<u>PLANNING DIVISION:</u>

1. This approval shall permit the demolition of the existing single-family dwelling with attached two-car garage to construct a new 2,835 square-foot two-story, single-family

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dwelling consisting of four (4) bedrooms, five (5) bathrooms, and an attached 497 square-foot two-car garage in substantial compliance with the plans dated “RECEIVED AUG 18, 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 demolition of the existing single-family dwelling with attached two-car garage and the construction of a new 2,835 square-foot, two-story single-family dwelling consisting of four (4) bedrooms, five (5) bathrooms, and an attached 497 square-foot two-car garage on the property at 6571 Mount Ripley Drive, Buena Park, generally consistent with the submitted development plans dated “RECEIVED AUG 18, 2025 PLANNING DIV.” 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 concrete tiles
    c. Window trim and shutters
    d. Cement wall tile
4. The proposed decorative cement wall tile shall wrap around from the front (south) elevation to the east elevation to be terminated at the second window opening of the single-family dwelling and to the west elevation of the attached two-car garage a minimum of three (3) feet.
5. 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.
6. Any new walls and fencing, including those shown on plans shall comply with the City of Buena Park Municipal Code (BPMC) Chapter 19.328 (Development Standards – Fences, Walls, Hedges, and Berms) and shall require a separate fence/wall permit approval by the Planning Division for any proposed fences/walls to be located within the property.
7. Interior access to all rooms/areas of the single-family dwellings 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 without first obtaining a junior accessory dwelling unit approval.
8. Neither the residence nor rooms within shall be used for short-term rental without first obtaining a short-term rental permit.
9. The proposed boxwood shrubs in the front yard area of the parcel shall be maintained to be a maximum of two feet in height.
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).

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11. Any driveway modifications shall require separate Planning Division review and shall comply with BPMC Section 19.336.030 (Residential Driveway Standards).
12. 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.
13. 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).
14. All the second-story windows located on the east, west, and north elevations shall have view-obscuring glass or clerestory placement to promote privacy between the residential properties at all times.
15. The construction authorized by the Site Plan Review shall be started within one (1) year of the expiration of the appeal period and thereafter diligently advanced until completion of the project.
16. This approval may be revoked for any violation of noncompliance with any of these conditions in accordance with BPMC Section 19.132.030 (Revocation).
17. Prior to final inspection, these conditions and all improvements shall be completed to the satisfaction of the City.
18. 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.
19. 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.
20. 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.

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PASSED AND ADOPTED this 4th day of September 2025.

Eddie Fenton
Zoning Administrator

ATTEST:

Harald Luna
Planning Manager

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AFFIDAVIT OF ACCEPTANCE:

I/ We do hereby accept all of the conditions contained in this document and all other conditions imposed by Site Plan Review No. SP-25-12 and do agree that I/We shall conform with and abide by all such conditions.

Date:_____

_____
Printed Name and Signature
Owner/Applicant

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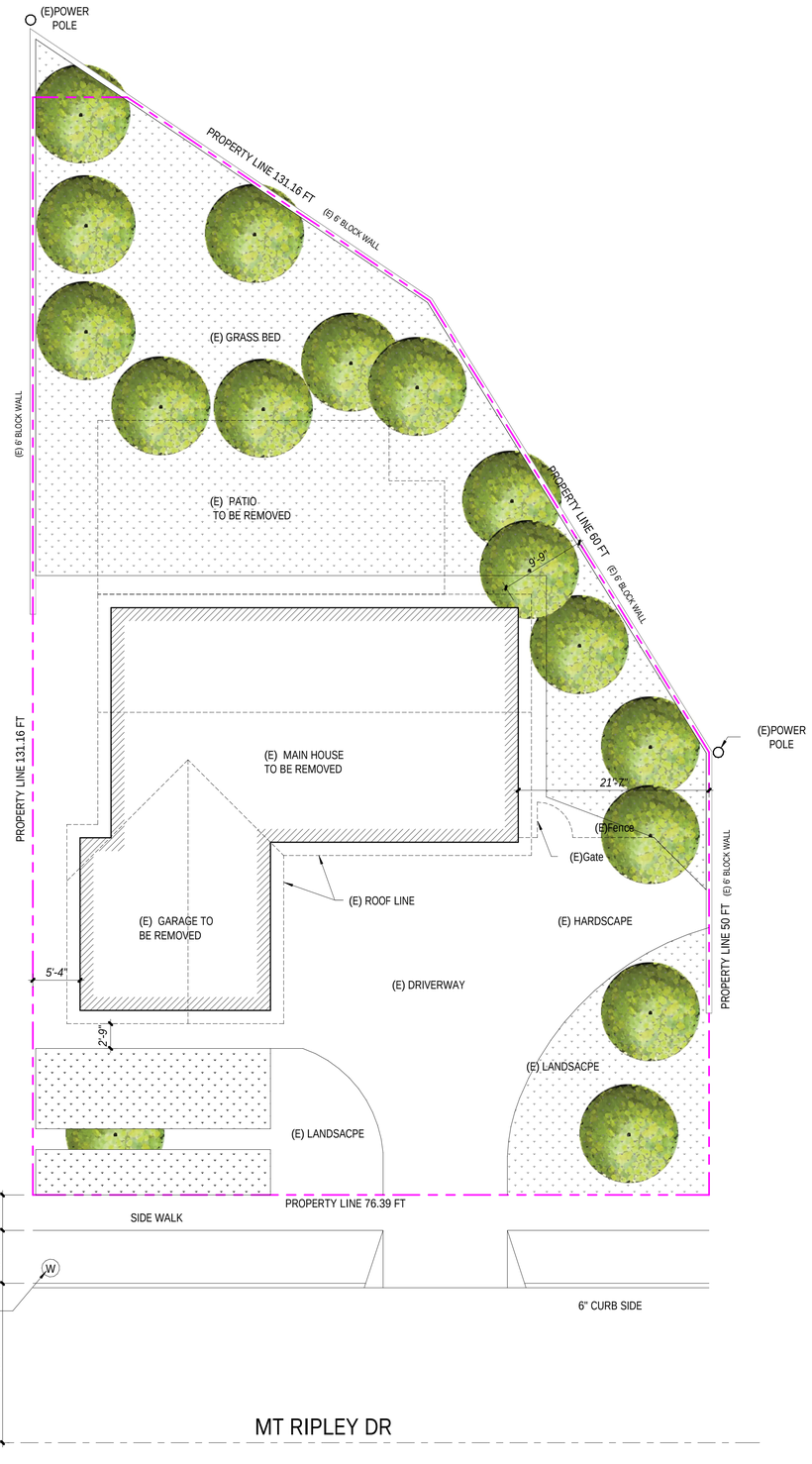
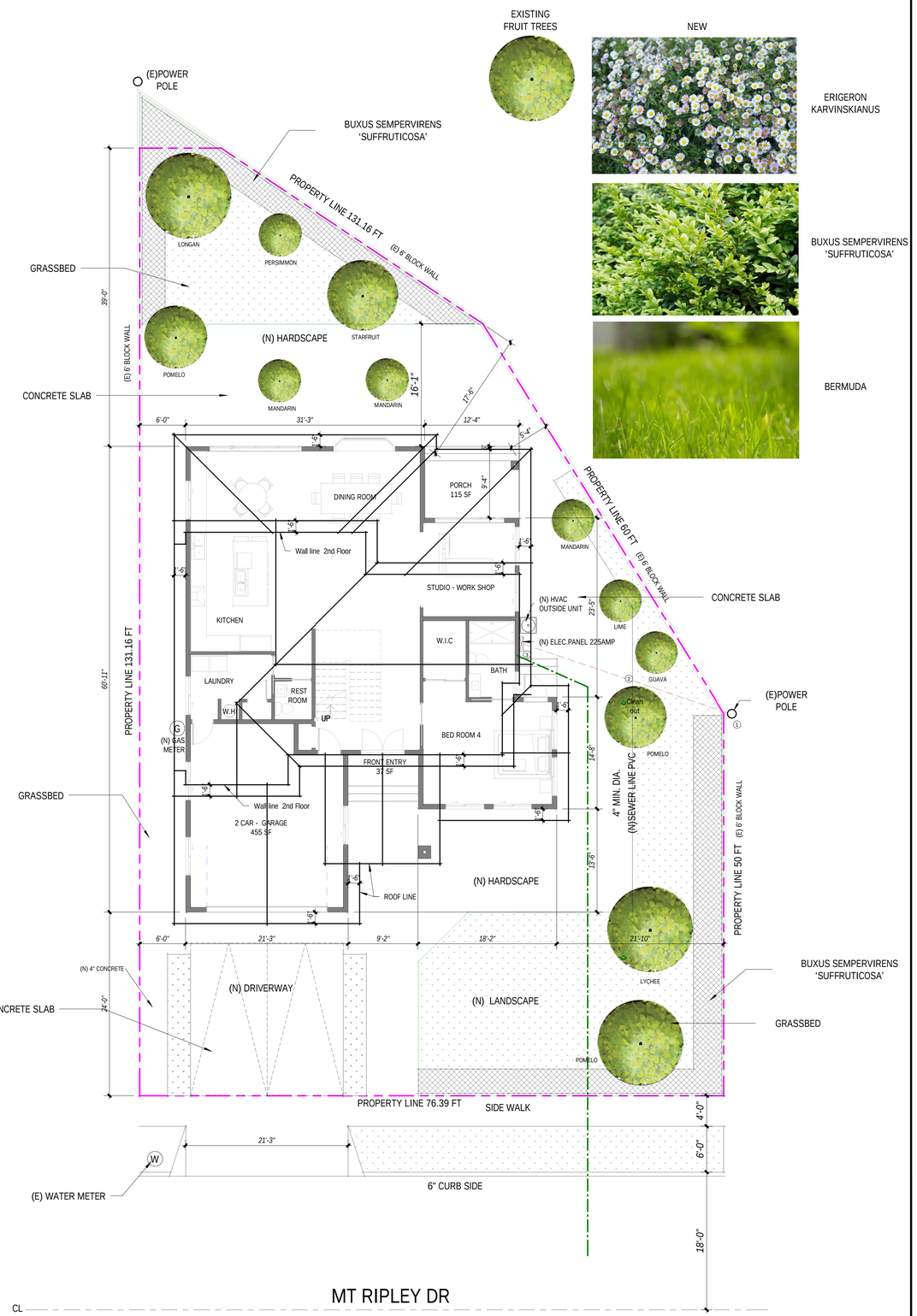
SP-25-12

RECEIVED
AUG 18 2025
PLANNING DIV



2 EXISTING landscape
1/8" = 1'-0"



1 LANDSCAPE
1/8" = 1'-0"

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9282 Bolsa Ave.,
Westminster,
CA 92683
Tel.(714)883-3939
d.onebuilderdesign@gmail.com

Architecture Design by:
TEEDEE TRAN

REGISTERED PROFESSIONAL ENGINEER
LY PHAN
No. C63381
Exp.09/30/2026
CIVIL
STATE OF CALIFORNIA

Sheet Name: LANDSCAPE PLAN
Project Name: BUILD NEW HOUSE WITH 2 STOREYS HOUSE
Client Name: PHAM, NAM PHI; HOANG, NGOC-ANH NGUYEN
Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Revision No.	Revision Date	Revision Description

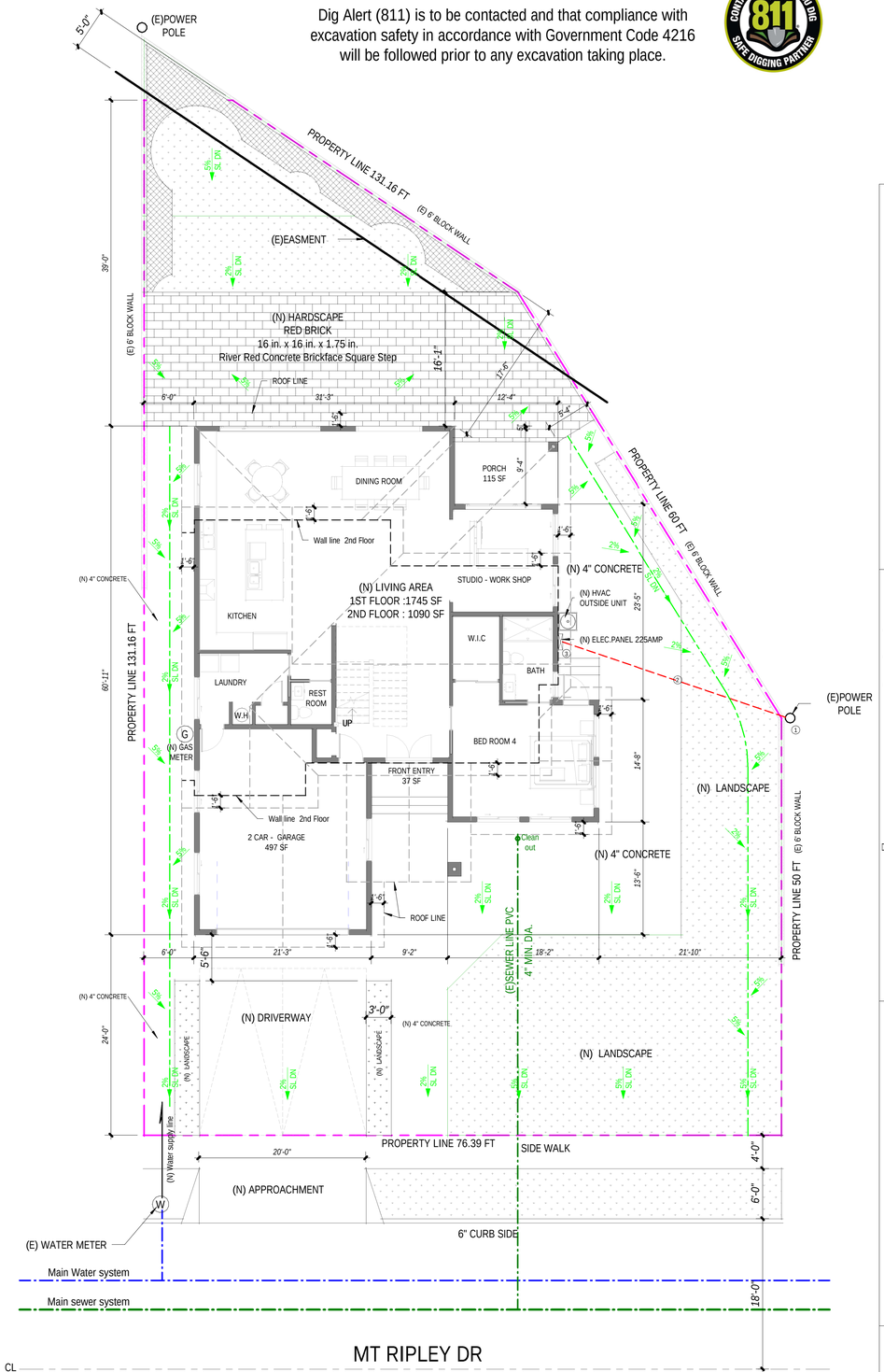
Revision Schedule

Sheet Number
A0-0.1

Dig Alert (811) is to be contacted and that compliance with excavation safety in accordance with Government Code 4216 will be followed prior to any excavation taking place.

DEMOLISH EXISTING HOUSE
BUILD NEW HOUSE WITH 2 STOREYS HOUSE
@ 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Working hours are 7 AM-8 PM, M-F; 9 AM-8 PM, Saturday; No Sunday or legal holidays.



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

.LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. (5% SLOPE). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3)
B.IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CRC R401.3 EXCEPTION)

GENERAL SHEET NOTES: GUIDELINES FOR SINGLE-FAMILY RESIDENTIAL ADDITIONS
1. Roofs – Roofs of new additions shall blend with existing rooflines and be of unified material.
2. Enhanced Exteriors – Enhanced elevations to include superior finishes, materials, and colors are essential to streetscape appearance and neighborhood compatibility.
For single-story additions to single family homes, enhancements shall be included on the front building elevation.
For single-family home additions that include a new second story, enhancements shall be included on all elevations. The street elevation shall include both first and second story enhancements. The side and rear elevations shall include at least second story enhancements.
Enhancements may include stone, brick, siding, banding, window trim, decorative shutters, projections, offsets, and other equivalent decorative features.
Design, materials, and treatments shall be subject to review and approval of the Community Development Department.
3. Balconies – Balconies shall include appropriate design and/or location for screening or obscuring the balcony to minimize the loss of privacy for neighboring properties.
A minimum balcony sideyard setback of 5 ft. to the property line shall be provided. Rear yard balconies shall be located a minimum of 5 ft. from the rear corners of the home.
4. Windows – Windows and glass doors shall include decorative treatment such as raised stucco or wood trim or equivalent enhancement. Windows located on the same elevation shall be consistent in design, style, and material. Second story windows and glass doors shall be located to promote privacy between properties through such methods as offset or clerestory placement, use of opaque or view-obscuring glass, or other methods as approved.
5. Landscape – Landscaping (trees and shrubs) of sufficient size and quantities shall be installed to provide screening and to protect privacy of adjacent properties.

SYMBOLS LEGEND

- NEW WALLS
- WALLS TO BE REMOVED
- WALLS TO REMAIN
- (M) ELECT. SERVICE METER
- (G) GAS METER
- (W) WATER METER
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- MAIN ELECTRICAL PANEL
- NEW EXHAUS FAN 200 CFM
- NEW HOSE BIB
- AIR RETURN
- AIR SUPPLY
- (GD) GARBAGE DISPOSAL OUTLET
- (DW) DISHWASHER OUTLET
- ($) ELECT. SWITCH CONTROL
- (DIM $) ELECT. SWITCH CONTROL DIMMER
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE W./ GROUND FAULT INTERRUPTING DEVICE
- DUPLEX RECEPTACLE WEATHERPROOF
- (M) FLOOD LIGHT W./ MOTION DETECTOR
- NEW SMOKE DETECTOR
- (110/9) NEW SMOKE DETECTOR HARD WIRED WITH BATTERY BACKUP
- CARBON MONOXIDE ALARM
- SHEAR WALL SCHEDULE
- DRAWING REVISION
- SEWER LINES

"Final electrical panel location will be as determined by SCE and City Inspector."

ELECTRICAL PANEL DIAGRAM LEGEND
1. (E) SCE POWER POLE
2. (N) OVERHEAD POWER LINE
3. (N) ELECTRICAL PANEL 225AMP

SPECIAL NOTES

- CONTRACTOR SHALL SUBMIT ASBESTOS REPORT TO BUILDING DIVISION PRIOR TO DEMOLITION PERMIT ISSUANCE. IF ASBESTOS IS FOUNDED IN THE REPORT, VERIFY WITH AQMD FOR ASBESTOS REMOVAL PROCEDURE.

- CR&R ENVIRONMENTAL SERVICES IS THE ONLY CITY-APPROVED CONSTRUCTION AND DEMOLITION HAULER PERMITTED FOR HAULING OF CONSRUCTION WASTE IN THE CITY OF GARDEN GROVE

- CONTRACTOR AND/OR OWNER SHALL VERIFY THE CONSTRUCTION SITE TO CONFRM THAT THERE IS NO TRACE OF DEMOLISHED SWIMMING POOL WITHIN 5 FEET OF THE PROPOSED PERIMETER OF THE CONSTRUCTION SITE; OTHERWISE SUBMIT THE SOIL COMPACTION REPORT FROM LICENSED ENGINEER TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.

WHEN ULTILITIES METER ATERATION OR RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES.

PROJECT DATA

* LEGAL JURISDICTION:	BUENA PARK
* LEGAL DESCRIPTION:	N TR 3544 BLK LOT 30
* A.P.N.	134-201-08
* TYPE OF CONSTRUCTION:	V - B FOR RESIDENCE
	V - B FOR A.D.U.
* OCCUPANCY CLASSIFICATION:	R-3 / U
* ZONING:	RS-6 ONE FAMILY RESIDENTIAL
* SPRINKLERS	NO
* NUMBER OF STORIES:	2
* FRONT SETBACK:	24'-0"
* RIGHT SIDE SETBACK:	6'-0"
* LEFT SIDE SETBACK:	5'-4"
* REAR SETBACK:	39'
* NEW M.H 1ST FLOOR LIVING AREA:	1,745 SF
* NEW M.H 2ND FLOOR LIVING AREA:	1,090 SF
* NEW TOTAL M.H LIVING AREA:	2,835 SF
* NEW MAIN HOUSE COVERED AREA:	1,745 SF
* NEW FRONT ENTRY AREA:	37 SF
* NEW PORCH AREA:	115 SF
* NEW GARAGE AREA:	497 SF
* NEW TOTAL COVERED AREA:	2,394 SF
* LOT SIZE:	7,490 SF
* OVERALL LOT COVERAGE:	2,394 SF / 7,490 SF = 31.9%

FRONTYARD LANDSCAPE CALCULATION:
FRONT YARD: 1520 SF
LAND SCAPE: 800 SF (52.63%)

SPECIAL NOTES FOR SOLAR SYSTEM:
Separate permit for PV solar system. Specify minimum 2.03 Kw pv system to match with T-24 special feature requirements.

APPLICATION CODE

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
* 2022 CALIFORNIA RESIDENTIAL BUILDING CODE
* 2022 CALIFORNIA GREEN BUILDING CODE
* 2022 CALIFORNIA ELECTRICAL CODE
* 2022 CALIFORNIA MECHANICAL CODE
* 2022 CALIFORNIA PLUMBING CODE
* 2022 CALIFORNIA ENERGY CODE
* 2022 CALIFORNIA FIRE CODE
* BUENA PARK CITY MUNICIPAL CODE

SPECIAL NOTE:

THE APPLICANT/PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONFIRMING ALL EXISTING UTILITY EASEMENTS AND/OR CLEARANCES ON-SITE THAT MAY AFFECT THE PROJECT.

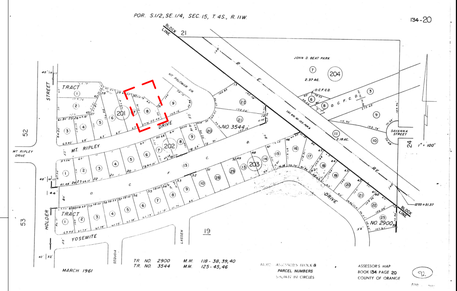
SCOPE OF WORK

1. DEMOLISH EXISTING MAIN HOUSE
2. 2835 SF 2-STORY HOUSE (1745 SF FIRST FLOOR & 1090 SF SECOND FLOOR)

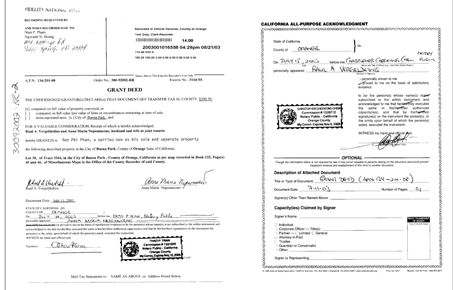
VACINITY MAP & BUS LOCATION

DISTANCE FROM THE HOUSE TO THE NEAREST BUS STOP: 0.4 miles

ASSESSOR MAP & RECORDED EASMENT



GRANT DEED



SHEET LIST

SHEET NUMBER	SHEET NAME
A0-0.1	LANDSCAPE PLAN
A-0.1	COVER & SITE PLAN
A-1.0	EXISTING SITE PLAN
A-2.0	FIRST FLOOR PLAN
A-2.1	SECOND FLOOR PLAN
A-2.2	ROOF PLAN
A-2.3	FIRST FLOOR-UTILITY PLAN
A-2.4	SECOND FLOOR-UTILITY PLAN
A-2.5	kitchen hood & water heater
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
A-4.0	SECTIONS
A-4.1	DETAILS
T.1	CAL-GREEN CODES
T.2	CAL-GREEN CODES
T.3	TITLE 24
T.4	TITLE 24

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Architecture Design by:
TEEDEE TRAN

REGISTERED PROFESSIONAL ENGINEER
LY PHAM
No. C63381
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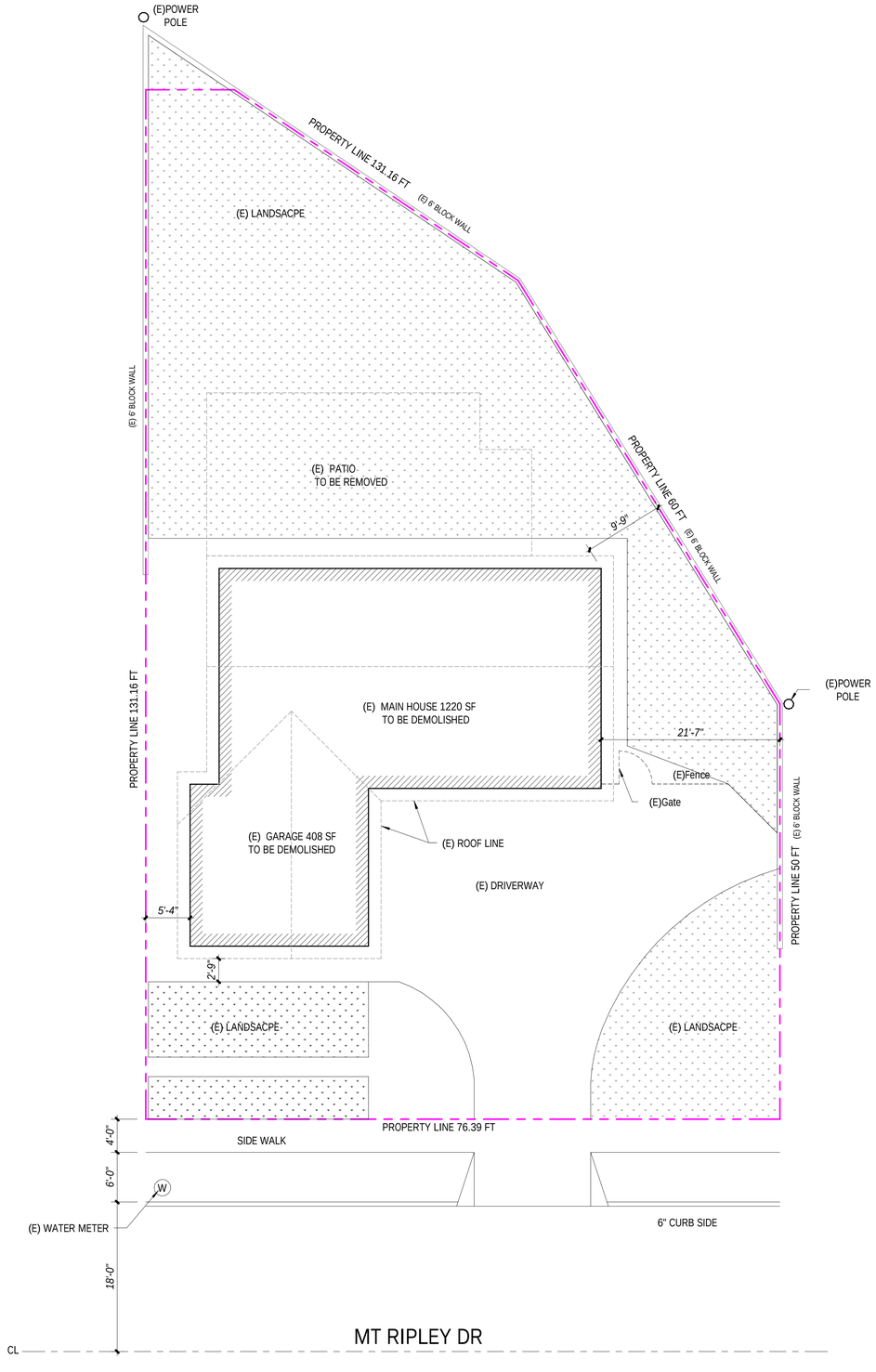
CIVIL
STATE OF CALIFORNIA

Sheet Name: COVER & SITE PLAN
Project Name: BUILD NEW HOUSE WITH 2 STOREYS HOUSE
Client Name: PHAM, NAM PHI; HOANG, NGOC-ANH NGUYEN
Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Revision No.	Revision Date	Revision Description

Revision Schedule

Sheet Number
A-0.1



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

"THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL 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 SYSTEM."

NOTE: THE CONSTRUCTION WORK HOURS:
7AM - 8PM, MON-FRI / 9AM-8PM SATURDAY / NO SUNDAY OR LEGAL HOLIDAYS.

SYMBOLS LEGEND

- NEW WALLS
- WALLS TO BE REMOVED
- WALLS TO REMAIN
- (M) ELECT. SERVICE METER
- (G) GAS METER
- (W) WATER METER
- CEILING MOUNTED LIGHT FIXTURE
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- CARBON MONOXIDE ALARM
- SHEAR WALL SCHEDULE
- (1) DRAWING REVISION
- SEWER LINES

GENERAL DEMOLITION NOTES

A. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT / ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT EXIST.

B. REMOVE EXISTING CONSTRUCTION AS NOTED AND WHERE SHOWN DASHED. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED FOR THE INSTALLATION OF NEW WORK, AND FOR PROTECTION OF ITEMS TO REMAIN.

C. CONTRACTOR IS RESPONSIBLE FOR ANY DEMOLITION THAT IS NOT SHOWN ON DEMOLITION DRAWINGS BUT IS REQUIRED FOR NEW CONSTRUCTION.

D. IF CONTRACTOR BECOMES AWARE OF ANY LOAD BEARING POINTS WITHIN DEMOLITION NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL MMEDIATELY NOTIFY ARCHITECT / ENGINEER PRIOR TO REMOVING THE CONSTRUCTION.

E. PATCH OPENINGS IN WALLS, CEILINGS AND FLOORS RESULTING FROM DEMOLITION WORK. PATCH WITH MATCHING MATERIALS AND CONSTRUCTION UNLESS NOTED OTHERWISE.

F. THE OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS REMOVED DURING DEMOLITION INCLUDING FURNISHINGS.

G. CUT OPENINGS IN FLOOR AND ROOF STRUCTURE FOR NEW MECHANICAL AND ELECTRICAL DUCTWORK, PIPING AND CONDUIT. REINFORCE OPENINGS AS REQUIRED. SAW CUT AND PATCH EXISTING FLOOR SLABS AS REQUIRED FOR NEW PIPING. REFER TO PLUMBING DRAWINGS.

H. REFER TO MECHANICAL/ELECTRICAL PLANS AND SPECIFICATIONS FOR REMOVAL/RELOCATION/REROUTING OF EXISTING UTILITIES.

I. DEMOLITION OF EXISTING UTILITIES SHALL BE MADE SO THAT SERVICE TO OTHER AREAS UTILIZED BY THE OWNER ARE NOT INTERRUPTED. PROVIDE TEMPORARY UTILITIES, ISOLATION VALVES, DISCONNECTS, ETC. WHERE REQUIRED DURING DEMOLITION AND NEW CONSTRUCTION.

J. WHERE EXISTING ELECTRICAL DEVICES ARE INDICATED TO BE REMOVED, REPAIR WALL AS REQUIRED TO MATCH EXISTING (TO REMAIN) WALL RATING. PATCH WALL AS REQUIRED TO RECEIVE NEW FINISHES FOR A SMOOTH, FLUSH APPEARANCE.

K. REMOVE EXISTING CEILINGS WHERE REFLECTED CEILING PLANS INDICATE NEW CEILINGS.

L. REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVES AND WALL BASE WHERE NEW FLOOR FINISH IS REQUIRED. REFER TO ROOM FINISH SCHEDULE. PREPARE EXISTING FLOOR SUBSTRATE TO RECEIVE NEW FLOOR FINISHES AS RECOMMENDED BY FLOOR FINISH MANUFACTURER.

M. PROVIDE DUST BARRIERS AS REQUIRED TO PREVENT MIGRATION TO AREAS TO BE OCCUPIED BY OWNER. PROTECT ALL EQUIPMENT TO REMAIN. COORDINATE PROTECTION OF EXISTING EQUIPMENT WITH OWNER.

N. COORDINATE DEMOLITION WITH SEQUENCING OF THE WORK.

O. PROTECT EXISTING FINISHES WHICH ARE TO REMAIN.

P. REFER TO STRUCTURAL DRAWINGS FOR SCOPE OF STRUCTURAL DEMOLITION WORK.

Q. CONDUCT DEMOLITION ACTIVITIES CLEAN, COMPLETE AND IN A MANNER SUITABLE FOR NEW FINISHES.

R. WHILE DEMOLITION IS OCCURRING, SENSITIVE OWNER ACTIVITIES WILL BE PROCEEDING IN ADJACENT AREAS. MINIMIZE NOISE AND DUST LEVELS AND TEMPORARILY SUSPEND DEMOLITION AS REQUESTED BY THE OWNER.

S. PROVIDE TEMPORARY PARTITIONS TO MAINTAIN PROPER FIRE EXITS AND TO CONFINE PEDESTRIAN ACTIVITY TO OCCUPIED SPACES MAINTAIN REQUIRED MEANS OF EGRESS AND SIGNAGE FOR EGRESS.

T. WHERE DEMOLITION ACTIVITY DAMAGES OR REMOVES ANY APPLIED FIREPROOFING OR CONSTRUCTION INSTALLED AS PART OF A RATED ASSEMBLY, REPLACE FIREPROOFING AND CONSTRUCTION MATERIALS TO ACHIEVE AND MAINTAIN APPROPRIATE ASSEMBLY RATING.

U. VERIFY FLOOR ELEVATIONS ON EACH SIDE OF WALLS BEING REMOVED. GRIND AND PATCH FLOOR AND INSTALL EPOXY FILL MATERIAL AS REQUIRED FOR A SMOOTH LEVEL FLOOR CONDITION.

V. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP COST FOR DUST AND DEBRIS WHICH MIGRATE INTO EXISTING, ADJACENT SPACES.

W. REMOVE ALL EXISTING WALL-MOUNTED ITEMS WITHIN THE PROJECT LIMITS WHICH ARE NOT INDICATED TO REMAIN. IF ITEMS ARE REMOVED FROM WALLS OR COLUMNS THAT REMAIN, PATCH WALLS AND COLUMNS AS REQUIRED TO RECEIVE NEW FINISHES.

X. PATCH ALL FLOOR PENETRATIONS RESULTING FROM REMOVAL OF EXISTING DUCTWORK, PIPING ELECTRICAL RACEWAYS, ETC. FILL PENETRATION WITH CONCRETE, FULL FLOOR THICKNESS AND MAINTAIN FIRE-RESISTIVE RATING OF FLOOR SYSTEM. FINISH CONCRETE IN MANNER SUITABLE FOR NEW FLOOR FINISHES.

Y. PATCH ALL WALL INTERSECTIONS AND PENETRATIONS RESULTING FROM THE REMOVAL OF EXISTING WALLS, DUCTWORK, PIPING, ELECTRICAL RACEWAYS, ETC. IN THE INTERIOR WALLS TO REMAIN. THE PENETRATIONS SHALL BE FILLED FLUSHED WITH AND OF THE SAME MATERIALS AS THE SURROUNDING WALLS (INCLUDES WORK ABOVE CEILINGS).

ASBESTOS REMOVAL NOTES

ASBESTOS REMOVAL IS BEING PERFORMED PURSUANT TO RENOVATION OF THE PROJECT AREAS. REMOVE AND DISPOSE OF ALL ACM IN ACCORDANCE WITH APPLICABLE REGULATIONS, PROJECT SPECIFICATIONS, AND THE APPROVED ASBESTOS HAZARD ABATEMENT PLAN (AHAP). IF SUSPECT ACMS ARE ENCOUNTERED DURING CONSTRUCTION AND DEMOLITION THAT ARE NOT IDENTIFIED ON THE ASBESTOS ABATEMENT DRAWINGS, STOP WORK AND CONTACT THE PROJECT MANAGER AND OSHA.

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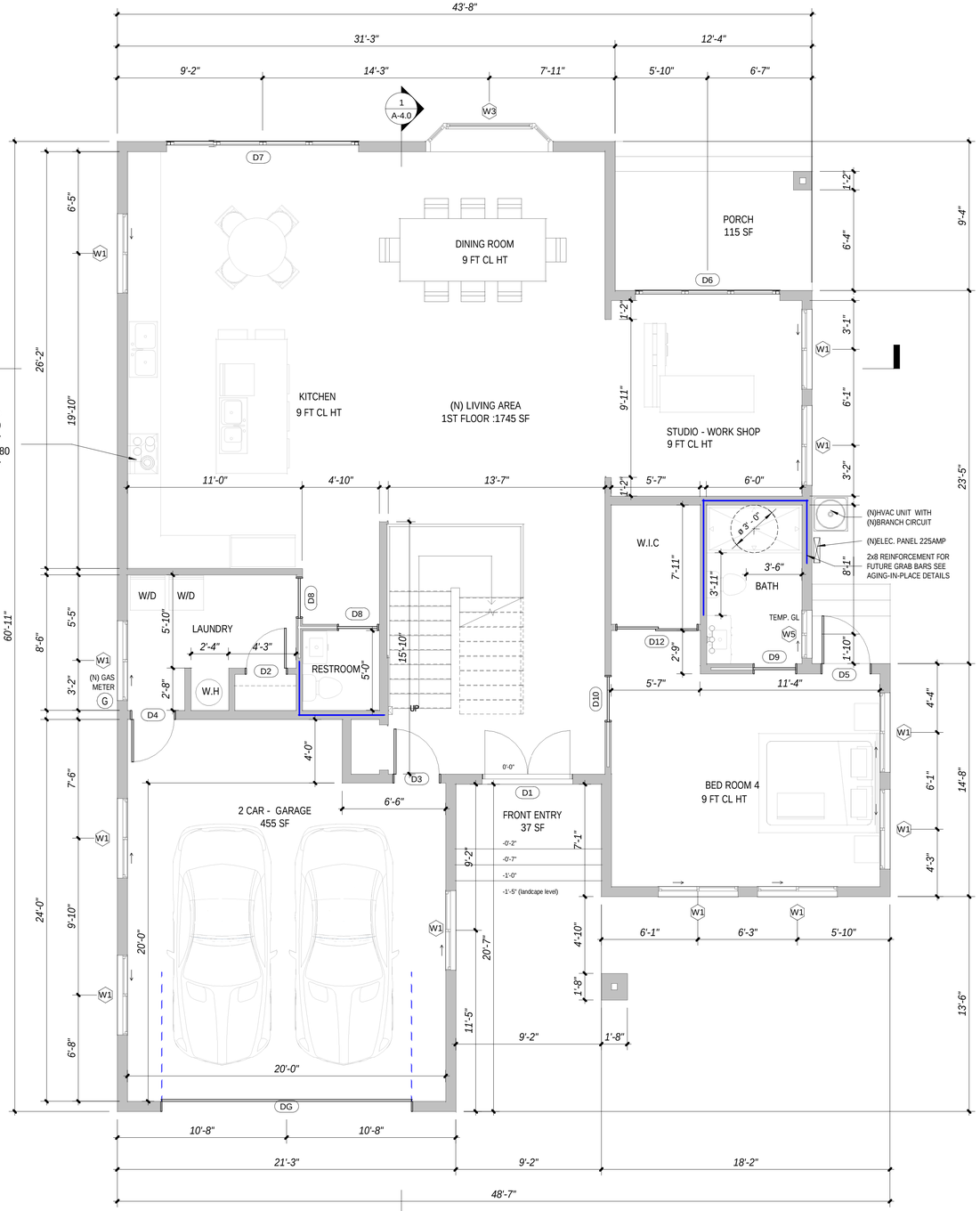
Sheet Name: EXISTING SITE PLAN
Project Name: BUILD NEW HOUSE WITH 2 STOREYS HOUSE
Client Name: PHAM, NAM PHI; HOANG, NGOC-ANH NGUYEN
Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Revision No.	Revision Date	Revision Description

Revision Schedule

Sheet Number
A-1.0

NOTE: MECHANICAL, ELECTRICAL AND PLUMBING ARE NOT PART OF THIS PLAN REVIEW AND APPROVAL. MEP ARE SUBJECT TO BUILDING FIELD INSPECTION.



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

LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE DIMMING CONTROLS. (CALIFORNIA ENERGY CODE 150(K)2F)

IN BATHROOMS, GARAGES, WALK-IN CLOSET, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ON LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). (CALIFORNIA ENERGY CODE 150.0(K)2I)

GENERAL SHEET NOTES: GUIDELINES FOR SINGLE-FAMILY RESIDENTIAL ADDITIONS

1. Roofs – Roofs of new additions shall blend with existing rooflines and be of unified material.
2. Enhanced Exteriors – Enhanced elevations to include superior finishes, materials, and colors are essential to streetscape appearance and neighborhood compatibility.
For single-story additions to single family homes, enhancements shall be included on the front building elevation.
For single-family home additions that include a new second story, enhancements shall be included on all elevations. The street elevation shall include both first and second story enhancements. The side and rear elevations shall include at least second story enhancements.
Enhancements may include stone, brick, siding, banding, window trim, decorative shutters, projections, offsets, and other equivalent decorative features.
Design, materials, and treatments shall be subject to review and approval of the Community Development Department.
3. Balconies – Balconies shall include appropriate design and/or location for screening orobscuring the balcony to minimize the loss of privacy for neighboring properties.
A minimum balcony sideyard setback of 5 ft. to the property line shall be provided. Rear yard balconies shall be located a minimum of 5 ft. from the rear corners of the home.
4. Windows – Windows and glass doors shall include decorative treatment such as raised stucco or wood trim or equivalent enhancement. Windows located on the same elevation shall be consistent in design, style, and material. Second story windows and glass doors shall be located to promote privacy between properties through such methods as offset or clerestory placement, use of opaque or view-obscuring glass, or other methods as approved.
5. Landscape – Landscaping (trees and shrubs) of sufficient size and quantities shall be installed to provide screening and to protect privacy of djacent properties.

AGING-IN-PLACE DESIGN AND FALL PROTECTION

At least one bathroom on the entry level shall be provided with grab bar reinforcement. Reinforcement shall be nominal 2x8 lumber and shall be located between 32 inches and 39.5 inches above the finished floor. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side wall and the back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim. Information identifying the location of the reinforcement shall be placed in the operations and maintenance manual. (CRC R327.1.1)

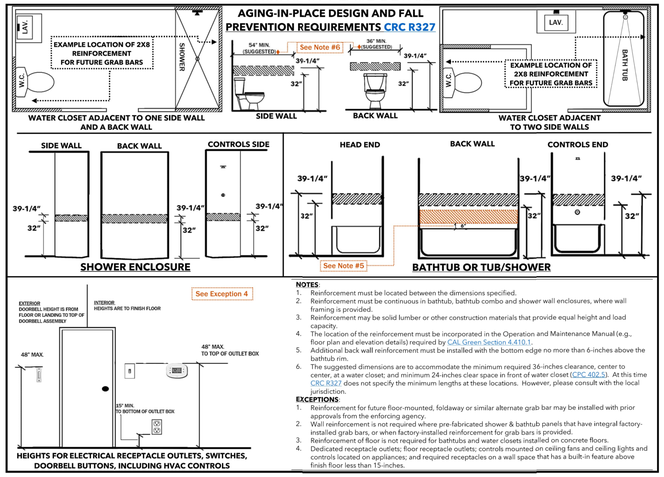
Electrical receptacles outlets, switches and controls shall be located not more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finished floor. (CRC R327.1.2)

Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)

NOTES:

1. MINIMUM SIZE OF RESCUE OR SCAPE WINDOW FROM SLEEPING ROOM PER BUILDING CODE BEDROOM'S WINDOWS, SHALL HAVE A MINIMUM OPENING OF 5.0 SQ. FT , MINIMUM NET HEIGHT OF 24 INCHES AND MINIMUM NET WIDTH OF 20 INCHES.
2. FINISHED SILL HEIGTH SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
3. RESCUE OR SCAPE WINDOW IS NOT REQUIRED WHEN IF THERE IS A DOOR EXITINGDIRECTLY FROM THE BEDROOM TO THE OUTSIDE OF THE BUILDING.
4. WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED.
5. GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" OF TUB / SHOWER FLOOR, OR WITHIN 5' OF STAIRS AND STAIR LANDINGS SHALL BE TEMPERED.
6. ON THE PLAN, PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. LANDING SHALL HAVE WIDTH OF NOT LESS THAN THE DOOR SERVED AND A MINIMUM OF 36" MEASURED IN THE DIRECTION OF TRAVEL.
LANDING SHALL NOT BE 1 ½" LOWER THAN THE TOP OF THE THRESHOLD WHEN DOORS SWING OVER THE LANDING OR FLOOR; OTHERWISE, LANDING CAN BE 7 ¾" MAXIMUM LOWER THAN THE TOP OF THE THRESHOLD.
7. KITCHEN RANGE HOOD MODEL WHP1900PS1-TWB-8* SHALL BE FIELD VERIFIED IN ACCORDANCE WITH THE PROCEDURE IN R.R.A. AND RATED BY HVI TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
   A. THE MINIMUM VENTILATION RATE AS SPECIFED IN SECTION 5 OF ASHRAE 62.2.
   B. THE MAXIMUM SOUND RATING AS SPECIFIED IN SECTION 7.2 OF ASHRAE 62.2.
8. DUCTS USED FOR DOMESTIC KITCHEN RANGE OR COOKTOP VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES.
9. CONDENSATE WASTE SHALL BE COLLECTED AND DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR DISPOSAL AREA. CONDENSATE OR WASTEWATER SHALL NOT DRAIN OVER A PUBLIC WAY.

AGING-IN-PLACE DETAILS



NOTES:
1. Reinforcement must be located between the dimensions specified.
2. Reinforcement must be continuous in bathtub, bathtub combo and shower wall enclosures, where wall framing is provided.
3. Reinforcement may be solid lumber or other construction materials that provide equal height and load capacity.
4. The location of the reinforcement must be incorporated in the Operation and Maintenance Manual (e.g., floor plan and elevation details) required by CAL Green Section 4.410.1.
5. Additional back wall reinforcement must be installed with the bottom edge no more than 6-inches above the bathtub rim.
6. The suggested dimensions are to accommodate the minimum required 36-inches clearance, center to center, at a water closet; and minimum 24-inches clear space in front of water closet (CPC 402.5). At this time CRC R327 does not specify the minimum lengths at these locations. However, please consult with the local jurisdiction.

EXCEPTIONS:
1. Reinforcement for future floor-mounted, foldaway or similar alternate grab bar may be installed with prior approvals from the enforcing agency.
2. Wall reinforcement is not required where pre-fabricated shower & bathtub panels that have integral factory-installed grab bars, or when factory-installed reinforcement for grab bars is provided.
3. Reinforcement of floor is not required for bathtubs and water closets installed on concrete floors.
4. Dedicated receptacle outlets; floor receptacle outlets; controls mounted on ceiling fans and ceiling lights and controls located on appliances; and required receptacles on a wall space that has a built-in feature above finish floor less than 15-inches.

WATER HEATING NOTES.

1 . Systems using gas or propane water heaters to serve individual dwelling units shall designate a space at least 2.5 feet by 2.5 feet wide and 7 feet tall suitable for the future installation of a heat pump water heater (HPWH) by meeting either A or B below. All electrical components shall be installed in accordance with the California Electrical Code:
A. If the designated space is within 3 feet from the water heater, then this space shall include the following:
i. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible to the water heater with no obstructions; and
ii. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated; and
iii. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V Use"; and
iv. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.
B. If the designated space is more than 3 feet from the water heater, then this space shall include the following:
i. A dedicated 240 volt branch circuit shall be installed within 3 feet from the designated space. The branch circuit shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready'; and
ii. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "For Future 240V use"; and 7' - 0"
iii. Either a dedicated cold water supply, or the cold water supply shall pass through the designated HPWH location just before reaching the gas or propane water heater; and
iv. The hot water supply pipe coming out of the gas or propane water heater shall be routed first through the designated HPWH location before serving any fixtures; and
v. The hot and cold water piping at the designated HPWH location shall be exposed and readily accessible for future installation of an HPWH; and
vi. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.

DOOR SCHEDULE

CODE	NAME	Width	Height	QUANTITY
D1	FRONT DOOR Interior_Double_with_Toplight	5' - 7"	6' - 8"	1
D2	D-ONE Door-Interior-Single-4_Panel-Wood	2' - 6"	6' - 8"	1
D3	D-ONE Door-Interior-Single-4_Panel-Wood	2' - 10"	6' - 8"	1
D4	D-ONE Door-Interior-Single-4_Panel-Wood	2' - 8"	6' - 8"	1
D5	D-ONE Door-Interior-Single-4_Panel-Wood	3' - 0"	6' - 8"	1
D6	Door-Folding	9' - 0"	9' - 0"	1
D7	Door-Folding	12' - 0"	9' - 0"	1
D8	Door-Interior-Single-Pocket-2_Panel-Wood	2' - 6"	6' - 8"	2
D9	Door-Interior-Single-Pocket-2_Panel-Wood	2' - 8"	6' - 8"	1
D10	Door-Interior-Single-Pocket-2_Panel-Wood	2' - 10"	6' - 8"	1
D12	D-ONE Closet-Door-Panel-Wood	5' - 0"	6' - 8"	1
DG	D-ONE Door-Garage-2 CARS	15' - 8"	7' - 0"	1
TOTAL DOOR: 13				13

WINDOW SCHEDULE (Milgard VINYL Windows - white color)

CODE	NAME	WIDTH	HEIGHT	QUANTITY
W1	D-ONE Window-Sliding-Double: 60" x 60"	5' - 0"	5' - 0"	11
W3	TD_BAY WINDOW 45: 96"	8' - 0"	4' - 6"	1
W5	D-ONE Window-Sliding-Double: 36" x 60"	3' - 0"	5' - 0"	1
TOTAL WINDOWS: 13				13

DOOR/WINDOW NOTES

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40
B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

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Architecture Design by:
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REGISTERED PROFESSIONAL ENGINEER
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No. C63381
Exp. 09/30/2026
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Sheet Name: FIRST FLOOR PLAN
Project Name: BUILD NEW HOUSE WITH 2 STOREYS HOUSE
Client Name: PHAM, NAM PHI; HOANG, NGOC-ANH NGUYEN
Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Revision No.	Revision Date	Revision Description

Revision Schedule

Sheet Number
A-2.0

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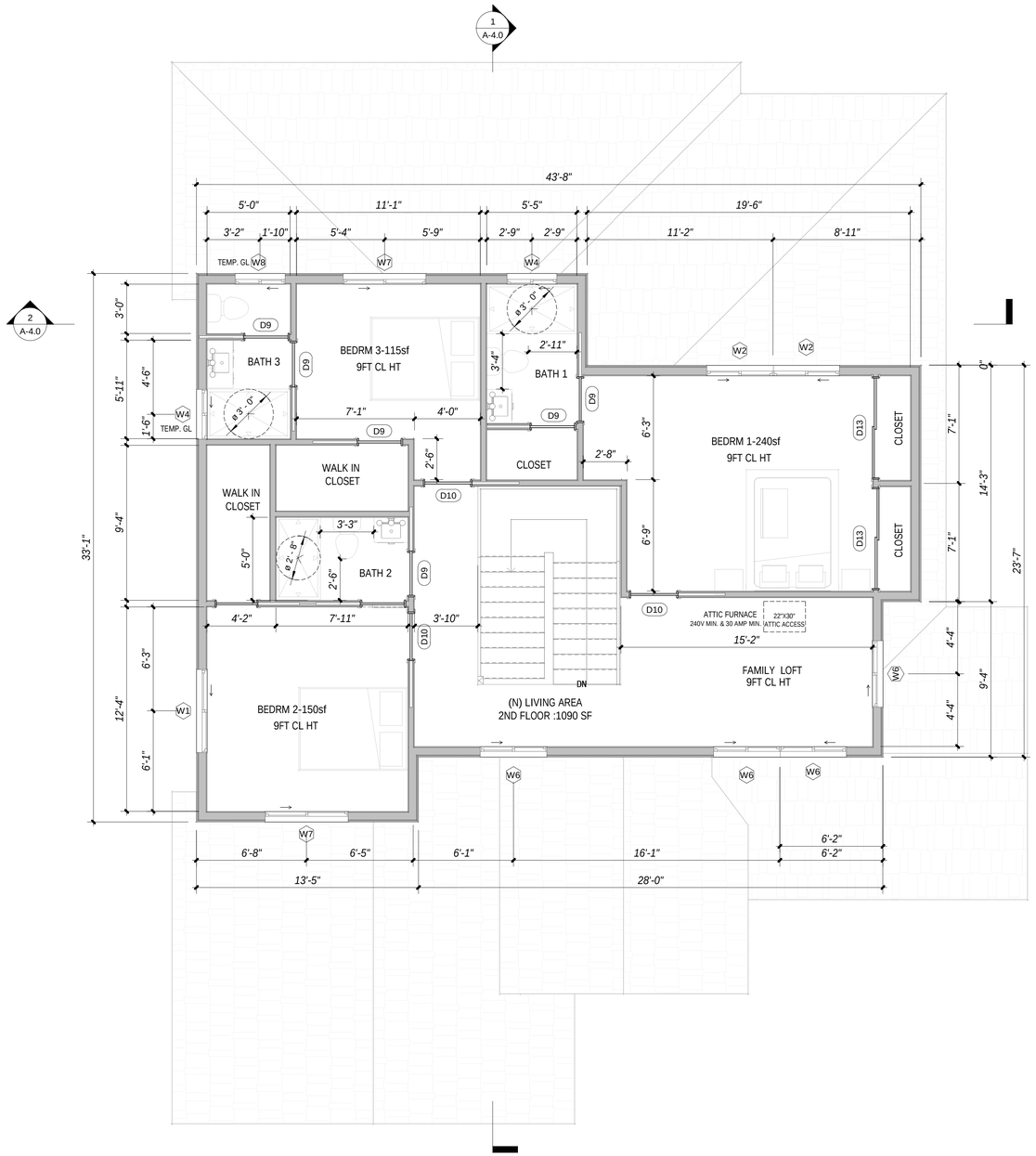


1 PROPOSED SECOND FLOOR
1/4" = 1'-0"

LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE DIMMING CONTROLS. (CALIFORNIA ENERGY CODE 150(K)2F)

IN BATHROOMS, GARAGES, WALK-IN CLOSET, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ON LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). (CALIFORNIA ENERGY CODE 150.0(K)2I)

GENERAL SHEET NOTES: GUIDELINES FOR SINGLE-FAMILY RESIDENTIAL ADDITIONS

1. Roofs – Roofs of new additions shall blend with existing rooflines and be of unified material.
2. Enhanced Exteriors – Enhanced elevations to include superior finishes, materials, and colors are essential to streetscape appearance and neighborhood compatibility.
For single-story additions to single family homes, enhancements shall be included on the front building elevation.
For single-family home additions that include a new second story, enhancements shall be included on all elevations. The street elevation shall include both first and second story enhancements. The side and rear elevations shall include at least second story enhancements.
Enhancements may include stone, brick, siding, banding, window trim, decorative shutters, projections, offsets, and other equivalent decorative features.
Design, materials, and treatments shall be subject to review and approval of the Community Development Department.
3. Balconies – Balconies shall include appropriate design and/or location for screening orobscuring the balcony to minimize the loss of privacy for neighboring properties.
A minimum balcony sideyard setback of 5 ft. to the property line shall be provided. Rear yard balconies shall be located a minimum of 5 ft. from the rear corners of the home.
4. Windows – Windows and glass doors shall include decorative treatment such as raised stucco or wood trim or equivalent enhancement. Windows located on the same elevation shall be consistent in design, style, and material. Second story windows and glass doors shall be located to promote privacy between properties through such methods as offset or clerestory placement, use of opaque or view-obscuring glass, or other methods as approved.
5. Landscape – Landscaping (trees and shrubs) of sufficient size and quantities shall be installed to provide screening and to protect privacy of djacent properties.

AGING-IN-PLACE DESIGN AND FALL PROTECTION

At least one bathroom on the entry level shall be provided with grab bar reinforcement. Reinforcement shall be nominal 2x8 lumber and shall be located between 32 inches and 39.5 inches above the finished floor. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side wall and the back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim. Information identifying the location of the reinforcement shall be placed in the operations and maintenance manual. (CRC R327.1.1)

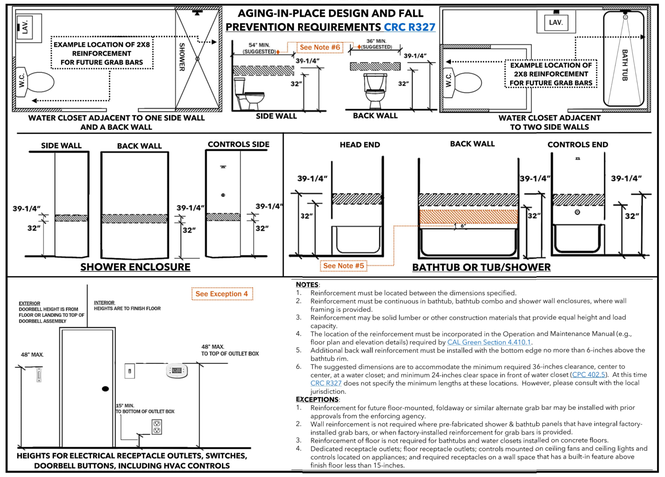
Electrical receptacles outlets, switches and controls shall be located not more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finished floor. (CRC R327.1.2)

Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)

NOTES:

1. MINIMUM SIZE OF RESCUE OR SCAPE WINDOW FROM SLEEPING ROOM PER BUILDING CODE BEDROOM'S WINDOWS, SHALL HAVE A MINIMUM OPENING OF 5.0 SQ. FT , MINIMUM NET HEIGHT OF 24 INCHES AND MINIMUM NET WIDTH OF 20 INCHES.
2. FINISHED SILL HEIGTH SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
3. RESCUE OR SCAPE WINDOW IS NOT REQUIRED WHEN IF THERE IS A DOOR EXITINGDIRECTLY FROM THE BEDROOM TO THE OUTSIDE OF THE BUILDING.
4. WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED.
5. GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" OF TUB / SHOWER FLOOR, OR WITHIN 5' OF STAIRS AND STAIR LANDINGS SHALL BE TEMPERED.
6. ON THE PLAN, PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. LANDING SHALL HAVE WIDTH OF NOT LESS THAN THE DOOR SERVED AND A MINIMUM OF 36" MEASURED IN THE DIRECTION OF TRAVEL.
LANDING SHALL NOT BE 1 ½" LOWER THAN THE TOP OF THE THRESHOLD WHEN DOORS SWING OVER THE LANDING OR FLOOR; OTHERWISE, LANDING CAN BE 7 ¾" MAXIMUM LOWER THAN THE TOP OF THE THRESHOLD.
7. KITCHEN RANGE HOOD MODEL WHP1900PS1-TWB-8* SHALL BE FIELD VERIFIED IN ACCORDANCE WITH THE PROCEDURE IN R.R.A. AND RATED BY HVI TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
   A. THE MINIMUM VENTILATION RATE AS SPECIFED IN SECTION 5 OF ASHRAE 62.2.
   B. THE MAXIMUM SOUND RATING AS SPECIFIED IN SECTION 7.2 OF ASHRAE 62.2.
8. DUCTS USED FOR DOMESTIC KITCHEN RANGE OR COOKTOP VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES.
9. CONDENSATE WASTE SHALL BE COLLECTED AND DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR DISPOSAL AREA. CONDENSATE OR WASTEWATER SHALL NOT DRAIN OVER A PUBLIC WAY.

AGING-IN-PLACE DETAILS



NOTES:
1. Reinforcement must be located between the dimensions specified.
2. Reinforcement must be continuous in bathtub, bathtub combo and shower wall enclosures, where wall framing is provided.
3. Reinforcement may be solid lumber or other construction materials that provide equal height and load capacity.
4. The location of the reinforcement must be incorporated in the Operation and Maintenance Manual (e.g., floor plan and elevation details) required by CAL Green Section 4.410.1.
5. Additional back wall reinforcement must be installed with the bottom edge no more than 6-inches above the bathtub rim.
6. The suggested dimensions are to accommodate the minimum required 36-inches clearance, center to center, at a water closet; and minimum 24-inches clear space in front of water closet (CPC 402.5). At this time CRC R327 does not specify the minimum lengths at these locations. However, please consult with the local jurisdiction.

EXCEPTIONS:
1. Reinforcement for future floor-mounted, foldaway or similar alternate grab bar may be installed with prior approvals from the enforcing agency.
2. Wall reinforcement is not required where pre-fabricated shower & bathtub panels that have integral factory-installed grab bars, or when factory-installed reinforcement for grab bars is provided.
3. Reinforcement of floor is not required for bathtubs and water closets installed on concrete floors.
4. Dedicated receptacle outlets; floor receptacle outlets; controls mounted on ceiling fans and ceiling lights and controls located on appliances; and required receptacles on a wall space that has a built-in feature above finish floor less than 15-inches.

WATER HEATING NOTES.

1 . Systems using gas or propane water heaters to serve individual dwelling units shall designate a space at least 2.5 feet by 2.5 feet wide and 7 feet tall suitable for the future installation of a heat pump water heater (HPWH) by meeting either A or B below. All electrical components shall be installed in accordance with the California Electrical Code:
A. If the designated space is within 3 feet from the water heater, then this space shall include the following:
i. A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater and accessible to the water heater with no obstructions; and
ii. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated; and
iii. A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "Future 240V Use"; and
iv. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.
B. If the designated space is more than 3 feet from the water heater, then this space shall include the following:
i. A dedicated 240 volt branch circuit shall be installed within 3 feet from the designated space. The branch circuit shall be rated at 30 amps minimum. The blank cover shall be identified as "240V ready"; and
ii. The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "For Future 240V use"; and 7' - 0"
iii. Either a dedicated cold water supply, or the cold water supply shall pass through the designated HPWH location just before reaching the gas or propane water heater; and
iv. The hot water supply pipe coming out of the gas or propane water heater shall be routed first through the designated HPWH location before serving any fixtures; and
v. The hot and cold water piping at the designated HPWH location shall be exposed and readily accessible for future installation of an HPWH; and
vi. A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.

DOOR SCHEDULE

CODE	NAME	Width	Height	QUANTITY
D8	Door-Interior-Single-Pocket-2_Panel-Wood	2' - 6"	6' - 8"	1
D9	Door-Interior-Single-Pocket-2_Panel-Wood	2' - 8"	6' - 8"	7
D10	Door-Interior-Single-Pocket-2_Panel-Wood	2' - 10"	6' - 8"	3
D13	D-ONE Closet-Door-Panel-Wood	6' - 0"	6' - 8"	2
TOTAL DOOR: 13				13

WINDOW SCHEDULE (Milgard VINYL Windows - white color)

CODE	NAME	WIDTH	HEIGHT	QUANTITY
W1	D-ONE Window-Sliding-Double: 60" x 60"	5' - 0"	5' - 0"	1
W2	D-ONE Window-Sliding-Double: 48" x 36"	4' - 0"	3' - 0"	2
W4	D-ONE Window-Sliding-Double: 36" x 12"	3' - 0"	1' - 0"	2
W6	D-ONE Window-Sliding-Double: 48" x 60"	4' - 0"	5' - 0"	4
W7	D-ONE Window-Sliding-Double: 60" x 48"	5' - 0"	4' - 0"	2
W8	D-ONE Window-Sliding-Double: 36" x 48"	3' - 0"	4' - 0"	1
TOTAL WINDOWS: 12				12

DOOR/WINDOW NOTES

ALL THE PROPOSED WINDOWS LOCATED ON THE EAST, WEST, AND NORTH ELEVATIONS BETWEEN ADJACENT NEIGHBORING PROPERTIES WILL BE FROSTED, TO PROTECT THE PRIVACY.
EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40
B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

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Architecture Design by:
TEEDEE TRAN

REGISTERED PROFESSIONAL ENGINEER
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No. C63381
Exp.09/30/2026
CIVIL
STATE OF CALIFORNIA

Sheet Name: SECOND FLOOR PLAN
Project Name: BUILD NEW HOUSE WITH 2 STOREYS HOUSE
Client Name: PHAM, NAM PHI; HOANG, NGOC-ANH NGUYEN
Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Revision No.	Revision Date	Revision Description

Revision Schedule

Sheet Number
A-2.1

SIMPLE. *elegant.* SOLUTIONS.
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EAGLE ROOFING PRODUCTS

www.eagleroofing.com

Eagle Tile Product Specifications

1699 Charcoal Range

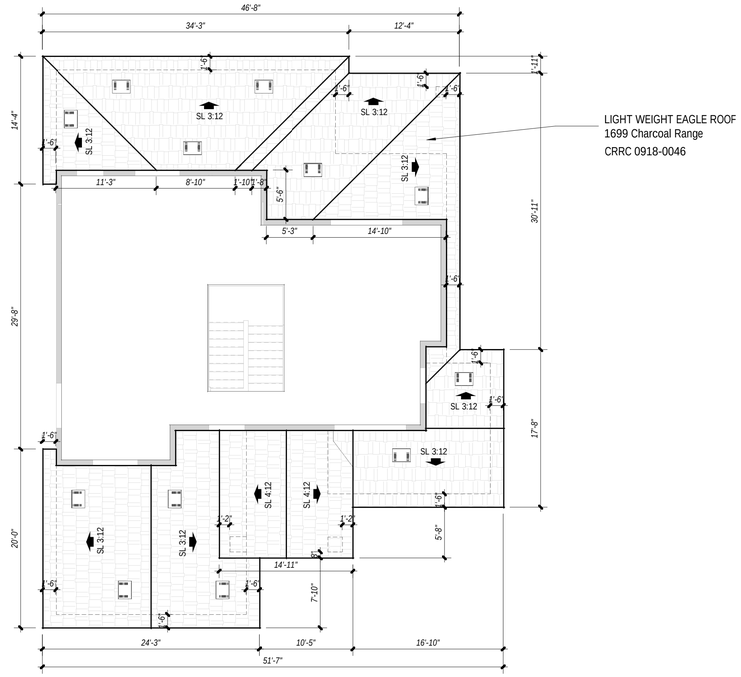
Profile	Weight	Description	Category
Golden Eagle	Conventional	Range of Gray	Conventional

Regions Available

California, Hawaii, Intermountain, Pacific Northwest, Western Canada

Ref	Aged Ref. (3 yr)	EMI	Aged EMI. (3 yr)	SRI	Aged SRI (3 yr)	CRRC
0.15	0.17	0.94	0.92	15	16	0918-0046

CRRC RATED PRODUCT T24



1 PROPOSED SECOND FLOOR
1/8" = 1'-0"

O'HAGIN
THE TECHNOLOGICAL LEADER IN ATTIC VENTILATION

1. SELECT METAL

Standard:
26 Gauge, G-90 Galvanized Steel
20 Year Warranty

Upgrade Options:
.032" Aluminum
50 Year Warranty

16 Oz. Copper
50 Year Warranty

2. SELECT FINISH

Upgrade Options:
Pre-Painted Galvanized Steel Finish*

BLACK · BROWN · CHARCOAL · GRAY · TERRA COTTA · WHITE

3. SELECT SUBFLASHING OPTIONS

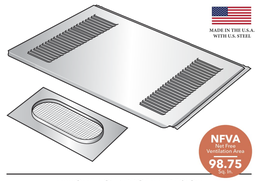
Standard:
2" Flange

Upgrade Options:
4" Flange
6" Flange
Diverter***

4. SELECT WIRE MESH

	NFVA**
Standard: 1/4" Galvanized	98.75 sq. in.
Upgrade Options: 1/4" Stainless Steel	98.75 sq. in.
FIRE&ICE WILDFIRE & EXTREME WEATHER RESISTANT ATTIC VENTS	98.75 sq. in.
1/8" Galvanized	88.87 sq. in.
1/8" Stainless Steel	88.87 sq. in.

MATERIAL: **CONCRETE TILE**
PRODUCT: **LOW PROFILE (FLAT)**



UNIQUE LOW-PROFILE DESIGN FITS BELOW MOST ROOF MOUNTED SOLAR PANEL INSTALLATIONS

FREE VENT LAYOUT AND CALCULATIONS
Send us your plans.
No plans? No problem.
Provide us with your address and roofing material. We'll figure out the rest. vent@ohagin.com

WATCH OUR INSTALL VIDEOS
Scan this QR Code with your smart phone to watch easy step-by-step install videos.

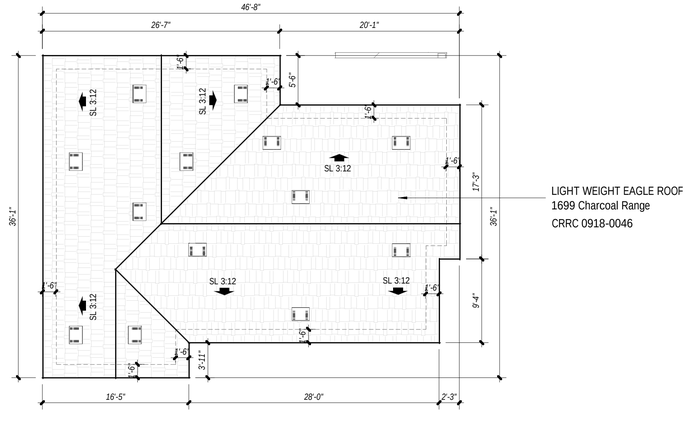
If you live in a Wildland Urban Interface area (WUI), upgrade to our **FIRE&ICE®** product line. Scan theQR Codes above with your smart phone to learn more.

KEY NOTES

ROOF MATERIAL:
LIGHT WEIGHT EAGLE ROOF
1699 Charcoal Range
ATTIC TILE VENTS:
LOW PROFILE, COLOR TO MATCH ROOF TILES
Net Free Ventilation Area* 98.75 INCH.

O'Hagin Tile Vent Calculator (FIRST FLOOR ROOF)
DETERMINE SQUARE FEET OF CODE-REQUIRED VENTILATION
Attic area : 1,055 Sqft ÷ Compliance Method: 150 = 7.04 SqFt of Code Required Ventilation
CONVERT SQ. FT. OF CODE-REQUIRED VENTILATION TO SQ.IN.
7.04 x 144 = 1014 Square inches of Code-Required Ventilation
DETERMINE QUANTITY OF O'HAGIN VENTS REQUIRED
Total Vents Required for 1,014 sq.ft (O'Hagin Low Profile: 98.75 sq. in NFVA)
1,014 Sq.inches ÷ 98.75 Sq. inches = 10.27 vents = 12 VENTS
Vents High: 6
Vents Low: 6

O'Hagin Tile Vent Calculator (SECOND FLOOR ROOF)
DETERMINE SQUARE FEET OF CODE-REQUIRED VENTILATION
Attic area : 1,190 Sqft ÷ Compliance Method: 150 = 7.94 SqFt of Code Required Ventilation
CONVERT SQ. FT. OF CODE-REQUIRED VENTILATION TO SQ.IN.
7.94 x 144 = 1,144 Square inches of Code-Required Ventilation
DETERMINE QUANTITY OF O'HAGIN VENTS REQUIRED
Total Vents Required for 1,144 sq.ft. (O'Hagin Low Profile: 98.75 sq. in NFVA)
1,144 Sq.inches ÷ 98.75 Sq. inches = 11.59 vents = 12 VENTS
Vents High: 6
Vents Low: 6



2 PROPOSED SECOND FLOOR
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Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Revision No.	Revision Date	Revision Description

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Sheet Number
A-2.2

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INDOOR AIR QUALITY CALCULATION

HOUSE SQ. FT. = 2,835.00 SQ. FT. , NUMBER OF BEDROOMS = 4 BEDROOMS
2,835:100 + (4+1)x7.5 = 93.25 CFM
REQUIRED VENTILATION RATE = 65.85 CFM, USE A 200 CFM EXHAUST FAN
NOTE:
SOUND RATING & CONTINUOUS OPERATION: THE WHOLE-BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY, AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE AND CAN BE CONTROLLED BY A STANDARD ON/OFF SWTCH LABELED 'VENTILATION CONTROL".
WHOLE HOUSE VENTILATION FAN DUCT SIZE AND LENGTH
DUCT SIZE AND TYPE: USE A FLEX DUCT.
LENGTH OF DUCT= 70 FEET MAX. WITH NO ELBOWS
*NOTE: IF ELBOWS ARE NEEDED DEDUCT 15 FEET OF ALLOWABLE DUCT LENGTH FOR EACH ELBOW

1 FIRST FLOOR-UTILITY PLAN
1/4" = 1'-0"

DRYER EXHAUST DUCT THRU CEILING IS LIMITED TO 14' WITH TWO ELBOWS. MIN. 4 DIAMETER, SMOOTH, METAL DUCT TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER

PLUMBING FIXTURES NOTE:

PLUMBING FIXTURES FLOW RATE LIMITATION
A. WATER CLOSET – 1.28 GALLON PER FLUSH
B. SHOWER HEAD – 1.8 GALLONS PER MINUTE AT 80 PSI.
C. LAVATORY FAUCETS – 1.2 GALLON PER MINUTE AT 60 PSI.
D. KITCHEN FAUCET – 1.8 GALLON PER MINUTE AT 60 PSI.

ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 INCLUDING ATTACHED AND DETACHED GARAGES AND ACCESSORY BUILDINGS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)

1. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (CPC 408.3)

2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9)

3. BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WTH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. (R307.2)

4. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND CEILING PANELS IN SHOWER AREAS.

KEY NOTES:
1. THE SMOKE ALARMS SHALL BE INTERCONNECTED (R314.4)
2. A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.
3. PROVIDE A MIN. OF 1 - 20AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS.
4. PROVIDE A MIN. OF 2 - 20AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTERTOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED.
5. RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT FOR ALL 15 & 20 AMP RECEPTACLES IN THE WHOLE HOUSE.
6. MECHANICAL UNIT FILTERS MUST BE MERV-13 OR BETTER.

Legend:
ft. dia. size — GAS PIPE (Steel)

LIGHTING PLAN NOTES:

1. ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A
2. ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/ APPLIANCESEARCH.ASPX
3. ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2016-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABSE AT HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX
4. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
5. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR. EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS.
7. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING:
- PHOTOCONTROL AND MOTION SENSOR
- PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
- ASTRONOMICAL TIME CLOCK
- ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)3AIIIC

SYMBOLS LEGEND

- NEW WALLS
- WALLS TO BE REMOVED
- WALLS TO REMAIN
- (M) ELECT. SERVICE METER
- (G) GAS METER
- (W) WATER METER
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- MAIN ELECTRICAL PANEL
- NEW EXHAUS FAN 200 CFM
- NEW HOSE BIB
- AIR RETURN
- AIR SUPPLY
- (GD) GARBAGE DISPOSAL OUTLET
- (DW) DISHWASHER OUTLET
- ELECT. SWITCH CONTROL
- (DIM) ELECT. SWITCH CONTROL DIMMER
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE W./ GROUND FAULT INTERRUPTING DEVICE
- DUPLEX RECEPTACLE WEATHERPROOF
- (M) FLOOD LIGHT W./ MOTION DETECTOR
- NEW SMOKE DETECTOR
- NEW SMOKE DETECTOR HARD WIRED WITH BATTERY BACKUP (110/9)
- CARBON MONOXIDE ALARM
- SHEAR WALL SCHEDULE
- DRAWING REVISION
- SEWER LINES

ELECTRICAL NOTES:

ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING: [150.0(S)]
A. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
1. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS; OR
2. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SEC. 150.0(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 BACKED-UP LOAD CIRCUITS."
B. 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 LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

WATER HEATING. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS [150.0(N)]:
A. A DEDICATED 125V, 30A (10 AWG COPPER BRANCH CIRCUIT) ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. THERE SHALL BE A RESERVED SINGLE POLE BREAKER SPACE IN THE ELECTRICAL PANEL LABELED "FUTURE 240V USE". BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED.
B. DESIGNATE A SPACE AT LEAST 2.5 FT. BY 2.5 FT. WIDE AND 7 FT. TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HP WH).
C. IF THE DESIGNATED SPACE IS MORE THAN 3 FEET FROM THE WATER HEATER, COMPLY WITH 150.0(N)

PROVIDE THE FOLLOWING ELECTRIC-READY REQUIREMENTS ON PLANS: [150.0] (ADU AND HOUSE);
HEAT PUMP SPACE HEATER READY.
SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. 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".
2. 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."

ELECTRIC COOKTOP READY.
SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. OF THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY".
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
ELECTRIC CLOTHES DRYER READY.
CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. 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."
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING MEASURES: [150.0(K) / 160.5(A)]
A. OUTDOOR LIGHTING. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (WITH OVERRIDE). SEE 150(K)3 FOR REQUIREMENTS.

UTILITY PLAN NOTES:

1. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.
2. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6.
3. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5.
4. 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
5. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
6. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH SHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
7. WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE.
8. LISTED GASKETED SELF-CLOSING DOOR REQUIRED FOR GAS FAU.

ELECTRICAL REQUIREMENTS:

ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED A SURGE PROTECTION DEVICE. THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. (CEC 230.67)

IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE OR TWO DWELLINGS, PANELBOARDS SERVING THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH CIRCUIT BREAKER SPACES FOR HEAT PUMP WATER HEATERS, HEAT PUMP SPACE HEATERS, ELECTRIC COOKTOPS AND ELECTRIC CLOTHES DRYERS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0 (N), (T), (U) AND (V). 408.2(A)

(CALIFORNIA ENERGY CODE 150.0(V))

ENERGY REQUIREMENTS:

NEW CONSTRUCTION (150.0(N). WATER HEATING SYSTEMS USING GAS OR PROPANE TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER A OR B BELOW.
A.A DEDICATED 125 VOLTS, 20-AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
B.BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
C.A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT ABOVE AND LABEL WITH THE WORDS "FUTURE 240V USE"; AND
D. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

ENERGY STORAGE SYSTEM (ESS) READY. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
A. 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 PANEL TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE FOLLOWING BRANCH CIRCUITS:
REFRIGERATOR, LIGHTING CIRCUIT NEAR PRIMARY EGRESS DOOR, SLEEPING ROOM RECEPTACLE AND ONE ADDITIONAL.
THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

HEAT PUMP SPACE HEATER READY. SYSTEMS USING A GAS OR PROPANE FURNACE SHALL INCLUDE A DEDICATED 240-VOLT BRANCH CIRCUIT WITH 3 FEET OF THE FURNACE. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MINIMUM. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (CALIFORNIA ENERGY CODE 150.0(T))

ELECTRIC COOKTOP READY. SYSTEMS USING A GAS OR PROPANE COOKTOP SHALL INCLUDE A DEDICATED 240-VOLT BRANCH CIRCUIT WITH 3 FEET OF THE COOKTOP. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MINIMUM. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (CALIFORNIA ENERGY CODE 150.0(U))

ELECTRICAL CLOTHES DRYER READY. SYSTEMS USING A GAS OR PROPANE DRYER SHALL INCLUDE A DEDICATED 240-VOLT BRANCH CIRCUIT WITH 3 FEET OF THE CLOTHES DRYER. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MINIMUM. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (CALIFORNIA ENERGY CODE 150.0(V))

PLUMBING NOTES

1. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (CPC 408.3)

2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9)

3. BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WTH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. (R307.2)

4. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND CEILING PANELS IN SHOWER AREAS.

SHOWER HEAD FLOW SHALL BE A MAX OF 2.0 GALLONS PER MINUTE AT 80 P.S.I.
LAVATORY FAUCETS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 P.S.I.
WATER CLOSET SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM
KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 P.S.I.

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TEEDEE TRAN

Sheet Name: FIRST FLOOR-UTILITY PLAN
Project Name: BUILD NEW HOUSE WITH 2 STOREYS HOUSE
Client Name: PHAM, NAM PHI; HOANG, NGOC-ANH NGUYEN
Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Revision No.	Revision Date	Revision Description

Revision Schedule

Sheet Number
A-2.3

1 SECOND FLOOR - UTILITY PLAN
1/4" = 1'-0"

DRYER EXHAUST DUCT THRU CEILING IS LIMITED TO 14' WITH TWO ELBOWS. MIN. 4 DIAMETER, SMOOTH, METAL DUCT TO THE OUTSIDE, EQUIPPED WITH A BACK-DRAFT DAMPER

PLUMBING FIXTURES NOTE:

PLUMBING FIXTURES FLOW RATE LIMITATION
A. WATER CLOSET – 1.28 GALLON PER FLUSH
B. SHOWER HEAD – 1.8 GALLONS PER MINUTE AT 80 PSI.
C. LAVATORY FAUCETS – 1.2 GALLON PER MINUTE AT 60 PSI.
D. KITCHEN FAUCET – 1.8 GALLON PER MINUTE AT 60 PSI.

ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 INCLUDING ATTACHED AND DETACHED GARAGES AND ACCESSORY BUILDINGS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)

1. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (CPC 408.3)

2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9)

3. BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WTH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. (R307.2)

4. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND CEILING PANELS IN SHOWER AREAS.

NOTE: MECHANICAL, ELECTRICAL AND PLUMBING ARE NOT PART OF THIS PLAN REVIEW AND APPROVAL. MEP ARE SUBJECT TO BUILDING FIELD INSPECTION.

INDOOR AIR QUALITY CALCULATION

HOUSE SQ. FT. = 5,575.00 SQ. FT. , NUMBER OF BEDROOMS = 4 BEDROOMS
5,575:100 + (4+1)x7.5 = 93.25 CFM
REQUIRED VENTILATION RATE = 93.25 CFM, USE A 200 CFM EXHAUST FAN
NOTE:
SOUND RATING & CONTINUOUS OPERATION: THE WHOLE-BUILDING VENTILATION EXHAUST FAN WILL OPERATE CONTINUOUSLY, AND IS REQUIRED TO BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE AND CAN BE CONTROLLED BY A STANDARD ON/OFF SWTCH LABELED 'VENTILATION CONTROL".
WHOLE HOUSE VENTILATION FAN DUCT SIZE AND LENGTH
DUCT SIZE AND TYPE: USE A FLEX DUCT.
LENGTH OF DUCT= 70 FEET MAX. WTH NO ELBOWS
*NOTE: IF ELBOWS ARE NEEDED DEDUCT 15 FEET OF ALLOWABLE DUCT LENGTH FOR EACH ELBOW

KEY NOTES:
1. THE SMOKE ALARMS SHALL BE INTERCONNECTED (R314.4)
2. A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM.
3. PROVIDE A MIN. OF 1 - 20AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS.
4. PROVIDE A MIN. OF 2 - 20AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTERTOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED.
5. RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT FOR ALL 15 & 20 AMP RECEPTACLES IN THE WHOLE HOUSE.
6. MECHANICAL UNIT FILTERS MUST BE MERV-13 OR BETTER.

Legend:
ft. dia. size — GAS PIPE (Steel)

LIGHTING PLAN NOTES:

1. ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A
2. ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABASE AT HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/ APPLIANCESEARCH.ASPX
3. ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED "JA8-2016-E" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION DATABSE AT HTTPS://CACERTAPPLIANCES.ENERGY.CA.GOV/PAGES/APPLIANCESEARCH.ASPX
4. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED
5. BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR.
6. ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY SENSOR. EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS.
7. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING:
- PHOTOCONTROL AND MOTION SENSOR
- PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL
- ASTRONOMICAL TIME CLOCK
- ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)3AIIIC

SYMBOLS LEGEND

- NEW WALLS
- WALLS TO BE REMOVED
- WALLS TO REMAIN
- (M) ELECT. SERVICE METER
- (G) GAS METER
- (W) WATER METER
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- MAIN ELECTRICAL PANEL
- NEW EXHAUS FAN 200 CFM
- NEW HOSE BIB
- AIR RETURN
- AIR SUPPLY
- GD GARBAGE DISPOSAL OUTLET
- DW DISHWASHER OUTLET
- $ ELECT. SWITCH CONTROL
- DIM $ ELECT. SWITCH CONTROL DIMMER
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE W./ GROUND FAULT INTERRUPTING DEVICE
- DUPLEX RECEPTACLE WEATHERPROOF
- (M) FLOOD LIGHT W./ MOTION DETECTOR
- NEW SMOKE DETECTOR
- 110/9 NEW SMOKE DETECTOR HARD WIRED WITH BATTERY BACKUP
- CARBON MONOXIDE ALARM
- SHEAR WALL SCHEDULE
- 1 DRAWING REVISION
- SEWER LINES

ELECTRICAL NOTES:

ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING: [150.0(S)]
A. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
1. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS; OR
2. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SEC. 150.0(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 BACKED-UP LOAD CIRCUITS."
B. 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 LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

WATER HEATING. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS [150.0(N)]:
A. A DEDICATED 125V, 30A (10 AWG COPPER BRANCH CIRCUIT) ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET OF THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. THERE SHALL BE A RESERVED SINGLE POLE BREAKER SPACE IN THE ELECTRICAL PANEL LABELED "FUTURE 240V USE". BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED.
B. DESIGNATE A SPACE AT LEAST 2.5 FT. BY 2.5 FT. WIDE AND 7 FT. TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HP WH).
C. IF THE DESIGNATED SPACE IS MORE THAN 3 FEET FROM THE WATER HEATER, COMPLY WITH 150.0(N)

PROVIDE THE FOLLOWING ELECTRIC-READY REQUIREMENTS ON PLANS: [150.0] (ADU AND HOUSE);
HEAT PUMP SPACE HEATER READY.
SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. 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".
2. 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."

ELECTRIC COOKTOP READY.
SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. OF THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY".
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
ELECTRIC CLOTHES DRYER READY.
CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:
1. A DEDICATED 240-VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FT. 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."
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING MEASURES: [150.0(K) / 160.5(A)]
A. OUTDOOR LIGHTING. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION (WITH OVERRIDE). SEE 150(K)3 FOR REQUIREMENTS.

UTILITY PLAN NOTES:

1. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION.
2. SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6.
3. CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5.
4. 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
5. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
6. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH SHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
7. WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE.
8. LISTED GASKETED SELF-CLOSING DOOR REQUIRED FOR GAS FAU.

ELECTRICAL REQUIREMENTS:

ALL SERVICES SUPPLYING DWELLING UNITS SHALL BE PROVIDED A SURGE PROTECTION DEVICE. THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. (CEC 230.67)

IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE OR TWO DWELLINGS, PANELBOARDS SERVING THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH CIRCUIT BREAKER SPACES FOR HEAT PUMP WATER HEATERS, HEAT PUMP SPACE HEATERS, ELECTRIC COOKTOPS AND ELECTRIC CLOTHES DRYERS AS SPECIFIED IN CALIFORNIA ENERGY CODE SECTION 150.0 (N), (T), (U) AND (V). 408.2(A)

(CALIFORNIA ENERGY CODE 150.0(V))

ENERGY REQUIREMENTS:

NEW CONSTRUCTION (150.0(N). WATER HEATING SYSTEMS USING GAS OR PROPANE TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER A OR B BELOW.
A.A DEDICATED 125 VOLTS, 20-AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
B.BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
C.A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT ABOVE AND LABEL WITH THE WORDS "FUTURE 240V USE"; AND
D. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

ENERGY STORAGE SYSTEM (ESS) READY. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
A. 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 PANEL TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE FOLLOWING BRANCH CIRCUITS: REFRIGERATOR, LIGHTING CIRCUIT NEAR PRIMARY EGRESS DOOR, SLEEPING ROOM RECEPTACLE AND ONE ADDITIONAL.
THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

HEAT PUMP SPACE HEATER READY. SYSTEMS USING A GAS OR PROPANE FURNACE SHALL INCLUDE A DEDICATED 240-VOLT BRANCH CIRCUIT WITH 3 FEET OF THE FURNACE. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MINIMUM. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (CALIFORNIA ENERGY CODE 150.0(T))

ELECTRIC COOKTOP READY. SYSTEMS USING A GAS OR PROPANE COOKTOP SHALL INCLUDE A DEDICATED 240-VOLT BRANCH CIRCUIT WITH 3 FEET OF THE COOKTOP. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MINIMUM. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (CALIFORNIA ENERGY CODE 150.0(U))

ELECTRICAL CLOTHES DRYER READY. SYSTEMS USING A GAS OR PROPANE DRYER SHALL INCLUDE A DEDICATED 240-VOLT BRANCH CIRCUIT WITH 3 FEET OF THE CLOTHES DRYER. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MINIMUM. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE". (CALIFORNIA ENERGY CODE 150.0(V))

PLUMBING NOTES

1. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (CPC 408.3)

2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9)

3. BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WTH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. (R307.2)

4. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND CEILING PANELS IN SHOWER AREAS.

SHOWER HEAD FLOW SHALL BE A MAX OF 2.0 GALLONS PER MINUTE AT 80 P.S.I.
LAVATORY FAUCETS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 P.S.I.
WATER CLOSET SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM
KITCHEN FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 P.S.I.

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Architecture Design by:
TEEDEE TRAN

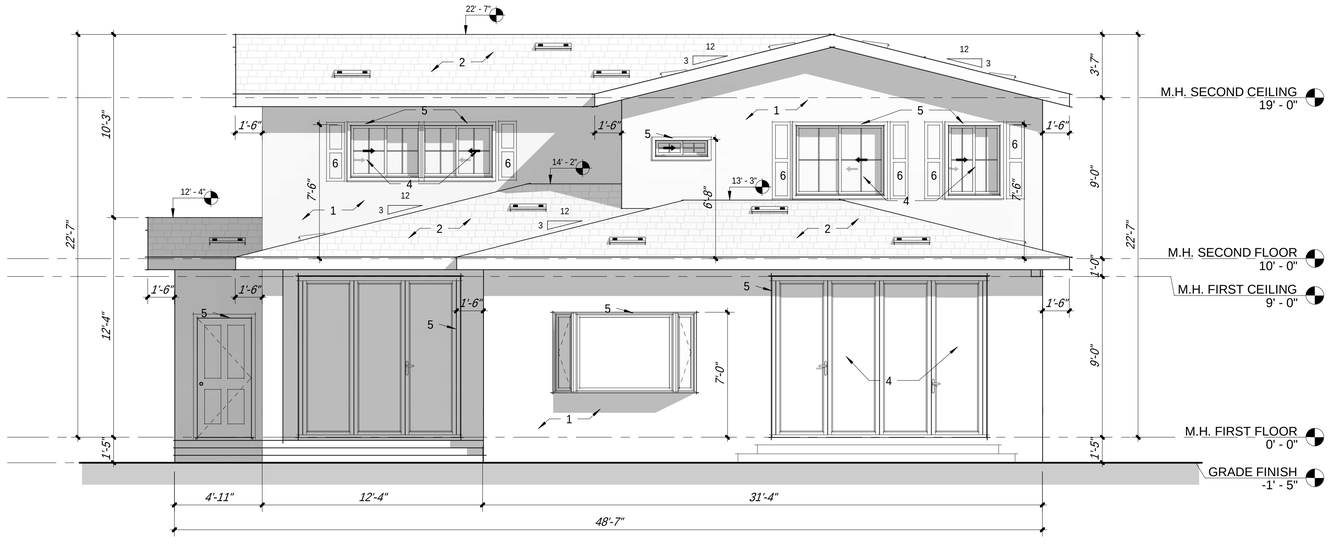
Sheet Name: SECOND FLOOR-UTILITY PLAN
Project Name: BUILD NEW HOUSE WITH 2 STOREYS HOUSE
Client Name: PHAM, NAM PHI; HOANG, NGOC-ANH NGUYEN
Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

Revision No.	Revision Date	Revision Description

Revision Schedule

Sheet Number
A-2.4

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



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

KEY NOTES

ROOF MATERIAL:
LIGHT WEIGHT EAGLE ROOF
1699 Charcoal Range
ATTIC TILE VENTS:
LOW PROFILE, COLOR TO MATCH ROOF TILES
Net Free Ventilation Area* 98.75 INCH.

STUCCO:
TYPICAL EXTERIOR FINISH (STUCCO) = 7/8" THK. EXTERIOR CEMENT PLASTER OVER PAPER BACKED METAL LATH (PER CRC 703.7), SMOOTH FINISH (VERIFY FINISH & COLOR WITH OWNER) PROVIDE (2) LAYERS OF GRADE D PAPER OVER ALL WOOD BASED SHEATHING (PER CRC 703.7.3)
NOTE: ALL EXTERIOR COVERINGS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS, SPECIFICATIONS & CRC SECTION R703 "EXTRIOR COVERING"

WINDOWS & DOORS:
1. MINIMUM SIZE OF RESCUE OR SCAPE WINDOW FROM SLEEPING ROOM PER BUILDING CODE BEDROOM'S WINDOWS, SHALL HAVE A MINIMUM OPENING OF 5.0 Sq. Ft , MINIMUM NET HEIGHT OF 24 INCHES AND MINIMUM NET WIDTH OF 20 INCHES.
2. FINISHED SILL HEIGTH SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
3. RESCUE OR SCAPE WINDOW IS NOT REQUIRED WHEN IF THERE IS A DOOR EXITINGDIRECTLY FROM THE BEDROOM TO THE OUTSIDE OF THE BUILDING.
4. WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED.
5. GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, WITHIN 60" OF TUB / SHOWER FLOOR, OR WITHIN 5' OF STAIRS AND STAIR LANDINGS SHALL BE TEMPERED.

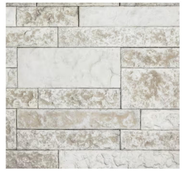
DOOR/WINDOW NOTES

ALL THE PROPOSED WINDOWS LOCATED ON THE EAST, WEST, AND NORTH ELEVATIONS BETWEEN ADJACENT NEIGHBORING PROPERTIES WILL BE FROSTED, TO PROTECT THE PRIVACY.
EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/I.S.2/A40
B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

ELEVATION LEGENDS:

1	EXTERIOR STUCCO WALLS:	MAGNOLIA BLOSSOM (PPG1090-1)
2	ROOF:	LIGHT WEIGHT EAGLE ROOF (1699 Charcoal Range)
3	FRONT EXTERIOR DOOR:	OAK
4	WINDOWS, FASCIA:	WHITE
5	STUCCO WINDOW TRIM :	SAME COLOR WITH STUCCO

6 Flat Panel PVC Forever Shutters WHITE COLOR

7  BIRCH BLUFF WHITE CEMENT WALL TILE

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Architecture Design by:
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REGISTERED PROFESSIONAL ENGINEER
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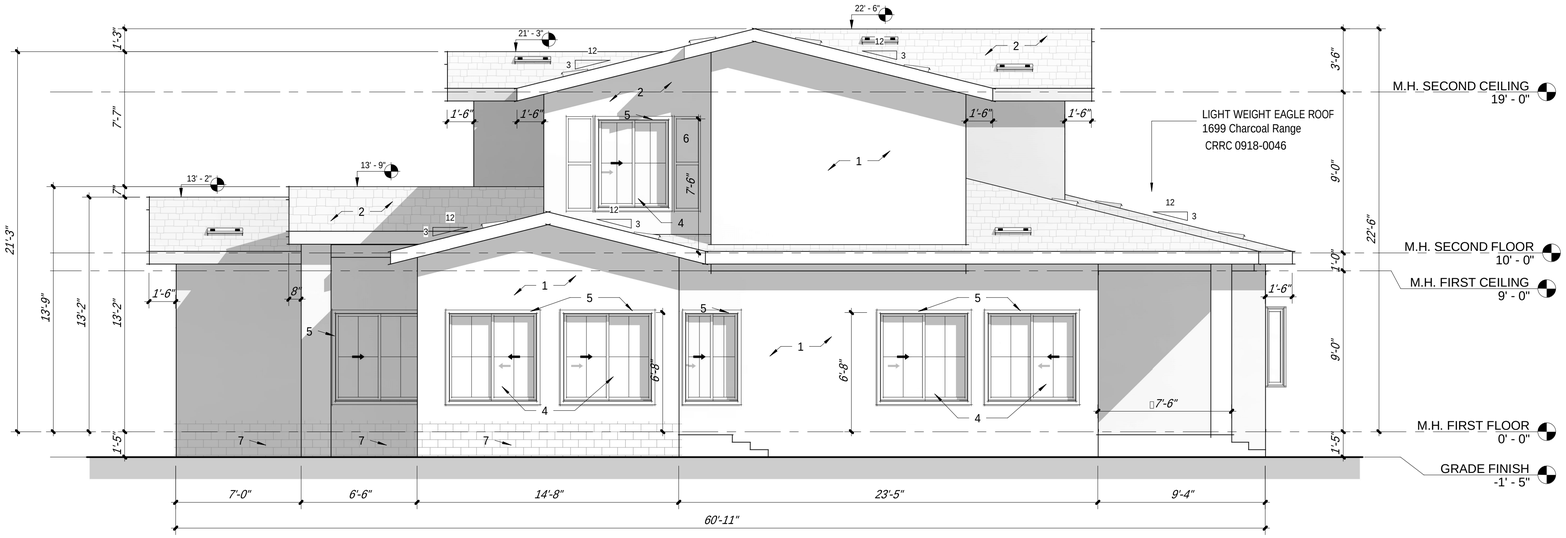
No. C63381
Exp.09/30/2026
CIVIL
STATE OF CALIFORNIA

Sheet Name: ELEVATIONS
Project Name: BUILD NEW HOUSE WITH 2 STOREYS HOUSE
Client Name: PHAM, NAM PHI; HOANG, NGOC-ANH NGUYEN
Project Location: 6571 MOUNT RIPLEY DR, BUENA PARK, CA 90620

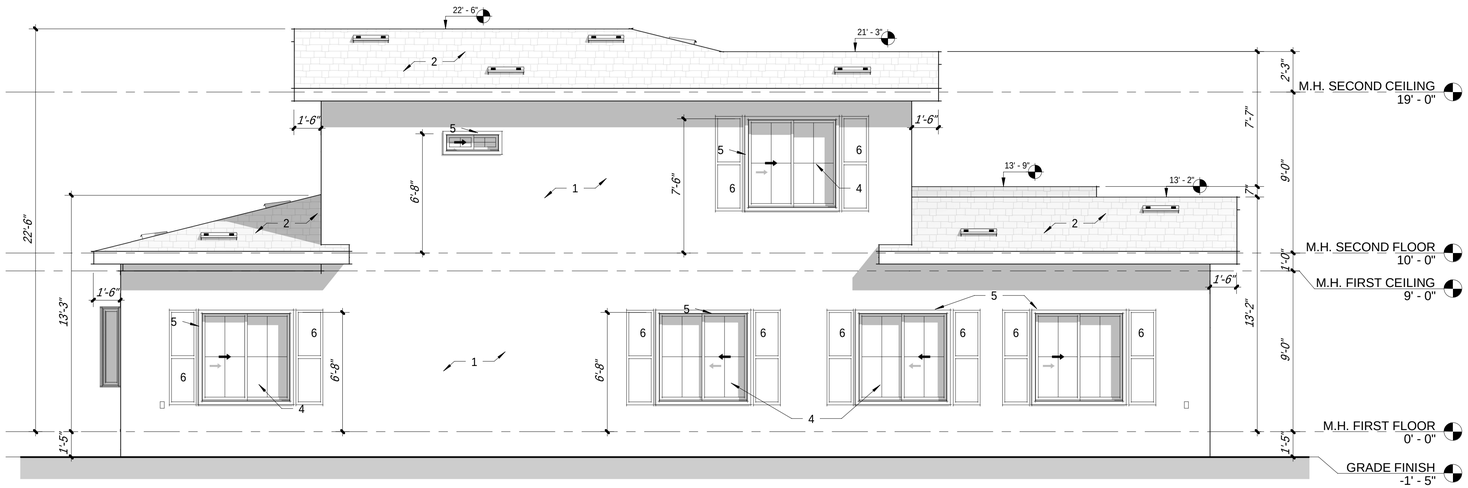
Revision No.	Revision Date	Revision Description

Revision Schedule

Sheet Number
A-3.1



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
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KEY NOTES

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LIGHT WEIGHT EAGLE ROOF
1699 Charcoal Range

ATTIC TILE VENTS:
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Net Free Ventilation Area* 98.75 INCH.

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7 BIRCH BLUFF WHITE CEMENT WALL TILE

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Revision No.	Revision Date	Revision Description

Revision Schedule

Sheet Number
A-3.2

City of BUENA PARK

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

VICINITY MAP

ZONING ADMINISTRATOR

Thursday, September 4, 2025 – 8:30 a.m.

SITE PLAN REVIEW NO. SP-25-12

6571 Mount Ripley Drive

APN: 134-201-08