

FLOOR PLAN NOTES

1. WEATHER BARRIERS.
- a. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS/TERMS OR SHOWN EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
- b. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2025 CRC R703.7.3)
2. DOMESTIC RANGE VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2025 CMC 504.3)
3. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4". SMOOTH. METAL DUCT. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED. DRYER CLOSET DOORS TO HAVE MIN. 100 SQ. INCH MAKE UP AIR VENT PER (2025 CMC 504.4)
4. ALL MANUFACTURED EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURERS INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
5. SHOWERS AND TUB-SHOWER COMBINATIONS: CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2025 CPC 408.4)
6. WET-ROOM GLAZING. PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE. (2025 CRC R324.4.5)
7. HEATING AND AIR-CONDITIONING SYSTEM DESIGN SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
8. WATER CLOSETS.
- a. CLEARANCES: 24" MIN. FRONT, 30" MIN. COMPARTMENT WIDTH.
- b. PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS. DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2025 CRC R325.2)
- c. NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES, IF ANY SHALL USE NO MORE THAN 1.20 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
9. BATH ACCESSORIES: PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
10. WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM PER ASHRAE STANDARD 62.2. PROVIDE THE INSPECTOR WITH THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION:
- a. CALCULATIONS FOR REQUIRED VENTING RATES.
- b. CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
- c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1.
- d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05 FORM.
- e. FANS SHALL BE A MAXIMUM OF 1 SONE.
- f. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
11. ATTIC ACCESS:
- a. WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2025 CRC R807.1)
- b. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
- c. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2025 CRC R807.1)
- d. IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND ITS CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
- e. PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.
12. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER 2025 CRC, SECTION R327.2.

WILDLAND-URBAN INTERFACE

1. ROOF COVERING SHALL COMPLY WITH 2025 CWUIC 504.2 UNDERLAYMENT SHALL BE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED.
2. ROOF VALLEYS SHALL COMPLY WITH 2025 CWUIC 504.2.2 VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSIVE RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
3. ROOF GUTTERS SHALL COMPLY WITH 2025 CWUIC 504.4 ROOF GUTTERS SHALL BE PROVIDE WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
4. VENTILATION OPENINGS SHALL COMPLY WITH 2025 CWUIC 504.10 - VENTILATION OPENINGS FOR ENCLOSED ATTIC, ENCLOSED GARAGE, SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS, OR OTHER DEVICES. REFER TO SECTIONS CWUIC 504.10.1 THROUGH 504.10.3 FOR ADDITIONAL INFORMATION.
5. EXTERIOR COVERINGS SHALL COMPLY WITH 2025 CWUIC 504.5 EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A.1. REFER TO SECTIONS CWUIC 504.5.2 THROUGH 504.5.2.1 FOR ADDITIONAL INFORMATION.

ELECTRICAL NOTES

1. CONFORM WITH CURRENT NEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
2. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
3. ALL MATERIALS TO BE UL LABELLED.
4. METER: "SQUARE D", 120 VOLT/240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
5. ELECTRICAL PANEL: FLUSH MOUNT, 30" CLEARANCE. SEE COVER SHEET FOR SELECTION. SEE SITE PLAN FOR ELECTRICAL PANEL LOCATION.
6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
7. ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
8. ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2025 CEC 210.11(C)(2))
9. ALL 120-VOLT, SINGLE-PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2025 CEC 210.12(A)(4))
10. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 6'6" ABOVE THE FLOOR, (2) RECEPTACLES FOR ALL LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLICATION RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 408.4(D)(2)(4).
11. IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2025 CEC, ARTICLE 210.11(C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2025 CEC, ARTICLE 210.10.5(B).
12. IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2025 CEC, ARTICLE 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2025 CEC, ARTICLE 201.11(C)(2).
13. ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR (PER CRC R327.1.2).
14. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
15. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN MIN. 3 FT. CLR TO HVAC SUPPLY OR RETURN AIR REGISTERS.
16. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
17. THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
18. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2025 CEC 314.27(C) (2025 CEC 422.18).
19. EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2025 CEC 150.0(K)(2)).
20. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY, WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. (PER CRC R328.1.4)
21. ALL LUMINAIRES SHALL COMPLY WITH 2025 CEC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES. LUMINAIRE REQUIREMENTS LISTED G-102.
22. ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2025 CEC 410.6).
23. HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
24. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND MUST MEET THE REQUIREMENTS IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II or ITEM III.
- i) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW.
- ii) CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL, OR
- iii) CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
25. LIGHTS IN ROOMS OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR BY A MANUAL-ON/OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED.
26. AT LEAST ONE LUMINAIRE EACH BATHROOM, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
27. EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JAB-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL.

PLUMBING NOTES

1. CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
2. DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE OR APPVED EQ.
3. AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
4. DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
5. WHEN "OPT" SHUT-WATER LOOP INSTALLED, PROVIDE WITH 2 GATE VALVES.
6. WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
7. WATER METER, PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
8. SHOWER HEADS AND FAUCETS: FLOW RATES PER CGBSC SECTION 4.303.
9. WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- A. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2025 CPC 609.12.1)
1. PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2025 CPC 609.12.2)
2. PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2025 CPC 609.12.2)
- EXCEPTIONS:
1. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2025 CPC 609.12.2)
2. HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2025 CPC 609.12.2)
- B. PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2" MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- C. COMBUSTION AIR PER MANUFACTURER REQUIREMENTS.
- D. CLEARANCES PER MANUFACTURER REQUIREMENTS.
10. PLUMBING INSULATION PER 2025 CEC 150.0 (J) AND CBC 609.11
- A. DOMESTIC HOT WATER PIPING SHALL BE INSULATED.
- B. HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.
1. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
2. HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
- C. SERVICE WATER HEATING SYSTEMS PIPING TO INCLUDE:
1. RECIRCULATING SYSTEM PIPING, INCLUDING THE SUPPLY AND RETURN PIPING TO THE WATER HEATER.
2. THE FIRST 8 FEET OF HOT AND COLD OUTLET PIPING, INCLUDING PIPING BETWEEN A STORAGE TANK AND A HEAT TRAP, FOR A NON-RECIRCULATING STORAGE SYSTEM.
3. PIPES THAT ARE EXTERNALLY HEATED.
- SHALL BE INSULATED AS FOLLOWS:
- UP TO 1" PIPE DIAMETER TO HAVE 1.0 MIN THICKNESS OR R7/7 RATING PER CEC TABLE 150.0.3A
- EXCEPTIONS:
1. FACTORY-INSTALLED PIPING WITHIN SPACE-CONDITIONING EQUIPMENT CERTIFIED UNDER SECTION 110.1 OR 110.2.
2. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT ENETRATES METAL FRAMING SHALL USE GRAPES, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING.
3. PIPING INSTALLED IN INTERIOR OR EXTERIOR WALLS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION IF ALL OF THE REQUIREMENTS ARE MET FOR COMPLIANCE WITH QUALITY INSULATION INSTALLATION (QII) AS SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA3.5.
4. PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.
11. INSULATION PROTECTION: PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2025 CEC SECTION 120.3(B)).
- A. PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
- B. PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
- C. PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE.
12. PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES"
13. STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
14. ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
15. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
16. WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER (2025 CPC 505.2) THE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER (2025 608.5 CPC)
17. PER 2025 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

MECHANICAL NOTES

1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
2. DOMESTIC WATER (LOW VELOCITY DUCT CONSTRUCTION) NFPA STANDARD #90A, ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 28 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
3. GRILLES AND REGISTERS, DIFFUSERS, ETC: SUBJECT TO OWNER'S APPROVAL. "CARNEYS" OR EQUAL FANS, DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.). LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED. DRYER EXHAUST DUCT POWER VENTILATORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 705 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2025 CMC, SECTION 504.2.2.3. SEE NOTE BELOW.
5. MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS (CMC 504.4.1.(1))
6. BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATHTUB, SHOWER, OR TUB-SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2025 CGBSC SEC. 4.506.1):
- a. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN. 3 FEET FROM OPENING.
- b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 5-50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
- A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT IN)
7. BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2025 CMC TABLE 403.7).
8. KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE (2025 CMC TABLE 403.7).

STORMWATER MANAGEMENT

1. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IMPLEMENTED DURING ALL PHASES OF CONSTRUCTION IN CONFORMANCE WITH THE CITY OF LANCASTER'S MUNICIPAL CODE. ADDITIONALLY, SITES OVER AN ACRE SHALL ABIDE BY THE CONSTRUCTION GENERAL PERMIT (CGP). ALL BMPs SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE CASQA HANDBOOK. AT A MINIMUM PERIMETER CONTROL AND CONSTRUCTION ENTRANCES SHOULD BE IN PLACE PRIOR TO A GRADING PERMIT BEING ACTIVATED.
2. PLANS TO MANAGE WATER DETAINED ONSITE IN BASINS/TRAPS: NEED TO BE DEVELOPED, SO THAT THESE BASINS CAN REMAIN OPERATIONAL DURING A SERIES OF BACK-TO-BACK RAINS. FOR SITES THAT ARE COVERED UNDER THE STATE CONSTRUCTION PERMIT (CGP) THAT PLAN TO DISCHARGE WATER INTO A NEARBY STORM DRAIN MUST FOLLOW THE CGP REQUIREMENTS AS WELL AS THE CITY'S MUNICIPAL CODE. PRIOR TO DISCHARGING, PLEASE PROVIDE YOUR FIELD INSPECTOR WITH A WRITTEN PLAN OF HOW THE WATER WILL BE TREATED PRIOR TO DISCHARGE TO MEET THEIR NUMERIC LEVELS. THE FIELD INSPECTOR MUST BE ADVISED IN ADVANCE OF THE DAY/TIME A DISCHARGE IS PLANNED. ADDITIONALLY, POST DISCHARGE PLEASE PROVIDE YOUR FIELD INSPECTOR YOUR MONITORING DATA AND MAINTENANCE ANY EXCEEDANCES.
3. INSPECTION, MODIFICATION AND MAINTENANCE OF THE BMPs SHALL BE IMPLEMENTED AS NECESSARY. IN THE EVENT OF FAILURE OR REFUSAL TO PROPERLY MAINTAIN THE BMPs, THE CITY MAY ISSUE EMERGENCY MAINTENANCE WORK TO BE COMPLETED TO PROTECT ADJACENT PRIVATE AND PUBLIC PROPERTY. THE COST (INCLUDING AN INITIAL MOBILIZATION AMOUNT) AND ANY FINES ASSESSED TO THE CITY SHALL BE CHARGED TO THE OWNER/CONTRACTOR OF THE PROJECT.
4. NECESSARY MATERIALS TO IMPLEMENT THE REQUIRED BMPs SHALL BE AVAILABLE ON SITE TO FACILITATE RAPID DEPLOYMENT OR TO REPAIR ANY BMP FAILURES.
5. CITY STAFF SHALL BE ALERTED BY THE CONTRACTOR, PERMITEE OR OWNER, AS NEEDED FOR EMERGENCY WORK DURING RAINSTORMS.
6. RUN-ON FLOW onto the SITE SHALL BE PROPERLY MANAGED AND PLANNED FOR TO PREVENT FAILURE OF BMPs AND/OR ILLEGAL DISCHARGES FROM THE PROJECT SITE INTO THE STORM DRAIN.
7. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AT EVERY ONSITE STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM, WHERE FEASIBLE DESILTING BASINS SHALL ALSO BE PROVIDED AT DRAINAGE OUTLETS FROM THE GRADED SITE.
8. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ON SLOPES AND ANY EXPOSED SOIL USING THE FOLLOWING BMPs: FIBER BLANKETS, BONDED FIBER MATRIX, OR BY INSTALLING OR MAINTAINING EXISTING VEGETATION. THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND STABILIZE ANY ERODED AREAS. INACTIVE SLOPES SHALL BE PROTECTED AND STABILIZED. ALL EXPOSED SOIL INCLUDING INACTIVE AND ACTIVE SLOPES SHALL BE PROTECTED PRIOR TO RAINFALL.
9. ALL UNPAVED GRADED CHANNELS SHALL IMPLEMENT EROSION PREVENTION MEASURES SUCH AS, LINING AND INSTALLING VELOCITY CHECK DAMS AT REGULAR INTERVALS.
10. STREET SWEEPING VEHICLES WITH VACUUMS AND WATER TANKS SHALL BE USED TO KEEP PAVED STREETS FREE OF LOOSE SOIL AND/OR CONSTRUCTION DEBRIS.
11. CONTRACTORS SHALL HAVE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIRBORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS. ADDITIONAL DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED.
12. STOCKPILES SHALL BE COVERED AT THE END OF EACH WORKING DAY AND PRIOR TO FORECAST RAIN. ASPHALT SHALL ADDITIONALLY BE PLACED ON A LAYER OF PLASTIC SHEET, OR EQUIVALENT.
13. ALL PORTABLE TOILETS SHALL HAVE SECONDARY CONTAINMENT AND NOT BE LOCATED NEAR A STORM DRAIN (I.E., CATCH BASIN OR STREET).
14. VEHICLES SHALL HAVE DRIP PANS UNDERNEATH THEM AND ANY LEAKS OR SPILLS SHALL BE PROMPTLY REPAIRED AND REMOVED.
15. ALL DEBRIS SHALL BE PLACED IN DUMPSTERS WITH LIDS. THE LIDS SHALL BE CLOSED AT THE END OF EACH DAY AND ARE NOT TO BE OVERFILLED. ADDITIONAL TRASH PICK-UPS SHALL BE MADE AS NECESSARY.
16. LIQUID MATERIALS SHALL BE STORED IN CLOSED CONTAINERS IN SECONDARY CONTAINMENT AND UNDER COVER. SOLID MATERIALS SHALL BE STORED ON PALLETS AND BE COVERED PRIOR TO FORECAST RAIN.
17. A MATERIALS WASHOUT SHALL BE AVAILABLE ONSITE WHENEVER LIQUID MATERIALS ARE USED. THE WASHOUT SHALL FULLY CONTAIN WASH MATERIALS AND THE SURROUNDING AREA SHALL BE KEPT FREE OF SPILLS.
18. DISCHARGE OF POTABLE WATER (SUCH AS FROM POWERWASHING OR FILLING WATER TRUCKS) SHALL BE PREVENTED OR DIRECTED TO LANDSCAPE.
19. PERIMETER CONTROL IS REQUIRED ON ALL SITES.
20. ALL ACTIVE ENTRANCES SHALL PREVENT TRACKING BY INSTALLING STABILIZED CONSTRUCTION ENTRANCES PER CASQA GUIDELINES.

PROJECT GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:
- 1.1. 2025 CALIFORNIA RESIDENTIAL CODE AND STANDARDS.
- 1.2. 2025 CALIFORNIA BUILDING CODE
- 1.3. 2025 CALIFORNIA PLUMBING CODE AND STANDARDS.
- 1.4. 2025 CALIFORNIA MECHANICAL CODE AND STANDARDS.
- 1.5. 2025 CALIFORNIA FIRE CODE AND STANDARDS.
- 1.6. 2025 CALIFORNIA ELECTRICAL CODE AND STANDARDS.
- 1.7. 2025 CALIFORNIA ENERGY CODE AND STANDARDS.
- 1.8. 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE AND STANDARDS.
- 1.9. 2025 CALIFORNIA EXISTING BUILDING CODE
- 1.10. HUNTINGTON BEACH MUNICIPAL CODE H.B. MUNICIPAL CODE 17.05
2. HERS QII DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE. ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HERSH SHALL BE PROCEEDING AT HIS/HER OWN RISK.
3. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
5. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
6. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
7. SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATOR'S SHOP.
8. THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED. OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
- 8.1. TV/DVD SYSTEMS
- 8.2. REFRIGERATOR
- 8.3. MICROWAVE
9. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 6' OR OVER.
10. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
11. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A GRADING INSPECTOR TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
12. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
13. A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
14. PRIOR TO CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED. BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR. (R109.1.1.1) UNDERGROUND MEP'S TO BE APPROVED FIRST.
15. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)
16. FOR GRADINGS ON HILLS, SLOPE, OR AT THE BOTTOM OF A SLOPE, CLEARANCE FROM ASCENDING SLOPE MUST MEET CBC §1808.7.1

HERS QII REQUIRED

SEE SHEET S-103 FOR REQUIRED SPECIAL INSPECTIONS

A REGISTERED DESIGN PROFESSIONAL SHALL COMPLETE THE CITY OF LANCASTER'S SPECIAL INSPECTIONS CERTIFICATE (FORM PLG-240) PRIOR TO PERMIT ISSUANCE. IDENTIFY THE TYPE OF WORK REQUIRING SPECIAL INSPECTIONS IN THE PLANS AND THE INDIVIDUALS OR FIRMS RESPONSIBLE FOR THE SPECIAL INSPECTION ELEMENT(S). FOR FURTHER INSTRUCTIONS SEE S-103.

OWNER/APPLICANT HAS COMPLETED SPECIAL INSPECTION FORM

OWNER/APPLICANT SIGNATURE: _____

HERS VCHP: HERS RATER WILL NEED TO FOLLOW THE VERIFICATION AND TESTING PROTOCOL FOR THE VARIABLE CAPACITY HEAT PUMP CREDIT REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: VERIFIED REFRIGERANT CHARGE, VERIFIED MINIMUM HSPF AND EER/SER, AND CAPACITY; DUCTS AND EXHAUST UNITS LOCATED ENTIRELY WITHIN THE COMPONENTS ARE WITHIN THE CONDITIONED ENVELOPE, AND AIRFLOW PROVIDED TO ALL HABITABLE SPACES (BEDROOMS AND LIVING SPACE).

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE OF THIS COMPUTER ANALYSIS. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY.

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD TABLE 150.0-G160
- VERIFIED REFRIGERANT CHARGE
- AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 FT2 (SC3.4.5)
- DUCTLESS IN-DOOR ENTIRELY WITHIN THE CONDITIONED SPACE (SC3.1.4.1.8)
- BATHROOM, KITCHEN, AND WHOLE HOUSE VENTILATION
- WHEN PHOTOVOLTAIC SYSTEM IS REQUIRED (SEE PV SECTION FOR SELECTION)

OWNER/APPLICANT SIGNATURE: _____

ADDITIONAL INFORMATION:

1. ANY PROPOSED ENERGY STORAGE SYSTEM (ESS) SHALL FOLLOW SINGLE-FAMILY RESIDENTIAL MANDATORY REQ. SUMMARY SECTION 150.0(s) AND WILL REQUIRE A SEPARATE PERMIT TO BE PULLED BY APPLICANT.
2. VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION (VERIFICATION DETAILS FROM VCHP STAFF REPORT, APPENDIX B, AND RA3) (PER TITLE 24).
3. THIS PLAN IS INTENDED FOR FLAT LOTS (SLOPING LESS THAN 10° ACROSS THE LONGEST BUILDING DIMENSION), WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS, WHERE THE MAIN DWELLING UNIT IS SUPPORTED IN SHALLOW FOOTINGS WITH SLABS ON GRADE CONSTRUCTION. IF THE PROJECT SITE DEVIATES FROM ANY OF THE AFOREMENTIONED QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THERE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.
4. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
5. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2025 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.



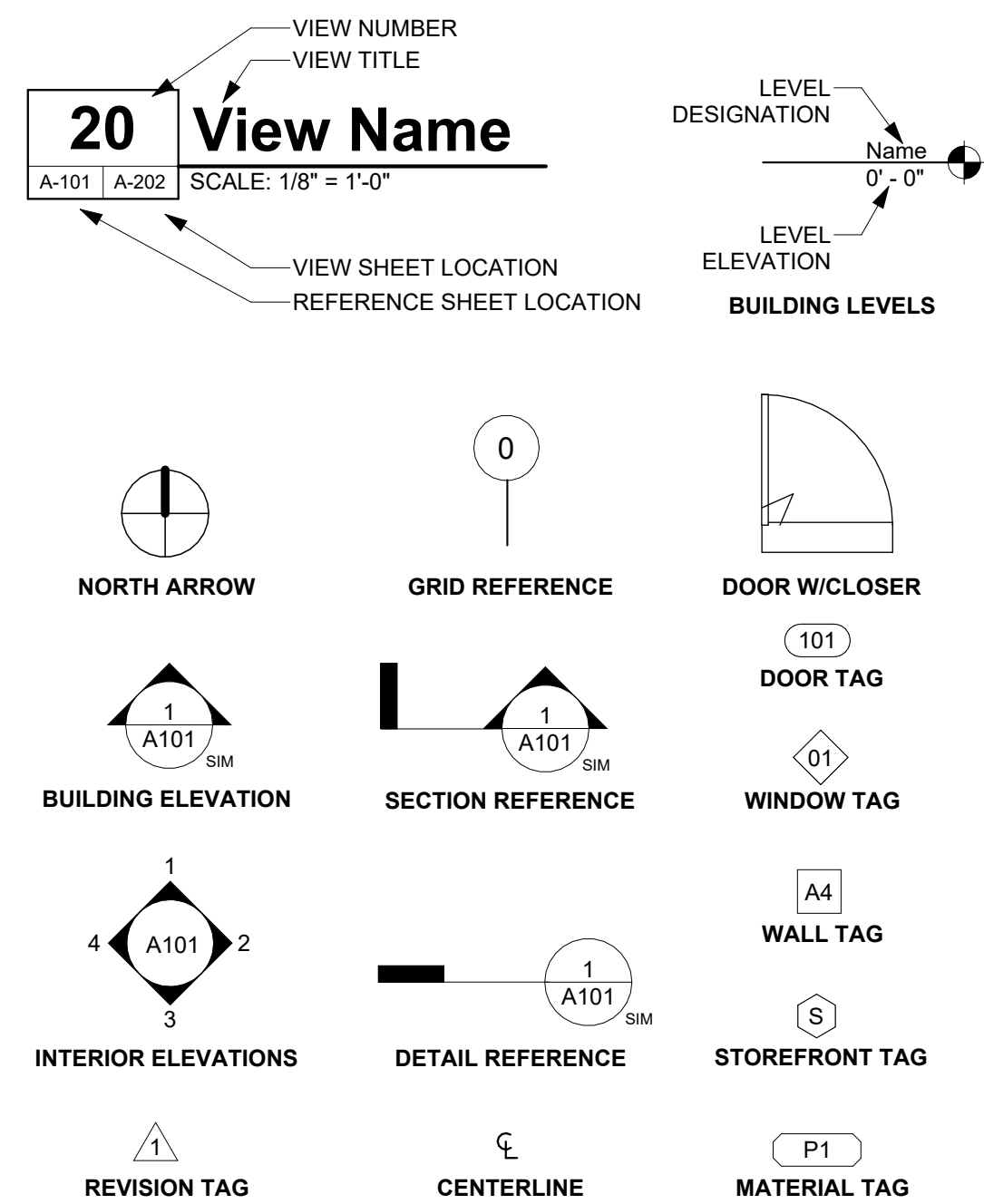
THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
GENERAL NOTES

DATE
02/25/2026
SHEET

G-101

SYMBOLS



ABBREVIATIONS

A/C	AIR CONDITIONING	FOS	FACE OF STUD	RB	RUBBER BASE
ABV	ABOVE	FRP	FIBERGLASS REINFORCED PANELS	RCP	REFLECTED CEILING PLAN
ACOUS	ACOUSTICAL	FT	FOOT OR FEET	RD	ROOF DRAIN
ACT	ACOUSTICAL CEILING TILE	FTG	FOOTING	REF	REFRIGERATOR
ADA	AMERICANS WITH DISABILITIES ACT	GA	GAUGE, GAGE	REINF	REINFORCED
AFCI	ARC FAULT CIRCUIT INTERRUPTER	GALV	GALVANIZED	REQD	REQUIRED
AFF	ABOVE FINISH FLOOR	GB	GRAB BAR	RH	RIGHT HAND
AL	ALUMINUM	GC	GENERAL CONTRACTOR	RM	ROOM
ALT	ALTERNATE	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	RO	ROUGH OPENING
ARCH	ARCHITECT(URAL)	GWB	GYPSUM BOARD	RTU	ROOF TOP UNIT (MECH)
BD	BOARD	GYP	GYPSUM	S	SOUTH
BDRM	BEDROOM	HB	HOSE BIBB	SAFB	SOUND ATTENUATION FIBER BATT
BET	BETWEEN	HC	HOLLOW CORE	SAWP	SELF ADHERING WATERPROOFING
BIT	BITUMINOUS	HDWD	HARDWOOD	SC	SCUPPER/SOLID CORE
BLDG	BUILDING	HDWR	HARDWARE	SCHED	SCHEDULE
BLKG	BLOCKING	HGT	HEIGHT	SEAL	SEALANT
BLW	BELOW	HM	HOLLOW METAL	SECT	SECTION
BM	BEAM	HORIZ	HORIZONTAL	SF	SQUARE FOOT
BOT	BOTTOM	HVAC	HEATING, VENTILATION, A/C	SHT	SHEET
BUR	BUILT UP ROOF	ID	INSIDE DIAMETER	SHTHG	SHEATHING
CB	CATCH BASIN	IIC	IMPACT INSULATION CLASS	SIM	SIMILAR
CBC	CALIFORNIA BUILDING CODE	IN	INCH	SM	SHEET METAL
CEM	CEMENT	INCAND	INCANDESCENT	SPEC	SPECIFICATION
CFM	CUBIC FEET PER MINUTE	INSUL	INSULATION, INSULATED	SQ	SQUARE
CIP	CAST IN PLACE	INT	INTERIOR	SS	SOLID SURFACE
CJ	CONTROL JOINT	JC	JANITORS CLOSET	SSSTL	STAINLESS STEEL
CL	CENTER LINE	JT	JOINT	STC	SOUND TRANSMISSION CLASS
CLG	CEILING	LAM	LAMINATE	STD	STANDARD
CLO	CLOSET	LAV	LAVATORY	STL	STEEL
CLR	CLEAR	LBS	POUNDS	STOR	STORAGE
CMU	CONCRETE MASONRY UNIT	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	STRUCT	STRUCTURAL
CO	CLEAN OUT	LF	LINEAR FEET	SUSP	SUSPENDED
COL	COLUMN	LIN	LINEN CLOSET	SV	SHEET VINYL
CONC	CONCRETE	LINO	LINOLEUM	SYM	SYMMETRICAL
CONST	CONSTRUCTION	LT(G)	LIGHT(ING)	T	TREAD
CONT	CONTINUOUS	LVL	LAMINATED VENEER LUMBER	T&G	TONGUE & GROOVE
CONTR	CONTRACTOR	LVT	LUXURY VINYL TILE	TEL	TELEPHONE
CPT	CARPET	LW	LIGHTWEIGHT	TEMP	TEMPERED
CT	CERAMIC TILE	MAX	MAXIMUM	TER	TERRAZZO
CTR	CENTER	MDF	MEDIUM DENSITY FIBERBOARD	THK	THICK
DBL	DOUBLE	MECH	MECHANICAL	THR	THRESHOLD
DF	DRINKING FOUNTAIN	MEMB	MEMBRANE	TJI	TRUSS JOIST I-JOIST
DIA	DIAMETER, DIAPHRAGM	MEP	MECHANICAL, ELECTRICAL, PLUMBING	TO	TOP OF
DIM	DIMENSION	MFR	MANUFACTURER	TOS	TOP OF SLAB
DN	DOWN	MIM	MINIMUM	TOW	TOP OF WALL
DR	DOOR	MISC	MISCELLANEOUS	TRANS	TRANSFORMER
DS	DOWN SPOUT	MO	MASONRY OPENING	TV	TELEVISION
DTL	DETAIL	MTD	MOUNTED	TYP	TYPICAL
DW	DISHWASHER	MTL	METAL	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
DWG	DRAWING	N	NORTH	UG	UNDERGROUND
EXIST	EXISTING	NIC	NOT IN CONTRACT	UNFIN	UNFINISHED
E	EAST	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
EA	EACH	NOM	NOMINAL	UV	ULTRAVIOLET
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	VCT	VINYL COMPOSITION TILE
EL	ELEVATION	O.P.	OVERFLOW PIPE	VERT	VERTICAL
ELEV	ELEVATION	OC	ON CENTER	VIF	VERIFY IN FIELD
ELEC	ELECTRIC	OD	OVERFLOW DRAIN	VTR	VENT TERMINATION PIPE
ENCL	ENCLOSURE	OFF	OFFICE	VWC	VINYL WALL COVERING
EQ	EQUAL	OH	OPPOSITE HAND	W	WEST
EQUIP	EQUIPMENT	OPG	OPENING	WI	WITH
EXH	EXHAUST	OPP	OPPOSITE	W/D	WASHER DRYER
EXP	EXPANSION	(P)	PROPOSED	W/O	WITHOUT
EXT	EXTERIOR	PERM	PERIMETER	WC	WATERCLOSET
FACP	FIRE ALARM CONTROL PANEL	PERP	PERPENDICULAR	WD	WOOD
FAU	FORCED AIR UNIT	PG	PAINT GRADE	WDW	WINDOW
FAWP	FLUID APPLIED WATERPROOFING	PL	PLATE, PROPERTY LINE	WH	WATER HEATER
FD	FLOOR DRAIN	PLAM	PLASTIC LAMINATE	WI	WROUGHT IRON
FDC	FIRE DEPARTMENT CONNECTION	PLBG	PLUMBING	WIN	WINDOW
FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD	WP	WATERPROOF(ING)
FEC	FIRE EXTINGUISHER CABINET	PNL	PANEL	WR	WEATHER RESISTIVE
FF	FINISHED FLOOR ELEVATION	PP	POWER POLE	WRB	WATER RESISTIVE BARRIER
FG	FINISHED GRADE	PR	PAIR	WSCOT	WAINSCOT
FH	FIRE HYDRANT	PRTN	PARTITION	WT	WEIGHT
FHC	FIRE HOSE CABINET	PSF	POUNDS PER SQUARE FOOT	WWF	WELDED WIRE FABRIC
FIN	FINISH	PSI	POUNDS PER SQUARE INCH	YD	YARD
FIXT	FIXTURE	PSL	PARALLEL STRAND LUMBER		
FLR	FLOOR	PT	PRESSURE TREATED		
FLUOR	FLUORESCENT	PTD	PAINTED		
FND	FOUNDATION	PV	PHOTO VOLTAIC		
FO	FACE OF	PVC	POLYVINYL CHLORIDE		
FOC	FACE OF CONCRETE	PVMT	PAVEMENT		
FOF	FACE OF FINISH	QTY	QUANTITY		
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	R	RADIUS, RISER		
FOM	FACE OF MASONRY				

ENERGY STORAGE READINESS

- ENERGY STORAGE SYSTEM (ESS) REQUIREMENTS:
 - IN SINGLE-FAMILY RESIDENTIAL BUILDINGS THAT INCLUDE ONE OR TWO DWELLINGS, EACH DWELLING UNIT SHALL BE PROVIDED WITH DEDICATED RACEWAYS, DESIGNATED BRANCH CIRCUITS AND ISOLATION DEVICES FOR ENERGY STORAGE SYSTEMS AS SPECIFIED IN CALIFORNIA ENERGY **CODE SECTION 150.0(S)**. ADDITIONALLY, THE PANELBOARDS SHALL BE PROVIDED WITH THE MINIMUM BUSBAR RATING AS SPECIFIED IN CALIFORNIA ENERGY **CODE SECTION 150.0(S)**. (2025 CEC SECTION 706.10)
- CALIFORNIA ENERGY CODE SECTION 150.0(S)
 - AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
 - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 50 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN **SECTION 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."
 - 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.
 - THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.
 - SUFFICIENT 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/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

SOLAR READY NOTES

- SOLAR READY REQUIREMENTS PER **CaNC 110.10(b) THROUGH 110.10(i)**
- SOLAR ZONE:**
- MINIMUM AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION.
 - THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
 - SINGLE FAMILY RESIDENCES. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.
- EXCEPTION 1** TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA4 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.
- EXCEPTION 5** TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET AND WHERE ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS AND COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY .
- EXCEPTION 6** TO SECTION 110.10(B)1A: SINGLE-FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS:
 - ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
 - COMPLY WITH ONE OF THE FOLLOWING MEASURES:
 - INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR® PROGRAM REQUIREMENTS WITH A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS, A WHOLE HOUSE FAN DRIVEN BY AN ELECTRONICALLY COMMUTATED MOTOR, OR AN SAE J1772 LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE OR EV CHARGER) WITH A MINIMUM OF 40 AMPERES, OR
 - INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING AND RESPONDING TO DEMAND RESPONSE SIGNALS, OR
 - INSTALL ALTERNATIVE PLUMBING PIPING TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER AND ALL SHOWERS AND BATHTUBS TO BE USED FOR AN IRRIGATION SYSTEM IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, OR
 - INSTALL A RAINWATER CATCHMENT SYSTEM DESIGNED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE AND ANY APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.

ENERGY NOTES

- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.
- LUMINAIRE REQUIREMENTS** (2025 Cenc 150.0(k)1).
- LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES AND LIGHT SOURCES SHALL COMPLY WITH REFERENCE JOINT APPENDIX JA8 AND SHALL BE CERTIFIED AND MARKED AS REQUIRED BY JA8.

EXCEPTION 1: INTEGRATED DEVICE LIGHTING, LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS, GARAGE DOOR OPENERS AND CEILING FAN KITS THAT ARE SUBJECT TO DOE'S APPLIANCE AND EQUIPMENT STANDARDS PROGRAM.

EXCEPTION 2: NAVIGATION LIGHTING RATED LESS THAN 5 WATTS, SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS.

EXCEPTION 3: LIGHTING WITH EFFICACY OF 45 LUMENS PER WATT OR GREATER AND LOCATED INTERNAL TO DRAWERS, CABINETS OR LINEN CLOSETS.

EXCEPTION 4: LIGHT SOURCES AS FOLLOWS:

 - LED LIGHT SOURCES INSTALLED OUTDOORS.
 - INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.
 - HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING PULSE START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES.
 - LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.
 - RESERVED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
 - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
 - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
 - MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.

EXCEPT: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
 - LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES.** LAMPS AND OTHER SEPARABLE LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES SHALL BE IN COMPLIANCE WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS.
 - BLANK ELECTRICAL BOXES.** THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 4 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES SHALL BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.
- INDOOR LIGHTING CONTROLS** (2025 Cenc 150.0(h)2).
- LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.

EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
 - RESERVED
 - ALL LIGHTING CONTROLS, LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9
 - CONTROLS PERMITTED. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(k)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(k)2A. NO CONTROLS SHALL BYPASS CONTROL FUNCTIONS OF A DIMMER, OCCUPANT SENSOR, A VACANCY SENSOR WHERE THE DIMMER OR SENSOR HAS BEEN INSTALLED HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(k)2.
 - AUTOMATIC-OFF CONTROLS.**
 - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
 - FOR LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
 - DIMMING CONTROLS.** LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN. FORWARD PHASE CUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A.

EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL. LIGHTING INTEGRAL TO KITCHEN RANGE HOODS AND BATHROOM EXHAUST FANS, LUMINAIRES CONNECTED TO A CIRCUIT WITH CONTROLLED LIGHTING POWER LESS THAN 20 WATTS OR CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. NAVIGATION LIGHTING RATED LESS THAN 5 WATTS, SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS AND LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPAQUE FRONTS OR DOORS OR WITH AUTOMATIC-OFF CONTROLS.
 - INDEPENDENT CONTROLS.** LIGHTING INTEGRATED WITH THE EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. THE FOLLOWING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER:
 - UNDERCABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS, AND SWITCHED OUTLETS.
- RESIDENTIAL OUTDOOR LIGHTING** (2025 Cenc 150.0(k)3). IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(k)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE FOLLOWING REQUIREMENTS:
 - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
 - CONTROLLED BY ONE OF THE FOLLOWING CONTROLS: A PHOTOCELL AND A MOTION SENSOR, OR A PHOTOCELL AND AN AUTOMATIC TIME SWITCH CONTROL; OR CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
 - CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS.
 - AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR OTHER CONTROLS THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (2025 Cenc 110.7).
 - ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2025 Cenc 150.0(a)2)



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
GENERAL NOTES,
ABBREVIATIONS, SYMBOLS

DATE
02/25/2026
SHEET

G-102

2/25/2026 5:00:50 PM
Autodesk Docs/15459-02_Huntington Beach ADU - 2025 Code Update.rvt



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



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

- Sliding glass doors and windows located less than 16 feet above any surface available for use by the public shall be capable of being locked securely. Moveable panels shall not be easily removed from the frame.
- All main or front entry to dwellings shall be arranged so that the occupant has a view of the area immediately outside without opening door. Such view may be provided by a door view, a view port, window, or other opening.
- Exterior wooden doors shall be of solid core construction or shall be covered on the inside face with 16 gauge sheet metal attached with screws at 6 inch on centers around the perimeter.
- All swinging doors shall be equipped with a dead bolt with a minimum throw of 1 inch and an embedment of not less than 5/8 inch.
- The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a dead bolt.
- Non-removable pins shall be used in pin type hinges which are accessible from the outside when the door is closed.
- Unframed glass doors shall be fully tempered glass not less than ½ inch thick.
- Narrow-framed glass doors shall be fully tempered glass not less than ¼ inch thick.
- Any glass which is located with in 40 inches of the locking device on a door shall be fully tempered, or have approved metal bars, screens or grills.
- Solid wooden hatchways less than 1-3/4 inches thick shall be covered on the inside with 16 gauge sheet metal attached with screws at 6 inch on center around the perimeter and shall be secured from the inside with a slide bar, slide bolts, and/or padlock with hardened steel shackle. All other openings larger than 96 square inches with a dimension in excess of 8 inches shall be secured by metal bars, screens, or grills. (Exception: Non-opening skylights).
- A development which includes 3 or more dwelling units shall be provided with fully-enclosed garages. Garage space for each tenant shall be separated by partitions of 3/8 inch plywood or equivalent with studs set no more than 24 inches on center.



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

Permit No. _____
Address: _____

Property Owner Acknowledgment: Construction Setback Less than 5' From Property Line(s)

I, as owner of the property listed below, understand the following:

- Any new construction, addition, or alteration within 5' from a property line may require a land survey.
- If I do not obtain a land survey to verify my property lines, I assume full responsibility for the determination of the location of the existing property line.
- If at any time there is a discrepancy or dispute of the construction setback to the property line, a survey may be required.
- I understand and agree to rebuild all portions of construction to the correct property line setback if the property line on the approved plans is later found to be incorrect.
- I understand additional costs may incur to correct the construction to accurately adhere to the setback, including but not limited to: surveying, revising plans, city plan review/inspection fees and additional construction costs.

Date: _____

Address: _____

Property Owner (Print): _____

Property Owner (Signature): _____



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

WATER METER UPGRADE CHECK LIST

Owner's / Applicant's Name _____
Job Address _____
Permit Number (if applicable) _____
Contact Number () _____ - _____

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

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

Water Closet / Toilet _____ x 2.5 = _____
Bathroom Sink including Bar Sink _____ x 1.0 = _____
Bath Tub with 1/2" fill valve _____ x 4.0 = _____
Bath Tub with 3/4" fill valve _____ x 10.0 = _____
Shower Stall (per head) _____ x 2.0 = _____
Kitchen Sink _____ x 1.5 = _____
Dish Washer _____ x 1.5 = _____
Laundry / Washer _____ x 4.0 = _____
Laundry Sink _____ x 1.5 = _____
Hose Bibb _____ x 2.5 = _____
Hose Bibb (each additional) _____ x 1.0 = _____

TOTAL FIXTURE COUNT

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

Meter and Street Service, Inches	Building Supply and Branches, Inches	Maximum Allowable Length in Feet					
		(40)	(60)	(80)	(100)	(150)	(200)
3/4	1-1/4	39	39	39	39	39	39
1	1-1/4	78	78	76	67	52	44
1-1/2	1-1/4	78	78	78	75	66	52

UPGRADE REQUIRED

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

EXAMPLE

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

TOTAL 50.5

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

Take FINAL fixture count & go to table below.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
SUPPLEMENTAL FORMS

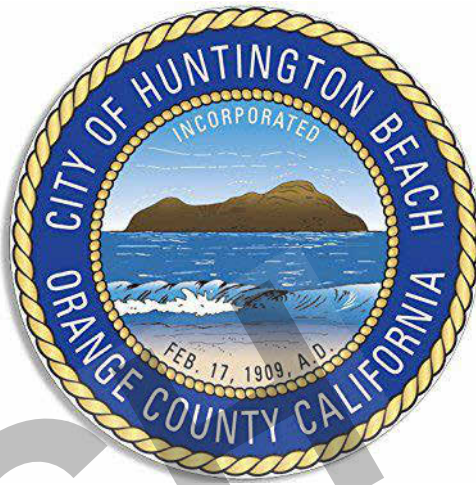
DATE
02/25/2026
SHEET

G-103

PUBLIC SET

2025 CALIFORNIA GREEN BUILDINGS STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 1)



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
CHAPTER 1 – ADMINISTRATION	
SECTION	REQUIREMENTS
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
CHAPTER 3 – GREEN BUILDING	
SECTION	REQUIREMENTS
Additions and alterations	
301.1.1	- Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. - Requirements only apply within the specific area of the addition or alteration. - Requirements for electric vehicle charging may apply to additions to or alterations of parking facilities for multifamily buildings. - Mandatory provisions of Section 4.106.4.2 may apply to additions and alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
Low-rise and high-rise residential buildings	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].

HCD SHL 625 (Rev. 11/25)Page 1

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
Electric vehicle (EV) charging for new construction	
4.106.4	- New construction shall comply with Section 4.106.4.1 or 4.106.4.2. - Electric vehicle supply equipment (EVSE) shall comply with the <i>California Electrical Code</i>. Exceptions: - On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following: - Where there is no local utility power supply, or the local utility is unable to supply adequate power. - Where local enforcing agency determines additional local utility infrastructure design requirements for implementation of Section 4.106.4, may adversely impact the construction cost of the project. - Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.
	EV charging: New 1- & 2-family dwellings/townhouses with attached private garages
	- Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. - Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). - Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. - Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. - Service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i>.
4.106.4.1	

HCD SHL 625 (Rev. 11/25)Page 3

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
New Multifamily dwellings, hotels and motels	
4.106.4.2.2	1. EV ready parking spaces with receptacles a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit. - Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the <i>California Building Code</i>, or parking facilities otherwise incapable of supporting electric vehicle charging. b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit. - Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the <i>California Building Code</i>, or parking facilities otherwise incapable of supporting electric vehicle charging. c. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both. d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the <i>California Building Code</i>, or parking facilities otherwise incapable of

HCD SHL 625 (Rev. 11/25)Page 5

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
EV charging stations (EVCS) dimensions	
4.106.4.2.2.1.1	EVCS spaces with chargers installed; dimensions and location. Shall be designed to comply with the following: - Minimum length of each EVCS space shall be 18 feet. - Minimum width of each EVCS space shall be 9 feet. - One in every 25 EVCS, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction. These EVCS shall comply with at least one of the following options: - The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the <i>California Building Code</i>, Chapter 11A, to allow use of the EV charger from the accessible parking space. - The EVCS space shall be located on an accessible route to the building, as defined in the <i>California Building Code</i>, Chapter 2. Exception: EVCS designed and constructed in compliance with the <i>California Building Code</i>, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
	Accessible electric vehicle charging station spaces
	In addition to the requirement in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the <i>California Building Code</i>, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with <i>California Building Code</i>, Chapter 11A, Section 1109A.
4.106.4.2.2.1.2	EV ready space signage

HCD SHL 625 (Rev. 11/25)Page 7

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
EV charging for additions and alterations of parking facilities serving existing multifamily buildings, hotels and motels.	
4.106.4.3	When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency. Exception: Where work requiring a permit is being performed for the installation of a 120-volt electrical receptacle(s) for level 1 EV charging.
	Bicycle Parking
	4.106.4.4.1 Bicycle parking. Comply with sections 4.106.4.4.1 through 4.106.4.4.3. 4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: - Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area. - Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks. 4.106.4.4.2 Long-term bicycle parking for multifamily buildings. Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: - Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. - Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks. - Lockable, weatherproof, permanently anchored bicycle lockers. 4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings. Provide on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to: - Covered, lockable enclosures with permanently anchored bicycle parking devices or racks. - Lockable bicycle storage rooms with permanently anchored bicycle parking

HCD SHL 625 (Rev. 11/25)Page 9

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
Mixed occupancy buildings	
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. Exceptions: - Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. - Liverwork units complying with the <i>California Building Code</i> Section 508.5 shall not be considered a mixed occupancy. Liverwork units are required to comply with Chapter 4 and Appendix A4, as applicable.

CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES DIVISION 4.1 – PLANNING AND DESIGN	
SECTION	REQUIREMENTS
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.
Exception: Additions and alterations which do not alter the existing drainage path.	

HCD SHL 625 (Rev. 11/25)Page 2

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
Identification	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
	New multifamily dwellings, hotels and motels and new residential parking facilities
	- Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities. - Shall meet the requirements of Section 4.106.4.2.2. - Calculations for spaces shall be rounded up to the nearest whole number. - A parking space served by electric vehicle supply equipment (EVSE) or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
4.106.4.2	

HCD SHL 625 (Rev. 11/25)Page 4

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
Hotels and motels	
4.106.4.2.6	1. EV ready parking spaces with receptacles. a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the <i>California Building Code</i>, or parking facilities otherwise incapable of supporting electric vehicle charging. b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: - For 20-ampere receptacles, NEMA 6-20R - For 30-ampere receptacles, NEMA 14-30R/3 - For 50-ampere receptacles, NEMA 14-50R/2 2. EV ready parking spaces with EV chargers. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests. b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors. c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.
	EV charging stations (EVCS)
	EVCS required by Section 4.106.4.2.2, Item 2 with EV chargers installed shall comply with Section 4.106.4.2.2.1. Exception: EVCS serving public accommodations, public housing motels and hotel shall not be required to comply with this section. See <i>California Building Code</i>, Chapter 11B, for applicable requirements.

HCD SHL 625 (Rev. 11/25)Page 6

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
Hotels and motels	
4.106.4.2.6	1. EV ready parking spaces with receptacles. a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the <i>California Building Code</i>, or parking facilities otherwise incapable of supporting electric vehicle charging. b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations: - For 20-ampere receptacles, NEMA 6-20R - For 30-ampere receptacles, NEMA 14-30R - For 50-ampere receptacles, NEMA 14-50R 2. EV ready parking spaces with EV chargers. a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors. c. An automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EV chargers shall have a capacity of not less than 30 amperes.

HCD SHL 625 (Rev. 11/25)Page 8

2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
Energy efficiency	
4.201.1 & 5.201.1	devices or racks. 3. Lockable, weatherproof, permanently anchored bicycle lockers.
	DIVISION 4.2 – ENERGY EFFICIENCY
	SECTION REQUIREMENTS Scope - Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1) and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. - Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 <i>California Energy Code</i>.
DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION	
4.303.1	SECTION REQUIREMENTS Water conserving plumbing fixtures and fittings Plumbing fixtures and fittings shall comply with the following: 4.303.1.1 – Water closets: ≤ 1.28 gal/flush. 4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. 4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi. 4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. 4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. 4.303.1.4.5 – Pre-rinse spray valves: When installed, Commercial Pre-Rinse Spray Valves shall meet the requirements in the <i>California Plumbing Code</i>, Section 420.3.

HCD SHL 625 (Rev. 11/25)Page 10

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
CAL GREEN RESIDENTIAL
REQUIREMENTS

DATE
02/25/2026
SHEET

G-201

2025 CALIFORNIA GREEN BUILDINGS STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 2)



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
4.303.2	Submitters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings Submitters shall be installed to measure water usage on individual dwelling units in accordance with the <i>California Plumbing Code</i>.
4.303.3	Standards for plumbing fixtures and fittings Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> and shall meet applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>.
4.304.1	Outdoor potable water use in landscape areas New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
SECTION	REQUIREMENTS
Rodent proofing	
4.408.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
HCD SHL 625 (Rev. 11/25)Page 11	

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
4.410.1	Operation and maintenance manual At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.
4.410.2	Recycling by occupants Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in <i>Public Resources Code</i> Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
DIVISION 4.5 – ENVIRONMENTAL QUALITY	
SECTION	REQUIREMENTS
Fireplaces – General	
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.
4.504.1	Protection of mechanical equipment during construction At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
HCD SHL 625 (Rev. 11/25)Page 13	

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
4.504.3	Carpet systems Carpet installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
4.504.3.1	Carpet cushion Carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
4.504.3.2	Carpet adhesive Carpet adhesives shall meet the requirements of Table 4.504.1.
4.504.4	Resilient flooring systems Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
HCD SHL 625 (Rev. 11/25)Page 15	

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
4.505.3	Moisture content of building materials Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
4.506.1	Bathroom exhaust fans Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of 55% to a maximum of 80%. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with <i>California Energy Code</i>.
HCD SHL 625 (Rev. 11/25)Page 17	

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
702.2	Special inspection When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
703.1	Documentation Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder/installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.
HCD SHL 625 (Rev. 11/25)Page 19	

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
4.408.1	Construction waste management Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Provide documentation to the enforcing agency per Section 4.408.5. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
4.408.2	Construction waste management plan Submit a construction waste management plan that meets Items 1 through 5.
4.408.3	Waste management company Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
4.408.4 & 4.408.4.1	Waste stream reduction alternative - Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. - Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
HCD SHL 625 (Rev. 11/25)Page 12	

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
4.504.2.1	Adhesives, sealants and caulks Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of CCR, Title 17, commencing with Section 94507.
4.504.2.2	Paints and coatings Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.35, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.
4.504.2.3 & 4.504.2.4	Aerosol paints and coatings - Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. - Documentation is required per Section 4.504.2.4.
HCD SHL 625 (Rev. 11/25)Page 14	

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
4.504.5 & 4.504.5.1	Composite wood products - Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (CCR, Title 17, Section 93120 et seq.) as shown in Table 4.504.5. - Documentation is required per Section 4.504.5.1. - Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).
4.505.2	Concrete slab foundations Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the <i>California Building Code</i>, Chapter 19, or the <i>California Residential Code</i>, Chapter 5, respectively, shall also comply with this section.
4.505.2.1	Capillary break A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.
HCD SHL 625 (Rev. 11/25)Page 16	

CALGreen. 2025 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE January 1, 2026 See specific referenced sections for complete details on CALGreen mandatory requirements.	
2025 CALGREEN CODE	
4.507.2	Heating and air-conditioning system design Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (<i>Residential Load Calculation</i>), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (<i>Residential Duct Systems</i>), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (<i>Residential Equipment Selection</i>) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.
CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS	
SECTION	REQUIREMENTS
Installer training	
702.1	Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.
HCD SHL 625 (Rev. 11/25)Page 18	

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
CAL GREEN RESIDENTIAL
REQUIREMENTS

DATE
02/25/2026
SHEET

G-202

2025 CALIFORNIA GREEN BUILDINGS STANDARDS CODE

RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST (SHEET 1)



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A grey field site is selected. 3. An EPA-recognized Brownfield site is selected.	☐	☐	☐	☐	☐	☐
A4.103.2 Facilitate community connectivity by one of the following methods: 1. Locate project within a 1/4-mile true walking distance of at least 4 basic services. 2. Locate project within 1/2-mile true walking distance of at least 7 basic services. 3. Other methods increasing access to additional resources.	☐	☐	☐	☐	☐	☐
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.	☐	☐	☐	☐	☐	☐
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are dismantled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations	☐	☐	☐	☐	☐	☐
Site Development						
A4.106.2 A plan is developed and implemented to manage storm water drainage during construction.	☒			☐		☐
A4.106.3 Construction plans shall indicate how site grading, or a drainage system will manage all surface water flows to keep water from entering buildings.	☒			☐		☐

HCD SHL 625C (Rev. 11/25)

Page 1

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section.						
Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion.						
Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.						
A4.106.3 Postconstruction landscape design accomplish one or more of the following: 1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns. 2. Utilize at least 75% native California or drought tolerant plant and tree species appropriate for the climate zone region.						
A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following: Tier 1. Not less than 20% of the total parking, walking or patio surfaces shall be permeable. Tier 2. Not less than 30% of the total parking, walking or patio surfaces shall be permeable.						
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in the applicable tables.						
Low-Rise Residential						
Tier 1. roof covering shall meet or exceed the values contained in Table A4.106.5.1(1).						
Tier 2. roof covering shall meet or exceed the values contained in Table A4.106.5.1(2).						
High-Rise Residential, Hotels and Motels						
Tier 1. roof covering shall meet or exceed the values contained in Table A4.106.5.1(3).						
Tier 2. roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).						
A4.106.6 Install a vegetated roof for at least 50 percent of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the California Building Code, Chapters 15 and 16.						
A4.106.7 Reduce nonroof heat islands for 50 percent of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.						

HCD SHL 625C (Rev. 11/25)

Page 3

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
A4.106.8.2.1 Provide capability for electric vehicle charging in new multifamily dwellings, hotels and motels as specified.						
Tier 1. New multifamily dwellings, hotels and motels.						
1. EV ready parking spaces with receptacles.						
a. Hotels and motels. Sixty (60) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.						
b. Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 EV charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 200/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 200/240-volt 40-ampere raceway.						
Exception. Hotels and motels may substitute Level 2 EV chargers for some or all of the required EV charging receptacles.						
2. EV ready parking spaces with EV chargers.						
a. Hotels and motels. Forty (40) percent of the total number of parking spaces for hotels and motels shall be equipped with Level 2 EV chargers.						
b. Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section A4.106.8 (Tier 1, subsection 1), forty (40) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.						
Exception. Areas of parking facilities served by parking lifts, including but not limited to automated mechanical access open parking garages as defined in the California Building Code, or parking facilities otherwise incapable of supporting electric vehicle charging.						

HCD SHL 625C (Rev. 11/25)

Page 5

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
4.303.1 Plumbing fixtures (water closets and urinals) and fittings (showerheads, faucets and pre-rinse spray valves) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.5.						
4.303.2 Submersibles for multi-family building and dwelling units in mixed-use residential/commercial buildings. Submersibles shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.						
4.303.3 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.						
A4.303.1 The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi.						
Note: Where compensating faucets are unavailable, aerators or other means may be used to achieve reduction.						
4.303.1.3 Metering faucets in residential buildings shall not deliver more than 0.2 gallons per cycle.						
A4.303.2 Alternate water source for nonpotable applications. Alternate nonpotable water sources are used for indoor potable water reduction. Alternate nonpotable water sources shall be installed in accordance with the California Plumbing Code.						
A4.303.3 Install at least one qualified ENERGY STAR dishwasher or clothes washer.						
A4.303.4 Nonwater urinals or waterless toilets are installed.						
A4.303.5 One- and two-family dwellings shall be equipped with a demand hot water recirculation system.						
Outdoor Water Use						
4.304.1 Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MVEL), whichever is more stringent.						
A4.304.2 A rainwater capture, storage and re-use system is designed and installed.						
A4.304.3 A landscape design is installed, which does not utilize potable water.						

HCD SHL 625C (Rev. 11/25)

Page 7

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
Material Sources						
A4.405.1 One or more of the following building materials, that do not require additional resources for finishing are used: 1. Exterior trim not requiring paint or stain. 2. Windows not requiring paint or stain. 3. Siding or exterior wall coverings which do not require paint or stain.						
A4.405.2 Floors that do not require additional coverings are used including but not limited to stained, natural or stamped concrete floors.						
A4.405.3 Postconsumer or preconsumer recycled content value (RCV) materials are used on the project.						
Tier 1. Not less than a 10% RCV.						
Tier 2. Not less than a 15% RCV.						
A4.405.4 Renewable source building products are used.						
Enhanced Durability and Reduced Maintenance						
4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a sealer method acceptable to the enforcing agency.						
Water Resistance and Moisture Management						
A4.407.1 Install foundation and landscape drains.						
A4.407.2 Install gutter and downspout systems to route water at least 5 feet away from the foundation or connect to landscape drains which discharge to a dry well, sump, bioswale, rainwater capture system or other approved on-site location.						
A4.407.3 Provide flashing details on the building plans and comply with accepted industry standards or manufacturer's instructions.						
A4.407.4 Protect building materials delivered to the construction site from rain and other sources of moisture.						
A4.407.5 In Climate Zone 16, an ice/water barrier is installed at roof valleys, eaves and wall to roof intersections.						

HCD SHL 625C (Rev. 11/25)

Page 9

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
4.106.4.1 Provide capability for electric vehicle charging for one- and two-family dwellings, townhouses with attached private garages, in accordance with Section 4.106.4.1.						
4.106.4.2 Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Section 4.106.4.2.2 and 4.106.4.2.6.						
4.106.4.3 Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings, hotels and motels in accordance with Section 4.106.4.3, as applicable.						
4.106.4.4 Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development. 1. Provide short-term bicycle parking for multifamily buildings, hotels and motels, per Section 4.106.4.4.1. 2. Provide long-term bicycle parking for multifamily buildings, per Section 4.106.4.4.2. 3. Provide long-term bicycle parking for hotel and motel buildings, per Section 4.106.4.4.3.						
A4.106.1 Reserved.						
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.						
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following: 1. Natural drainage patterns are evaluated, and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed, and the soil is replaced using accepted compaction methods.						

HCD SHL 625C (Rev. 11/25)

Page 2

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
A4.106.8.1 Tier 1 and Tier 2 for one- and two-family dwellings and townhouses with attached private garages. Install a dedicated 200/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.						

HCD SHL 625C (Rev. 11/25)

Page 4

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
Innovative Concepts and Local Environmental Conditions						
A4.106.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1						
Item 2						
Item 3						
ENERGY EFFICIENCY (LOW-RISE RESIDENTIAL)						
General						
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards ¹ .						
Performance Approach for Newly Constructed Buildings						
A4.201.1.1 Long-term system cost (LSC). LSC ratings for building design shall be computed by Energy Compliance software and shall reduce the LSC required by the software by the compliance margins specified in Table A4.201.1.1.						
A4.201.1.2 Prerequisite options. In addition, a minimum of two of the efficiency measures specified in Sections A4.201.1.2.1 through A4.201.1.2.7 will be required to be met. • Roof Deck Insulation or Ducts in Conditioned Space • High Performance Walls • Compact Hot Water Distribution System • Drain Water Heat Recovery • High Performance Vertical Fenestration • Heat Pump Water Heater Demand Management • Battery Storage System Controls						
A4.201.1.3 Consultation with local electric service provider. Local jurisdictions considering adoption of reduced LSC targets based on using solar photovoltaic (PV) systems larger than required by the California Energy Code shall consult with the local electric service provider to ensure that PV system sizing required to comply with the LSC targets will be acceptable to the local electric service provider.						
WATER EFFICIENCY AND CONSERVATION						
Indoor Water Use						

HCD SHL 625C (Rev. 11/25)

Page 6

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
A4.304.3 For new water service connections, landscaped irrigated areas less than 5,000 square feet shall be provided with separate submeters or metering devices for outdoor potable water use.						
Water Reuse Systems						
A4.305.1 Piping is installed to permit future use of a graywater irrigation system served by the clothes washer or other fixtures.						
A4.305.2 Recycled water piping is installed.						
A4.305.3 Recycled water is used for landscape irrigation.						
Innovative Concepts and Local Environmental Conditions						
A4.306.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1						
Item 2						
Item 3						
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY						
Foundation Systems						
A4.403.1 A Frost-Protected Shallow Foundation (FPSF) is designed and constructed.						
A4.403.2 Cement use in foundation mix design is reduced.						
Tier 1. Not less than a 20 percent reduction in cement use.						
Tier 2. Not less than a 25 percent reduction in cement use.						
Efficient Framing Techniques						
A4.404.1 Beams and headers and trimmers are the minimum size to adequately support the load.						
A4.404.2 Building dimensions and layouts are designed to minimize waste.						
A4.404.3 Use premanufactured building systems to eliminate solid sawn lumber whenever possible.						
A4.404.4 Material lists are included in the plans which specify material quantity and provide direction for on-site cuts.						

HCD SHL 625C (Rev. 11/25)

Page 8

2025 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2026						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹	Tier 2	Enforcing Agency	Installer or Designer	Third- Party
A4.407.6 Exterior doors to the dwelling are protected to prevent water intrusion.						
A4.407.7 A permanent overhang or awning at least 2 feet in depth is provided at all exterior walls.						
Construction Waste Reduction, Disposal and Recycling						
4.408.1 Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management plan, per Section 4.408.2 or 2. A waste management company, per Section 4.408.3, or 3. The waste stream reduction alternative, per Section 4.408.4.						
A4.408.2 Construction waste generated at the site is diverted to recycle or salvage in compliance with one of the following: Tier 1. At least a 65% reduction with a third-party verification. Tier 2. At least a 75% reduction with a third-party verification. Exception: Equivalent waste reduction methods are developed by working with local agencies.						
Building Maintenance and Operation						
4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner.						
4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a locally enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42548.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.						

HCD SHL 625C (Rev. 11/25)

Page 10

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
CAL GREEN OCCUPANCIES
APPLICATION CHECKLIST

PUBLIC SET

DATE
02/25/2026
SHEET

G-203

2025 CALIFORNIA GREEN BUILDINGS STANDARDS CODE

RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST (SHEET 2)



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
Innovative Concepts and Local Environmental Conditions						
A4.411.1 Items in this section are necessary to address innovative concepts or local environmental conditions.						
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
ENVIRONMENTAL QUALITY						
Fireplaces						
4.504.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	☒			☐	☐	☐
Pollutant Control						
4.504.1 Duct openings and other related air distribution component openings shall be covered during construction.	☒			☐	☐	☐
4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☒			☐	☐	☐
4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.2.3 Aerosol paints and coatings shall be compliant with product-weighted MIR Limits for ROC and other toxic compounds.	☒			☐	☐	☐
4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒			☐	☐	☐
4.504.3 Carpet and carpet systems shall be compliant with VOC limits.	☒			☐	☐	☐
4.504.4 80% of floor area receiving resilient flooring shall comply with specified VOC criteria.	☒			☐	☐	☐
4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior or exterior finish systems shall comply with low formaldehyde emission standards.	☒			☐	☐	☐

HCD SHL 625C (Rev. 11/25) Page 11

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
Environmental Comfort						
4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J - 2018 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D - 2018 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 or equivalent.	☒			☐	☐	☐
Outdoor Air Quality Reserved						
Innovative Concepts and Local Environmental Conditions						
A4.509.1 Items in this section are necessary to address innovative concepts or local environmental conditions.				☐	☐	☐
Item 1	☐	☐	☐	☐	☐	☐
Item 2	☐	☐	☐	☐	☐	☐
Item 3	☐	☐	☐	☐	☐	☐
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS						
Qualifications						
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒			☐	☐	☐
702.2 Special inspectors employed by the owner or owner's agent must be qualified and able to demonstrate competence in the discipline they are inspecting.	☒			☐	☐	☐
Verifications						
703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	☒			☐	☐	☐

HCD SHL 625C (Rev. 11/25) Page 13

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
High-Rise Residential and Hotel/Motel Performance Standards						
A5.203.1.2.1 Tier 1 Buildings complying with the first level of advanced energy efficiency shall have an Energy Budget no greater than indicated below, depending on building type and type of energy systems included in the building project. If the newly constructed building or addition does not include indoor lighting or mechanical systems, no additional performance requirements above the Energy Code are required.	☒	☐		☐	☐	☐
1. For nonresidential building projects that include indoor lighting or mechanical systems, but not both: No greater than 95% of the California Energy Code's Energy Budget for the Standard Design Building as calculated by compliance software certified by the Energy Commission.						
2. For nonresidential building projects that include indoor lighting and mechanical systems: No greater than 90% of the California Energy Code's Energy Budget as calculated by compliance software certified by the Energy Commission.						
3. High-rise residential and hotel/motel projects: No greater than 95% of the California Energy Code's Energy Budget for the Standard Design Building as calculated by Compliance Software certified by the Energy Commission.						
A5.203.1.2.2 Tier 2 Buildings complying with the second level of advanced energy efficiency shall have an Energy Budget no greater than indicated below, depending on building type and type of energy systems included in the building project. If the newly constructed building or addition does not include indoor lighting or mechanical systems, no additional performance requirements above the Energy Code are required.	☐	☒		☐	☐	☐
1. For nonresidential building projects that include indoor lighting or mechanical systems, but not both: No greater than 90% of the California Energy Code's Energy Budget for the Standard Design Building as calculated by compliance software certified by the Energy Commission.						
2. For nonresidential building projects that include indoor lighting and mechanical systems: No greater than 85% of the California Energy Code's Energy Budget for the Standard Design Building as calculated by compliance software certified by the Energy Commission.						
3. High-rise residential and hotel/motel projects: No greater than 95% of the California Energy Code's Energy Budget for the Standard Design Building as calculated by Compliance Software certified by the Energy Commission.						

HCD SHL 625D (Rev. 11/25) Page 2

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
ENERGY EFFICIENCY (HIGH-RISE RESIDENTIAL & HOTELS/MOTELS)						
General						
5.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	☒	☒	☒	☐	☐	☐
High-Rise Residential and Hotel/Motel Prerequisites						
A5.203.1.1 and A5.203.1.2 apply if lighting and/or mechanical systems are included.						
Buildings permitted without lighting or mechanical systems shall comply with Section A5.203.1.1 only.						
A5.203.1.1 Tier 1 One of the following efficiency measures is required. Tier 2 Two of the following efficiency measures is required. A5.203.1.1.1 ± 90% of Allowed Outdoor Lighting Power and color temperature for applicable general landscape lighting is ≤ 3000K. See exception. A5.203.1.1.2 Outdoor pole-mounted luminaires shall be installed with tilting ≥ than 10 degrees, or the out-door luminaires shall be installed with arm-mount or tension-mount capable of tilting less than or within 10 degrees. See exceptions. A5.203.1.1.2 Newly constructed restaurants ≥ 8000 square feet with service water heaters rated ≥ 75,000 Btu/h shall install a solar water-heating system with a minimum solar savings fraction of 0.15. See exceptions. A5.203.1.1.3 Exterior loading dock doors adjacent to conditioned or indirectly conditioned spaces shall have dock seal or dock shelters installed at the time of permit. Apply to newly constructed buildings and loading dock/gates added to existing buildings. A5.203.1.1.4 Daylighting devices shall be installed as specified in Title 24, Part 6, Section 140.360. A5.203.1.1.5 Heat recovery requirements based on ASHRAE 90.1 Section 6.5.6.1 are adapted and modified for California climate zones as specified in CALGreen. See exceptions.	☒			☐	☐	☐
A5.203.1.2 Tier 2 One of the following efficiency measures is required. Tier 2 Two of the following efficiency measures is required. A5.203.1.2.1 One of the following efficiency measures is required: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in), OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ± 50% to a maximum of 80%. A5.206.1 Reserved. A4.606.2 [HR] Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment. A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space, or the equipment must be installed in an isolated mechanical room.	☒			☐	☐	☐
A4.506.1 Reserved.	☐	☐	☐	☐	☐	☐
A4.606.2 [HR] Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.	☐	☐	☐	☐	☐	☐
A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space, or the equipment must be installed in an isolated mechanical room.	☐	☐	☐	☐	☐	☐

HCD SHL 625C (Rev. 11/25) Page 12

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
ENERGY EFFICIENCY (HIGH-RISE RESIDENTIAL & HOTELS/MOTELS)						
General						
5.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	☒	☒	☒	☐	☐	☐
High-Rise Residential and Hotel/Motel Prerequisites						
A5.203.1.1 and A5.203.1.2 apply if lighting and/or mechanical systems are included.						
Buildings permitted without lighting or mechanical systems shall comply with Section A5.203.1.1 only.						
A5.203.1.1 Tier 1 One of the following efficiency measures is required. Tier 2 Two of the following efficiency measures is required. A5.203.1.1.1 ± 90% of Allowed Outdoor Lighting Power and color temperature for applicable general landscape lighting is ≤ 3000K. See exception. A5.203.1.1.2 Outdoor pole-mounted luminaires shall be installed with tilting ≥ than 10 degrees, or the out-door luminaires shall be installed with arm-mount or tension-mount capable of tilting less than or within 10 degrees. See exceptions. A5.203.1.1.2 Newly constructed restaurants ≥ 8000 square feet with service water heaters rated ≥ 75,000 Btu/h shall install a solar water-heating system with a minimum solar savings fraction of 0.15. See exceptions. A5.203.1.1.3 Exterior loading dock doors adjacent to conditioned or indirectly conditioned spaces shall have dock seal or dock shelters installed at the time of permit. Apply to newly constructed buildings and loading dock/gates added to existing buildings. A5.203.1.1.4 Daylighting devices shall be installed as specified in Title 24, Part 6, Section 140.360. A5.203.1.1.5 Heat recovery requirements based on ASHRAE 90.1 Section 6.5.6.1 are adapted and modified for California climate zones as specified in CALGreen. See exceptions.	☒			☐	☐	☐
A5.203.1.2 Tier 2 One of the following efficiency measures is required. Tier 2 Two of the following efficiency measures is required. A5.203.1.2.1 One of the following efficiency measures is required: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in), OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ± 50% to a maximum of 80%. A5.206.1 Reserved. A4.606.2 [HR] Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment. A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space, or the equipment must be installed in an isolated mechanical room.	☒			☐	☐	☐
A4.506.1 Reserved.	☐	☐	☐	☐	☐	☐
A4.606.2 [HR] Provide filters on return air openings rated MERV 8 or higher during construction when it is necessary to use HVAC equipment.	☐	☐	☐	☐	☐	☐
A4.506.3 Direct-vent appliances shall be used when equipment is located in conditioned space, or the equipment must be installed in an isolated mechanical room.	☐	☐	☐	☐	☐	☐

HCD SHL 625D (Rev. 11/25) Page 1

FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
High-Rise Residential and Hotel/Motel – Elevators, Escalators and Other Equipment						
A5.212.1 Elevators and escalators. In buildings with more than one elevator or two escalators, provide systems and controls to reduce energy demand. A5.212.1.1 Elevators. Traction elevators shall have a regenerative drive system which feeds power back into the building grid when in motion. A5.212.1.1.1 Car lights and fan. Parked elevators shall turn off car lights and fan automatically until elevator is called for use. A5.212.1.2 Escalators. Escalators shall have a VVVF motor drive system that is fully regenerative when in motion. A5.212.1.4 Controls. Controls that reduce energy demand shall meet requirements of the California Code of Regulations, Title 8, Chapter 8, Subchapter 6, and shall not interrupt emergency operations for elevators required in the California Building Code, Title 24, Part 6. High-Rise Residential and Hotel/Motel – Energy Efficient Framing A5.213 Energy Efficient Framing. Design steel framing for maximum energy efficiency. Techniques for avoiding thermal bridging in the envelope include: 1. Exterior rigid insulation. 2. Punching large holes in the stud web without affecting structural integrity of the stud. 3. Spacing studs as far as possible while maintaining structural integrity of the structure. 4. Detailed design of intersections of wall openings and building intersections of floors, walls, and roofs.	☐	☒		☐	☐	☐
A5.212.1 Elevators and escalators. In buildings with more than one elevator or two escalators, provide systems and controls to reduce energy demand.						
A5.212.1.1 Elevators. Traction elevators shall have a regenerative drive system which feeds power back into the building grid when in motion.	☐	☒		☐	☐	☐
A5.212.1.1.1 Car lights and fan. Parked elevators shall turn off car lights and fan automatically until elevator is called for use.						
A5.212.1.2 Escalators. Escalators shall have a VVVF motor drive system that is fully regenerative when in motion.	☐	☒		☐	☐	☐
A5.212.1.4 Controls. Controls that reduce energy demand shall meet requirements of the California Code of Regulations, Title 8, Chapter 8, Subchapter 6, and shall not interrupt emergency operations for elevators required in the California Building Code, Title 24, Part 6.						
High-Rise Residential and Hotel/Motel – Energy Efficient Framing						
A5.213 Energy Efficient Framing. Design steel framing for maximum energy efficiency. Techniques for avoiding thermal bridging in the envelope include: 1. Exterior rigid insulation. 2. Punching large holes in the stud web without affecting structural integrity of the stud. 3. Spacing studs as far as possible while maintaining structural integrity of the structure. 4. Detailed design of intersections of wall openings and building intersections of floors, walls, and roofs.	☐	☐		☐	☐	☐

HCD SHL 625D (Rev. 11/25) Page 3

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
CAL GREEN OCCUPANCIES
APPLICATION CHECKLIST

PUBLIC SET

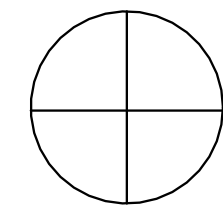
DATE
02/25/2026
SHEET

G-204

EXAMPLE SITE PLAN

NOTE: THIS IS AN EXAMPLE SITE PLAN FOR AN INTERIOR LOT. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY OWNER/APPLICANT.
(E) EXISTING (N) NEW

SCALE: 1/10" = 1' - 0"



NORTH ARROW

SITE PLAN CHECKLIST

(FOR PLANNING STAFF ONLY) INITIAL WHEN THIS SHEET HAS BEEN REVIEWED. STAFF INITIALS: _____

- ☐ **TOPOGRAPHY**
SHOW 1 FT CONTOURS ON SITE AND 20 FT OFFSITE.
(REQUIREMENT MAY BE WAIVED AT BUILDING OFFICIALS DISCRETION.)
- ☐ **FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS**
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOs. PLOT ANY OPTIONAL COVERED PATIOS (WHEN SELECTED).
- ☐ **AREA OF EXISTING BUILDING**
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- ☐ **FOOTPRINT OF PROPOSED ADU**
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- ☐ **DRAWING SCALE**
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- ☐ **MINIMUM GRADE**
LOTS 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, CBC 1804.4)
- ☐ **IMPERVIOUS SURFACES**
IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CRC R401.3 EXCEPTION, CBC 1804.4)

- ☐ **PROPERTY LINES**
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- ☐ **LOT COVERAGE CALCULATION**
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- ☐ **SWIMMING POOLS**
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
- ☐ **LOCATION OF RAIN WATER LEADERS**
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- ☐ **LABEL STREETS & SIDEWALKS**
- ☐ **PORCHES** - THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- ☐ **LOCATION OF ELECTRICAL PANEL**
SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE FOR THE PROPOSED ADU. ADDITIONAL CALCULATIONS MY BE REQUIRED BASED ON CHOSEN ELECTRICAL PANEL.

- ☐ **DIMENSION BUILDING SEPARATION**
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
- ☐ **LABEL YARDS**
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- ☐ **SETBACKS**
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (4' - 0").
- ☐ **EASEMENTS**
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.
- ☐ **DRIVEWAY / PAVED ACCESS**
SHOW THE PROPOSED (OR EXISTING) DRIVEWAY / PAVED ACCESS TO THE PROPOSED ADU.
- ☐ **LOCATION OF FIRE HYDRANTS**
INDICATE THE LOCATION OF ALL FIRE HYDRANTS WITHIN 500 FEET OF THE PROPERTY.

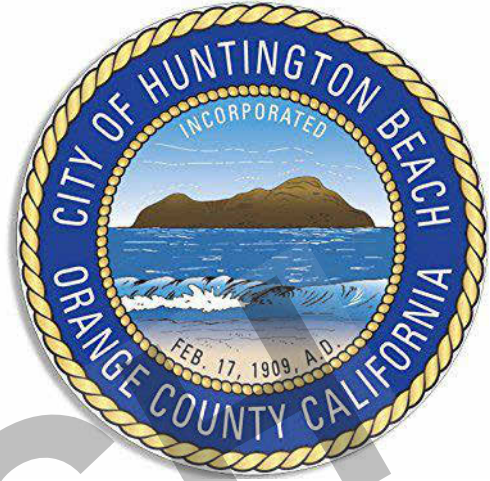
- ☐ **PROVIDE THE EXACT LOCATION AND LABEL ALL OF THE EXISTING & PROPOSED UTILITIES ON THE SITE PLAN**
A. THIS INCLUDES BUT IS NOT LIMITED TO UTILITIES, POLES, SEPTIC, SEWER, DRAINS, ELECTRICAL, GAS METERS, LINES, AND ANY PHOTOVOLTAIC.
B. INDICATE SEWER ELEVATION OF LATERAL AND MAIN CONNECTION. IF ON SEPTIC SYSTEM, PROVIDE DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) EXHIBIT WITH LEACH LINES SHOWN AND AREA FOR NEW LEACH LINES. SEWER MAIN EXTENSION MAY BE REQUIRED. INCLUDE LOCATIONS AND ALL ELEVATIONS OF PROPOSED SEPTIC / SEWER / LEACH LINES. PROVIDE INVERT ELEVATIONS AT CLEANOUT, SEWER MAIN CONNECTION, ADU CONNECTION, AND AT ANY OTHER CONNECTION POINTS.
C. PLEASE SPECIFY ON THE PLANS IF THE ADU WILL HAVE NEW INDEPENDENT SERVICES DIRECTLY FROM THE PUBLIC RIGHT OF WAY CONNECTION OR IF THE SERVICES WILL BE BRANCHED OFF THE EXISTING MAIN LINES ON THE PROPERTY.
D. JUSTIFY PIPE SIZES SHOWN ON THE PLAN ARE ADEQUATE FOR THE PROPOSED ADU SERVICES. IF THE SERVICES ARE CONNECTED TO THE EXISTING MAIN SERVICES, THEN PROVIDE JUSTIFICATION THAT THE EXISTING MAINS CAN HANDLE THE NEW INCREASED FLOWS OF THE ADU FOR WATER SUPPLY AND SANITARY SEWER SYSTEMS. PLEASE USE CPC TABLE 610.3, TABLE 610.4, AND SECTION 610.5 FOR JUSTIFICATION. NOTE, IF USING APPENDIX A SIZING CRITERIA, PLEASE INCLUDE THE CPC APPENDIX A CHART ON THE PLAN.
- ☐ **NEW STRUCTURE ADDRESS**
NEW STRUCTURE SHALL BE PROVIDED WITH A NEW APPROVED ADDRESS. THE ADDRESS SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE NOT LESS THAN 4" IN HEIGHT WITH A STROKE WIDTH F NOT LESS THAN 1/2" (CRC SECTION R308.1)

SITE PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2025 CRC, SECTION R301.4
- NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2025 CMC SECTION 304.1 & 2025 CPC 504.3)
- PROPOSED ADU IS TO BE FULLY ELECTRIC. INSTALLATION OF A GAS LINE TO THE PROPOSED ADU WILL NOT BE PERMITTED.
- CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10-FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%). UNLESS SHOWN OTHERWISE ON THE PLANS.
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STORMWATER MANAGEMENT.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

SITE PLAN LEGEND

	PROPERTY LINE		(E) FENCE
	SETBACK		(E) WALLS / RETAINING WALLS
	EASEMENT		



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
EXAMPLE SITE PLAN

PUBLIC SET

DATE
02/25/2026
SHEET

AS101

SITE PLAN TO BE PROVIDED BY APPLICANT

REFER TO **AS101** FOR EXAMPLE SITE PLAN

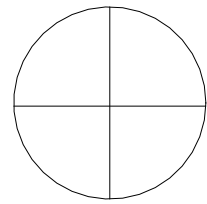


THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

2/25/2026 5:01:25 PM
Autodesk Docs:15459-02_Huntington Beach ADUs | 2025 Code Update/3459-02_Huntington Beach ADU - 2025 Code Update.rvt

SITE PLAN

SCALE:



NORTH ARROW

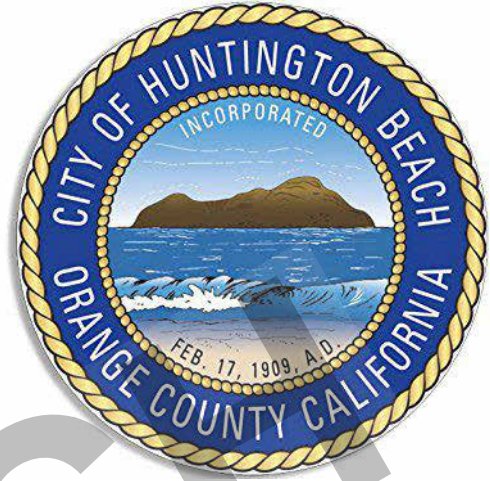
**HUNTINGTON BEACH
PRE-APPROVED ADU**
CITY OF HUNTINGTON BEACH

ARCHITECTURAL SITE PLAN

DATE
02/25/2026
SHEET

AS102

PUBLIC SET



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH

FLOOR PLAN

PUBLIC SET
DATE
02/25/2026
SHEET

A1-101

FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 AND G-102 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATINGS OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
- PER 2025 **CRC R318.3** FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).
- PER 2025 **CRC 328.1.1** REINFORCEMENT FOR GRAB BARS SHALL BE PROVIDED IN AT LEAST ONE BATHROOM. 1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. 2. REINFORCEMENT SHALL NOT BE LESS THAN 2X8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQ. HT. AND CAPACITY. REINFORCEMENT ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. 3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. 4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. 5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, 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. REFER TO SHEET A-903 FOR MORE INFORMATION.

LEGEND

- EXTERIOR** - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH, SEE ELEV. FOR (EXT.) FINISH. ONE LAYER GYP. WALL BOARD INT. SEE T24 FOR INSULATION.
- EXTERIOR** - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH ON BOTH SIDES, SEE ELEV. FOR (EXT.) FINISH.
- EXTERIOR** - 1 HOUR FIRE RATED - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH, SEE ELEV. FOR (EXT.) FINISH. ONE LAYER GYP. WALL BOARD INT. SEE T24 FOR INSUL. REFER TO DETAIL.
- EXTERIOR** - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND FINISH ON BOTH SIDES, SEE ELEV. FOR (EXT.) FINISH. ONE LAYER GYP. WALL BOARD INT. SEE T24 FOR INSUL. ADD BLOCKING AS NEEDED IN THESE LOCATIONS PER DETAIL(S).
- INTERIOR** - 3 1/2" WOOD STUD W/ ONE LAYER GYP. WALL BOARD EACH SIDE.
- INTERIOR** - 3 1/2" WOOD STUD W/ ONE LAYER GYP. WALL BOARD EACH SIDE. ADD BLOCKING AS NEEDED IN THESE LOCATIONS PER DETAIL(S).

NOTE: SEE MANUFACTURER PRODUCT LISTINGS FOR (A) IMPROVED ACOUSTIC / SOUND PERFORMANCE OPTIONS (AND/OR) (B) IMPROVED MOISTURE / MOLD / MILDEW-RESISTANT PERFORMANCE OPTIONS. ANNOTATE LOCATIONS OF SELECTIONS. SEE COVER SHEET FOR ACTUAL WALL CONFIGURATION. *THICKNESS OF WALL MAY INCREASE WITH SELECTION. VISIT GYPSUM.ORG FOR MORE INFORMATION.

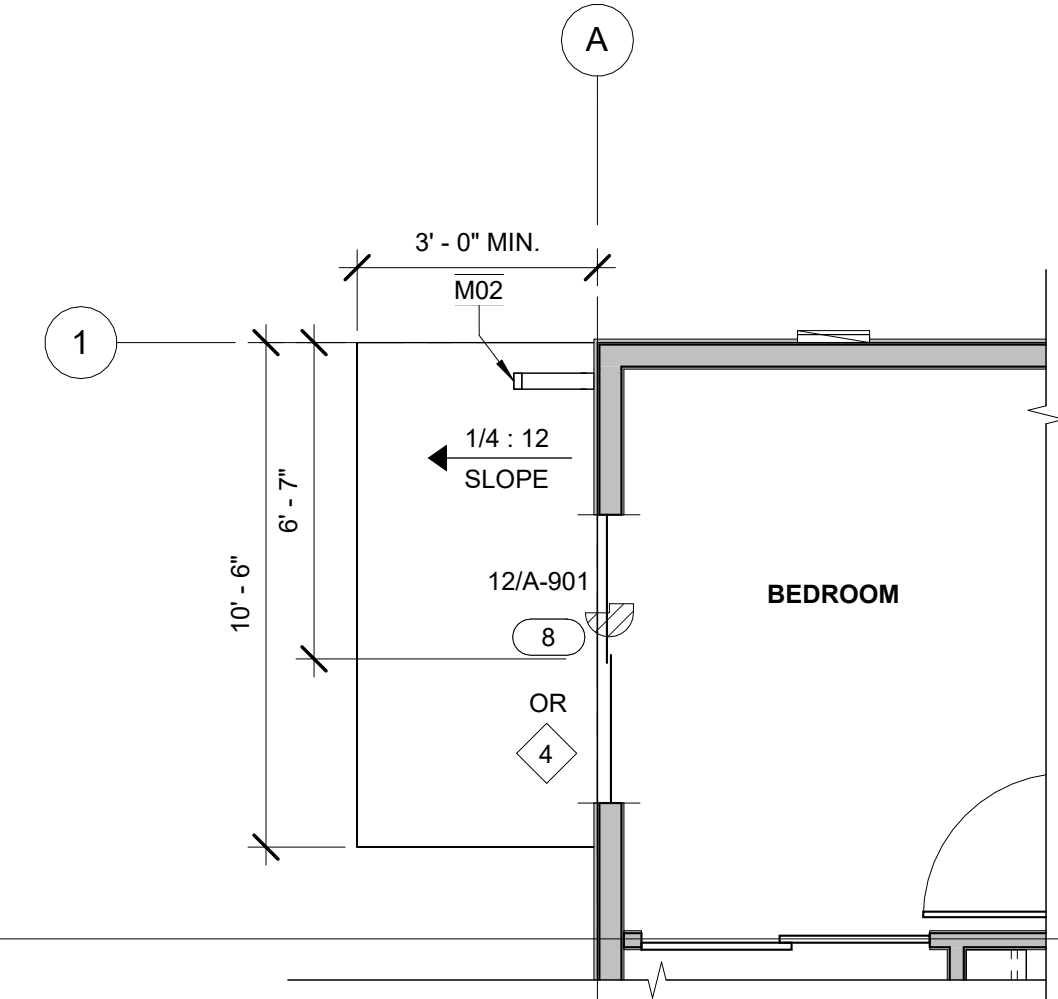
KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A03 30" WIDE BUILT-IN MICROWAVE WITH RANGE VENT, STAINLESS STEEL.
- A05 REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER RECESS IN WALL.
- A07 WASHING MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX.
- B01 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS. WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION PER CPC, SECTION 402.5.
- B07 30" x 60" SHOWER. TILE FLOOR. TILE WALLS AT 84" AFS. PROVIDE GLASS SHOWER ENCLOSURE.
- B14 INTERIOR 40 GALLON TANK WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION ON SHEETS T24-101 & T24-102.
- B20 32" x 60" TUB. MODEL BY BUILDER.
- B32 ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION ON SHEETS T24-101 & T24-102. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. MIN. 30" FROM CONDENSING UNIT TO P/L.
- B41 FAN COIL @ 80" A.F.F. TO BOTTOM OF UNIT, PROVIDE DEDICATED WALL OUTLET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION ON SHEETS T24-101 & T24-102.
- C01 OPTIONAL SINGLE WOOD SHELF AND POLE.
- C08 OPTIONAL "12" DEEP UPPER CABINET"
- C13 36" HIGH BASE CABINET AND COUNTERTOP.
- K06 BRICK VENEER WAINSCOT. SEE SHEET A-910 FOR DETAILS AND SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L02 CORNER TRIM: SEE DETAILS FOR MORE INFORMATION.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
- T12 WOOD POST. SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.

NOTE:
1. SHOWER VALVES TO BE ARRANGED SO TO NOT SPRAY AT DOOR AND TO ALLOW BATHER TO BE ABLE TO ADJUST VALVES WITHOUT PASSING THROUGH SHOWER SPRAY. (CPC 408.9)
2. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 SQ. IN. OF FLOOR AREA AND ENCOMPASS 30" DIAMETER CIRCLE (CPC 408.6 & CRC R327)

5 SHOWER OPTION

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



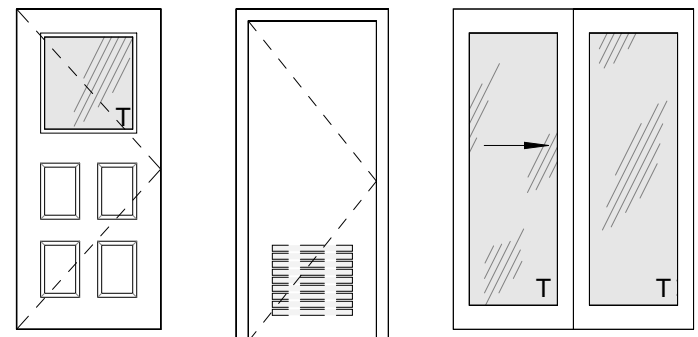
6 REAR DOOR OPTION

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

DOOR LEGEND

T = TEMPERED GLAZING

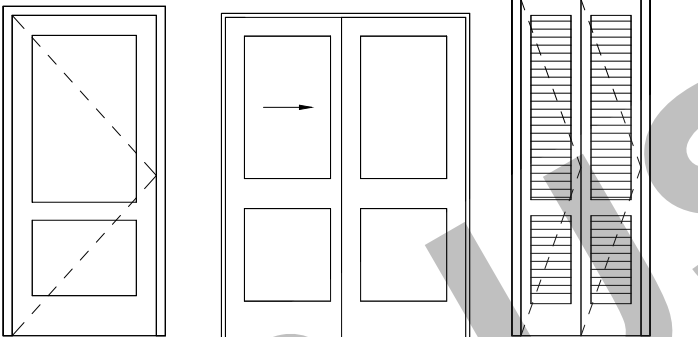
FRONT DOOR (TYPE A) STYLE/LOOK PER OWNER/APPLICANT



TYPE A (EXAMPLE)
EXTERIOR SOLID CORE WOOD ENTRY DOOR

TYPE B
EXTERIOR SOLID CORE (VENT AS REQ.)

TYPE C
SLIDING GLASS EXTERIOR



TYPE D
HOLLOW CORE WOOD INTERIOR

TYPE E
HOLLOW CORE WOOD BI-PASS DOUBLE CLOSET

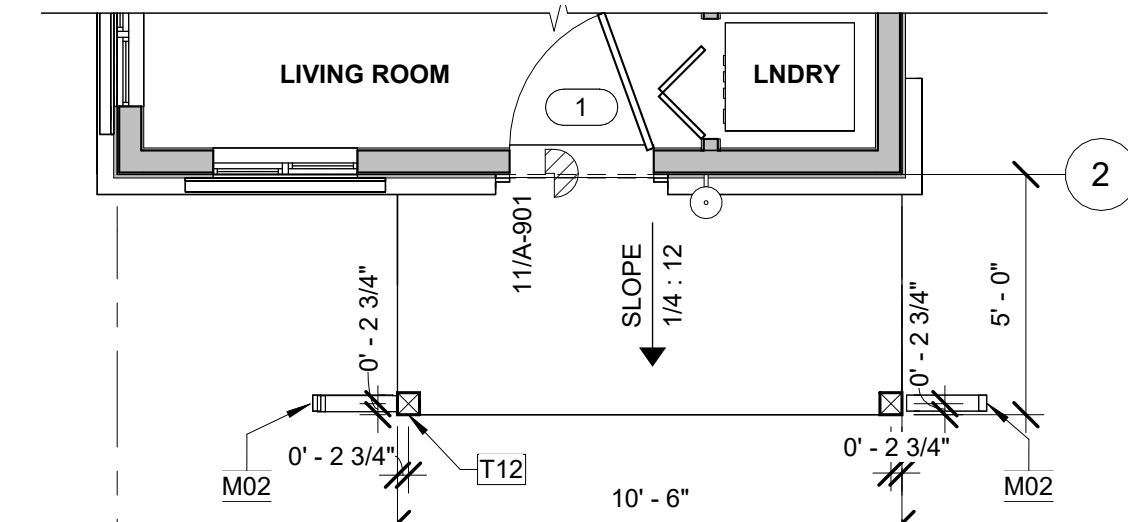
TYPE F
VENTED INTERIOR DOUBLE (WITH MIN. 100 IN² OPENING)

DOOR REMARKS

- EXTERIOR DOOR.
- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #1
- OPTIONAL DOOR. INDICATE ON PLANS WHICH OPTIONS ARE SELECTED; SEE TITLE SHEET FOR MORE INFORMATION.
- REQUIRED OPENING OF NOT LESS THAN 100 IN² FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY APPROVED MEANS. [CMC SEC. R504.4.1]
- PROVIDE TEMPERED GLAZING

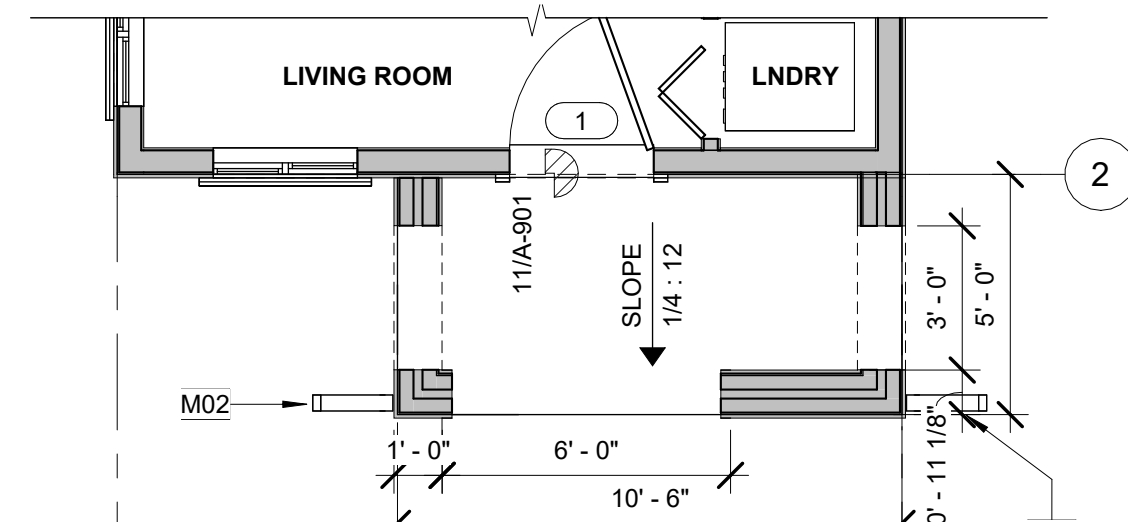
2 NO COVERED FRONT PORCH OPTION

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



3 BUNGALOW PORCH

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



4 SPANISH COLONIAL PORCH

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

DOOR SCHEDULE

101
DOOR TAG

DOOR					DOOR DETAIL REFERENCES	
NO.	TYPE	WIDTH	HEIGHT	REMARKS	HEAD	JAMB
1	A	3'-0"	6'-8"	1, 2, 5		
2	B	2'-6"	6'-8"	1	CALI RANCH	41/A-911
3	D	1'-6"	6'-8"		BUNGALOW	21/A-921
4	D	3'-0"	6'-8"		SPANISH	41/A-931
5	E	6'-0"	6'-8"			
6	D	2'-10"	6'-8"		THRESHOLD	11/A-901
7	F	2'-6"	7'-0"			

OPTIONAL EXTERIOR DOORS				
NO.	TYPE	WIDTH	HEIGHT	REMARKS
8	C	6'-0"	6'-8"	1, 3, 5

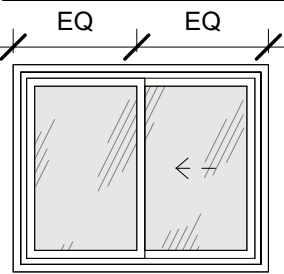
DOOR GENERAL NOTES

- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- FIRE RATED DOORS SHALL BE SOLID WOOD OR SOLID HONEYCOMB CORE STEEL DOOR 1-3/8" THICK OR COMPLIANT WITH **CRC 2025 SECTION R302.5.1**. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING WITH WEATHER STRIPPING TO BE TIGHT FITTING.
- EXTERIOR DOORS SHALL EITHER HAVE A FIRE-RESISTANCE RATING OR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - A. STILES AND RAILS SHALL NOT BE LESS THAN 1-3/8" THICK.
 - B. PANELS SHALL NOT BE LESS THAN 1-1/4" THICK, EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL SHALL BE PERMITTED TO TAPER TO A TONGUE OF NOT LESS THAN 3/8" THICK.
- GLAZING IN DOORS SHALL BE TEMPERED PER **CRC 2025 SECTION R324.4.1**. PANES INDICATED IN DOOR LEGEND WITH (T).

FLOOR PLAN WITH COVERED FRONT PORCH (CAL RANCH OPT. SHOWN)

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

WINDOW TYPE



TYPE A
HORIZONTAL SLIDER

WINDOW REMARKS

- REQUIRED EGRESS WINDOW. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. PER **CRC 2025 SEC. 312.2**
- WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- OPTIONAL WINDOW.** SEE TITLE SHEET FOR SELECTIONS FOR MORE INFO. AT LEAST ONE EGRESS OPENING REQUIRED AT ALL BEDROOMS. SEE GENERAL WINDOW NOTE #5 FOR EGRESS REQUIREMENTS.
- REQUIRED TO PROVIDE OBSCURE / PRIVACY GLASS.
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER **CRC 2025 SEC. 310.2.3**

WINDOW SCHEDULE

01
WINDOW TAG

WINDOW					WINDOW DETAIL REFERENCES		
NO.	TYPE	WIDTH	HEIGHT	HEAD	REMARKS	HEAD	JAMB
01	A	3'-0"	4'-0"	6'-8"			
02	A	3'-0"	4'-0"	6'-8"			
03	A	3'-0"	4'-0"	6'-8"			
04	A	6'-0"	4'-0"	6'-8"	1, 3		
05	A	4'-0"	1'-6"	6'-8"	2, 4		
06	A	3'-0"	3'-0"	6'-8"			

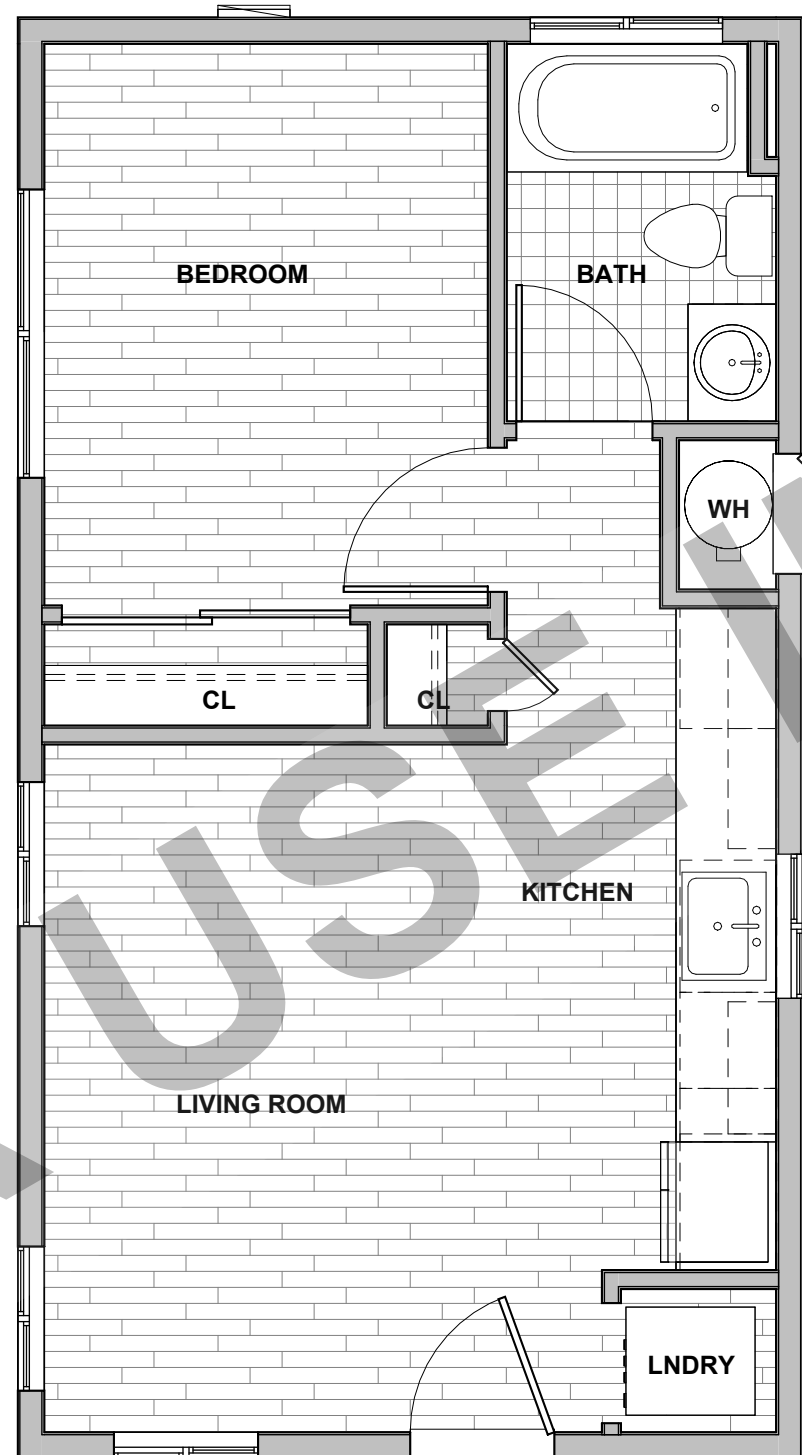
WINDOW DETAIL REFERENCES		
HEAD	JAMB	SILL
CALI RANCH		11/A-911
BUNGALOW		11/A-921
SPANISH		11/A-931
FLASHING		31/A-902

WINDOW GENERAL NOTES

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". [CRC SEC. R310.2] EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER **CRC 2025, SECTION 310.1**.
- GLAZING IN WALLS ADJACENT TO BATHTUB / SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE SAFETY GLAZING. [CRC SEC. R324.4.5]
- REFER TO WINDOW SCHEDULE AND WINDOW LEGEND FOR MORE INFORMATION.
- IF STRUCTURE IS IN A WUI ZONE OR FHSZ, WINDOW MUST COMPLY WITH **CWUIC SECTION 804.8**
- REFER TO ENERGY COMPLIANCE REPORTS TO VERIFY U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS. ALL OPENINGS TO BE U-FACTOR = (.3), SHGC = (.23). BUG SCREEN REQUIRED (PER TITLE 24).

2 MECHANICAL PLAN

A1-111 SCALE: 1/4" = 1'-0"

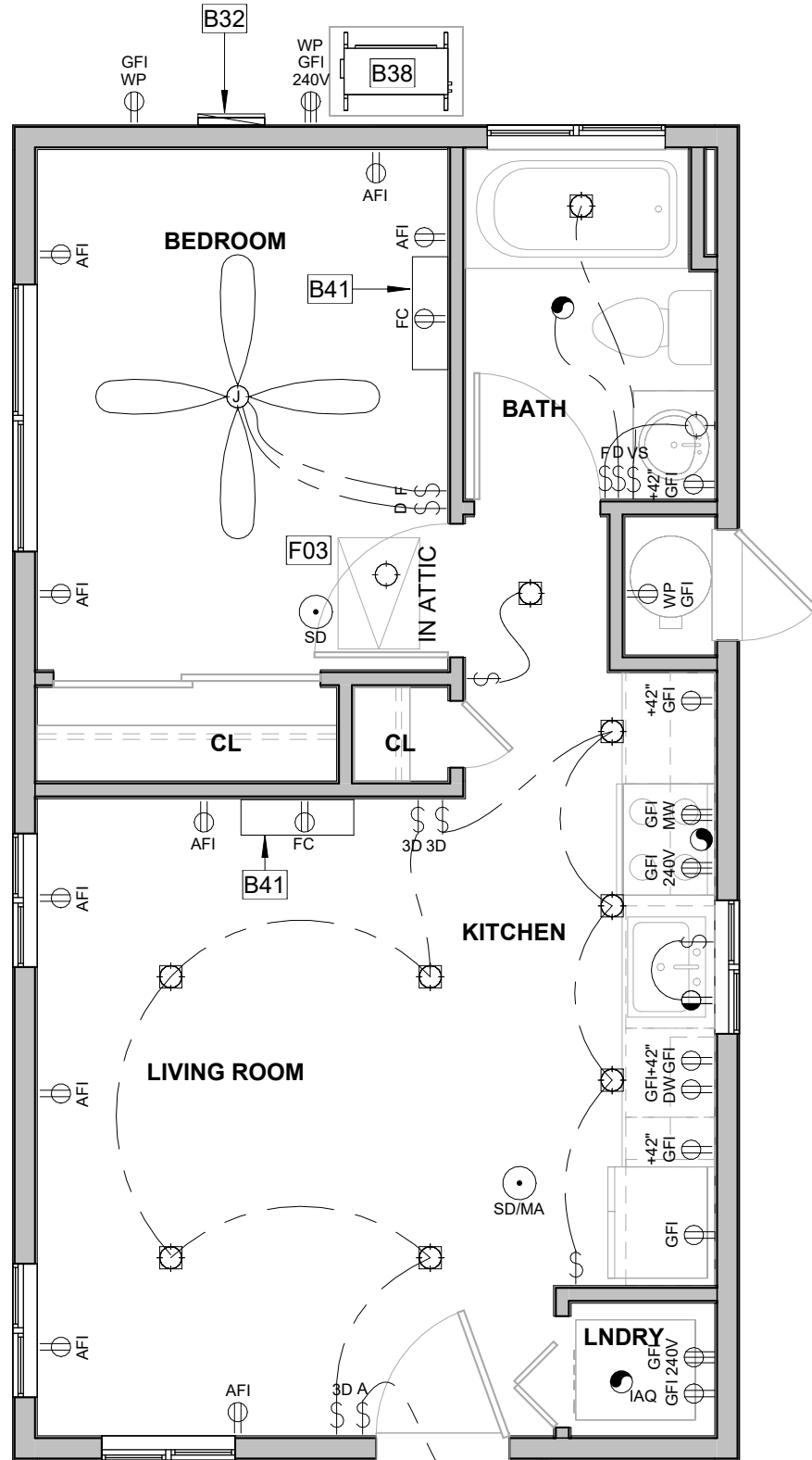


3 FINISH PLAN

A1-111 SCALE: 1/4" = 1'-0"

1 ELECTRICAL PLAN

A1-111 SCALE: 1/4" = 1'-0"



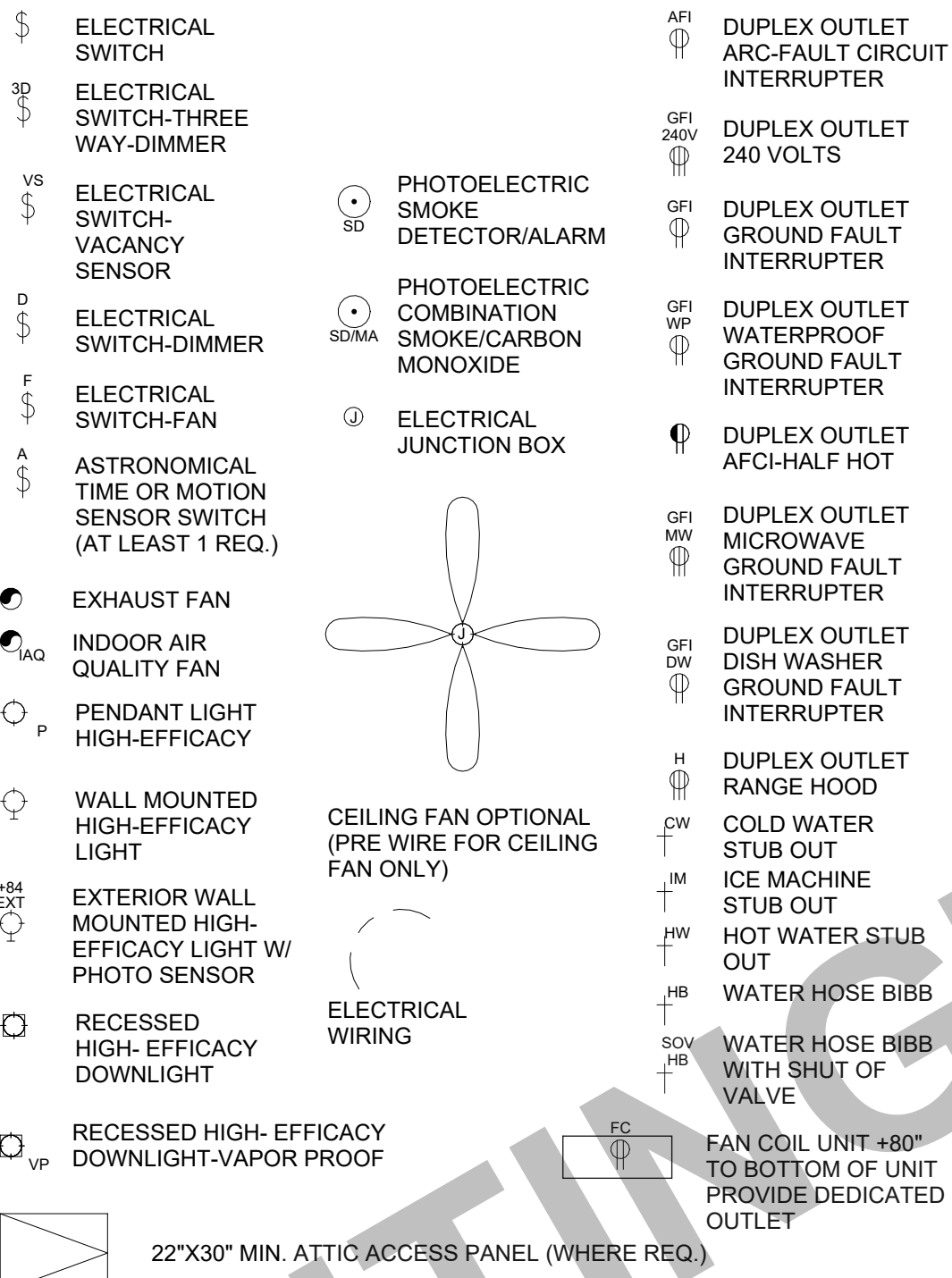
KEYNOTES

- B32 ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION ON SHEETS T24-101 & T24-102. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. MIN. 30" FROM CONDENSING UNIT TO P/L.
- B41 FAN COIL @ 80° A.F.F. TO BOTTOM OF UNIT. PROVIDE DEDICATED WALL OUTLET. INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION ON SHEETS T24-101 & T24-102.
- F03 22" X 30" MINIMUM ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEC 150.0 (a)(1). PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEC 150.0 (a)(1).

FLOOR FINISH LEGEND



LEGEND



- NOTE: SMOKE ALARMS AND DETECTORS:**
PER *CRC R314.3.3* & *NFPA 72 SECTION 29.8.3.4*.
- SHALL BE INSTALLED A 20' MIN. HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - EXCEPTION:
 - IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH SHALL BE PERMITTED TO BE INSTALLED 10' MIN. HORIZONTAL DISTANCE.
 - PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 6' MIN. HORIZONTAL DISTANCE.
 - SHALL BE INSTALLED 3' MIN. HORIZONTAL DISTANCE FROM THE DOOR / OPENING OF A BATHROOM THAT CONTAINS A BATHTUB / SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.
 - SHALL BE INSTALLED 3' MIN. HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.
 - SHALL BE INSTALLED 3' MIN HORIZONTAL PATH FROM A CEILING FAN.
 - SEE CODE FOR MORE DETAIL.

VENTILATION SUMMARIES

1) LOCAL EXHAUST VENTILATION

BATHROOM	OPTION A	OPTION B
BATHROOM FAN FLOW (cfm)	50 CFM	50 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft)	70'	105'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		
KITCHEN	OPTION A	OPTION B
KITCHEN FAN FLOW (cfm)	100 CFM	N/A
DUCT TYPE	SMOOTH DUCT	N/A
DUCT SIZE (in)	5"	5"
MAX. ALLOWABLE DUCT LENGTH (ft)	35'	85'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		

2) WHOLE BUILDING VENTILATION

PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B	OPTION A	OPTION B
BUILDING FAN FLOW (cfm)	50 CFM	50 CFM
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft)	70'	105'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 1 SONE. THIS EXHAUST FAN IS REQUIRED TO OPERATE CONTINUOUSLY TO ENSURE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.		

WHOLE DWELLING UNIT MECHANICAL VENTILATION

PER SECTION 150.0(O)(C)(i) [ASHRAE 62.2.4.1.2]

1 BED - MINIMUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B)

$Q_{tot} = 0.03A_{floor} + 7.5(N_{br} + 1)$ $0.03(490 SF) + 7.5 (2) = 29.7 CFM < 50 CFM$

EFFECTIVE ANNUAL AVERAGE INFILTRATION RATE

PER SECTION 150.0(O)(C)(ii)

a. 1. (Equation 150.0-C) $Q_{50} = Vdu (x) 2 ACH_{50} / 60minutes$

a. 2. (Equation 150.0-D) $Q_{50} = Vdu (x) Verified ACH_{50} / 60minutes$

b. (Equation 150.0-E) $Q_{tot} = 0.052 (x) Q_{50} \times wsf \times [H/H_r]^z$ [ASHRAE 62.2.4.1.2.1]

REQUIRED MECHANICAL VENTILATION RATE

AND REQUIRED MECHANICAL VENTILATION RATE PER 150.0(O)(C)(iii)

[ASHRAE 62.2.4.1.2]

(Equation 150.0-F) $Q_{fan} = Q_{tot} (-) \phi (Q_{inf} (x) A_{ext})$

FINISH PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES AND INTERIOR FINISH DETAILS.
- ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE *ANSI A326.3* STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF FRICTION (DCOF).
- ALL FLOORING MATERIALS SHALL COMPLY WITH **2025 CBC SEC. 804.1**.
- ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **2025 CRC TABLE 702.1** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

GENERAL MEP NOTES

- REFER TO ELECTRICAL NOTES ON SHEET G-101.
- REFER TO MECHANICAL NOTES ON SHEET G-101.
- REFER TO PLUMBING NOTES ON SHEET G-101.
- REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
- EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.
- ENVIRONMENTAL AIR DUCT EXHAUST SHALL TERMINATE NOT LESS THAN 3 FT FROM WALL OPENINGS. **CMC 502.2.2.1**.
- APPLIANCES NOT LISTED FOR OUTDOOR INSTALLATION BUT INSTALLED OUTDOORS SHALL BE PROVIDED WITH PROTECTION TO THE DEGREE THAT THE ENVIRONMENT REQUIRES. APPLIANCES LISTED FOR OUTDOOR INSTALLATION SHALL BE PERMITTED TO BE INSTALLED WITHOUT PROTECTION IN ACCORDANCE WITH THE PROVISIONS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER **CPC 507.25 PROTECTION OF OUTDOOR APPLIANCES**.
- APPLIANCES INSTALLED IN GARAGES, WAREHOUSES, OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE AT LEAST 18" ABOVE THE FLOOR AND GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES PER **CMC 305.1.1 PHYSICAL DAMAGE**.
- INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS SHALL HAVE A CLEARANCE OF AT LEAST FIVE (5) FEET FROM THE OUTLET OF ANY DRYER VENT. **CEC 2025 150.0 (H) 3**.
- INSTALLED AIR CONDITIONER AND HEAT PUMP SYSTEMS SHALL BE EQUIPPED WITH LIQUID LINE DRIERS IF REQUIRED, AS SPECIFIC BY MANUFACTURER'S INSTRUCTIONS. **CEC 2025 150.0 (H) 3. SEE DETAIL 53A-902**.
- ASSEMBLIES AT EXTERIOR WINDOW AND DOOR HEADERS IN 2X6 EXTERIOR WALLS SHALL BE R-5 MINIMUM PER **2025 SINGLE-FAMILY RESIDENTIAL MANDATORY REQUIREMENTS**

ELECTRICAL NOTES

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER **NEC ARTICLE 250-81**.
- ALL MATERIALS TO BE U.L. LABELED.
- METER: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE. SEE TITLE SHEET FOR PANEL OPTIONS.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH **2025 CEC SECTION 150.0 (K) AND TABLE 150.0-A** AS REFERENCED IN ENERGY NOTES, LUMINAIRE REQUIREMENTS SHEET G-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH **NEC Art. 210-8**, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (**2025 CEC 210.11(C)**)
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH **2025 CEC 314.27(C) (2025 CEC 422.18)**.
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (**2025 CEC 410.8**)
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (**2025 CEC 210-12(A)**)
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'8" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER **CEC 400.10**, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN **2025 CEC 406.4(D)(2)(A)**.
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (**2025 CEC 150.0(K)2G**).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER **2025 CEC, ARTICLE 210.11 (C)(1)**. THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER **2025 CEC, ARTICLE 210.52(B)**.
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY **2025 CEC, ARTICLE 210.52 (F)**. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER **2025 CEC, ARTICLE 201.11(C)(2)**.

PLUMBING NOTES

1. WATER HEATER

REFER TO T-24 ENERGY REPORT FOR REQUIRED PRODUCT. SEE SHEET A-930 FOR PRODUCT REFERENCE SHEETS.

WATER HEATER SHALL FOLLOW FIRST HOUR RATINGS REQUIRED IN TABLE **PER 2025 CPC TABLE 501.1(2)**.

- ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (**2025 CPC 609.12.1**)
- PIPES UP TO 2 INCHES IN DIAMETER. INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (**2025 CPC 609.12.2**)
- PIPES GREATER THAN 2 INCHES IN DIAMETER. INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (**2025 CPC 609.12.2**)
- EXCEPTIONS:
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (**2025 CPC 609.12.2**)
 - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (**2025 CPC 609.12.2**)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARDER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2' MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
- CLEARANCES PER MANUFACTURE REQUIREMENTS.



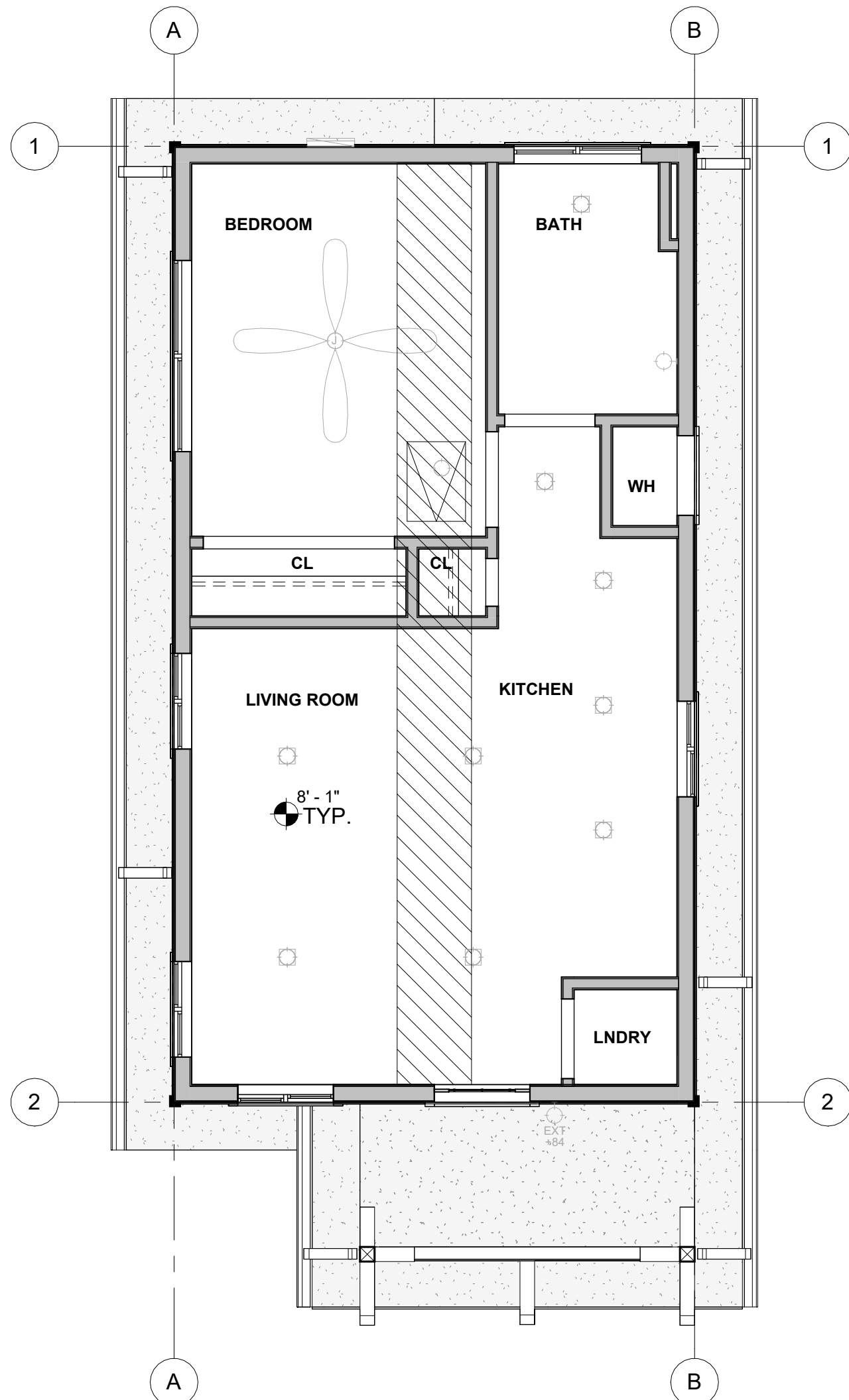
THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
FINISH, MECHANICAL, &
ELECTRICAL PLANS

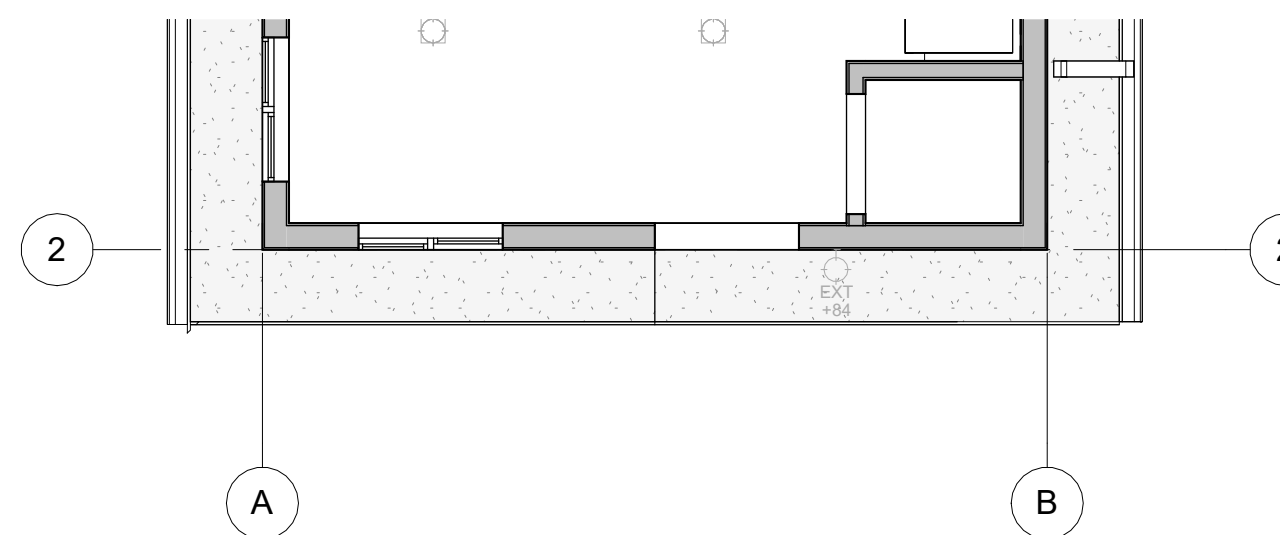
DATE
02/25/2026
SHEET

A1-111

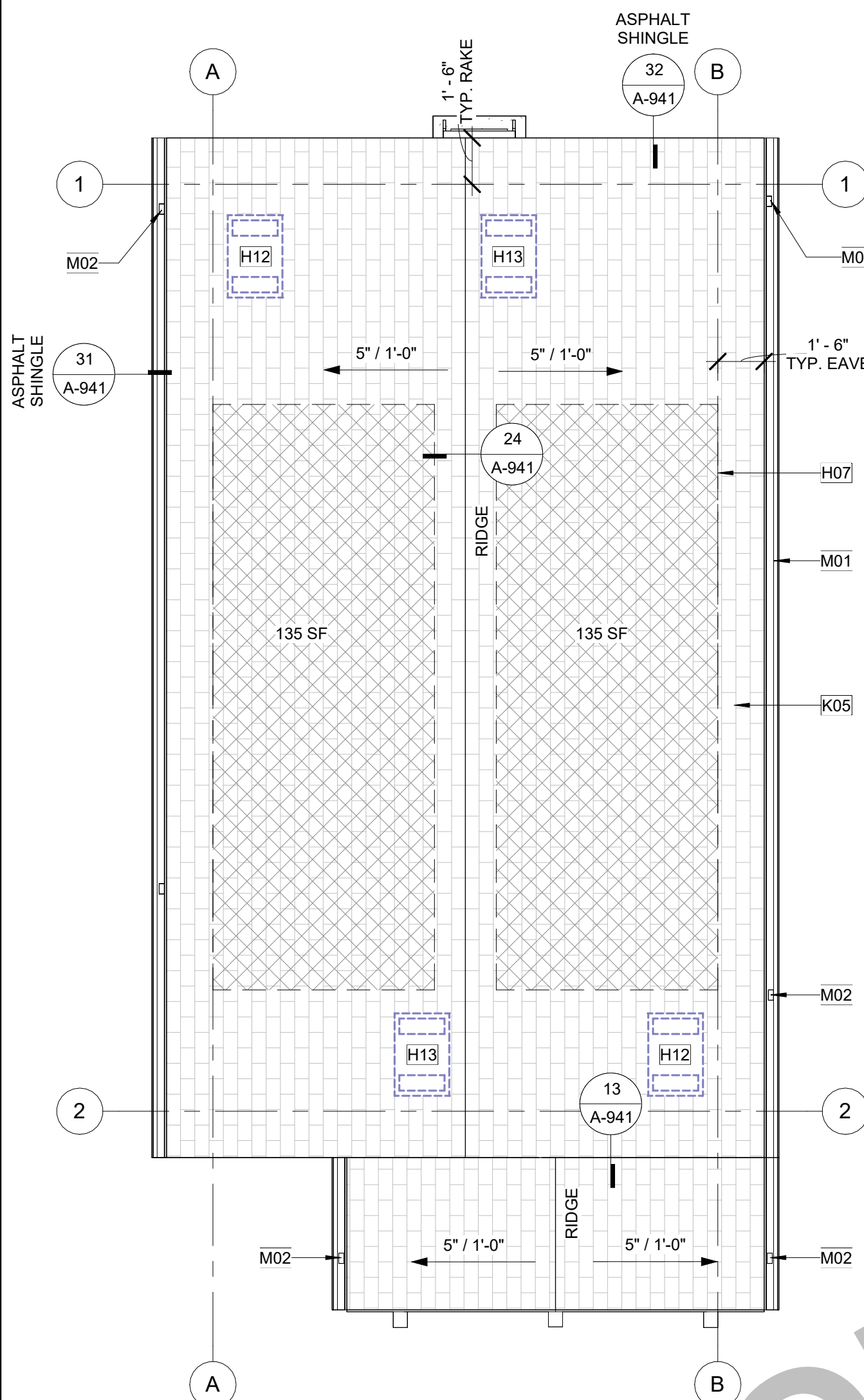
PUBLIC SET



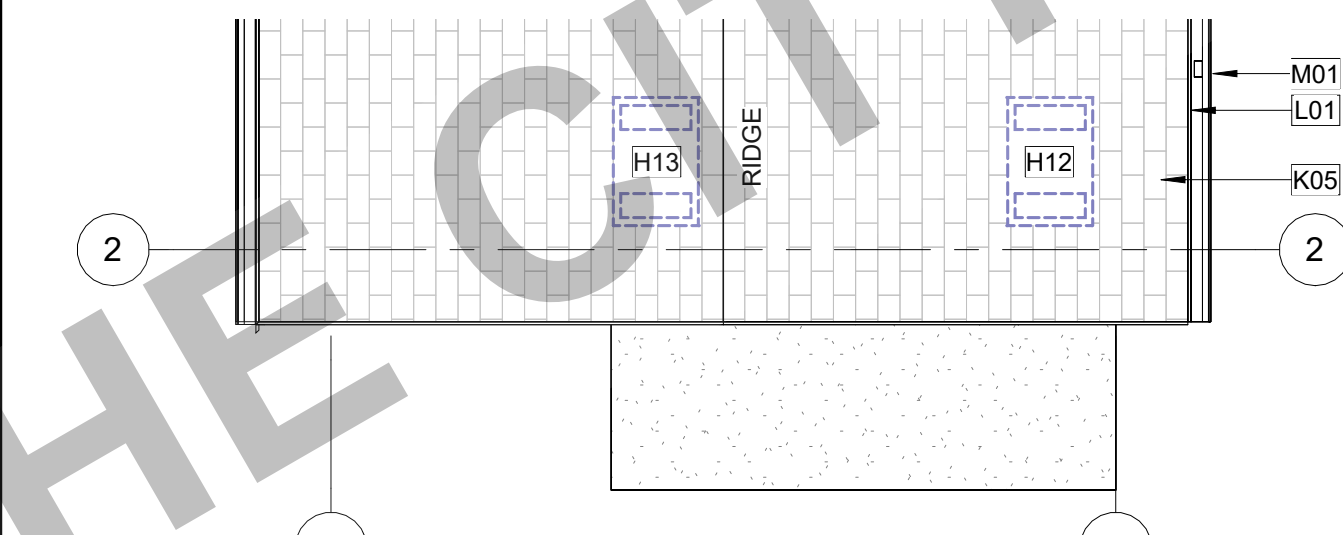
**2 REFLECTED CEILING PLAN
FRONT PORCH - CAL RANCH**



4 REFLECTED CEILING PLAN - NO COV. PORCH



**1 ROOF PLAN - COV. FRONT PORCH
CAL RANCH**



3 ROOF PLAN - NO COVERED PORCH

MATERIALS LEGEND

ROOFING; SEE G-001 FOR SELECTION & MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.
OWNER/APP. TO PROVIDE MANUFACTURER, COLOR/FINISH SPECIFICATIONS, & WUI (WHEN REQ.)

ASPHALT SHINGLE ROOF; ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.

S-TILE MASONRY ROOF TILE; ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.

INTERIOR CEILING FINISH, TYP. 5/8" GYP.
INSTALL PER MFR RECOMMENDATIONS
SEE G-001 FOR OPTION SELECTION:
A) IMPROVED SOUND
B) MOISTURE/MOLD/MILDEW-RESISTANT PERFORMANCE PRODUCTS.
NOTE: VISIT GYPSUM.ORG FOR MORE INFORMATION.

EXTERIOR SOFFITS, RAKES, & EAVES; SEE G-001 FOR MATERIAL SELECTION AND CORRESPONDING DETAILS FOR MORE INFORMATION.

A) TOUNGE & GROOVED (SOLID SAWN LUMBER)
B) FIBER CEMENT
C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING (LABEL SELECTION ON REFLECTED CEILING PLAN)

NOTES:

- SOFFIT MATERIALS TO MEET REQ. OF 2025 CWUIC 504 & 2025 CRC 704.
- INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
- INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER **CRC TABLE R702.3.5**

KEYNOTES

- H07 BUILDING LINE BELOW.
H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- K05 COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L01 FASCIA; SEE DETAILS FOR MORE INFORMATION.
- M01 GUTTER, CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER 2025 CWUIC 504.4. SEE DETAIL 12/A-903.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.

ROOF VENTING CALCULATIONS

WUI REQUIRED? (SEE G-001) ☐ A) YES ☐ B) NO

UPPER & LOWER VENTS:

A) (WUI REQ.) O'HAGIN TAPERED LOW PROFILE FIRE & ICE COMPOSITION SHINGLE.
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 64.8 SQ. IN. / 144 = 0.5 SF **44/A-941**

B) O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE.
72.0 SQ. IN. OF AIR MOVEMENT PER VENT = 72 SQ. IN. / 144 = 0.5 SF

C) (WUI REQ.) O'HAGIN FIRE & ICE S-TILE OR CLAY TO MATCH ROOF.
97.5 SQ. IN. OF AIR MOVEMENT PER VENT = 87.75 SQ. IN. / 144 = 0.6 SF **44/A-942**

D) O'HAGIN TAPERED LOW PROFILE COMPOSITION S-TILE OR CLAY.
97.5 SQ. IN. OF AIR MOVEMENT PER VENT = 97.5 SQ. IN. / 144 = 0.6 SF

E) ALTERNATIVE PRODUCT, MUST BE EQUAL TO PRODUCT ABOVE. MEET WUI REQ (WHEN APPLICABLE), AND PROVIDE GREATER THAN OR EQUAL AIR MOVEMENT.

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

1) ROOF VENTING SHALL COMPLY WITH **CRC R806 & 2025 CWUIC 504.2**.

2) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.

3) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.

4) PER **CRC R902.1.3** ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH **2025 CWUIC 504.2**.

5) THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

VENTING NEEDED: 1.63 SF

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
PLAN 1	490 SF	1.63 SF	0.82 SF	0.82 SF

VENTING PROVIDED - ASPHALT SHINGLE

CALCULATIONS BASED ON OPTION B

VENT TYPE	COUNT	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
PLAN 1 ATTIC 1 LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	2	0.50 SF	1.00 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	2	0.50 SF	1.00 SF
			2.00 SF

PLAN 1 ATTIC 1

LOWER

O'HAGIN SHINGLE ROOF VENT (LOWER) 2 0.50 SF 1.00 SF

UPPER

O'HAGIN SHINGLE ROOF VENT (UPPER) 2 0.50 SF 1.00 SF

2.00 SF

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 & G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (**CRC R905**), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN **R301.2.1(1)**, AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH **TABLE R301.2.1(2)**.
- ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH **SECTION R905.1.1**, **TABLE R905.1.1(2)**, AND **TABLE R905.1.1(1)**.
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (**CRC R806**).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. **CRC R806.2**.

RCP GENERAL NOTES

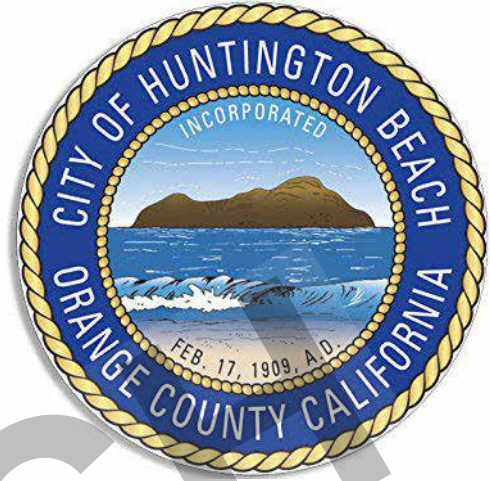
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR SUBFLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

ROOF PLAN & RCP LEGEND

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- X' / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- OUTLINE OF WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL:
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS:
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1
- AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPARATE PERMIT. SEE TITLE 24 REPORT FOR MORE INFORMATION

X: SETBACK AT RIDGE TABLE

PV ARRAYS PERCENT OF THE PLAN VIEW TOTAL ROOF AREA	(X) HORIZONTAL RIDGE SETBACK
≤33%	18" BOTH SIDES OF RIDGE
>33%	36" BOTH SIDES OF RIDGE
≤66% + 13D SPRINKLER	18" BOTH SIDES OF RIDGE
>66% + 12D SPRINKLER	36" BOTH SIDES OF RIDGE



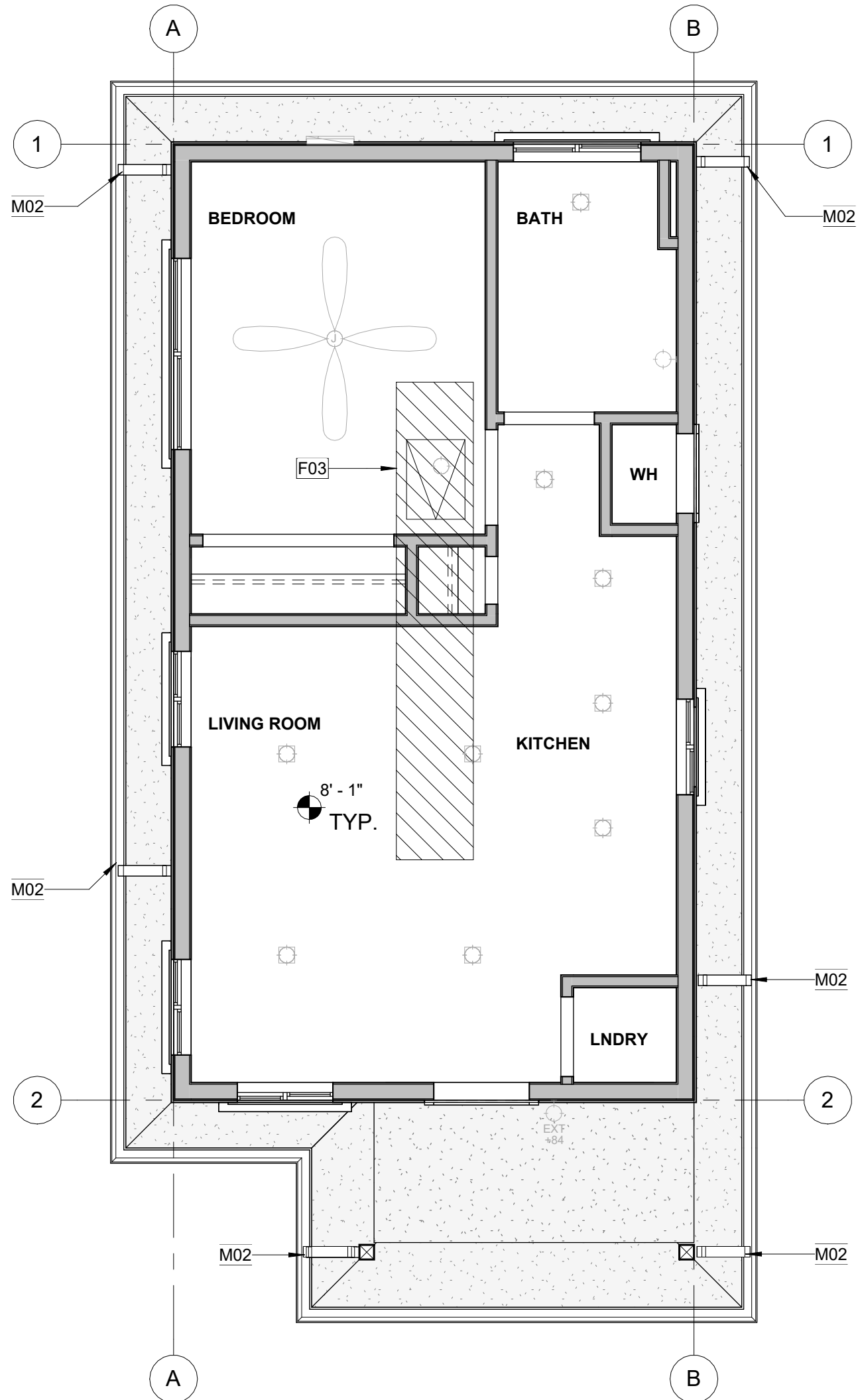
THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ROOF PLAN & REFLECTED
CEILING PLAN - CAL RANCH

PUBLIC SET

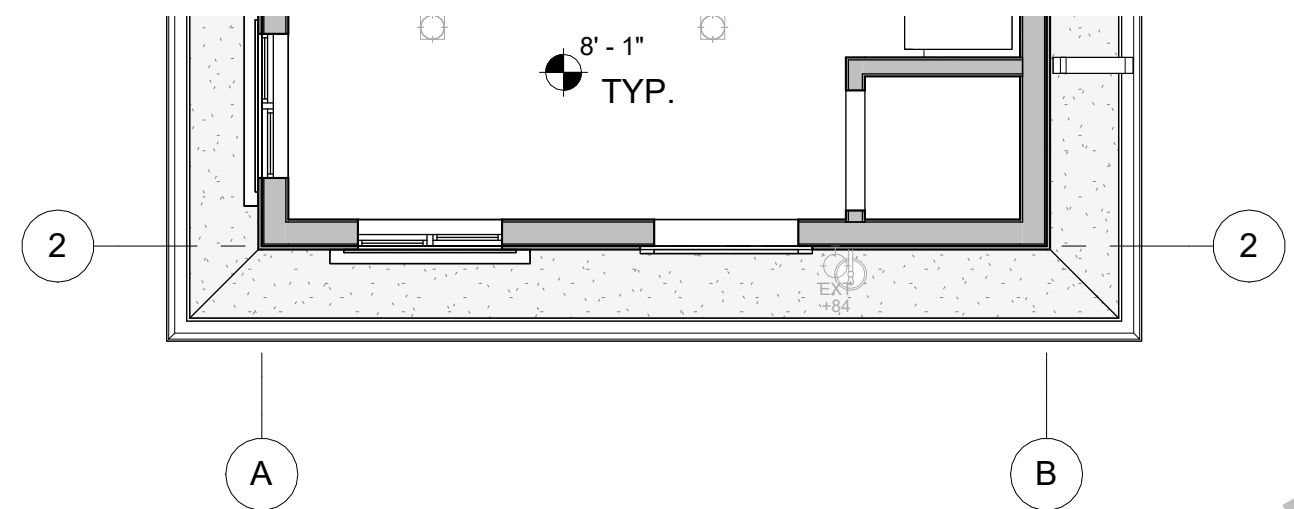
DATE
02/25/2026
SHEET

A1-121



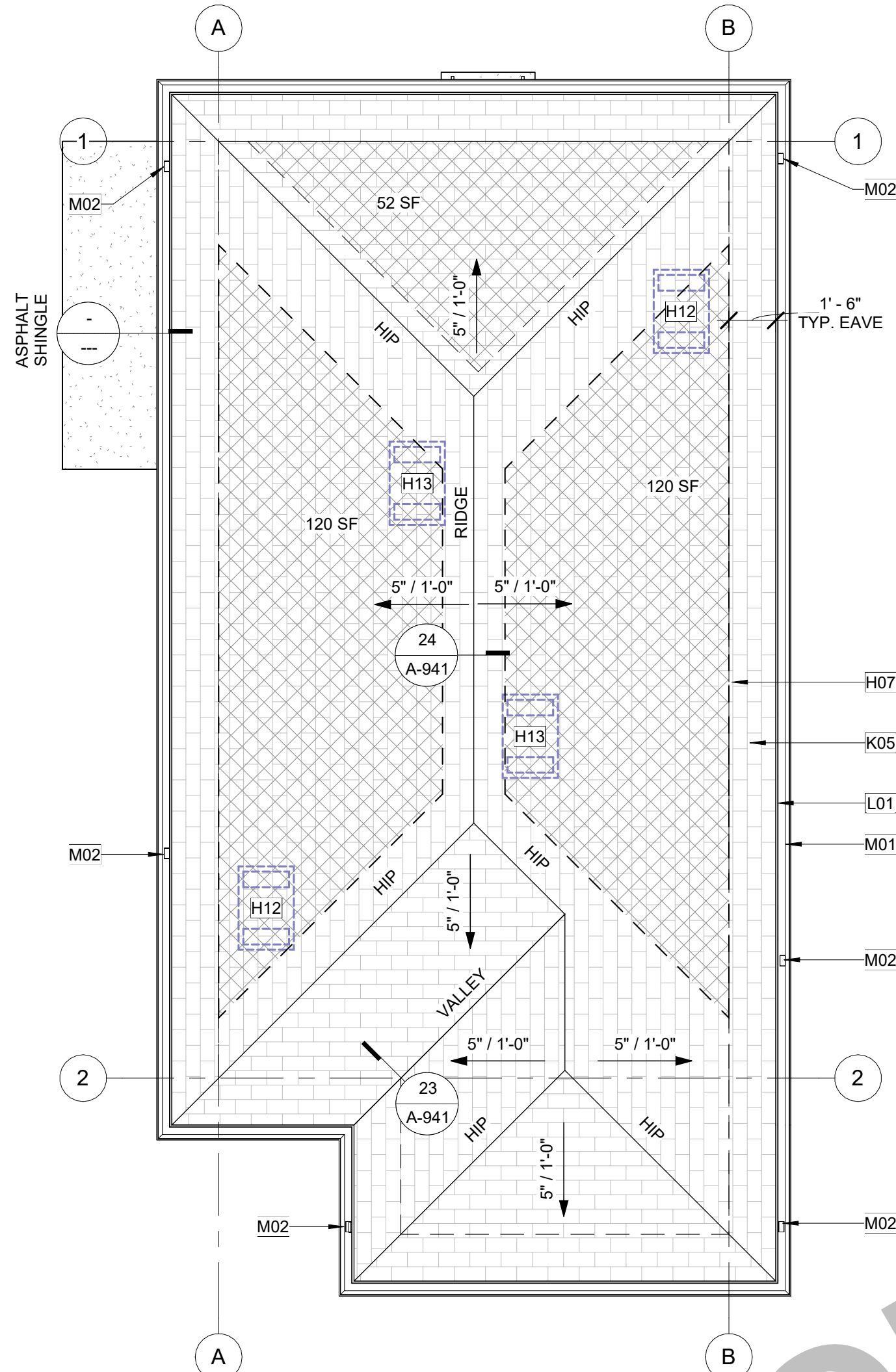
2 REFLECTED CEILING PLAN - BUNGALOW

A1-122 SCALE: 1/4" = 1'-0"



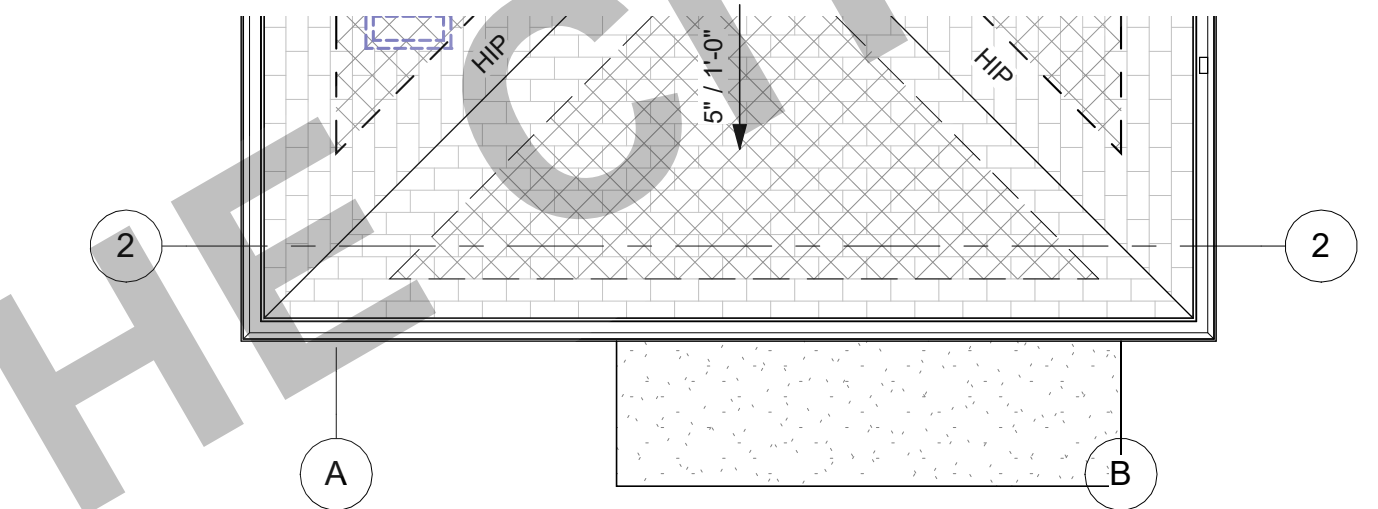
4 REFLECT. CEILING PLAN - NO COV. PORCH

A1-122 SCALE: 1/4" = 1'-0"



1 ROOF PLAN - W/COVERED FRONT PORCH BUNGALOW

A1-122 SCALE: 1/4" = 1'-0"



3 ROOF PLAN - NO COVERED PORCH

A1-122 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

ROOFING; SEE G-001 FOR SELECTION & MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.
OWNER/APP. TO PROVIDE MANUFACTURER, COLOR/FINISH SPECIFICATIONS, & WUI (WHEN REQ.)

ASPHALT SHINGLE ROOF; ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.

S-TILE MASONRY ROOF TILE; ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.

INTERIOR CEILING FINISH, TYP. 5/8" GYP.
INSTALL PER MFR RECOMMENDATIONS
SEE G-001 FOR OPTION SELECTION:
A) IMPROVED SOUND
B) MOISTURE/MOLD/MILDEW-RESISTANT PERFORMANCE PRODUCTS.

EXTERIOR SOFFITS, RAKES, & EAVES; SEE G-001 FOR MATERIAL SELECTION AND CORRESPONDING DETAILS FOR MORE INFORMATION.

A) TONGUE & GROOVED (SOLID SAWN LUMBER)
B) FIBER CEMENT
C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING (LABEL SELECTION ON REFLECTED CEILING PLAN)

NOTES:

- SOFFIT MATERIALS TO MEET REQ. OF 2025 CWUIC 504 & 2025 CRC 704.
- INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
- INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER **CRC TABLE R702.3.5**

KEYNOTES

- F03 22" X 30" MINIMUM ATTIC ACCESS, PROVIDED SWITCH AND OUTLET AT ATTIC. THERE IS NO HVAC EQUIPMENT (SUCH AS FURNACE, HEAT PUMP, OR FAU) IN THE ATTIC. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CENC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENC 150.0 (a)1.
- H07 BUILDING LINE BELOW.
- H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- K05 COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L01 FASCIA; SEE DETAILS FOR MORE INFORMATION.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER 2025 CWUIC 504.4. SEE DETAIL 12/A-903.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.

ROOF VENTING CALCULATIONS

WUI REQUIRED? (SEE G-001) ☐ A) YES ☐ B) NO

UPPER & LOWER VENTS:

A) (WUI REQ.) O'HAGIN TAPERED LOW PROFILE **FIRE & ICE** COMPOSITION SHINGLE.
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 64.8 SQ.IN. / 144 = 0.5 SF **44/A-941**

B) O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE.
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72 SQ.IN. / 144 = 0.5 SF

C) (WUI REQ.) O'HAGIN **FIRE & ICE** S-TILE OR CLAY TO MATCH ROOF.
97.5 SQ.IN OF AIR MOVEMENT PER VENT = 87.75 SQ.IN. / 144 = 67 SF **44/A-942**

D) O'HAGIN TAPERED LOW PROFILE COMPOSITION S-TILE OR CLAY.
97.5 SQ.IN OF AIR MOVEMENT PER VENT = 97.5 SQ.IN. / 144 = 67 SF

E) ALTERNATIVE PRODUCT, MUST BE EQUAL TO PRODUCT ABOVE, MEET WUI REQ (WHEN APPLICABLE), AND PROVIDE GREATER THAN OR EQUAL AIR MOVEMENT.

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

1) ROOF VENTING SHALL COMPLY WITH **CRC R806 & 2025 CWUIC 504.2**.

2) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.

3) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.

4) **PER CRC R902.1.3** ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH **2025 CWUIC 504.2**.

5) THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

VENTING NEEDED: 1.84 SF

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
PLAN 1	490 SF	1.63 SF	0.82 SF	0.82 SF

VENTING PROVIDED - ASPHALT SHINGLE

CALCULATIONS BASED ON OPTION B

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
PLAN 1 ATTIC 1 LOWER				
O'HAGIN S-TILE ROOF VENT (LOWER)	2	2' - 8"	0.67 SF	1.34 SF
UPPER				
O'HAGIN S-TILE ROOF VENT (UPPER)	2	2' - 8"	0.67 SF	1.34 SF
				2.68 SF

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 & G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (**CRC R905**), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN **R301.2.1(1)**, AND ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH **TABLE R301.2.1(2)**.
- ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH **SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1)**.
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (**CRC R806**).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. **CRC R806.2**.

RCP GENERAL NOTES

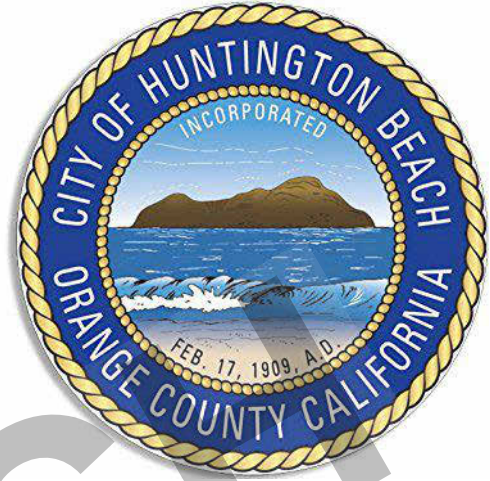
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR SUBFLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

ROOF PLAN & RCP LEGEND

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- X' / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- OUTLINE OF WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL:
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS:
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1
- AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPARATE PERMIT. SEE TITLE 24 REPORT FOR MORE INFORMATION

X: SETBACK AT RIDGE TABLE

PV ARRAY'S PERCENT OF THE PLAN VIEW TOTAL ROOF AREA	(X) HORIZONTAL RIDGE SETBACK
≤33%	18" BOTH SIDES OF RIDGE
>33%	36" BOTH SIDES OF RIDGE
≤66% + 13D SPRINKLER	18" BOTH SIDES OF RIDGE
>66% + 12D SPRINKLER	36" BOTH SIDES OF RIDGE



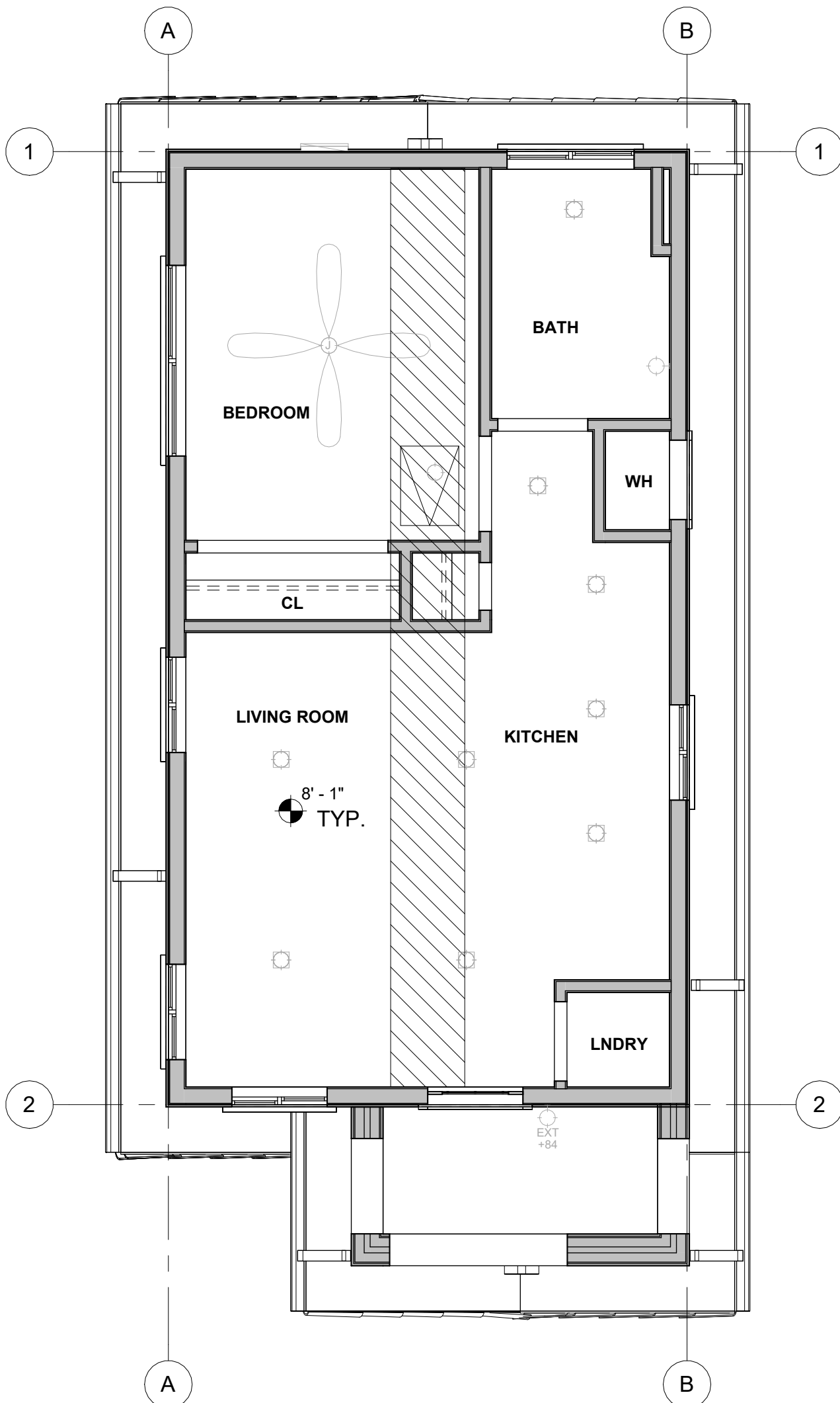
THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ROOF PLAN & REFLECTED
CEILING PLAN - BUNGALOW

DATE
02/25/2026
SHEET

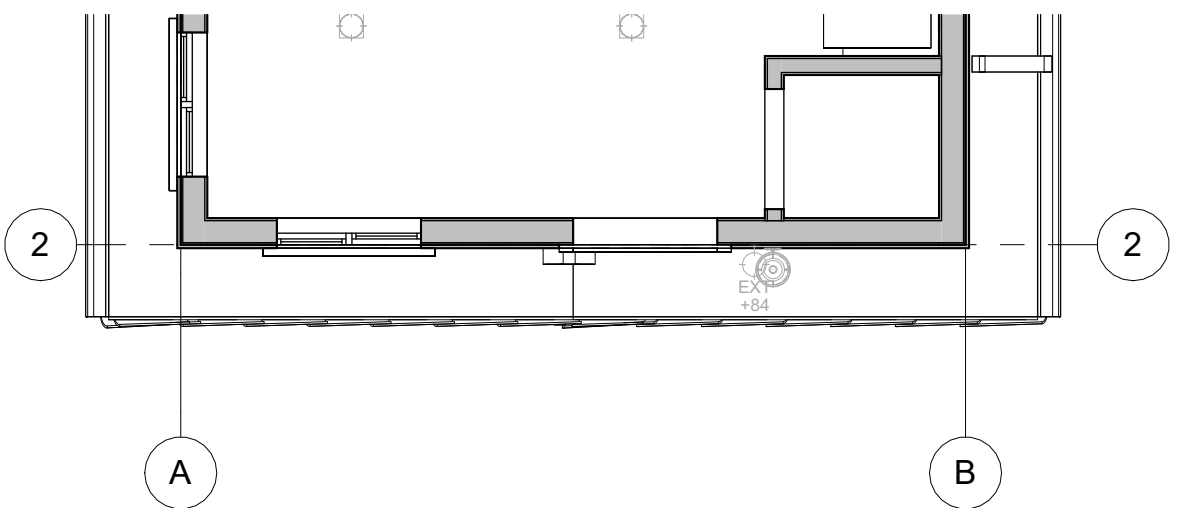
A1-122

PUBLIC SET



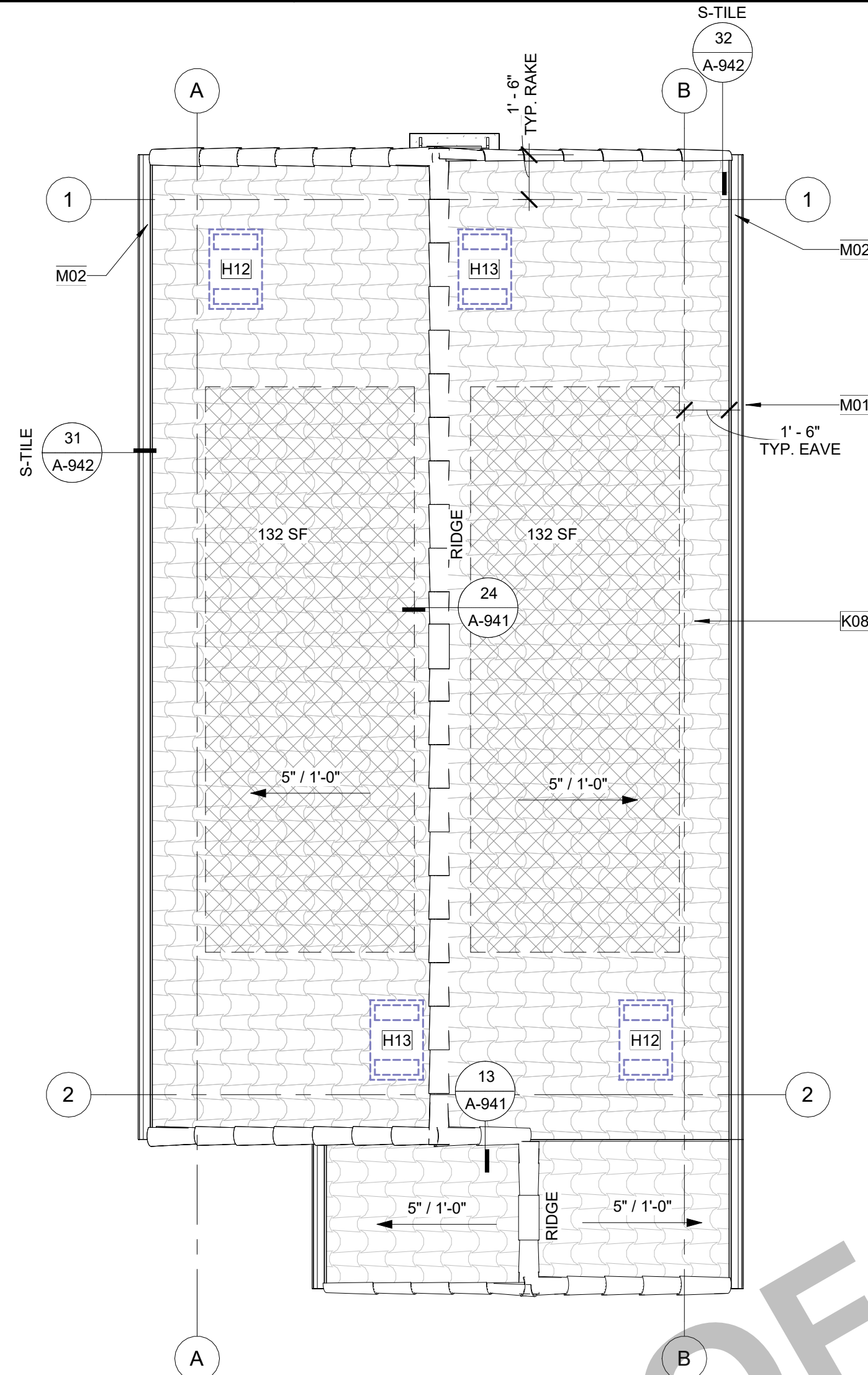
2 REFLECTED CEILING PLAN
FRONT PORCH - SPANISH

A1-123 SCALE: 1/4" = 1'-0"



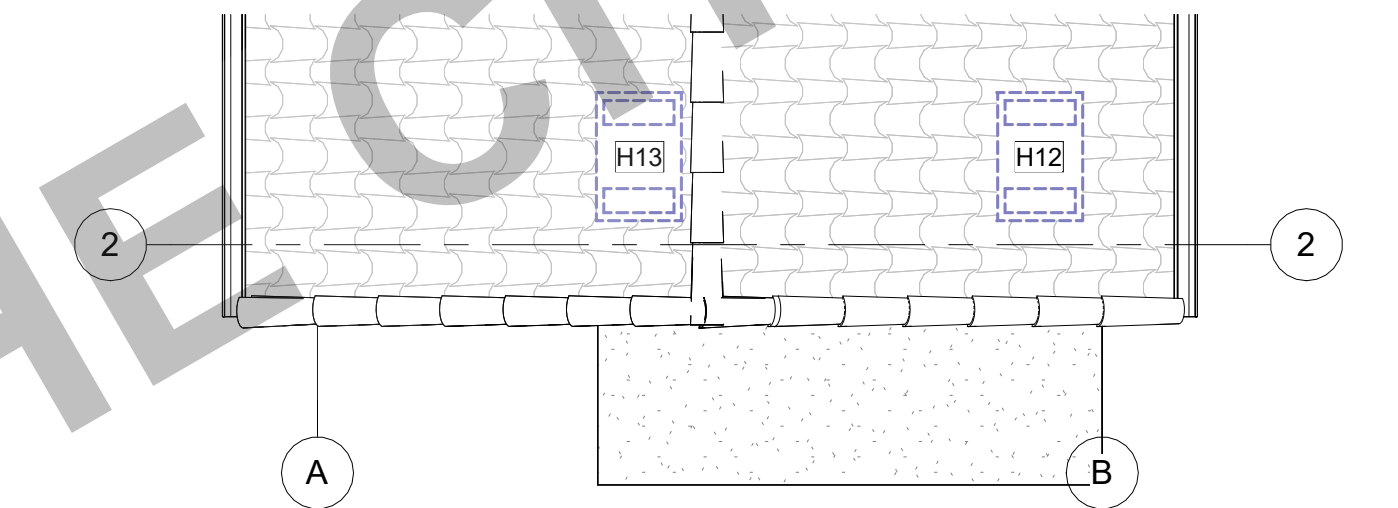
4 REFLECTED CEILING PLAN - NO COV. PORCH

A1-123 SCALE: 1/4" = 1'-0"



1 ROOF PLAN - COV. FRONT PORCH - SPANISH

A1-123 SCALE: 1/4" = 1'-0"



3 ROOF PLAN - NO COVERED PORCH

A1-123 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

ROOFING; SEE G-001 FOR SELECTION & MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.
OWNER/APP. TO PROVIDE MANUFACTURER, COLOR/FINISH SPECIFICATIONS, & WUI (WHEN REQ.)

ASPHALT SHINGLE ROOF; ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.

S-TILE MASONRY ROOF TILE. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION.

INTERIOR CEILING FINISH, TYP. 5/8" GYP.
INSTALL PER MFR RECOMMENDATIONS
SEE G-001 FOR OPTION SELECTION:
A) IMPROVED SOUND
B) MOISTURE/MOLD/MILDEW-RESISTANT PERFORMANCE PRODUCTS.
NOTE: VISIT GYPSUM.ORG FOR MORE INFORMATION.

EXTERIOR SOFFITS, RAKES, & EAVES; SEE G-001 FOR MATERIAL SELECTION AND CORRESPONDING DETAILS FOR MORE INFORMATION.

A) TONGUE & GROOVED (SOLID SAWN LUMBER)
B) FIBER CEMENT
C) EXT. GRADE FIRE RETARDANT TREATED SHEATHING (LABEL SELECTION ON REFLECTED CEILING PLAN)

NOTES:

- SOFFIT MATERIALS TO MEET REQ. OF 2025 CWUIC 504 & 2025 CRC 704.
- INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
- INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER **CRC TABLE R702.3.5**

KEYNOTES

- H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- K08 S-TYPE CLAY ROOF TILE. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER 2025 CWUIC 504.4. SEE DETAIL 12/A-903.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.

ROOF VENTING CALCULATIONS

WUI REQUIRED? (SEE G-001) ☐ A) YES ☐ B) NO

UPPER & LOWER VENTS:

A) (WUI REQ.) O'HAGIN TAPERED LOW PROFILE **FIRE & ICE** COMPOSITION SHINGLE. 72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 64.8 SQ.IN. / 144 = 0.5 SF **44/A-941**

B) O'HAGIN TAPERED LOW PROFILE COMPOSITION SHINGLE. 72.0 SQ.IN. OF AIR MOVEMENT PER VENT = 72 SQ.IN. / 144 = 0.5 SF

C) (WUI REQ.) O'HAGIN **FIRE & ICE** S-TILE OR CLAY TO MATCH ROOF. 87.5 SQ.IN. OF AIR MOVEMENT PER VENT = 87.5 SQ.IN. / 144 = 0.6 SF **44/A-942**

D) O'HAGIN TAPERED LOW PROFILE COMPOSITION S-TILE OR CLAY. 97.5 SQ.IN. OF AIR MOVEMENT PER VENT = 97.5 SQ.IN. / 144 = 0.6 SF

E) ALTERNATIVE PRODUCT, MUST BE EQUAL TO PRODUCT ABOVE. MEET WUI REQ (WHEN APPLICABLE), AND PROVIDE GREATER THAN OR EQUAL AIR MOVEMENT.

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) * (0.5) / (0.5 SF)

1) ROOF VENTING SHALL COMPLY WITH **CRC R806 & 2025 CWUIC 504.2**.

2) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.

3) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.

4) PER **CRC R902.1.3** ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH **2025 CWUIC 504.2**.

5) THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

VENTING NEEDED: 1.84 SF

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
PLAN 1	490 SF	1.63 SF	0.82 SF	0.82 SF

VENTING PROVIDED - S-TILE

CALCULATIONS BASED ON OPTION D

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
PLAN 1 ATTIC 1 LOWER O'HAGIN S-TILE ROOF VENT (LOWER)	2	2' - 8"	0.67 SF	1.34 SF
UPPER O'HAGIN S-TILE ROOF VENT (UPPER)	2	2' - 8"	0.67 SF	1.34 SF
				2.68 SF

ROOF PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 & G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH (**CRC R905**), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN **R301.2.1(1)**, AND ADJUSTED FOR HEIGHT, AND EXPOSURE IN ACCORDANCE WITH **TABLE R301.2.1(2)**.
- ROOF UNDERLAYMENTS SHALL BE IN ACCORDANCE WITH **SECTION R905.1.1, TABLE R905.1.1(2), AND TABLE R905.1.1(1)**.
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. FURNISHED DIMENSIONS FOR VENTS ARE GIVEN ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES (**CRC R806**).
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. **CRC R806.2**.

RCP GENERAL NOTES

- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR SUBFLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- SOFFITS ARE TO BE HELD TIGHT TO UNDERSIDE OF MECHANICAL EQUIPMENT.

ROOF PLAN & RCP LEGEND

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- X' / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- OUTLINE OF WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL:
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS:
- ROOF VENT, SEE ROOF VENTING CALCULATIONS
- AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER CRC R807.1
- AVAILABLE SOLAR ZONE LOCATIONS; PV SYSTEM UNDER SEPARATE PERMIT. SEE TITLE 24 REPORT FOR MORE INFORMATION

X: SETBACK AT RIDGE TABLE

PV ARRAY'S PERCENT OF THE PLAN VIEW TOTAL ROOF AREA	(X) HORIZONTAL RIDGE SETBACK
≤33%	18" BOTH SIDES OF RIDGE
>33%	36" BOTH SIDES OF RIDGE
≤66% + 13D SPRINKLER	18" BOTH SIDES OF RIDGE
>66% + 12D SPRINKLER	36" BOTH SIDES OF RIDGE



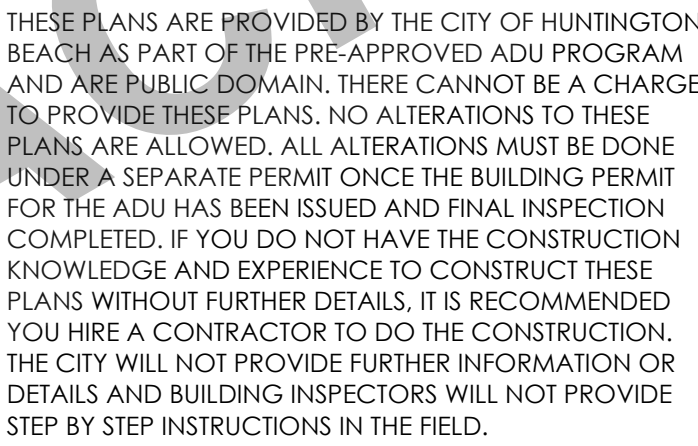
THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ROOF PLAN & REFLECTED
CEILING PLAN - SPANISH
COLONIAL

PUBLIC SET

DATE
02/25/2026
SHEET

A1-123



SECTIONS GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 & G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. UNLESS NOTED OTHERWISE.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH **2025 CRC TABLE R703.3(1)**.
6. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH **2025 CRC TABLE R602.3 (1)**.
7. CLIP ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH **2025 CRC R703.15**. REFER TO **2025 CRC R703.8** FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLAN. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
5. FIREBLOCKING TO BE LOCATED PER 2025 **CRC SECTION R302.11**.

- A. **SECTION R302.11.-**
1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - a. 1. VERTICALLY AT CEILING AND FLOOR LEVELS
 - b. 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROD CEILINGS AND CO. CEILINGS.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **2025 CRC SECTION R302.7.**
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRE CEILINGS AND FLOORS WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES. SEE **2025 CRC SECTION R1003.19.**
 6. FIREBLOCKING OF DOORJAMBES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
- B. **SECTION R302.11.-** FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
 2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 4. THE THICKNESS OF 0.719-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.719-INCH PARTICLE BOARD
 5. ONE-HALF-INCH GYPSUM BOARD
 6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
6. PER **2025 CRC SECTION R304.1** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS HUMIDITY BARRIER SHALL BE NATURAL DRAINED OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA D1.
7. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION
 8. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND
 9. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **2025 CRC 302.9** MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

B32	ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION A
B38	MAXIMUM AMPERAGE MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION ON SHEETS T24-101 & T24-102. CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. MIN. 30" FROM CONDENSING UNIT TO P/L. CONCRETE FLATWORK, 14"/16" SLAB AWAY FROM BUILDING. CONCRETE FOOTING, REFER TO STRUCTURAL PLANS ATTIC VENT (LOW). ATTIC VENTILATORS SHALL BE LOCATED H12 THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR, SEE VENT CALCS. ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED H13 MORE THAN 3 FEET ABOVE THE RIDGE OR HIGHEST POINT OF SPACE. MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS. HORIZONTAL SIDING, SEE MATERIALS LEGEND FOR MORE K04 INFORMATION. VERTICAL BOARD & BATTEN SIDING, SEE MATERIALS LEGEND K05 FOR MORE INFORMATION. COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE L01 INFORMATION. FASCIA; SEE DETAILS FOR MORE INFORMATION. L02 CORNER TRIM; SEE DETAILS FOR MORE INFORMATION. L24 DECORATIVE OUTRIGGER M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER 2025 CWJUG 504.4 (SEE DETAIL 12A-603) P01 DECORATIVE PORCH RAILING. HEIGHT OF 24" MIN. TO 48" MAX. REQUIRED FOR WOOD: PRIMER & 2 COATS OF EXTERIOR GRA PAINT. REQUIRED: 30 INCHES MAX VERTICAL DROP IS PROHIB WITHIN 36 INCHES (HORIZONTALITY) OF THE PORCH, SEE DET 33A-911 FOR MORE INFORMATION. R-8 MIN. ROOF INSULATION (VERIFY WITH TITLE 24 REPORT). S03 2X6 WALL INSULATION (REFER TO TITLE 24 (R-21" MIN). T02 2X8 WOOD STUD WALL. REFER TO STRUCTURAL T12 WOOD POST, SEE STRUCTURAL - REQUIRED: PRIMER & 2 CO EXTERIOR GRADE PAINT. U11 WOOD BEAM / HEADER, REFER TO STRUCTURAL.

A1-101	A1-201	SCALE: 1/4" = 1'-0'
--------	--------	---------------------

A1-101	A1-201	SCALE: 1/4" = 1'-0'
--------	--------	---------------------

-101	A1-201	SCALE: 1/4" = 1'-0'
------	--------	---------------------

A1-201	SCALE: 1/4" = 1'-0"
--------	---------------------

A1-101	A1-201	SCALE: 1/4" = 1'-0"
--------	--------	---------------------

01	A1-201	SCALE: 1/4" = 1'-0"
----	--------	---------------------

A1-201	SCALE: 1/4" = 1'-0"
--------	---------------------

A1-101	A1-201	SCALE: 1/4" = 1'-0'
--------	--------	---------------------

01	A1-201	SCALE: 1/4" = 1'-0"
----	--------	---------------------

NOTES:

1. SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE SIZES, MANUFACTURER, AND COLOR/FINISH SPECIFICATIONS.
2. ALL MATERIAL SELECTIONS SHALL COMPLY WITH CRC SECTION 7023.
3. A PROJECT SITE LOCATED WITHIN WUI SHALL COMPLY WITH THE CURRENT CWAJIO SECTION 504. IF WUI OR PRODUCTED PRODUCTS ARE REQUIRED, PROVIDE THE PRODUCT LISTING.
4. APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE CURRENT CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
5. **(ALTERNATIVELY, IF PROJECT SITE REQUIRES WUI COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BML LISTED, NOR IN THE HANDBOOK, THE APPLICANT SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A, INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.**

GRAPHICS LEGEND: (SEE TITLE SHEET; STRIKE THROUGH NON-USED OPTIONS)

- | | |
|---|--|
|  | BOARD & BATTEN SIDING 4" MIN. TO 15" MAX. BOARD EXPOSURE
A) FIBER CEMENT (PER CRC R703.10)
B) WOOD SIDING (PER CRC 703.5.3) |
|  | ASPHALT COMPOSITE ROOF SHINGLES - CLASS B MIN. REQUIRE
ROOF FLECTANCE (0.1) MIN. ROOF EMITTANCE (0.8) MAX.
(SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.2.4, CRC R905.1(2) & ASTM D3462) |
|  | ADHERED MASONRY BRICK VENEER
(PER CRC 703.12)
(SEE SHEET A-950 FOR REFERENCE DETAILS) |

PER CBC TABLE 705.8.1, THE MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON A FIRE SEPARATION DISTANCE OF $5' \leq x < 10'$ IS 25%.

OPENING PERCENTAGE PER SIDE

FRONT: $4.608 \text{ IN}^2 / 19.012 \text{ IN}^2 = 24.2\%$

LEFT: $6,912 \text{ IN}^2 / 34,920 \text{ IN}^2 = 19.8\%$

REAR: $864 \text{ IN}^2 / 19,012 \text{ IN}^2 = 4.5\%$

RIGHT: $3.696 \text{ IN}^2 / 34.920 \text{ IN}^2 = 10.6\%$



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

ELEVATION GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 & G-102 FOR ADDITIONAL REQUIREMENTS.
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FLASHING PER DETAILS, PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH **2025 CRC TABLE R703.3(1)**.
6. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH **2025 CRC TABLE R602.3(1)**.
7. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH **2025 CRC R703.15**. REFER TO **2025 CRC R703.8** FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

SECTIONS GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
5. FIREBLOCKING TO BE LOCATED PER **2025 CRC SECTION R302.11**.
 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 1. VERTICALLY AT CEILING AND FLOOR LEVELS
 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **2025 CRC SECTION R302.7**.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **2025 CRC SECTION R1003.19**.
 6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
6. **SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:**
 1. TWO-INCH NOMINAL LUMBER
 2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 5. ONE-HALF-INCH GYPSUM BOARD
 6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION
6. PER **2025 CRC SECTION R304.1** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWP/ALU1.
7. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
8. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
9. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **2025 CRC 302.9** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

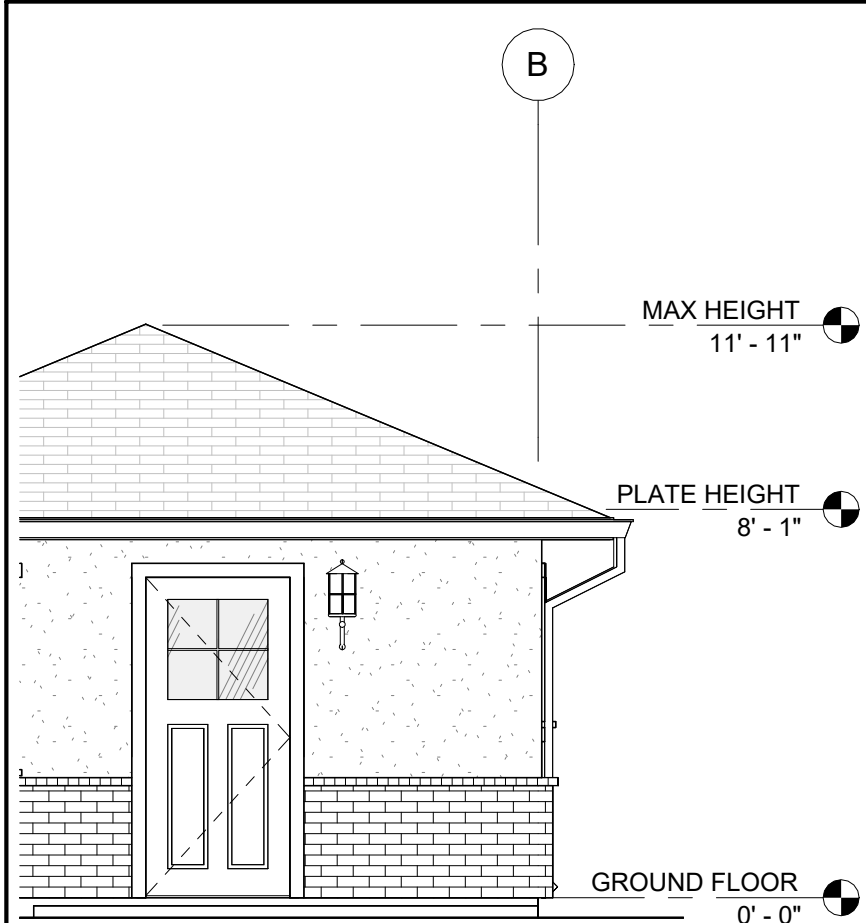
KEYNOTES

- B32 ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION ON LOCATION OF UNIT. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. MIN. 30" FROM CONDENSING UNIT TO P/L.
- G02 CONCRETE FLATWORK, 1/4"/FT SLOPE AWAY FROM BUILDING.
- G15 CONCRETE FOOTING, REFER TO STRUCTURAL PLANS
- H12 ATTIC VENT (LOW). LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2. EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH). UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- K02 STUCCO SIDING, SEE MATERIALS LEGEND FOR MORE INFORMATION.
- K05 COMPOSITE ROOF SHINGLES, ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L17 PROVIDE MIN. (2)-6x6 WOOD POSTS. PROVIDE 2x12 TRIM w/ 1/2" CHAMFER AT COLUMN BASE AND 2x6 TRIM AT COLUMN CAP. USE MIN. (3)-6x10 DF#1 TRELLIS BEAMS, SHAPED END PER ELEVATION. PROVIDE (6)-4x6 TRELLIS WOOD MEMBERS EQUALLY SPACES AND EXTEND MIN. 6" BEYOND BEAM SUPPORT AS SHOWN. PROVIDE CONCEALED STRUCTURAL BEAM TO COLUMN CONNECTION AND COLUMN BASE TO FOUNDATION CONNECTION PER STRUCTURAL PLANS. PROVIDE 26GA, GSM 2-PIECE COLLAR FLASHING AT BEAM TO EXTERIOR WALL PENETRATION AND FULLY CAULK PERIMETER.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER 2025 CWUIC 504.4. SEE DETAIL 12/A-903.
- M02 DOWNSPOUT DOWNSPOUT TO SPLASH BLOCK BELOW. SEE DETAIL 12/A-903.
- S03 R-38 MIN. ROOF INSULATION (VERIFY WITH TITLE 24 REPORT).
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- T02 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
- T12 WOOD POST, SEE STRUCTURAL - REQUIRED: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT.
- U06 CONCRETE SLAB FOUNDATION PER STRUCTURAL. A 10-MIL VAPOR RETARDER WITH A MAXIMUM OF 0.1 PERMS. MINIMUM 45 LB/IN TENSILE STRENGTH, 2200 GRAMS PUNCTURE RESISTANCE, SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE (FOR HABITABLE SPACES).
- U11 WOOD BEAM / HEADER, REFER TO STRUCTURAL.

PUBLIC SET

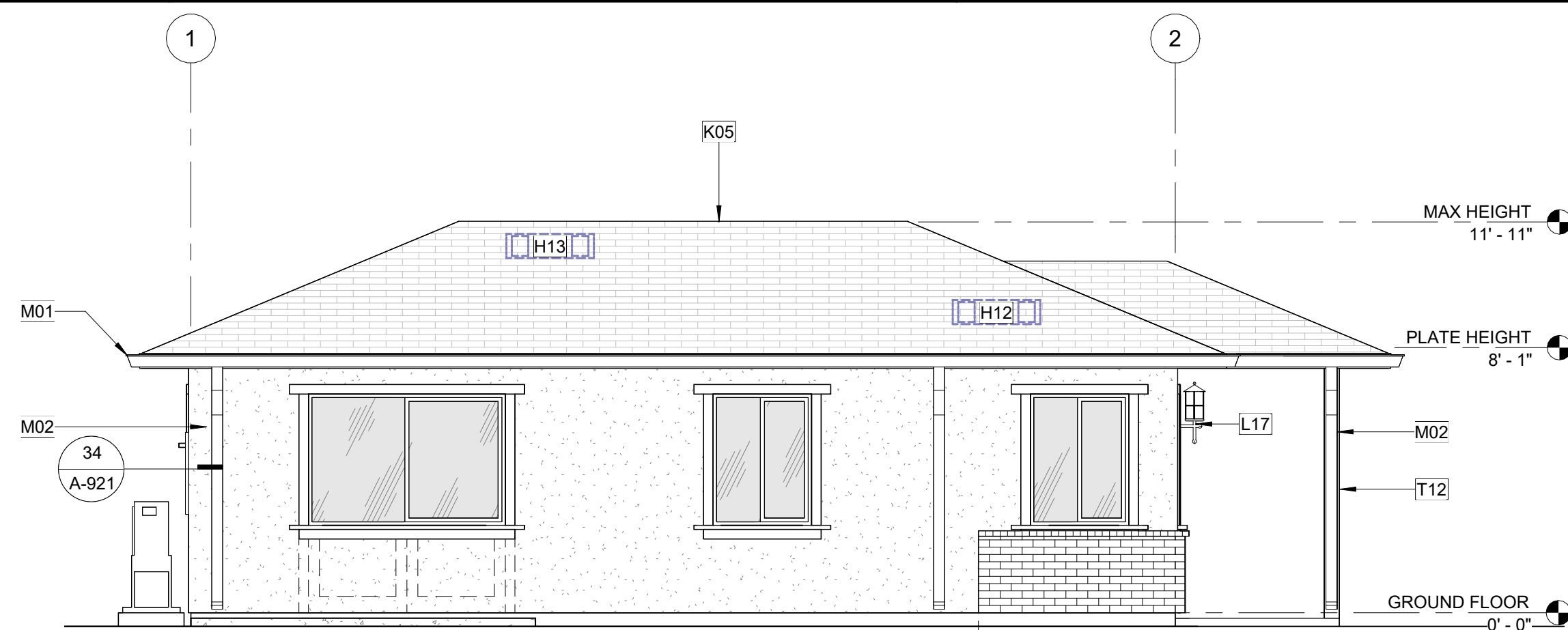
DATE
02/25/2026
SHEET

A1-202



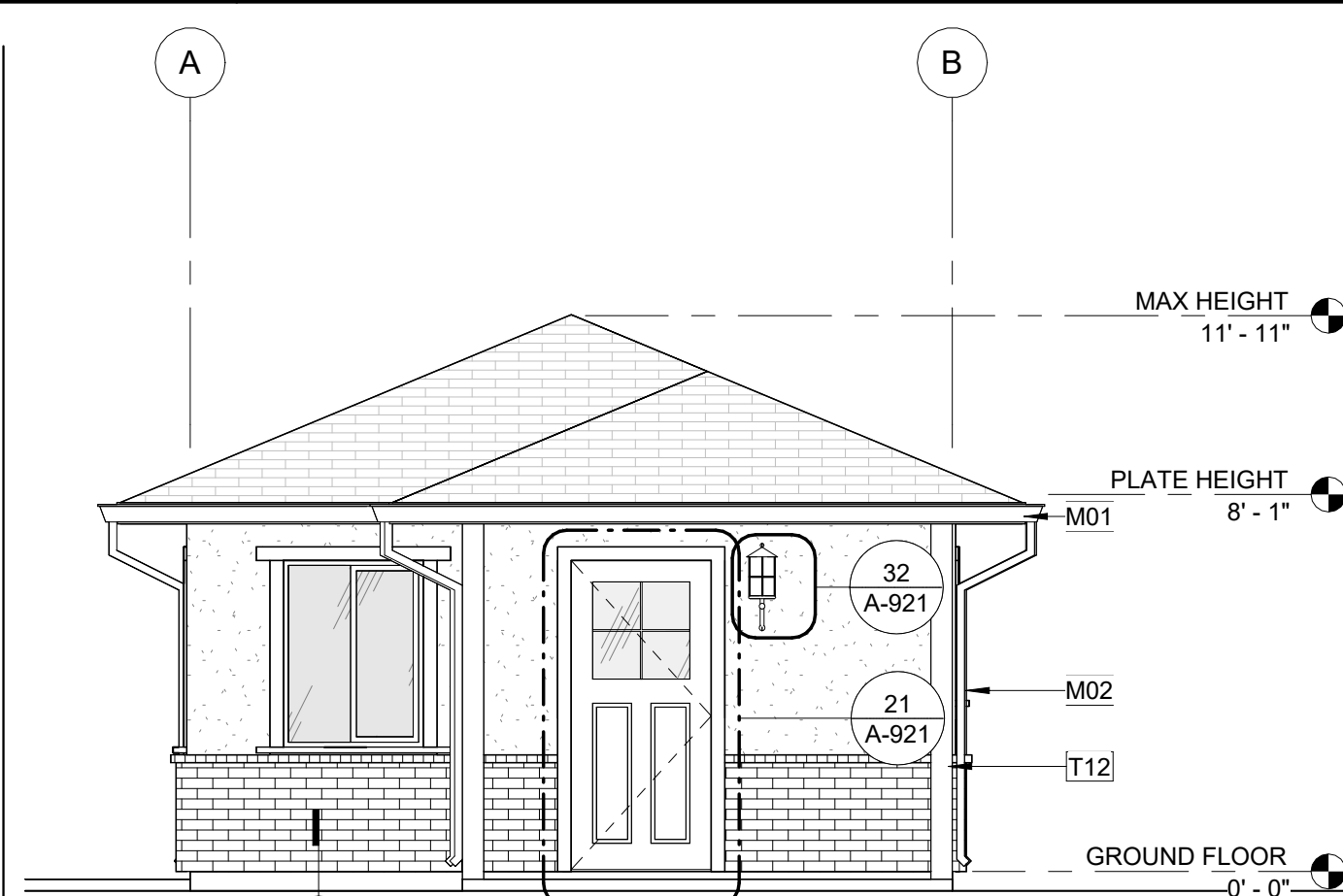
3 FRONT ELEV - NO PORCH

A1-101 | A1-202 SCALE: 1/4" = 1'-0"



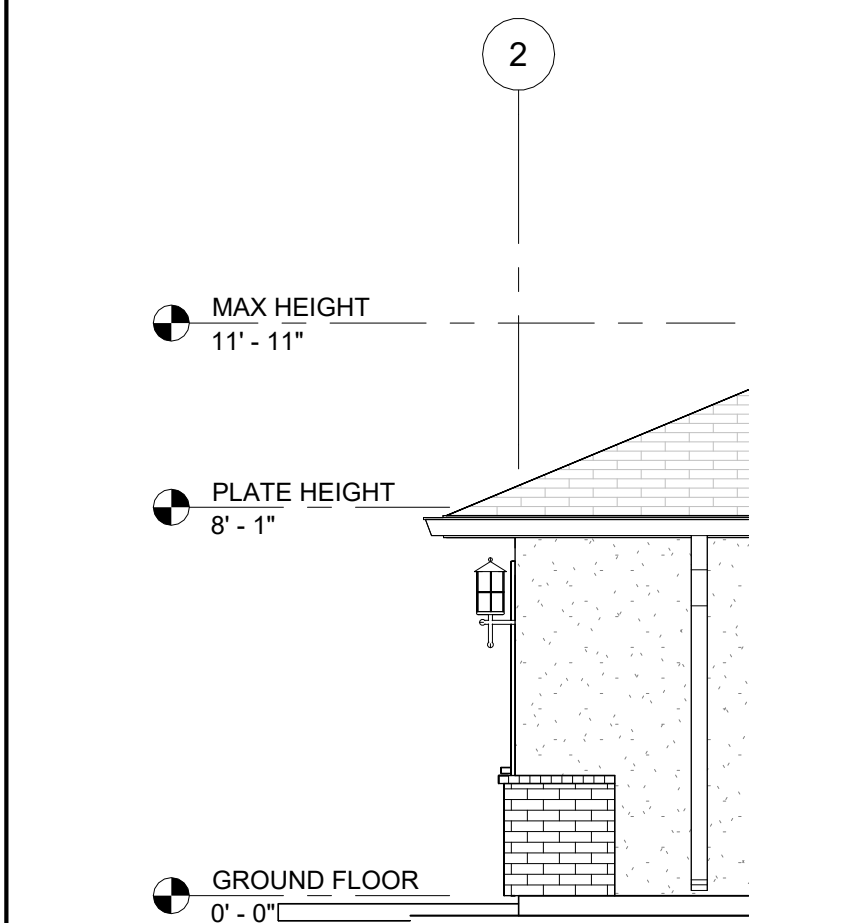
2 LEFT ELEVATION - BUNGALOW

A1-101 | A1-202 SCALE: 1/4" = 1'-0"



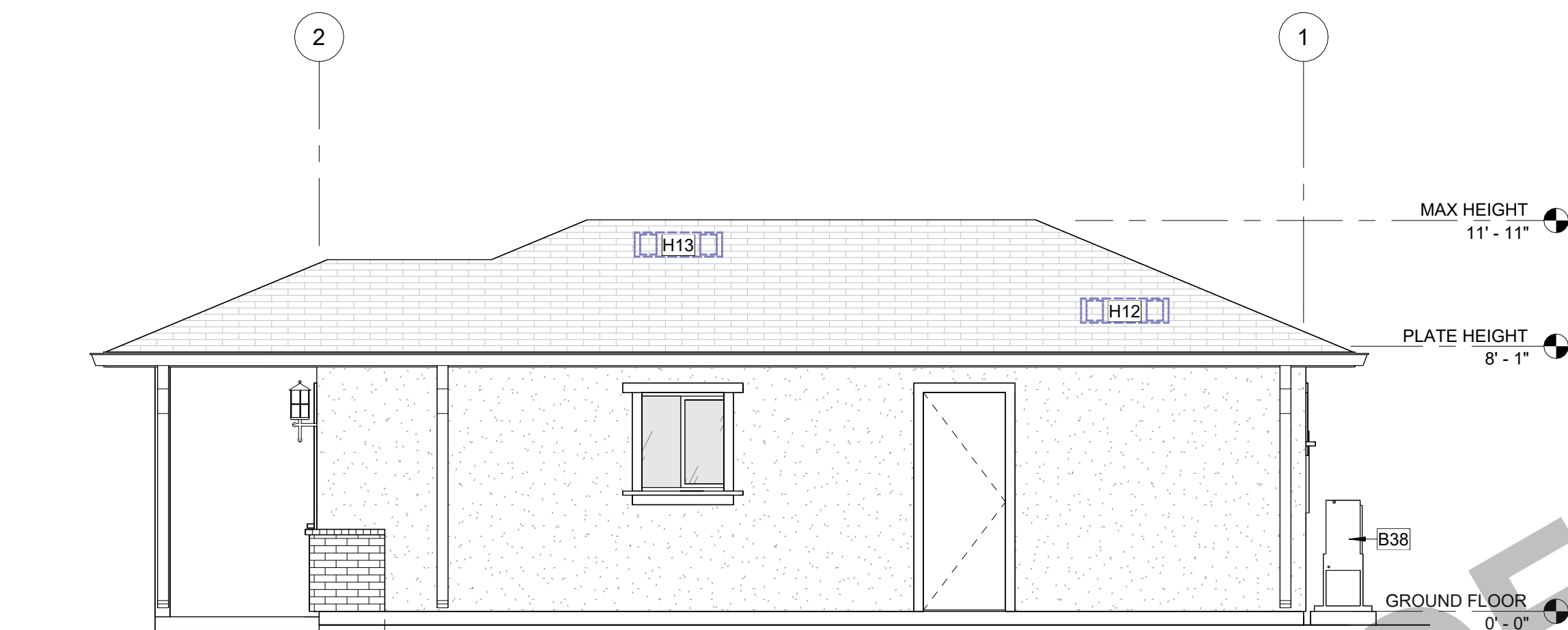
1 FRONT ELEVATION - BUNGALOW

A1-101 | A1-202 SCALE: 1/4" = 1'-0"



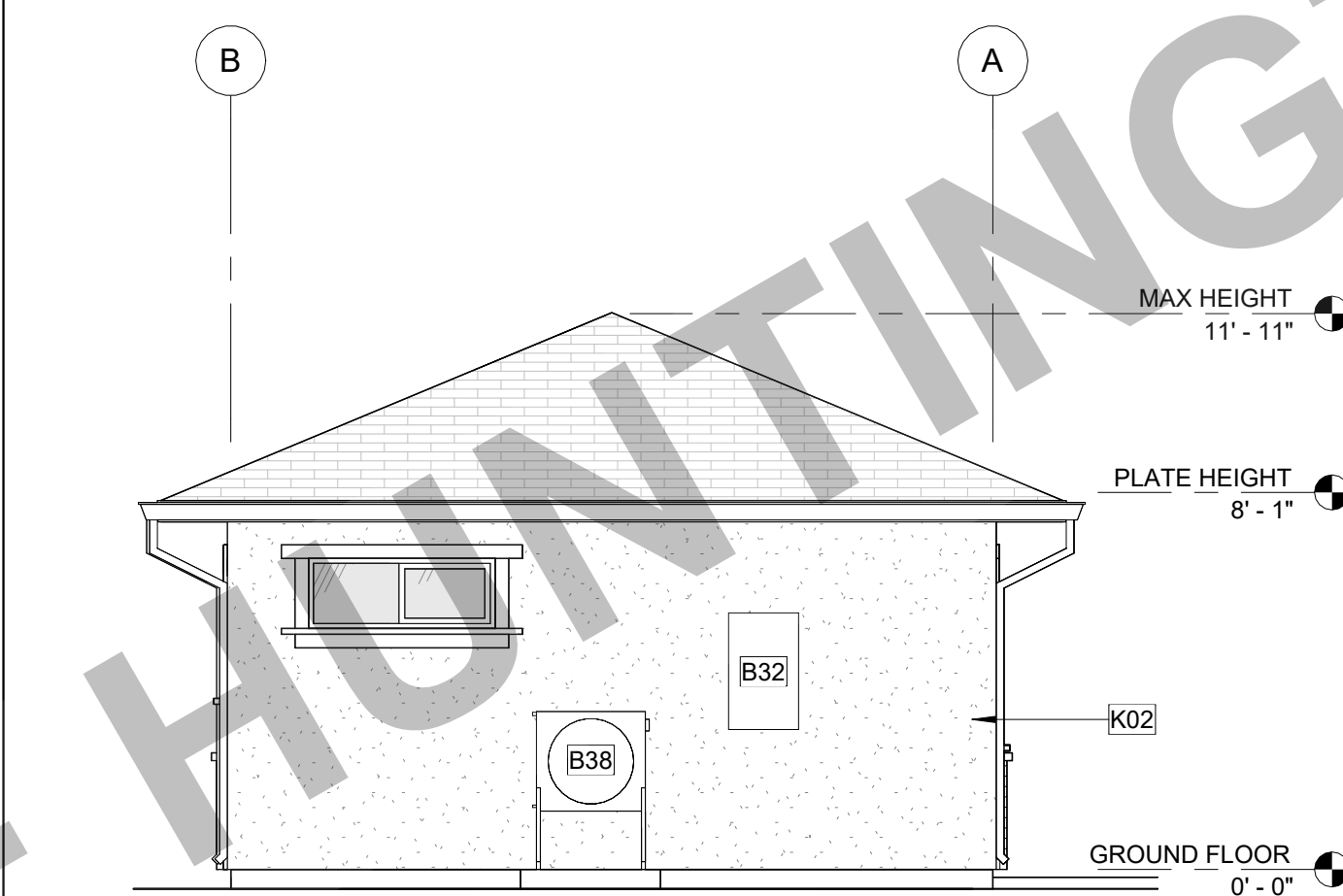
6 RIGHT ELEVATION - NO PORCH

A1-202 SCALE: 1/4" = 1'-0"



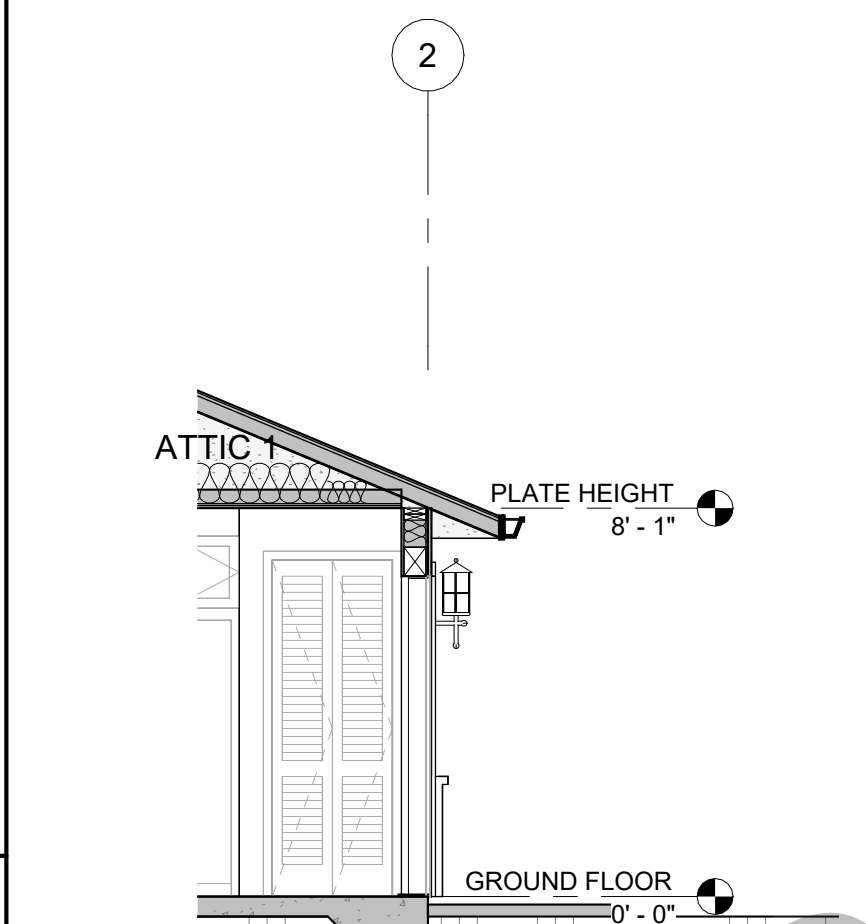
5 RIGHT ELEVATION - BUNGALOW

A1-101 | A1-202 SCALE: 1/4" = 1'-0"



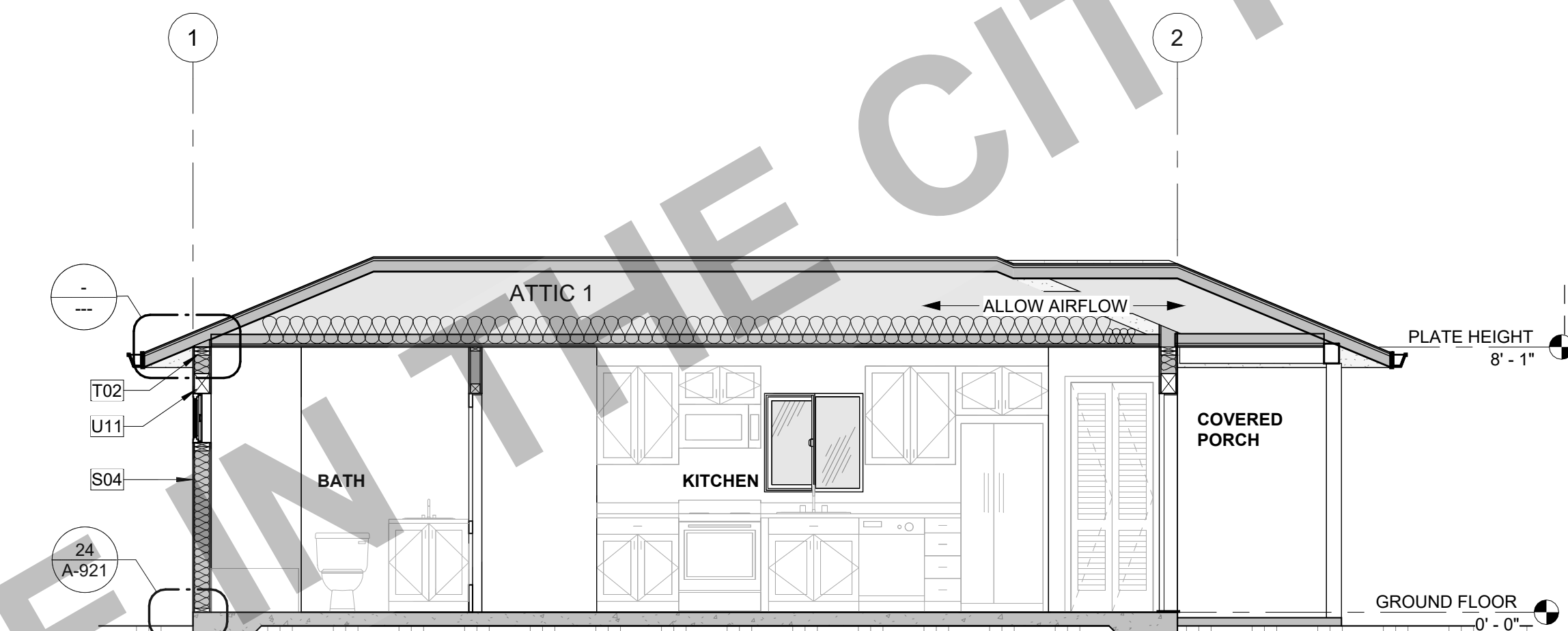
4 REAR ELEVATION - BUNGALOW

A1-101 | A1-202 SCALE: 1/4" = 1'-0"



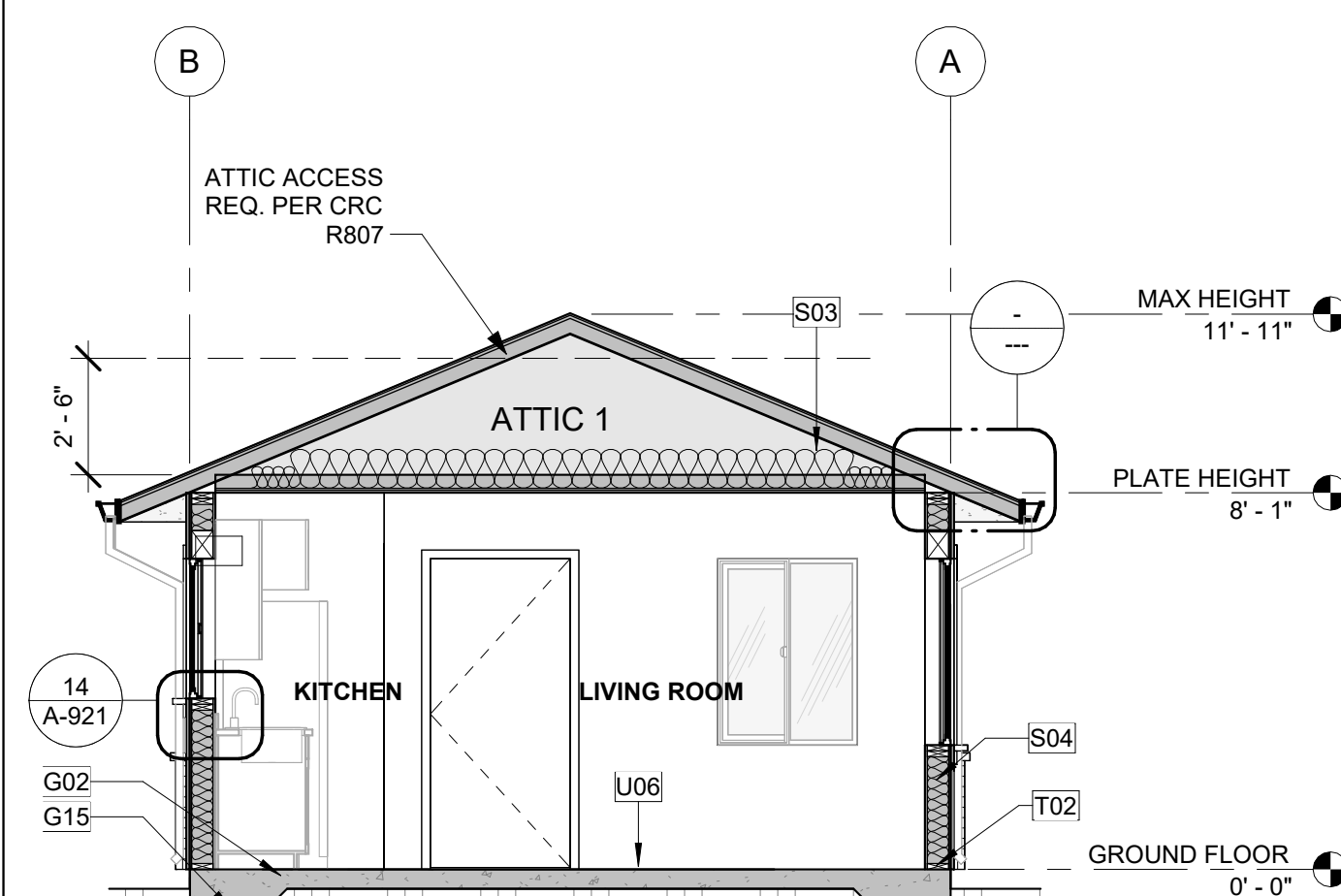
9 SECTION 3 - NO PORCH

A1-202 SCALE: 1/4" = 1'-0"



8 SECTION 2 - BUNGALOW

A1-101 | A1-202 SCALE: 1/4" = 1'-0"



7 SECTION 1 - BUNGALOW

A1-101 | A1-202 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

NOTES:

1. SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE SIZES, MANUFACTURER, AND COLOR/FINISH SPECIFICATIONS.
2. ALL MATERIAL SELECTIONS SHALL COMPLY WITH CRC, SECTION R703.
3. A PROJECT SITE LOCATED WITHIN **WUI** SHALL COMPLY WITH THE 2025 CWUIC SECTION 504. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
4. APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
5. (ALTERNATIVELY), IF PROJECT SITE REQUIRES **WUI** COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BML LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A. INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.

GRAPHICS LEGEND: (SEE TITLE SHEET; STRIKE THROUGH NON-USED OPTIONS)

	CEMENT PLASTER STUCCO SIDING (PER CRC R703.7)
	ASPHALT COMPOSITE ROOF SHINGLES - CLASS B MIN. REQUIRED. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. (SHALL COMPLY WITH CRC R905.2.4, CRC R905.1, TABLE R905.1.1(1), TABLE R905.1.1(2) & ASTM D3462)
	ADHERED MASONRY BRICK VENEER (PER CRC 703.12) (SEE SHEET A-950 FOR REFERENCE DETAILS)

PER CBC TABLE 705.8.1, THE MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON A FIRE SEPARATION DISTANCE OF 5' ≤ x < 10' IS 25%.

OPENING PERCENTAGE PER SIDE

FRONT:	4,608 IN ² / 19,012 IN ² = 24.2%
LEFT:	6,912 IN ² / 34,920 IN ² = 19.8%
REAR:	864 IN ² / 19,012 IN ² = 4.5%
RIGHT:	3,696 IN ² / 34,920 IN ² = 10.6%



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

ELEVATION GENERAL NOTES

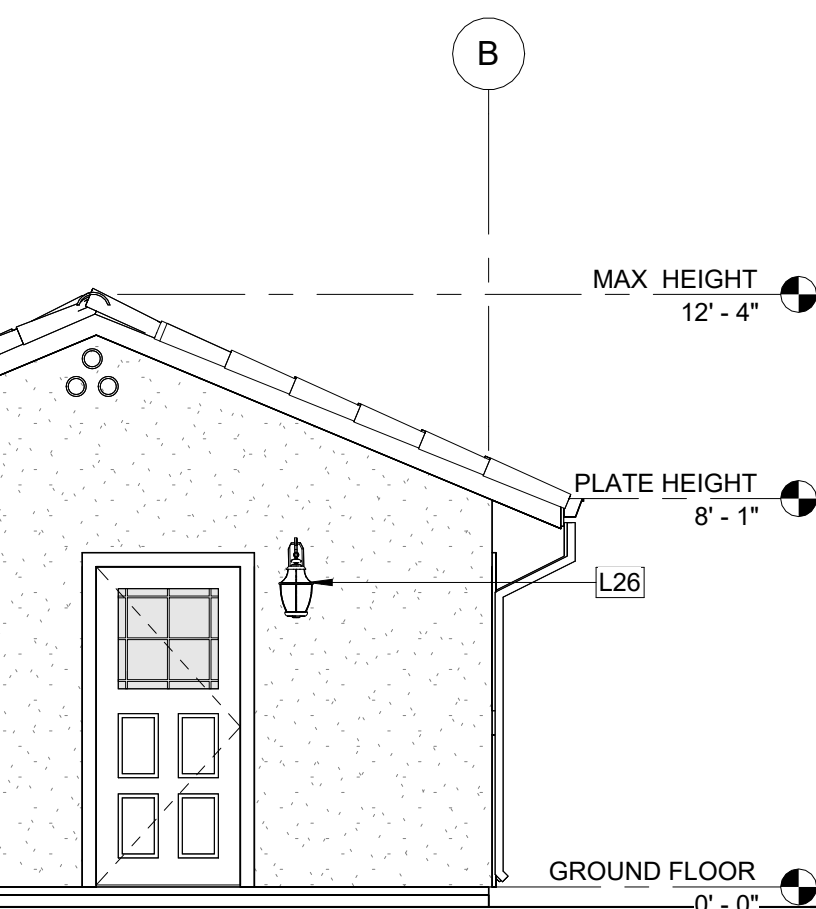
1. REFER TO GENERAL NOTES SHEET G-101 & G-102 FOR ADDITIONAL REQUIREMENTS.
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH **2025 CRC TABLE R703.3(1)**.
6. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH **2025 CRC TABLE R602.3 (1)**.
7. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH **2025 CRC R703.15**. REFER TO **2025 CRC R703.8** FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

SECTIONS GENERAL NOTES

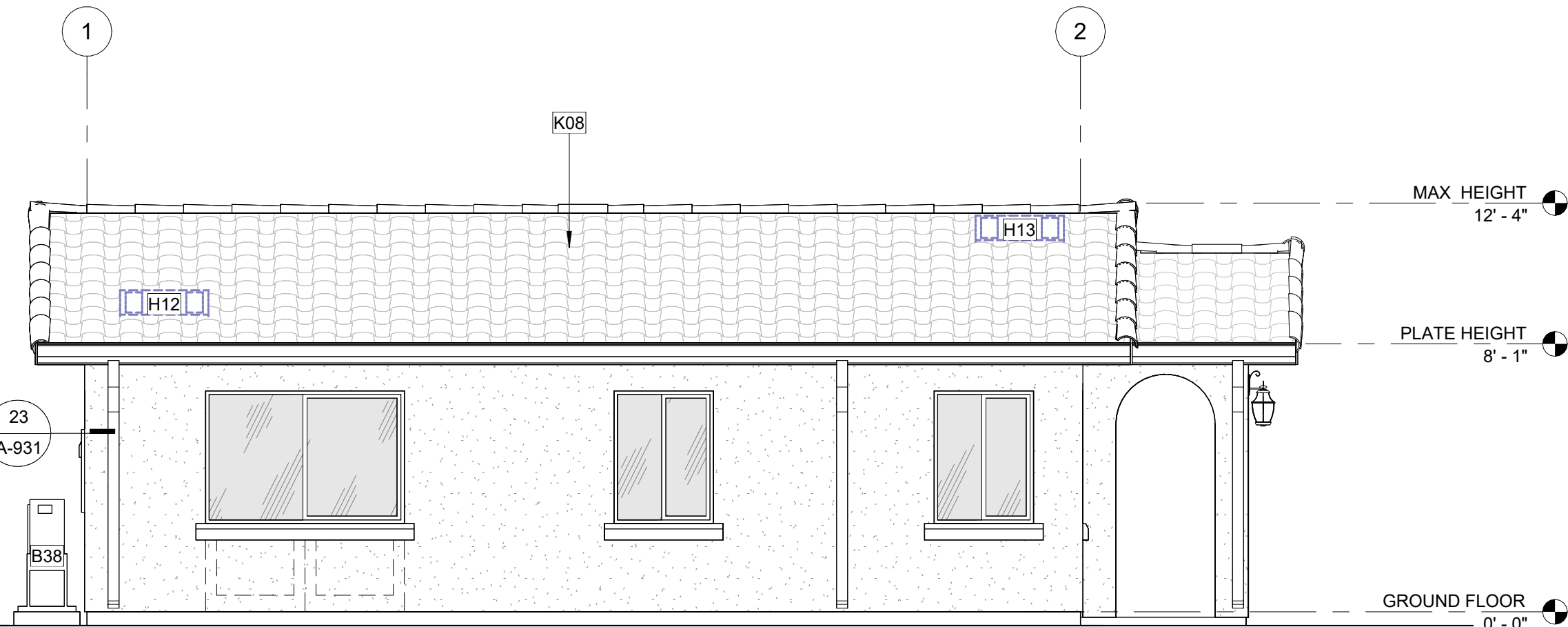
1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
5. FIREBLOCKING TO BE LOCATED PER **2025 CRC SECTION R302.11**:
 - A. **SECTION R302.11 -**
 1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 1. VERTICALLY AT CEILING AND FLOOR LEVELS
 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH **2025 CRC SECTION R302.7**.
 4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
 5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE **2025 CRC SECTION R1003.19**.
 6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
 - B. **SECTION R302.11.1 -** FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
 1. TWO-INCH NOMINAL LUMBER
 2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
 5. ONE-HALF-INCH GYPSUM BOARD
 6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
 7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.
6. PER **2025 CRC SECTION R304.1** SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.
7. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
8. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
9. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH **2025 CRC 302.9** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

KEYNOTES

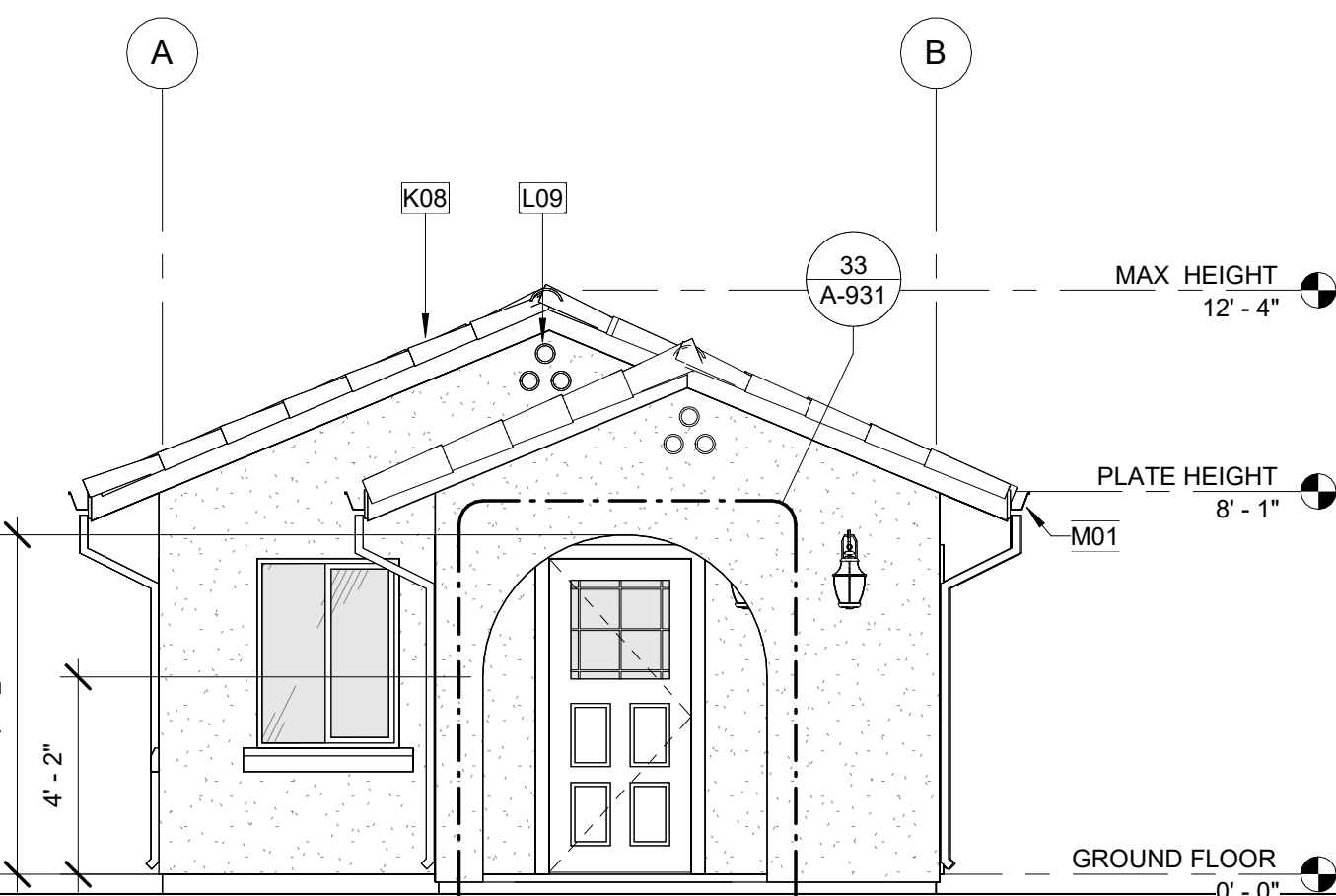
- B32 ELECTRICAL PANEL. SEE COVER SHEET FOR PANEL OPTION AND MAXIMUM AMPERAGE
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION ON SHEETS T24-101 & T24-102. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. PROVIDE PROTECTION PER CPC 507.25 & CMC 305.1.1. SEE GENERAL MEP NOTES 7 & 8 ON SHEET A-111 FOR MORE INFO. MIN. 30" FROM CONDENSING UNIT TO P/L.
- G02 CONCRETE FLATWORK. 1/4" SLOPE AWAY FROM BUILDING.
- G15 CONCRETE FOOTING. REFER TO STRUCTURAL PLANS
- H12 ATTIC VENT (LOW); LOWER VENTILATORS SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE PER R806.2 EXCEPTION 2. PROVIDE DAMPER TO PROVIDE 1" CLR. AIRSPACE WHERE REQ. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- H13 ATTIC VENT (HIGH); UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- H23 WHERE AIRFLOW IS BLOCKED BY SHEAR PANEL, PROVIDE MINIMUM OF 12"x12" BLOCKED OPENING TO PROVIDE CROSS-VENTILATION.
- K02 STUCCO SIDING. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- K08 S-TYPE CLAY ROOF TILE. ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN. SEE MATERIALS LEGEND FOR MORE INFORMATION.
- L09 FAUX DECORATIVE VENT. SEE DETAIL 31/A-901.
- L26 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER 2025 CWCUI 504.4. SEE DETAIL 12/A-903.
- M01 R-38 MIN. ROOF INSULATION (VERIFY WITH TITLE 24 REPORT).
- S03 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- S04 2X6 WOOD STUD WALL. REFER TO STRUCTURAL.
- T02 WOOD BEAM / HEADER. REFER TO STRUCTURAL.
- U11



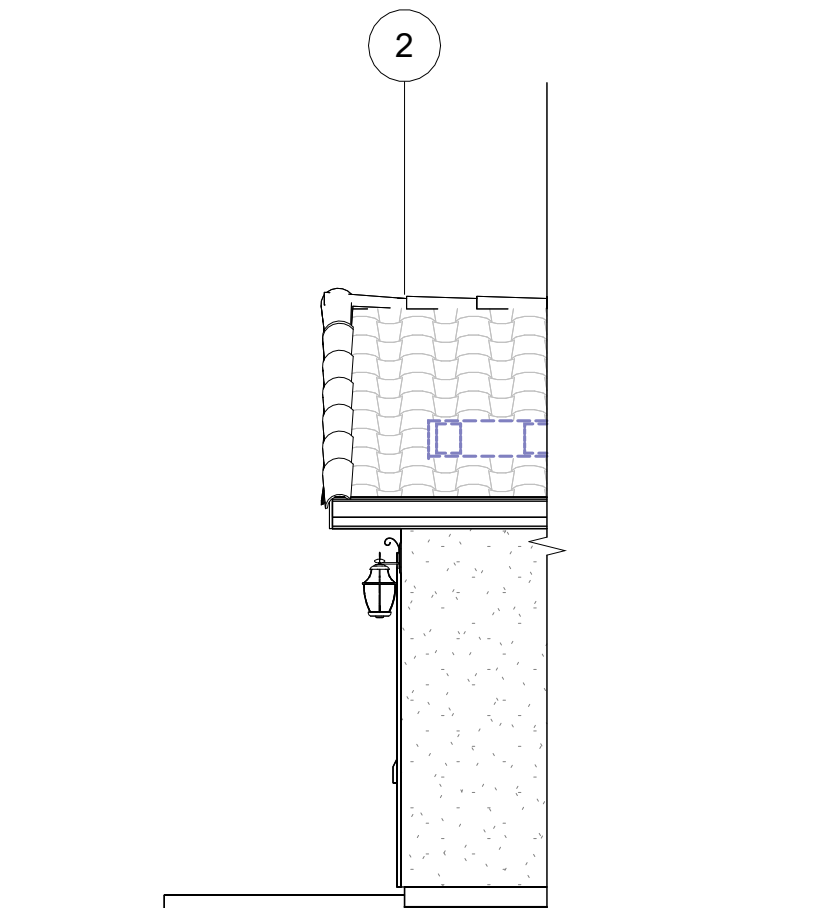
**3 FRONT ELEVATION
NO PORCH**
A1-101 | A1-203 SCALE: 1/4" = 1'-0"



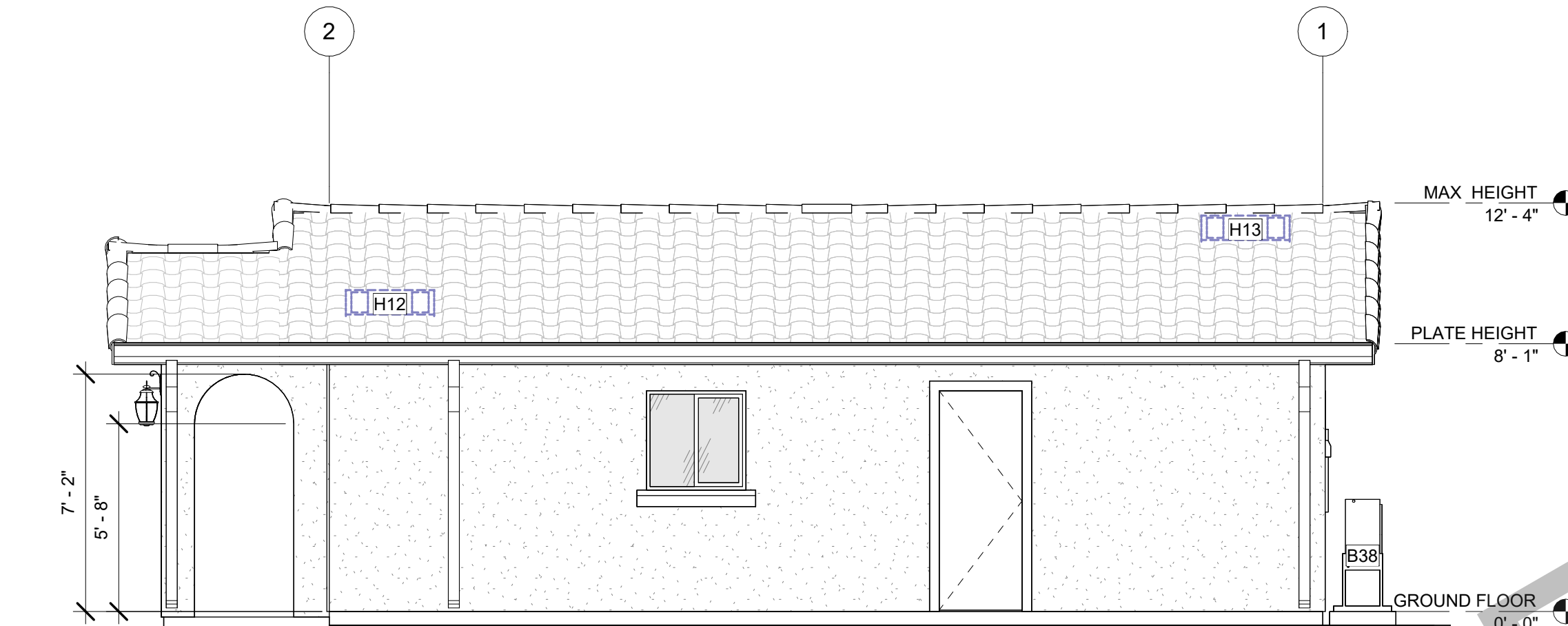
2 LEFT ELEVATION - SPANISH
A1-101 | A1-203 SCALE: 1/4" = 1'-0"



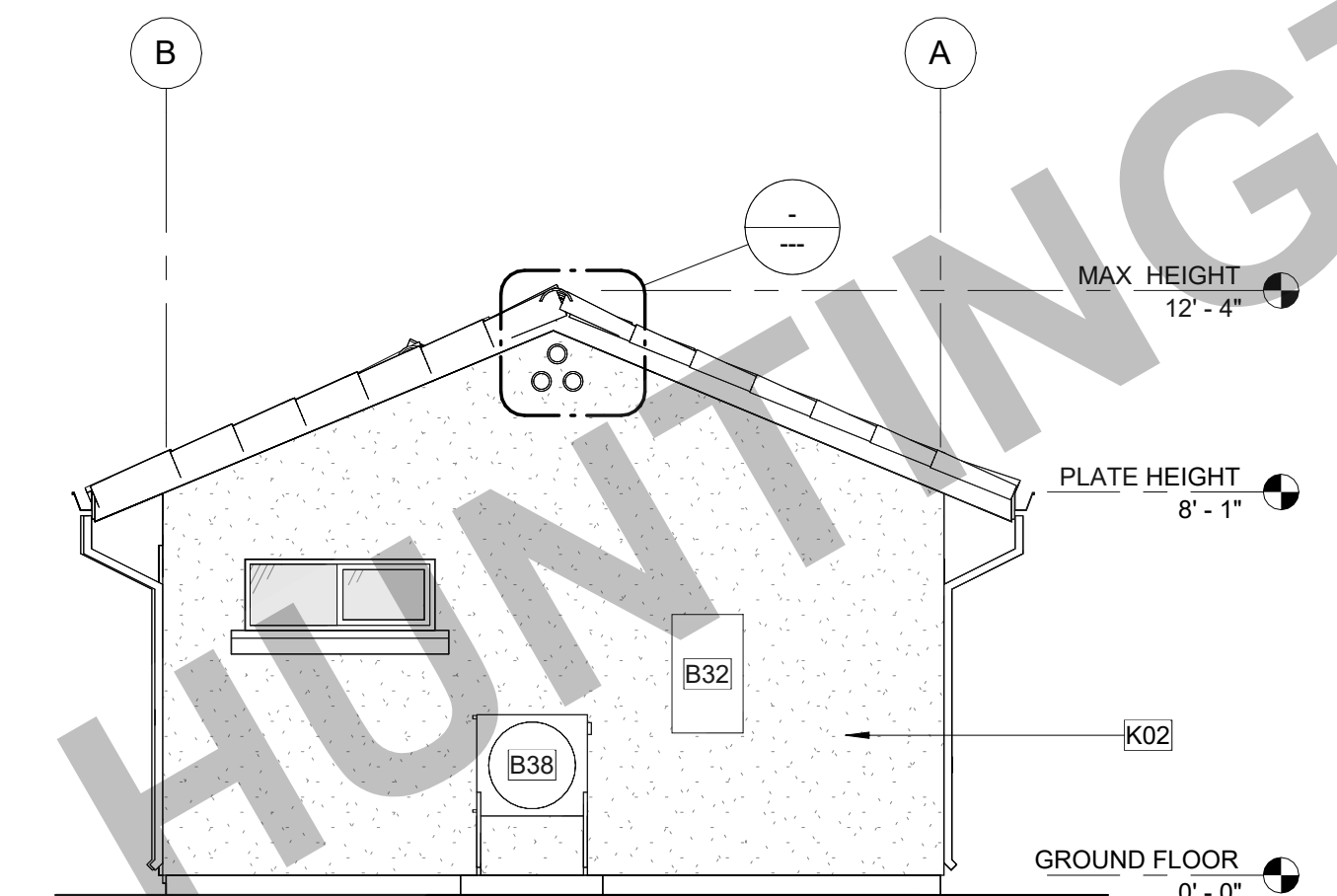
1 FRONT ELEVATION - SPANISH
A1-101 | A1-203 SCALE: 1/4" = 1'-0"



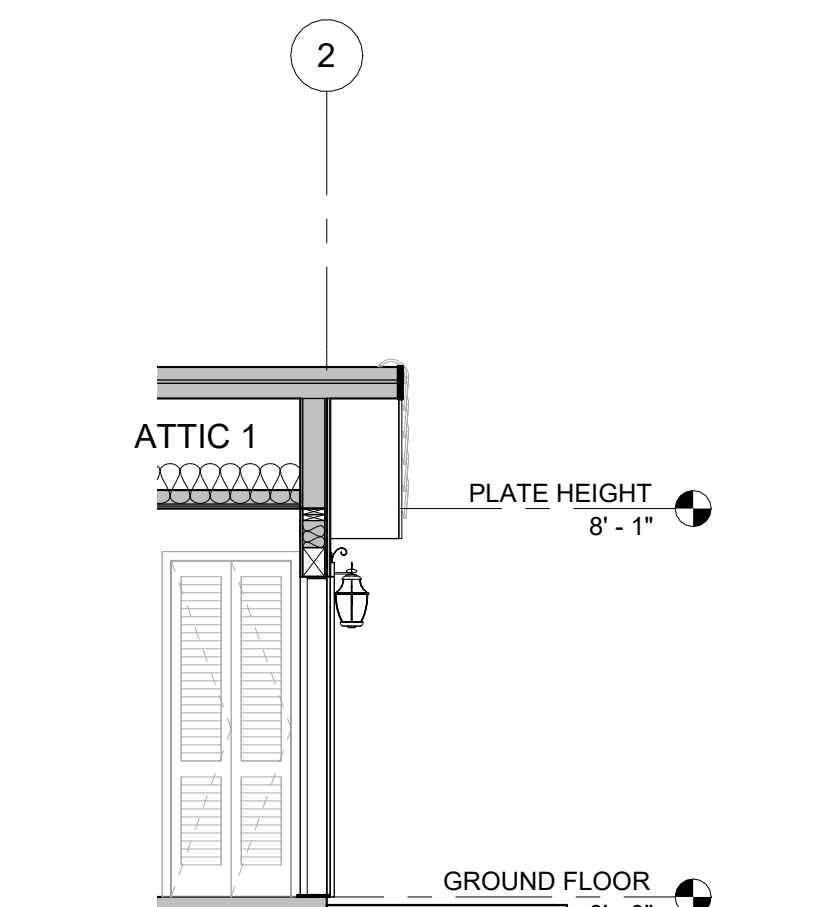
**6 RIGHT ELEV
NO PORCH**
A1-203 SCALE: 1/4" = 1'-0"



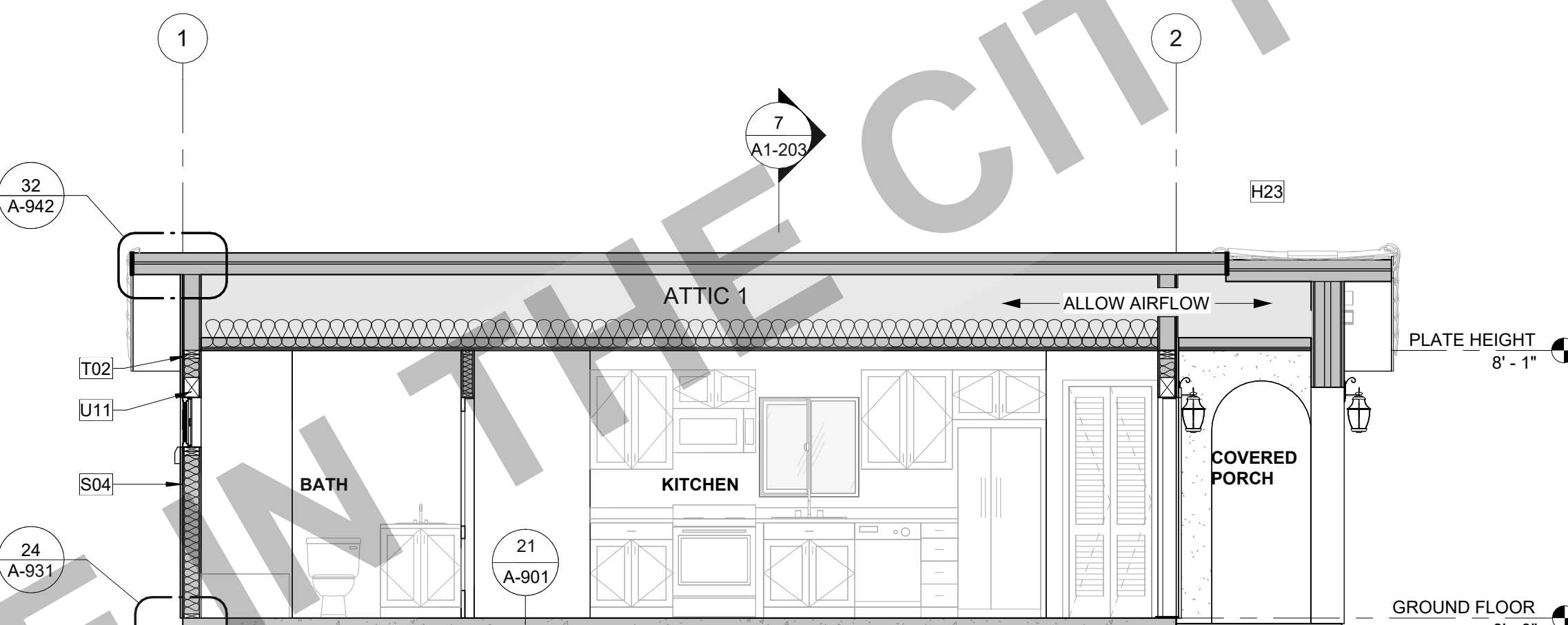
5 RIGHT ELEVATION - SPANISH
A1-101 | A1-203 SCALE: 1/4" = 1'-0"



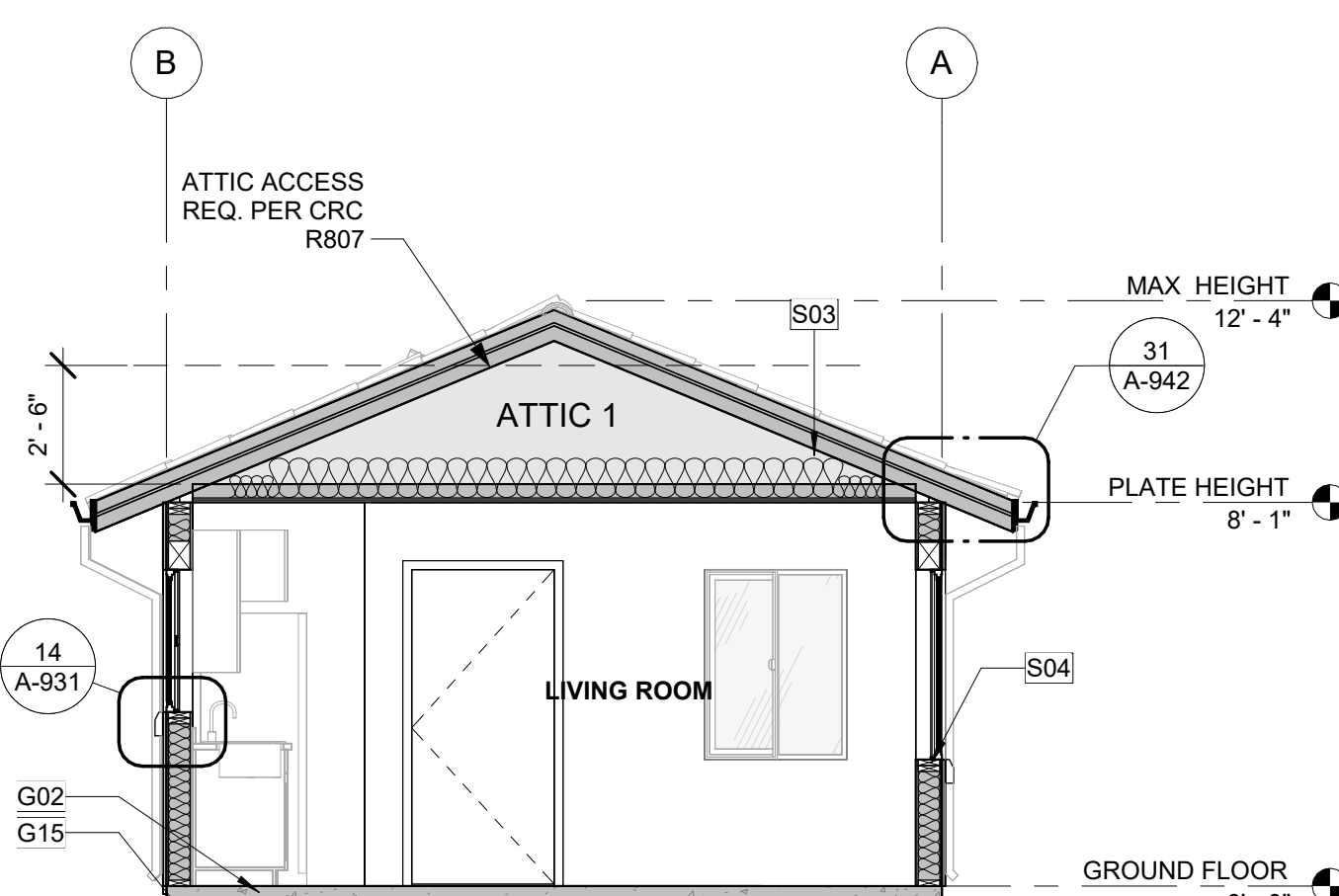
4 REAR ELEVATION - SPANISH
A1-101 | A1-203 SCALE: 1/4" = 1'-0"



**9 SECTION 3
NO PORCH**
A1-203 SCALE: 1/4" = 1'-0"



8 SECTION 2 - SPANISH
A1-101 | A1-203 SCALE: 1/4" = 1'-0"



7 SECTION 1 - SPANISH
A1-101 | A1-203 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

NOTES:

1. SEE TITLE SHEET FOR MATERIAL SELECTIONS. APPLICANT OR OWNER TO PROVIDE SIZES, MANUFACTURER, AND COLOR/FINISH SPECIFICATIONS.
2. ALL MATERIAL SELECTIONS SHALL COMPLY WITH CRC, SECTION R703.
3. A PROJECT SITE LOCATED WITHIN WUI SHALL COMPLY WITH THE 2025 CWCUI SECTION 504. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.
4. APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
5. (ALTERNATIVELY), IF PROJECT SITE REQUIRES WUI COMPLIANCE, AND THE PRODUCT SELECTIONS ARE NOT BML LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A, INDICATE IN THE MATERIALS LEGEND WHEN THIS OCCURS AND PROVIDE DOCUMENTATION OF COMPLIANCE FOR APPROVAL.

GRAPHICS LEGEND: (SEE TITLE SHEET; STRIKE THROUGH NON-USED OPTIONS)

- CEMENT PLASTER STUCCO SIDING**
(PER CRC R703.7)
- S-TILE CLAY ROOF - CLASS B MIN. REQ.**
ROOF REFLECTANCE (0.1) MIN. ROOF EMITTANCE (0.85) MIN.
(SHALL COMPLY WITH CRC R905.1, CRC R905.3)

PER CRC TABLE 705.8.1, THE MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON A FIRE SEPARATION DISTANCE OF 5' ≤ x < 10' IS 25%.

OPENING PERCENTAGE PER SIDE

- FRONT:** 4,608 IN² / 19,012 IN² = **24.2%**
- LEFT:** 6,912 IN² / 34,920 IN² = **19.8%**
- REAR:** 864 IN² / 19,012 IN² = **4.5%**
- RIGHT:** 3,696 IN² / 34,920 IN² = **10.6%**

**HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH**

**ELEVATIONS & SECTIONS -
SPANISH COLONIAL**

PUBLIC SET

DATE
02/25/2026
SHEET

A1-203



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

STUCCO EXTERIOR WALL
CBC TABLE 721.1(2) ITEM 15-1.3 (EXTERIOR) 1 HOUR

EXTERIOR SIDE
CEMENT PLASTER SYSTEM OVER WEATHER RESISTIVE BARRIER(S)
WHEN LOCATED IN MARINE CLIMATE, DRAINABLE WRB WITH 90% OR BETTER REQUIRED PER CBC 2510.6
18 GA HORIZONTAL LINE WIRE AT 8" O/C BENEATH WR BARRIER FOR FULL LENGTH & HEIGHT OF EXTERIOR BUILDING WALLS - TYPICAL. OMIT LINE WIRE AT SHEATHED WALLS
SHEAR PANEL WHERE OCCURS PER STRUCTURAL. ADD SHEATHING TO ENTIRE LENGTH OF WALL AT WALLS IN LINE WITH SHEAR PANEL. OTHERWISE, TYPICAL WOOD FRAMED EXTERIOR WALLS USE LINE WIRE.
2 X 6 FRAMING @ 16" OC, TYP.

INTERIOR SIDE
5/8" TYPE X GWB TYP* APPLIED VERTICALLY OR HORIZONTALLY, ATTACHED WITH 1 1/4" TYPE S SCREWS, AT 7" O.C. WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.
*NOTE: SUBSTITUTE 5/8" TYPE X MOLD-RESISTANT NON-PAPER GWB W/ FIBERGLASS MATS AT ALL BATHROOM WALLS & CEILINGS, AND AT KITCHEN, LAUNDRY, AND JANITOR CLOSET WET WALLS
**INCREASE FASTENER LENGTH BY AMOUNT AT LEAST EQUAL TO FURRING THICKNESS
ADD 1/2" OR 5/8" FURRING AS NEEDED TO FLUSH INTERIOR FACE OF FINISH
INSULATION PER ENERGY REPORT

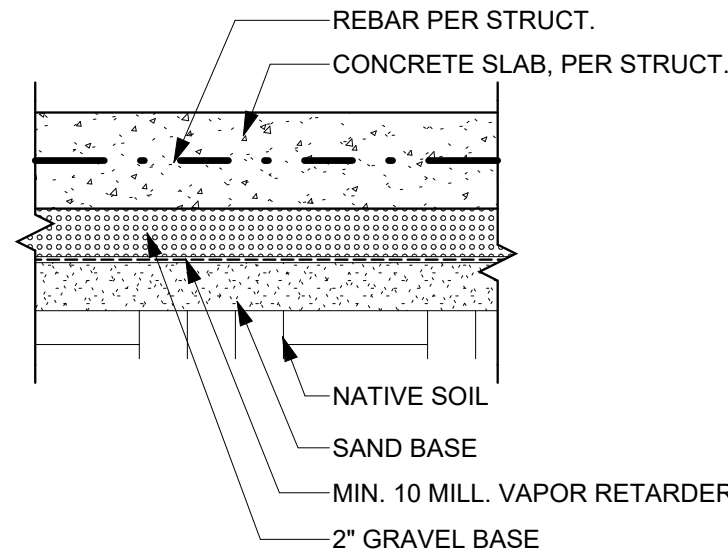
PLAN VIEW

ROOF ASSEMBLY FIRE RESISTANCE CALCULATION
PER CBC TABLE 722.6.2(1) & PER CBC 722.6.2(2)

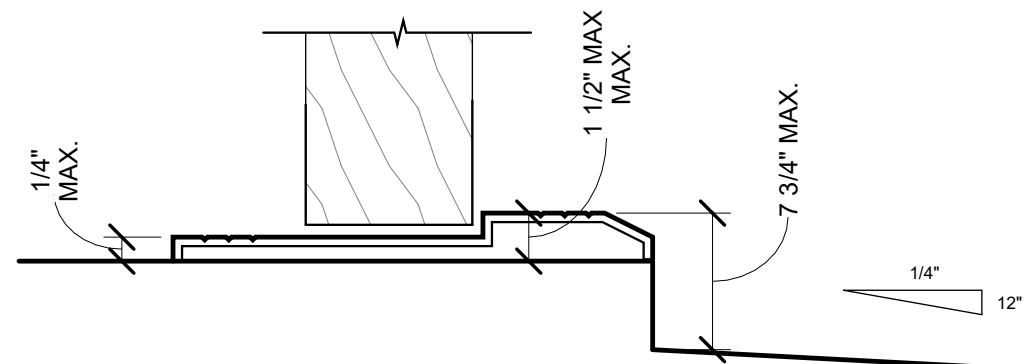
WOOD JOISTS 16" O.C.	10 MIN.
1/2" PLYWOOD	10 MIN.
5/8" TYPE X GYPSUM BOARD	40 MIN.
TOTAL FIRE RESISTANCE	60 MIN.

WALL ASSEMBLY FIRE RESISTANCE CALCULATION
PER CBC TABLE 722.6.2(1) & PER CBC 722.6.2(2)

WOOD STUDS 16" O.C.	20 MIN.
1/2" PLYWOOD	10 MIN.
5/8" TYPE X GYPSUM BOARD	40 MIN.
TOTAL FIRE RESISTANCE	70 MIN.



NOTE:
SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION



R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH **CRC R311.8** OR A STAIRWAY IN ACCORDANCE WITH **CRC R311.7**.

31 CALC. FIRE RESISTANCE RATING

A-901 SCALE: 12" = 1'-0"

FIBER CEMENT EXTERIOR WALL
GA FILE NO. WP 8105 1 HOUR

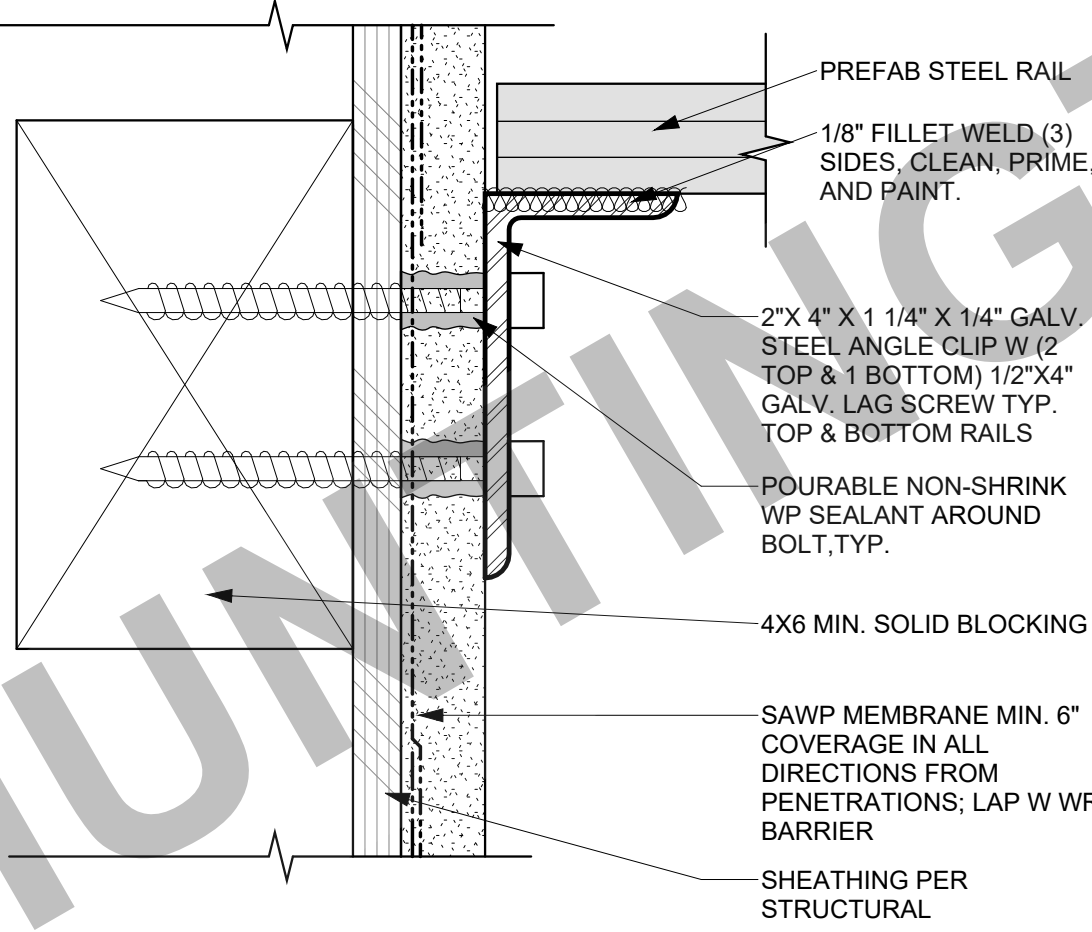
EXTERIOR SIDE
FIBER CEMENT SIDING OVER WEATHER RESISTIVE BARRIER(S)
WHEN LOCATED IN MARINE CLIMATE, DRAINABLE WRB WITH 90% OR BETTER REQUIRED PER CBC 2510.6
5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO STUDS WITH 1-3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS, OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.
SHEAR PANEL WHERE OCCURS PER STRUCTURAL. ADD SHEATHING TO ENTIRE LENGTH OF WALL AT WALLS IN LINE WITH SHEAR PANEL.
2x6 FRAMING @ 16" OC, TYP.

INTERIOR SIDE
5/8" TYPE X GWB TYP* APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH S SCREWS, 1-7/8" LONG, 7" O.C.
*NOTE: SUBSTITUTE 5/8" TYPE X MOLD-RESISTANT NON-PAPER GWB W/ FIBERGLASS MATS AT ALL BATHROOM WALLS & CEILINGS, AND AT KITCHEN, LAUNDRY, AND JANITOR CLOSET WET WALLS
**INCREASE FASTENER LENGTH BY AMOUNT AT LEAST EQUAL TO FURRING THICKNESS
ADD 1/2" OR 5/8" FURRING AS NEEDED TO FLUSH INTERIOR FACE OF FINISH
INSULATION PER ENERGY REPORT

PLAN VIEW

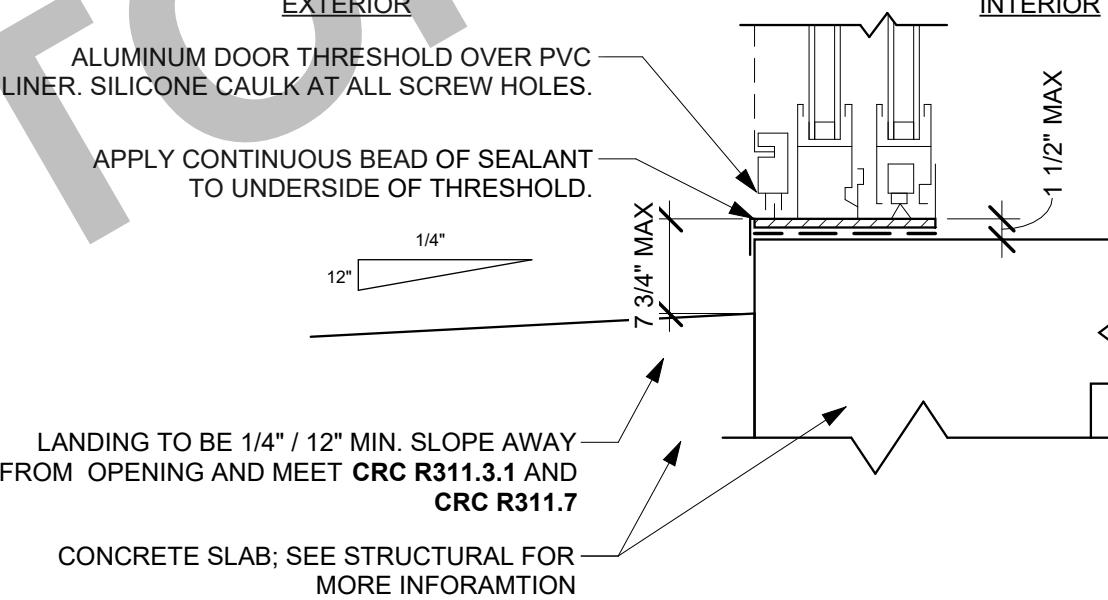
21 TYPICAL SLAB O/ VAPOR BARRIER

A1-201 A-901 SCALE: 1 1/2" = 1'-0"



11 EXTERIOR DOOR THRESHOLD - TYPICAL

A-901 SCALE: 6" = 1'-0"

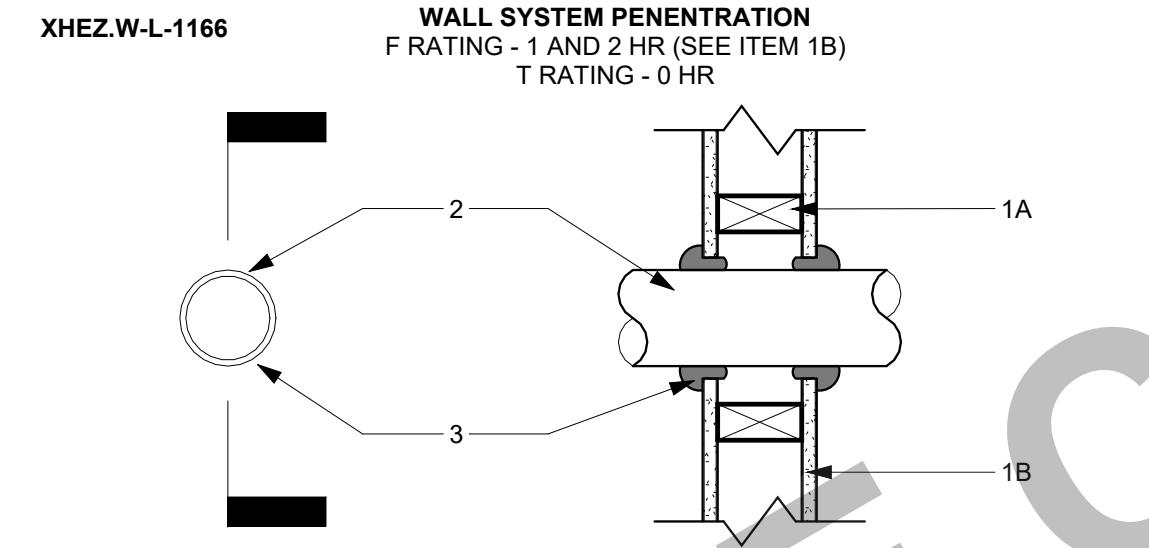


R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH **CRC R311.8** OR A STAIRWAY IN ACCORDANCE WITH **CRC R311.7**.

42 EXTERIOR RATED WALL ASSEMBLY-1HR

A-901 SCALE: 1 1/2" = 1'-0"



1. WALL ASSEMBLY
THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS-
WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.

B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING)-
THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

2. THROUGH- PENETRANTS
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC- PIPES, CONDUITS OR TUBING MAY BE USED:

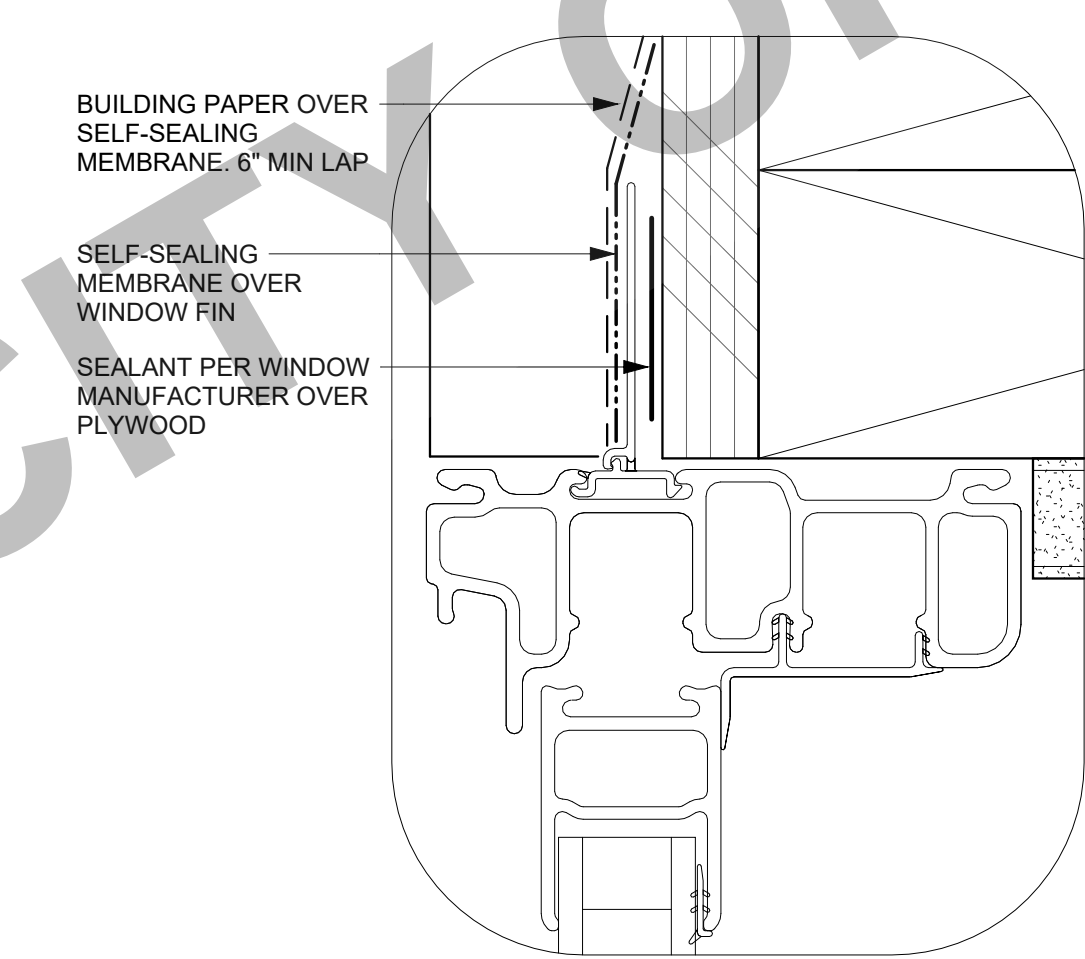
- A. COPPER TUBING- NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.
- B. COPPER PIPE- NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
- C. STEEL PIPE- NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
- D. CONDUIT- NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT
- E. IRON PIPE- NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

3. FILL, VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING) -
CAULK OR PUTTY-MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

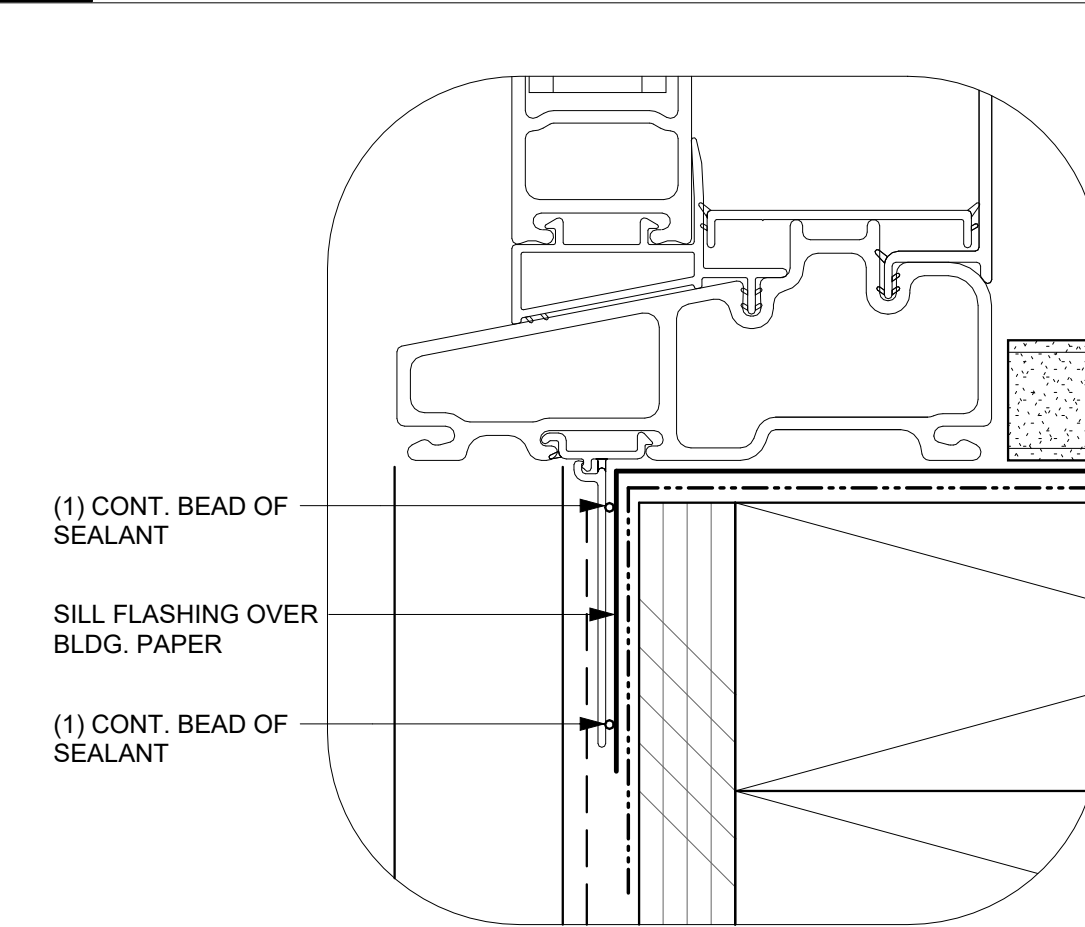
32 DETAILED HEAD FLASHING

A-901 SCALE: 12" = 1'-0"



33 DETAILED JAMB FLASHING

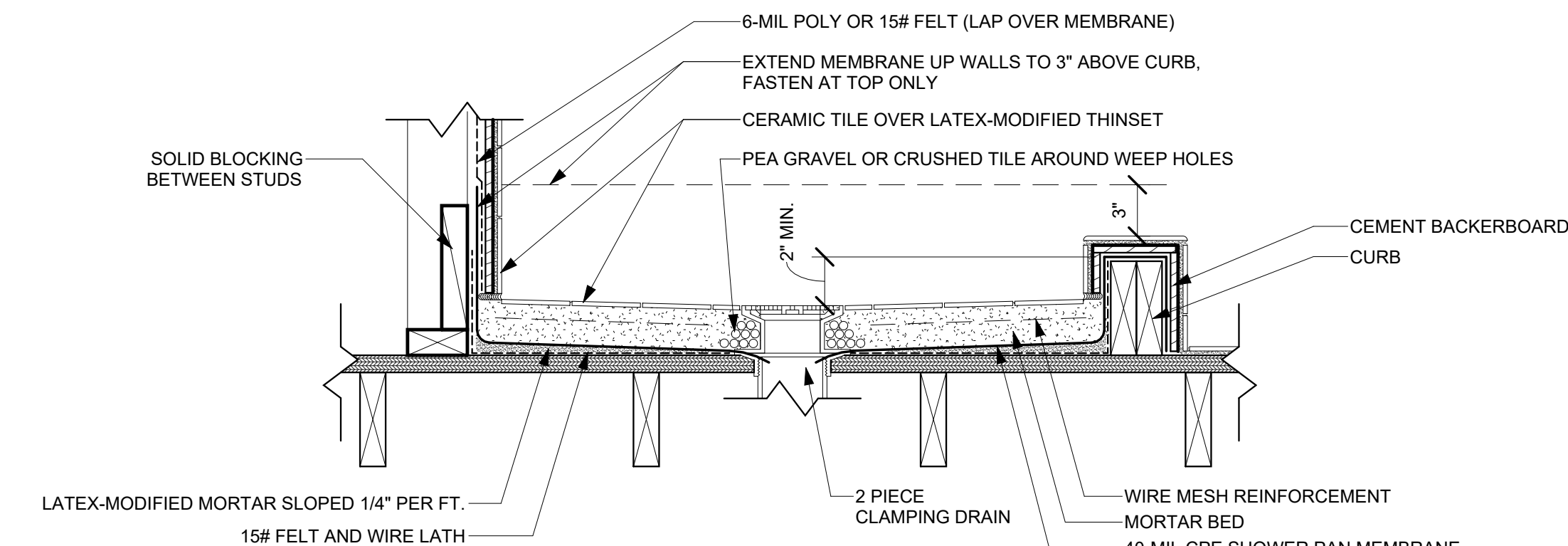
A-901 SCALE: 12" = 1'-0"



22 RAILING CONNECTION DETAIL

A-901 SCALE: 6" = 1'-0"

GENERAL NOTES:
1. REFER TO 2025 CPC FOR COMPLETE INFORMATION
2. FINISH FLOOR TO HAVE 1/4" MIN. TO 1/2" MAX SLOPE TO DRAIN PER FOOT.
3. FINISH HEIGHT OF DAM TO BE AT LEAST 2" (50.8mm) ABOVE HIGH POINT OF DRAIN.

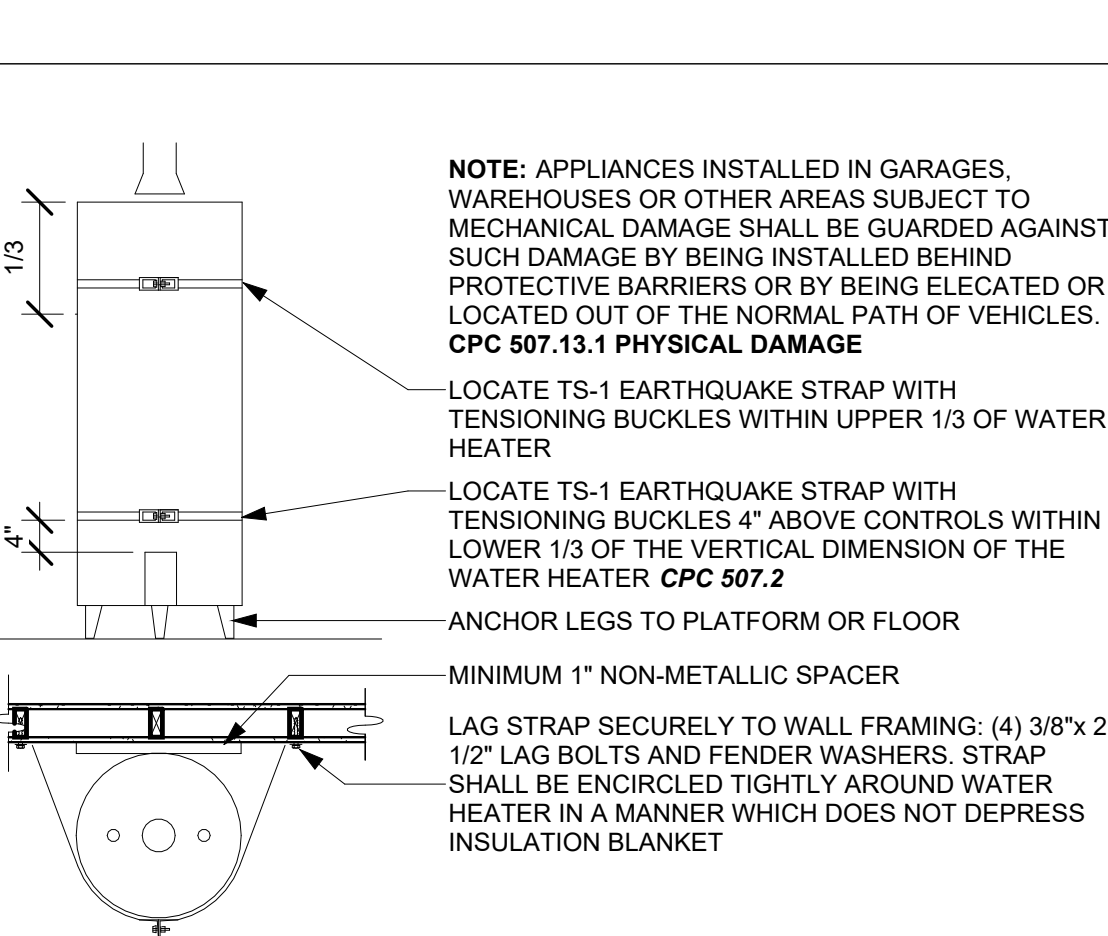
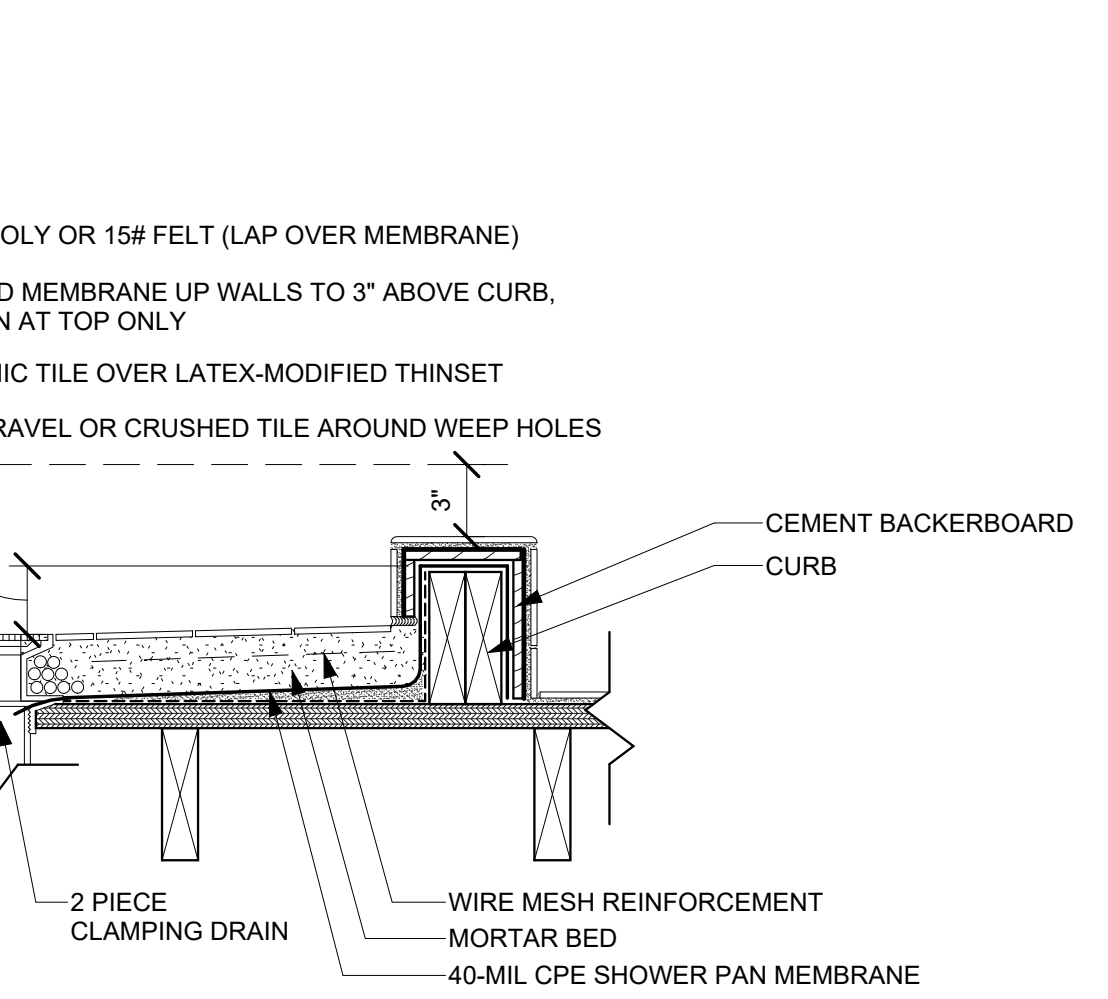


23 SHOWER SECTION

A-901 SCALE: 1 1/2" = 1'-0"

12 EXT. THRESHOLD - SLIDING DOOR TYP.

A-901 SCALE: 3" = 1'-0"



NOTE: APPLIANCES INSTALLED IN GARAGES, WAREHOUSES OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES. **CPC 507.13.1 PHYSICAL DAMAGE**

LOCATE TS-1 EARTHQUAKE STRAP WITH TENSIONING BUCKLES WITHIN UPPER 1/3 OF WATER HEATER

LOCATE TS-1 EARTHQUAKE STRAP WITH TENSIONING BUCKLES 4" ABOVE CONTROLS WITHIN LOWER 1/3 OF THE VERTICAL DIMENSION OF THE WATER HEATER **CPC 507.2**

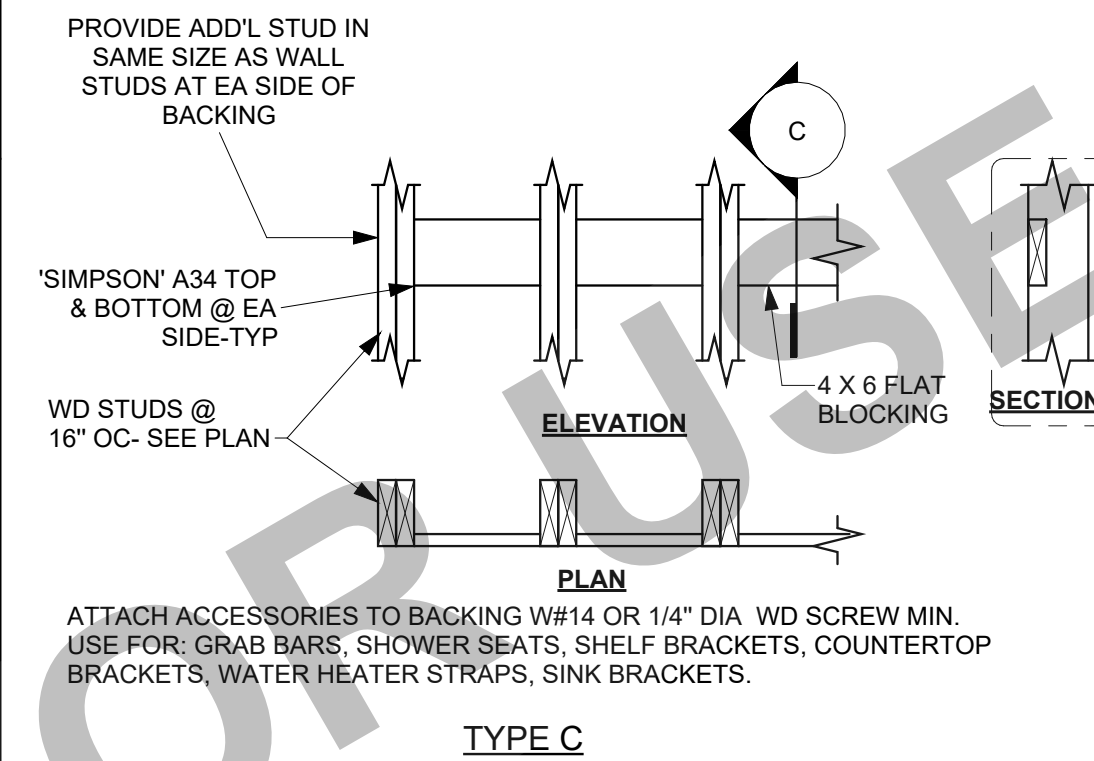
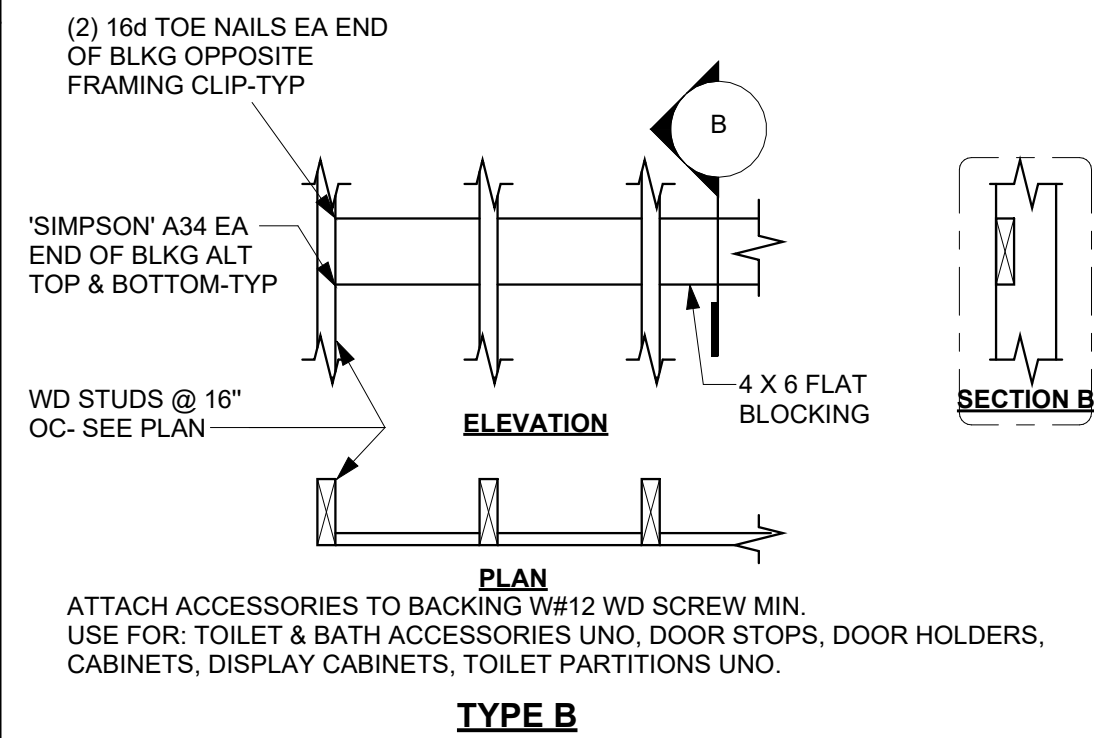
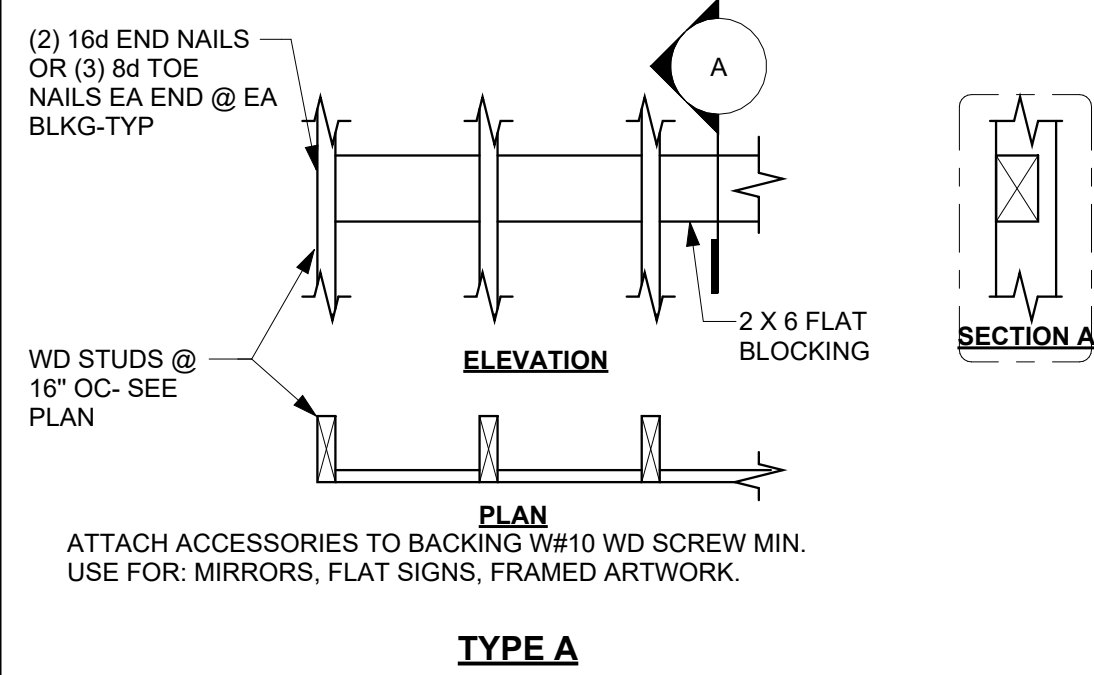
ANCHOR LEGS TO PLATFORM OR FLOOR

MINIMUM 1" NON-METALLIC SPACER

LAG STRAP SECURELY TO WALL FRAMING: (4) 3/8"x 2 1/2" LAG BOLTS AND FENDER WASHERS. STRAP SHALL BE ENCIRCLED TIGHTLY AROUND WATER HEATER IN A MANNER WHICH DOES NOT DEPRESS INSULATION BLANKET

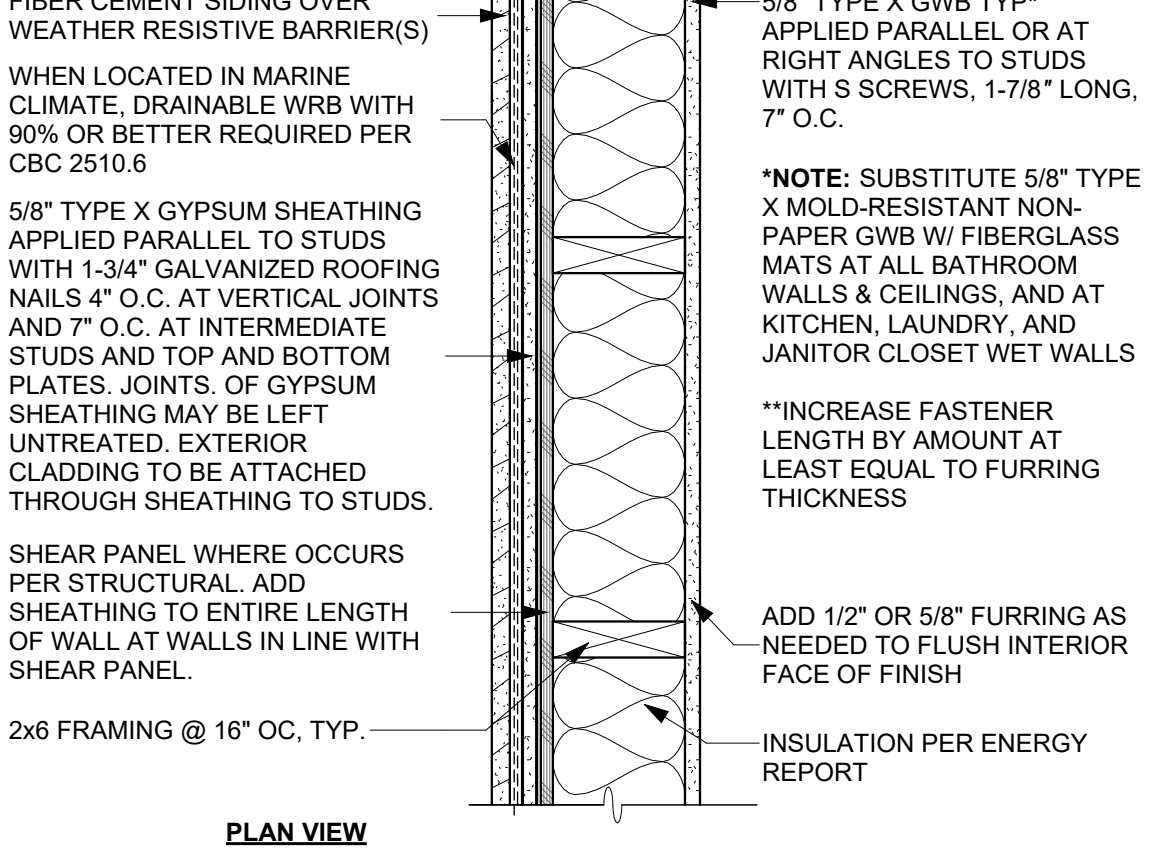
54 TYP. WOOD STUD BLOCKING

A-901 SCALE: 3/4" = 1'-0"



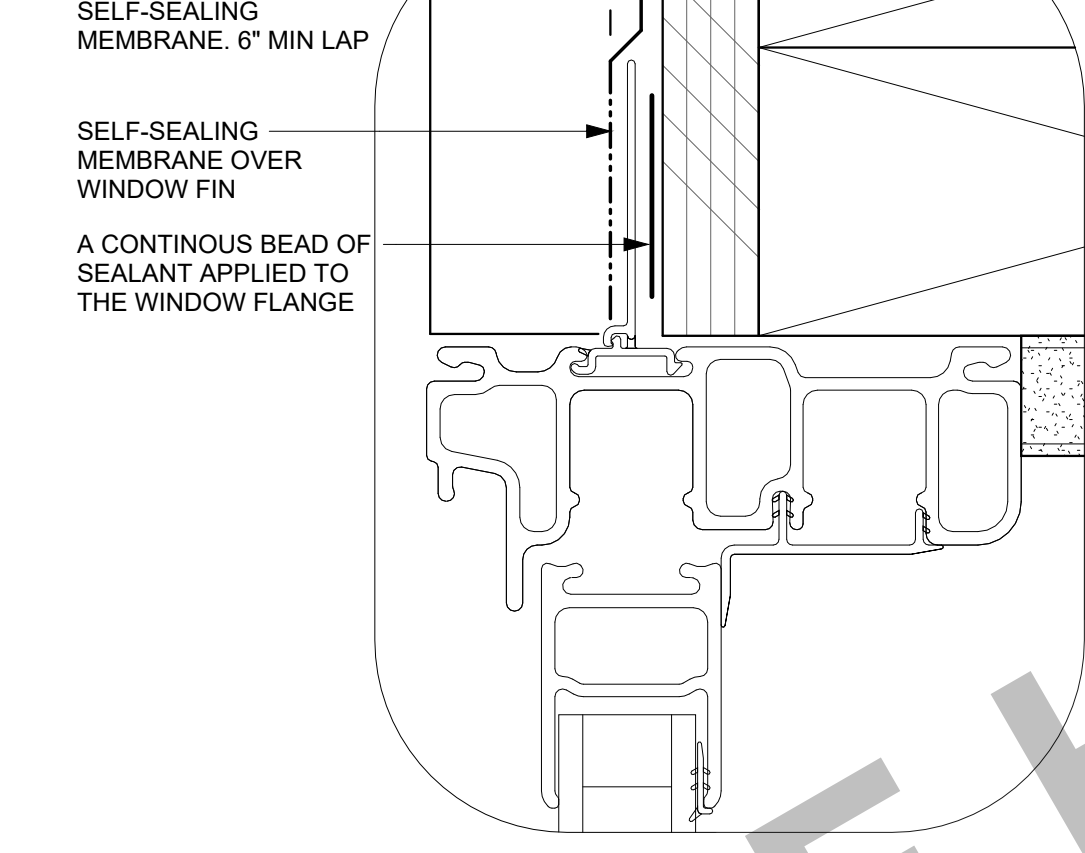
44 THROUGH PENETRATION @ WALL

A-901 SCALE: 1 1/2" = 1'-0"



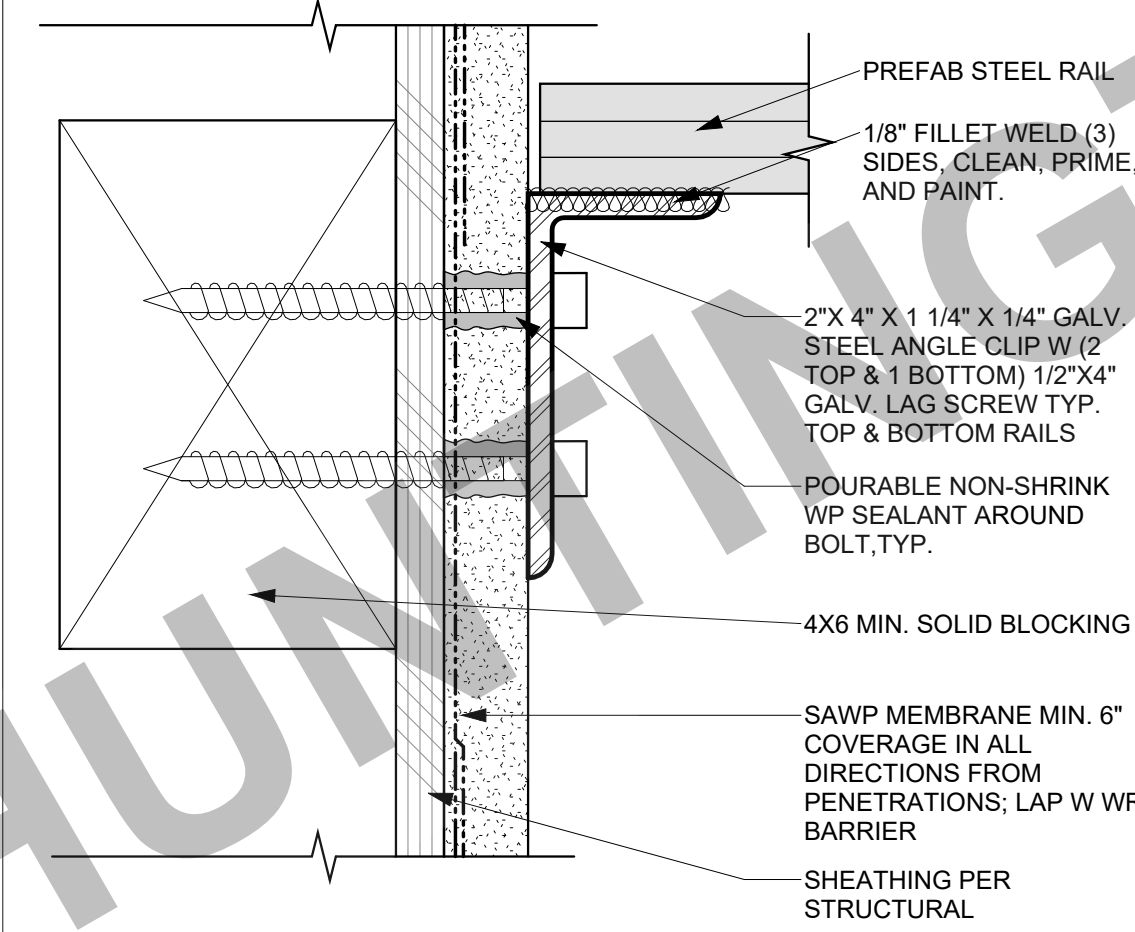
34 DETAILED SILL FLASHING

A-901 SCALE: 12" = 1'-0"



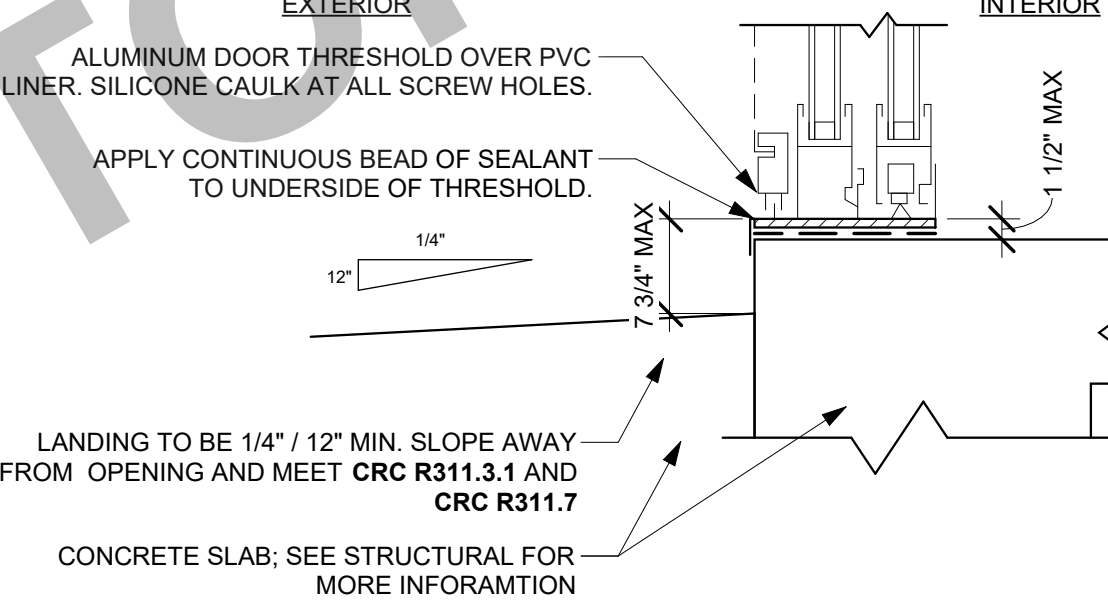
21 TYPICAL SLAB O/ VAPOR BARRIER

A1-201 A-901 SCALE: 1 1/2" = 1'-0"



11 EXTERIOR DOOR THRESHOLD - TYPICAL

A-901 SCALE: 6" = 1'-0"



R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

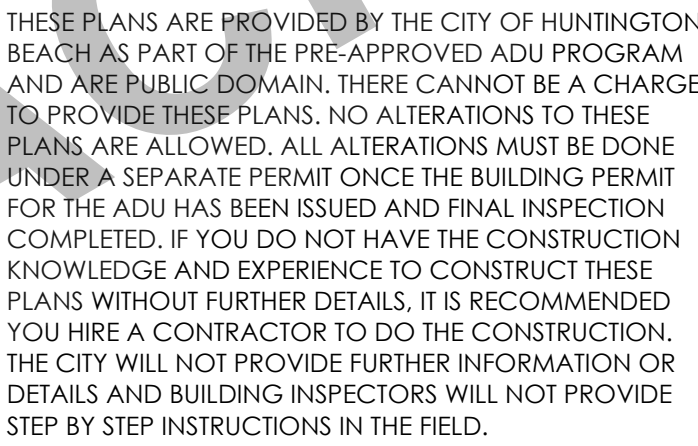
WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH **CRC R311.8** OR A STAIRWAY IN ACCORDANCE WITH **CRC R311.7**.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ARCHITECTURAL DETAILS -
COMMON

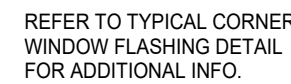
DATE
02/25/2026
SHEET

A-901

PUBLIC SET

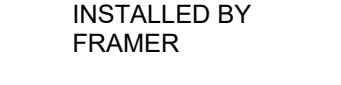


① = INDICATES SEQUENCE FOR INSTALLATION



SEE FLASHING PROFILES AT
ROOF TO WALL DETAILS

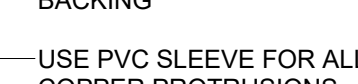
A-902	SCALE: 3" = 1'-0"
-------	-------------------



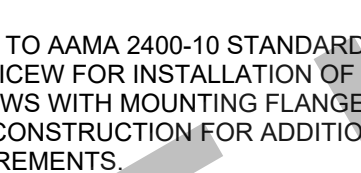
A-902	SCALE: 3" = 1'-0"
-------	-------------------



SCALE: 6" = 1'-0"

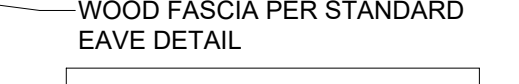


SCALE: 1" = 1'-0"

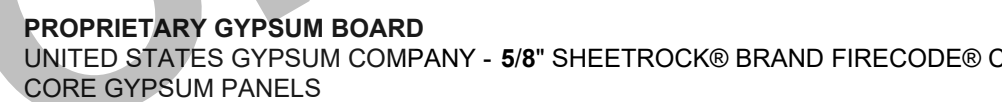
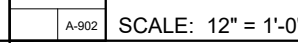


	A-902	SCALE: 12" = 1'-
--	-------	------------------

A-902	SCALE: 3" = 1'-0"
-------	-------------------



SCALE: 6" = 1'-0"



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



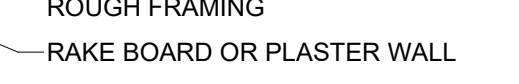
A-602 SCALE: 1 1/2" = 1'-0"



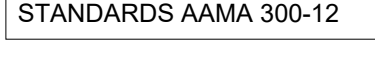
	A-602	NTS
--	-------	-----



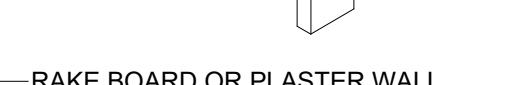
A-902 SCALE: 3" = 1'-0"



A-902 SCALE: 3" = 1'-0"



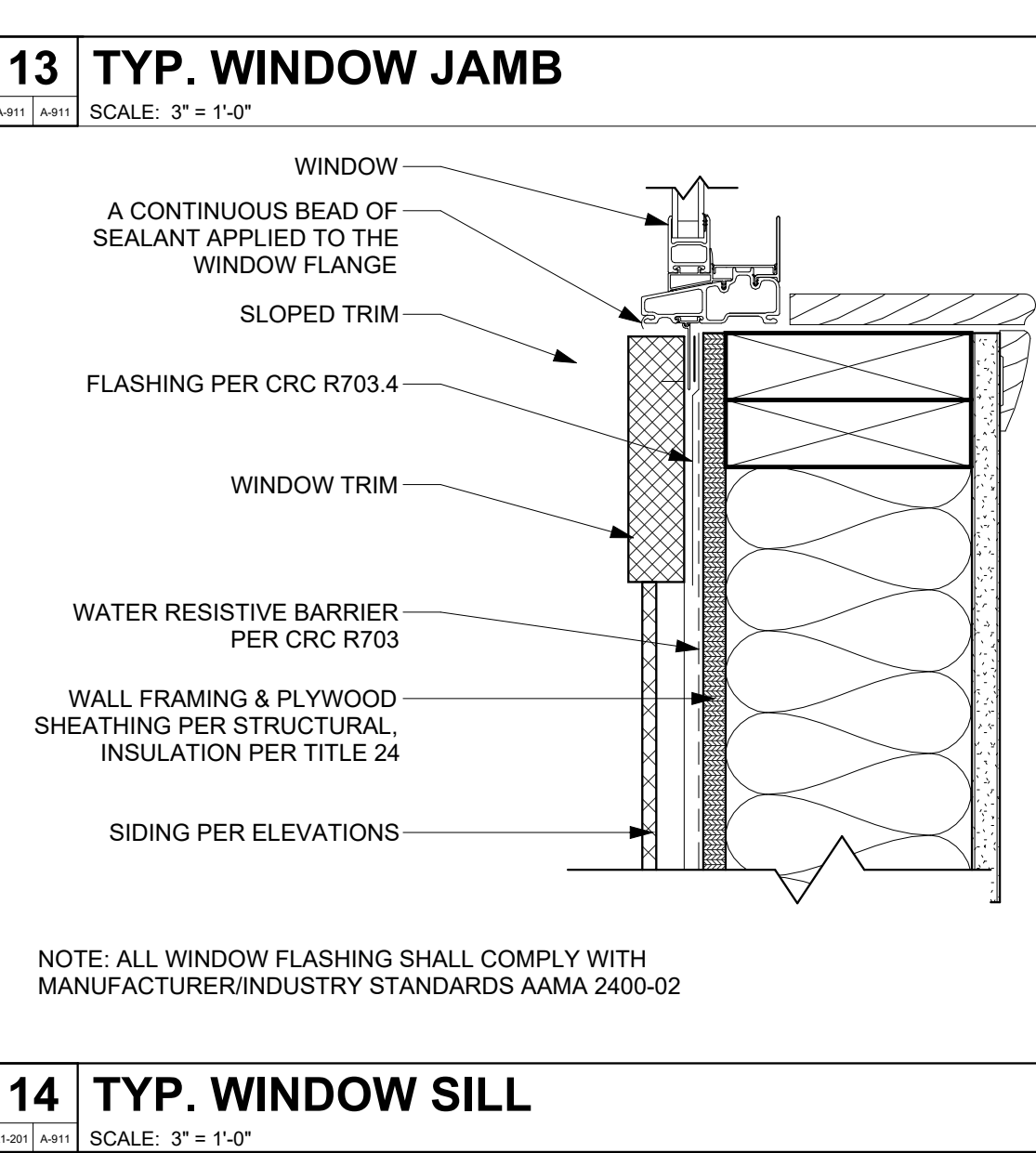
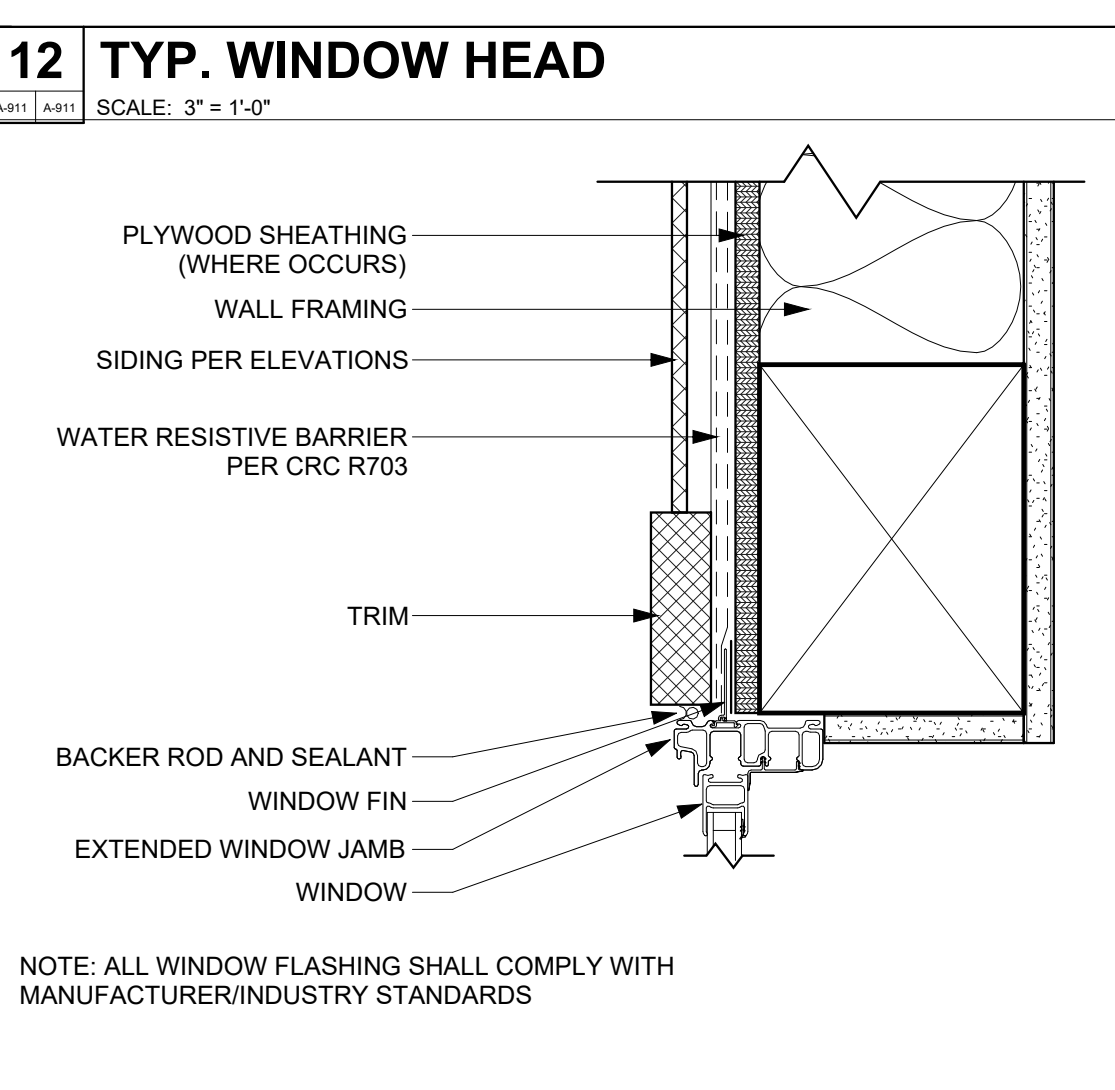
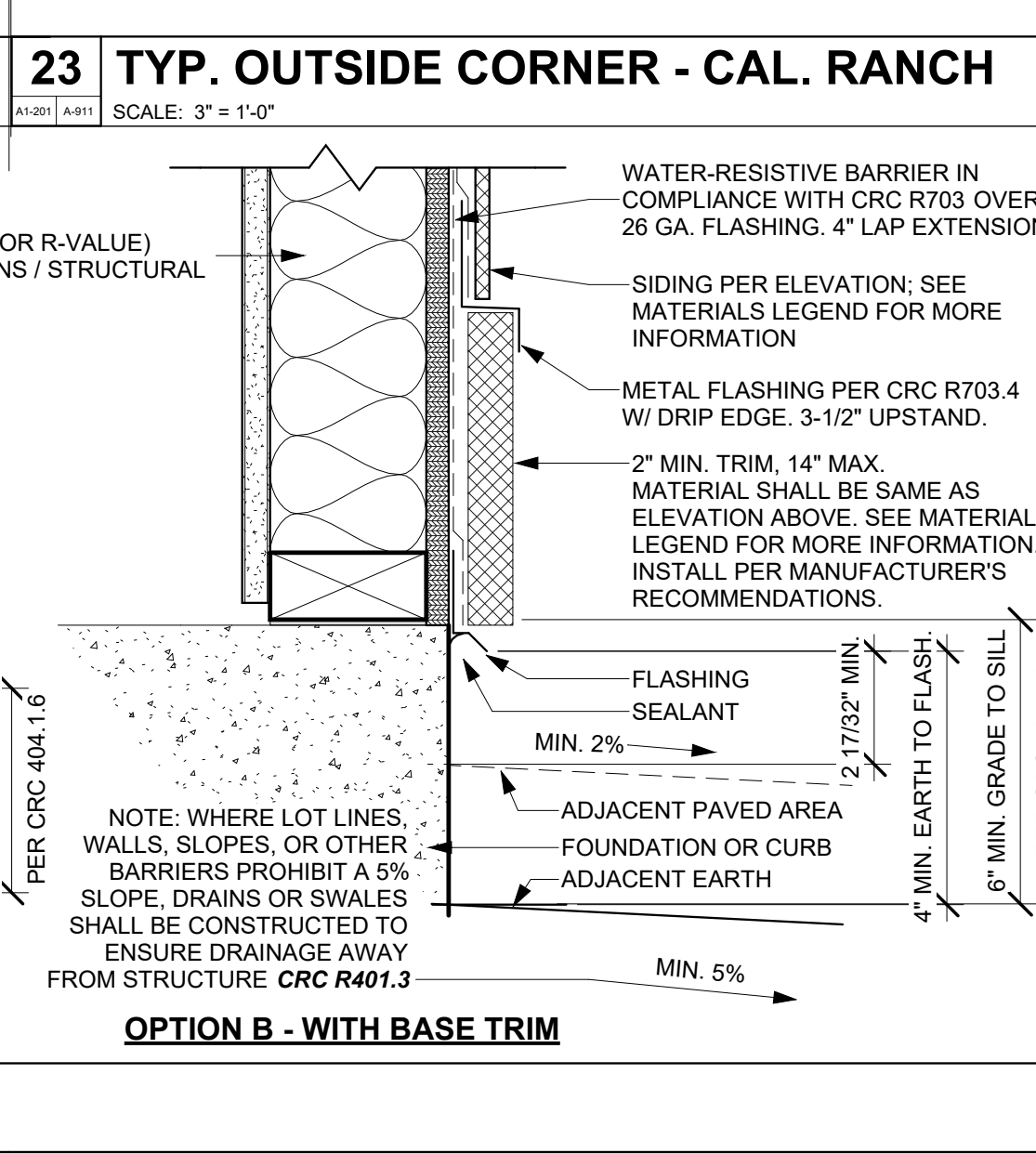
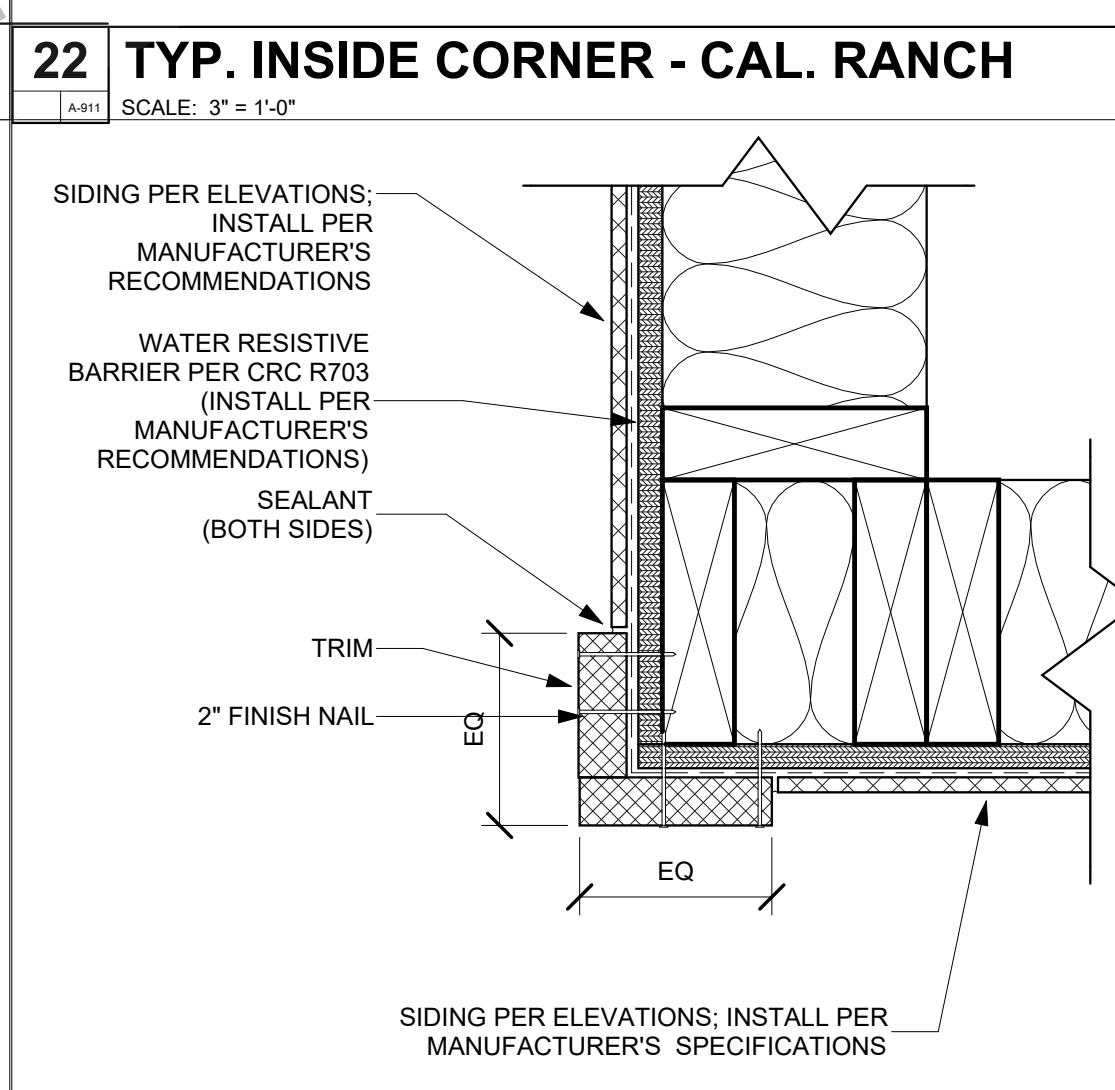
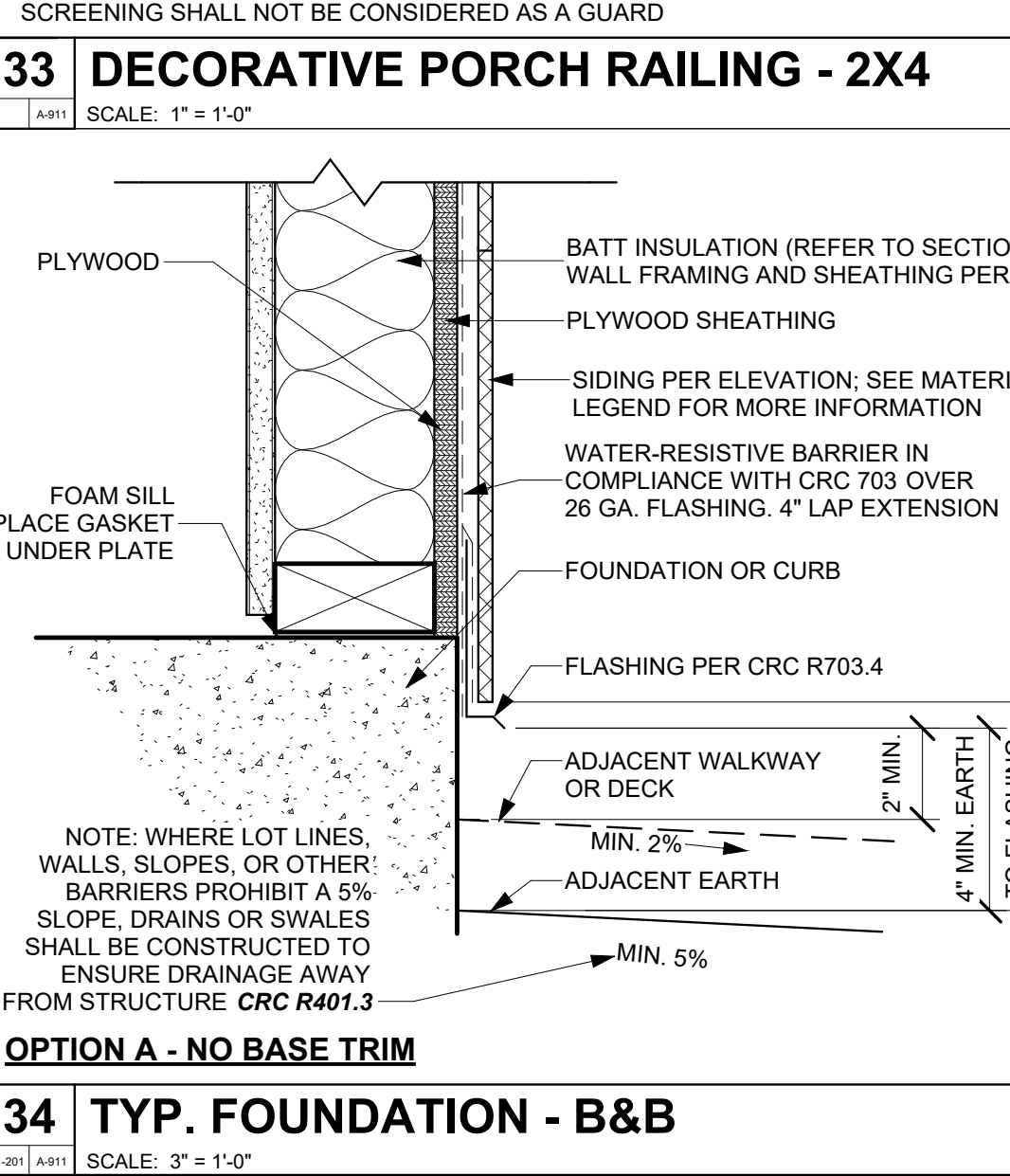
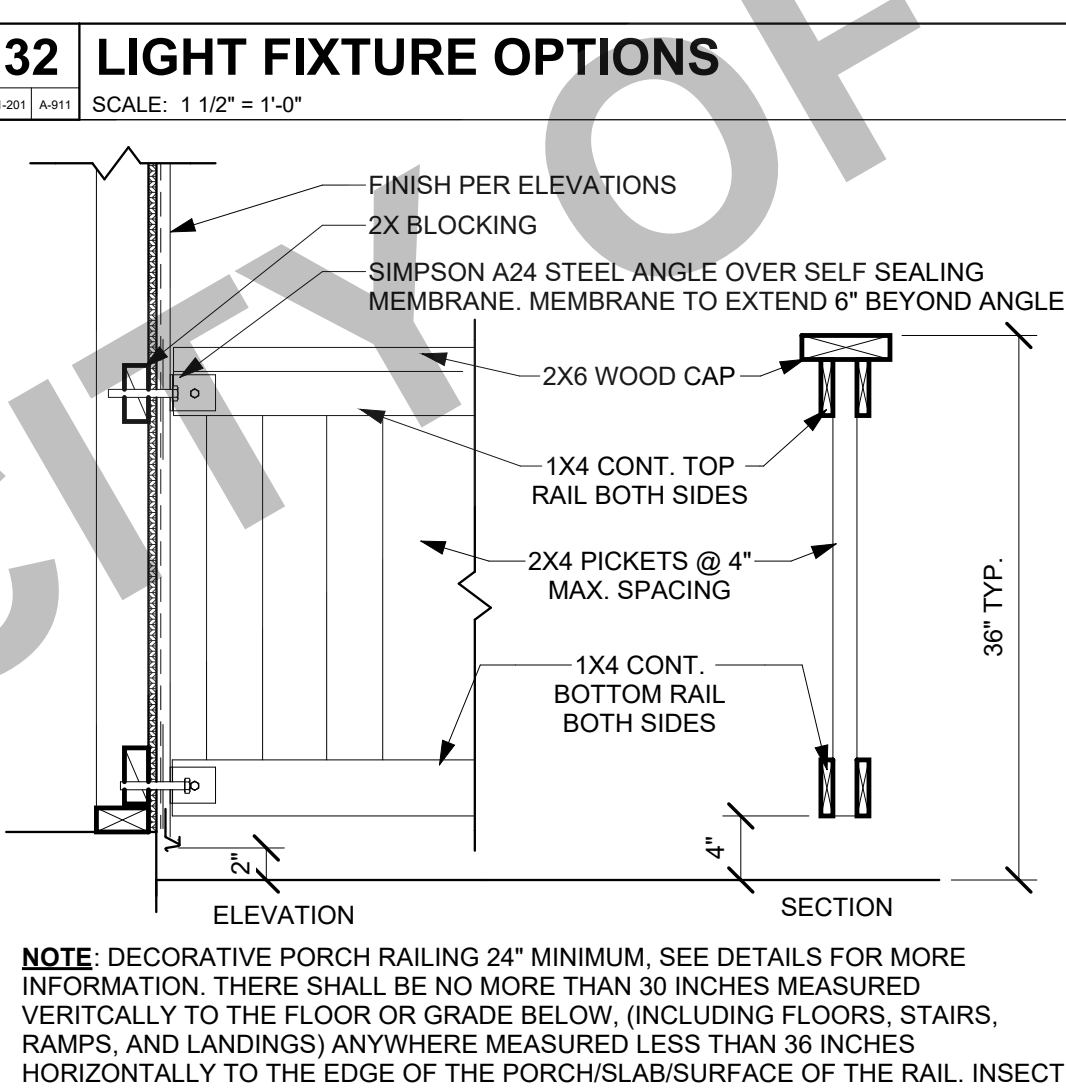
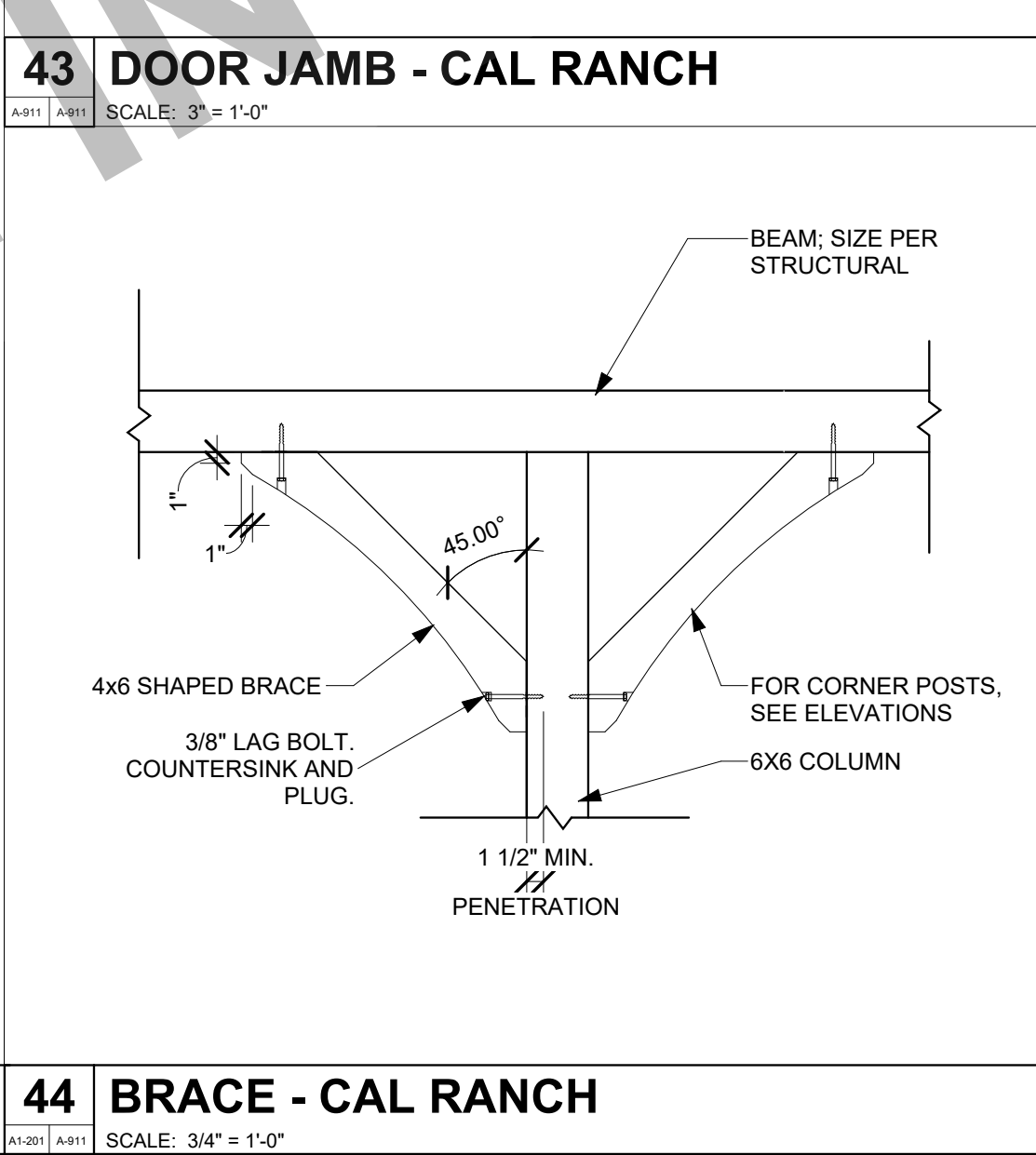
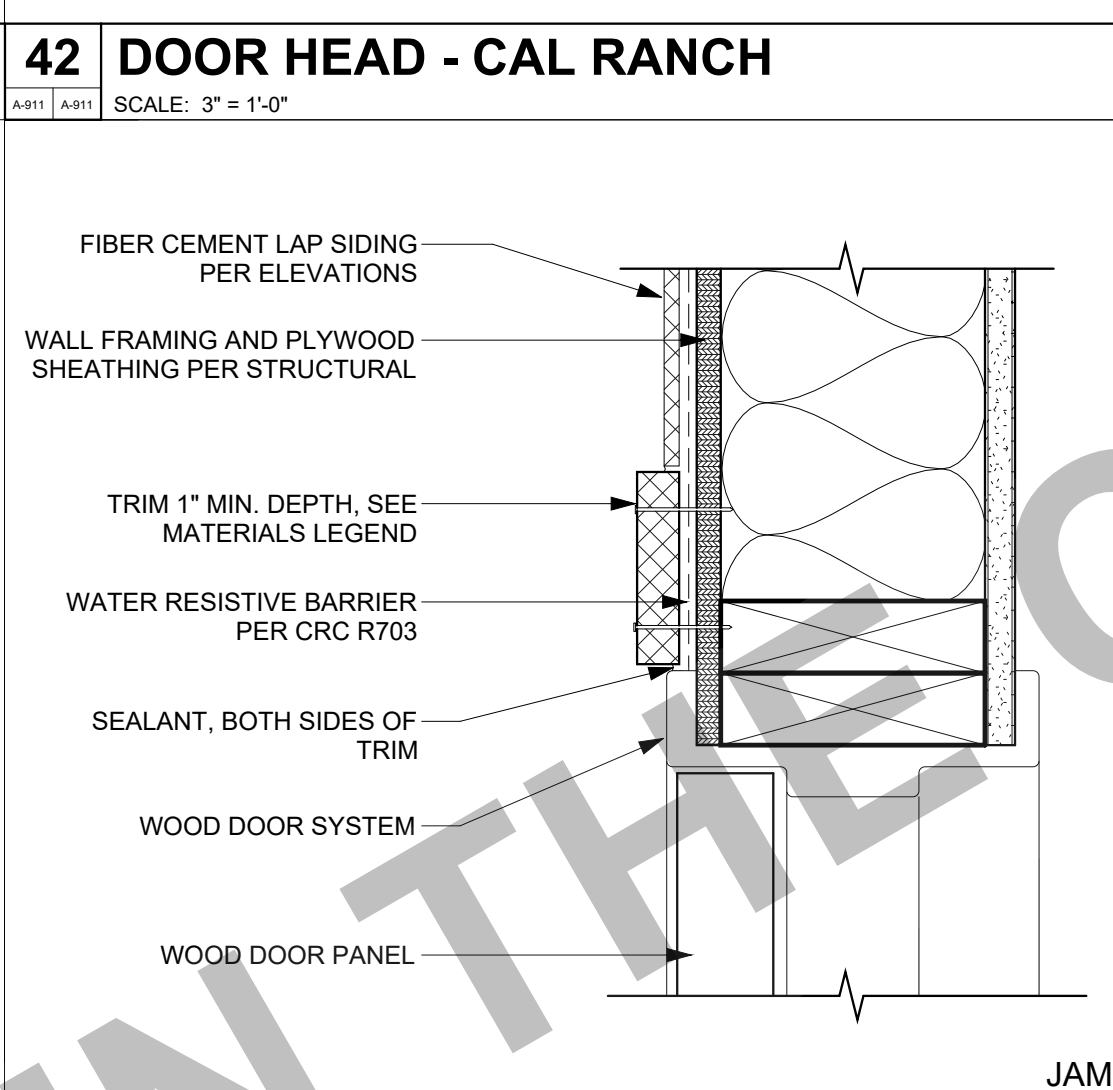
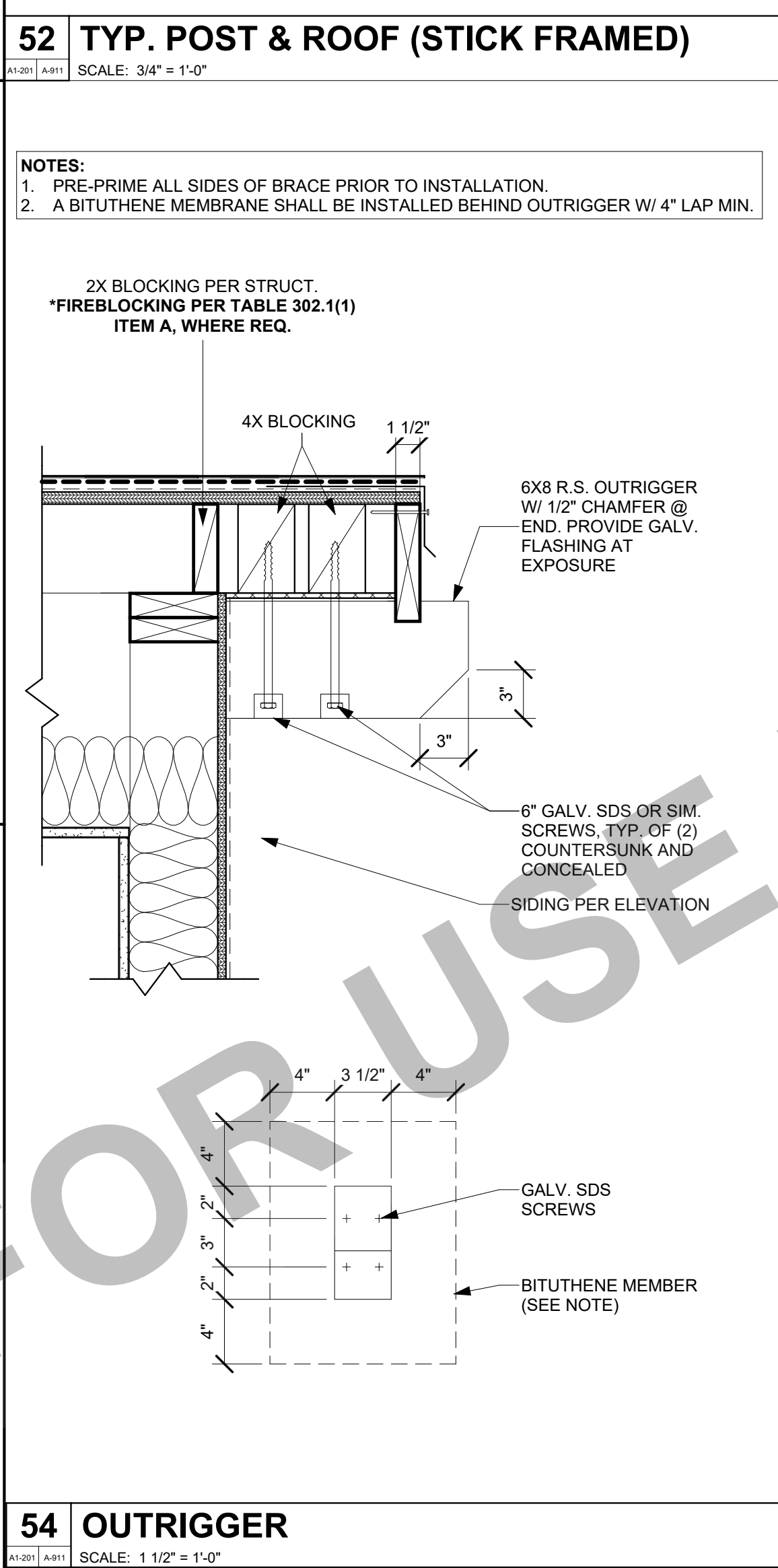
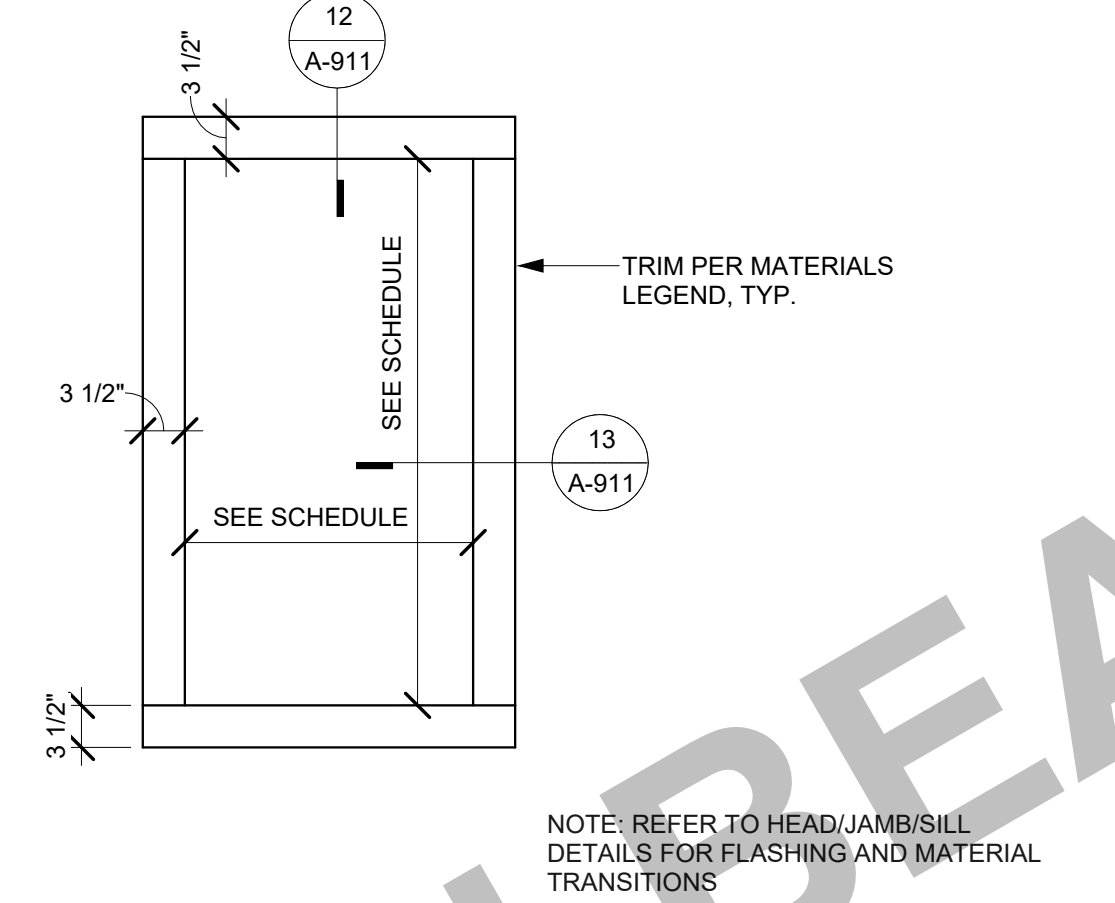
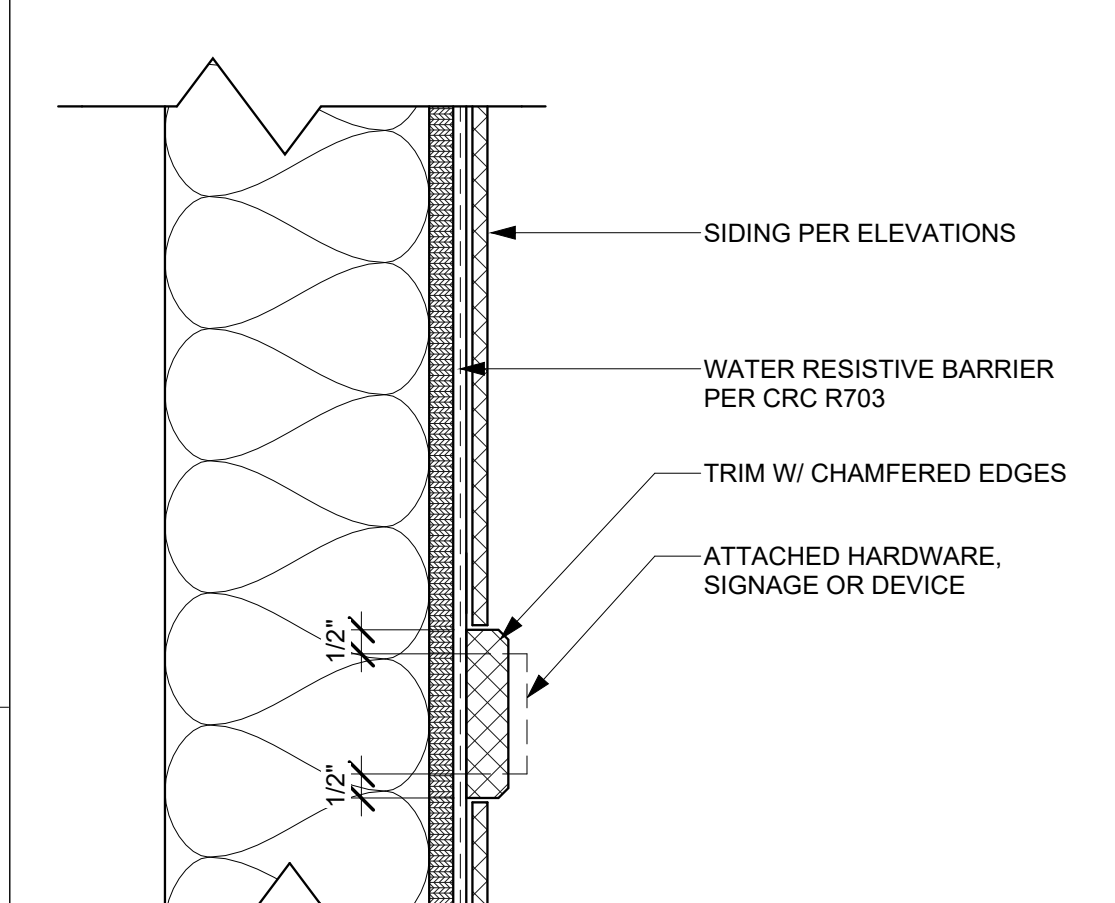
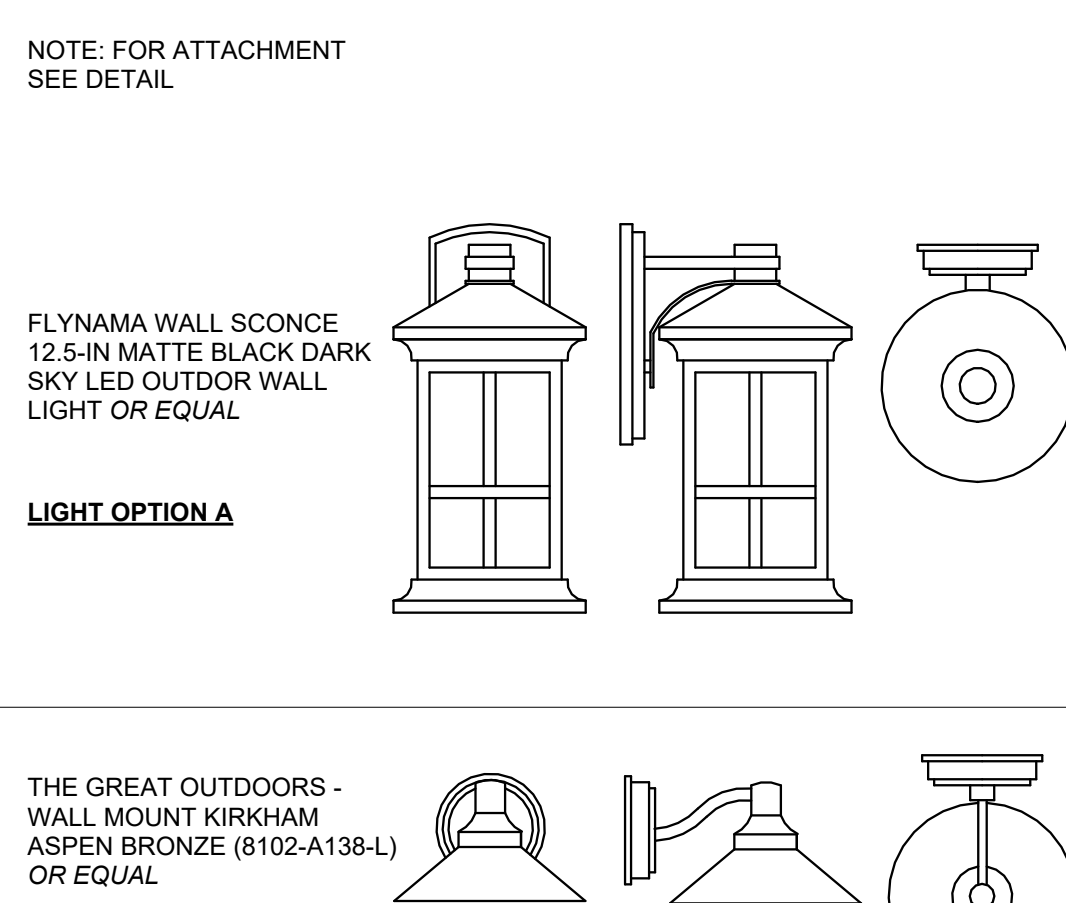
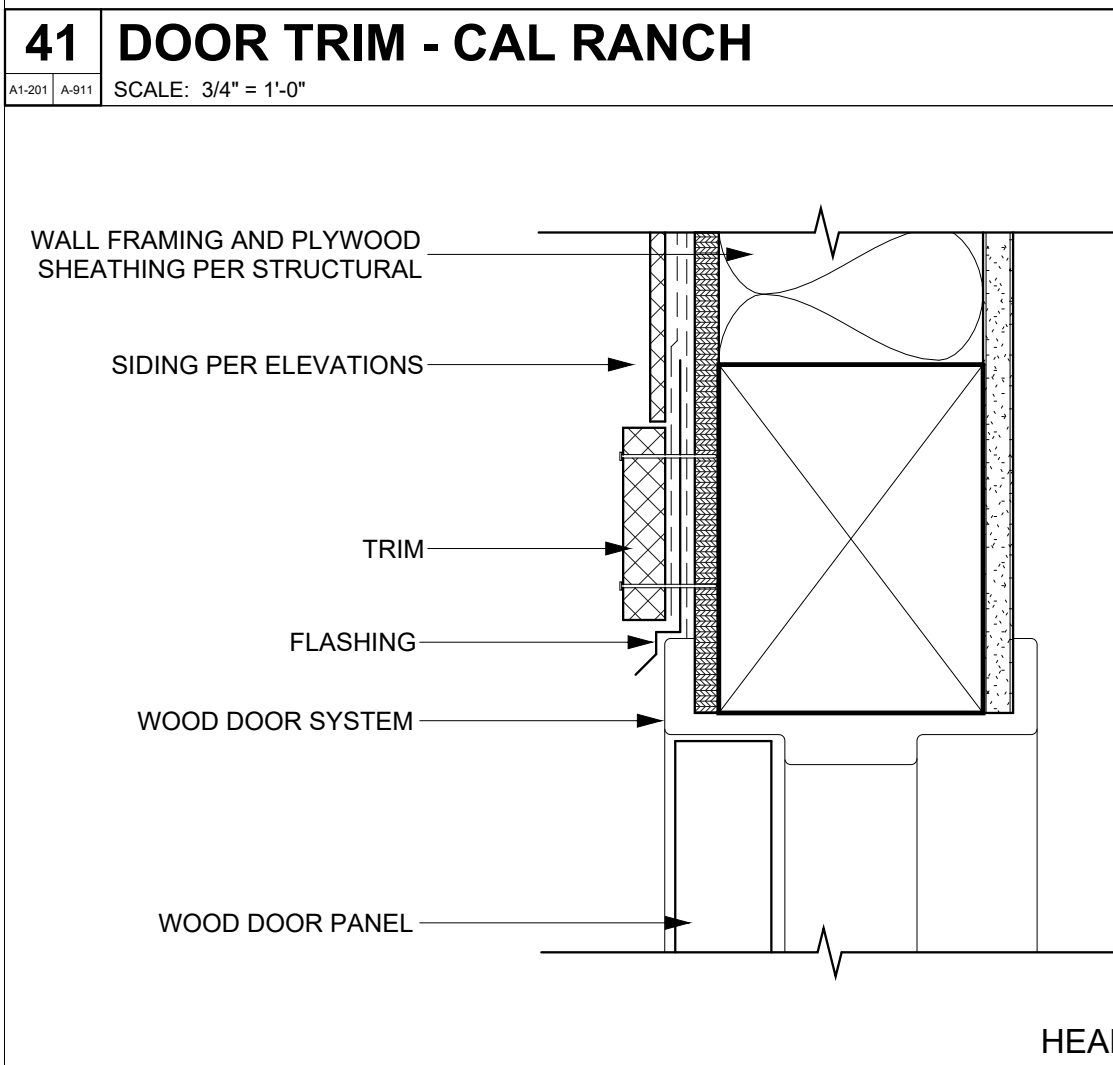
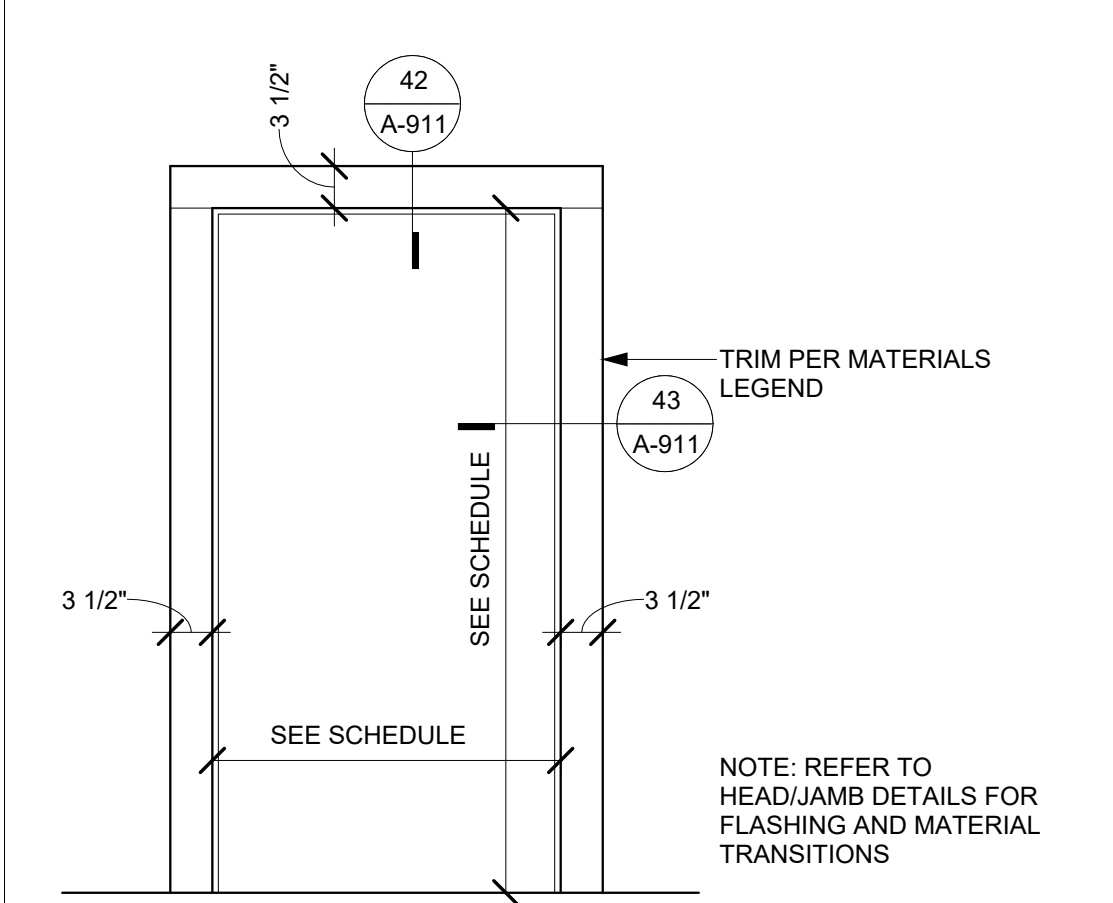
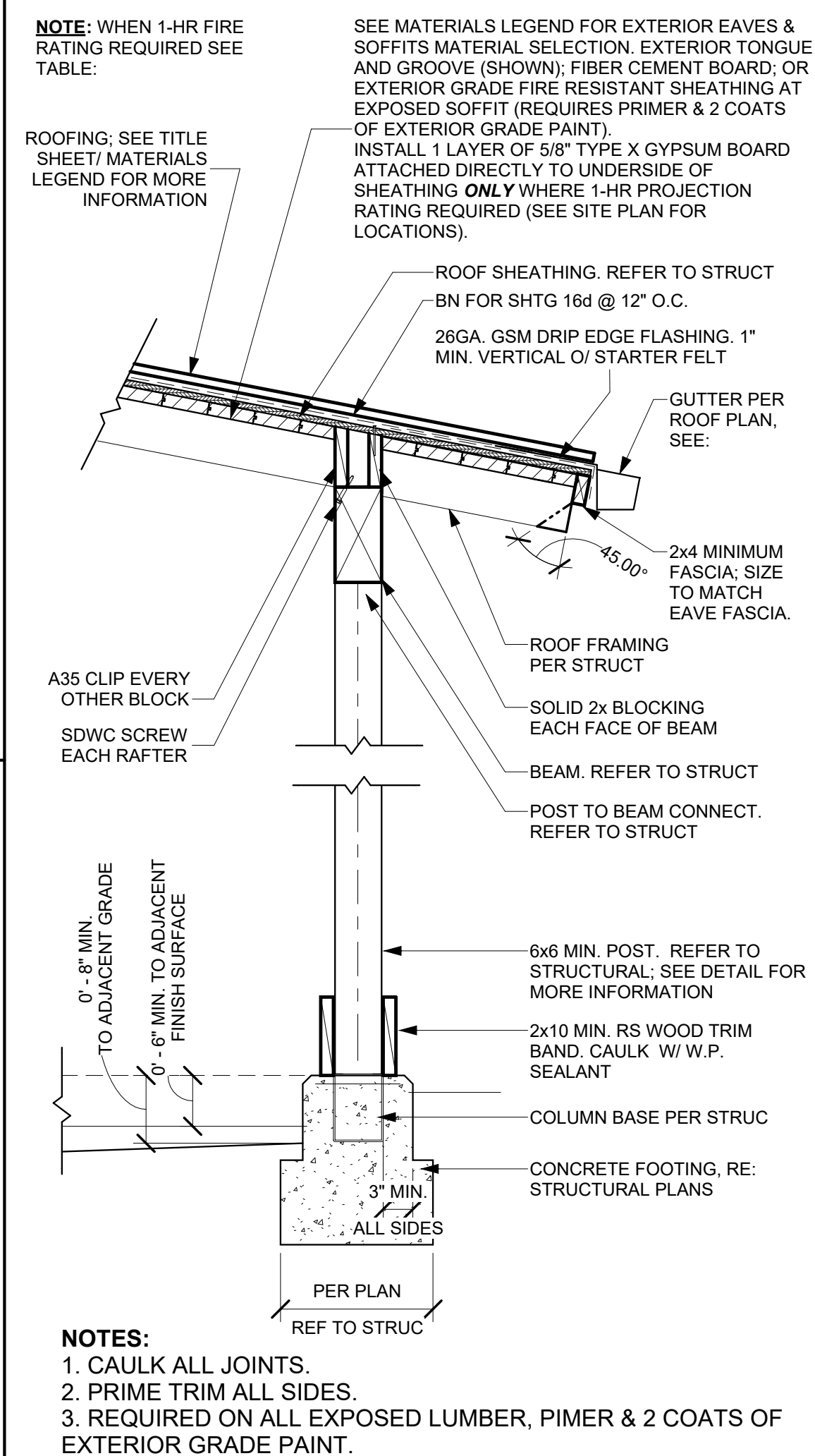
	A-902	SCALE: 3" = 1'-0"
--	-------	-------------------



A-902 SCALE: 3" = 1'-0"

A-902

PUBLIC SET



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE NECESSARY KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

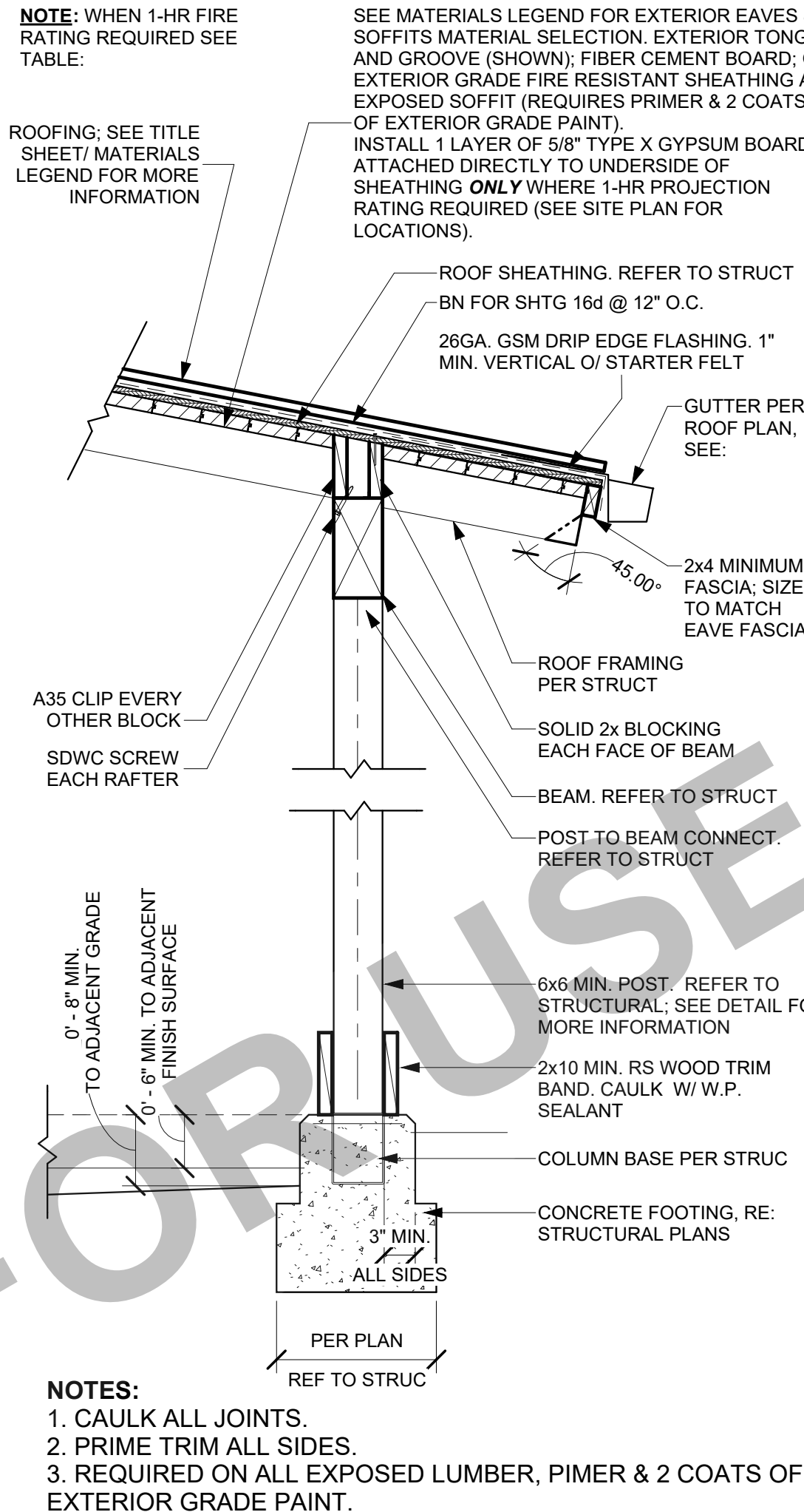
HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH

ARCHITECTURAL DETAILS -
CALIFORNIA RANCH

DATE
02/25/2026
SHEET

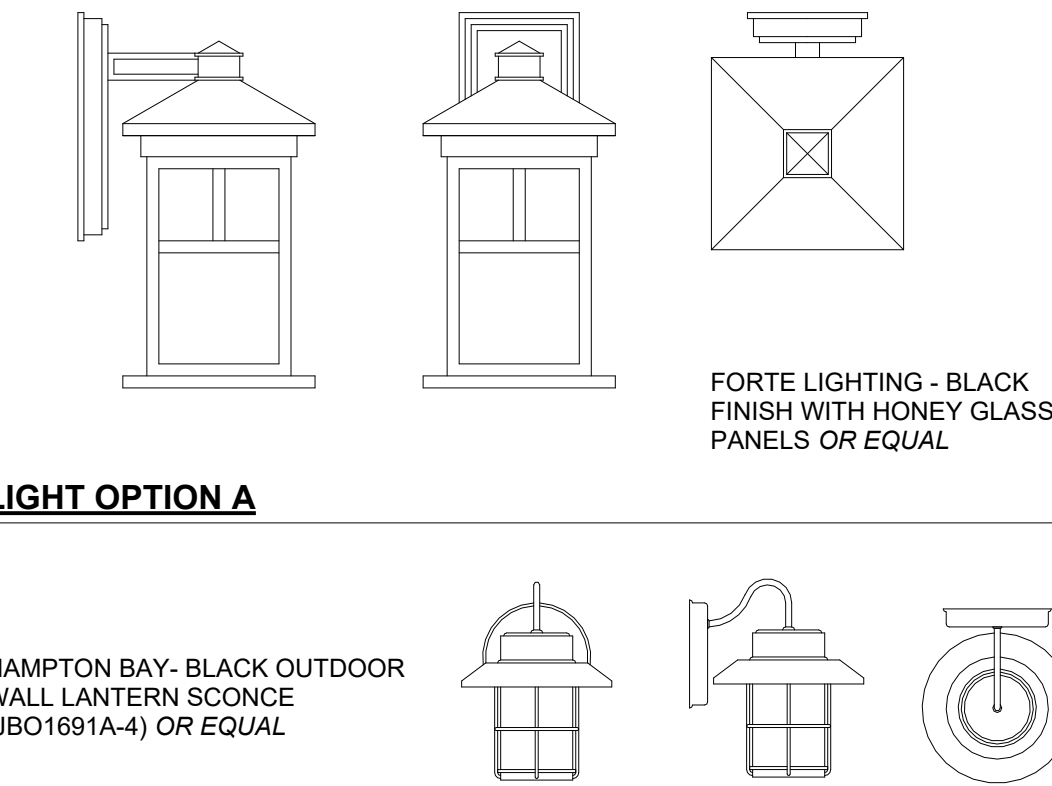
A-911

2/25/2026 5:01:46 PM Autodesk Docs/3459-02_Huntington Beach ADUs | 2025 Code Update/3459-02_Huntington Beach ADU - 2025 Code Update.rvt



52 TYP. POST & ROOF (STICK FRAMED)

A1-202 A-921 SCALE: 3/4" = 1'-0"



LIGHT OPTION A

HAMPTON BAY: BLACK OUTDOOR WALL LANTERN SCONCE (JBO1691A-4) OR EQUAL

LIGHT OPTION B

NOTE: ALL EXTERIOR LIGHTS MUST BE ON A MANUAL SWITCH AND MUST COMPLY WITH ALL SINGLE FAMILY RESIDENTIAL MANDATORY REQUIREMENTS SUMMARY SECTION:

150.0(K)1A - LUMINARE EFFICACY

150.0(K)1H - LIGHT SOURCES IN ENCLOSED RECESSED LUMINAIRES

150.0(K)2E - AUTOMATIC SHUTOFF CONTROLS

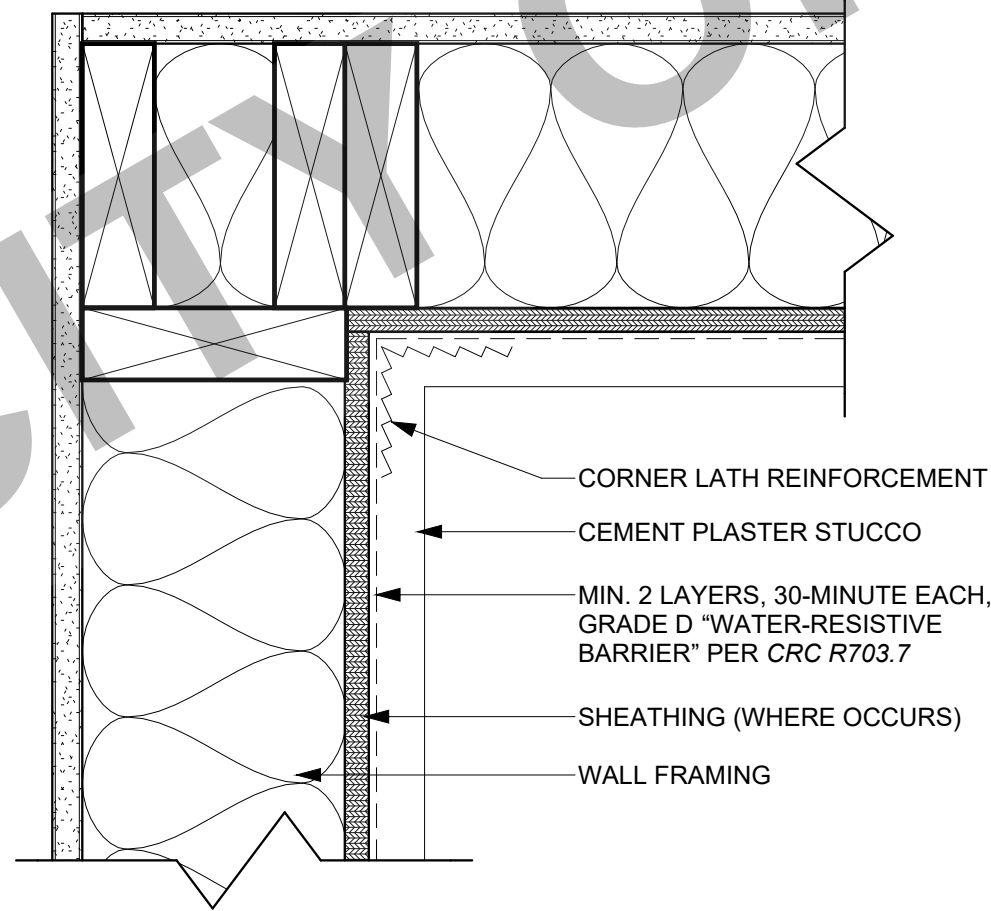
150.0(K)3A - RESIDENTIAL OUTDOOR LIGHTING (2025 CEnC 150.0(k)3).

IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:

- A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
1. CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
 2. CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 3. CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- NOTE:** CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

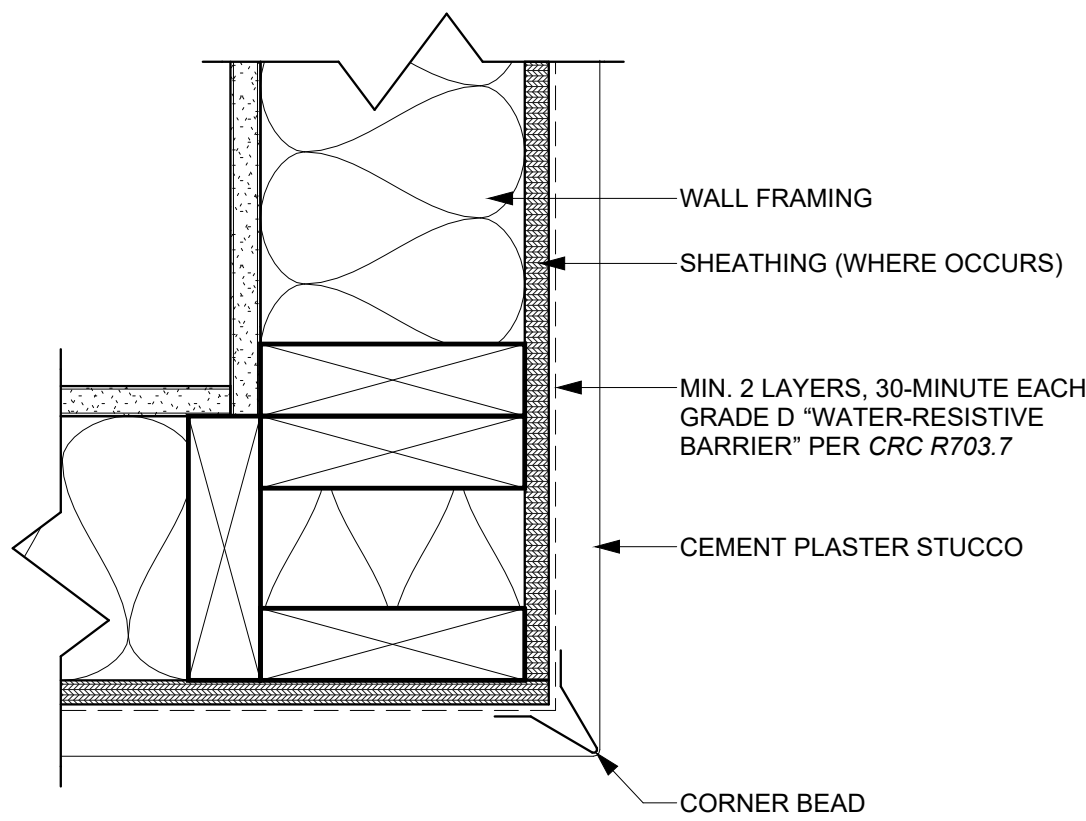
32 BUNGALOW - LIGHT FIXTURE

A1-202 A-921 SCALE: 1 1/2" = 1'-0"



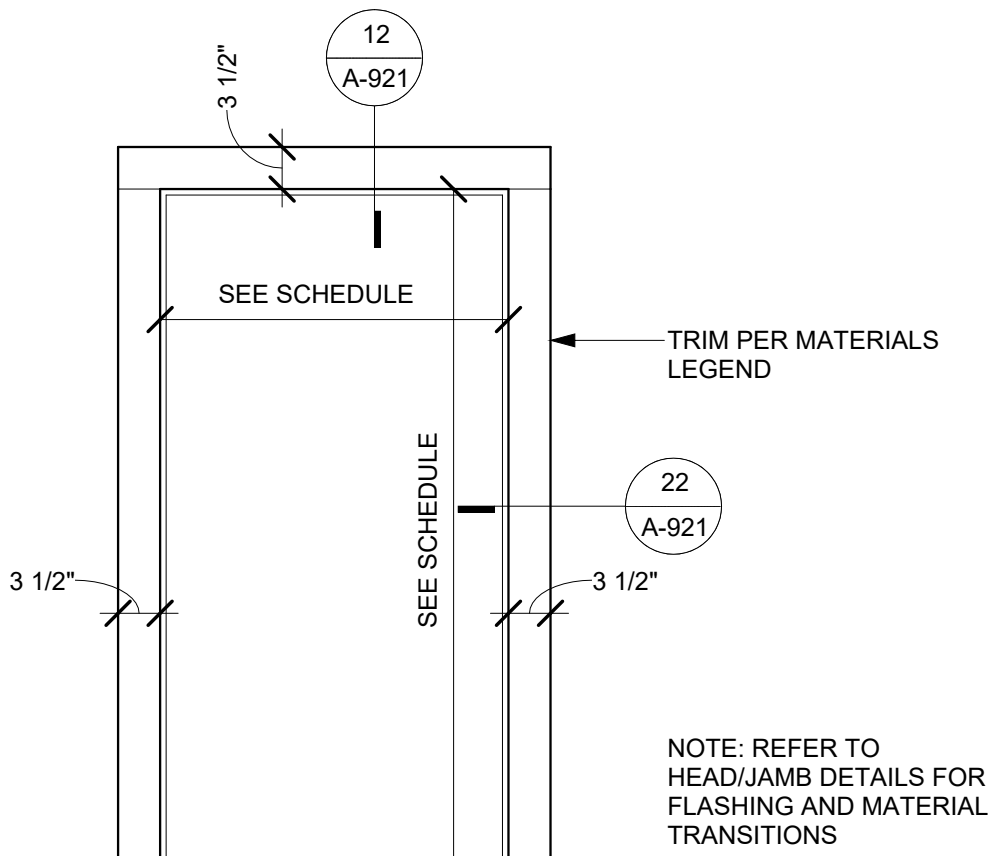
33 BUNGALOW - TYP. INSIDE CORNER

A1-202 A-921 SCALE: 3" = 1'-0"



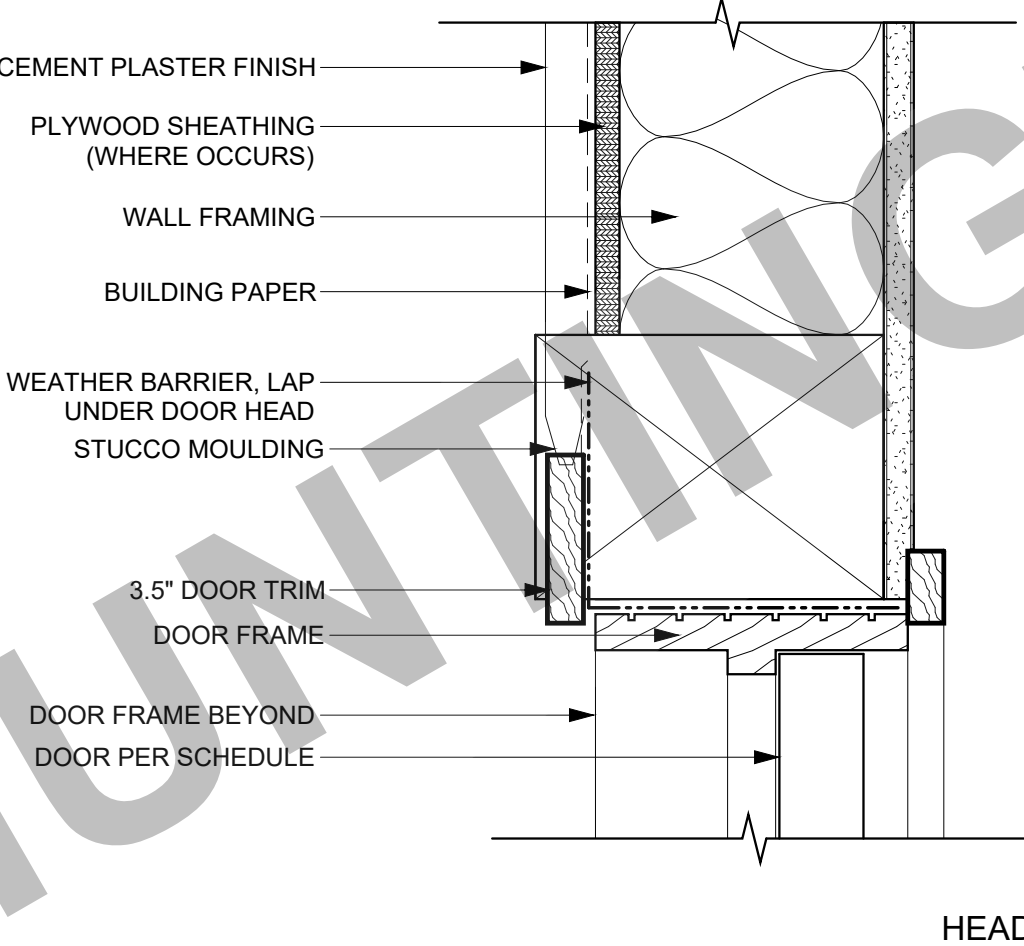
34 BUNGALOW - TYP. OUTSIDE CORNER

A1-202 A-921 SCALE: 3" = 1'-0"



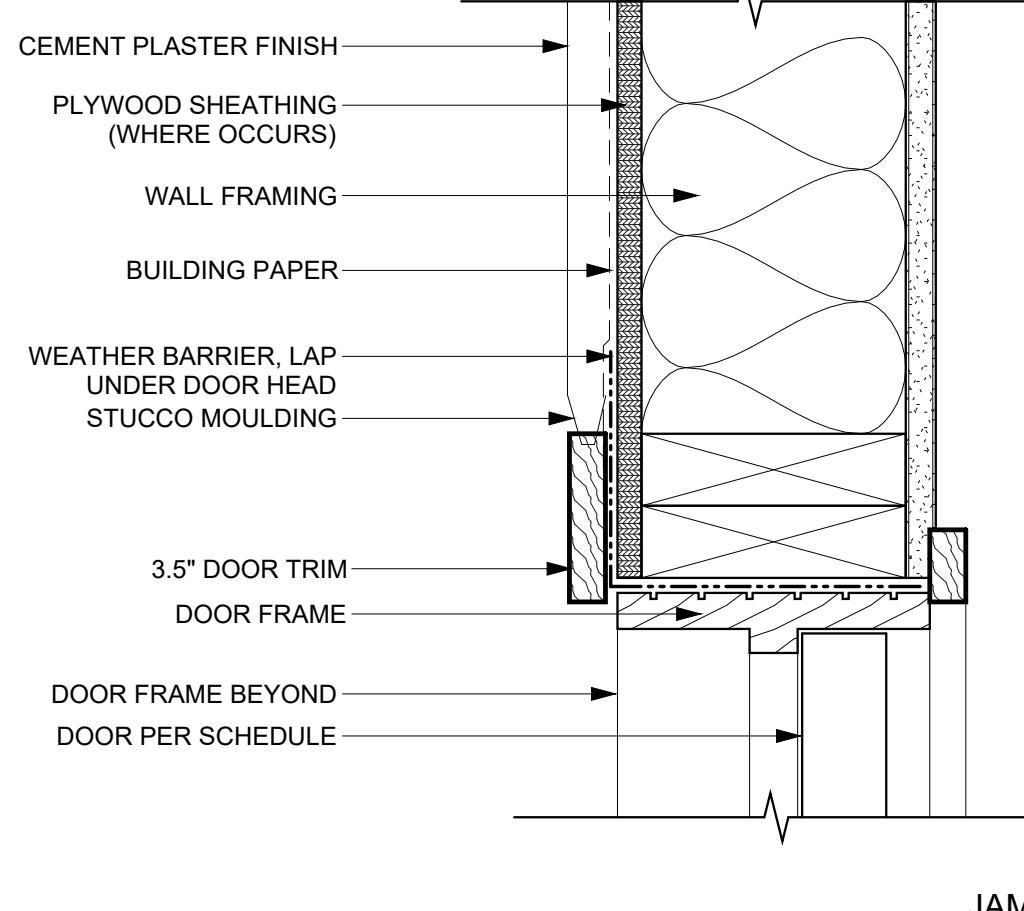
21 BUNGALOW - DOOR TRIM

A1-202 A-921 SCALE: 3/4" = 1'-0"



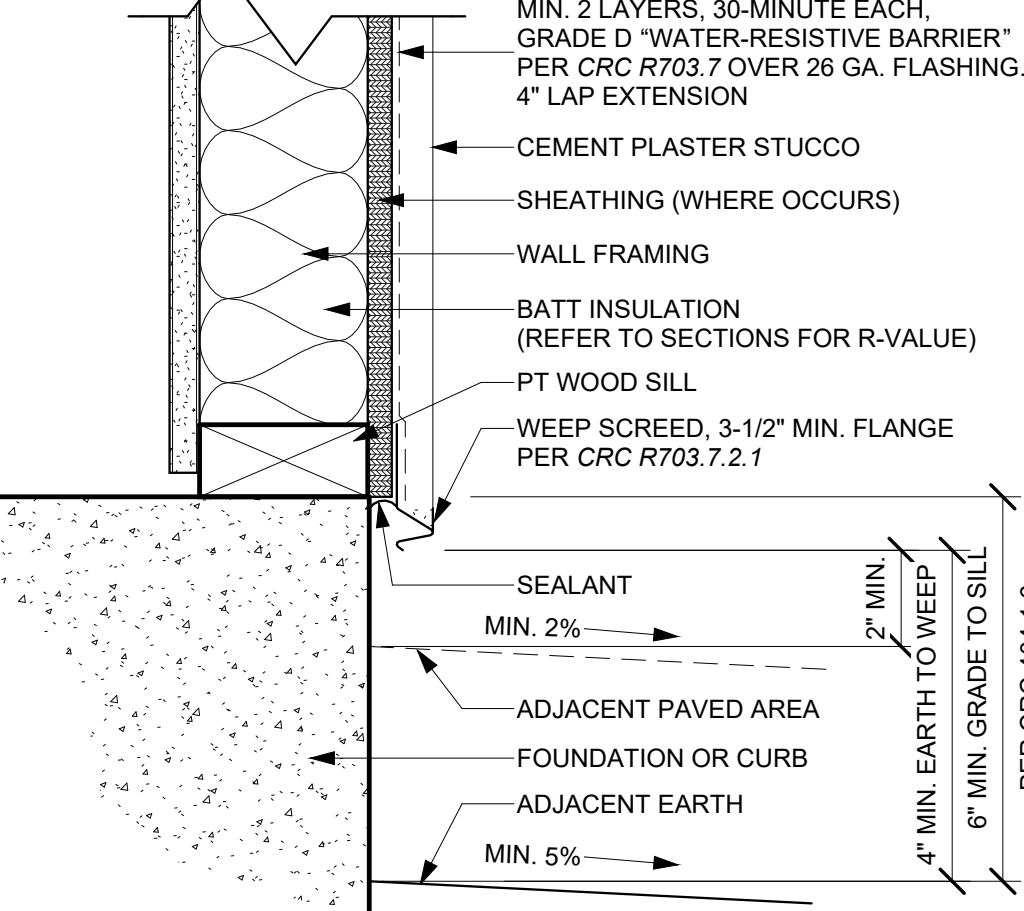
22 BUNGALOW - DOOR HEAD

A1-202 A-921 SCALE: 3" = 1'-0"



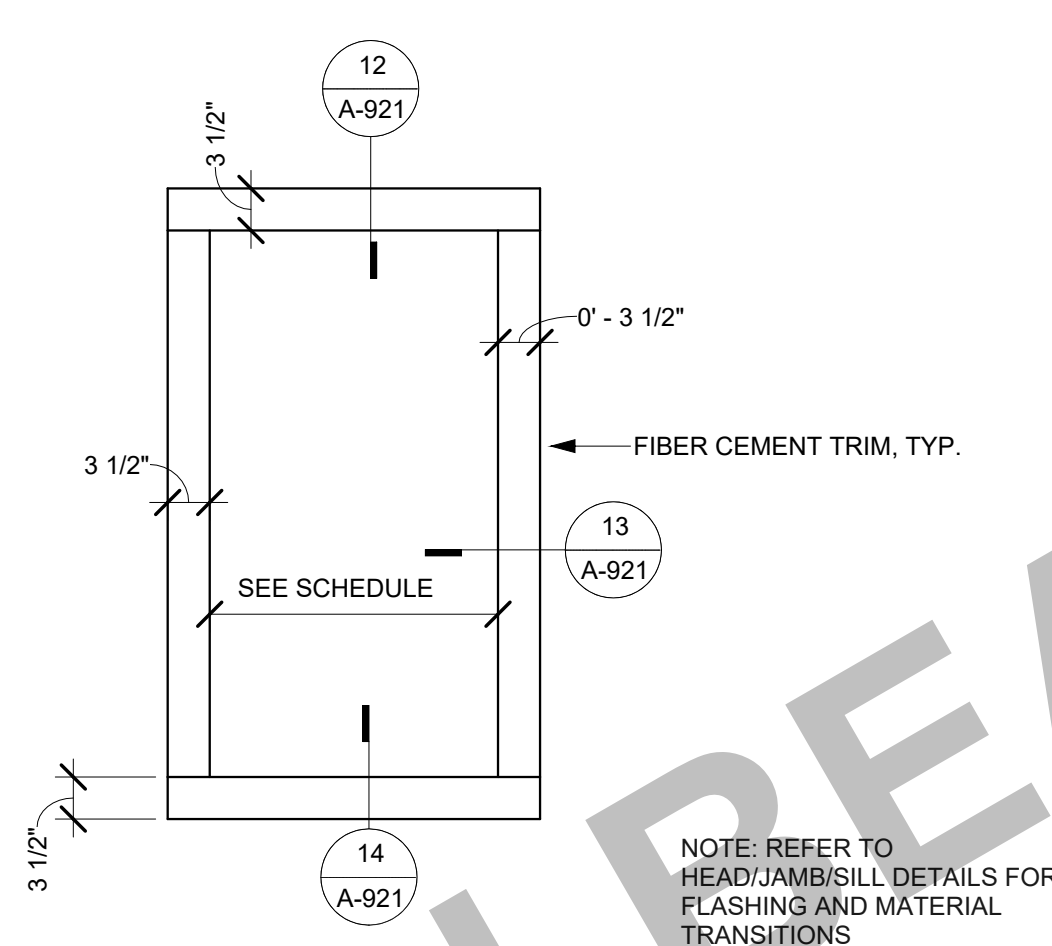
23 BUNGALOW - DOOR JAMB

A1-202 A-921 SCALE: 3" = 1'-0"



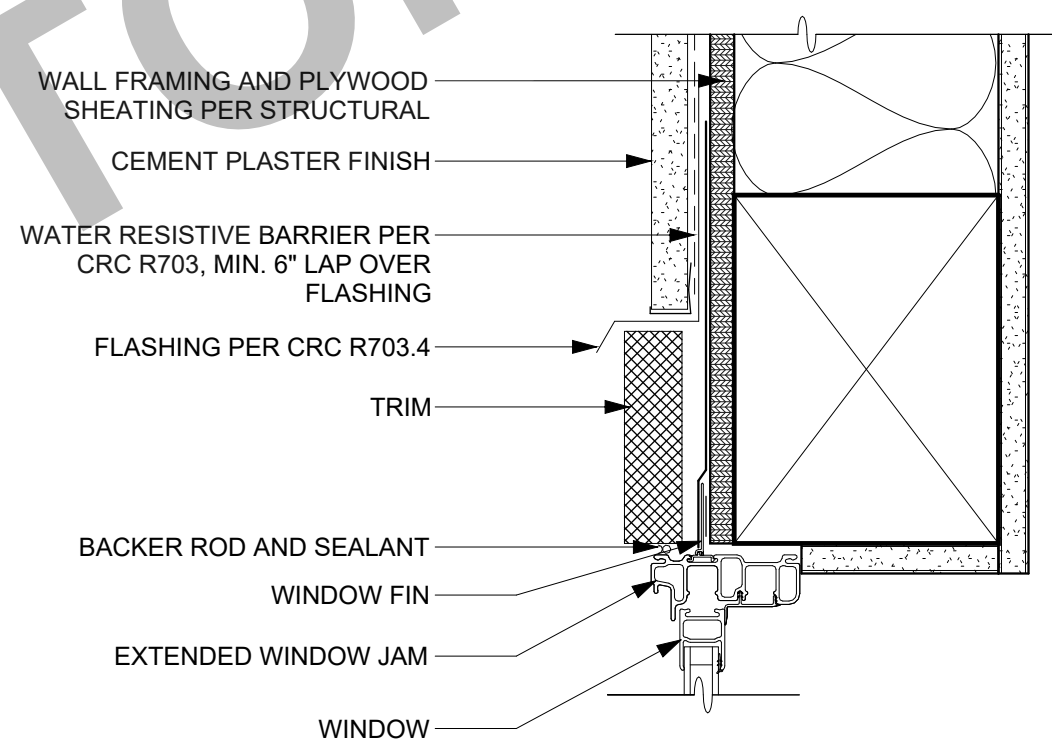
24 TYP. FOUNDATION - BUNGALOW

A1-202 A-921 SCALE: 3" = 1'-0"



11 BUNGALOW - WINDOW TRIM

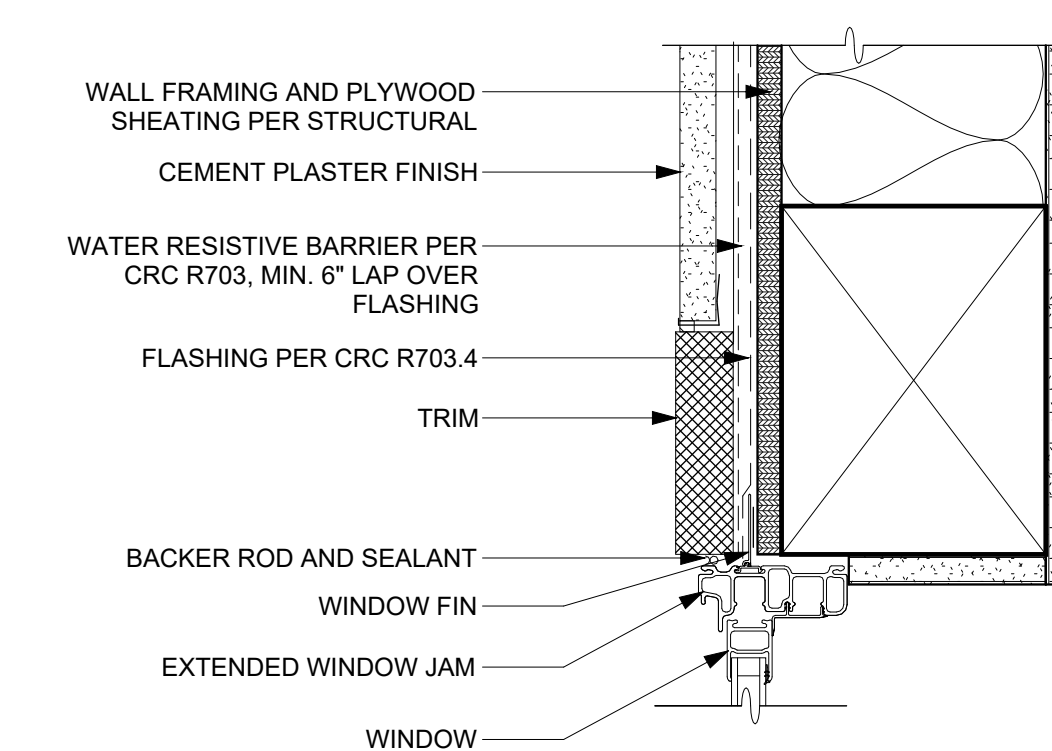
A1-202 A-921 SCALE: 3/4" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS

12 BUNGALOW - TYP. WIN. HEAD

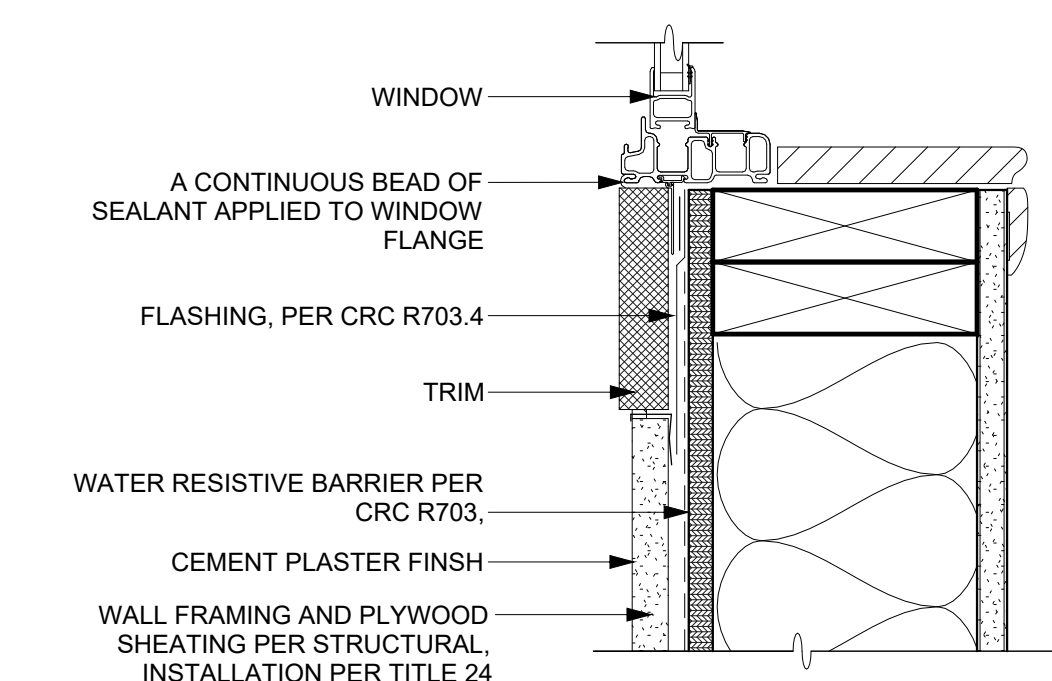
A1-202 A-921 SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS

13 BUNGALOW - TYP. WIN. JAMB

A1-202 A-921 SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

14 BUNGALOW - TYP. WINDOW SILL

A1-202 A-921 SCALE: 3" = 1'-0"



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

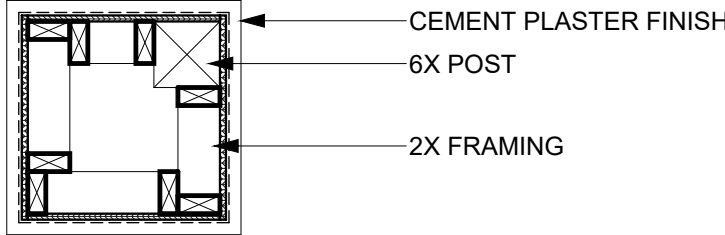
HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ARCHITECTURAL DETAILS -
BUNGALOW

DATE
02/25/2026
SHEET

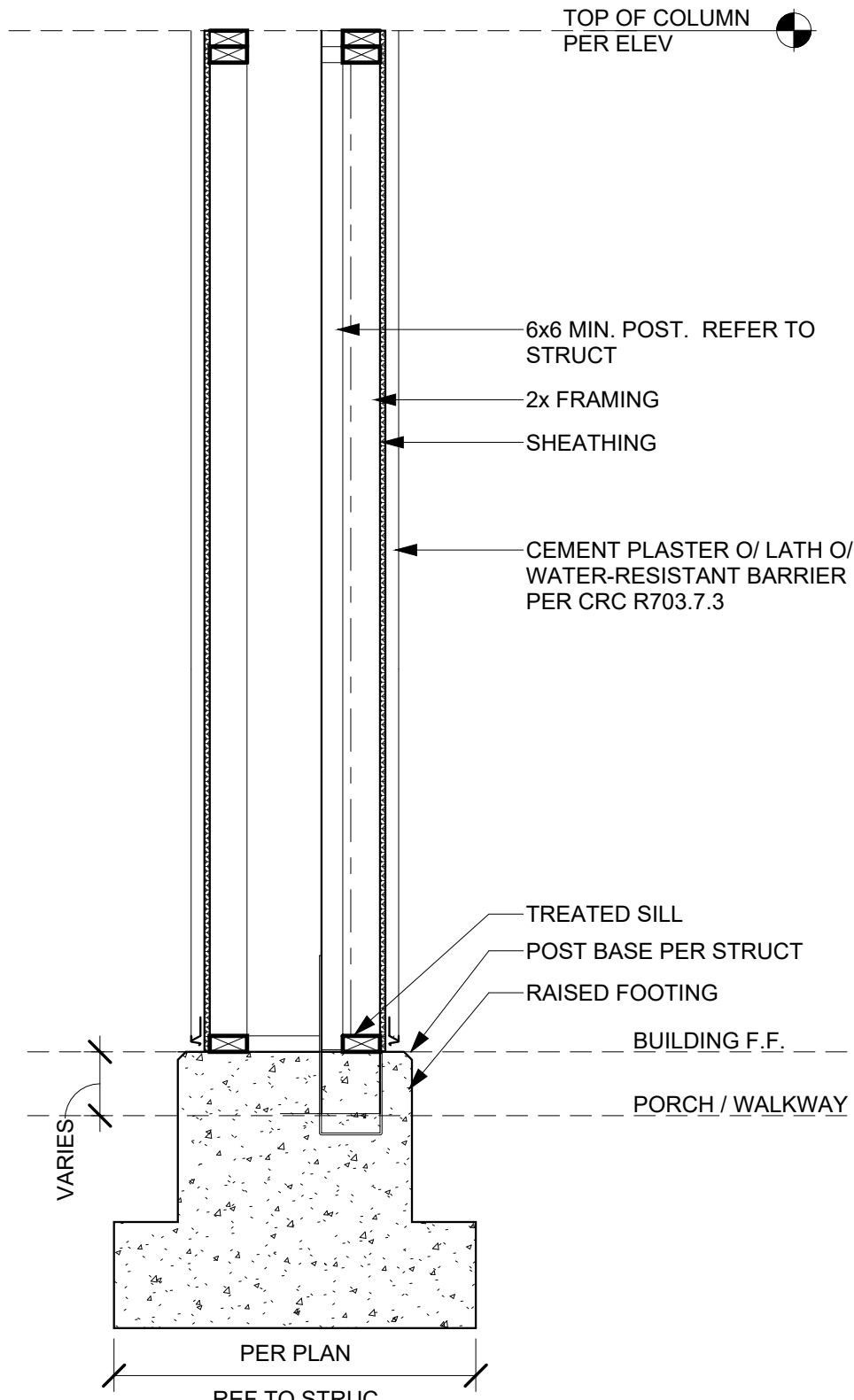
A-921

PUBLIC SET

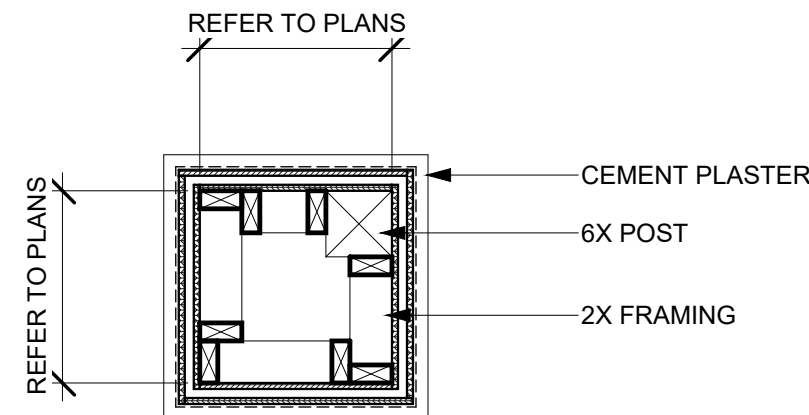
2/25/2026 5:01:47 PM Autodesk Docs/3459-02_Huntington Beach ADUs | 2025 Code Update/3459-02_Huntington Beach ADU - 2025 Code Update.rvt



PLAN VIEW (TOP)



FRONT / SIDE ELEVATION

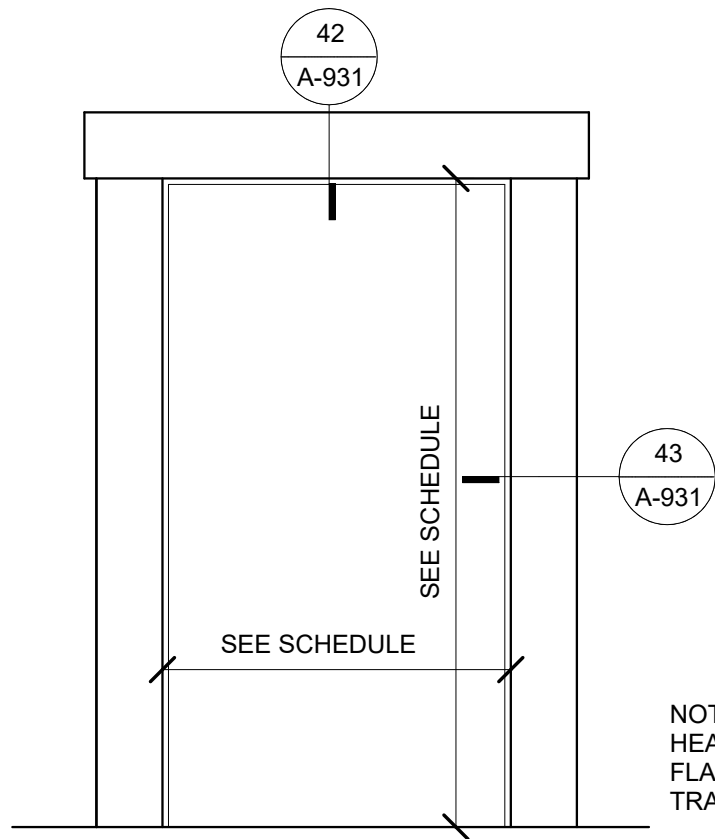


PLAN VIEW (BASE)

POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 8 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER (ALTERNATE: PROVIDE A PRESERVATIVE-TREATED WOOD POST OR COLUMN). CBC 2304.12.2.2 & EXCEPTION 1

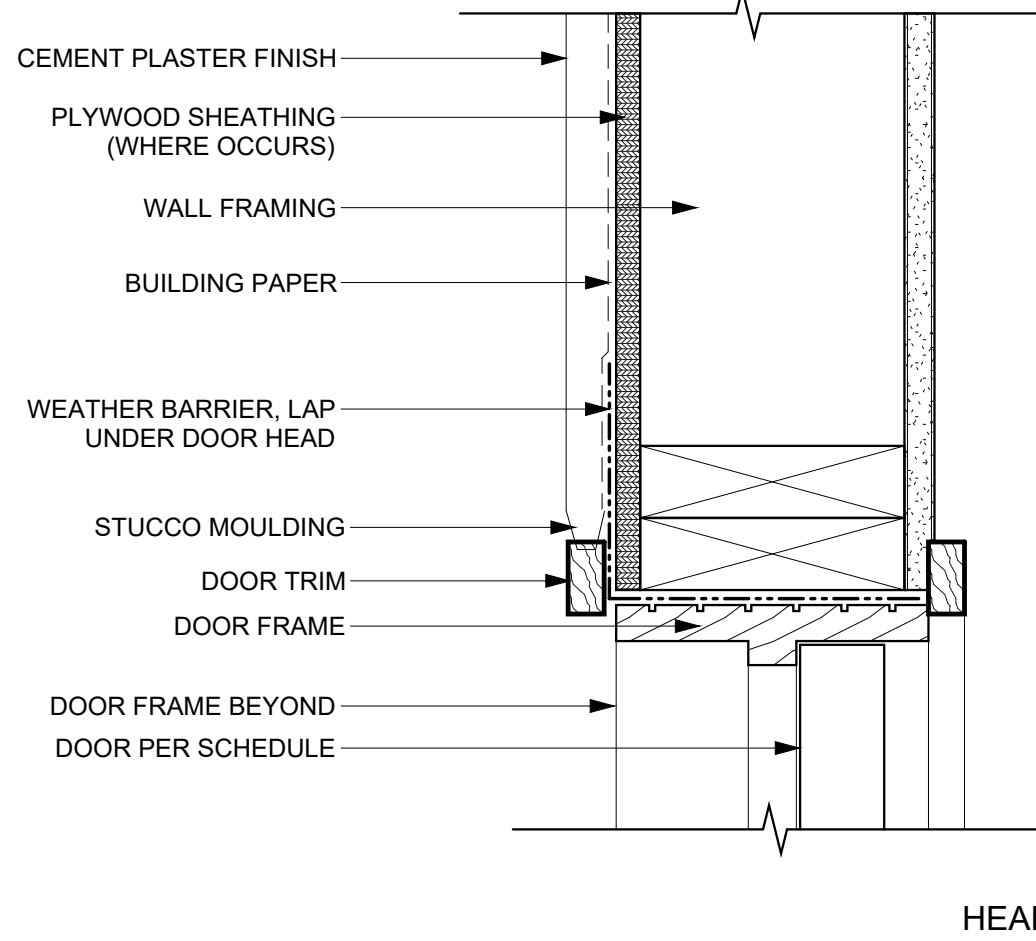
53 POST - SPANISH COLONIAL

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



41 DOOR TRIM - SPANISH COLONIAL

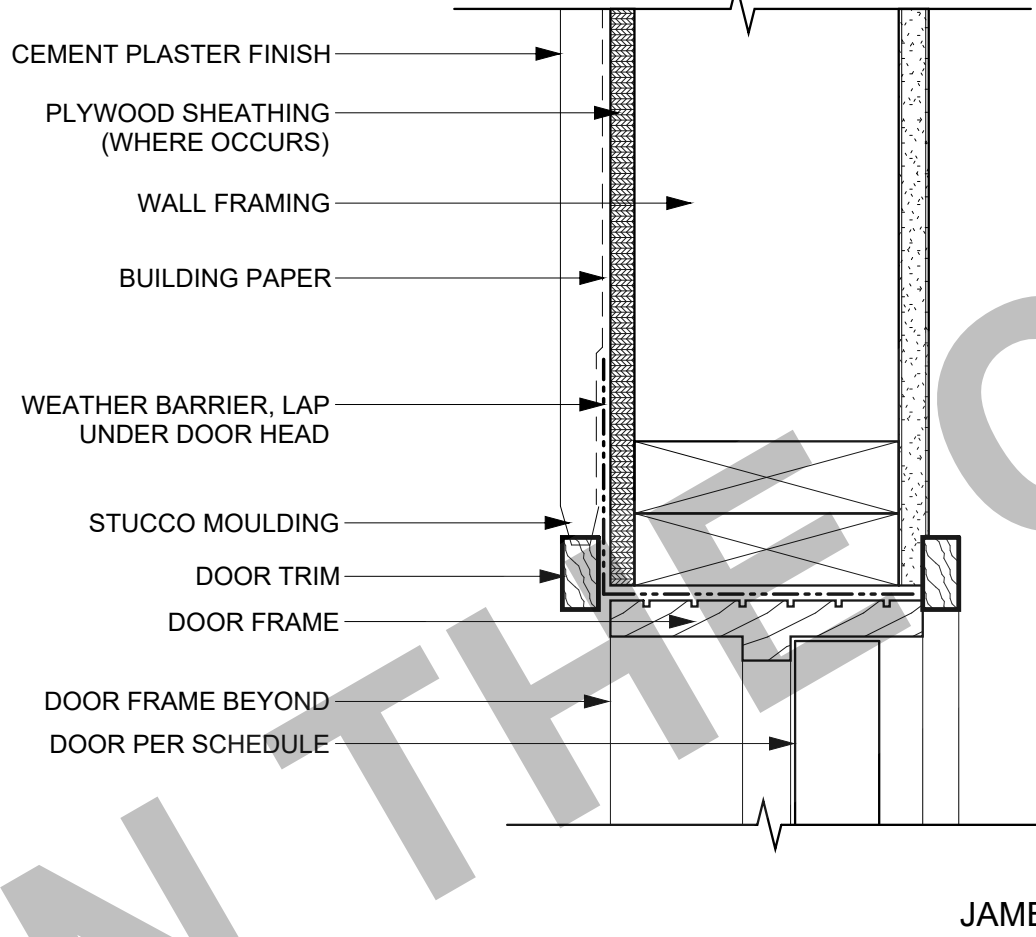
SCALE: 3/4" = 1'-0"



HEAD

42 DOOR HEAD - SPANISH COLONIAL

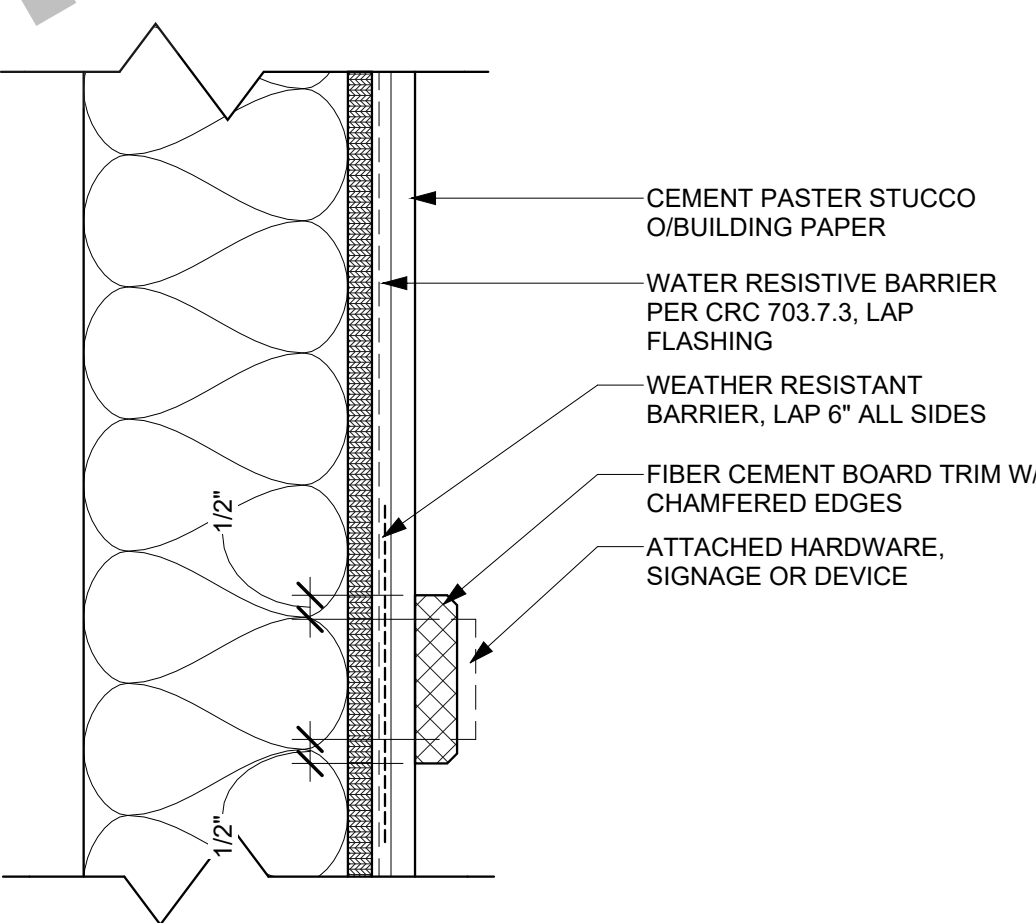
SCALE: 3" = 1'-0"



JAMB

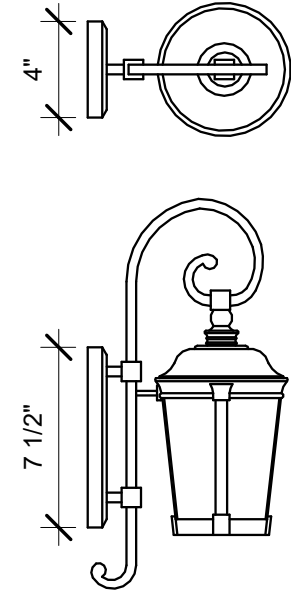
43 DOOR JAMB - SPANISH COLONIAL

SCALE: 3" = 1'-0"



44 MOUNTING PAD - SPANISH COLONIAL

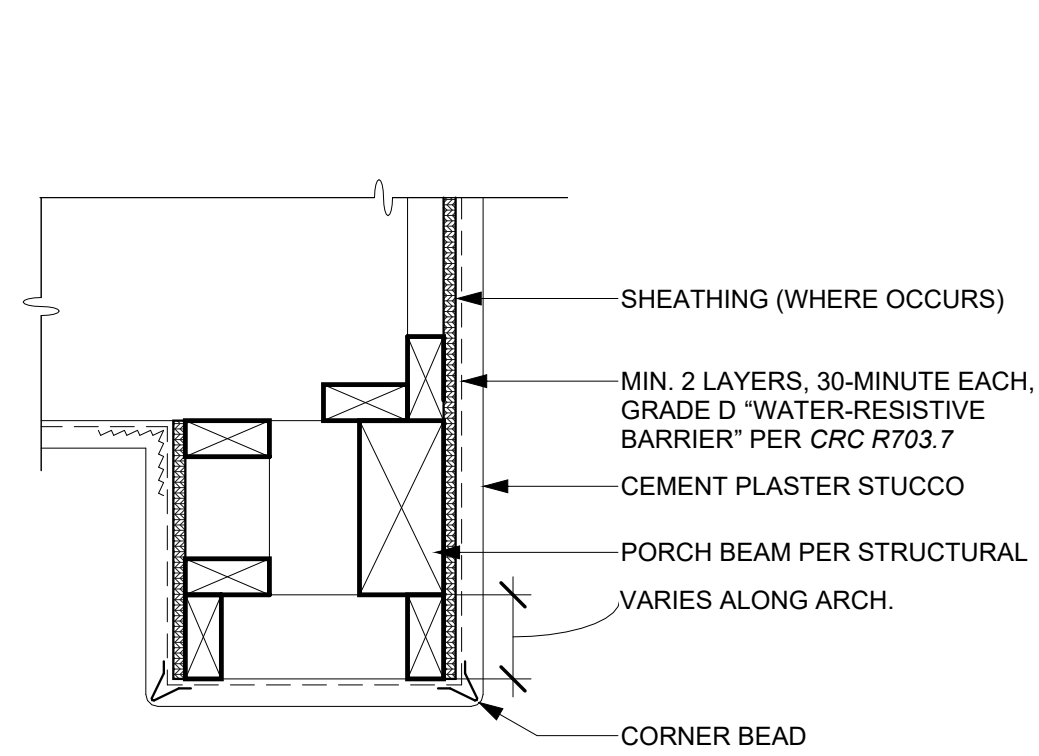
SCALE: 3" = 1'-0"



*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT
MAXIM LIGHTING - WHISPER DARK SKY EE 1-LIGHT OUTDOOR WALL LATERN OR EQUAL (8639BZ)

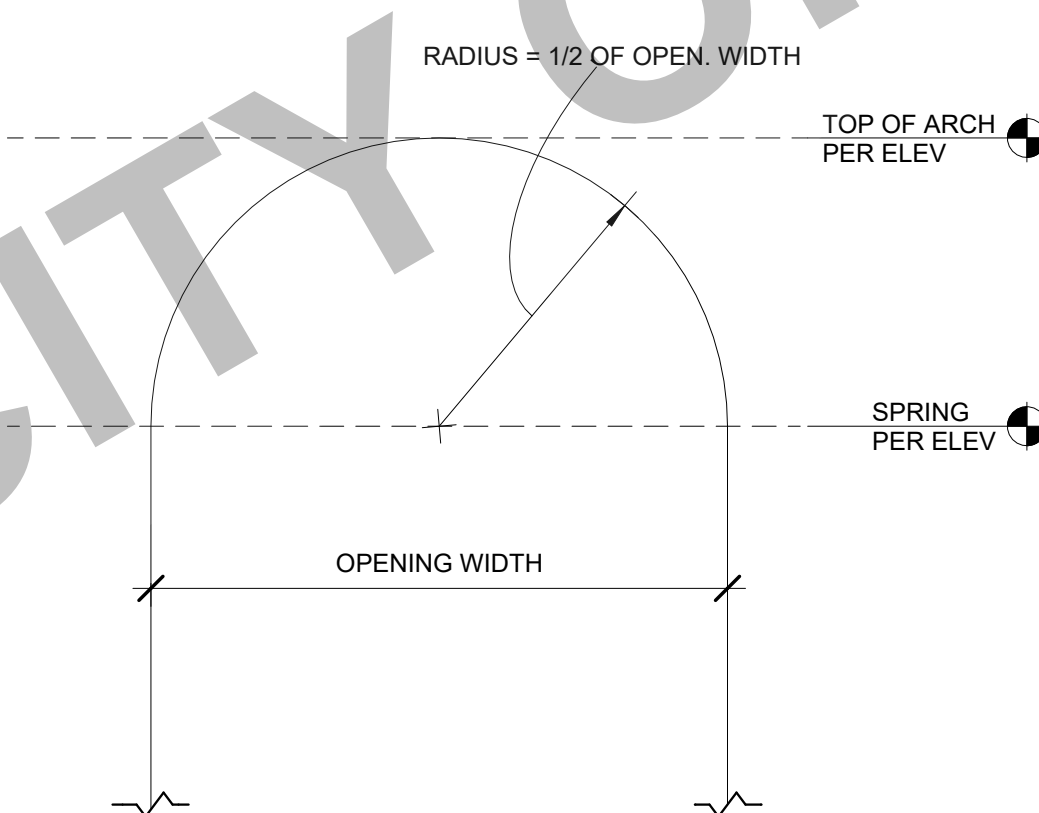
31 LIGHT FIXTURE - SPANISH COLONIAL

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



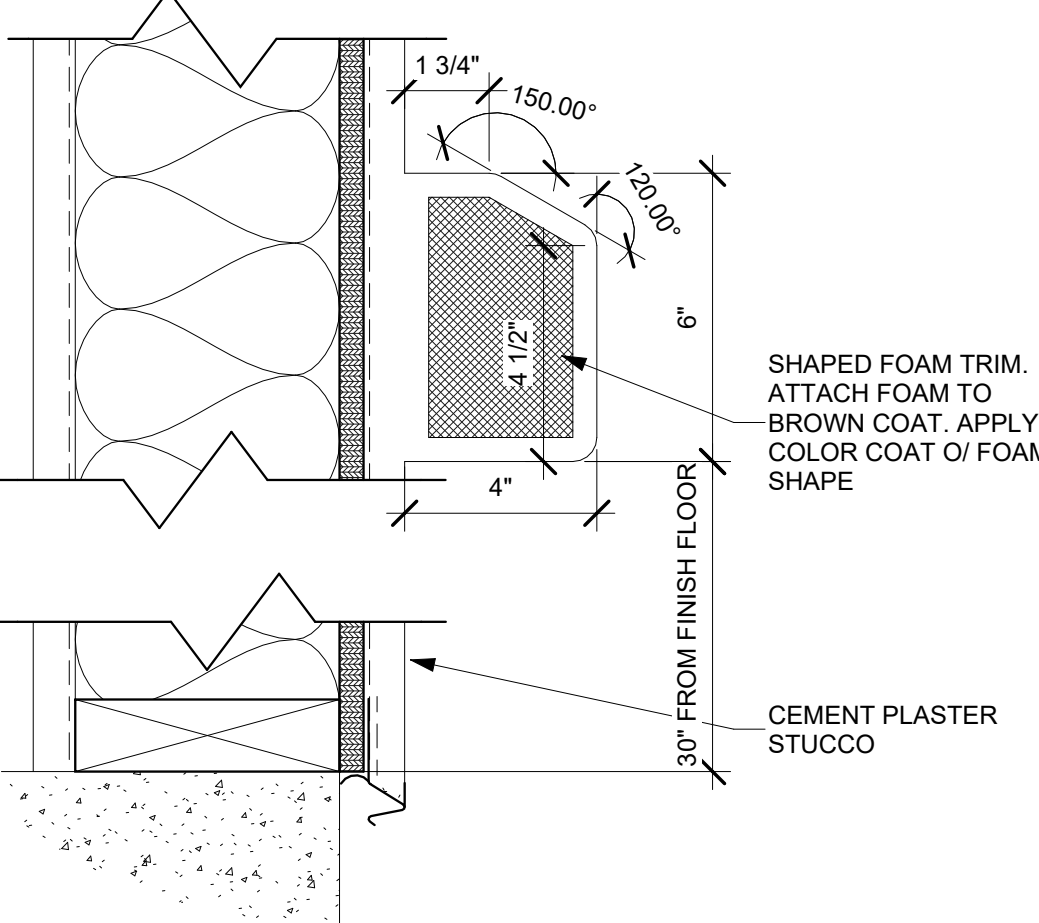
32 PORCH BEAM - SPANISH COLONIAL

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



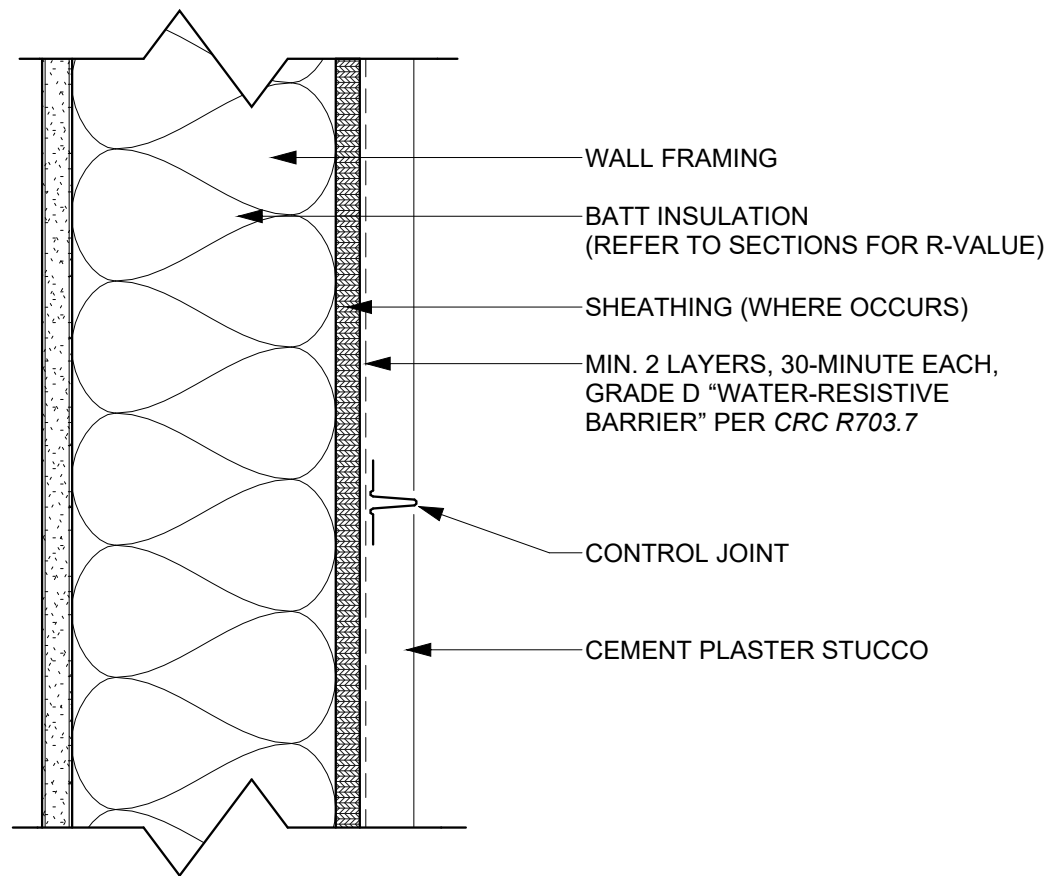
33 SPANISH STYLE ARCHWAY

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



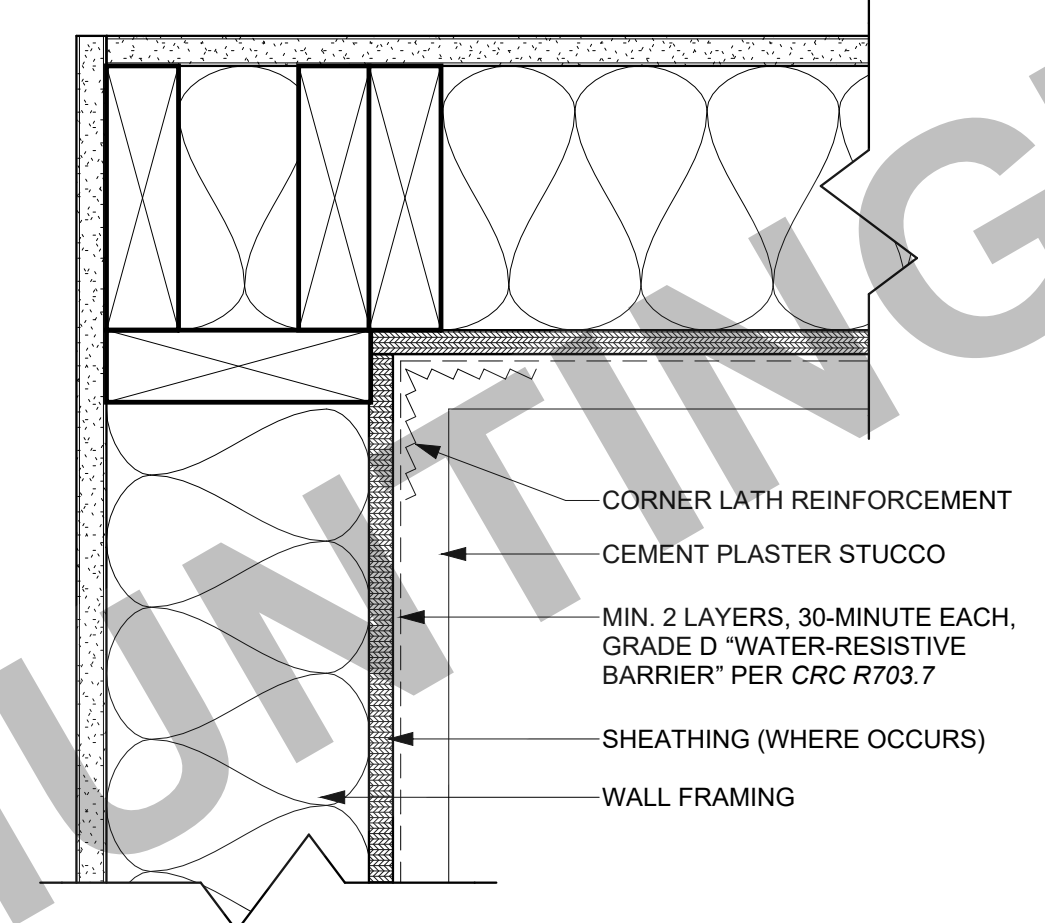
34 PLASTER BAND

SCALE: 3" = 1'-0"



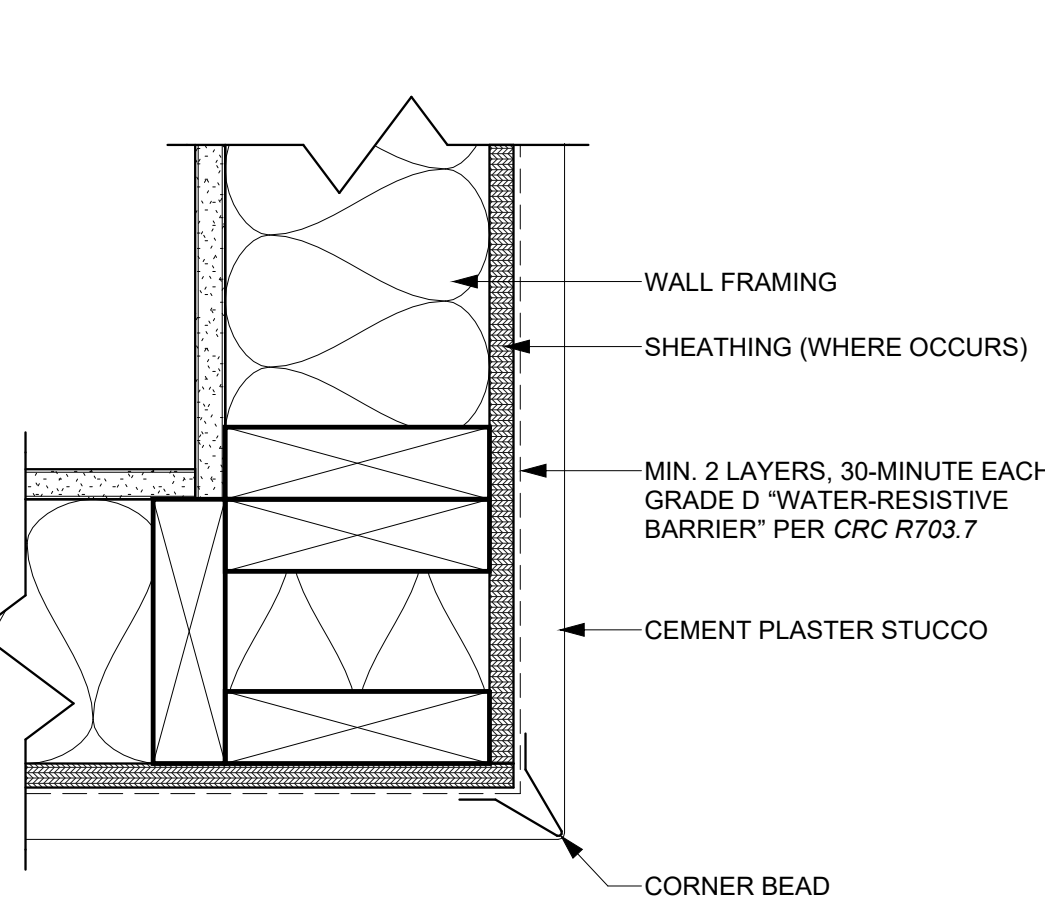
21 CONTROL JOINT

SCALE: 3" = 1'-0"



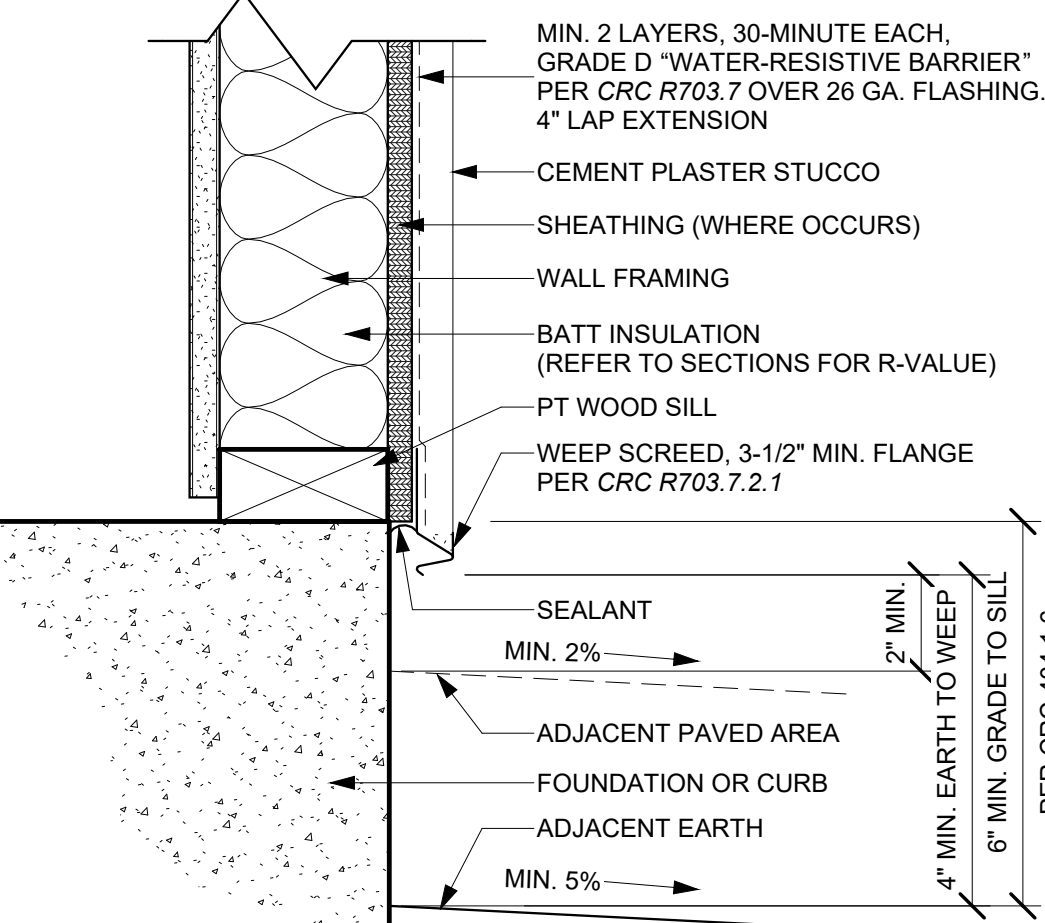
22 TYP. INSIDE CORNER

SCALE: 3" = 1'-0"



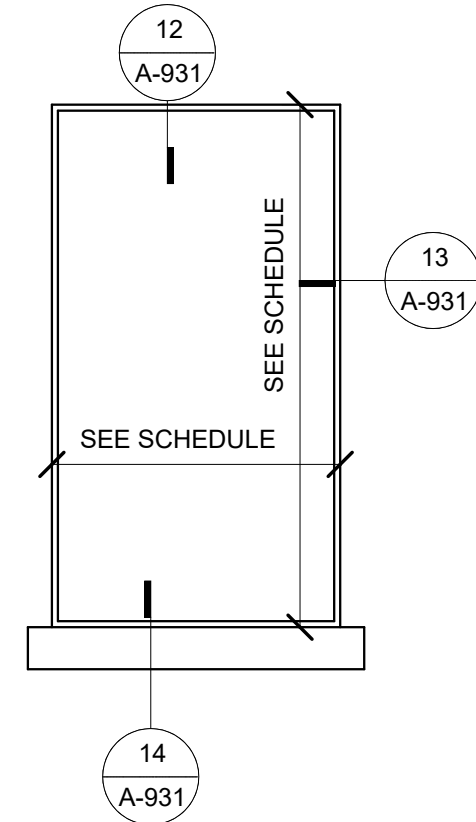
23 TYP. OUTSIDE CORNER

SCALE: 3" = 1'-0"



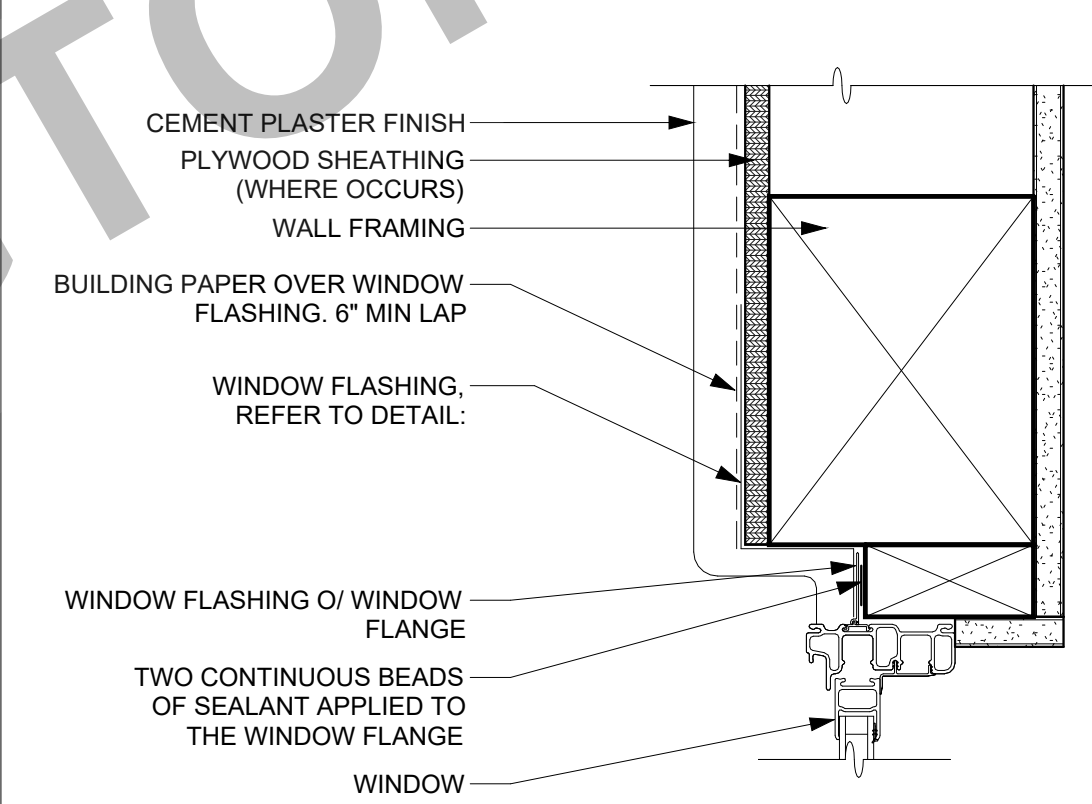
24 TYP. FOUNDATION - SPANISH COLONIAL

SCALE: 3" = 1'-0"



11 WINDOW TRIM - SPANISH COLONIAL

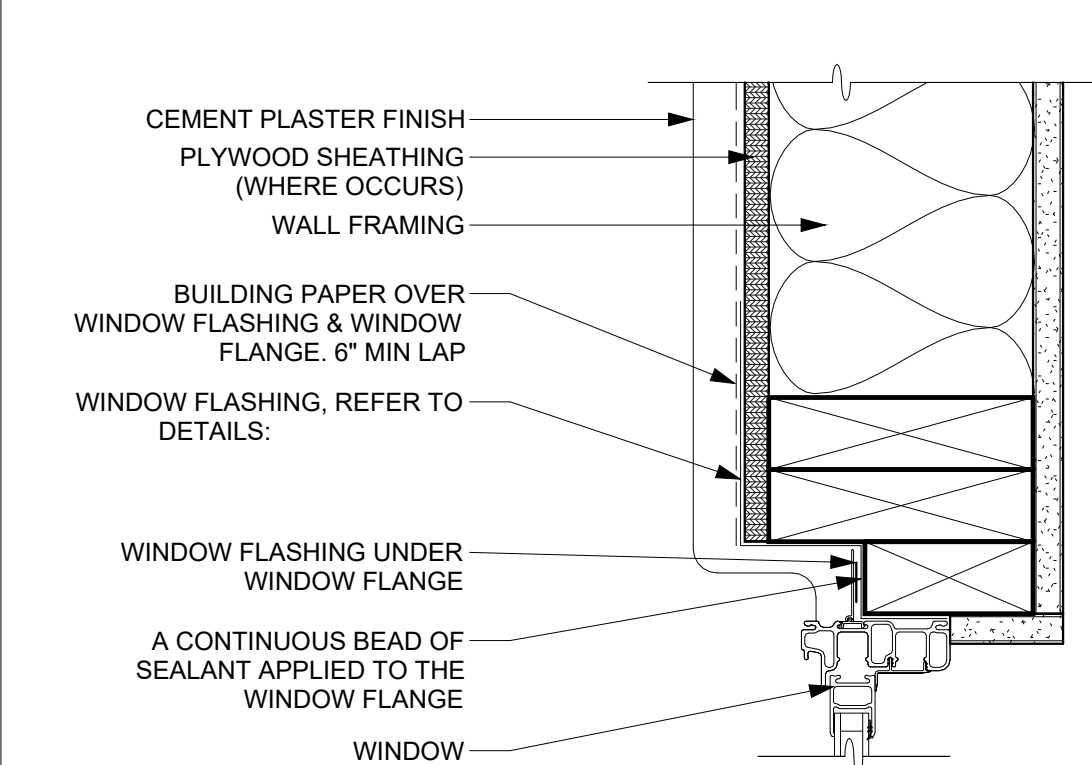
SCALE: 3/4" = 1'-0"



HEAD

12 TYP. WIN. HEAD - SPANISH COLONIAL

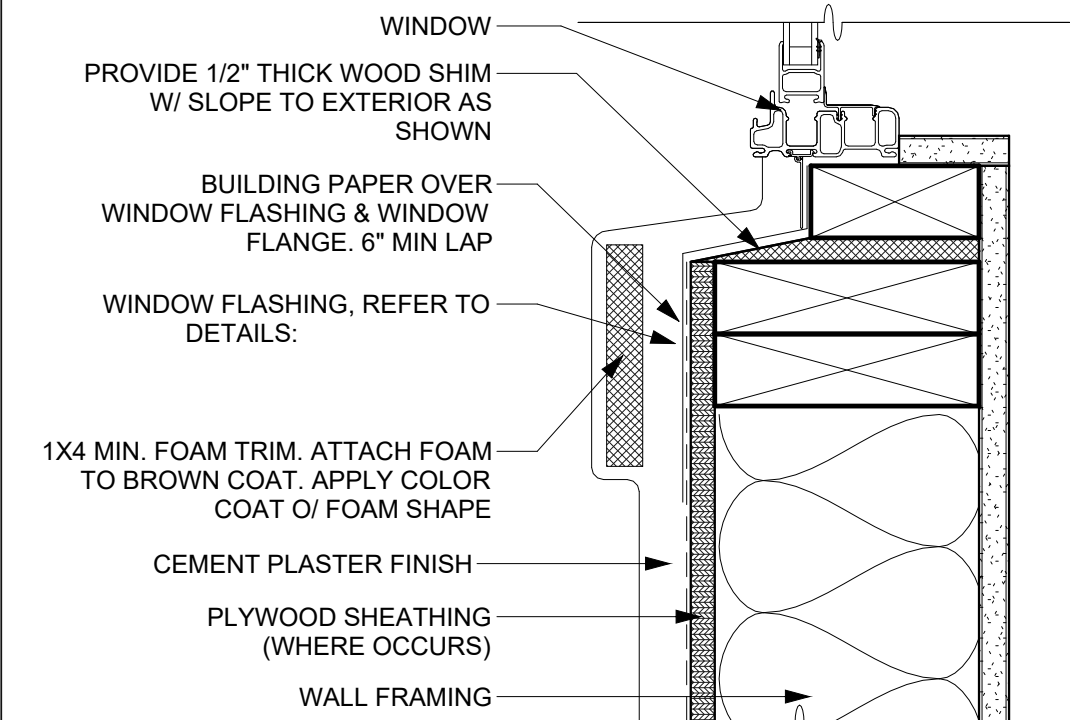
SCALE: 3" = 1'-0"



JAMB

13 TYP. WIN. JAMB - SPANISH COLONIAL

SCALE: 3" = 1'-0"



SILL

14 TYP. WIN. SILL - SPANISH COLONIAL

SCALE: 3" = 1'-0"



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ARCHITECTURAL DETAILS -
SPANISH COLONIAL

DATE
02/25/2026
SHEET

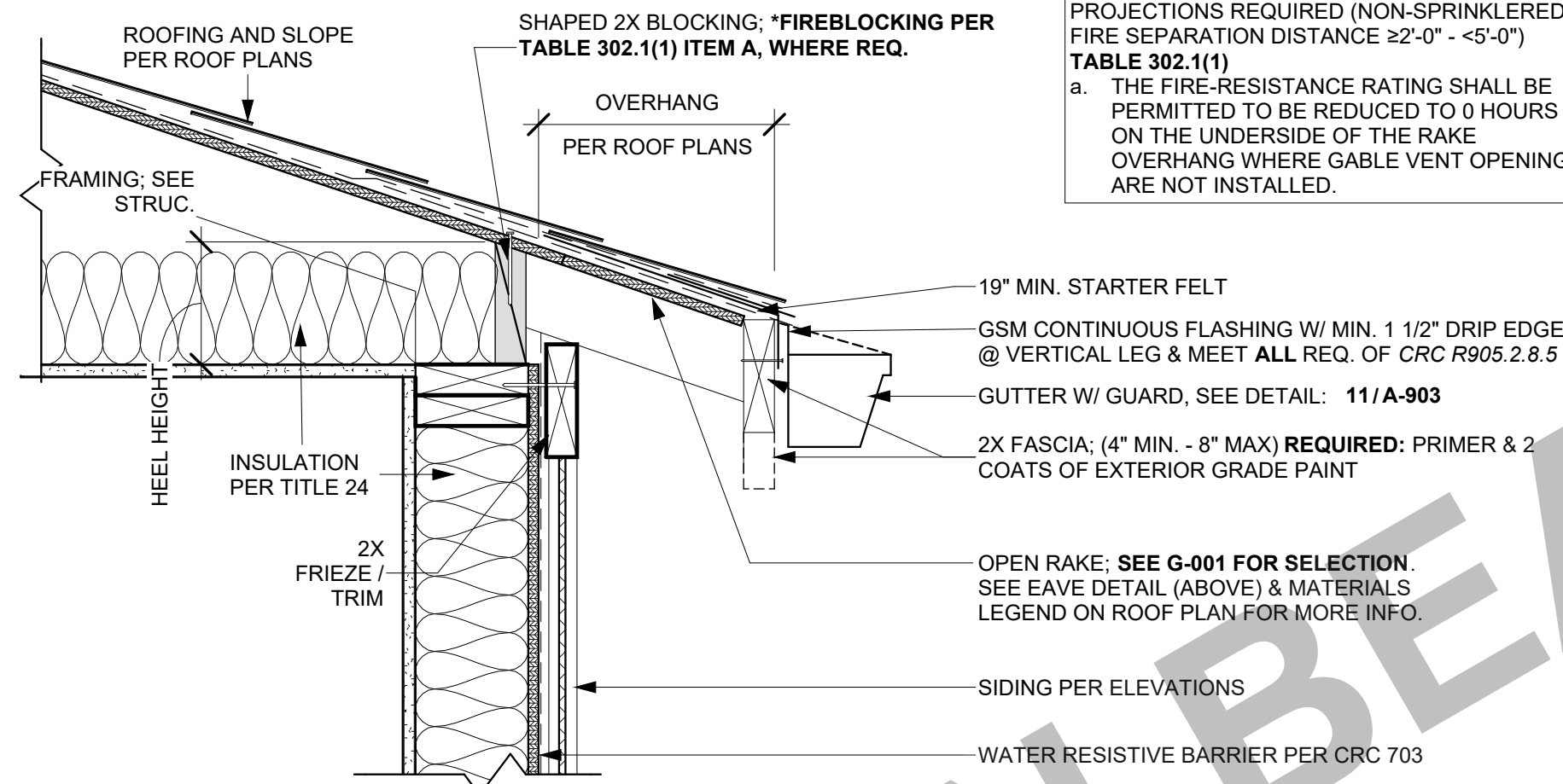
A-931

PUBLIC SET



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

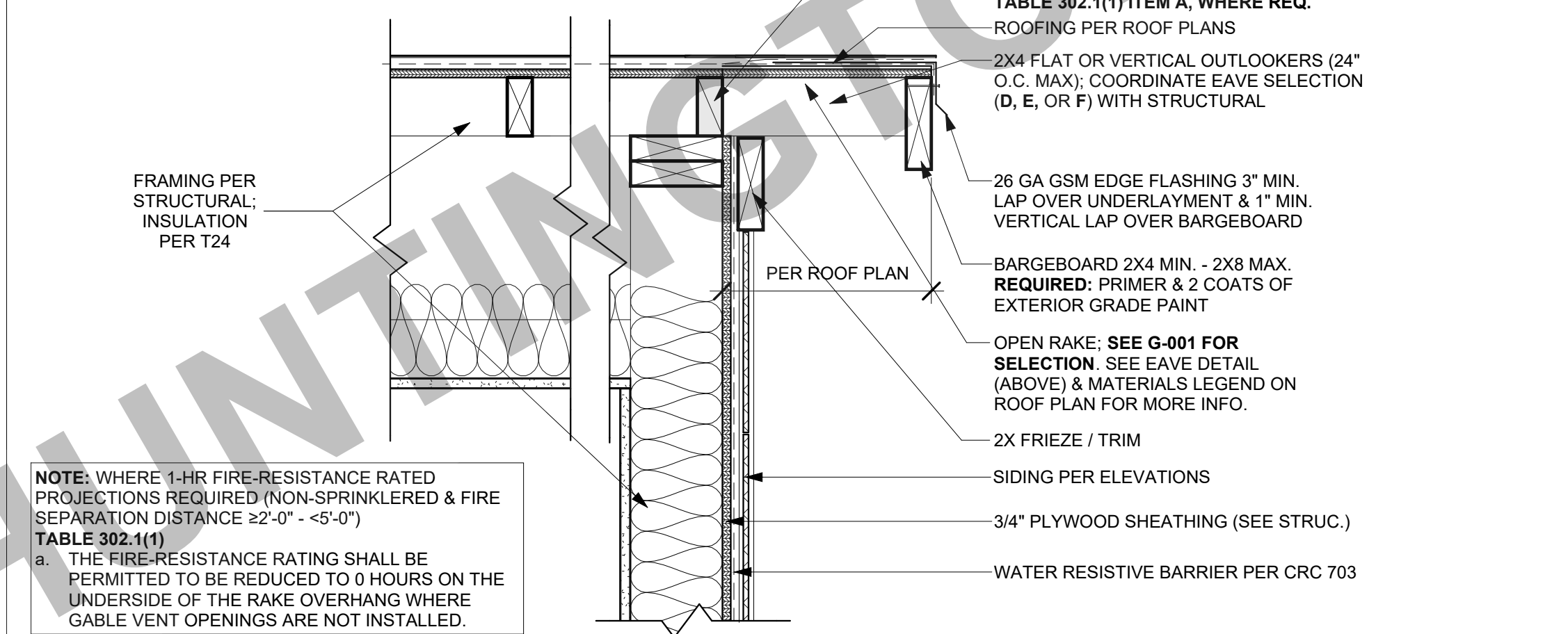
EAVE - OPEN: EXPOSED



31 ASPHALT SHINGLE - EAVE

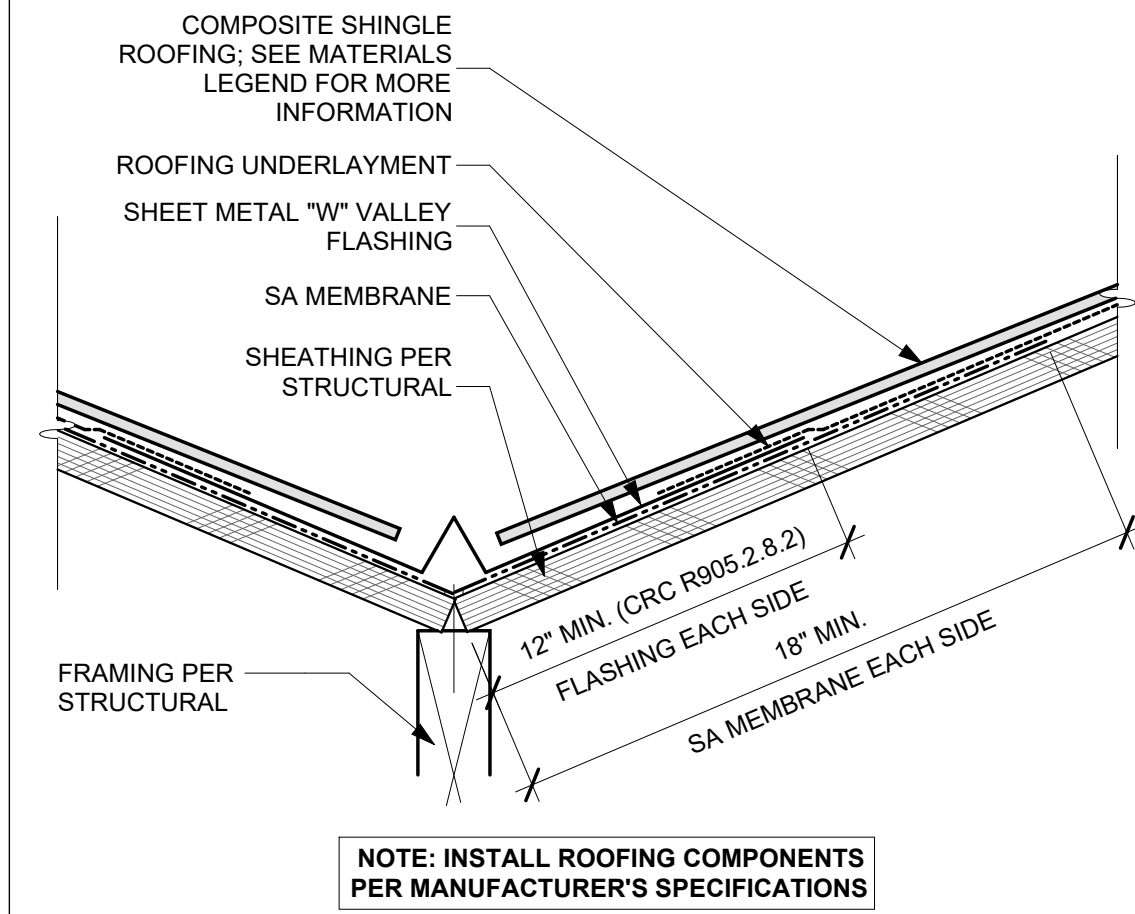
NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.
NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL NOTE: ALL JOINTS MUST BE TIGHT FITTING AND CAULKED

RAKE - OPEN: EXPOSED



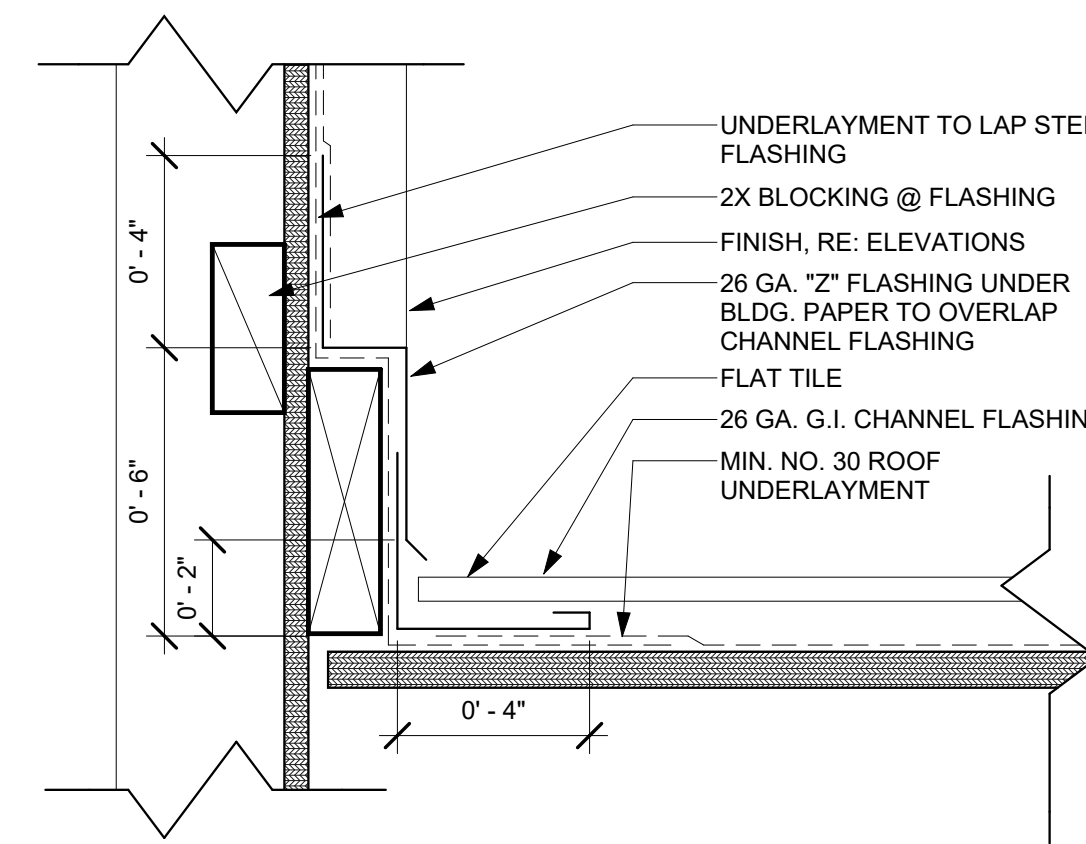
32 ASPHALT SHINGLE - RAKE

NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.
NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL NOTE: ALL JOINTS MUST BE TIGHT FITTING AND CAULKED



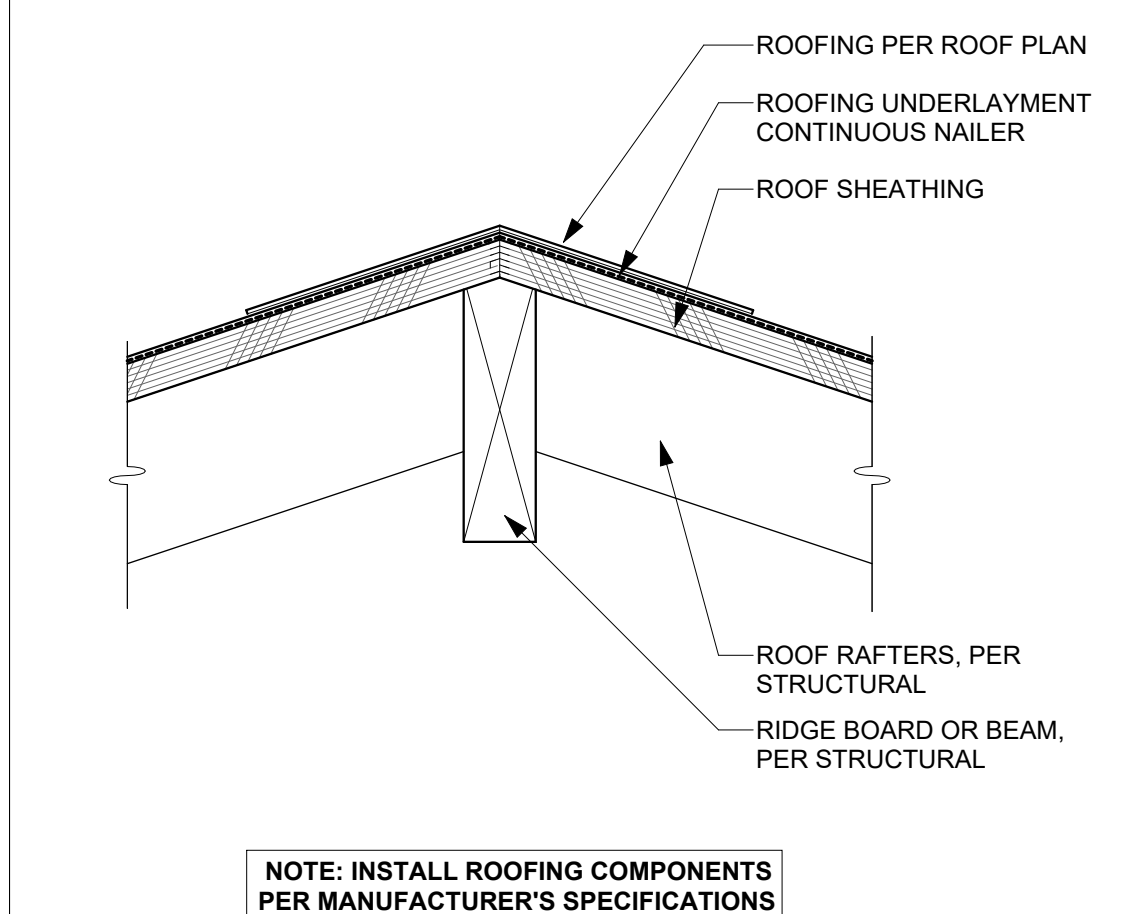
23 ROOF-VALLEY

SCALE: 3" = 1'-0"



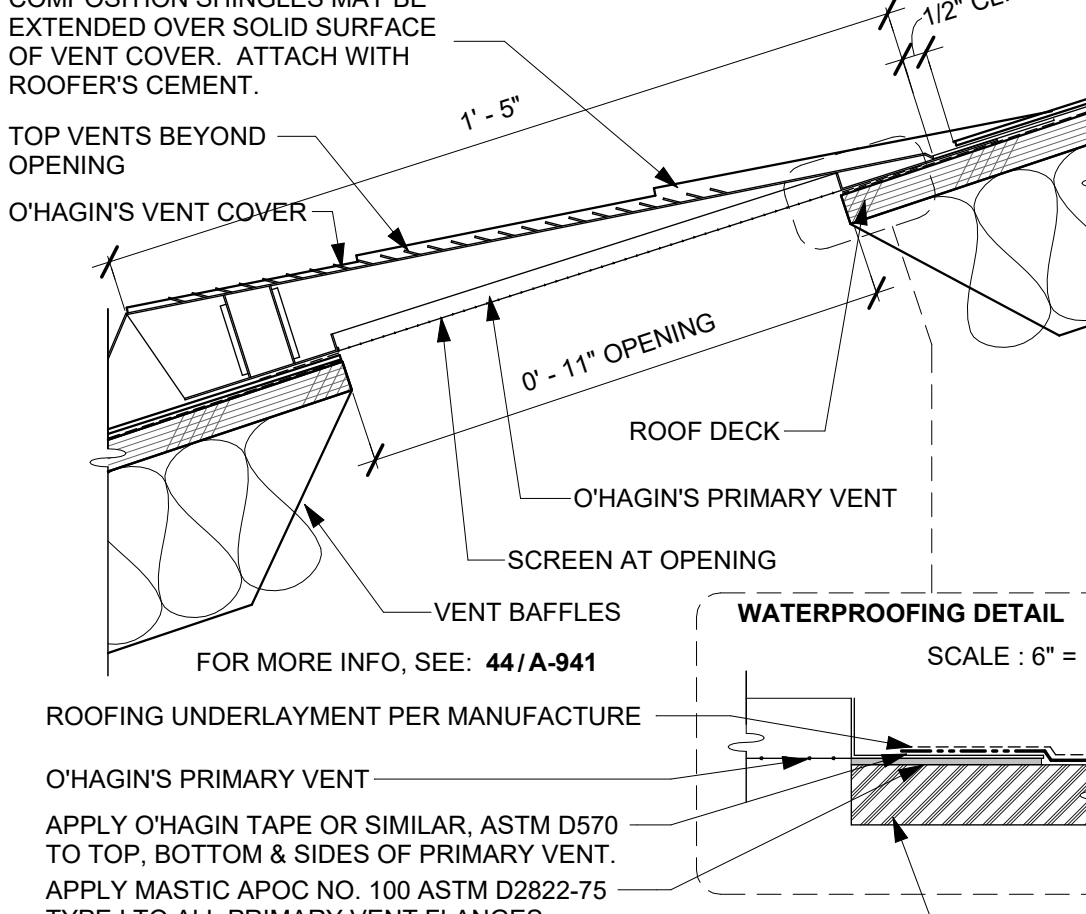
13 SIDEWALL FLASHING-PLASTER

SCALE: 3" = 1'-0"



24 ROOF-RIDGE/HIP DETAIL

SCALE: 3" = 1'-0"



14 O'HAGEN ROOF VENT

NOTE: INSTALL PER MANUFACTURER'S RECOMMENDATIONS
SCALE: 3" = 1'-0"

DISCLAIMER:
O'HAGEN SPEC
SHEET FOR
REFERENCE ONLY.

O'HAGEN
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 OPTIONS

Standard:
4" Flange

Upgrade Options:
6" Extended Flange
High Wind Diverter***

4. SELECT WIRE MESH

Standard:
1/4" Galvanized 72.00 sq. in.

Upgrade Options:
1/4" Stainless Steel 72.00 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

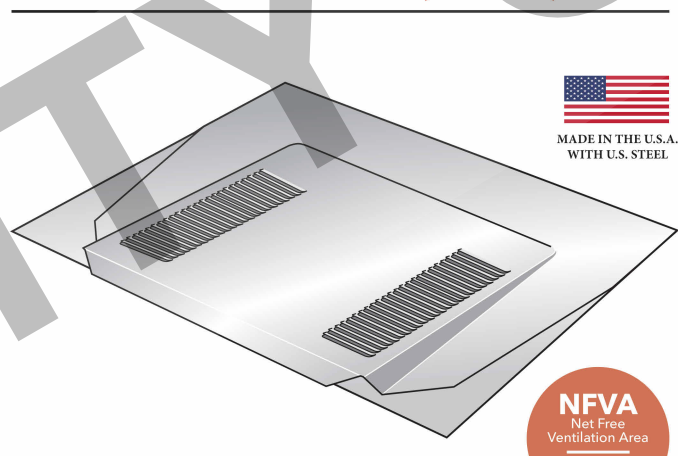
1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

1/8" Galvanized 64.80 sq. in.
1/8" Stainless Steel 64.80 sq. in.

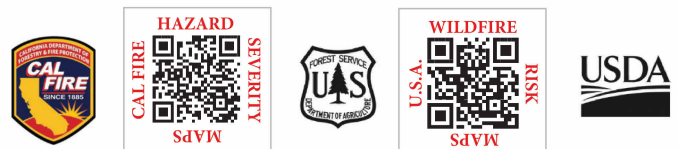
MATERIAL: COMPOSITION SHINGLE
PRODUCT: LOW PROFILE (TAPERED)



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 the QR Codes below with your smart
phone to learn more.

LOCAL AND NATIONAL APPROVALS
O'Hagin is a recognized leader in attic ventilation testing and design.



O'Hagin vents are manufactured and protected under one or more of the following patents: D456,531; D457,234; D458,391; D458,392; D469,889; D479,885; D504,172; D512,774; D549,316; 6,050,039; 6,125,628; 6,354,051; 6,390,914; 6,447,390; 6,491,579; 9,011,221. Other U.S. and foreign patents are pending.

©2021 O'Hagin. All rights reserved.

44 ROOF VENT - O'HAGEN - COMP SHINGLE - WUI APPROVED

SCALE: 1" = 1'-0"

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ARCHITECTURAL DETAILS -
ASPHALT SHINGLE ROOF

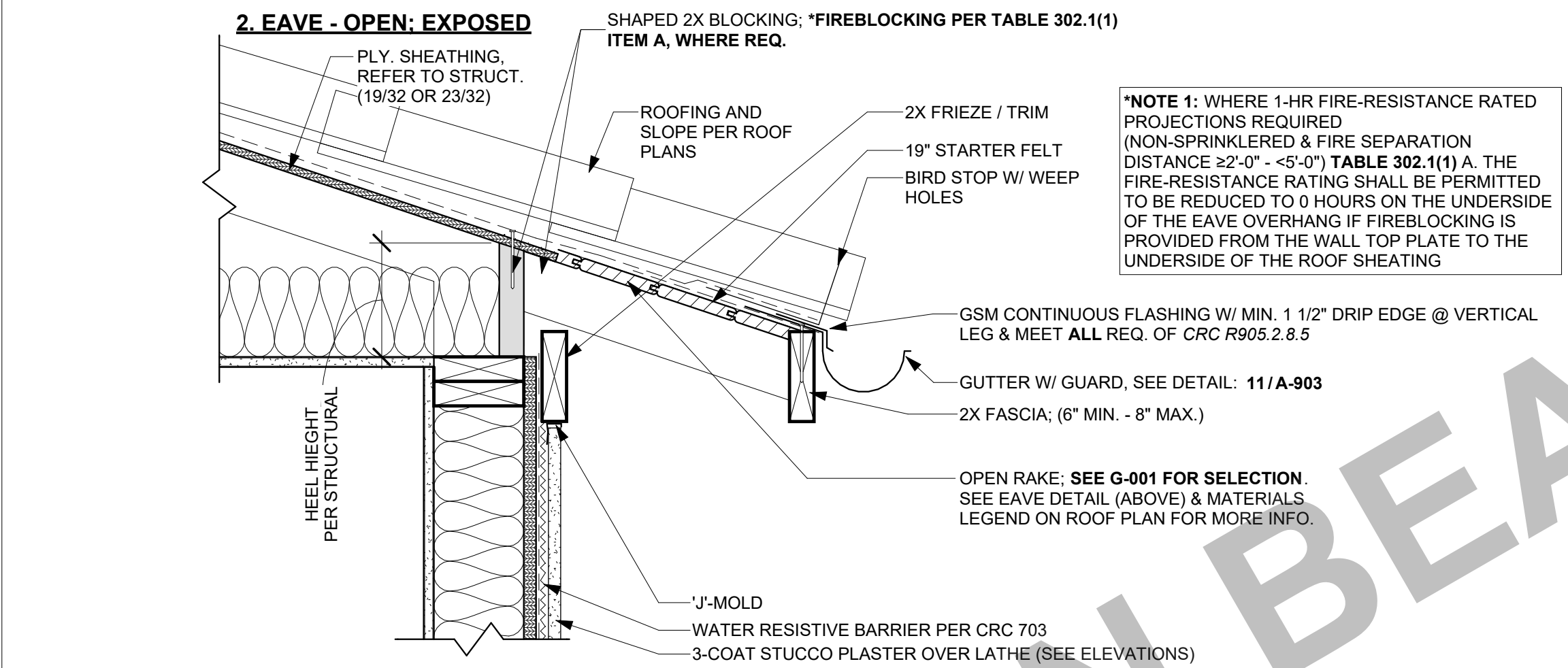
DATE
02/25/2026
SHEET

A-941

PUBLIC SET

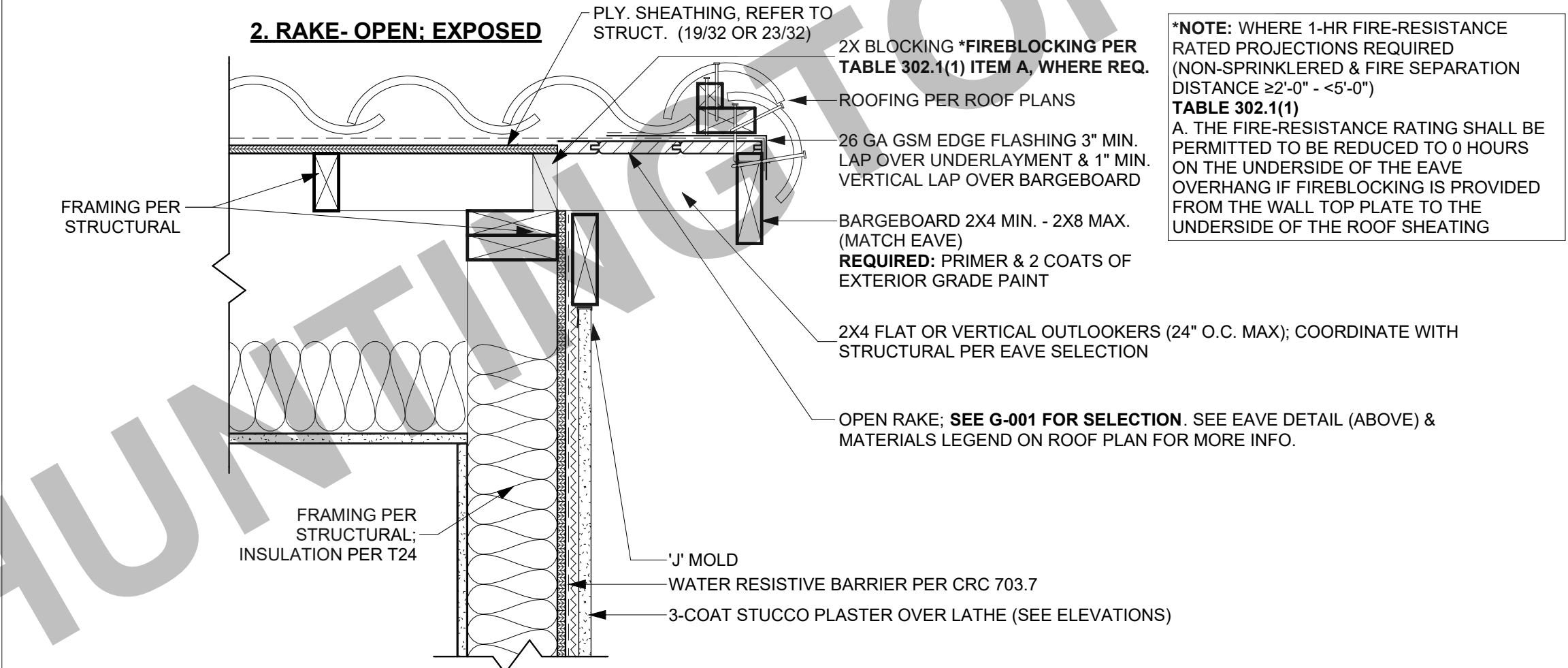


THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



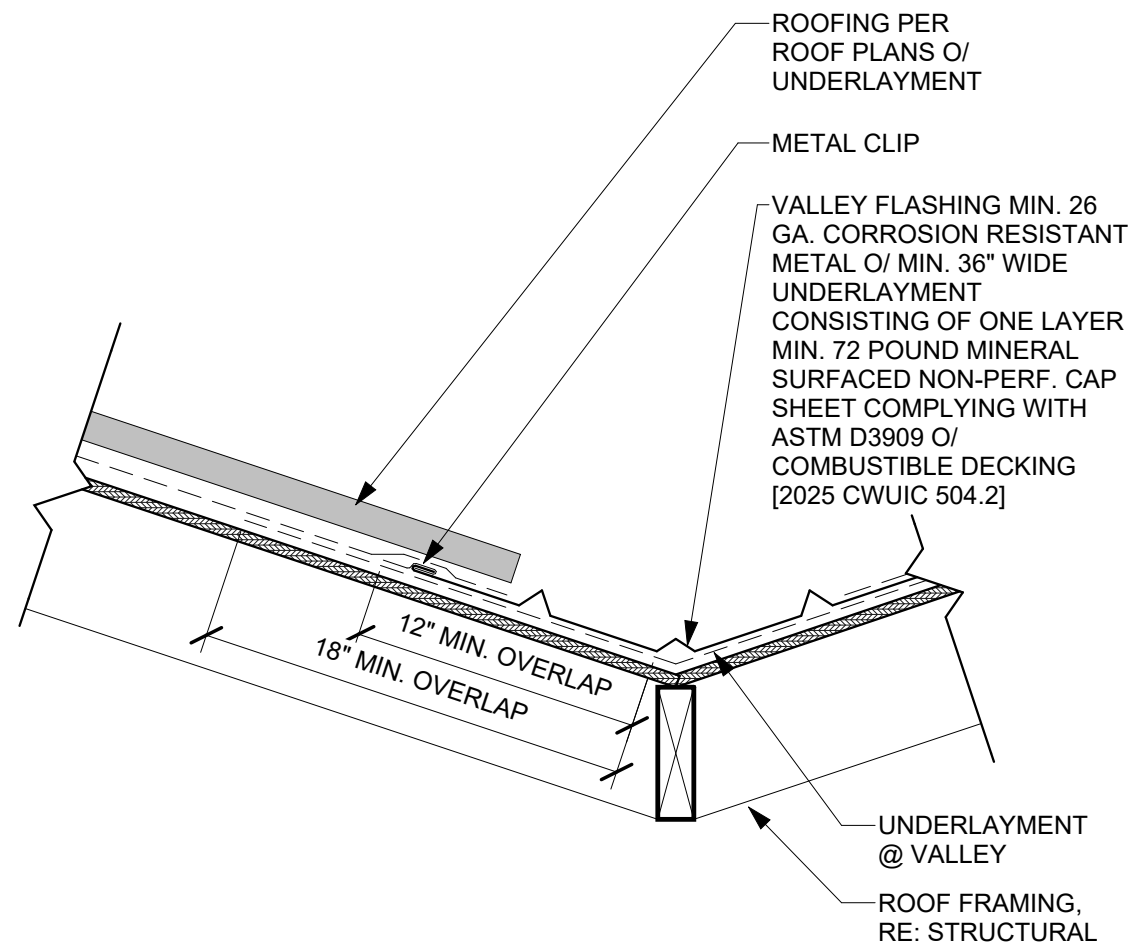
*NOTE 1: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0") TABLE 302.1(1) A. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING

31 CLAY S-TILE - EAVE
SCALE: 1 1/2" = 1'-0"
NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.
NOTE: ALL COMPONENTS TO BE FIRE RETARDANT TREATED & RATED PER CRC REQUIREMENTS
NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL NOTE: ALL JOINTS MUST BE TIGHT FITTING AND CAULKED

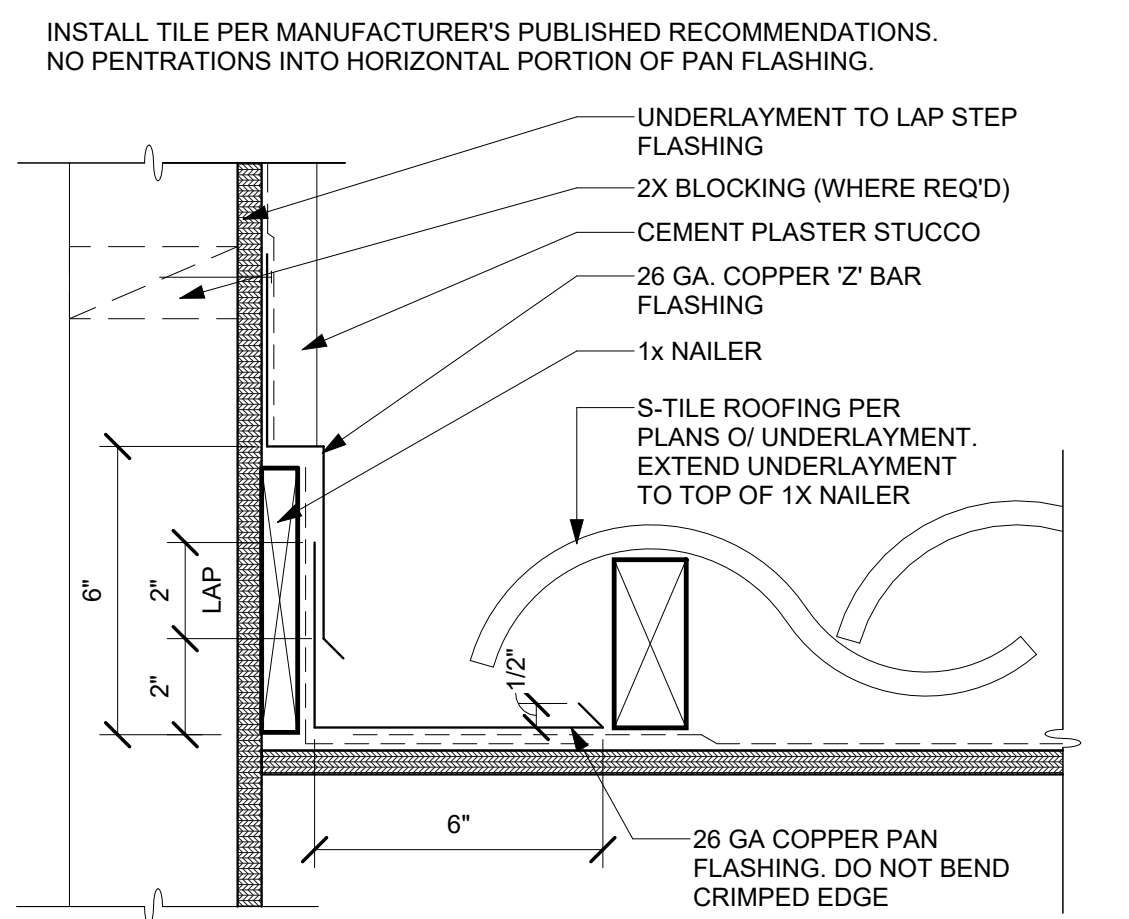


*NOTE: WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" - <5'-0") TABLE 302.1(1) A. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING

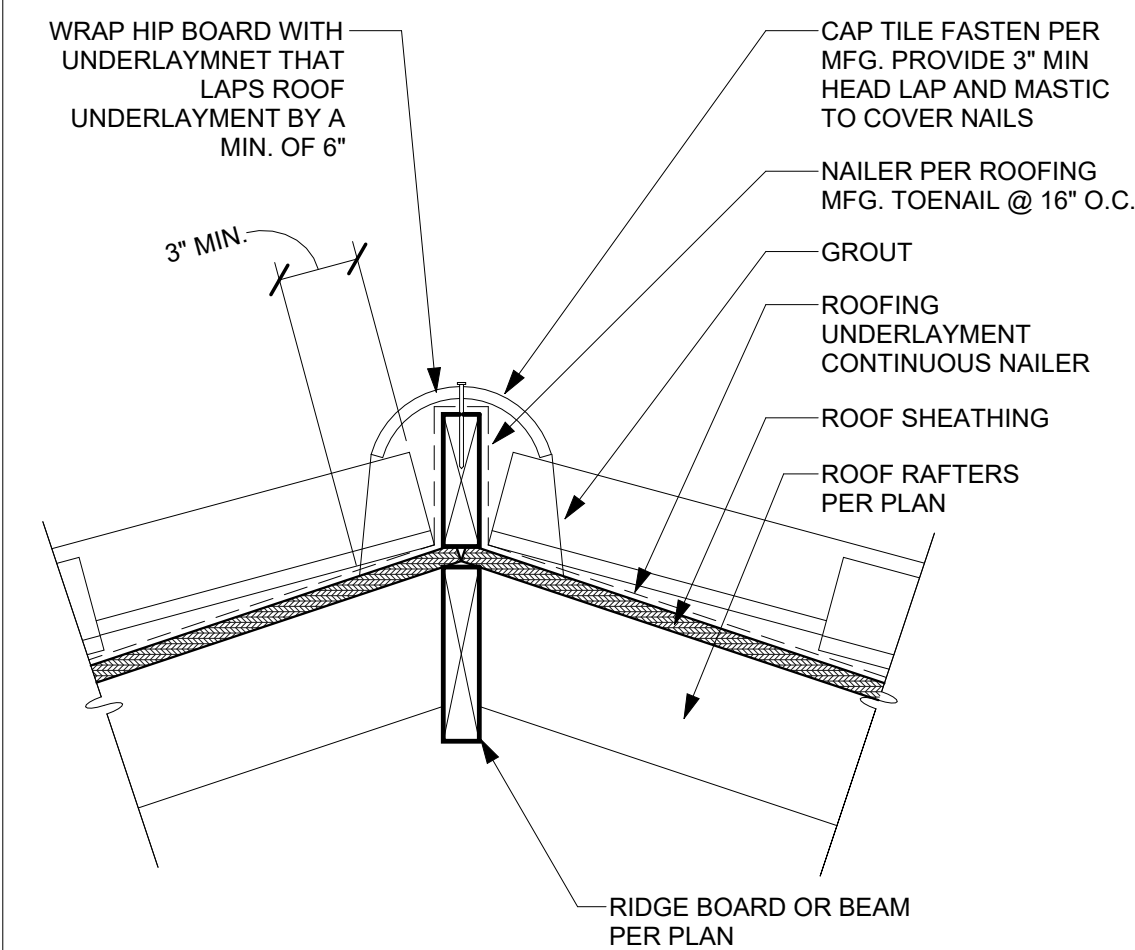
32 CLAY S-TILE - RAKE
SCALE: 1 1/2" = 1'-0"
NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.
NOTE: ALL COMPONENTS TO BE FIRE RETARDANT TREATED & RATED PER CRC REQUIREMENTS
NOTE: FOR SIZING AND FASTENERS SEE STRUCTURAL NOTE: ALL JOINTS MUST BE TIGHT FITTING AND CAULKED



13 ROOF-VALLEY - S-TILE
SCALE: 1 1/2" = 1'-0"



14 SIDEWALL - STUCCO @ S-TILE
SCALE: 3" = 1'-0"

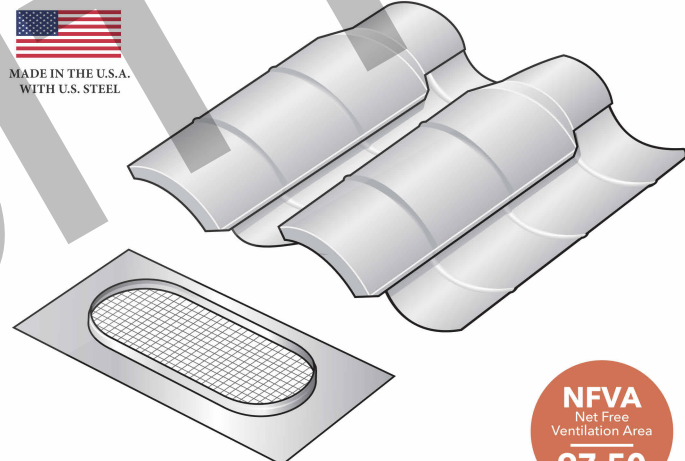


24 ROOF-RIDGE/HIP - S-TILE
SCALE: 1 1/2" = 1'-0"

DISCLAIMER: O'HAGEN SPEC SHEETS FOR REFERENCE ONLY.



MATERIAL: CLAY TILE
PRODUCT: HIGH PROFILE(S)



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

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	97.50 sq. in.
Upgrade Options: 1/4" Stainless Steel	97.50 sq. in.
FIRE&ICE WILDFIRE & EXTREME WEATHER RESISTANT ATTIC VENTS	97.50 sq. in.
1/8" Galvanized	87.75 sq. in.
1/8" Stainless Steel	87.75 sq. in.

* Colors may vary between lots, subject to increased lead times based on availability.
** Not Free Ventilation Area figures based on independent evaluation reports.
*** Standard in Florida.

www.ohagin.com
210 Classic Court, Suite 100 • Rohnert Park, CA 94928
Toll Free 877-324-0444 • Fax 707-588-9187



O'Hagin is proud to work with these and many other quality manufacturers

44 ROOF VENT - O'HAGEN - S-TILE - WUI APPROVED
SCALE: 1" = 1'-0"

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ARCHITECTURAL DETAILS - S-TILE
ROOF

DATE
02/25/2026
SHEET
A-942

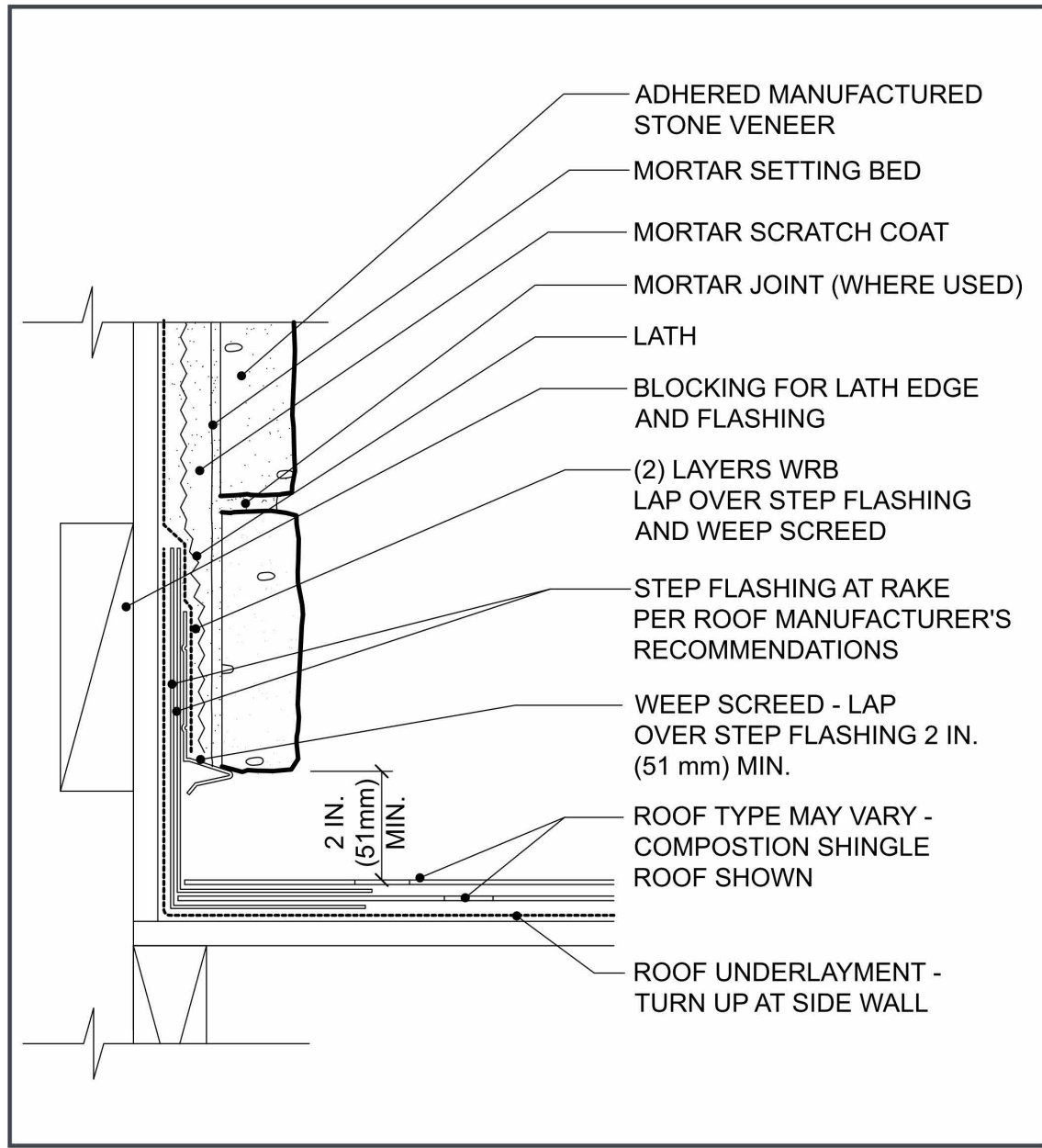
PUBLIC SET

2/25/2026 5:01:52 PM Autodesk Docs/3459-02_Huntington Beach ADUs | 2025 Code Update/3459-02_Huntington Beach ADU - 2025 Code Update.rvt



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

Figure 17a. Side Wall - Composition Shingles

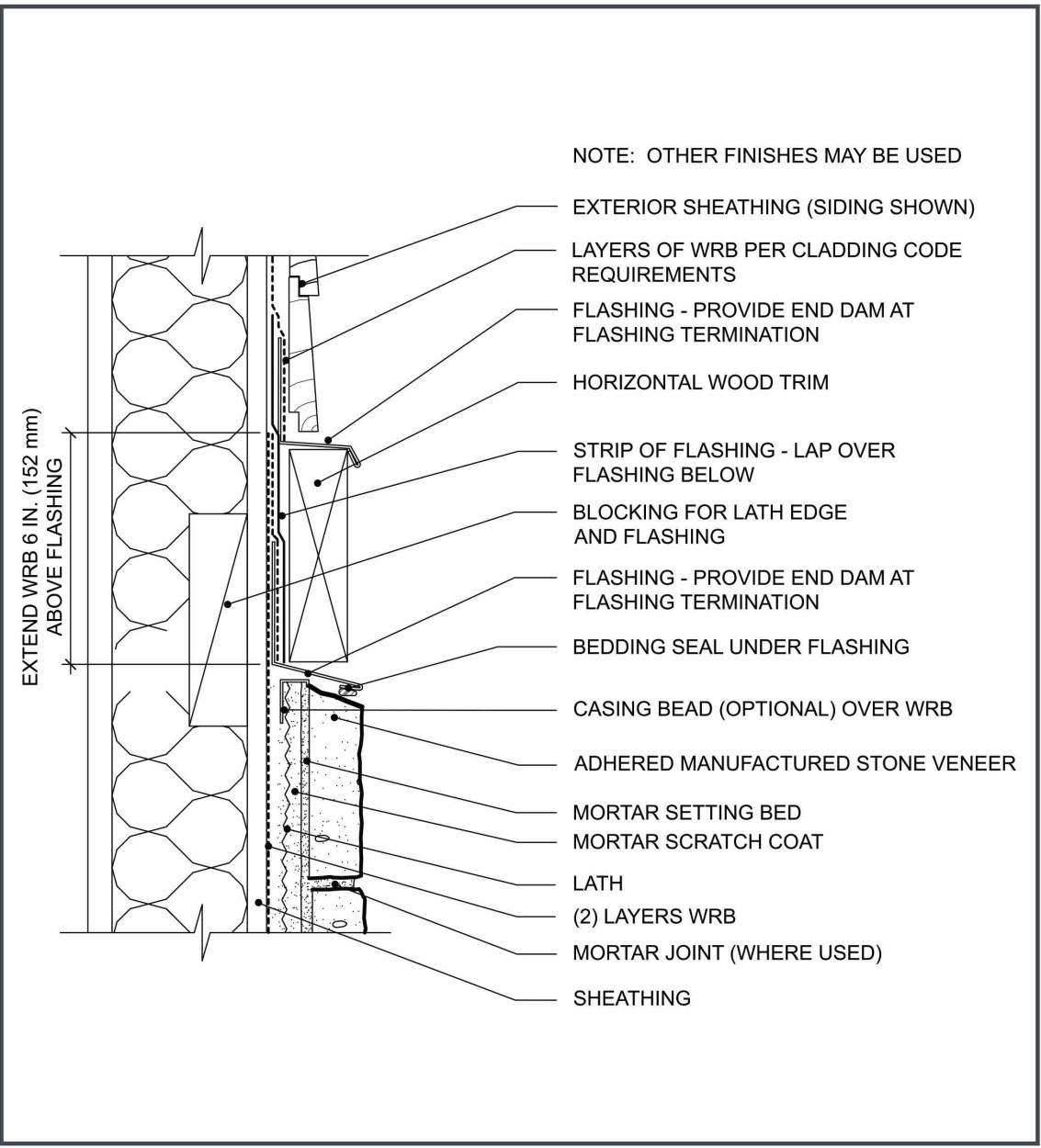


DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

NATIONAL CONCRETE MASONRY ASSOCIATION

39

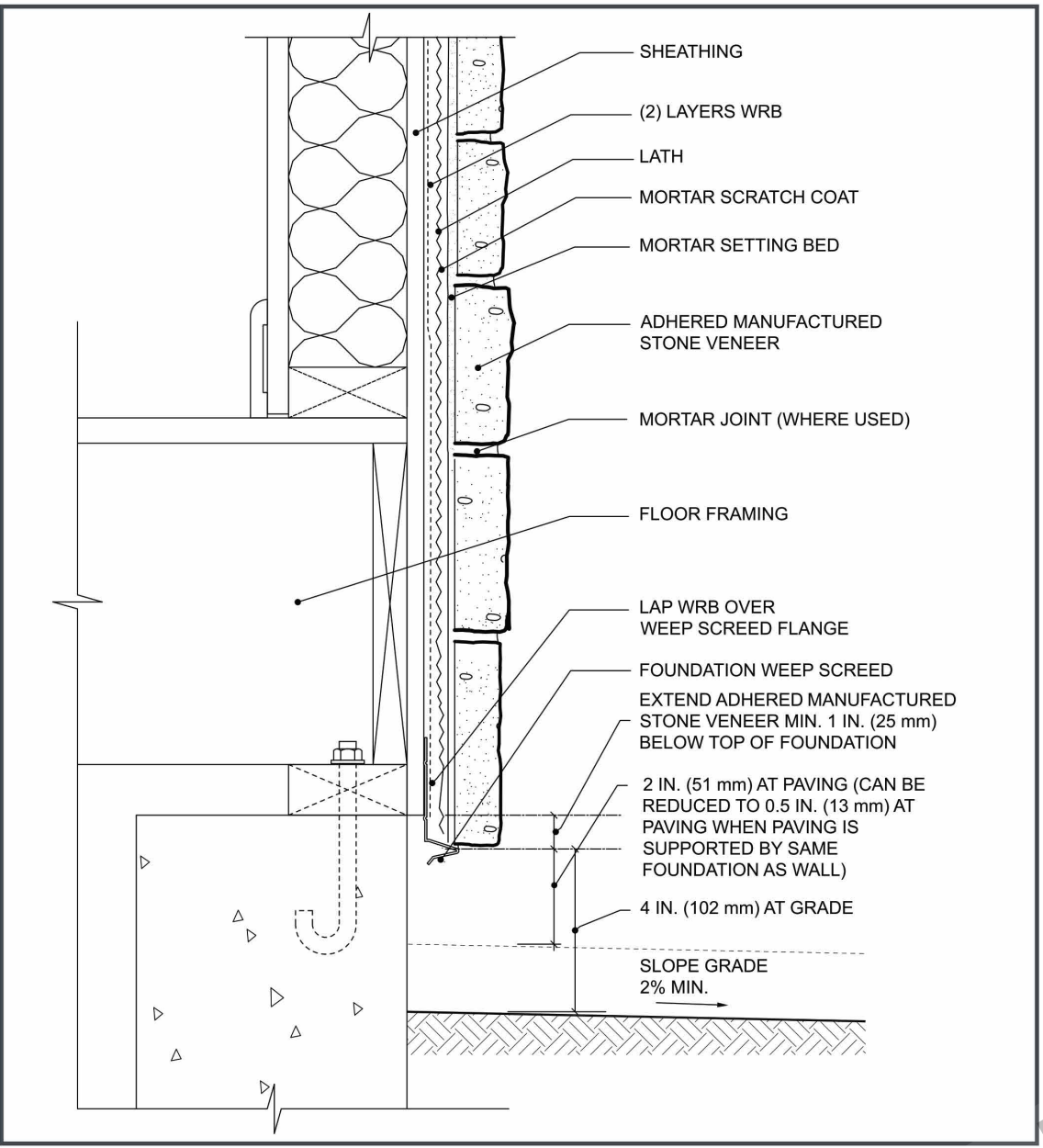
Figure 11a. Horizontal Transition



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 5TH EDITION, 5TH PRINTING, REVISED AUGUST 2021

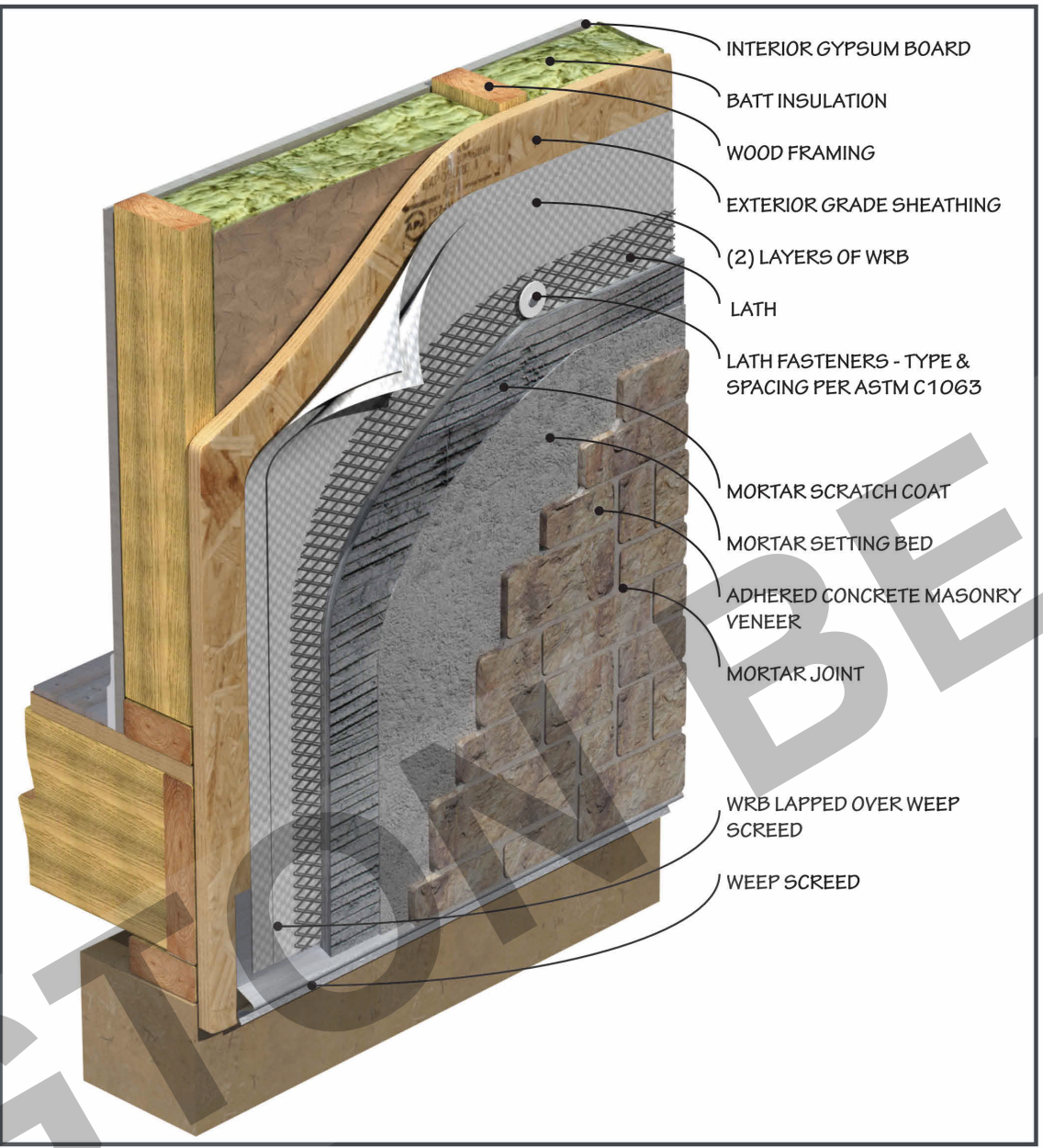
Figure 5a. Foundation Wall Base



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 5TH EDITION, 5TH PRINTING, REVISED AUGUST 2021

Figure 1. Installation Over Wood Framing

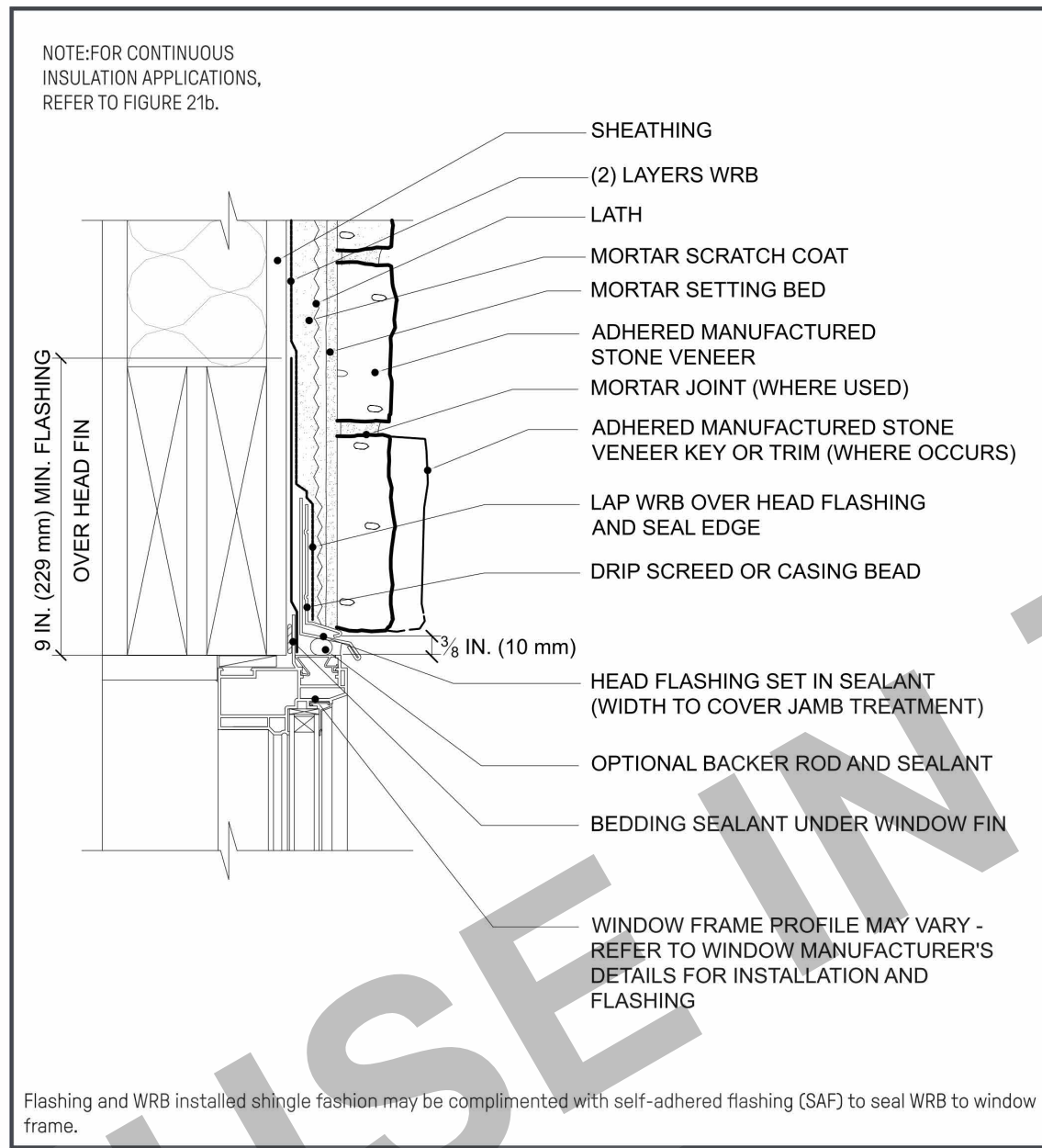


DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

NATIONAL CONCRETE MASONRY ASSOCIATION

15

Figure 23. Window Head

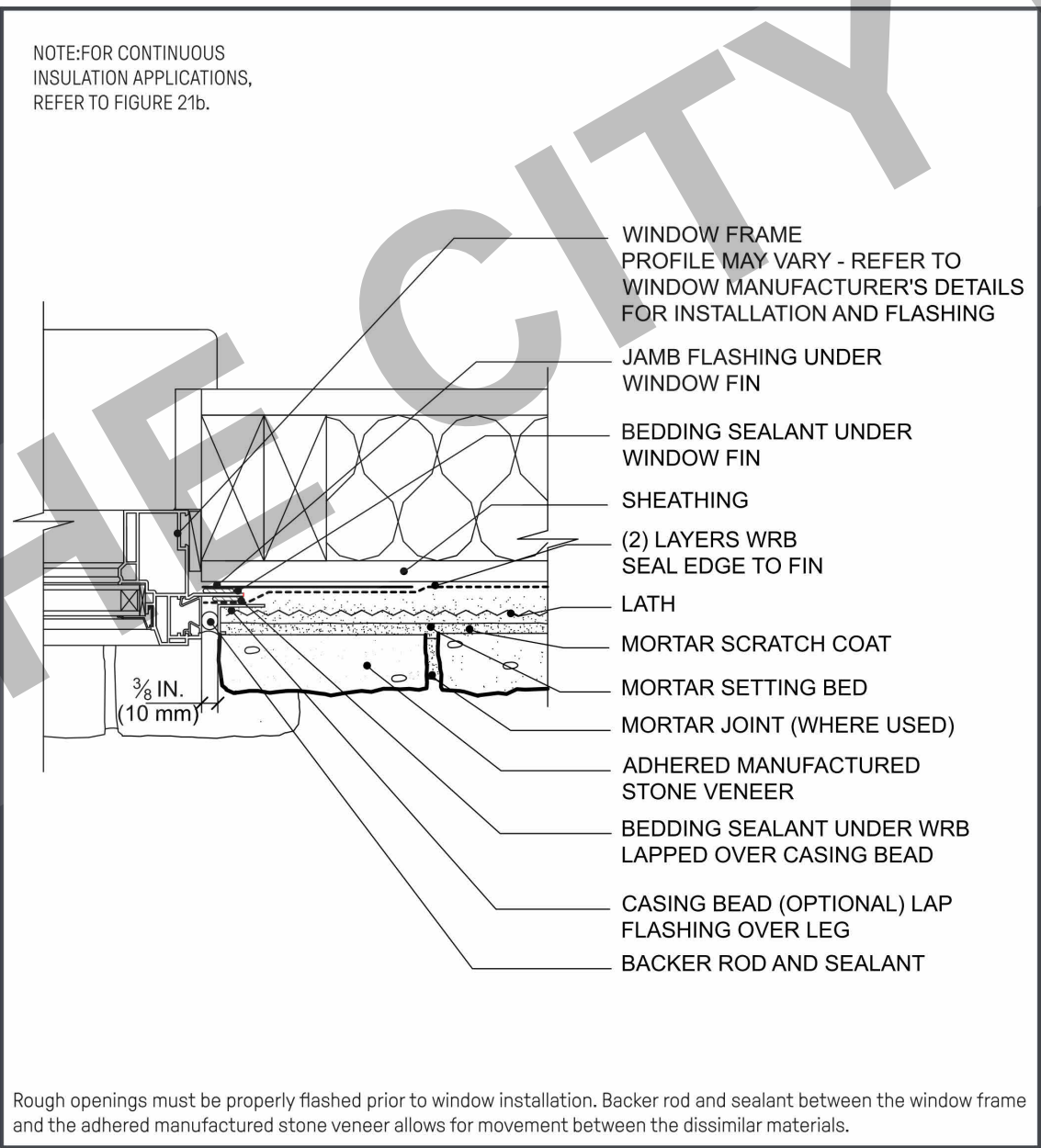


DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

NATIONAL CONCRETE MASONRY ASSOCIATION

47

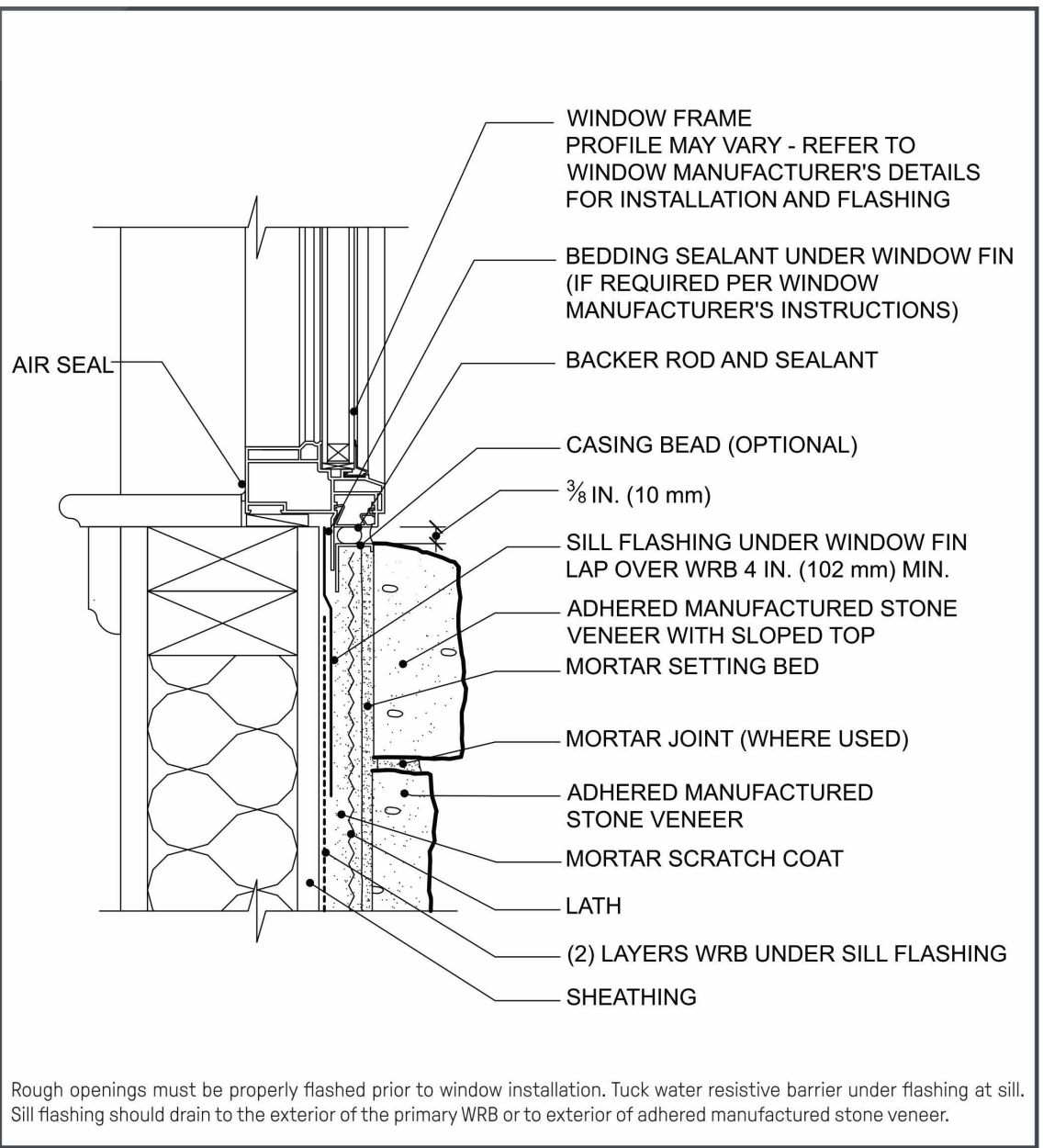
Figure 22. Window Jamb



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 5TH EDITION, 5TH PRINTING, REVISED AUGUST 2021

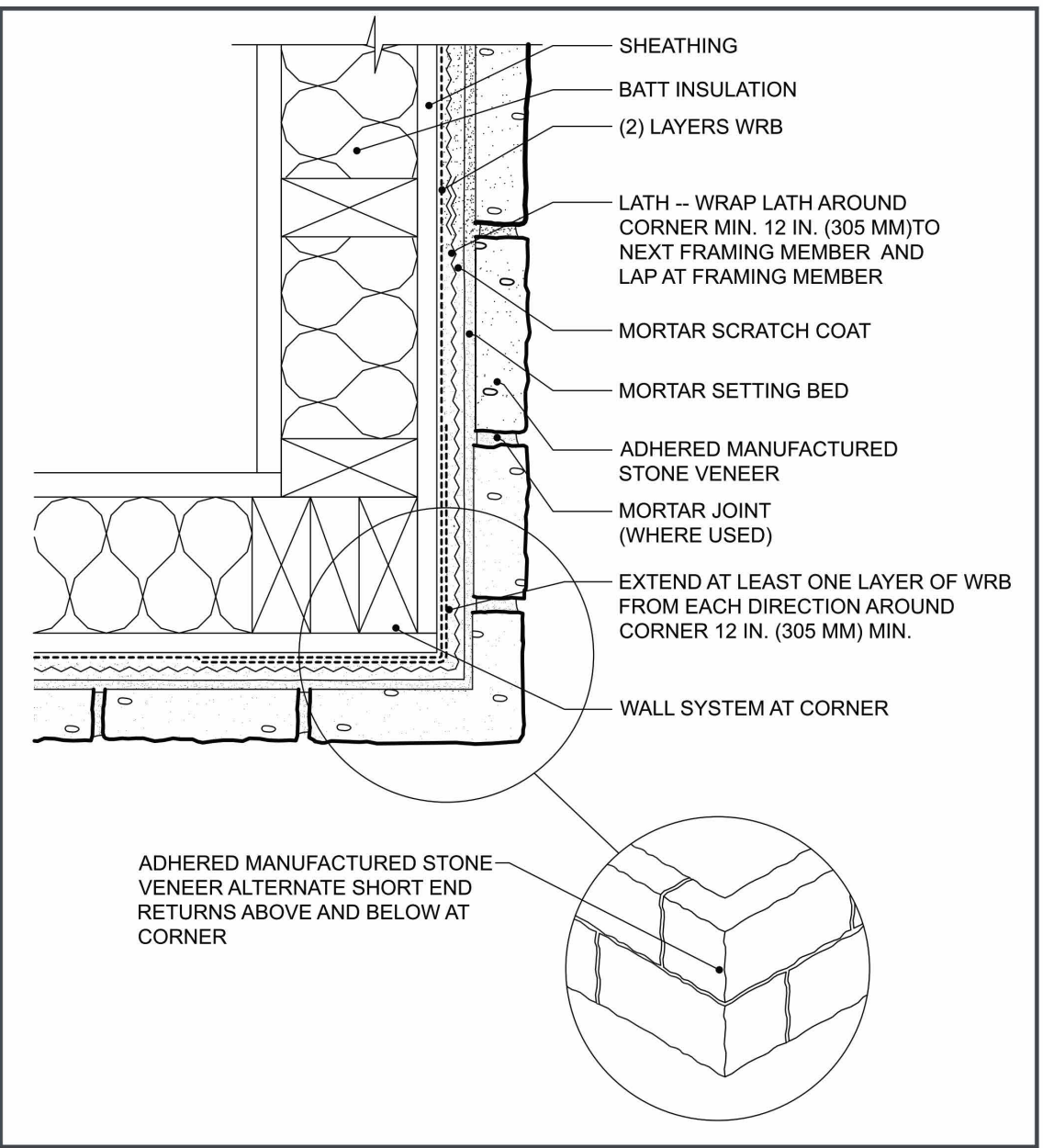
Figure 21a. Window Sill



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 5TH EDITION, 5TH PRINTING, REVISED AUGUST 2021

Figure 9a. Outside Corner



DISCLAIMER: EL DORADO STONE DETAILS HAVE BEEN INCLUDED FOR REFERENCE ONLY. REFER AND INSTALL ADHERED MASONRY FROM THE SELECTED MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 5TH EDITION, 5TH PRINTING, REVISED AUGUST 2021

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ARCHITECTURAL DETAILS -
ADHERED MASONRY VENEER

DATE
02/25/2026
SHEET

A-950

2025 Single-Family Residential Mandatory Requirements Summary	
	with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(i):	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
Lighting:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)2A:	Indoor Lighting Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	Controls Permitted. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per §110.9 and the physical controls specified in §150.0(k)2A. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, bedrooms, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	Independent Controls. Lighting integral to exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3:	Residential Outdoor Lighting. Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control may be used but must meet all applicable requirements.
§ 150.0(k)4:	Internally Illuminated Address Signs must either comply with §140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

03

2025 Single-Family Residential Mandatory Requirements Summary	
	platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	Factory-Fabricated Duct Systems must comply with applicable requirements of UL 181 for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Flex ducts with porous inner cores must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth, or can be one inch if sized per Equation 150.0.A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and prevents air from bypassing the filter. *
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnaces air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *
Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units shall meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in §150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Bii.iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Dwellings. Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1C.i and 150.0(o)1C.iv Single family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces may reduce their required mechanical ventilation rates in accordance with §150.0(o)1C.iii. * Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1C.iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Giii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems. The airflow required per §150.0(o)1C shall be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-dwelling unit ventilation systems shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.
Electric and Battery Energy Storage Ready:	
§ 150.0(s):	Battery Energy Storage System (BESS) Ready. All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source allocated to a single panelboard suitable to be supplied by the BESS.

02

2025 Single-Family Residential Mandatory Requirements Summary	
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from §110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
Fireplaces, Decorative Gas Appliances, and Gas Log:	
§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *
Pool and Spa Systems and Equipment:	
§ 110.4(a):	Certification by Manufacturers. Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	Heating Equipment. Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	Piping. At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	Covers. Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	Heat Source Sizing. Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	Heat Pump Pool Heaters with Supplementary Heating. Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

05

2025 Single-Family Residential Mandatory Requirements Summary	
NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.	
Space Conditioning, Water Heating, and Plumbing System:	
§ 110.0-110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Tables 110.2-A through -L.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Heaters. Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(i)2. *
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.3(c)7:	Backup Heat and Ventilation. Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating systems must meet minimum volume, ducting, and/or grille net free area by kWh of compressor capacity.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. *
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from any dryer outlet or vent.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's equipment.
§ 150.0(h)5:	System Selection. Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	Defrost. Installer-adjustable defrost delay timers must be set to greater than or equal to 30 minutes. CF2R certification required.
§ 150.0(h)7:	Supplementary Heating Control Configuration. Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	Sizing of Electric Resistance Supplementary Heat. When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	Capacity Variation with Third-party Thermostats. For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	Thermostat. All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include: thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use. *
§ 150.0(j)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be installed as specified in § 609.12 of the California Plumbing Code.
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including from sunlight, moisture, equipment maintenance, and wind, as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2' x 2' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)2:	Solar Water Heating Systems. Solar water heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible, 3rd Edition. Portions of supply- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets applicable UL requirements; or aerosol sealant that meets UL 723. The combination of mastic and other mesh or tape must be used to seal openings greater than 1/2". If mastic or tape is used, building cavities, air handler support
§ 150.0(m)1:	

01

2025 Single-Family Residential Mandatory Requirements Summary	
Building Envelope:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC 400, ASTM E283, or AAMA WDMA/CSA 1011.2, 2.4440-2011. *
§ 110.6(a)2-4:	U-factor, Solar heat gain coefficient, Visible transmittance. The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of §110-11(a).
§ 110.6(b):	Field-fabricated Exterior Doors and Fenestration products must use U-factors from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. Must be caulked and/or weather-stripped. *
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of §110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 110-113 when the installation of a cool roof is specified on the CFIR.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Roof Deck, Ceiling, and Rafter Roof Insulation. Roof decks in newly constructed attics above conditioned space in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling that is sealed to limit infiltration and exfiltration as specified in §110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of §110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum area-weighted average U-factor of 0.40.

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

04



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
CAL GREEN RESIDENTIAL
MANDATORY REQUIREMENTS

PUBLIC SET
DATE
02/25/2026
SHEET

T24-100

ENERGY FORMS TO BE PROVIDED BY APPLICANT

REFER TO T24-101x & T24-102x FOR EXAMPLE ENERGY FORMS



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ENERGY COMPLIANCE
(SUPPLEMENTAL FORMS)

DATE
02/25/2026
SHEET

T24-101

PUBLIC SET

2/25/2026 5:02:03 PM Autodesk Docs\\3459-02_Huntington Beach ADUs | 2025 Code Update\\3459-02_Huntington Beach ADU - 2025 Code Update.rvt

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00
Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF1R-PRF-01-E
(Page 1 of 12)

GENERAL INFORMATION									
01	Project Name		Huntington Beach ADU (Plan 1)						
02	Run Title		Title 24 Analysis						
03	Project Location								
04	City		05	Standards Version		2022			
06	Zip code		07	Software Version		EnergyPro 9.3			
08	Climate Zone		09	Front Orientation (deg/ Cardinal)		All orientations			
10	Building Type		11	Number of Dwelling Units		1			
12	Project Scope		13	Number of Bedrooms		1			
14	Addition Cond. Floor Area (ft²)		15	Number of Stories		1			
16	Existing Cond. Floor Area (ft²)		17	Fenestration Average U-factor		0.3			
18	Total Cond. Floor Area (ft²)		19	Glazing Percentage (%)		18.57%			
20	ADU Bedroom Count		21	ADU Conditioned Floor Area		n/a			
22	Fuel Type		23	No Dwelling Unit:		No			

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

PAGE-03

Registration Number: 424-P010257619A-000-000-0000000-0000
Registration Date/Time: 10/23/2024 12:09
HERS Provider: CHEERS

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Huntington Beach ADU (Plan 1)
Huntington Beach , CA 92605

Project Designer:
RRM Design Group
805-543-1794

Report Prepared by:
Timothy Carstairs, CEA, HERS, GPR
Carstairs Energy Inc.
2238 Bayview Heights Drive, Suite E
Los Osos, CA 93402
805-904-9048



Job Number:
24-07222

Date:
10/23/2024

This EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC - www.energysoft.com.

PAGE-02

BUILDING ENERGY ANALYSIS REPORT

PROJECT:
Huntington Beach ADU (Plan 1)
Huntington Beach , CA 92605

Project Designer:
RRM Design Group
805-543-1794

Report Prepared by:
Timothy Carstairs, CEA, HERS, GPR
Carstairs Energy Inc.
2238 Bayview Heights Drive, Suite E
Los Osos, CA 93402
805-904-9048



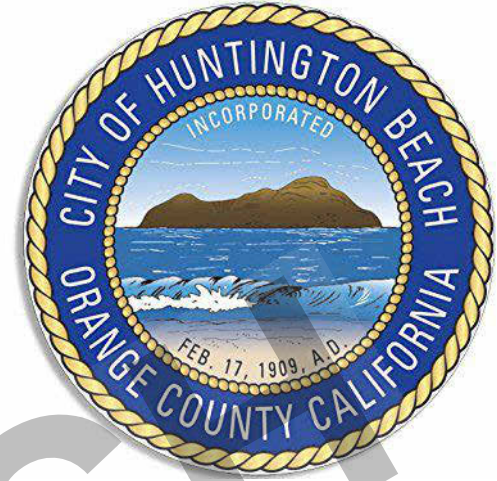
Job Number:
24-07222

Date:
10/23/2024

This EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC - www.energysoft.com.

PAGE-01



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00
Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF1R-PRF-01-E
(Page 4 of 12)

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.19	1.33	0.98	7.44	-0.79	-6.11
Space Cooling	0.82	25.29	0.28	9.85	0.54	15.44
IAQ Ventilation	0.47	4.98	0.47	4.98	0	0
Water Heating	3.35	37.5	2.56	29.55	0.79	7.95
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	4.83	69.1	4.29	51.82	0.54	17.28
Space Heating	0.19	1.33	1.11	8.49	-0.92	-7.16
Space Cooling	0.82	25.29	0.08	4.5	0.74	20.79
IAQ Ventilation	0.47	4.98	0.47	4.98	0	0
Water Heating	3.35	37.5	2.58	29.8	0.77	7.7
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	4.83	69.1	4.24	47.77	0.59	21.33

PAGE-06

Registration Number: 424-P010257619A-000-000-0000000-0000
Registration Date/Time: 10/23/2024 12:09
HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00
Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF1R-PRF-01-E
(Page 5 of 12)

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.19	1.33	1.05	7.76	-0.86	-6.43
Space Cooling	0.82	25.29	0.12	7.24	0.66	18.05
IAQ Ventilation	0.47	4.98	0.47	4.98	0	0
Water Heating	3.35	37.5	2.57	29.63	0.78	7.87
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	4.83	69.1	4.25	49.61	0.58	19.49
Space Heating	0.19	1.33	0.73	5.5	-0.54	-4.17
Space Cooling	0.82	25.29	0.12	6.79	0.7	18.5
IAQ Ventilation	0.47	4.98	0.47	4.98	0	0
Water Heating	3.35	37.5	2.56	29.54	0.79	7.96
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	4.83	69.1	3.88	46.81	0.95	22.29

PAGE-05

Registration Number: 424-P010257619A-000-000-0000000-0000
Registration Date/Time: 10/23/2024 12:09
HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00
Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF1R-PRF-01-E
(Page 2 of 12)

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	35.9	29.7	53			
Proposed Design						
North Facing	34.8	21.4	48.6	1.1	8.3	4.4
East Facing	34.2	20.1	48.1	1.7	9.6	4.9
South Facing	34.9	22.3	49.1	1	7.4	3.9
West Facing	34.7	20.6	48.2	1.2	9.1	4.8
RESULT ³ : PASS						

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- Proposed PV Capacity Scaling: North (0.00 kWdc) East (0.00 kWdc) South (0.00 kWdc) West (0.00 kWdc)

PAGE-04

Registration Number: 424-P010257619A-000-000-0000000-0000
Registration Date/Time: 10/23/2024 12:09
HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00
Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF1R-PRF-01-E
(Page 7 of 12)

ZONE INFORMATION							
01	02	03	04	05	06	07	
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status	
Living Area	Conditioned	HVAC System1	490	8	DHW Sys 1	New	

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Living Area	R21 Wall	0	Front	132	32	90
Left Wall	Living Area	R21 Wall	90	Left	240	64	90
Rear Wall	Living Area	R21 Wall	180	Back	132	6	90
Right Wall	Living Area	R21 Wall	270	Right	240	9	90
Roof	Living Area	R-38 Roof Attic	n/a	n/a	490	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic/Living Area	Attic Roof/Living Area	Ventilated	5	0.1	0.85	Yes	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
01	Window	Front Wall	Front	0			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
02	Window	Left Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Bug Screen
03	Window	Left Wall	Left	90			1	12	0.3	NFRC	0.23	NFRC	Bug Screen

PAGE-09

Registration Number: 424-P010257619A-000-000-0000000-0000
Registration Date/Time: 10/23/2024 12:09
HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00
Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF1R-PRF-01-E
(Page 6 of 12)

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff (%)	Annual Solar Access (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
- PV exception 2: No PV required when minimum PV size (Section 150.1(c)(14) < 1.8 kWdc (0 kW) - Ceiling has high level of insulation - Exposed slab floor in conditioned zone - Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3) - Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
- Indoor air quality ventilation - Kitchen range hood - Verified Refrigerant Charge - Airflow in habitable rooms (SC3.1.4.1.7) - Verified heat pump rated heating capacity - Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5) - Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)	

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Huntington Beach ADU (Plan 1)	490	1	1	1	0	1

PAGE-08

Registration Number: 424-P010257619A-000-000-0000000-0000
Registration Date/Time: 10/23/2024 12:09
HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00
Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF1R-PRF-01-E
(Page 5 of 12)

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
North Facing				
Gross EU1	29.07	27.21	1.86	6.4
Net EU1	29.07	27.21	1.86	6.4
East Facing				
Gross EU1	29.07	26.92	2.15	7.4
Net EU1	29.07	26.92	2.15	7.4
South Facing				
Gross EU1	29.07	27.34	1.73	5.95
Net EU1	29.07	27.34	1.73	5.95
West Facing				
Gross EU1	29.07	27.16	1.91	6.57
Net EU1	29.07	27.16	1.91	6.57

Notes
1. Gross EU1 is Energy Use Total (not including PV) / Total Building Area.
2. Net EU1 is Energy Use Total (including PV) / Total Building Area.

PAGE-07

Registration Number: 424-P010257619A-000-000-0000000-0000
Registration Date/Time: 10/23/2024 12:09
HERS Provider: CHEERS

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ENERGY COMPLIANCE (FOR
REFERENCE ONLY)

DATE
02/25/2026
SHEET

T24-101x

PUBLIC SET

ENERGY FORMS TO BE PROVIDED BY APPLICANT

REFER TO T24-101x & T24-102x FOR EXAMPLE ENERGY FORMS



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ENERGY COMPLIANCE
(SUPPLEMENTAL FORMS)

DATE
02/25/2026
SHEET

T24-102

PUBLIC SET

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00

Input File Name: Huntington Beach ADU (Plan 1).rbd22x

CFIR-PRF-01-E
(Page 10 of 12)

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

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification	
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2				EER/EER2/CEER
Heat Pump System 1	VCHP-ductless	1	HSPF	8.8	12000	11400	EERSEER	15	12.2	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

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

[illegible]

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00

Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CFIR-PRF-01-E

(Page 9 of 12)

OPAQUE WALL CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic Roof/Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

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

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	Rheem HPLD40-1RH	TankZone	Living Area	Living Area

Registration Number: 424-P010257619A-000-000-0000000-0000

Registration Date/Time: 10/23/2024 12:09

HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Huntington Beach ADU (Plan 1) Calculation Description: Title 24 Analysis		Calculation Date/Time: 2024-10-16T08:43:48-07:00 Input File Name: Huntington Beach ADU (Plan 1).zip	CHER-PRF-011 (Page 1 of 12)
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I, I certify that this Certificate of Compliance documentation is accurate and complete.			
Documentation Author Name: Timothy Carstairs Company: Carstairs Energy Inc. Address: 2238 Bayview Heights Dr STE E City/State/Zip: Los Osos, CA 93402		Documentation Author Signature: <i>Timothy Carstairs</i> Signature Date: 10/23/2024 SEA/HES Registration Identification (if applicable): RCN14-186 Phone: 8059049048	
RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury, under the law, that I am the responsible person for the building design identified on this Certificate of Compliance. - I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. - I certify that the energy features and calculations are as shown and identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. - The building design features and calculations are as shown and identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications, and are subject to the enforcement jurisdiction of the local authority with this building permit application.			
Responsible Designer Name: Randall Russom Company: CHER Energy Inc. Address: 3726 S. Figueroa St, Suit 201 City/State/Zip: San Luis Obispo, CA 93402		Responsible Designer Signature: <i>Randall Russom</i> Date Signed: 10/23/2024 License: C24410 Phone: 8054416343	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00

Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF18-PRF-01-E

(Page 8 of 12)

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 08	Window	Left Wall	Left	90			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
05	Window	Rear Wall	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
06	Window	Right Wall	Right	270			1	9	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door 01	Front Wall	20	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Living Area	490	93	none	0	0%	No

OPAQUE WALL CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco

ONLY

Registration Date/Time: 10/23/2024 12:09

HERS Provider: CHEERS

PAGE-10

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Huntington Beach ADU (Plan 1)

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2024-10-16T08:43:48-07:00

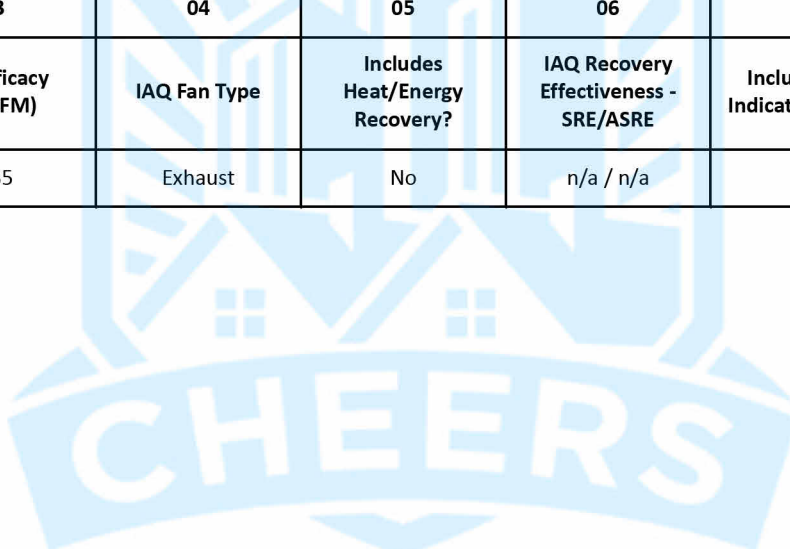
Input File Name: Huntington Beach ADU (Plan 1).ribd22x

CF1R-PRF-01-E

(Page 11 of 12)

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFAM IAQVentRpt	30	0.35	Exhaust	No	n/a / n/a	No	Yes	



Registration Number: 424-P010257819A-000-000-0000000-0000

Registration Date/Time: 10/23/2024 12:09

HERS Provider: CHEERS

PAGE-13



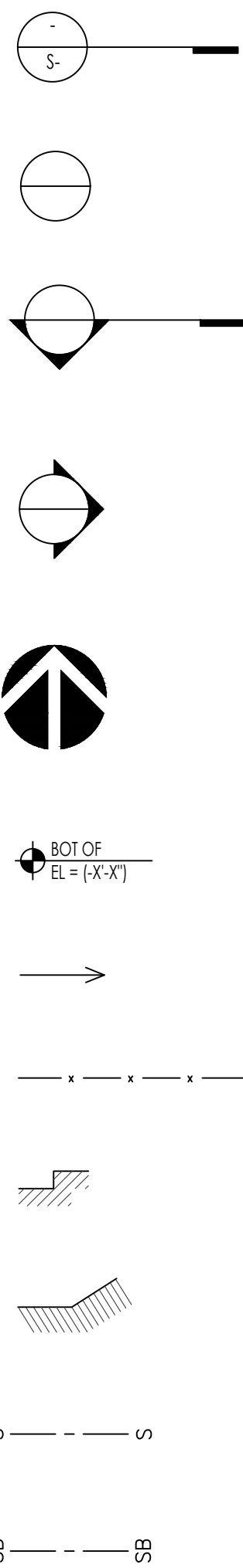
THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN, THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS, NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

N:\3400\3459\01.FP24-Huntington Beach\ADU Design\Structural\ConDocs\SheetFiles\3459-01.FP24 - S101.dwg, \$101, Feb 26, 2024, 9:50am, CPresler

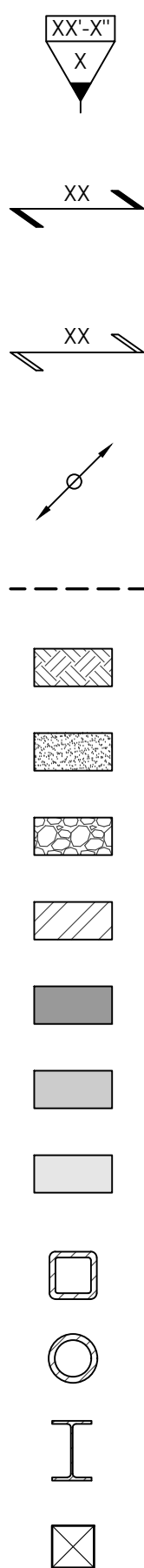
SYMBOLS

WALL TYPES

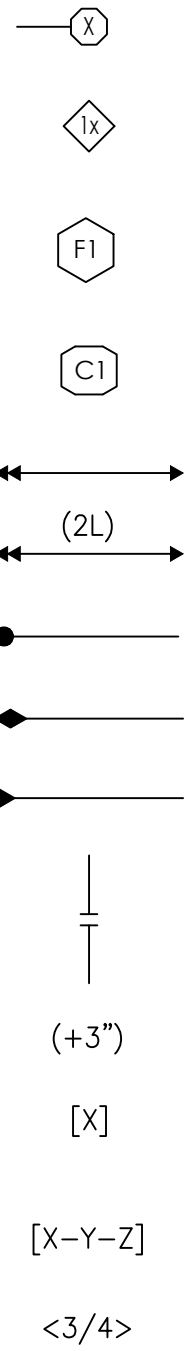
SHEET INDEX



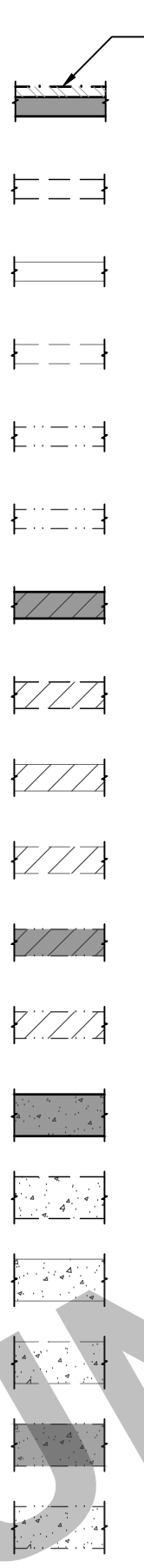
DETAIL REFERENCE BUBBLE WITH LEADER
DETAIL REFERENCE BUBBLE
FULL HEIGHT SECTION INDICATOR
ELEVATION OF WALL OR FRAME
NORTH ARROW
TOP/BOTTOM OF ELEVATIONS
SLOPE
WELDED WIRE FABRIC (WWF LAYER)
STEPPED SURFACE: FLOOR DEPRESSION
SLOPED SURFACE
STEPPED FOOTING
BOTTOM STEPPED FOOTING



INDICATES SHEAR WALL TYPE AND LENGTH, PER SHEAR WALL SCHEDULE
INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER
INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST
INDICATES EXTENTS OF FRAMING OR OTHER STRUCTURAL ELEMENT
INDICATES HEADER @ OPENING PER HEADER SCHEDULE
EARTH LAYER
INDICATES SAND OR GROUT
INDICATES GRAVEL
STEEL IN CROSS SECTION
INDICATES BEARING WALL
SHADED AREA INDICATES CALIFORNIA FRAMING
SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE
STEEL HSS TUBE COLUMN
STEEL HSS OR PIPE COLUMN
WIDE FLANGE STEEL COLUMN
WOOD POST



INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
INDICATES SHEAR WALL STRAP / HOLDDOWN TYPE PER SCHEDULE
INDICATES PAD FOOTING TYPE PER SCHEDULE
INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
ANGLE BRACE
DOUBLE ANGLE BRACE
DRAG STRUT CONNECTION
FULL HEIGHT STIFFENER CONNECTION
MOMENT CONNECTION
MEMBER SPLICE
TOP OF STEEL ± ELEVATION
NUMBER OF EVENLY SPACED SHEAR STUDS
SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
BEAM CAMBER AT MID-SPAN



INDICATES PLYWOOD SIDE FOR SHEARWALL
INDICATES BEARING WOOD WALL BELOW
INDICATES BEARING WOOD WALL ABOVE
INDICATES NON-BEARING WOOD WALL BELOW
INDICATES NON-BEARING WOOD WALL ABOVE
INDICATES EXISTING BEARING WOOD WALL
INDICATES EXISTING NON-BEARING WOOD WALL
INDICATES BEARING CMU WALL BELOW
INDICATES BEARING CMU WALL ABOVE
INDICATES NON-BEARING CMU WALL BELOW
INDICATES NON-BEARING CMU WALL ABOVE
INDICATES EXISTING BEARING CMU WALL
INDICATES EXISTING NON-BEARING CMU WALL
INDICATES BEARING CONCRETE WALL BELOW
INDICATES BEARING CONCRETE WALL ABOVE
INDICATES NON-BEARING CONCRETE WALL BELOW
INDICATES NON-BEARING CONCRETE WALL ABOVE
INDICATES EXISTING BEARING CONCRETE WALL
INDICATES EXISTING NON-BEARING CONCRETE WALL

S-101 SHEET INDEX, ABBREVIATIONS & SYMBOLS
S-102 GENERAL NOTES
S-103 GENERAL NOTES & SPECIAL INSPECTION & TEST
S-201 FOUNDATION & ROOF FRAMING PLAN - CALIFORNIA RANCH
S-202 FOUNDATION & ROOF FRAMING PLAN - BUNGALOW
S-203 FOUNDATION & ROOF FRAMING PLAN - SPANISH
S-301 TYPICAL CONCRETE DETAILS
S-311 CONCRETE DETAILS
S-312 CONCRETE DETAILS
S-401 TYPICAL WOOD DETAILS
S-402 TYPICAL WOOD DETAILS
S-403 TYPICAL WOOD DETAILS
S-421 ROOF FRAMING DETAILS



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

ABBREVIATIONS

A & B ABOVE AND BELOW
AB ANCHOR BOLT
ABV ABOVE
ACI AMERICAN CONCRETE INSTITUTE
ADDL ADDITIONAL
ADJ ADJACENT
AESS ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT ALTERNATE
ALUM ALUMINUM
ANCH ANCHOR
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
APA ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)
APPROX APPROVED
APPROX APPROXIMATE
ARCH ARCHITECTURAL: ARCHITECT
AWPA AMERICAN WOOD PRESERVERS ASSOCIATION
AWS AMERICAN WELDING SOCIETY
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ASTM AMERICAN SOCIETY FOR TESTING MATERIALS
BEL BELOW
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BM BEAM
BN BOUNDARY NAIL
BOT OR B BOTTOM
BRC BRACE
BRG BEARING
BTWN BETWEEN
CANT CANTILEVER
CAM OR C CAMBER
CC CENTER TO CENTER
CG CENTER OF GRAVITY
CIP CAST-IN-PLACE
CJ CONSTRUCTION JOINT: CONTROL JOINT
CL CENTER LINE
CLR CLEARANCE: CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
COMP COMPRESSION
CONC CONCRETE
CONN CONNECTION: CONNECT
CONSTR CONSTRUCTION
CONT CONTINUE: CONTINUOUS
CONTR CONTRACTOR
CJP COMPLETE JOINT PENETRATION WELD
CTR CENTER
CTSK COUNTERSINK: COUNTERSUNK

CU FT CUBIC FOOT
d PENNY (NAIL OR BAR DIA)
DBL DOUBLE
DEPT DEPARTMENT
DET DETAIL
DF DOUGLAS FIR/LARCH
DIA OR Ø DIAMETER
DIAG DIAGONAL
DIAPH DIAPHRAGM
DIM DIMENSION
DN DOWN
DO DO OVER
DWG DRAWING
DWL DOWEL
EA EACH
EF EACH FACE
EJ EXPANSION JOINT
EL ELEVATION
ELEC ELECTRICAL
ELEV ELEVATOR
EMBED EMBEDMENT
EN EDGE NAIL
ENR ENGINEER
EQ EQUAL OR EQUIVALENT
EQUIP EQUIPMENT
ES EACH SIDE
EW EACH WAY
EXT EXISTING
EXT or [E] EXTERIOR
FDN FOUNDATION
FIN FINISH
FJ FLOOR JOIST
FLG FLANGE
FLR FLOOR
FN FIELD NAIL
FOC FACE OF CONCRETE
FOM FACE OF MASONRY
FOS FACE OF STUD
FOW FACE OF WALL
FRMG FRAMING
FT FOOT: FEET
FTA FLOOR TIE ABOVE
FTG FOOTING
GA GAUGE
GALV GALVANIZED
GB GRADE BEAM
GLB GLUED LAMINATED BEAM
GR GRADE
GRND GROUND

H or HORIZ HORIZONTAL
HDR HEADER
HGR HANGER
HP HIGH POINT
HSH HORIZONTALLY SLOTTED HOLES
HT HEIGHT
ID INSIDE DIAMETER
IF INSIDE FACE
I-JST I-JOIST
IN INCH
INCL INCLUDE
INFO INFORMATION
INSP INSPECTION
INT INTERIOR
JST JOIST
JT JOINT
K KIPS
KS KING STUD
KP KING POST
KSI KIPS PER SQUARE INCH
LB(S) OR # POUND(S)
LF LINEAL FOOT
LIN LINEAL: LINEAR
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL
LP LOW POINT
LSH LONG SLOTTED HOLES
LSL LAMINATED STRAND LUMBER
LT WT LIGHTWEIGHT
LVL LEVEL OR LAMINATED VENEER LUMBER
MAS MASONRY
MATL MATERIAL
MAX MAXIMUM
MB MACHINE BOLT
MECH MECHANICAL
MFR MANUFACTURER
MIN MINIMUM: MINUTE
MISC MISCELLANEOUS
[N] NEW
N NORTH
NO or # NUMBER
NTS NOT TO SCALE
OC ON CENTER
OD OUTSIDE DIAMETER
OF OUTSIDE FACE
OH OPPOSITE HAND
OPNG OPENING
OPP OPPOSITE
ORIG ORIGINAL

OSB ORIENTED STRAND BOARD
PA POST ABOVE
PARA OR // PARALLEL
PC PRECAST: PIECE
PERP PERPENDICULAR
PI PLYWOOD INDEX
PL PLATE
PL OR PL. PROPERTY LINE
PLF POUNDS PER LINEAL FOOT
PLCS PLACES
PLY PLYWOOD
PROP PROPERTY
PT PRESSURE TREATED
PW PLATE WASHER
PJP PARTIAL JOINT PENETRATION WELD
PREFAB PREFABRICATED
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PSL PARALLEL STRAND LUMBER
PVMT PAVEMENT
POUND: NUMBER
REF REFERENCE
REINF REINFORCE: REINFORCING
REQD REQUIRED
RF ROOF
RR ROOF RAFTER
Ø ROUND: DIAMETER
SCHED SCHEDULE
SECT SECTION
SEP SEPARATION
SHT SHEET
SHTG SHEATHING
SIM SIMILAR
SOG SLAB ON GRADE
SN SHEAR NAIL
SPCG SPACING
SPECIFICATIONS
SQ SQUARE
SS STAINLESS STEEL
SSL SHORT SLOTTED HOLES
STD STANDARD
STGR STAGGER
STIFF STIFFENERS
STIRR STIRRUP
STL STEEL
STRUCT STRUCTURAL
SW SHEAR WALL
SYM SYMMETRICAL

TB TIE BEAM
T & B TOP AND BOTTOM
T & G TONGUE & GROOVE
TO TOP OF
TOC TOP OF CURB: TOP OF CONCRETE
TOF TOP OF FOOTING
TEMP TEMPERATURE: TEMPORARY
THRU THROUGH
THK THICKNESS/THICK
THR THREADED
TOP or T TOP
TOS TOP OF STEEL/TOP OF SLAB
TOW TOP OF WALL
TS TRIMMER STUD
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
UT ULTRA-SONIC TEST
VERT VERTICAL
VSH VERTICAL SLOTTED HOLES
W/ WITH
W/O WITHOUT
WO WHERE OCCURS
WD WOOD
WP WORK POINT: WATERPROOF
WWF WELDED WIRE FABRIC
STRUCTURAL STEEL SHAPES
W W SHAPE
C AMERICAN STD CHANNEL SHAPE
MC MISC CHANNEL SHAPE
L ANGLE SHAPE
WT, ST, MT STRUCT TEE SHAPE
PIPE STANDARD PIPE SHAPE
PIPE-X EXTRA STRONG PIPE SHAPE
PIPE-XX DBL EXTRA STRONG PIPE SHAPE
HSS HOLLOW STRUCTURAL SECTION

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
SHEET INDEX,
ABBREVIATIONS & SYMBOLS

DATE
02/25/2026
SHEET

S-101

N:\3400\3459\01_PP24-Huntington Beach\ADU Design\Structural\ConDocs\Sheet Files\3459-01_PP24 - S102.dwg, S102, Feb. 26, 2024, 9:50am, CPreidler

REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19. ASTM A706, GRADE 60 UNO, ASTM A615 GR 60 STEEL MAY BE SUBSTITUTED FOR ASTM A706 GR60 STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET:
 - THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI.
 - THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.
 - WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19.
- BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.
- WELDED WIRE REINFORCEMENT (WWR), PLAIN OR DEFORMED, SHALL CONFORM TO ASTM A185. WELDED DEFORMED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A1064. ALL WWR FOR STAIR PANS AND ALL WWR FOR CONCRETE FILL ON METAL DECK TO BE PLAIN WWR. PROVIDE LAPS PER ACI 318-19 SECTION 25.5.3 OR 25.5.4 MINIMUM. WWR SHALL BE SUPPORTED ON APPROVED CHAIRS.
- REINFORCING BAR LAP SPICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP ALL HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPICES UNLESS NOTED OTHERWISE ON PLANS.
 - MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN CONCRETE SHALL BE PER ACI 318-19 SECTION 25.5.2 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
 - MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS IN MASONRY SHALL BE PER IMS 042-16 SECTION 6.1.6.1.1 AND THE REINFORCING SCHEDULE ON THE DRAWINGS.
- ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE. ALL REINFORCING CONFORMING TO DIFFERING ASTM SPECIFICATIONS AND/OR OF DIFFERING GRADES SHALL BE CLEARLY MARKED TO DIFFERENTIATE THEM FROM OTHER REINFORCING STEEL IF CONCURRENTLY ON SITE.
- WHERE WELDING OF REINFORCING IS APPROVED BY THE STRUCTURAL ENGINEER, IT SHALL BE DONE BY AWS CERTIFIED WELDERS USING E60XX OR APPROVED ELECTRODES. WELDING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF STRUCTURAL WELDING CODE: REINFORCING STEEL. AWS-D1.4-15. REINFORCING BARS TO BE WELDED SHALL CONFORM TO THE REQUIREMENTS OF ASTM A706.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED AND SHALL BE SECURED AGAINST DISPLACEMENT, AND TIED BEFORE THE CONCRETE IS PLACED DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORTS ARE ALSO NECESSARY TO KEEP THE REINFORCING STEEL AT THE PROPER DISTANCE FROM THE FORMS. USE WIRE BAR SUPPORTS, PRECAST CONCRETE SUPPORTS, SPACERS, BOLSTERS, REINFORCEMENT OR OTHER MEANS OF SUPPORT PER THE "CRS MANUAL OF STANDARD PRACTICE", LATEST EDITION.
- REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE "CRSI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
- COMPLETE AND DETAILED REINFORCING PLACEMENT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL. BY THE SEOR PRIOR TO FABRICATION IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE CODES. THESE DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE PRIOR TO PLACING OF CONCRETE. THE REINFORCING PLACEMENT DRAWINGS SHALL INCLUDE ALL PRIMARY REINFORCEMENT, LAP SPICES, TIES, DOWELS, HEADED U-DOWELS, EMBED PLATES, ANCHOR BOLTS, ETC. AREAS OF CONGESTION SHALL BE DETAILED SUFFICIENTLY TO DEMONSTRATE THAT PLACEMENT OF REBAR MEETS SPACING REQUIREMENTS OF ACI 318-19.
- MILL TEST REPORTS FOR GRADE 60 BARS SHALL BE SUBMITTED TO THE INSPECTOR OF RECORD PRIOR TO PLACEMENT OF CONCRETE PER ACI 318-19 SECTION 26.13.2.3 OF THE CODE.
- WHEN REQ'D, INSPECTION OF CONCRETE SHALL INCLUDE INSPECTION DURING INSTALLATION OF REINFORCING STEEL. INSPECTION SHALL BE SCHEDULED SO THAT PLACEMENT OF REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.
- CONCRETE PROTECTION FOR REINFORCEMENT

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRESTRESSED):	MINIMUM COVER, IN.
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3
B. CONCRETE EXPOSED TO EARTH OR WEATHER: NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & SMALLER	2 1½
C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO.14 AND NO.18 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS: PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1½ ¾ 1½

- MECHANICAL BAR SPICE CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-19 SECTION 25.5.7. USE OF MECHANICAL CONNECTIONS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER. SPICES MUST BE TESTED AS INDICATED IN THE CONCRETE REINFORCEMENT SPECIFICATION. ACCEPTABLE PRODUCTS INCLUDE:

LENTON STANDARD COUPLERS (IAPMO-ES 0129)
LENTON FORM SAVERS, TYPE SA (IAPMO-ES 0129)
LENTON WELDABLE HALF COUPLERS (IAPMO-ES 0129)
LENTON LOCK COUPLERS PER (IAPMO-ES 0129)

NOTE THAT REBAR ATTACHED TO PLATE USING LENTON WELDABLE HALF COUPLERS SHALL BE ASTM A706 PER IAPMO-ES 0129.

ALL MECHANICAL BAR SPICE CONNECTIONS IN SPECIAL STRUCTURAL WALLS, SPECIAL MOMENT FRAMES AND CONCRETE DIAPHRAGMS SHALL BE TYPE 2 CONFORMING TO THE REQUIREMENTS OF ACI 318-19 SECTION 18.2.7 & 18.12.7.4

CONCRETE

- ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19.
- CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWINGS STANDARDS:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II) ¹	C150
CONCRETE AGGREGATES (HARDROCK)	C33
CONCRETE AGGREGATES (LIGHTWEIGHT) ²	C330
WATER ³	C1602
COAL FLY ASH OR POZZOLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

 - FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT.
 - WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/ CEMENT RATIO BE EXCEEDED.
 - PUIMCE AGGREGATE SHALL NOT BE USED.
- CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19. WHICH REFERENCES ACI 301-20 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRIAL MIXTURES IN ACCORDANCE WITH ACI 301-20 ARTICLE 4.2.3.4 SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (JNO):

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN±)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH ⁴ (MAX)
CONCRETE FOUNDATIONS, GRADE BEAMS, TIE BEAMS	3,000	150	4	0.5	0.25
CONCRETE BASEMENT WALLS/STEM WALLS	3,000	150	4	0.5	0.25
CONCRETE SLAB ON GRADE	2,500	150	4	0.45	0.25
STAIRS ON GRADE, CURBS AND OTHER NON-STRUCTURAL CONCRETE	2,500	150	4	0.5	0.25
SITE WALLS	2,500	150	4	0.5	0.25

- AS MEASURED BY CEMENTITIOUS WEIGHT
- READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94 OR C685.
 - DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS.
 - ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPLITUDE.
 - ALL REINFORCING BARS, ANCHOR BOLT HOLDDOWNS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED AND TIED IN POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL ANY REINFORCING BARS, ANCHOR BOLTS, HOLDOWNS OR OTHER CONCRETE INSERTS BE "WET SET" OR "WET-STABBED" INTO CONCRETE DURING THE POUR.
 - PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS.
 - PIPES EMBEDDED IN CONCRETE:
 - CONCRETE
 - PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR.
 - NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK.
 - PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS.
 - DO NOT STACK CONDUITS. SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

FOUNDATION

- GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING:
 - DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2025 CBC TABLE 1603.1
 - ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2025 CBC TABLE 1806.2
 - VALUES LISTED SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER
- SPREAD OR CONTINUOUS FOOTINGS:

ELEMENT	ALLOWABLE BEARING CAPACITY (PSF) ¹	ALLOWABLE LATERAL RESISTANCE ²	
		PASSIVE RESISTANCE (PSF/FT BELOW GRADE) ³	COHESION (PSF)
BUILDING FOUNDATION	1,500	100	120

NOTES:

 - THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES.
 - THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE.
 - THE UPPER 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE.
 - COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED. COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2025 CBC 1804.4)
 - MAY BE DOUBLED FOR ISOLATED POLES PER 2025 CBC 1804.3.4

- WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
- CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE.
- EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING.
- EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS.
- FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC., SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.
- PIPES WITHIN THE ZONE OF INFLUENCE OF BUILDING OR SITE ELEMENT FOUNDATIONS SHALL BE ENCASED IN LEAN CONCRETE AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER OF RECORD.
- AT THE DISCRETION OF THE BUILDING OFFICIAL, A FIELD MEMO ATTESTING THE ADEQUACY OF THE SOILS UNDERLYING THE SUBJECT SITE BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL (LICENSED CIVIL ENGINEER, GEOTECHNICAL ENGINEER OR ENGINEERING GEOLOGIST) MAY BE REQUIRED.

DESIGN INFORMATION

DEAD LOADS		
LOCATIONS		UNIFORM (PSF)
ROOF:	CLAY TILE W/GYP CEILING	36
ROOF:	CLAY TILE AT OVERHANG	39
EXTERIOR BEARING WALLS:	2x STUDS W/STUCCO EXT FINISH + INT GYP BOARD	18
INTERIOR NON BEARING WALLS:	2x STUDS W/GYP BOARD EACH FACE	9

FLOOR LIVE LOADS			
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
RESIDENTIAL: ONE- AND TWO- FAMILY DWELLINGS UNINHABITABLE ATTICS WITHOUT STORAGE UNINHABITABLE ATTICS WITH STORAGE HABITABLE ATTICS AND SLEEPING AREAS ALL OTHER AREAS	10 20 30 40	—	2025 CBC TABLE 1607.1
RESIDENTIAL: BALCONIES AND DECKS *	60	—	ASCE 7-22 TABLE 4.3-1

*1.5 x OCCUPANCY SERVED

ROOF LIVE LOADS			
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
ROOF: ORDINARY FLAT, PITCHED AND CURVED ROOFS (THAT ARE NOT OCCUPYABLE)	20	—	2025 CBC TABLE 1607.1

WIND DESIGN DATA			
PARAMETER	VALUE		REFERENCE
ULTIMATE DESIGN WIND SPEED (3-SEC GUST)	V _{ult} = 95 MPH		2025 CBC FIG. 1609.3
NOMINAL DESIGN WIND SPEED (3-SEC GUST)	V _{des} = 74 MPH		2025 CBC 1609.3.1
EXPOSURE CATEGORY	C		2025 CBC 1609.4.3
INTERNAL PRESSURE COEFFICIENT:	GCPi ± 0.18		ASCE 7-22 TABLE 26.13-1

COMPONENTS & CLADDING WIND PRESSURES (PSF)					
LOCATION		COMPONENT TRIBUTARY AREA (SQ FT)			
		2	10	100	500
ROOF	ZONE 1	-39.0	-39.0	-27.0	-27.0
	ZONE 2	-51.0	-51.0	-31.0	-31.0
	ZONE 3	-51.0	-51.0	-31.0	-31.0
	ALL ZONES	25.0	25.0	17.0	17.0
	ALL ZONES	25.0	25.0	17.0	17.0
OVERHANG	ZONE 1+4	-72.0	-72.0	-56.6	-54.0
	ZONE 2+4	-84.0	-84.0	-60.6	-58.0
	ZONE 2+5	-89.9	-89.9	-63.0	-58.0
	ZONE 3+4	-84.0	-84.0	-60.6	-58.0
	POSITIVE	56.0	56.0	44.0	42.0
WALL	ZONE 4		-33.0	-29.6	-27.0
	ZONE 5		-39.0	-32.0	-27.0
	POSITIVE		31.0	27.0	25.0

SITE AND OCCUPANCY PARAMETERS		
PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	2025 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-22 TABLE 1.5-2
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S ₁ = 1.680 g S ₁ = 0.650 g	2025 CBC 1613.2.1
SITE CLASS	D (DEFAULT)	2025 CBC 1613.2.2
SPECTRAL RESPONSE COEFFICIENTS:	S _{DS} = 1.300 g S _{D1} = 0.747 g	2025 CBC 1613.2.4

BUILDING PARAMETERS		
PARAMETER	VALUE	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2025 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-22 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	R = 6½	
SYSTEM OVERSTRENGTH FACTOR	Ωo = 3	
DEFLECTION AMPLIFICATION FACTOR	Cd = 4	
DESIGN BASE SHEAR	V = 7.1 k	ASCE 7-22 12.8.1
SEISMIC RESPONSE COEFFICIENTS	Cs = 0.200	ASCE 7-22 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-22 12.8

- GEOTECHNICAL INFORMATION (2025 CBC SECTION 1603.1.6):
REFER TO FOUNDATION GENERAL NOTES

GENERAL

- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS:
 - 2025 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2025 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE".
 - ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).
 - CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
- ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN. CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
 - SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
 - SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
 - SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC.
 - SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN
 - FLOOR AND ROOF FINISHES
 - MISCELLANEOUS DRAINAGE AND WATERPROOFING
 - ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL
 - DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS
- SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING:
 - PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED.
 - ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS.
 - CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES.
 - SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS.
- SEE CIVIL DRAWINGS FOR THE FOLLOWING:
 - HEIGHT AND/OR ELEVATION OF:
 - FINISHED SURFACE
 - TOP OF WALL
 - TOP OF GRADE
 - FINISHED GRADE
 - SLOPE
 - SITE CONCRETE WALKWAYS, CURBS & PAVING
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC.. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTORS MEANS AND METHODS OF CONSTRUCTION (JNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY.
- BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS, BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED, AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH.
- THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC..
- OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
- ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD.
- CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
- CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING. SHORING IS NOT THE RESPONSIBILITY OF THE SEOR. CONTRACTOR TO SUBMIT ANY SHORING DESIGN AND DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT.
 - FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.
 - FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.
- EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
- THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR THE ENGINEER OF RECORD TO THOROUGHLY REVIEW SUBMITTAL PACKAGES (10 WORKING DAYS MINIMUM) AND REQUESTS FOR INFORMATION (7 WORKING DAYS MINIMUM).

DIMENSIONS

- DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS).
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. DRAWINGS SHALL NOT BE SCALED.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS.
- SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTO BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARG TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU

CITY OF HUNTINGTON BEACH

GENERAL NOTES

DATE
02/25/2026
SHEET

S-102

PUBLIC SET

N:\3400\3459\01_PFP24-Huntington Beach\ADU Design\Structural\ConDocs\Sheet Files\3459-01_PFP24 - S103.dwg, S103, Feb 26, 2024 9:50am, CPresler

STRUCTURAL COMPOSITE LUMBER

- STRUCTURAL COMPOSITE LUMBER SHALL HAVE STRUCTURAL CAPACITIES AND DESIGN PROVISIONS ESTABLISHED AND MONITORED IN ACCORDANCE WITH ASTM D5456 PER CODE SECTION 2303.1.10
- STRUCTURAL COMPOSITE LUMBER SHALL BE IDENTIFIED WITH THE MANUFACTURER'S NAME AND/OR LOGO, THE NAME AND/OR LOGO OF THE INSPECTION AGENCY (PPS CORP., INTEREX, OR APA-EWS) AND THE EVALUATION REPORT NUMBER, THE PLANT NUMBER, PRODUCT DESIGNATION OR TYPE, PRODUCTION DATE, AND GRADE.
- INSTALLATION, FABRICATION, IDENTIFICATION AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ICC REPORT.
- LAMINATED VENEER LUMBER (LVL)
 - LAMINATED VENEER LUMBER SHALL BE ONE OF THE FOLLOWING:
 - MICROLAM LAMINATED VENEER LUMBER GRADE 2.0E-2750F, WS, MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC-ESR 1387.
 - REDLAM LAMINATED VENEER LUMBER GRADE 2.0E DF/LP/WH, MANUFACTURED BY REDBUILT IN ACCORDANCE WITH ICC-ESR 2993.
 - IDENTIFICATION: IN ADDITION TO THE IDENTIFICATION LISTED FOR STRUCTURAL COMPOSITE LUMBER ABOVE, LVL SHALL BE IDENTIFIED WITH THE SPECIES OR SPECIES GROUP.
- PARALLEL STRAND LUMBER (PSL)
 - PARALLEL STRAND LUMBER SHALL BE PARALLAM PARALLEL STRAND LUMBER GRADE 2.0E DF, MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC-ESR 1387.
- LAMINATED STRAND LUMBER (LSL)
 - LAMINATED STRAND LUMBER SHALL BE TIMBERSTRAND LAMINATED STRAND LUMBER GRADE 1.5SE, MANUFACTURED BY WEYERHAEUSER IN ACCORDANCE WITH ICC-ESR 1387.
- PRODUCTS FROM OTHER MANUFACTURERS MAY BE USED WITH EQUAL OR GREATER CAPACITIES. REQUESTS FOR PRODUCT SUBSTITUTION SHALL FOLLOW THE REQUIREMENTS LISTED IN THE SUBMITTALS SECTION.

STATEMENT OF SPECIAL INSPECTIONS

- THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:
 - GENERAL:
 - STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.
 - OWNER REQUIREMENTS:
 - THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.
 - SPECIAL INSPECTOR QUALIFICATIONS:
 - THE SPECIAL INSPECTIONS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.
 - CONTRACTOR REQUIREMENTS:
 - SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.
 - THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
 - ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
 - SPECIAL INSPECTOR REPORT REQUIREMENTS:
 - THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
 - REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
 - DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
 - IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
 - A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

WOOD STRUCTURAL PANELS (SHEATHING)

- WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION ¹	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATINGS ³
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE		APA	2025 CBC 2303.1.5 (DOC PS 1-19 OR PS 2-18)
FLOOR	5	EXPOSURE 1				APA
WALL ²	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE		APA	

TABLE NOTES:

 - WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (APA):
 - VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
 - VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10
 - WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD
 - WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
 - EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
 - WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRP-210.
 - ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

TRANSPORTATION, STORAGE, AND HANDLING:

- TRANSPORTATION
 - IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.
- STORAGE
 - ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
 - WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING. THREE STRINGERS MINIMUM.
 - NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
 - COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
 - IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
 - KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS
- HANDLING
 - ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
 - ACCLIMATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.
- PLYWOOD ORIENTATION
 - ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/8" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
 - PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.
- BLOCKING:
 - ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
 - ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
 - WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.
- FASTENERS
 - USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
 - EQUIVALENT PNEUMATIC DRIVE NAILS MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
 - USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
 - TYPICAL NAILING SHALL BE 10d AT 4" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

SAWN LUMBER

- FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES				
USE	SIZE	SPECIES	GRADE	REFERENCE
MUDDLIS	2x4	D.F.	STANDARD OR BETTER PRESSURE TREATED	2025 CBC 2303.1.9
	2x6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	
	2x	REDWOOD	FOUNDATION GRADE	
HORIZONTAL FRAMING LUMBER				
ROOF JOISTS AND RAFTERS	2x	D.F.	NO. 2	WCLIB & WWPA
FLOOR JOISTS	2x	D.F.	NO. 2	
HEADERS AND BEAMS	4x	D.F.	NO. 2	
ANY OTHER HORIZONTAL	4x4 AND SMALLER	D.F.	NO. 2	
	6x6 AND LARGER	D.F.	NO. 1	
VERTICAL FRAMING LUMBER				
TOP PLATES	2x	D.F.	NO. 2	WCLIB & WWPA
STUDS	2x4 & 3x4	D.F.	STUD	
	2x6 & 2x8	D.F.	NO. 2	
POSTS	4x4 & 4x6 POSTS	D.F.	NO. 2	
	6x6 & LARGER POSTS	D.F.	NO. 1	
ALL OTHER FRAMING LUMBER				
ALL OTHER FRAMING LUMBER UNO	ALL SIZES	D.F.	STANDARD & BETTER	WCLIB & WWPA

 - FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT.
 - ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT AT BUILDINGS WITH 4 OR MORE STORES.
 - STUD WALLS SHOWN ON PLANS ARE NONBEARING PARTITION WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL, UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS, SEE PLANS AND ARCHITECTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
 - MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. REDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPLIT WOOD.
 - UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø x 12" BOLTS W/ 0.229" x 3" x 3" PLATE WASHER (GALV) AT 4'-0" O.C. BEGINNING AT 9" O.C., MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. (POWDER DRIVEN PINS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY).
 - PRESERVATIVE TREATMENT:
 - WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-20:
 - UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED.
 - UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER.
 - UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED.
 - FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES OR INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL NAILS AND SPIRES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M4-15. THE FOLLOWING FIELD TREATMENTS SHALL BE USED:
 - BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE.
 - EXTERIOR: COPPER NAPHTHENATE.
 - INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER.
 - ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBX), ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-185 PER ASTM A653.
 - PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 4 FEET OR LONGER, UNLESS OTHERWISE NOTED. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL.
 - PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE:
2x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT.
2x FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS.
 - DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE, NAIL DOUBLED JOISTS WITH 16d AT 12" O.C., STAGGERED.
 - BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS:
ROOF JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.
FLOOR JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT.
 - JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURES WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED WITH APPROVAL BY SECR.
 - FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS.
 - THE TOP OF NON-BEARING WALLS SHALL NOT BE IN CONTACT WITH JOISTS/TRUSSES/RAFTERS ABOVE. REFER TO THE REFERENCED DETAILS FOR REQUIRED GAP, 1/2" MINIMUM, UNLESS NOTED OTHERWISE IN DETAIL.

HARDWARE AND CONNECTORS

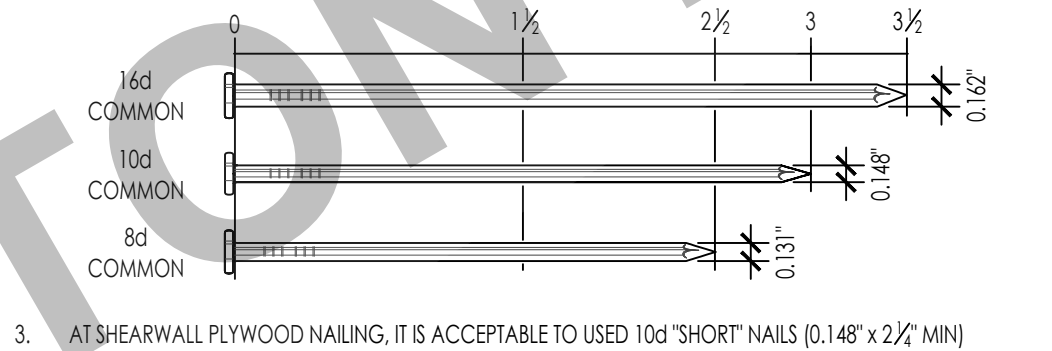
- GENERAL:
- USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE.
 - ALL BOLTS, ANCHOR BOLTS, NUTS, CONNECTORS AND OTHER CONNECTION HARDWARE THAT ARE IN CONTACT WITH PRESSURES TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD TO BE HOT-DIPPED, ZINC-COATED GALVANIZED (CBC 2304.10.4)
- HOLD-DOWNS:
- DO NOT OVER TIGHTEN NUTS ON TIE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE HALF TURN BEYOND FINGER TIGHT
 - INSTALL ALL HOLD-DOWNS TIGHT TO END STUDS/POST, DO NOT USE FILLER BLOCKS, FOR MISALIGNED ANCHOR BOLTS, EXTEND THE ANCHOR ROD AT A 1/4 INCH OVERLAP USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLD-DOWN HIGHER ON END STUD / POST
 - FOR HOLD-DOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE, AND ON THE SIDE OPPOSITE THE BRACKET. INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS

TIE DOWN & COLLECTOR STRAPS:

- TIE DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS
- INSTALL TIE DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS

FASTENER INFORMATION

- ALL NAILS SPECIFIED TO BE COMMON NAILS, UNLESS SPECIFIED OTHERWISE.
- MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. REDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPLIT WOOD.



- AT SHEAR WALL PLYWOOD NAILING, IT IS ACCEPTABLE TO USED 10d "SHORT" NAILS (0.148" x 2 1/2" MIN)



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTO BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARG TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU

CITY OF HUNTINGTON BEACH

GENERAL NOTES &
SPECIAL INSPECTION & TEST

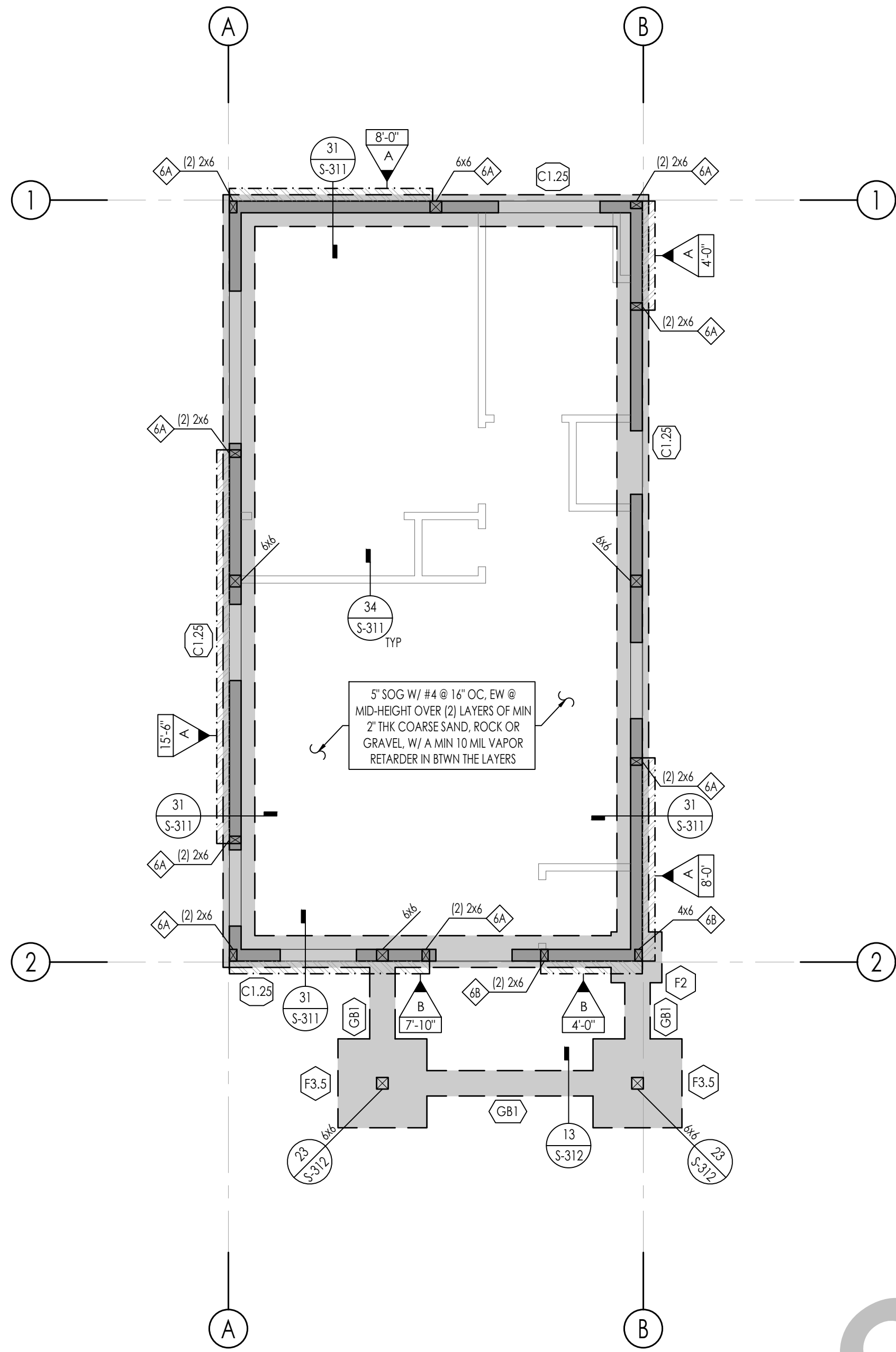
DATE
02/25/2026
SHEET

S-103

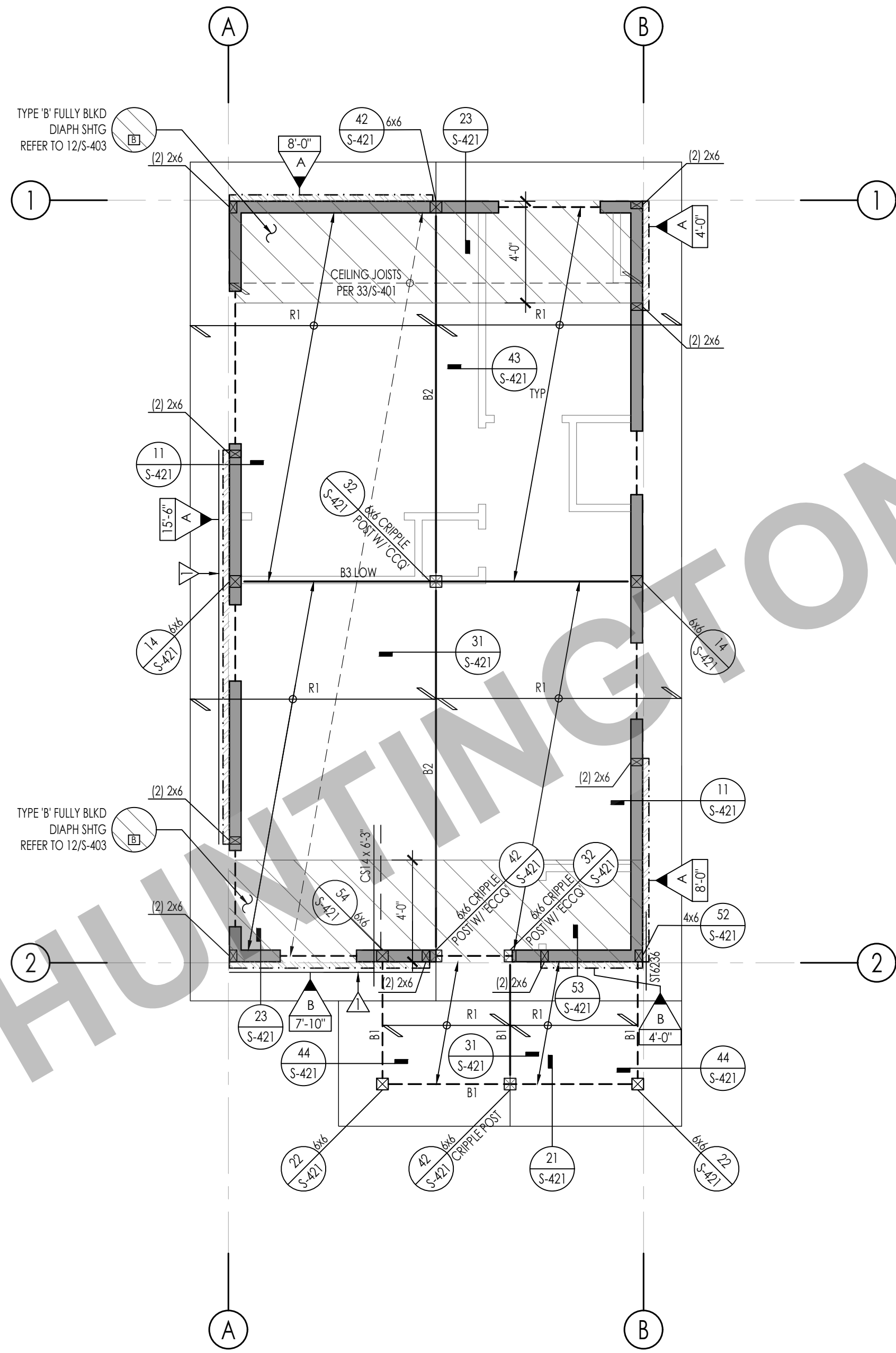
PUBLIC SET



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



1 FOUNDATION PLAN - CALIFORNIA RANCH
SCALE: 1/4" = 1'-0"



2 ROOF FRAMING PLAN - CALIFORNIA RANCH
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES	
GENERAL 1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.	
DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403

2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.	15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.	16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL: A. 24" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO B. 24" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO NOTE: FOOTING MUST BE DEEPEMED LOCALLY PER DETAIL S2/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.	FRAMING 17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
5. ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.	18. ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.	19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.	20. PLYWOOD SHEATHED DIAPHRAGM TYPES: ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO REFER TO 12/S-403
8. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.	
FOUNDATION 9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.	
10. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.	
11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301	
12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS	
13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING	
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY	

SYMBOL LEGEND

INDICATES SHEAR WALL TYPE AND LENGTH,
PER SCHEDULE ON DETAIL 13/S-402

INDICATES BEARING STUD WALL PER PLAN

INDICATES BLOCKING & STRAPPING ABOVE & BELOW
WINDOW OPENINGS PER DETAIL 44/S-402

INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403.
NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE
TYPE (C) SPLICE, UNLESS NOTED OTHERWISE

INDICATES HEADER @ OPENING. REFER TO 32/S-401
FOR HEADER SIZE, UNLESS NOTED OTHERWISE

INDICATES STRAP PER S2/S-403 OR S4/S-403, UNO

FOUNDATION SCHEDULES

PAD FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL UNO
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	11/S-312
F3.5	3'-6"	3'-6"	1'-6"	SEE NOTE 16	(5) #5, EW	(5) #5, EW	11/S-312

SHEARWALL HOLDOWN SCHEDULE

SPECIFIES HOLDOWN/ STRAP DETAIL	INDICATES HOLDOWN/ STRAP TYPE	DETAIL
S2	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311

GRADE BEAM SCHEDULE

TYPE	WIDT H	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311

NOTE: FOOTING MUST BE DEEPEMED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE
A8 HOLDOWN EMBED DEPTHS

ROOF FRAMING SCHEDULES		
ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x8	
B2	6x12	
B3	1 3/4" x 16" LVL	3 PLY

ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x8 @ 24" OC	

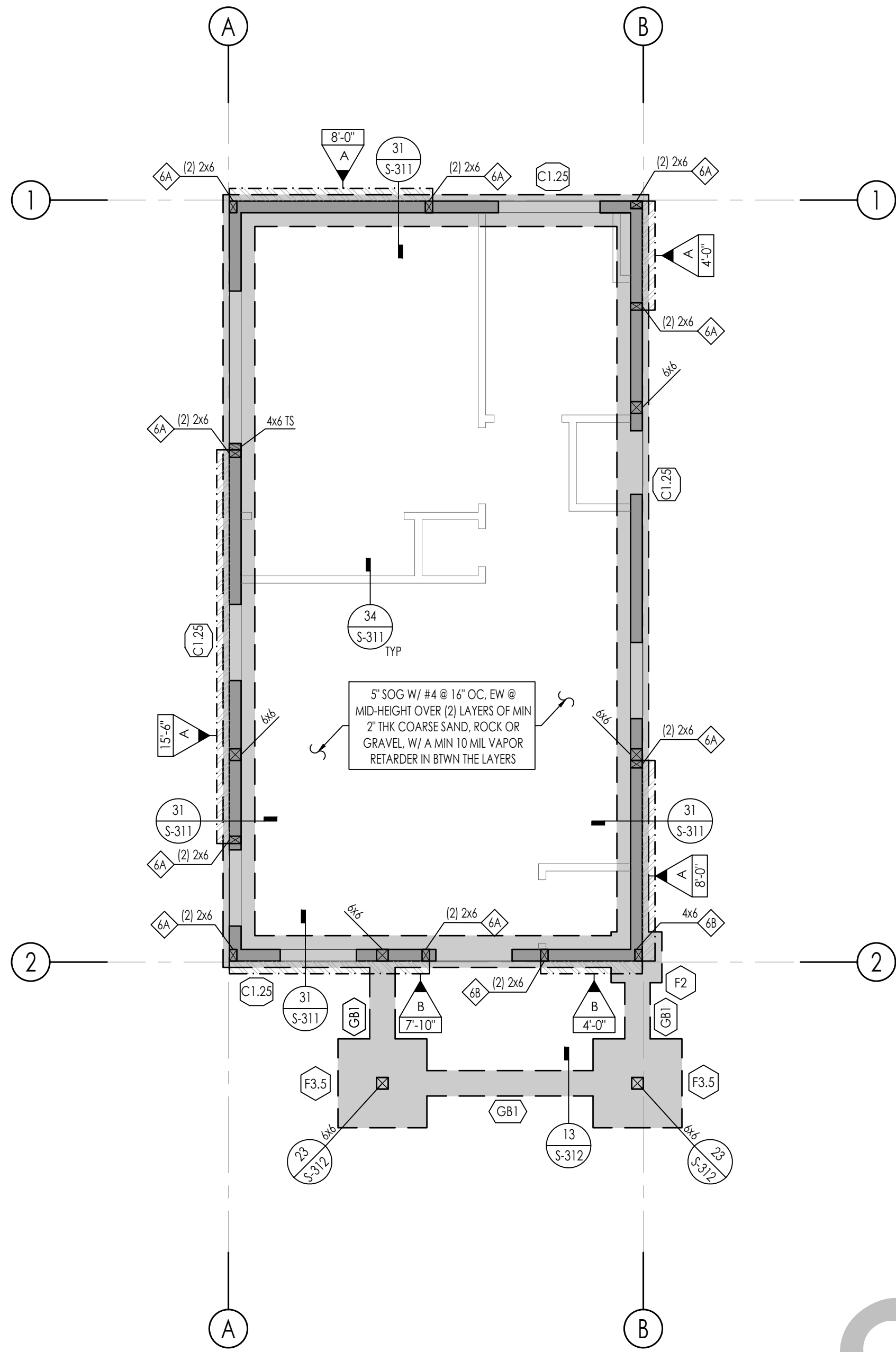
HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
FOUNDATION & ROOF FRAMING
PLAN - CALIFORNIA RANCH

DATE
02/25/2026
SHEET

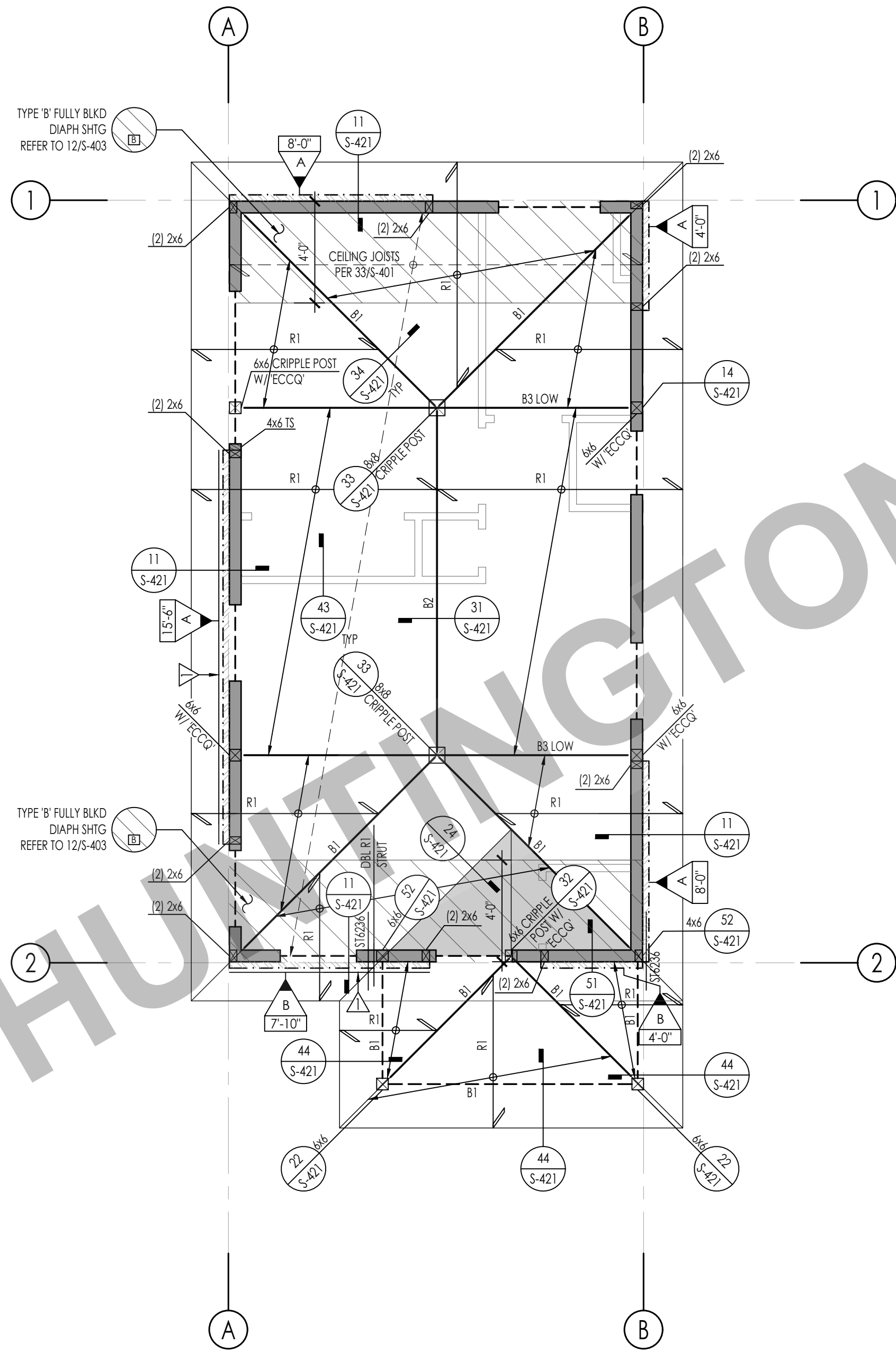
S-201



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



1 FOUNDATION PLAN - BUNGALOW
SCALE: 1/4" = 1'-0"



2 ROOF FRAMING PLAN - BUNGALOW
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES	
GENERAL 1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.	
DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403

2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.	15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.	16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL: A. 24" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO. B. 24" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO NOTE: FOOTING MUST BE DEEPEMED LOCALLY PER DETAIL S2/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.	FRAMING 17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
5. ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.	18. ALL LINES OR MEMBERS INDICATED AS "STUD" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.	19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.	20. PLYWOOD SHEATHED DIAPHRAGM TYPES: ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO REFER TO 12/S-403
8. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.	
FOUNDATION 9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.	
10. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.	
11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301	
12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS	
13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING	
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY	

SYMBOL LEGEND

INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402

INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402

INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE

INDICATES BEARING STUD WALL PER PLAN

INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNLESS NOTED OTHERWISE

INDICATES STRAP PER S2/S-403 OR S4/S-403, UNO

FOUNDATION SCHEDULES

PAD FOOTING SCHEDULE

TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL UNO
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	11/S-312
F3.5	3'-6"	3'-6"	1'-6"	SEE NOTE 16	(5) #5, EW	(5) #5, EW	11/S-312

SHEARWALL HOLDOWN SCHEDULE

SPECIFIES HOLDOWN/ STRAP DETAIL	INDICATES HOLDOWN/ STRAP TYPE	DETAIL
S4	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311

GRADE BEAM SCHEDULE

TYPE	WIDT H	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 TAB	#3 @ 12" OC, BOT	31/S-311

NOTE: FOOTING MUST BE DEEPEMED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE A8 HOLDOWN EMBED DEPTHS

ROOF FRAMING SCHEDULES		
ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x8	
B2	6x12	
B3	1 3/4" x 16" LVL	3 PLY

ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x8 @ 24" OC	

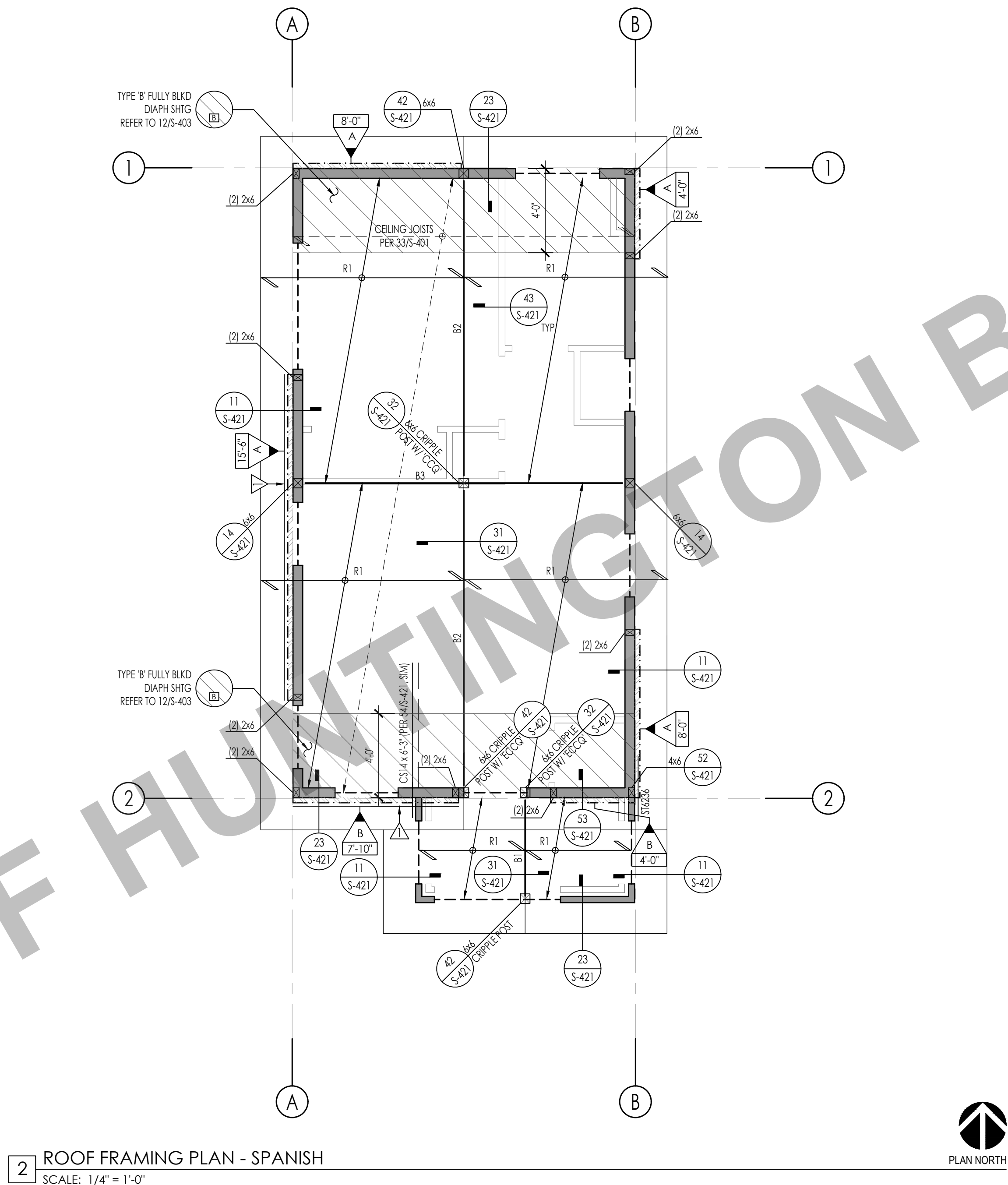
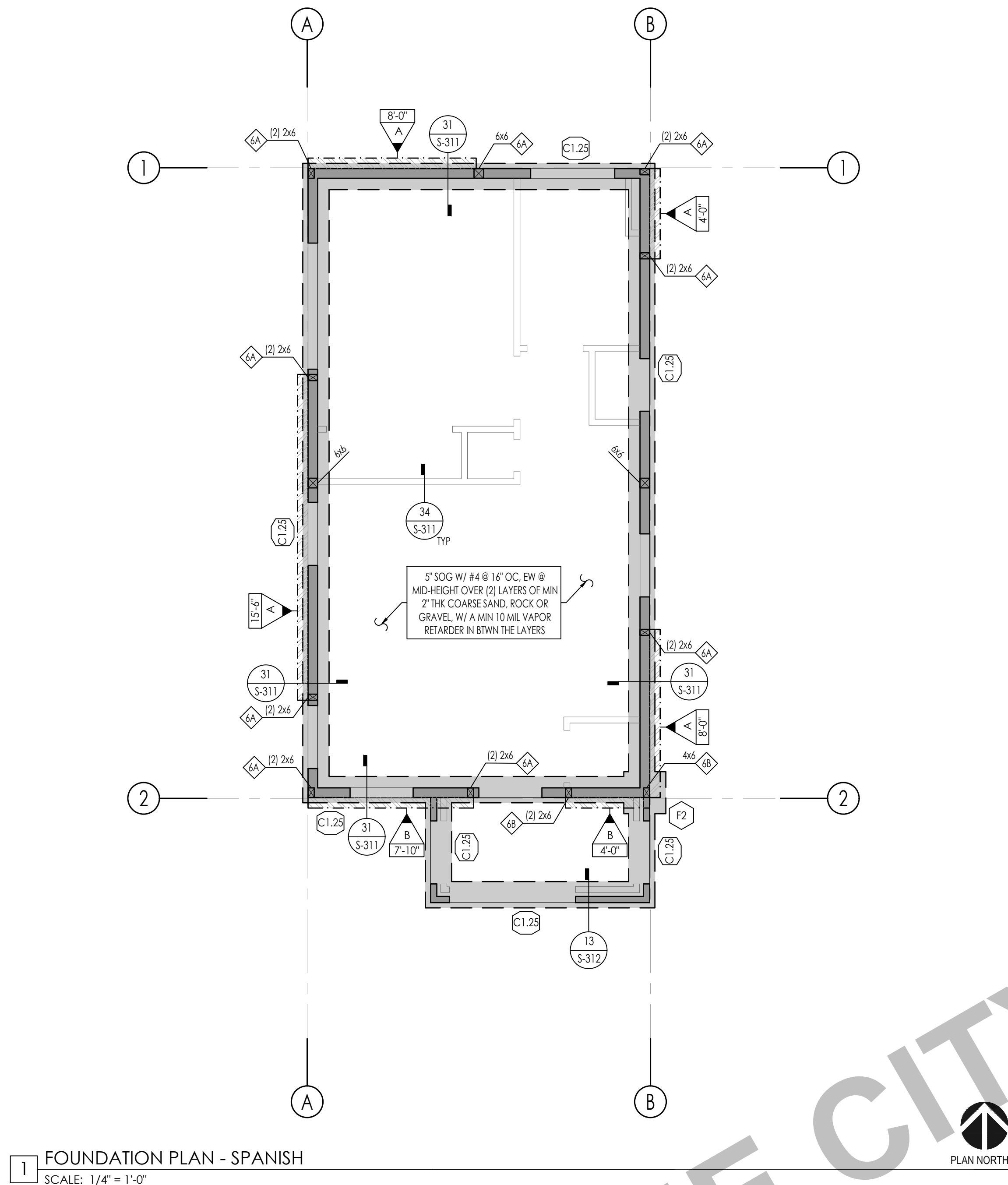
HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
FOUNDATION & ROOF
FRAMING PLAN - BUNGALOW

DATE
02/25/2026
SHEET

S-202



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



1 FOUNDATION PLAN - SPANISH
SCALE: 1/4" = 1'-0"

2 ROOF FRAMING PLAN - SPANISH
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES	
GENERAL 1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.	
DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	S-401 - S-403

2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.	15. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL S3/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.	16. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL: A. 24" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO B. 24" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO NOTE: FOOTING MUST BE DEEPEMED LOCALLY PER DETAIL S2/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS
4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.	FRAMING 17. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND TOP OF WALL ELEVATIONS.
5. ALL DIMENSIONS SHOWN ARE FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.	18. ALL LINES OR MEMBERS INDICATED AS "STRICT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.	19. ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.	20. PLYWOOD SHEATHED DIAPHRAGM TYPES: ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO REFER TO 12/S-403
8. ALL POSTS IN 6" WALLS SHALL BE 6x6, UNLESS NOTED OTHERWISE.	
FOUNDATION 9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.	
10. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.	
11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301	
12. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS	
13. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING	
14. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY	

SYMBOL LEGEND

INDICATES SHEAR WALL TYPE AND LENGTH, PER SCHEDULE ON DETAIL 13/S-402

INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402

INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNLESS NOTED OTHERWISE

INDICATES BEARING STUD WALL PER PLAN

INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, UNLESS NOTED OTHERWISE

CS, CMST

INDICATES STRAP PER S2/S-403 OR S4/S-403, UNO

FOUNDATION SCHEDULES

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL UNO
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 16	(3) #5, EW	(3) #5, EW	11/S-312
F3.5	3'-6"	3'-6"	1'-6"	SEE NOTE 16	(5) #5, EW	(5) #5, EW	11/S-312

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 16	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311

SHEARWALL HOLDOWN SCHEDULE		
SPECIFIES HOLDOWN/STRAP DETAIL	 INDICATES HOLDOWN/STRAP TYPE	DETAIL
	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/S-311

GRADE BEAM SCHEDULE						
TYPE	WIDT H	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 16	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

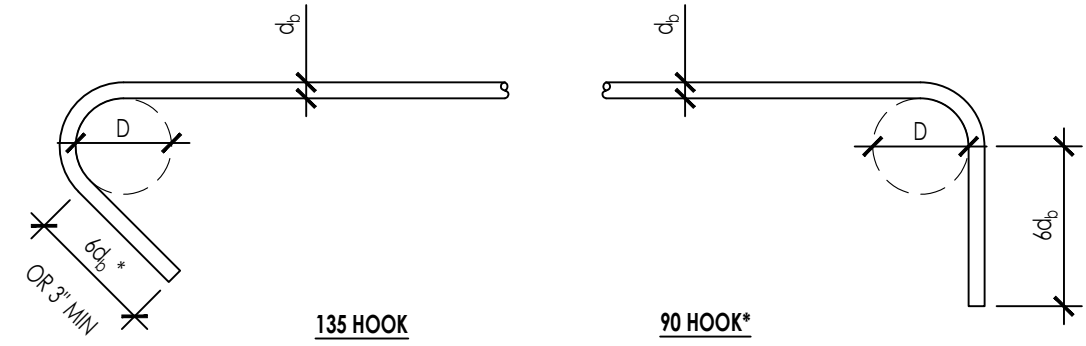
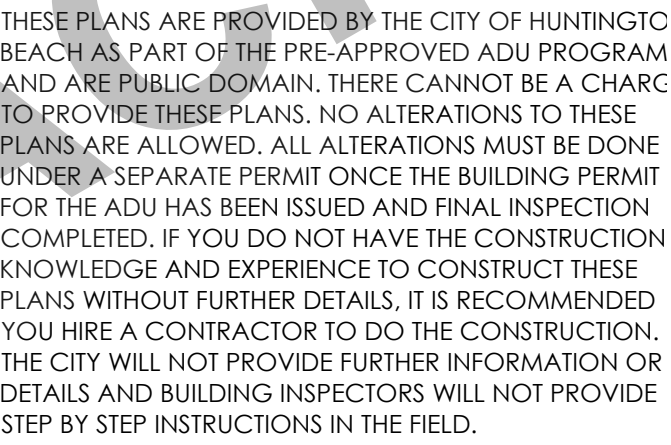
NOTE: FOOTING MUST BE DEEPEMED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE A8 HOLDOWN EMBED DEPTHS

ROOF FRAMING SCHEDULES		
ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x8	
B2	6x12	
B3	1 3/4" x 16" LVL	3 PLY

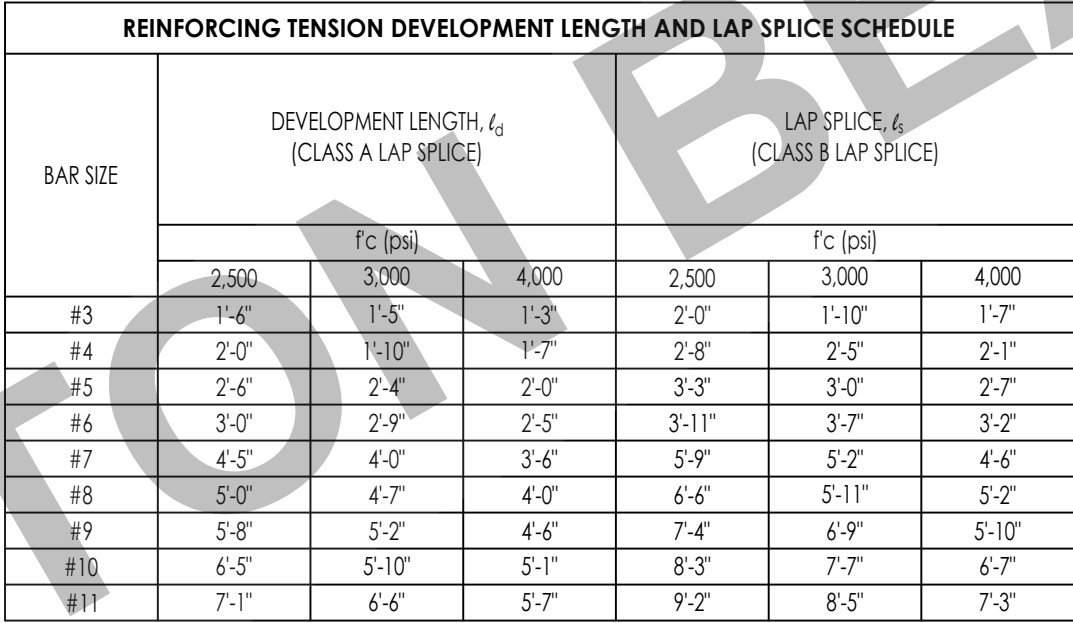
ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x8 @ 24" OC	

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
FOUNDATION & ROOF
FRAMING PLAN - SPANISH

DATE
02/25/2026
SHEET



* PROVIDE 10d_s EXTENSIONS IN LIEU OF 6d_s AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS



REIN TIES AND STIRRUPS

NTS

21

3439-G1-PP04 - 1201 - 21

RECTANGULAR OR ROUND OPNG

6'-0" MAX

6'-0" MAX

2'-0" TYP

2'-0" TYP

45°

TYP SLAB REINF

KEY JT # FILL SLAB

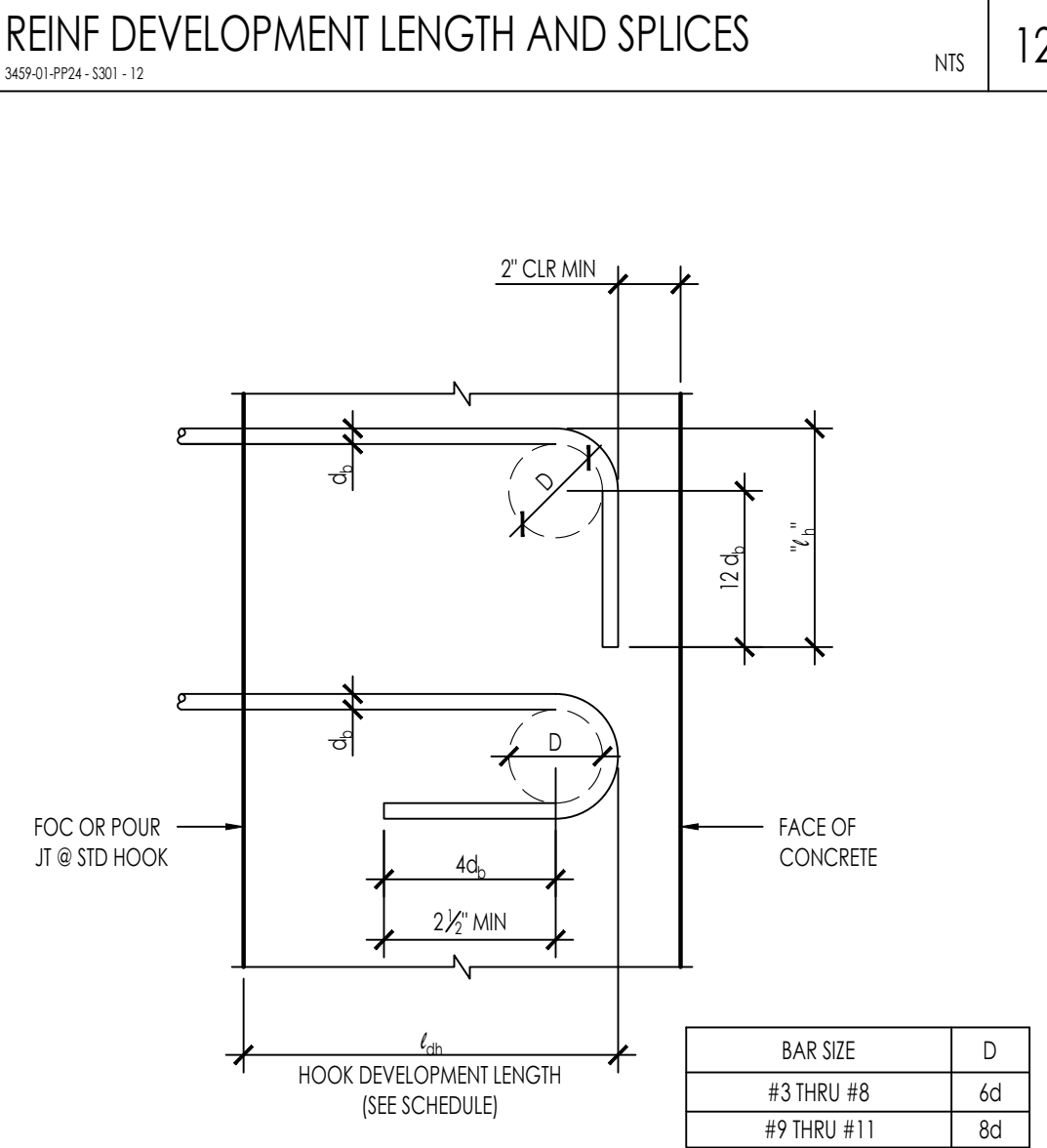
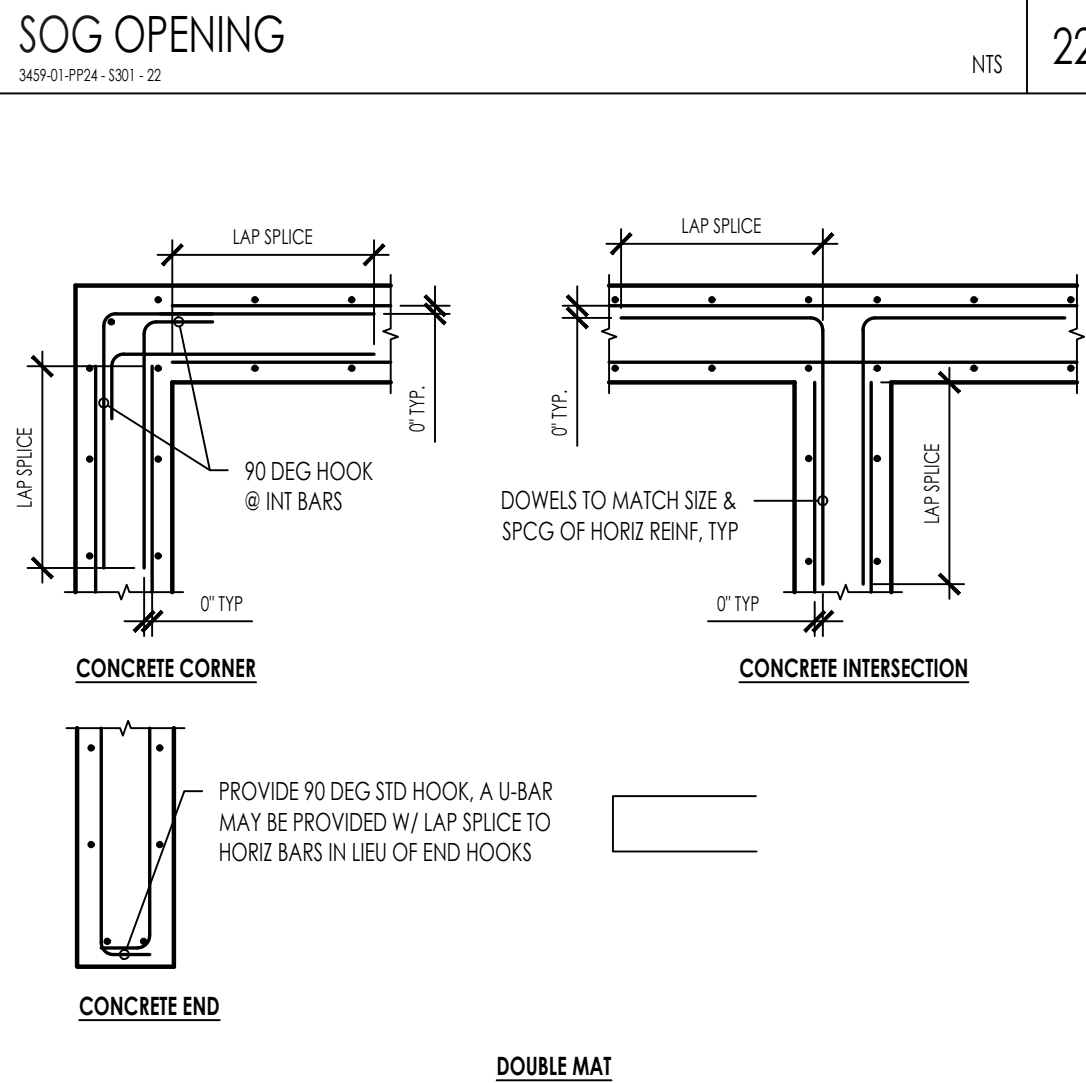
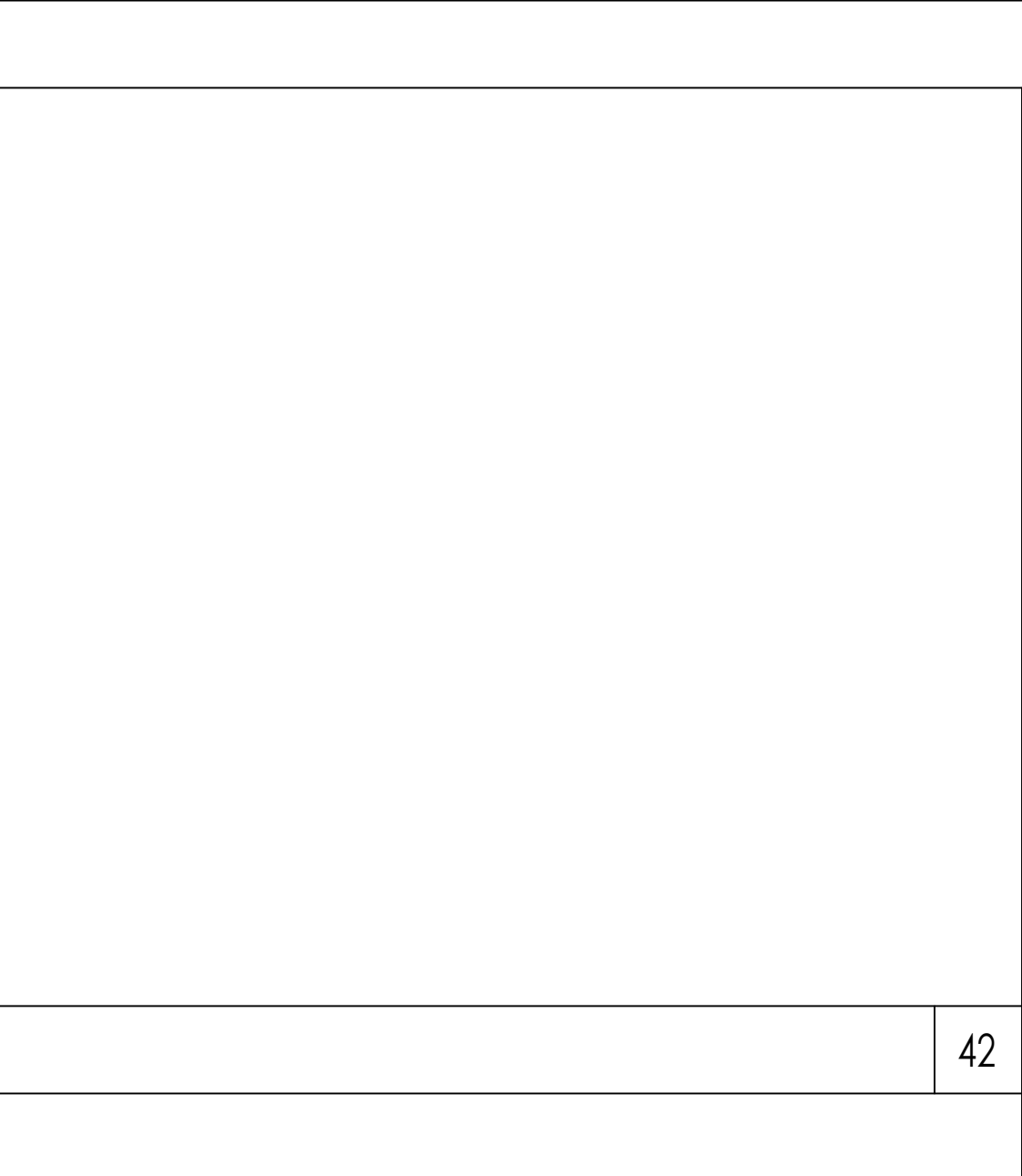
FILL IN SLAB, WO

(2) #4 DIAG BARS @ MID OF SLAB, BEND UNDER TYP BARS @ INTERFERENCE

SECTION A

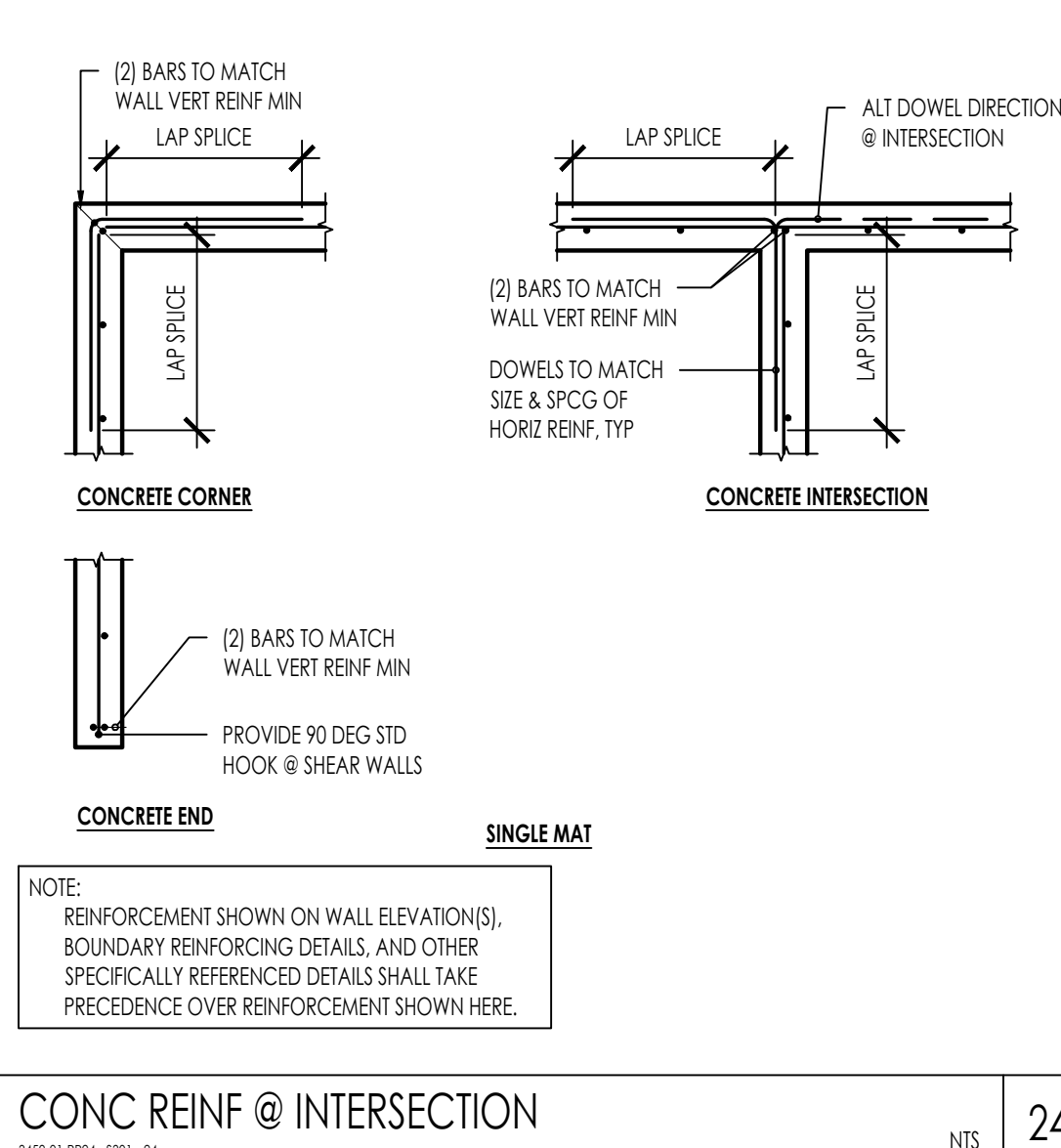
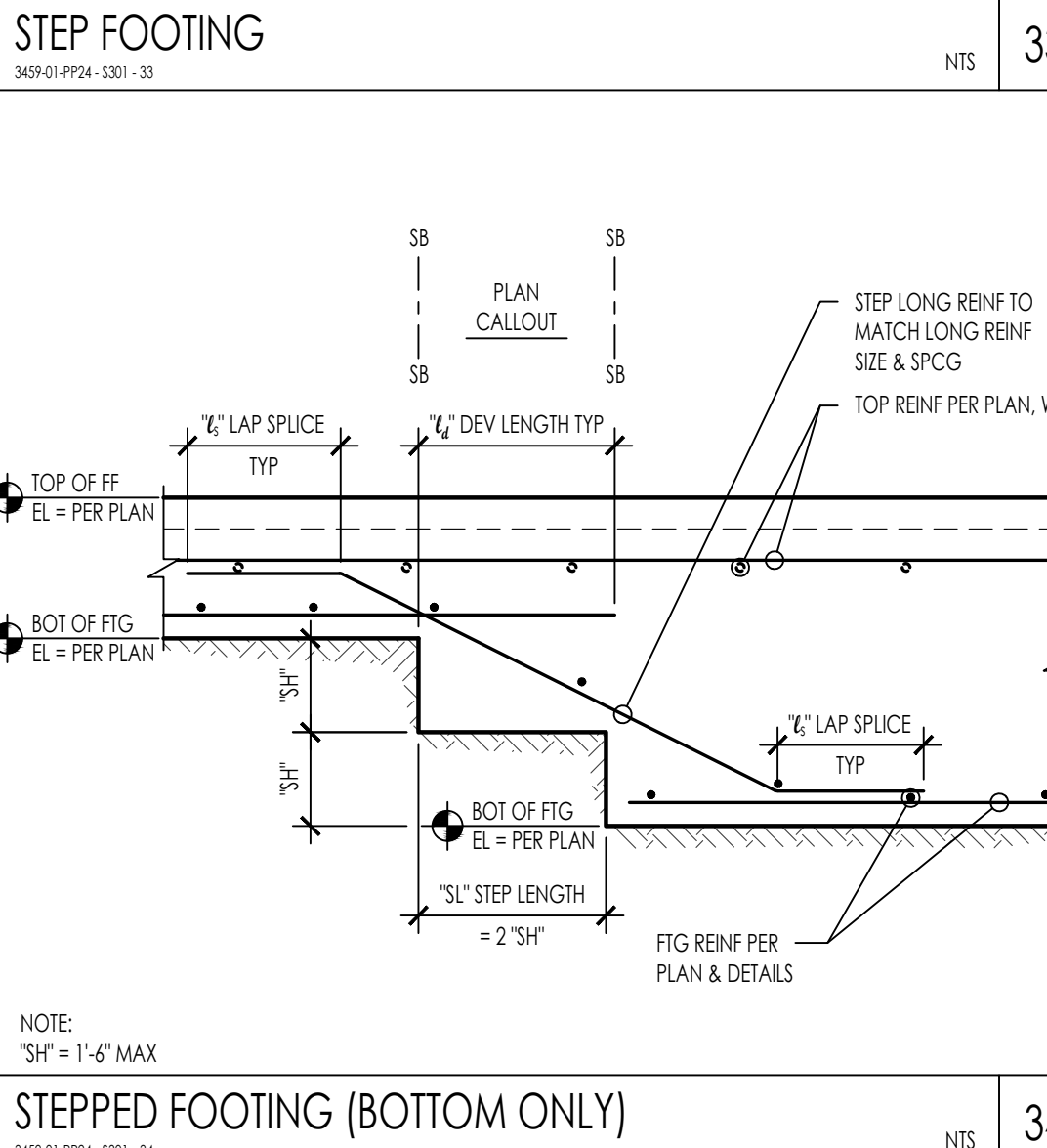
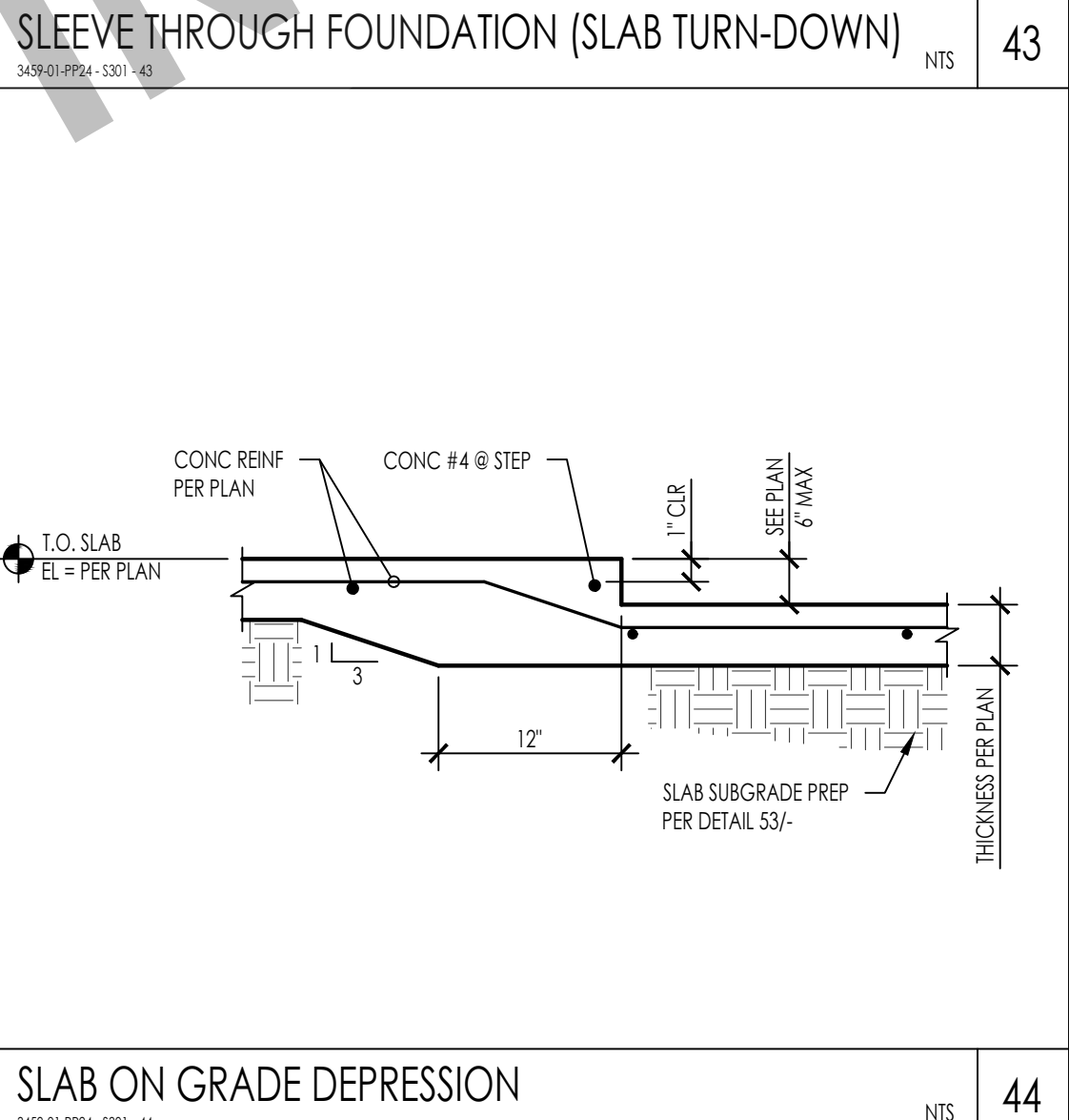
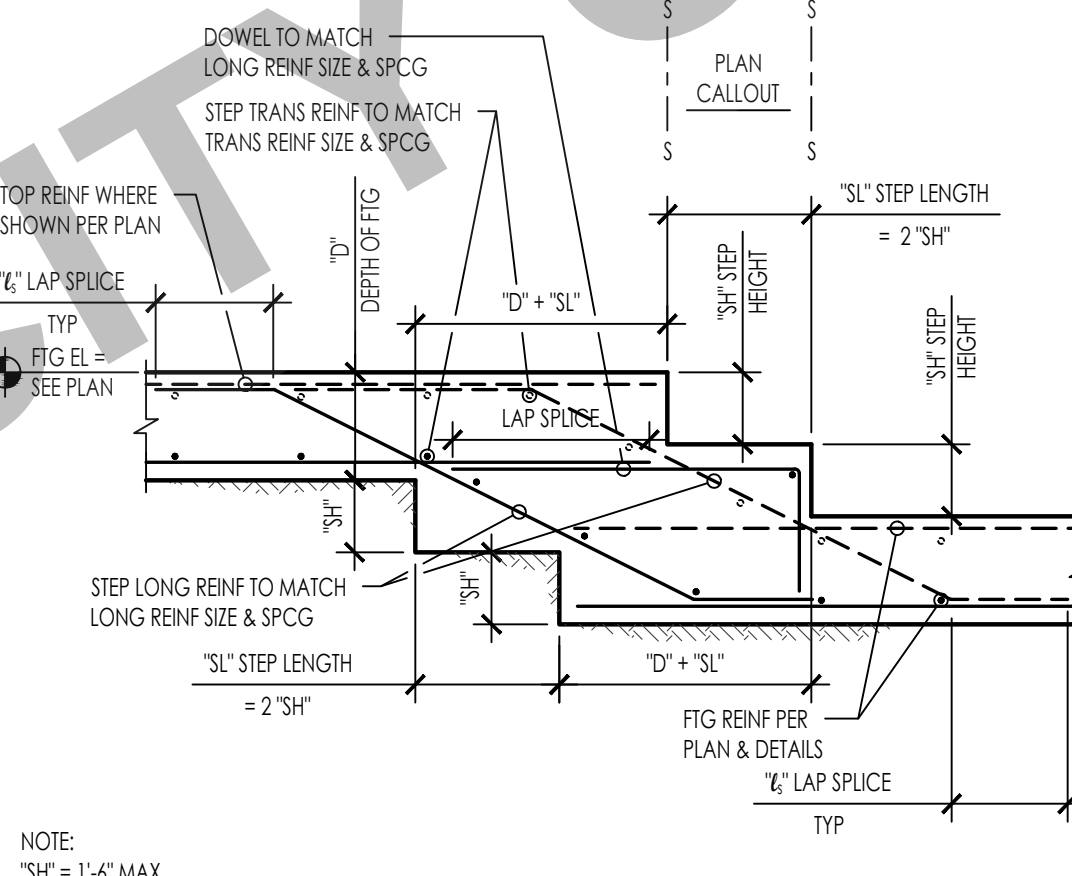
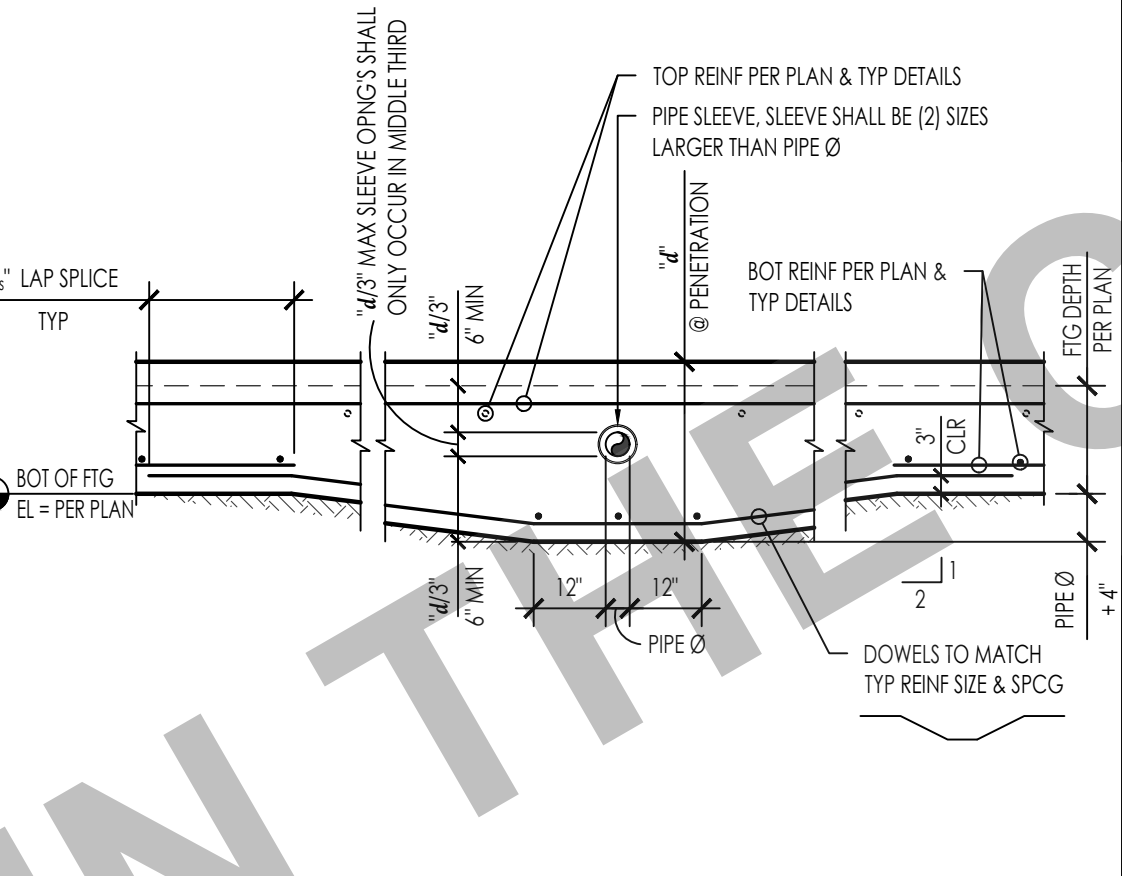
NOTES:

1. ELIMINATE BARS IF OPENING IS LESS THAN 2'-0" IN BOTH DIMENSIONS.
2. REFER TO DETAIL 53/- FOR SLAB ON GRADE SURGRADE SUPPORT



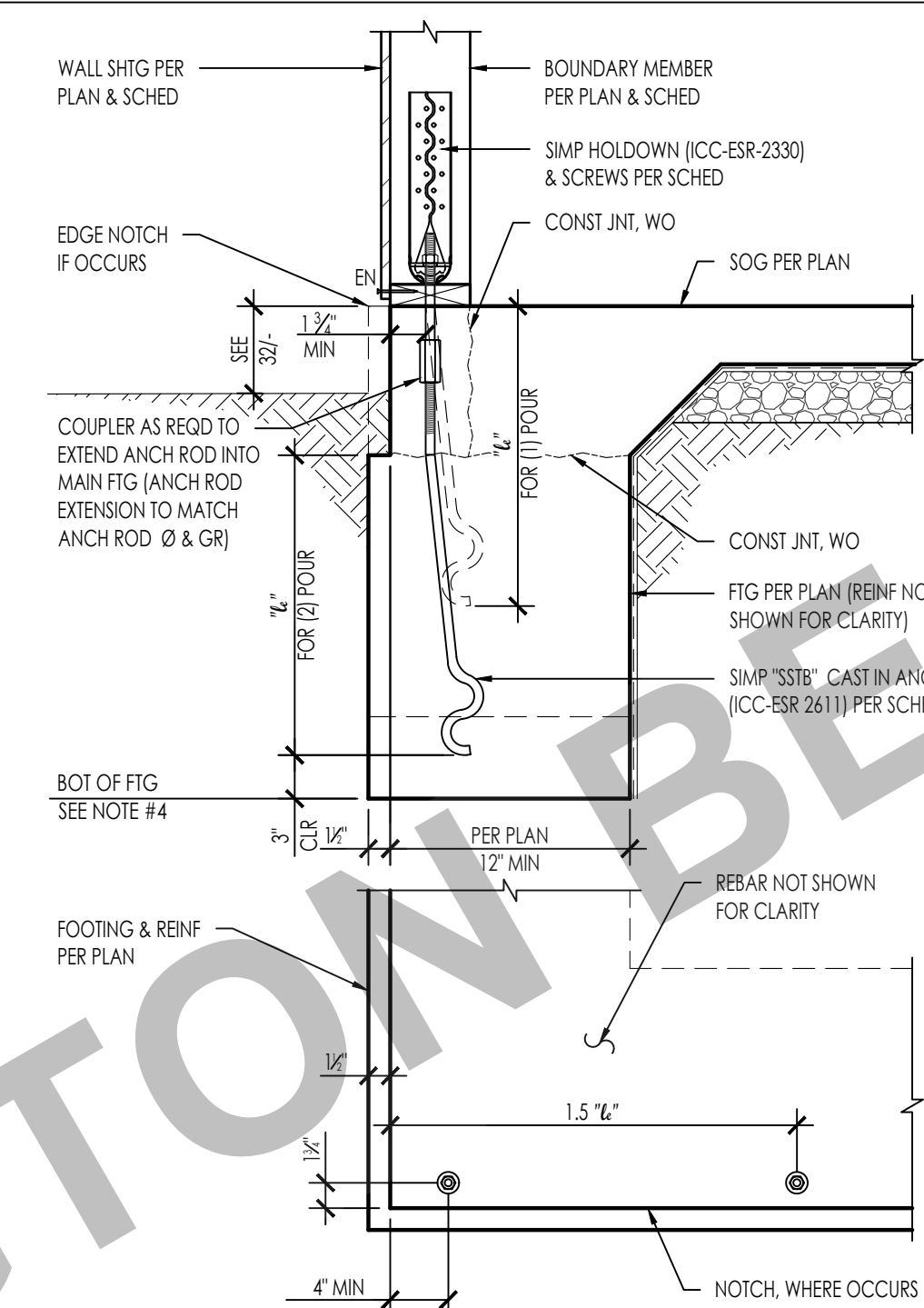
STANDARD HOOK DEVELOPMENT LENGTH "L _{dh} "					
BAR SIZE	D	"L _h "	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	1'-11"
#11	12"	2'-0 1/2"	2'-7"	2'-7"	2'-3"

1. PREPARATION OF THE SLAB SUBGRADE SHALL BE AS FOLLOWS:
 - A. OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
 - B. NATIVE MATERIALS
 - a. SHALL BE OVER-EXCAVATED 36" BELOW [E] GRADE OR 18" BELOW BOTTOM OF FOOTINGS, WHICHEVER IS GREATEST.
 - b. THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
 - C. ENGINEERED COMPACTED FILL
 - a. STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTION, AND SHOULD BE CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
 - D. 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS 5/8" COARSE AGGREGATE
 - E. REFER TO ARCH DRAWINGS FOR VAPOR BARRIER (10 MIL THICKNESS MIN.). INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.
 - a. VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.
 - F. 2" THICK OPTIONAL SAND LAYER. SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.

REINF HOOK DEVELOPMENT LENGTH AND BENDS

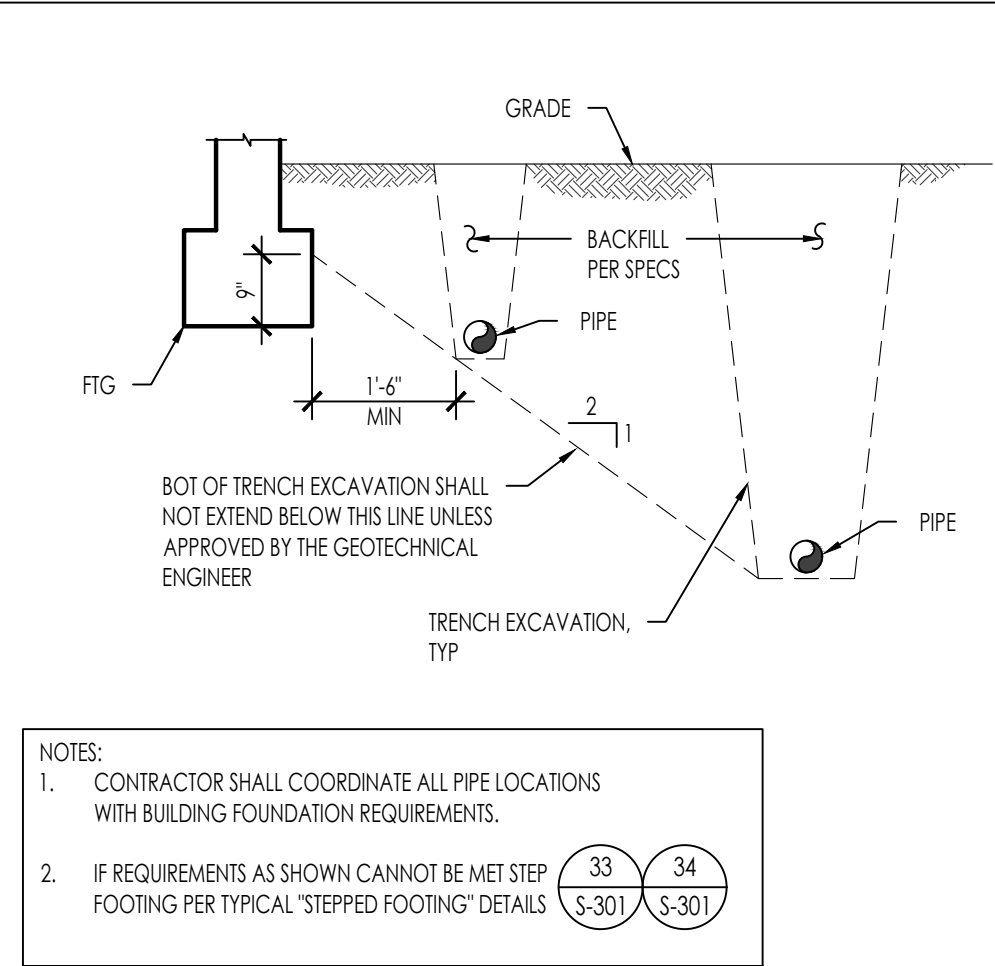


THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS x WIDTH	MIN EMBED ℓ_e (IN)	ALLOWABLE LOADS (kIP)	
							CORNER	MIDWALL
6A	HDUE3-SDS3	SSTB16		(7) 1/2" x 3" SDS	3" x 3 1/2"	12 3/4"	3,780	3,780
6B	HDUE5-SDS3	SSTB20	3/4"	(10) 1/2" x 3" SDS	3" x 3 1/2"	16 3/4"	4,785	4,785
6C	HDUE7-SDS3	SSTB24		(13) 1/2" x 3" SDS	3" x 3 1/2"	20 3/4"	5,790	5,790
6D	HDUE9-SDS3.5	SSTB28	1 1/8"	(16) 1/2" x 3 1/2" SDS	3 1/2" x 3 1/2"	24 3/4"	8,425*	8,425*
					4 1/2" x 3 1/2"		9,390*	9,390*

1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3'L
3. * = CAPACITY LIMITED BY HOLDOWN
4. DEEPEN FOOTING AT HOLDOWN ANCHOR AS REQ'D PER DETAIL 32/-

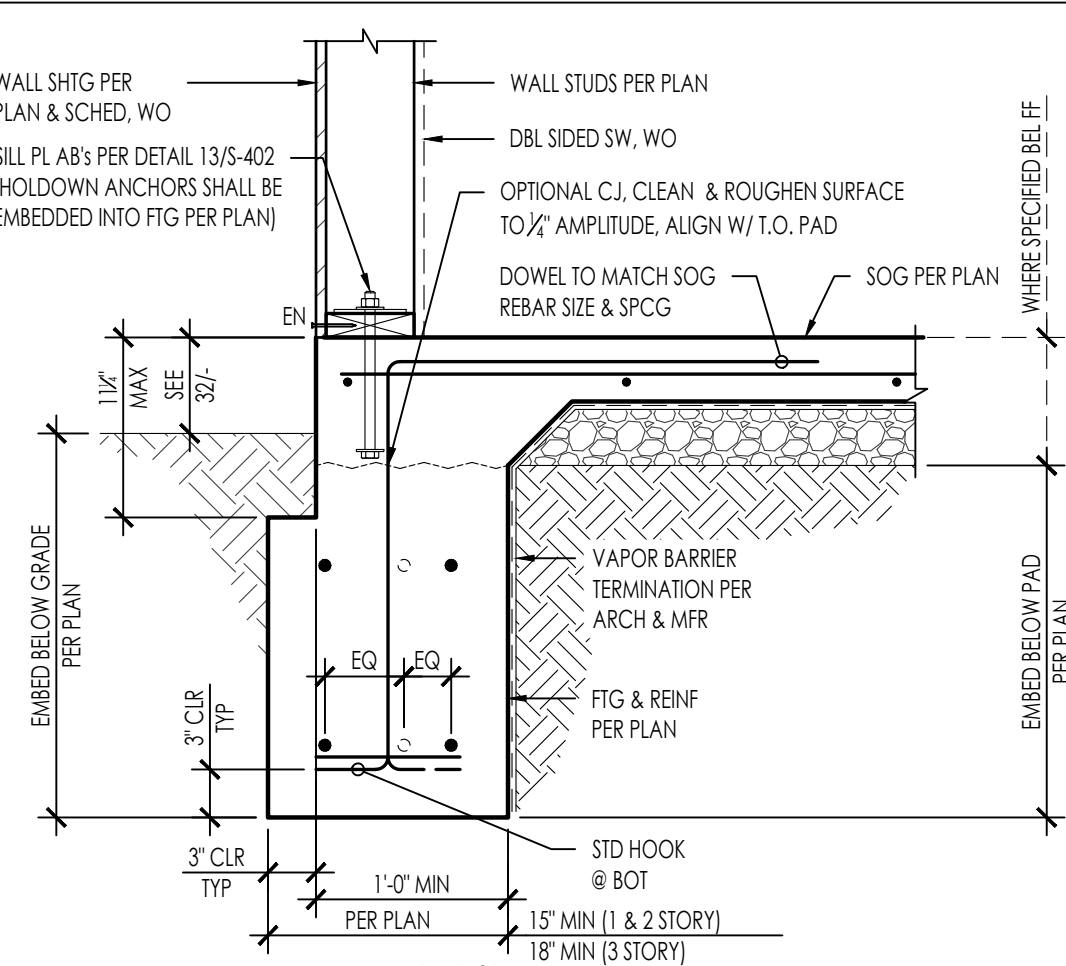


PIPES PARALLEL TO FOOTINGS

3469-01-PP24-S311-51

NTS

51

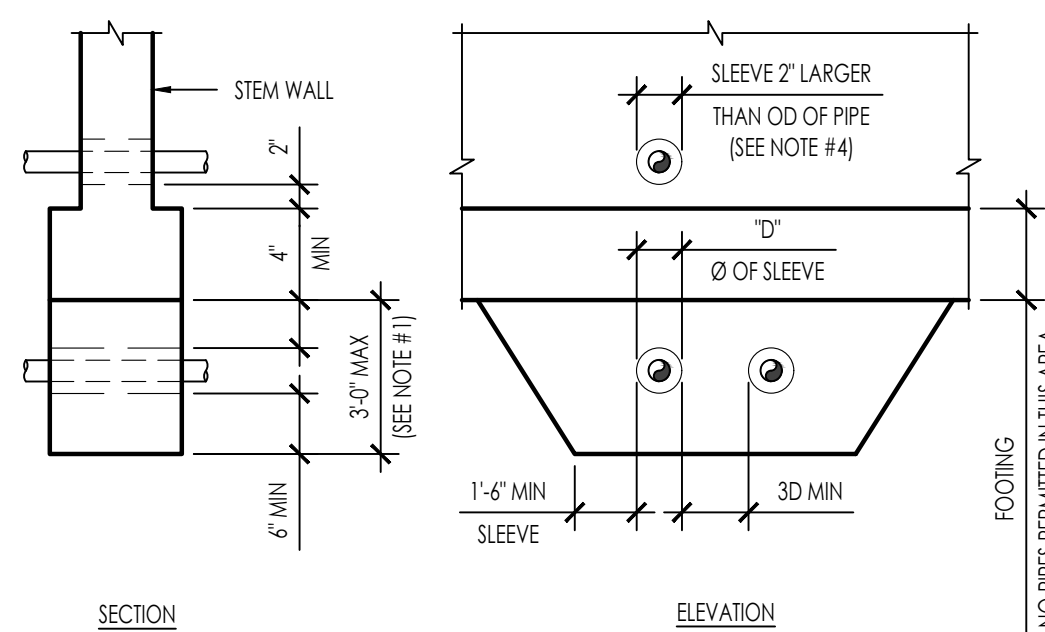
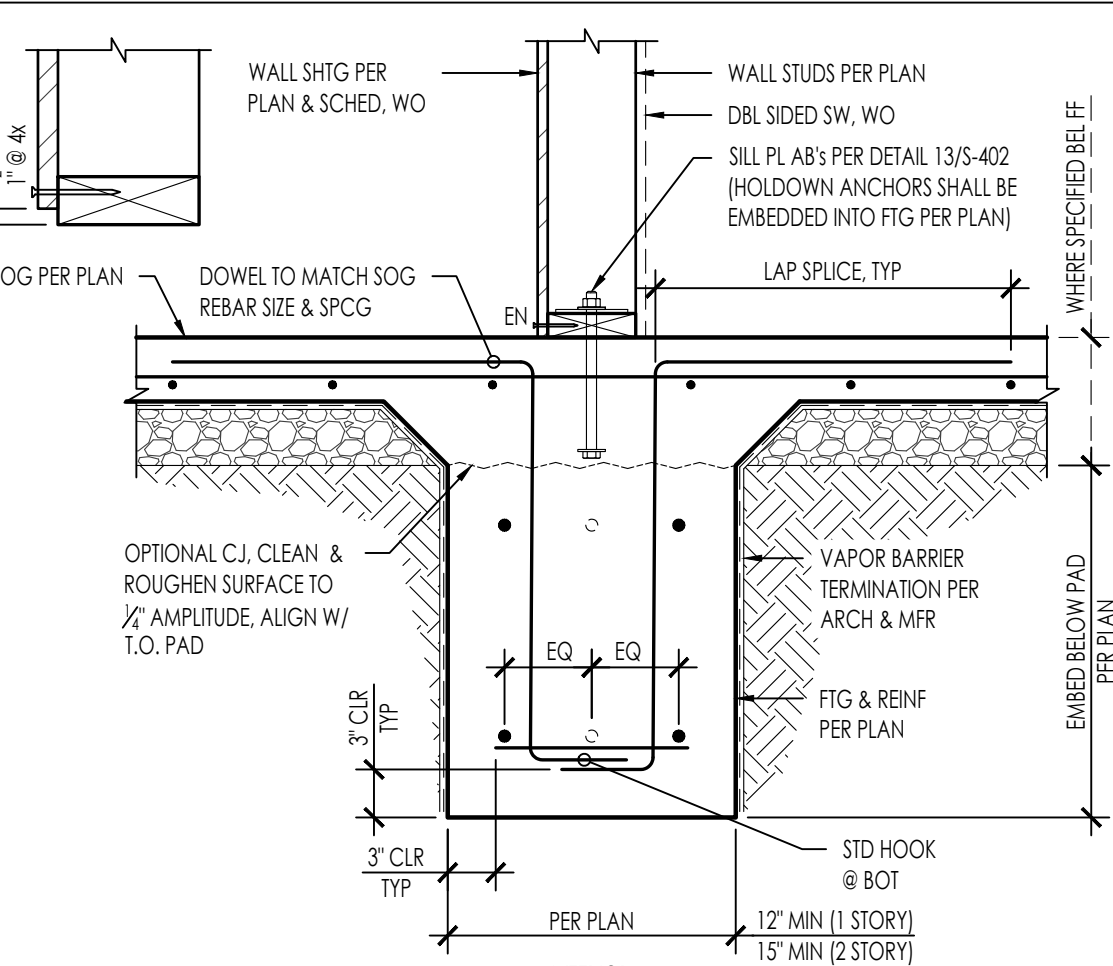


CONTINUOUS WALL FOOTING

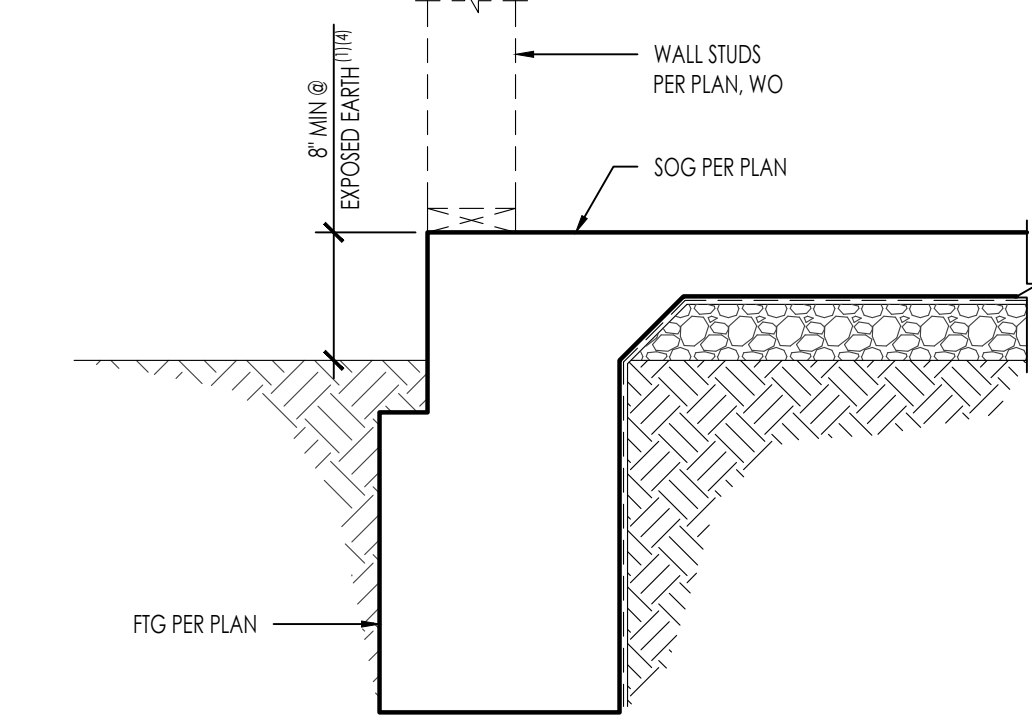
3469-01-PP24-S311-52

NTS

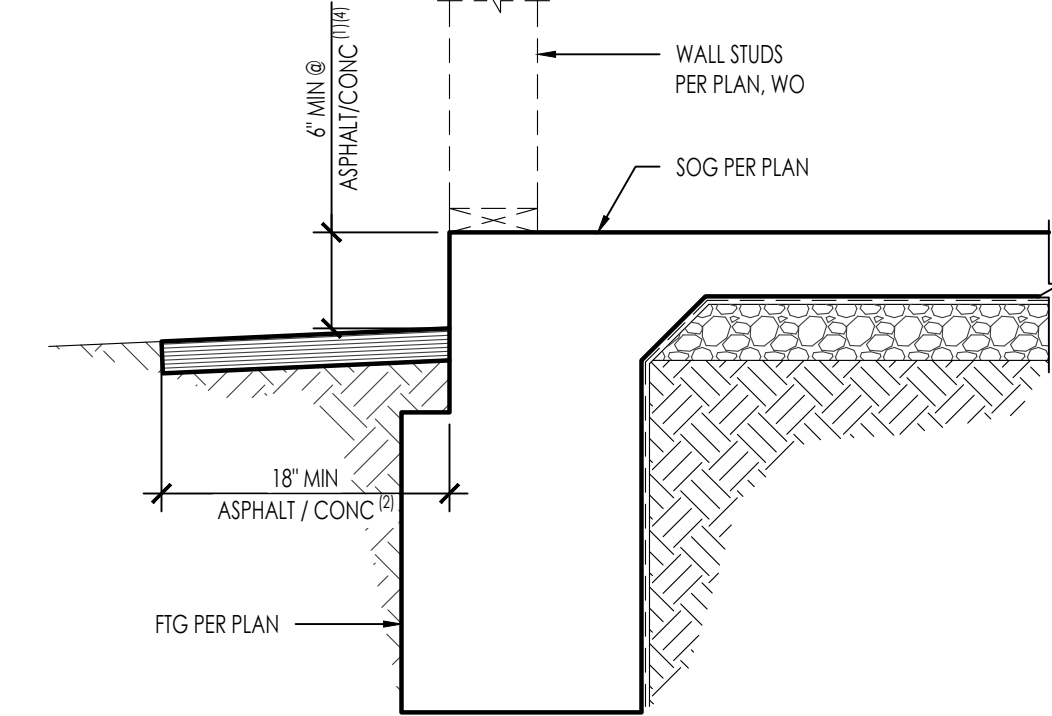
31



- NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/5-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
 2. CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.
 3. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
 4. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
 5. CONDUIT MAY BE RUN THRU STEM OR ENCASMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.



- NOTES:
1. MIN DISTANCE TO EXPOSED EARTH APPLIES TO BOTH TURNED DOWN AND STEM WALL FOOTINGS
 2. CONCRETE OR IMPERVIOUS SURFACE WITH ADEQUATE DRAINAGE AWAY FROM FOUNDATION (2% MIN SLOPE)
 3. FOR BALANCE OF FOOTING INFO NOT SHOWN, SEE DETAIL 31/-
 4. WHERE MINIMUM DISTANCE TO EXTERIOR FINISHED GRADE OR SURFACE CANNOT BE ACHIEVED, PROVIDE CONCRETE CURB PER DETAIL 33/-



PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL

3469-01-PP24-S311-52

NTS

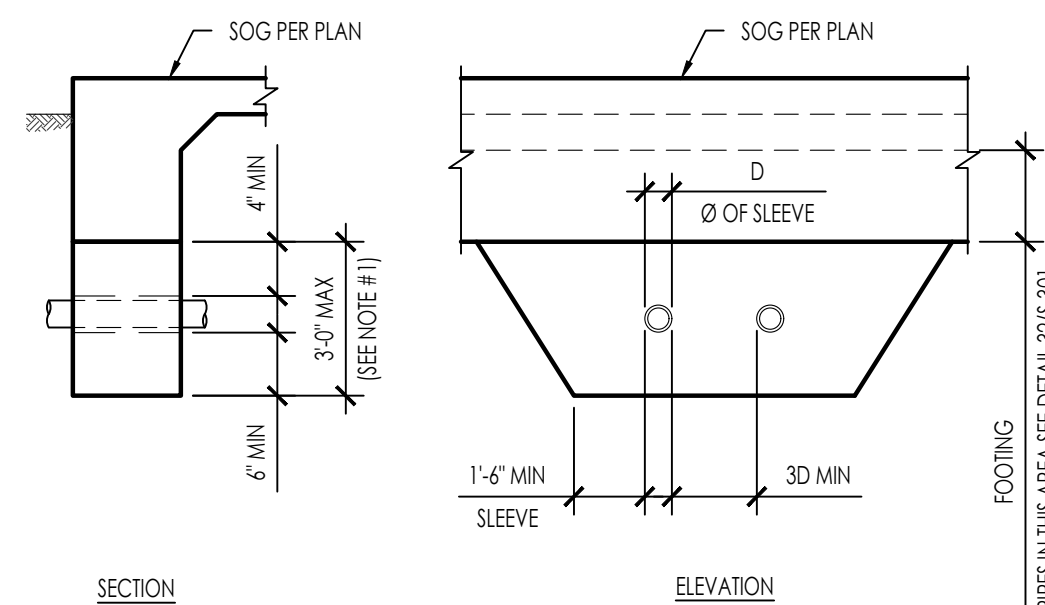
52

MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING

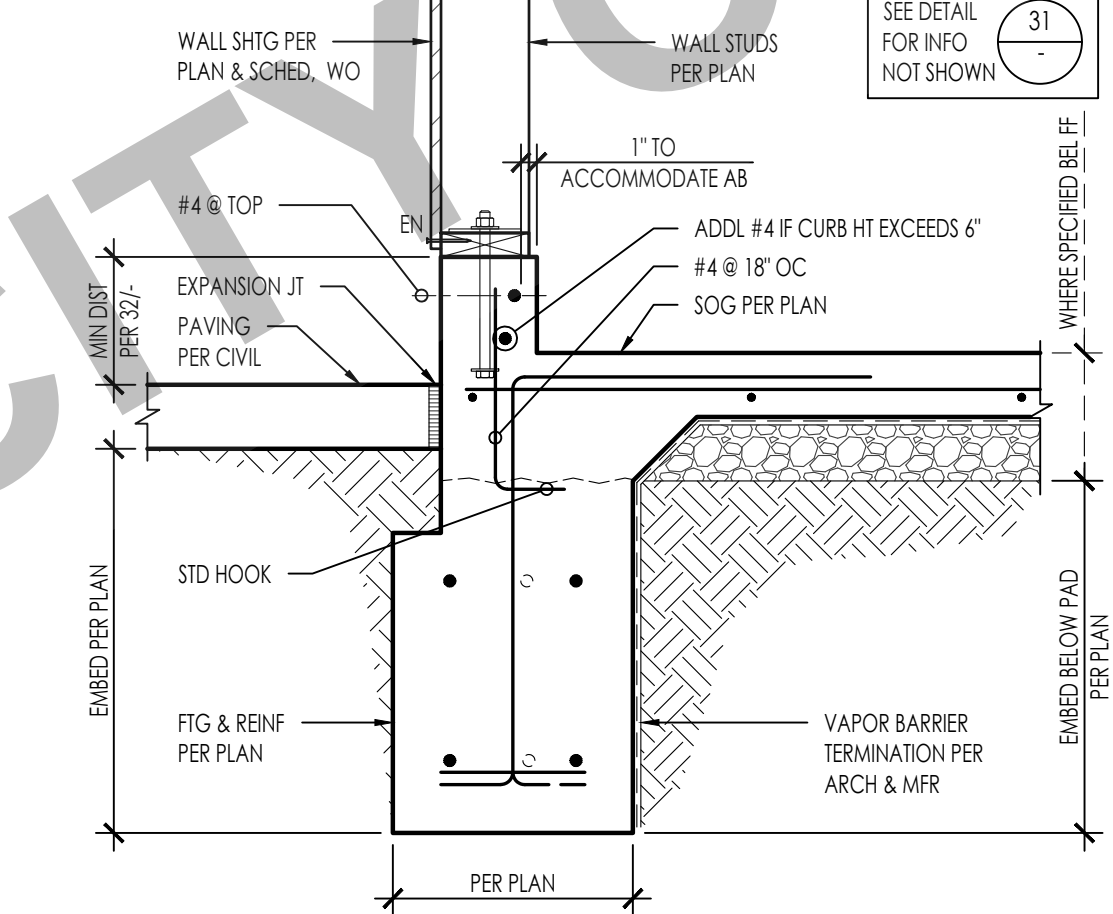
3469-01-PP24-S311-52

NTS

32



- NOTES:
1. FOOTINGS SHALL BE STEPPED PER DETAIL 33/ & 34/5-301 SO THAT THIS DIMENSION DOES NOT EXCEED 3'-0".
 2. TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.
 3. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
 4. CONDUIT MAY BE RUN THRU STEM OR ENCASMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.



PIPES PERPENDICULAR TO FOOTINGS

3469-01-PP24-S311-53

NTS

53

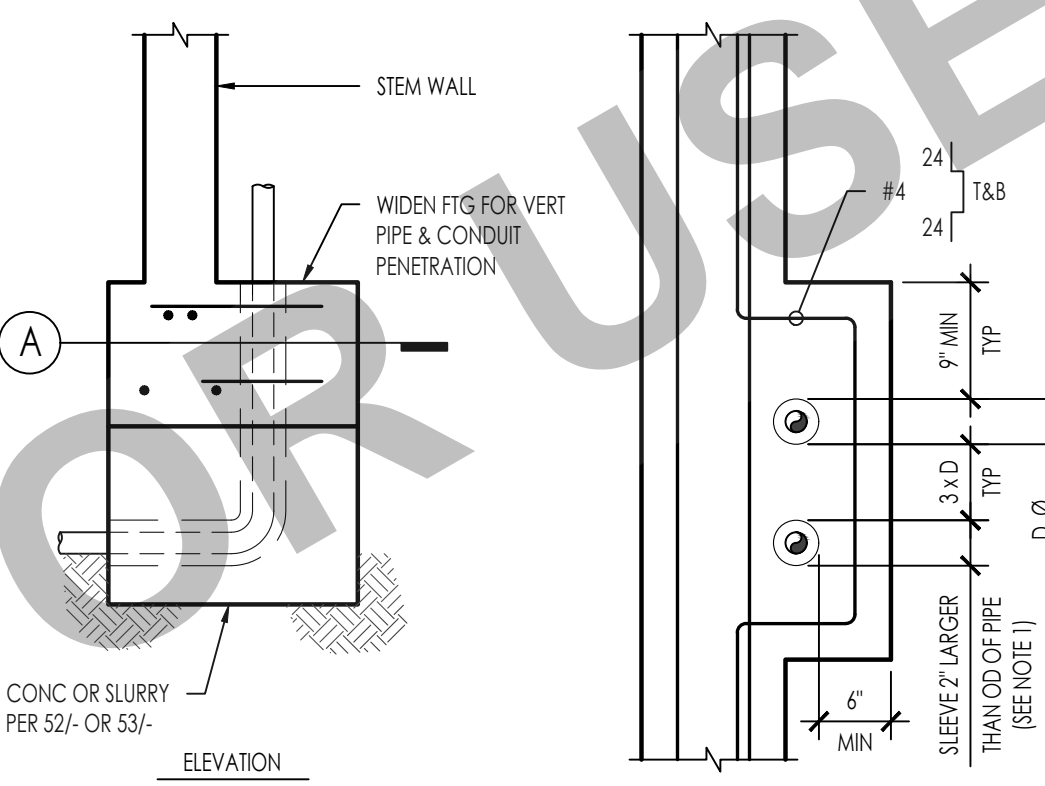
43

EXTERIOR CONTINUOUS WALL FTG W/ CURB

3469-01-PP24-S311-53

NTS

33



- NOTES:
1. PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.
 2. CONDUIT MAY BE ROUTED UP THROUGH FOOTING WITHOUT SLEEVES OR FOAM WRAP.

TYPICAL VERT PIPES OR COND THROUGH FOOTING

3469-01-PP24-S311-54

NTS

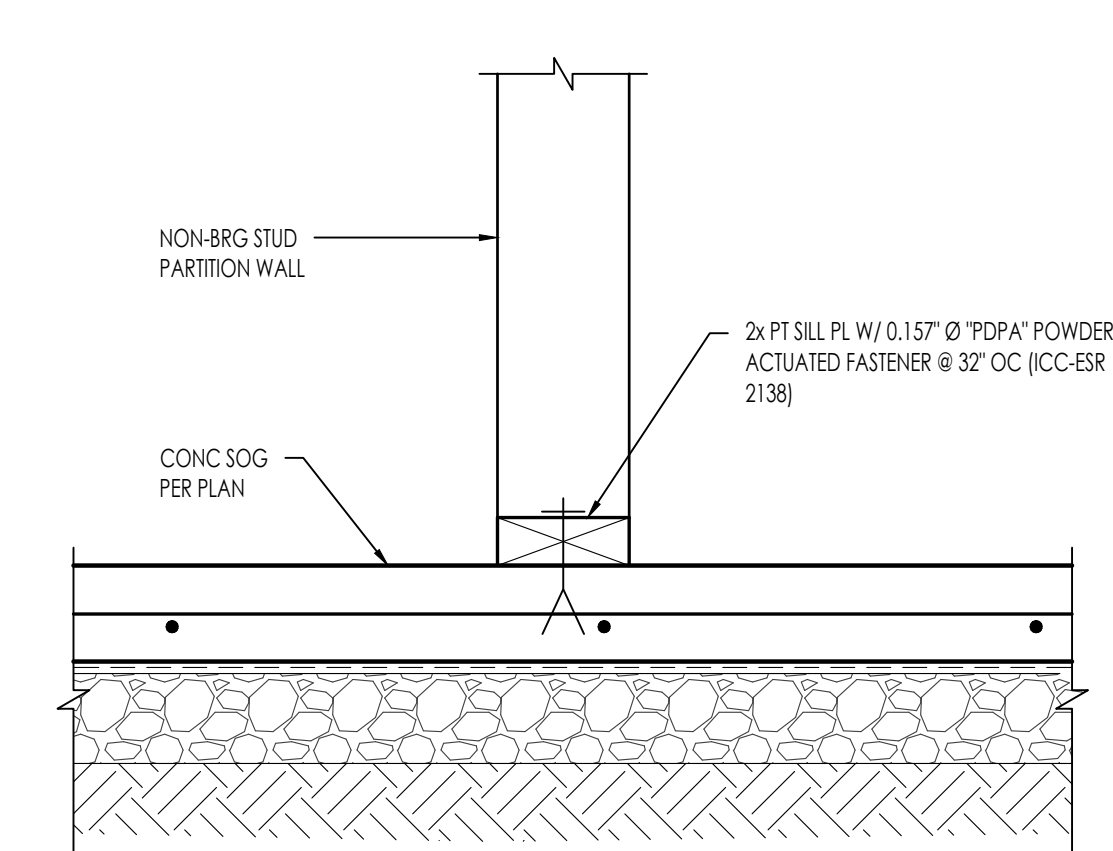
54

NON-BEARING WALL ANCHORAGE @ SOG

3469-01-PP24-S311-54

NTS

34



SSTB ANCHOR & HOLDOWN @ FOUNDATION

3469-01-PP24-S311-12

NTS

12

HUNTINGTON BEACH
PRE-APPROVED ADU

CITY OF HUNTINGTON BEACH

CONCRETE DETAILS

DATE
02/25/2026
SHEET

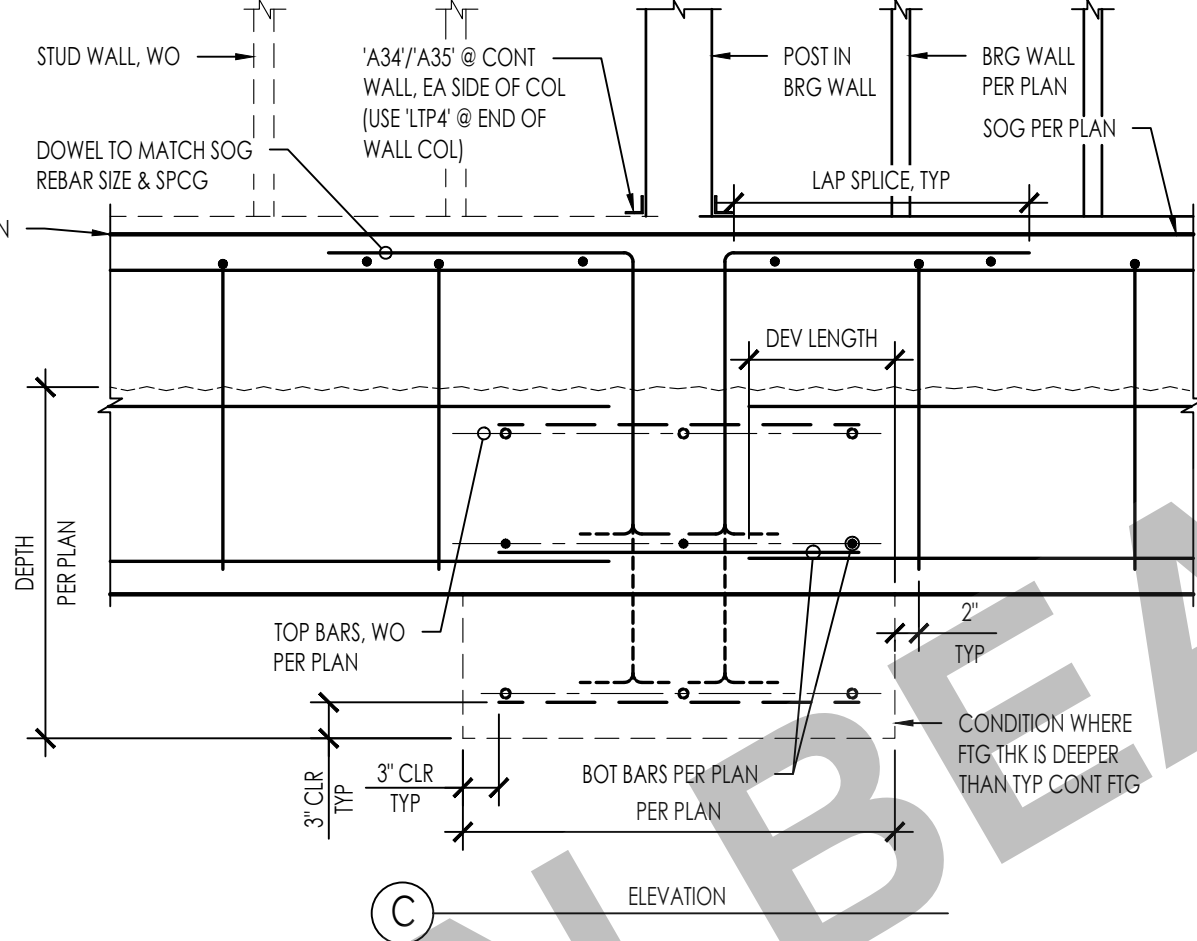
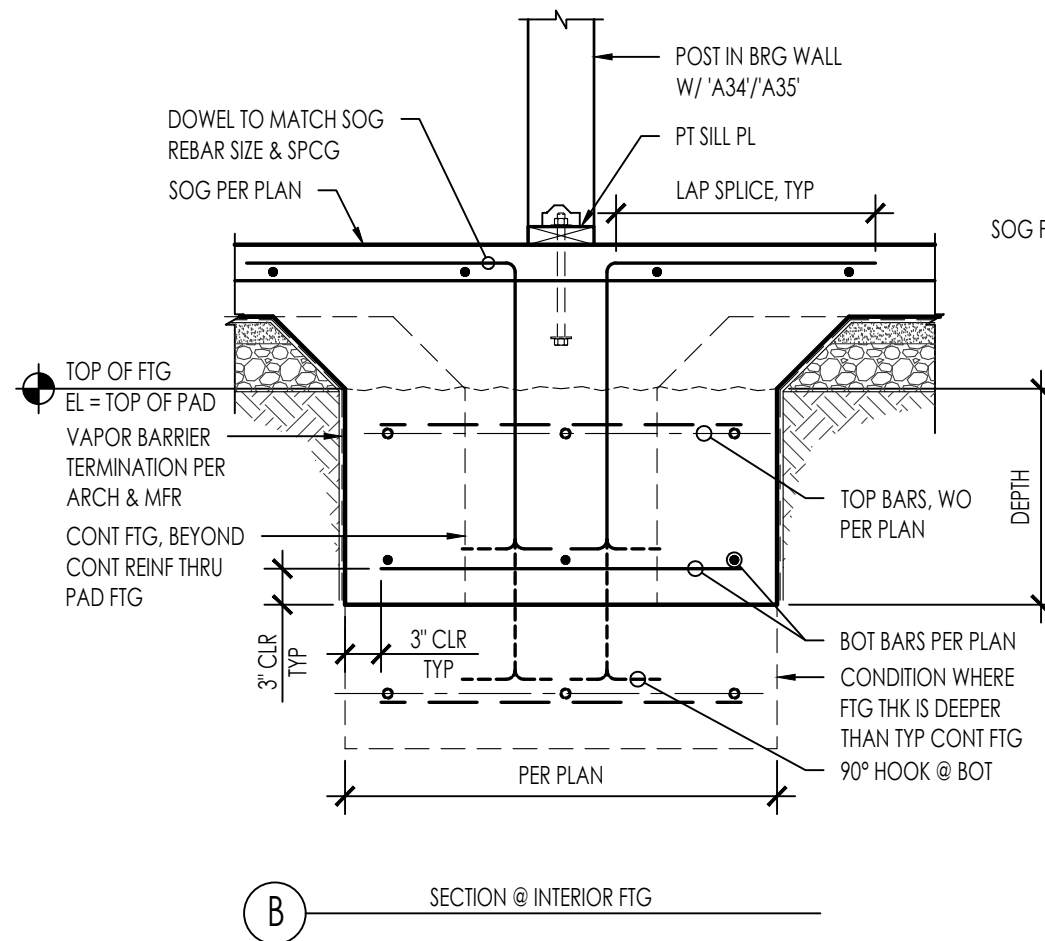
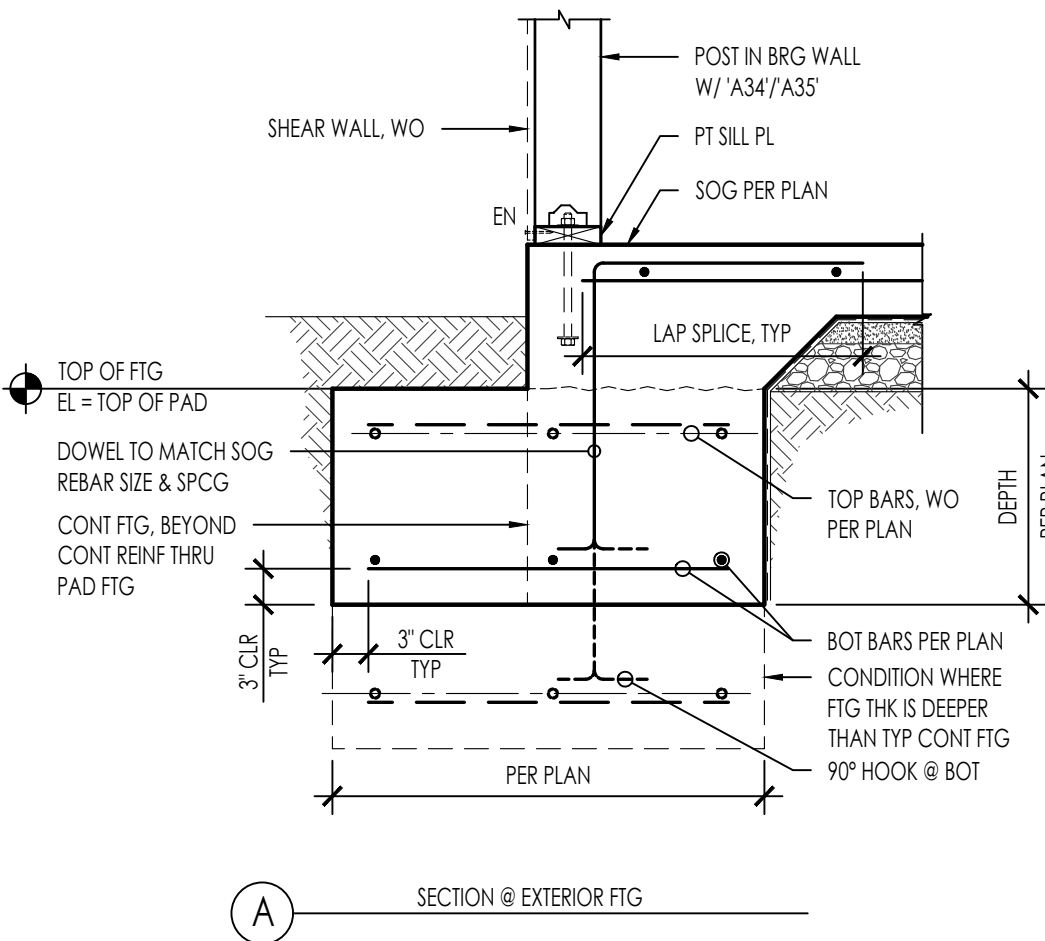
S-311

PUBLIC SET

N:\3400\3459\01_PPD2-Huntington Beach\ADU Design\Structural\3459-01_PPD2 - 3312.dwg, 3312, Feb 26, 2024 9:50am, CPresler



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

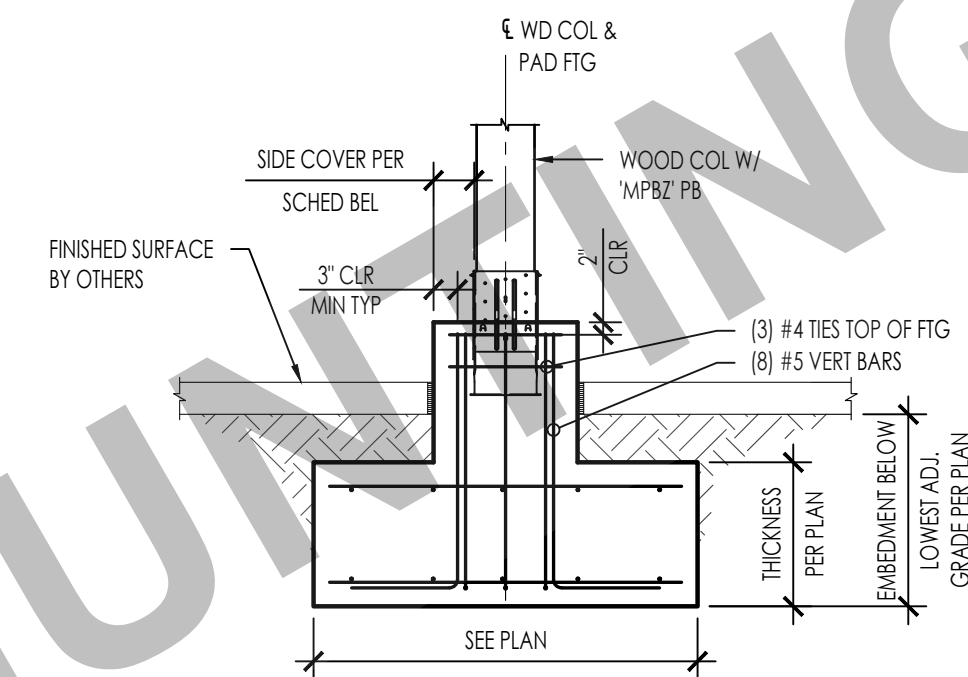


SPREAD FOOTING @ BEARING WALL POST

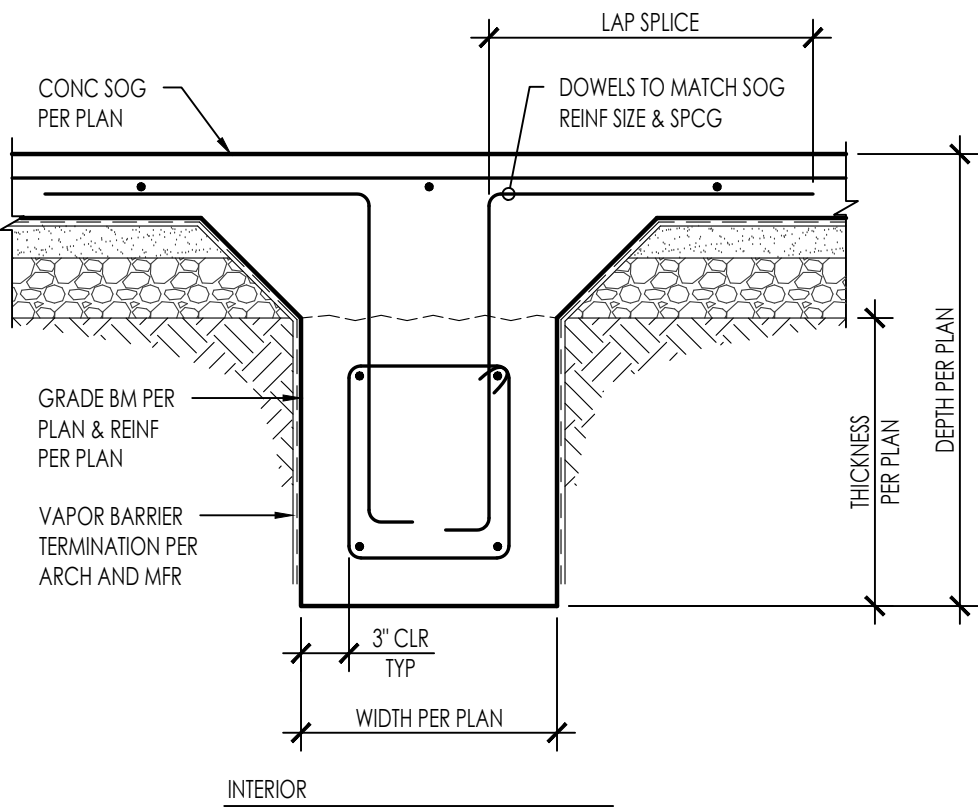
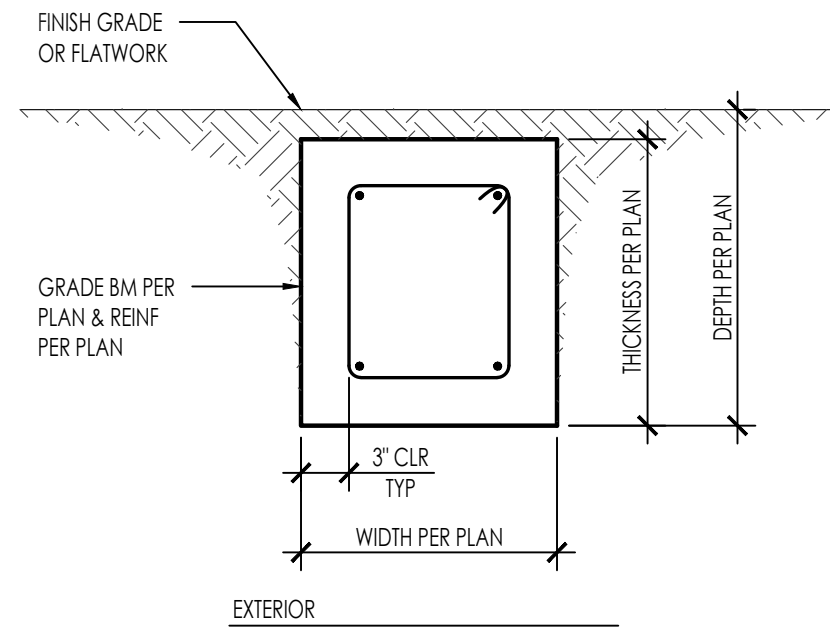
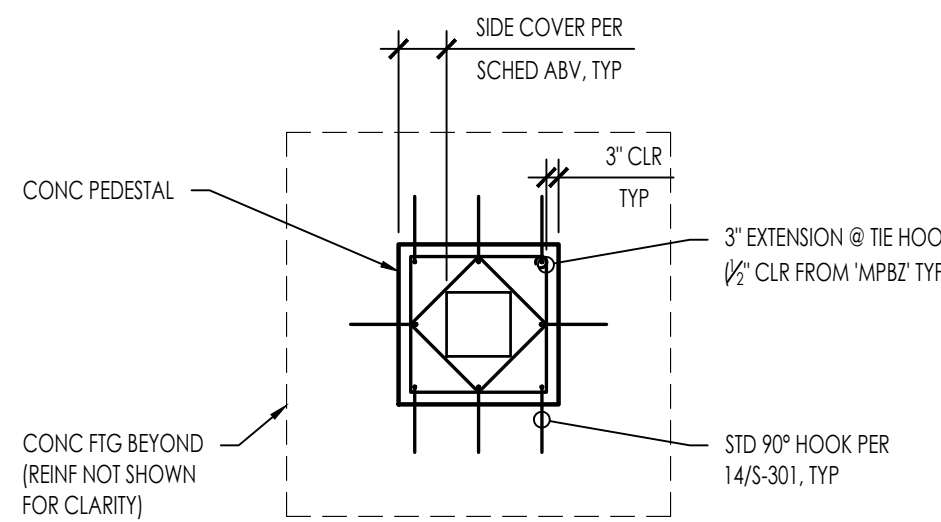
3459-01_PPD2 - 3312 - 11

3/4\" = 1'-0"

11



POST SIZE	MIN SIDE COVER
4x4	0'-4"
6x6	0'-5"
8x8	0'-6"



MOMENT BASE POST @ POLE FOOTING

3459-01_PPD2 - 3312 - 23

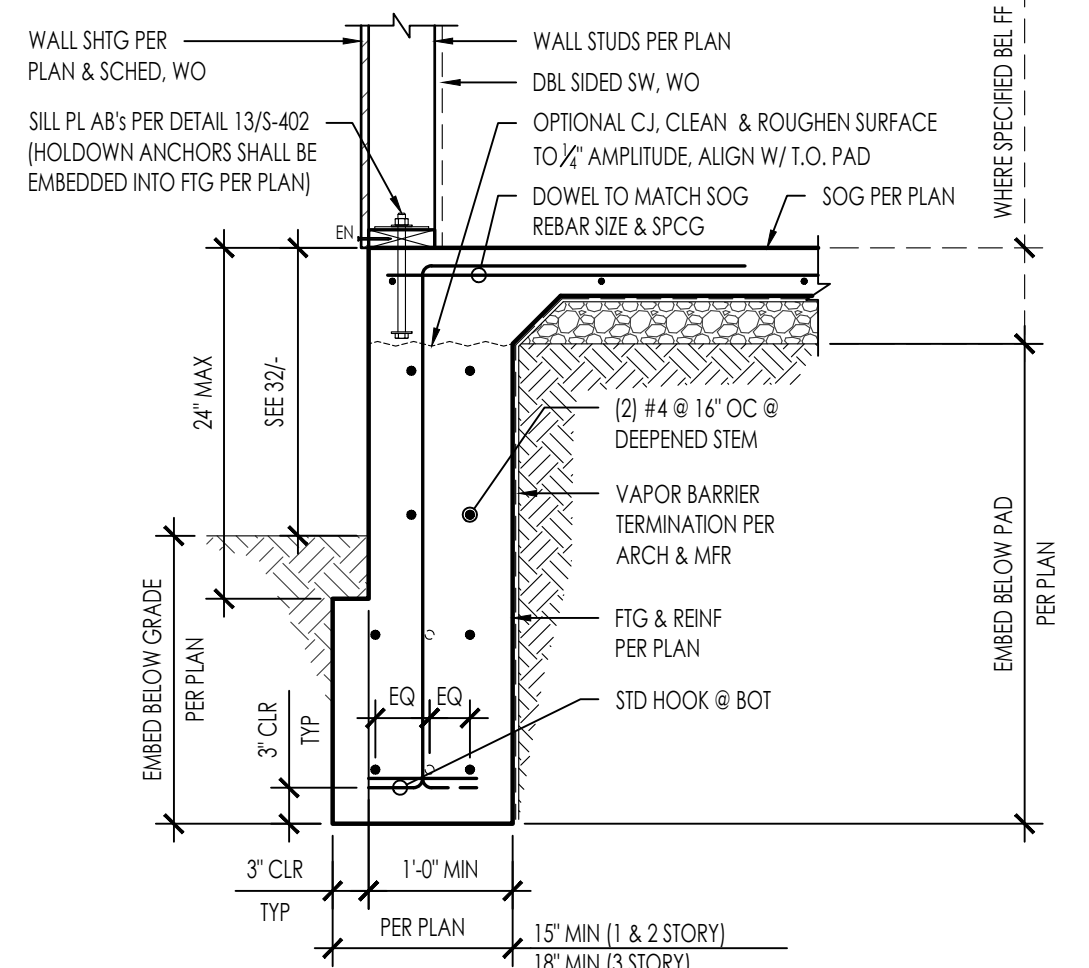
1/2\" = 1'-0"

GRADE BEAM

3459-01_PPD2 - 3312 - 13

NTS

13



DEEPEND EXTERIOR FOOTING

3459-01_PPD2 - 3312 - 14

3/4\" = 1'-0"

14

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH

CONCRETE DETAILS

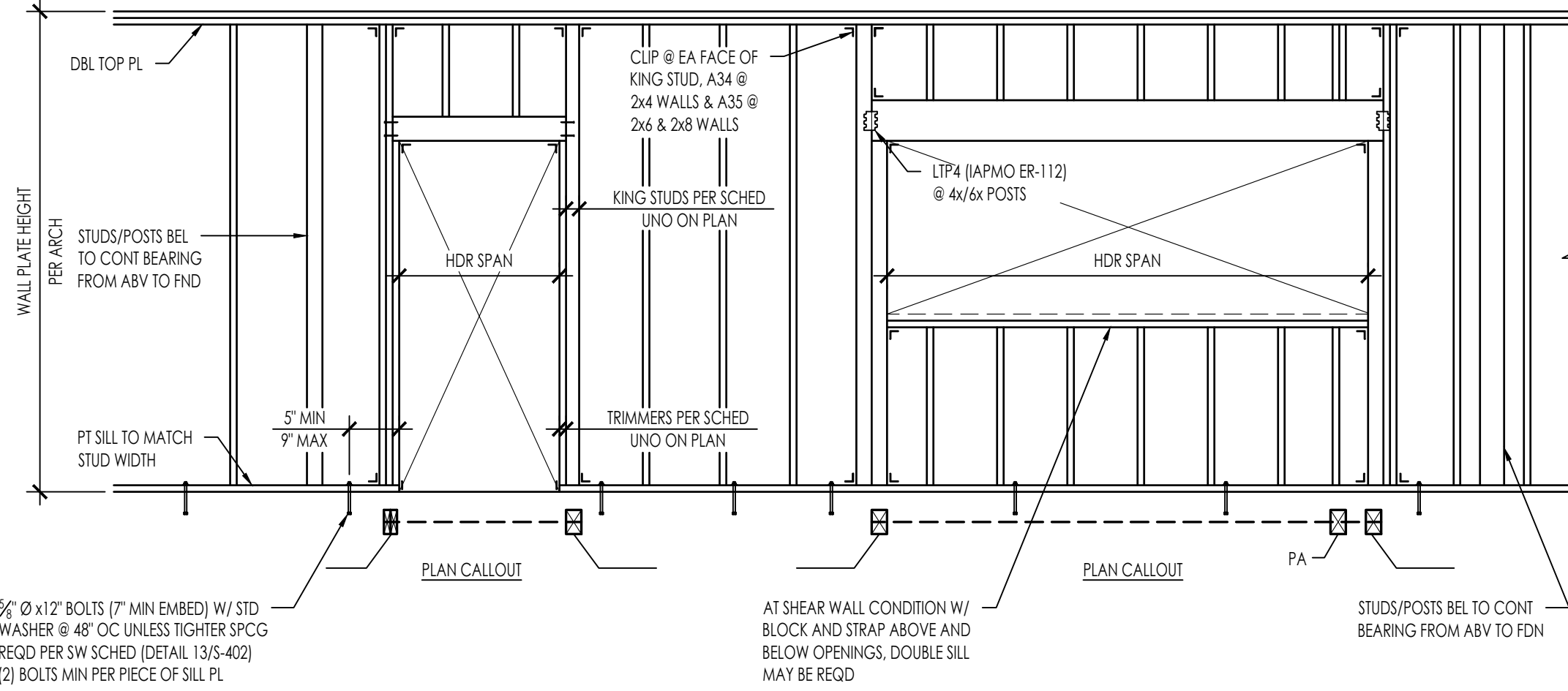
DATE
02/25/2026
SHEET

S-312

PUBLIC SET

N:\3400\3459\01_PFP24-Huntington Beach\ADU Design\Structural\ConDocs\Sheet Files\3459-01_PFP24 - S401.dwg, S401, Feb 26, 2025 9:50am, CPresler

1-STORY		6 INCH WALLS			
1-STORY	HDR SPAN	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
	UP TO 3'-0"	6x4	2x	2x6	2x6
	UP TO 5'-0"	6x6	2x	2x6	2x6
	UP TO 7'-0"	6x8	(2) 2x	2x6	(2) 2x6



- NOTES:
- THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING.
 - FOR SHEAR WALLS SEE 34/S-402 FOR ADD'L REQUIREMENTS.
 - FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 43/.
 - HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS
 - PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (APMO ER-112)

FASTENING SCHEDULE PER 2025 CBC 2304.10.2		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILLER	2-16d COMMON	END NAIL
4. CEILING JOIST TO TOP PLATE	16d COMMON @ 6" OC	FACE NAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	3-16d COMMON	FACE NAIL
6. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	3-16d COMMON	FACE NAIL
7. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
8. RAFTER OR ROOF TRUSS TO PLATE	3-10d COMMON	TOENAIL ⁹
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON	END NAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	3-10d COMMON	TOENAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON	16" OC EACH EDGE, FACE NAIL
12. CONTINUOUS HEADER TO STUD	4-10d COMMON	TOENAIL
13. TOP PLATE TO TOP PLATE	16d COMMON	16" OC FACE NAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPUCE LENGTH EACH SIDE OF END JOINT)
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-16d COMMON	16" OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON	TOENAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON	END NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON	FACE NAIL
19. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	3-8d COMMON	TOENAIL
20. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	8d COMMON	6" OC, TOENAIL
21. 2" SUBFLOOR TO JOIST OR GIRDER	2-8d COMMON	FACE NAIL
22. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	2-16d COMMON	FACE NAIL
23. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	20d COMMON (4" x 0.192")	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDE
24. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
25. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	3-16d COMMON	END NAIL
26. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL

- NOTES:
- THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED
 - WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL

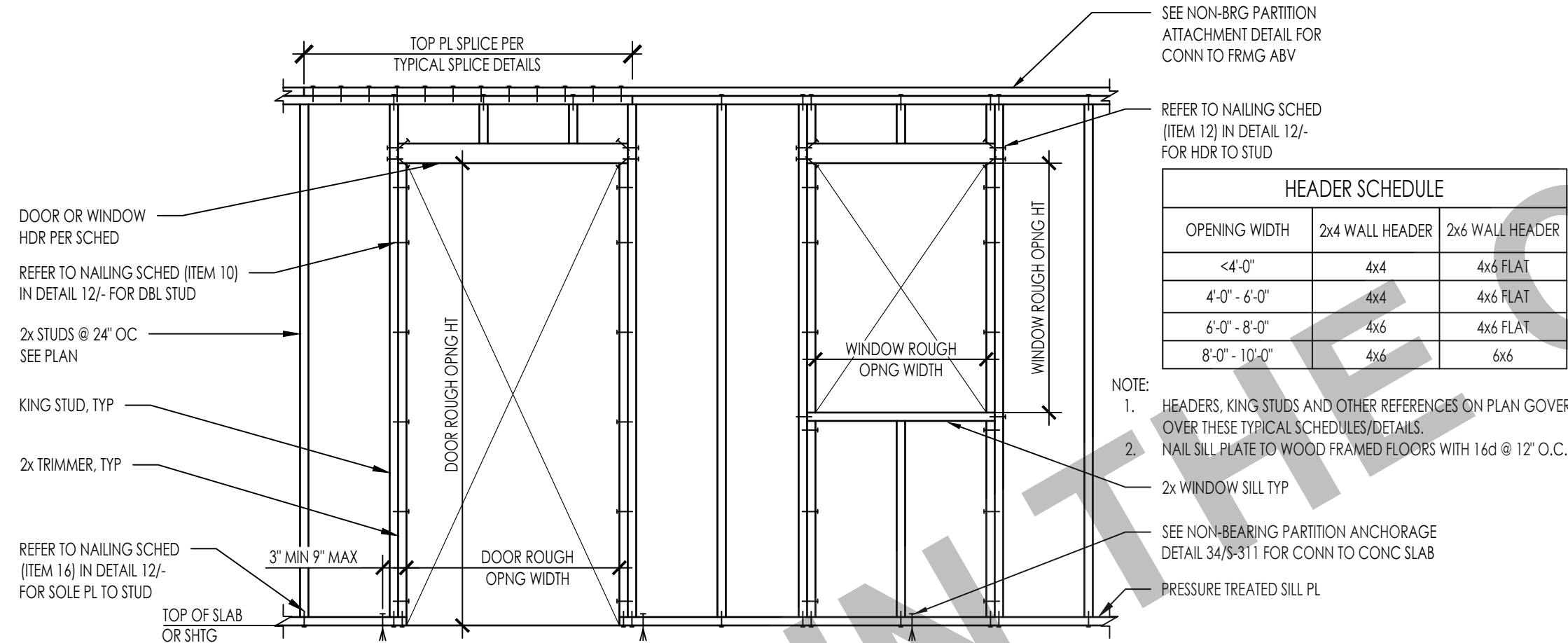


THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING

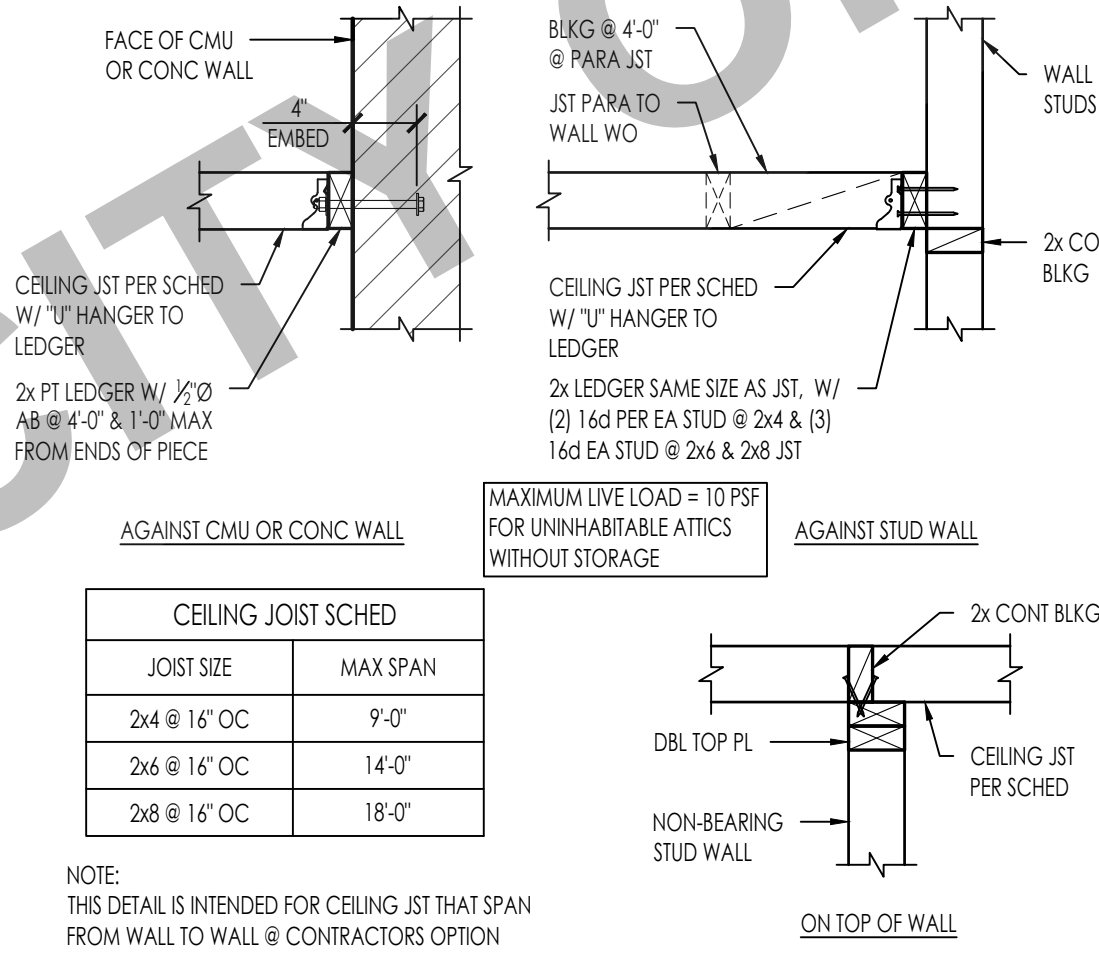
3459-01_PFP24 - S401 - 32

NTS 32



HEADER SCHEDULE		
OPENING WIDTH	2x4 WALL HEADER	2x6 WALL HEADER
<4'-0"	4x4	4x6 FLAT
4'-0" - 6'-0"	4x4	4x6 FLAT
6'-0" - 8'-0"	4x6	4x6 FLAT
8'-0" - 10'-0"	4x6	6x6

- NOTE:
- HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THESE TYPICAL SCHEDULES/DETAILS.
 - NAIL SILL PLATE TO WOOD FRAMED FLOORS WITH 16d @ 12" O.C.
- 2x WINDOW SILL TYP
- SEE NON-BEARING PARTITION ANCHORAGE DETAIL 34/S-911 FOR CONN TO CONC SLAB



CEILING JOIST SCHED	
JOIST SIZE	MAX SPAN
2x4 @ 16" OC	9'-0"
2x6 @ 16" OC	14'-0"
2x8 @ 16" OC	18'-0"

NOTE: THIS DETAIL IS INTENDED FOR CEILING JOIST THAT SPAN FROM WALL TO WALL @ CONTRACTORS OPTION

CEILING JOIST SCHED & DETAILS

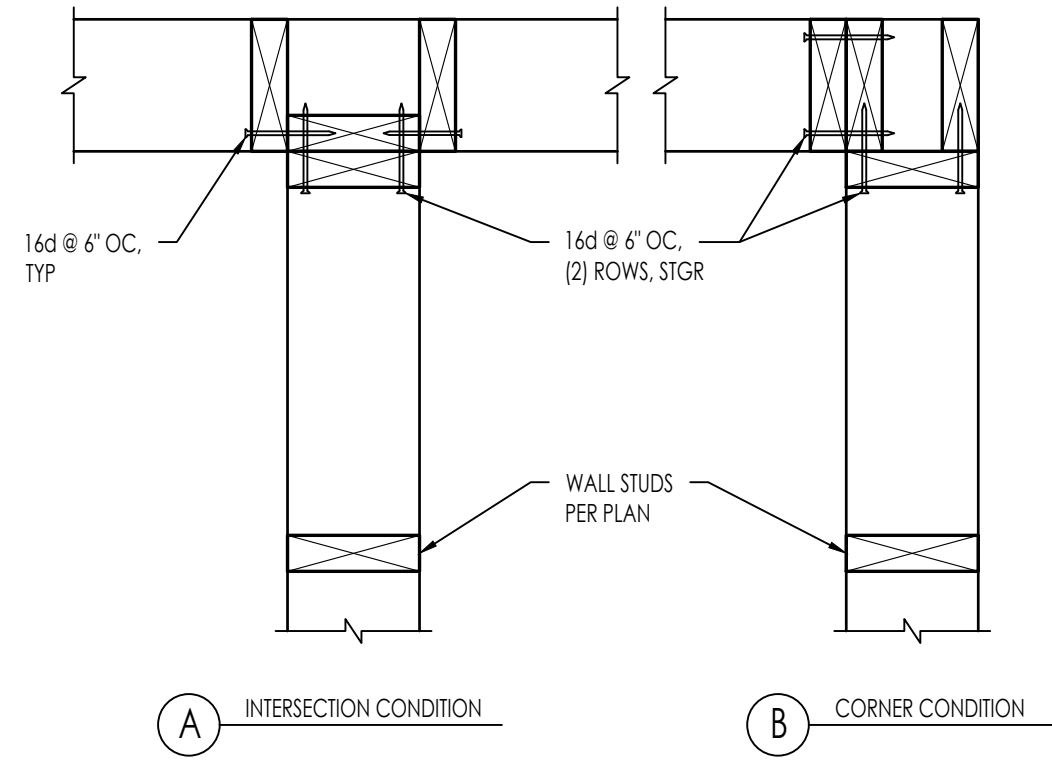
3459-01_PFP24 - S401 - 33

NTS 33

NAILING SCHEDULE

3459-01_PFP24 - S401 - 12

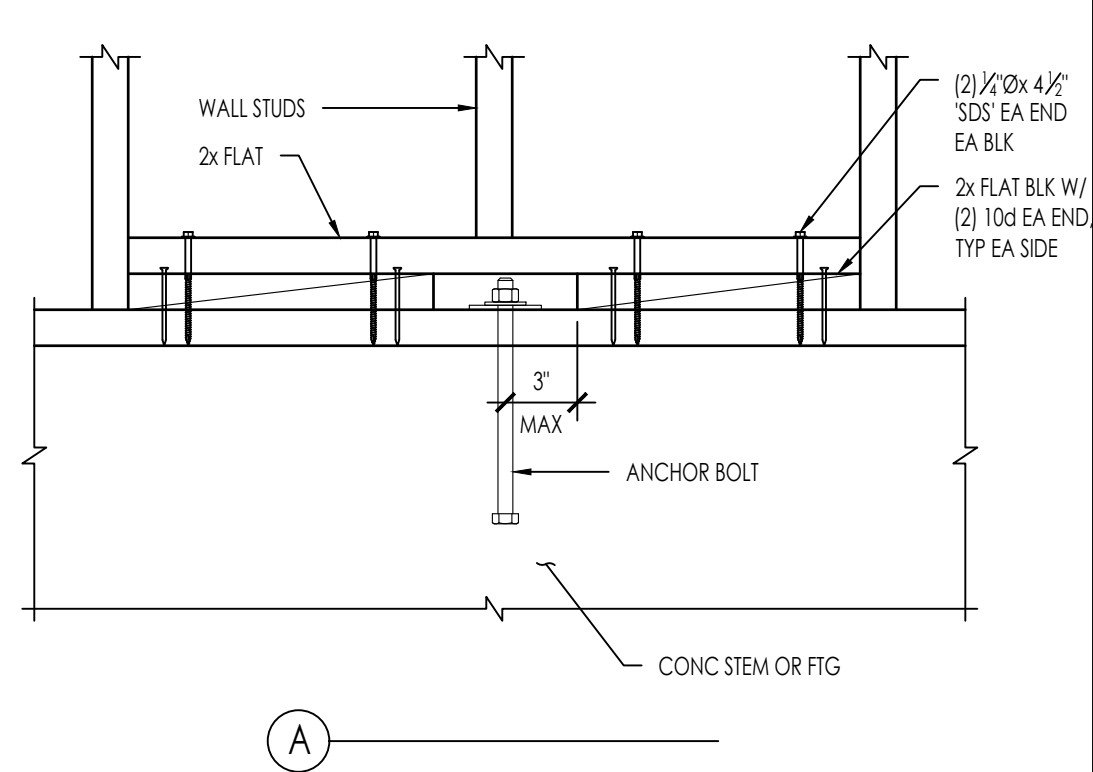
NTS 12



TYPICAL WOOD STUD INTERSECTIONS

3459-01_PFP24 - S401 - 24

NTS 23



ANCHOR BOLT AT WOOD STUD

3459-01_PFP24 - S401 - 13

NTS 13

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH

TYPICAL WOOD DETAILS

DATE
02/25/2026
SHEET

S-401

PUBLIC SET

54

44

34

24

14



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

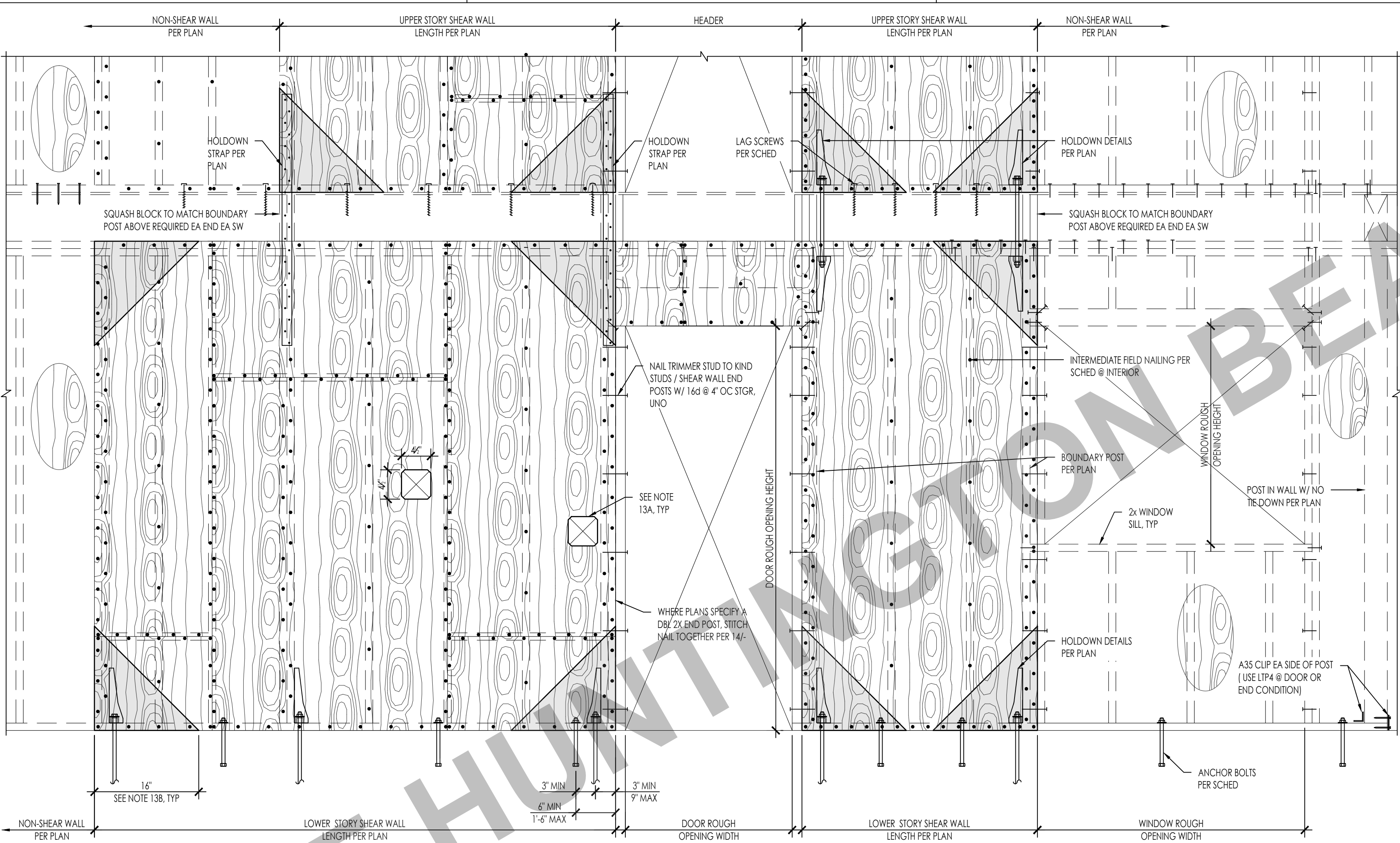
HUNTINGTON BEACH PRE-APPROVED ADU CITY OF HUNTINGTON BEACH

TYPICAL WOOD DETAILS

DATE
02/25/2026
SHEET

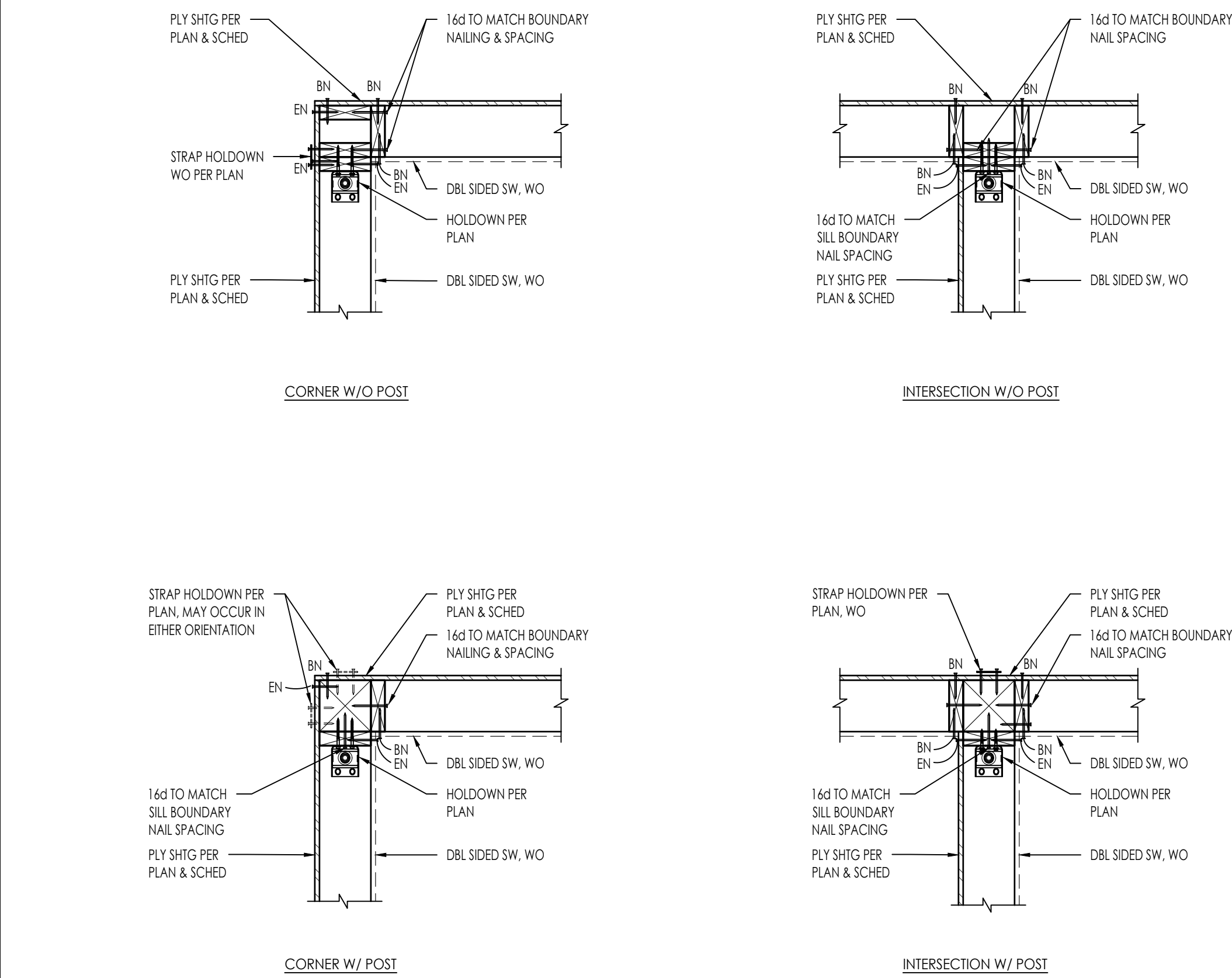
S-402

PUBLIC SET



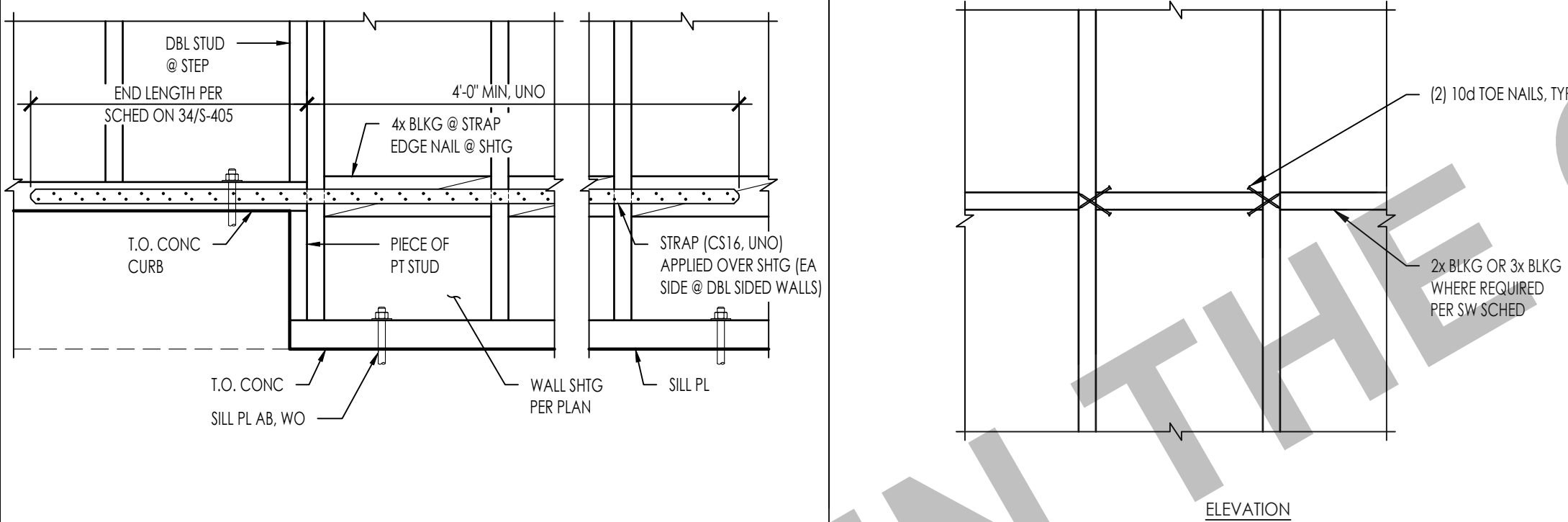
SHEAR WALL SHEATHING / NAILING SCHEDULE										
WALL SYMBOL	STRUCT. SHEATHING	1,12		6		2,3,4		7		10, 11
		FRAMING SIZE	NAILING	EDGE	INTERMEDIATE SUPPORTS	NAILS / LAG SCREWS	SDWS SCREWS 14 OPTION	A35s	17P4 ALT 16	
1	15/32' STRUCT 1 PLYWOOD	2x	(2) 2x STUD	10d @ 5" OC	10d @ 4" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	8" OC	12" OC	5/8" DIA @ 32" OC
2	15/32' STRUCT 1 PLYWOOD	2x	10d @ 4" OC	10d @ 3" OC	10d @ 12" OC	5/8" LAG SCREWS @ 16" OC	6" OC	8" OC	12" OC	5/8" DIA @ 24" OC

- NOTES:
- ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.
 - 8d NAIL DERIVED AS 0.131" DIAMETER SHANK x 2 1/2" LONG x 0.281 DIAMETER HEAD.
 - 10d NAIL DERIVED AS 0.148" DIAMETER SHANK x 3" LONG x 0.312 DIAMETER HEAD.
 - PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLDOWNS OR TIE DOWN STRAPS, SILL PLATES AND TOP PLATES.
 - WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.
 - NAILS SHALL BE 1/2 INCH MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8 INCH MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.
 - USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE REQUIRED PER SCHED. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.
 - WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.
 - LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.
 - SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.
 - REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.
 - LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.
 - ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.
 - LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:
 - A. 1 1/2" MAX PENETRATION.
 - B. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS, SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW.
 - ASSUMES A 1 1/4" MIN LSL OR 2x RIM BOARD/BLOCKING. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD/BLOCKING.
 - WALL W/ DOUBLE SIDED PLYWOOD REQUIRES (2) RIM BOARDS/BLOCKING, FASTENERS AND CLIPS WITH SPACING PER SCHED ARE REQUIRED ON EACH RIM BOARD OR BLOCKING LINE.
 - 17P4 CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION UNDER SHEATHING. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.



SHEAR WALL INTERSECTION

NTS 42



STRAP AT STEP IN SHEAR WALL SILL PLATE

TYPICAL BLOCKING DETAIL

NTS 43

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE

NTS 13

MARK	# OF BLKG	STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
1	1	CS20	(12) 10d x 2 1/2"	32	1,830
2	1	CS16	(20) 10d x 2 1/2"	32	1,705
3	1	CS14	(26) 10d x 2 1/2"	32	2,490
4	2	CMSTC16	(50) 10d x 3 1/2"	39	4,690
5	2	CMST14	(66) 10d x 2 1/2"	39	6,475
6	2	CMST12	(86) 10d x 2 1/2"	39	9,215

- NOTES:
- 2 BAYS OR 32" MIN STRAP LENGTH
 - EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ALL AROUND OPENINGS AT THIS CONDITION
 - SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN

FORCE TRANSFER AROUND OPENINGS

NTS 44

PLATE WASHER DETAIL

NTS 34

DOUBLE SIDED SHEAR WALL

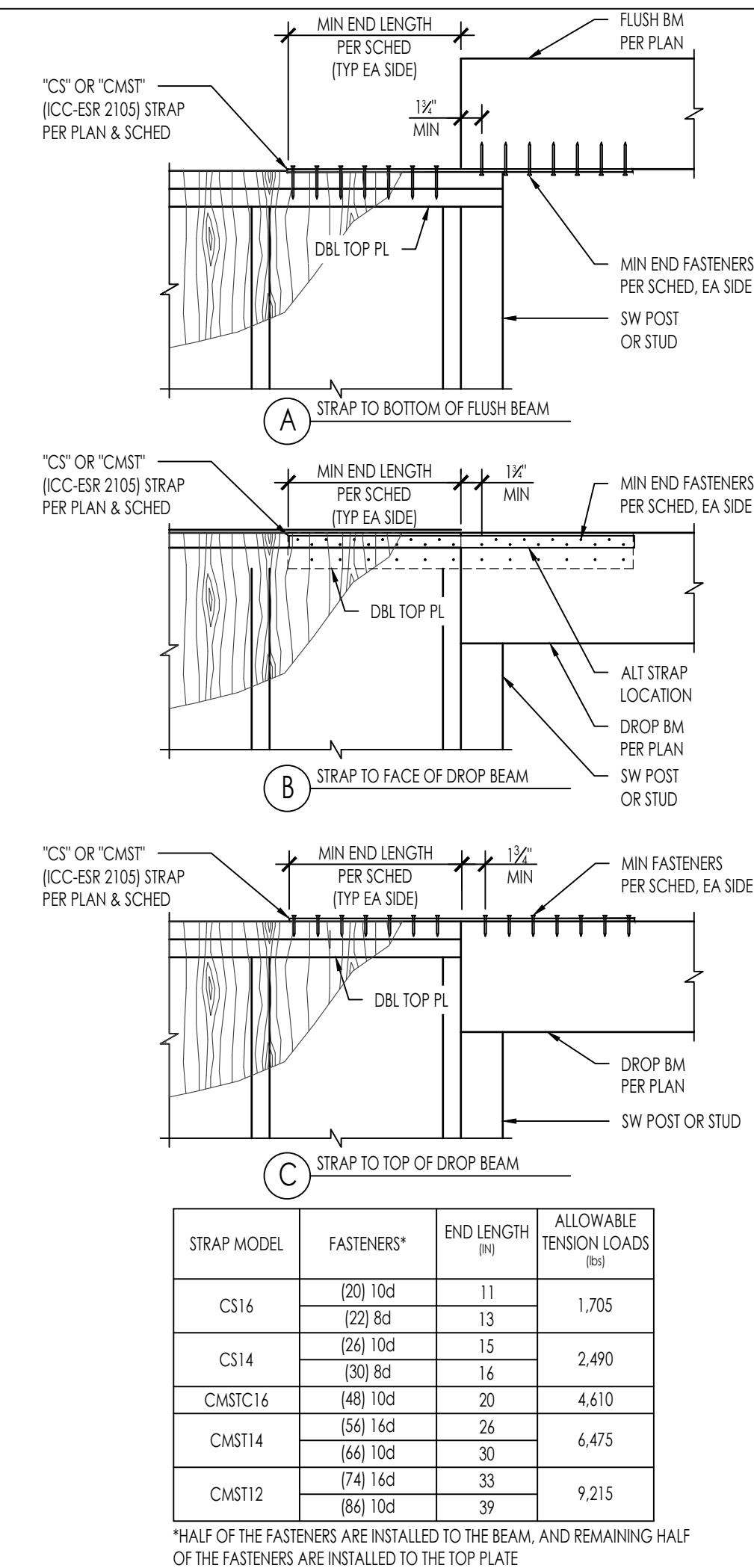
NTS 24

2x STUD NAILING @ ADJOINING PANEL EDGES

NTS 14

N:\3400\3459\01-PP24-Huntington Beach-ADU Design\Structural\ConDocs\Sheet Files\3459-01-PP24 - S402.dwg, S402, Feb 26, 2024, 9:50am, CPresler

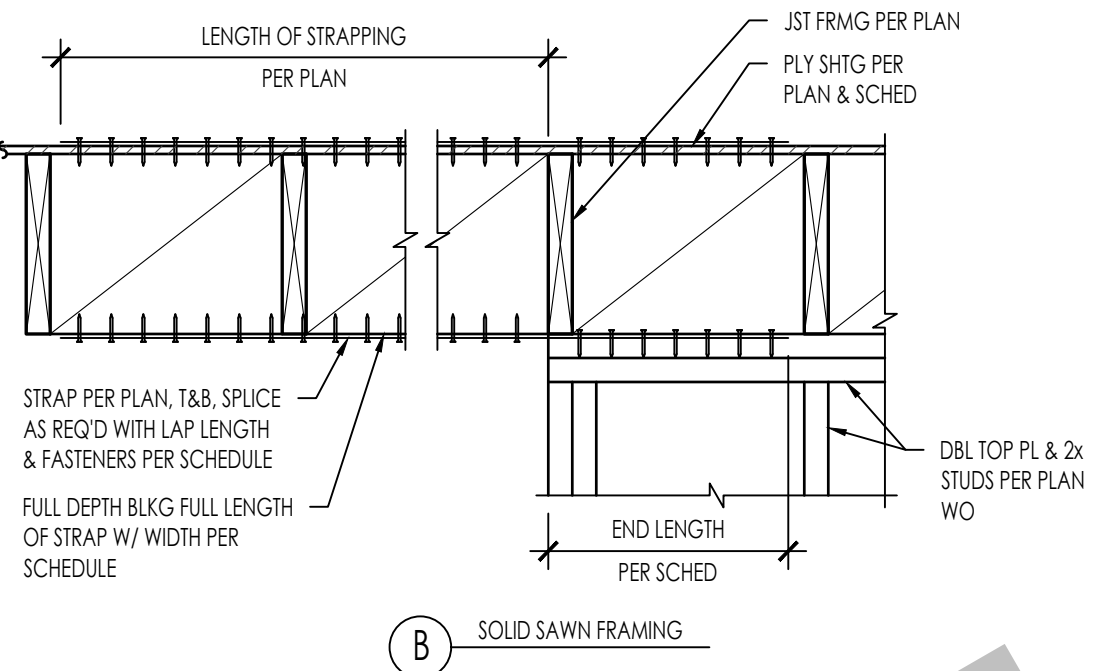
N:\3400\3459\01_PP24-Huntington Beach-ADU\Design\Structural\ConDocs\SheetFiles\3459-01-PP24-5403.dwg, 5403, Feb 26, 2024, 9:50am, CPresler



BLOCK & STRAP PERP TO FRMG

NTS

52

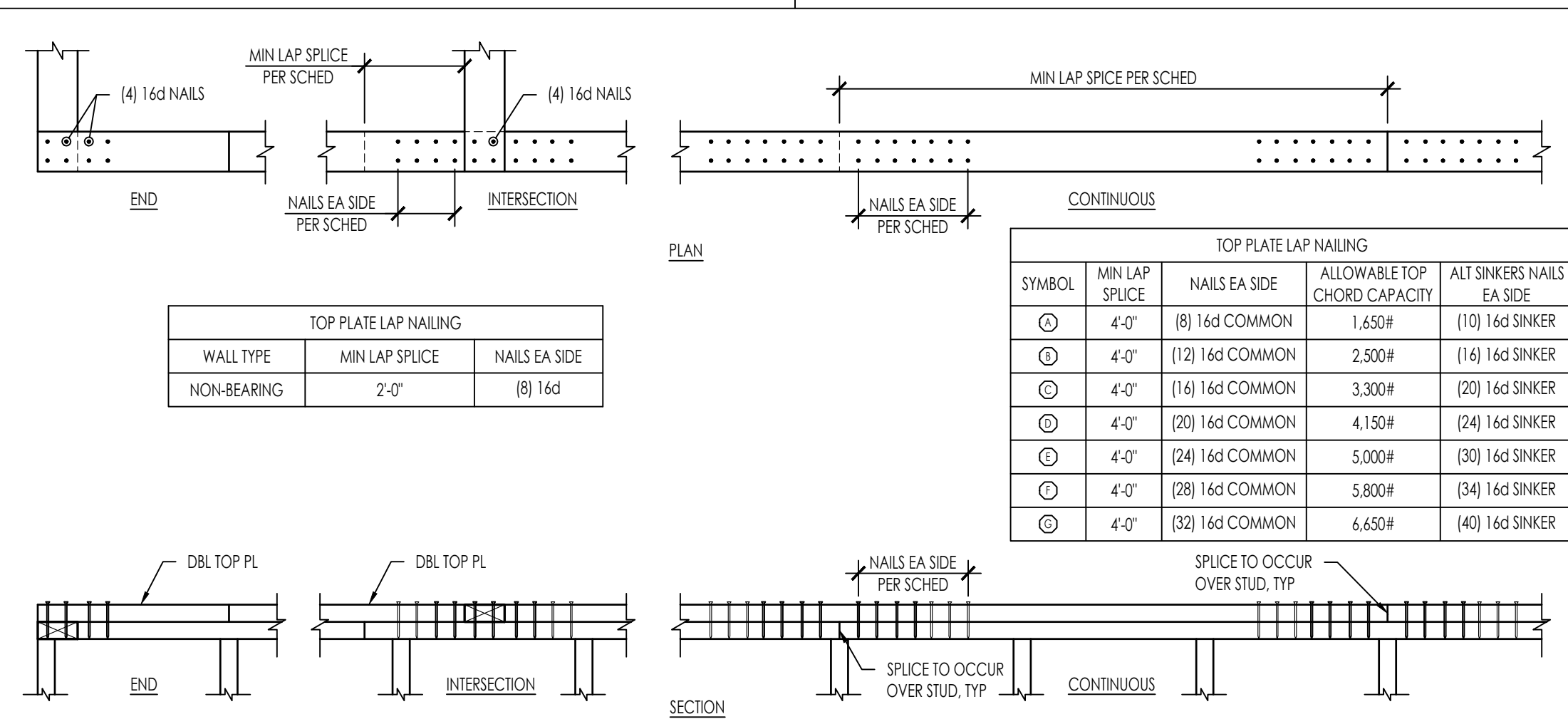


STRAP MODEL	END FASTENERS	END LENGTH (IN)	FASTENERS PER SPLICE	SPLICE LENGTH (IN)	MIN BULK WIDTH	ALLOWABLE TENSION LOADS (lbs)
CS16	(20) 10d	11	(5) 10d	8	1 1/2"	1,705
	(22) 8d	13	(4) 8d	9		
CS14	(26) 10d	15	(6) 10d	9	1 1/2"	2,490
	(30) 8d	16	(7) 8d	10		
CMSTC16	(80) 16d	20	(11) 16d	10	3 1/2"	4,690
	(50) 16d	20	(11) 16d	10		
CMST14	(56) 16d	26	(13) 16d	14	3 1/2"	6,475
	(66) 10d	30	(15) 10d	15		
CMST12	(74) 16d	33	(18) 16d	18	3 1/2"	9,215
	(86) 10d	39	(22) 10d	21		

BLOCK & STRAP PERP TO FRMG

NTS

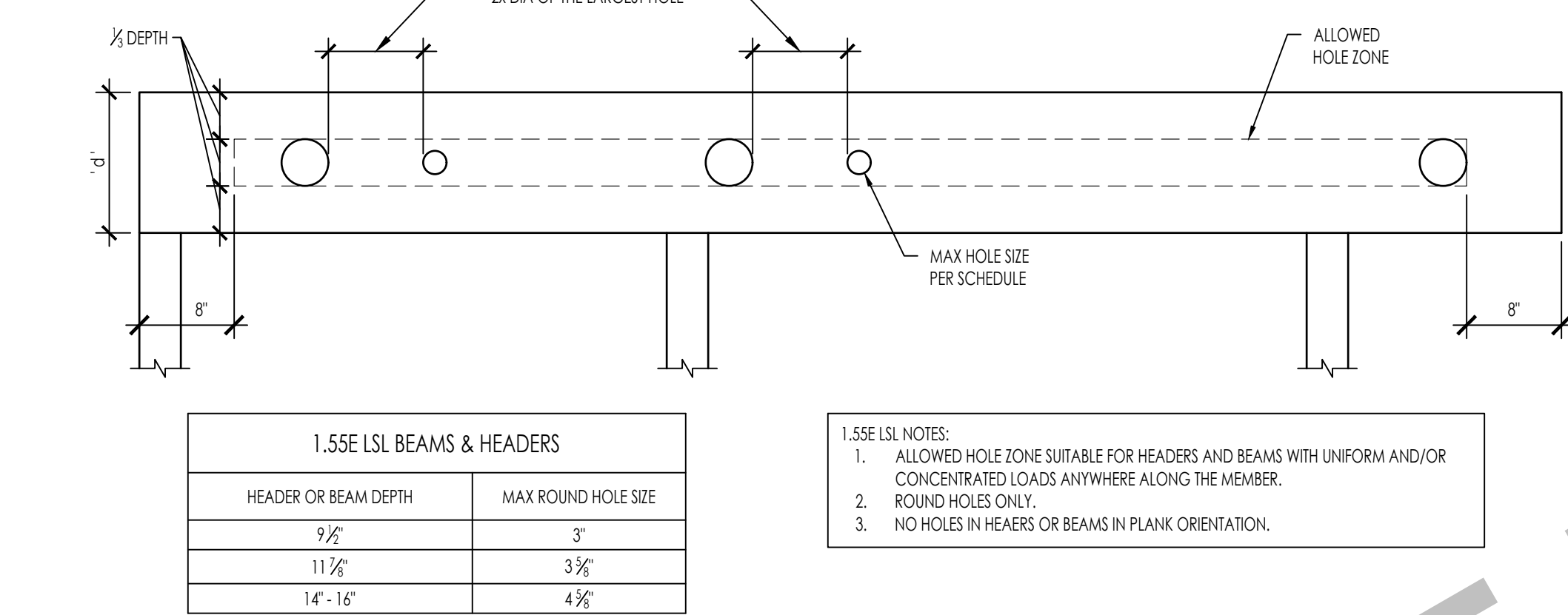
54



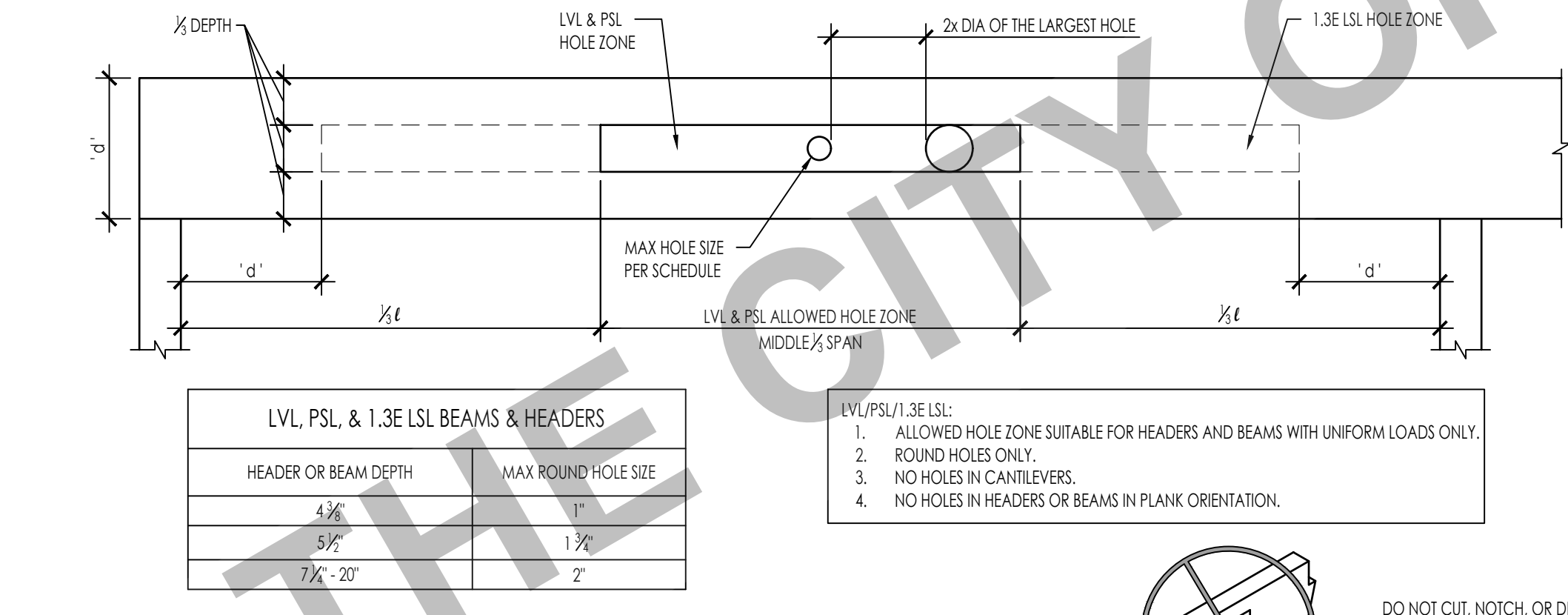
3459-01-PP24-5403-13

NTS

31



1.55E LSL HEADERS & BEAMS

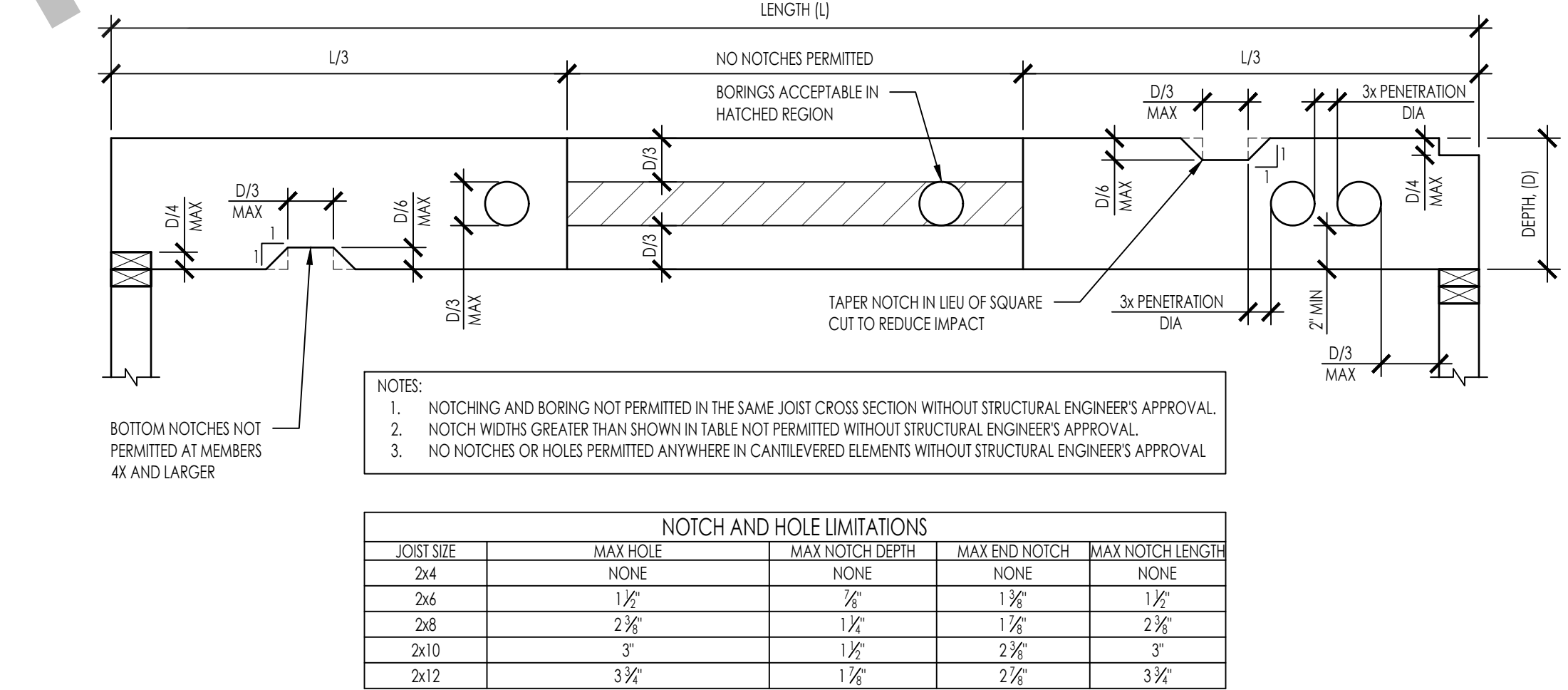


LVL, PSL, & 1.3E LSL RAFTERS, HEADERS & BEAMS

ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS

NTS

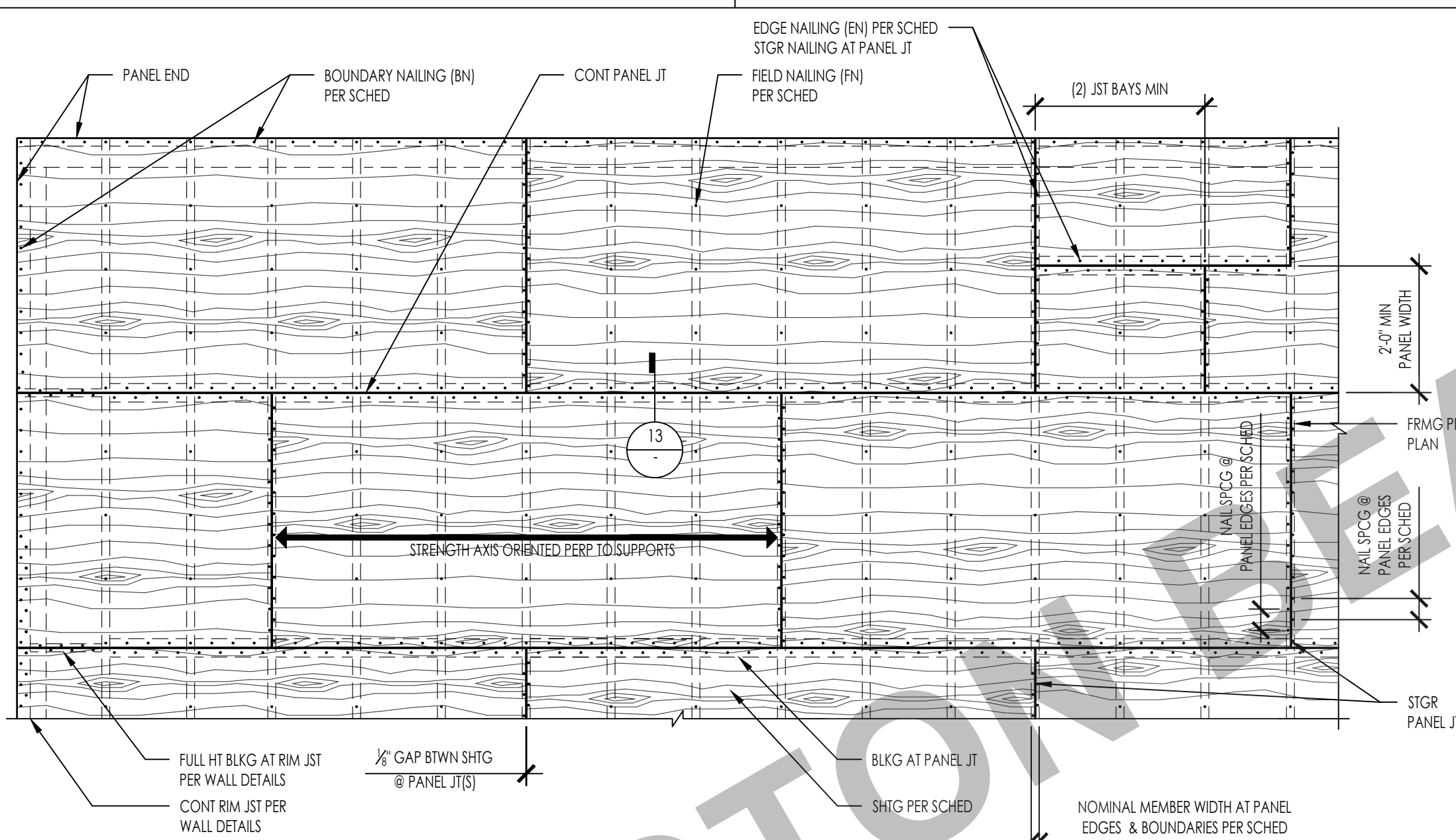
33



SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS

NTS

34



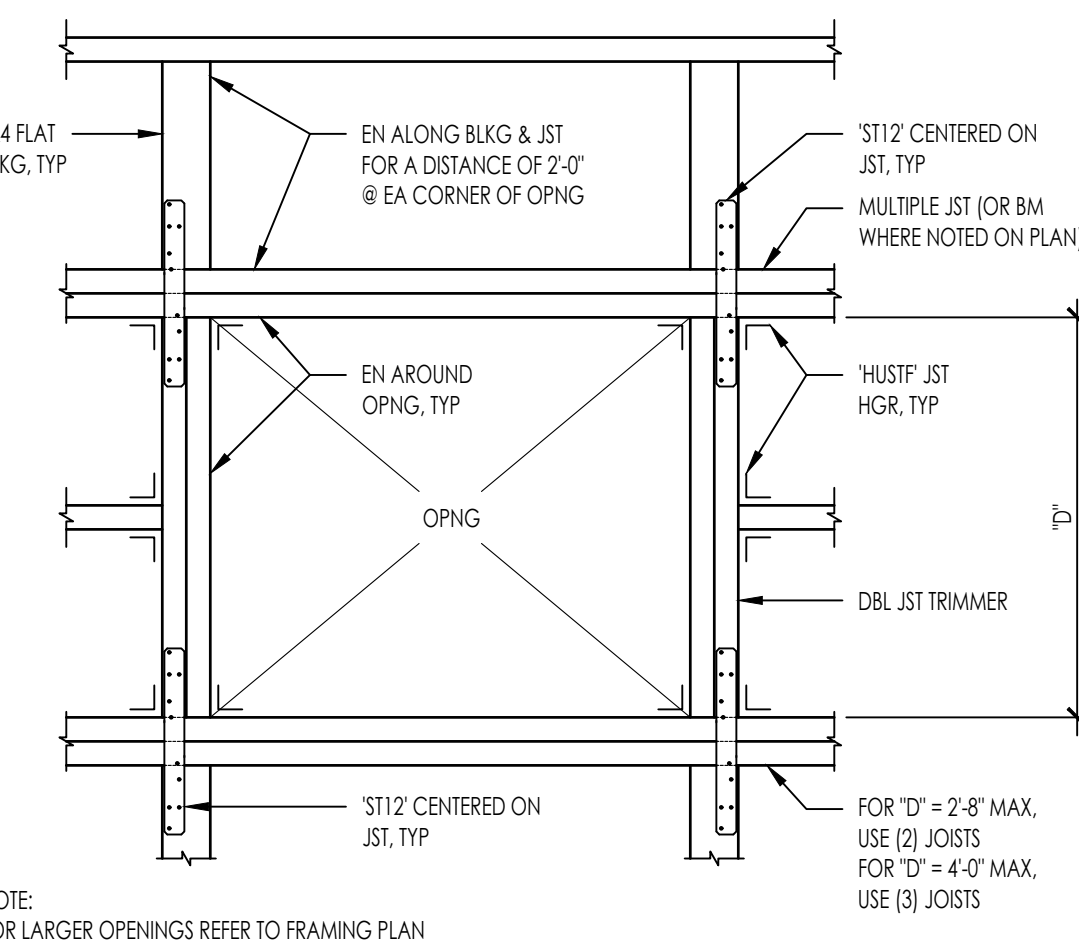
DIAPHRAGM SCHEDULE										
TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE*	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES
A	ROOF	SEE NOTE 5	SHEATHING	32 / 16	NO	10d	6	-	6	H-CLIPS
B	ROOF	SEE NOTE 5	SHEATHING	32 / 16	YES	10d	6	6	6	2x4 FLAT

- NOTES:**
- DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING. REFER TO PROJECT GENERAL NOTES.
 - MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 1/2" FROM SHEATHING EDGE AND 3/4" FROM LUMBER EDGE.
 - NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
 - WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
 - ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER.
 - USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY.
 - ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF 1/2".
 - ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
 - 1/2" @ SINGLE PLY OR ASPHALT SHINGLES
 - 1/2" @ TILE
 - 1/2" @ TILE WITH MORTAR
 - STRUCTURALLY ACCEPTABLE TO USE "SHEATHING" SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

PLYWOOD DIAPHRAGM SHEATHING

NTS

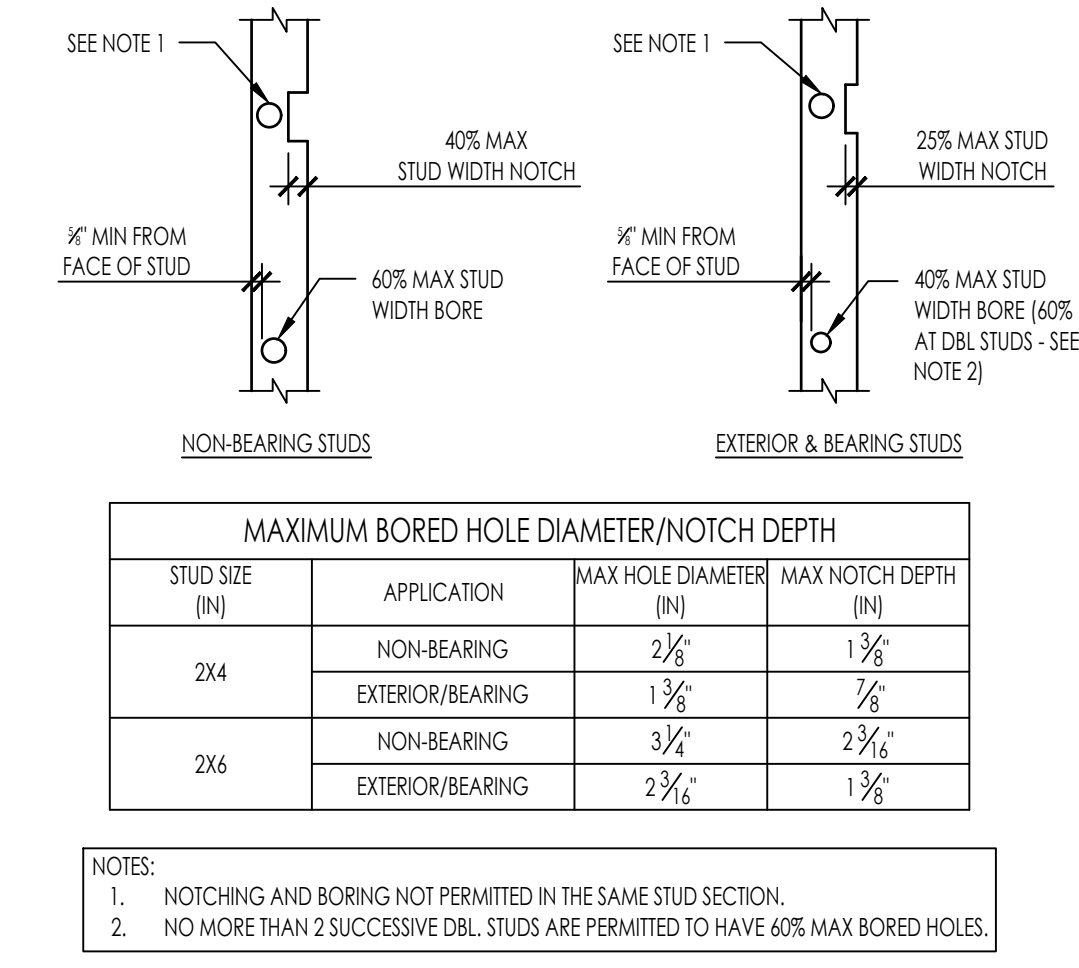
12



OPENING AT FRAMING

NTS

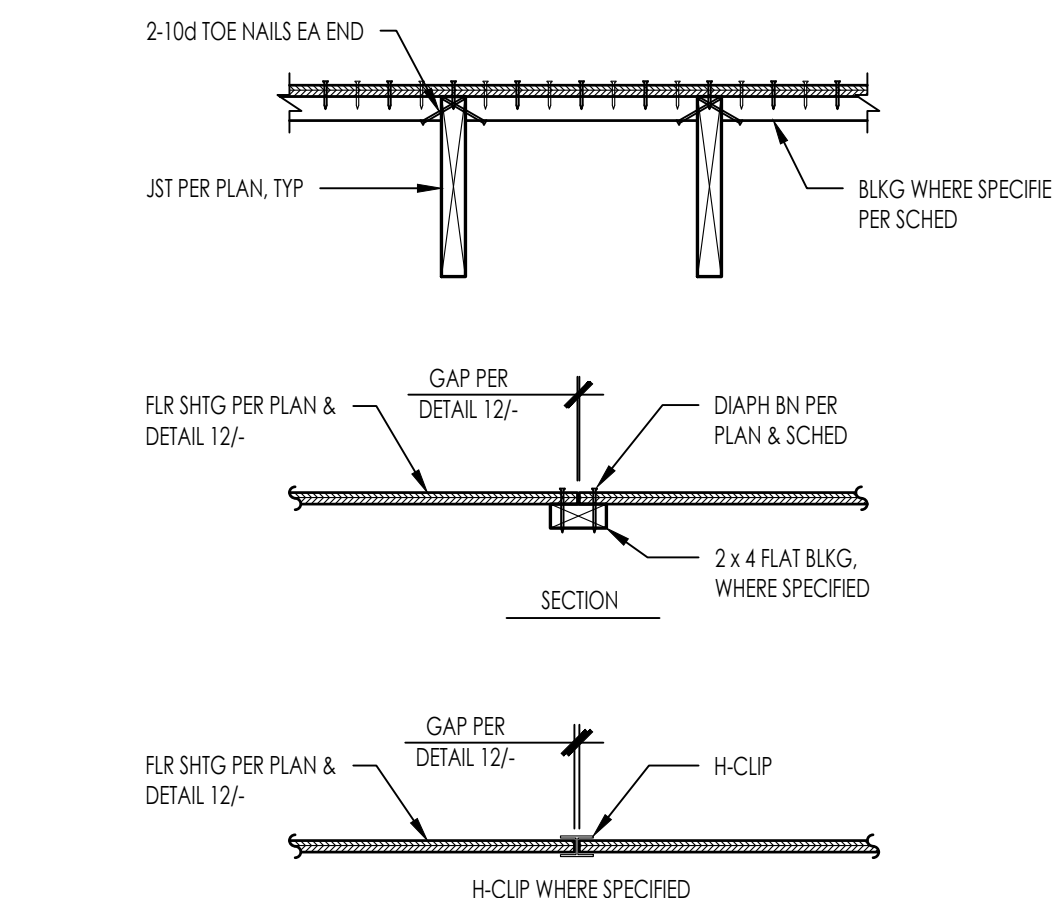
23



TYP WALL NOTCH AND BORING LIMITATIONS

NTS

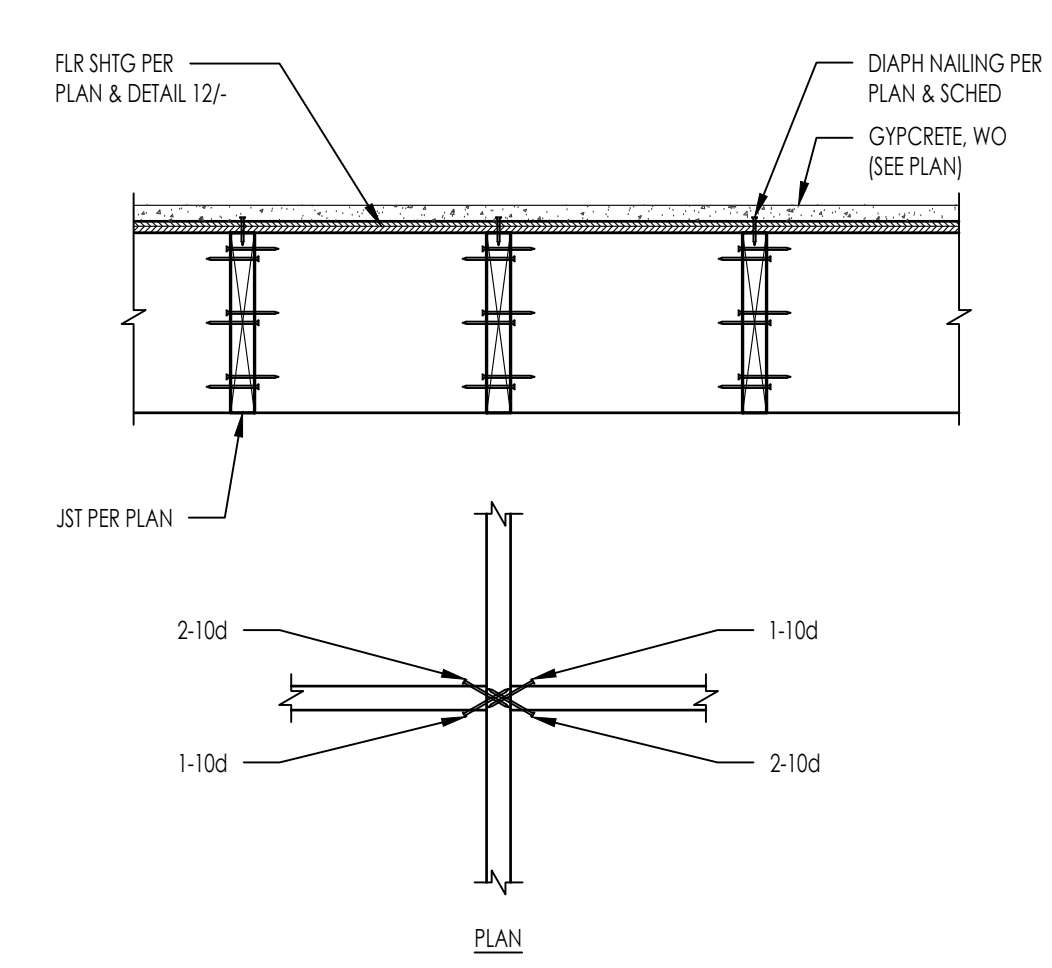
24



DIAPHRAGM PANEL JOINTS

NTS

13



TYP JOIST BLOCKING

NTS

14



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH

TYPICAL WOOD DETAILS

DATE
02/25/2026
SHEET

S-403

PUBLIC SET



THESE PLANS ARE PROVIDED BY THE CITY OF HUNTINGTON BEACH AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

	CHANGE IN DIRECTION 3459-01-PP24-S421-S1 1" = 1'-0"	51		TOP NAILER @ RIDGE BEAM 3459-01-PP24-S421-S1 1" = 1'-0"	41		ROOF RIDGE 3459-01-PP24-S421-S1 1" = 1'-0"	31		OUTLOOK AT PORCH ROOF 3459-01-PP24-S421-S1 NTS or 1" = 1'-0"	21		RAFTER PERP @ EXTERIOR SHEAR WALL 3459-01-PP24-S421-S1 1" = 1'-0"	11
	BEAM POCKET THROUGH EXTERIOR WALL 3459-01-PP24-S421-S2 NTS or 3/4" = 1'-0"	52		PLATE TIE @ RIDGE BEAM 3459-01-PP24-S421-S2 1" = 1'-0"	42		INTERIOR RIDGE BM SUPPORT 3459-01-PP24-S421-S2 1" = 1'-0"	32		BEAM TO POST CONNECTION 3459-01-PP24-S421-S2 3/4" = 1'-0"	22			
	ROOF RAFTER TO EXTERIOR WALL (PARA) 1973-02-R222-S421-S2 1" = 1'-0"	53		NON-BEARING TOP PLATE CONNECTION 3459-01-PP24-S421-S3 NTS	43		INTERIOR RIDGE/HIP BEAM SUPPORT 3459-01-PP24-S421-S3 1" = 1'-0"	33		OUTLOOKER @ EXTERIOR SHEAR WALL 3459-01-PP24-S421-S3 1" = 1'-0"	23			
	DIAPHRAGM TIE @ PORCH FRAMING 3459-01-PP24-S421-S4 NTS or 1" = 1'-0"	54		ROOF RAFTER TO BEAM 3459-01-PP24-S421-S4 1" = 1'-0"	44		ROOF HIP 3459-01-PP24-S421-S4 1" = 1'-0"	34		CALIFORNIA FRAMING SLEEPER 3459-01-PP24-S421-S4 1-1/2" = 1'-0"	24		CEILING BEAM @ POST 3459-01-PP24-S421-S4 NTS	14

HUNTINGTON BEACH
PRE-APPROVED ADU
CITY OF HUNTINGTON BEACH
ROOF FRAMING DETAILS

DATE
02/25/2026
SHEET

S-421

PUBLIC SET