



August 18, 2026

Mr. Shuang Wang
216 Technology, Suite H
Irvine, CA 92618

Sent Via Email

Subject: Residential Setback Deviation for 134 Tangerine in Planning Area 12 (Oakcreek); File No. 00986681-PSD

Dear Mr. Wang:

Community Development Department staff has reviewed your request for a deviation from the required side-yard setback for a proposed second-story residential addition at 134 Tangerine in Planning Area 12 (Oakcreek), (Enclosure 1). The property is zoned 2.3 Medium Density Residential and is subject to the general development standards contained in Section 3-37-14 of the Irvine Zoning Ordinance (Enclosure 2).

In June 2026, preliminary building plans were submitted for a proposed 447-square-foot second floor addition above the existing garage continuing along an existing 3-foot side-yard setback (Enclosure 3). Per the Zoning Ordinance, a minimum 5-foot setback from the side property line is required unless a deviation is granted pursuant to Section 3-27-13.

The subject property (Lot 38 of Tract 9086) is developed with an approximately 1,409-square-foot, two-story, single-family detached residence with a 447-square-foot attached garage, which was originally constructed in 1976. The property fronts Tangerine to the south, a private drive to the north, and abuts existing single-family detached residential dwellings to the east and west. The structure was legally built in accordance with County approvals in effect at the time of construction as evidenced by the approved permit records (Enclosure 4).

Section 3-27-13 of the Zoning Ordinance allows residential additions to use the building setback standard in effect at the time that the unit was originally constructed, subject to the discretion of the Director of Community Development, if the following findings for a proposed setback deviation request can be met:

- A. A representative number of units in the tract, which were subject to the same original setback requirement, have existing structures legally built to the setbacks similar to those being requested.

The proposed residential addition will continue to use the legal non-conforming side-yard setback standard in place at the time the residence was constructed. There are several units in Tract 9086 that were subject to the same original setback requirement and that have legally built additions similar to the proposed request. Staff identified three approved residences within Tract 9086 with second-story additions built to the same reduced side-yard setback (Enclosure 5):

- 45 Tangerine, approved in 2001 (Permit No. 00304924-RBPR),
- 35 Tangerine, approved in 2004 (Permit No. 00357167-RBPR), and
- 114 Tangerine, approved in 2004 (Permit No. 00374825-RBPR).

These approvals demonstrate that similar second-story additions with reduced setbacks have been approved in the vicinity of the project site.

- B. The construction of the building addition to the original setback requirement, will be in harmony with the character of the neighborhood.

Construction of the second-story building addition with a reduced setback, will be in harmony with the character of the neighborhood. Other residential units within Tract 9086 were also developed with a reduced side-yard setback. The placement, scale, massing, and height of the proposed addition is consistent with the character of the neighborhood which includes a mix of one- and two-story residences in a range of architectural styles. The applicant will be required to obtain approval of the necessary building permit(s) to ensure the addition is consistent with the current Building Code and relevant Irvine Zoning Ordinance requirements with the allowed exception of the reduced side-yard setback. Therefore, construction of the building addition will be in harmony with the scale and aesthetic character of surrounding homes.

- C. The design materials and amenities utilized in the building addition will be consistent with the character of the neighborhood.

The proposed addition to the existing residence will be consistent with the existing materials, color, and design of subject residence as well as the other residences in the neighborhood. The applicant has obtained and provided proof of the homeowners association design approval for the proposed addition (Enclosure 6) and has obtained an adjacent property owner acknowledgement form for the proposed work, which expresses no objection to the planned addition (Enclosure 7). Furthermore, the proposed addition would be consistent in scale with other approved properties, as mentioned above, and the proposed setback will not further encroach into the setback area. Therefore, the overall design of the building addition will be consistent with the scale and general character of the neighborhood.

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Based on an analysis of this request, it has been determined that the proposed addition meets the required findings. Therefore, the request for a 3-foot side-yard setback for the proposed second-story addition, as depicted in Enclosure 3, is approved. **Please include a copy of this approval letter on the plans for your next building permit application submittal.**

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Tuesday, August 25, 2026, the approval granted by this letter shall become effective Wednesday, August 26, 2026.

If you have any questions or concerns on this matter, please do not hesitate to contact Assistant Planner Siobhan Gumapac-McGuire at 949-724-6351 or via email at sgumapac-mcguire@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Letter of Request
2. Section 3-37-14, 2.3 *Medium Density Residential Standards*, of the Irvine Zoning Ordinance
3. Preliminary Building Plans
4. 134 Tangerine Original Building Permit (File No. 00062683)
5. Examples of Approved Building Site Plans
6. Homeowners Association Design Approval Letter
7. Adjacent Property Owner Acknowledgement Form

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
File: 00986681-PSD

Setback Deviation Justification Letter

To: City of Irvine – Planning and Development Services

Re: Setback Deviation Request – Residential Addition

Project Address: 134 Tangerine, Irvine, California

Dear Planning Department,

This letter is submitted in support of the Setback Deviation request for the residential addition located at 134 Tangerine, Irvine.

1. Project Description

The proposed project consists of an addition to an existing single-family residence, specifically the construction of a second-story room above the existing garage.

The existing residence was constructed in 1977. The original garage location is not consistent with current setback requirements.

Because the proposed second-story addition is subject to current setback requirements, strict compliance would result in the second-story structure being offset from the existing garage below, creating a misaligned building form and affecting the overall architectural appearance of the residence.

Therefore, this Setback Deviation request seeks to allow the second-story addition to remain within the footprint of the existing garage so that the first and second stories remain aligned, maintaining a cohesive and visually consistent architectural design.

The proposed addition is designed to be compatible with the existing residence and will comply with all applicable building codes, zoning regulations, and HOA requirements.

2. Finding A – Similar Residential Development Within the Same Community

Within the same community, there are multiple comparable residential properties, including:

- 45 Tangerine, Irvine, CA
- 114 Tangerine, Irvine, CA
- 35 Tangerine, Irvine, CA

These properties are located near the subject property and demonstrate development patterns consistent with the proposed project. Photographic documentation is included in the attached exhibits.

3. Finding B – Neighborhood Compatibility

The proposed addition is compatible with surrounding residences in terms of scale, height, massing, and architectural design.

The project will not adversely affect neighboring properties with respect to privacy, access to light and air, or the overall neighborhood character.

Upon completion, the residence will continue to maintain a harmonious relationship with the surrounding community.

4. Finding C – Design Consistency

The proposed addition utilizes materials, roof forms, exterior finishes, and architectural detailing that are consistent with the existing residence.

The design ensures architectural continuity and integration with the existing structure while maintaining consistency with the character of the neighborhood.

ENCLOSURE 1

5. HOA and Neighborhood Consideration

The project has received preliminary approval from the Homeowners Association (HOA).

The applicant has communicated with neighboring property owners regarding the proposed project. Supporting documentation, including neighbor correspondence, signed acknowledgments, and the HOA approval letter, is included in the attached exhibits.

The project will comply with all applicable HOA requirements and community regulations.

Conclusion

Based on the findings above, we respectfully request approval of this Setback Deviation application.

The proposed addition improves the functionality of the residence while maintaining compatibility with the surrounding community and without creating adverse impacts on neighboring properties.

Thank you for your time and consideration.

Sincerely,

Shuang Wang
Contact: 949-289-3537

Sec. 3-37-14. - 2.3 Medium Density Residential.

- A. *Intent*. This category allows zero to 12.5 dwelling units per net acre as either single-family detached or attached dwelling units. This corresponds to the Medium Density category of zero to 10 dwelling units per gross acre.

(2.3A) University Town Center (Planning Area 24).

(2.3B) University Park (Planning Area 20).

(2.3C) Westpark (Planning Area 14).

(2.3D) Harvard Square (Planning Area 10).

(2.3E) Reserved.

(2.3F) Lower Peters Canyon ¹ (Planning Area 4) and Turtle Ridge (Planning Area 27).

(2.3G) Quail Hill (Planning Area 17).

(2.3H) Northwood (Planning Area 8).

(2.3I) Northwood Point (Planning Area 5).

(2.3J) Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and C2, and 9C1).

(2.3K) Portola Springs (Planning Area 6).

(2.3L) Westpark II (Planning Area 38 west of Harvard Avenue).

(2.3M) Lambert Ranch Tract 16868 (Planning Area 6).

(2.3N) Cypress Village (Planning Area 40).

(2.3O) Tract 17359 (Planning Area 15). ¹⁴

(2.3P) Tract 17358 and Tract 17497 (Planning Area 20).

- B. *Intensity standard*.

0—12.5 dwelling units per net acre.

2.3C: 0—13.0 dwelling units per net acre (Westpark).

2.3D: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).

2.3F: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).

ENCLOSURE 2

2.3G: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 2,673 within Planning Area 17.

2.3H: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-6-7.B are met.

2.3I: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-5-7.B are met.

2.3J: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-9-7.B are met. ²

2.3K: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-6-7.B are met.

2.3L: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units west of Harvard Avenue in Planning Area 38 does not exceed 552 units, and the total number of dwelling units west of Harvard Avenue south of Warner Avenue does not exceed 409 units.

2.3N: See Sections 9-40-5 and 9-40-7.B.

C. *Permitted uses.* ³

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Manufactured structure (up to two years).
8. Model home sales complex.
9. Park.
10. Public park facility (only in public parks).
11. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot.)
12. Residential shelter.
13. Residential, accessory dwelling unit.
14. Residential, attached.
- 15.

Residential, single-family detached.

- 16. School, public.
- 17. Supportive housing — Small.
- 18. Transitional housing — Small.
- 19. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in [Section 2-37.5-3](#)).

D. *Conditional uses.* ⁴

- 1. Boarding house.
- 2. Child care center.
- 3. Church. ⁵
- 4. Community facility.
- 5. Congregate care facility.
- 6. Convalescent home.
- 7. Manufactured structure (over two years).
- 8. Recreational vehicle storage, private.
- 9. Residential care facility.
- 10. School, alternative. ¹⁷
- 11. School, private. ⁶
- 12. Senior housing.
- 13. Supportive housing — Large.
- 14. Transitional housing — Large.
- 15. Utility building and facility.
- 16. Any other use which the Planning Commission finds consistent with the purpose and intent of this District and which is found to be compatible with adjacent planned and/or existing land uses.

E.	<i>Minimum site size</i>	2,400 square feet
		2.3P: 3,300 square feet (Tract 17358 and Tract 17497 in PA 20)

F.	<i>Minimum building site area</i>			2.3F: 3,000 square feet (Lower Peters Canyon)
G.	<i>Maximum site coverage</i>			
	All uses except single-family detached			Unlimited
	Single-family detached			50%
				2.3P: 50% (Tract 17358 and Tract 17497 in PA 20)
H.	<i>Maximum building height</i>			35 feet ⁷
				2.3A: 50 feet (University Town Center)
				2.3F: 40 feet (Multifamily only) ⁸
				2.3P: 30 feet (Tract 17458 and Tract 17498 in PA 20)
I.	<i>Minimum site landscaping</i>			30%
				2.3F: Not applicable (Lower Peters Canyon)
J.	<i>Minimum open space area</i>			2.3F: 5% (multifamily only) ⁹
K.	<i>Building setbacks¹⁰from:</i>			50 feet
		Freeways, transportation corridors:		
				2.3F ¹¹ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
		Major highways:		50 feet

				2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
			Primary highways:	42 feet
				2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
			Secondary highways:	
			In nonresidential areas	35 feet
				2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
			In residential areas	25 feet
				2.3F ¹⁰ : 25 feet, 45 feet along open space spine (Lower Peters Canyon)
			Commuter highways and local streets	15 feet
				2.3C, 2.3F ¹⁰ : 15-foot average, 10-foot minimum (Westpark and Lower Peters Canyon)
			North/south San Diego Creek ROW	2.3C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
			East/west San Diego Creek ROW	2.3C: 30 feet (Westpark)
			Private drives	10 feet

		Interior boundary if adjacent to residential uses:	
		Side	5 feet ¹⁶
			2.3O ¹⁴ : To be determined at time of master plan review
		Rear	10 feet ¹⁶
		Interior boundary if adjacent to nonresidential uses:	
		Side	10 feet ¹⁶
		Rear	10 feet ¹⁶
		Building to building	6 feet
		2.3F: (Lower Peters Canyon): ^{12, 13}	
		Front:	
		From sidewalk or back of curb	10 feet
		Garage or carport	8 feet/18 feet ¹³
		Side:	
		Interior	No minimum
		From street	10 feet
		Rear:	10 feet

¹ Permitted and conditional uses within Planning Area 4 (Lower Peters Canyon) are outlined in Section 9-4-4, as provided through the Lower Peters Canyon development agreement.

² For 2.3J, residential structures within 325 feet of the curb face at the ultimate width of Jeffrey Road, shall be limited to two stories.

³ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

⁴ A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

⁵ A church that proposes to locate in an existing permanent building and meets all the general development standards will require an administrative use permit (AUP).

⁶ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will require an administrative use permit (AUP).

⁷ In 2.3F: (Lower Peters Canyon), screened mechanical units and chimneys that do not exceed 10 percent of the roof area may extend up to 43 feet.

⁸ Multifamily residential buildings within 2.3F: (Lower Peters Canyon) shall allow screened mechanical units and chimneys that do not exceed 10 percent of the roof area to extend up to 48 feet.

⁹ The following elements shall not be included as open space: streets, common driveways, slopes greater than 4:1 incline, and any property not reserved for the sole use and enjoyment of the occupants of the project and their guests.

¹⁰ Exceptions to these building setback requirements (except 2.3F: Lower Peters Canyon) appear on the setback exceptions matrix in Section 3-27-2.

¹¹ Measured from back of curb. See Exhibits 3a and 3b in Chapter 9-4.

¹² Eaves, cornices, chimneys, outside staircases, balconies and similar architectural features may project a maximum of four feet into any required setback or one foot from the property line, whichever is less.

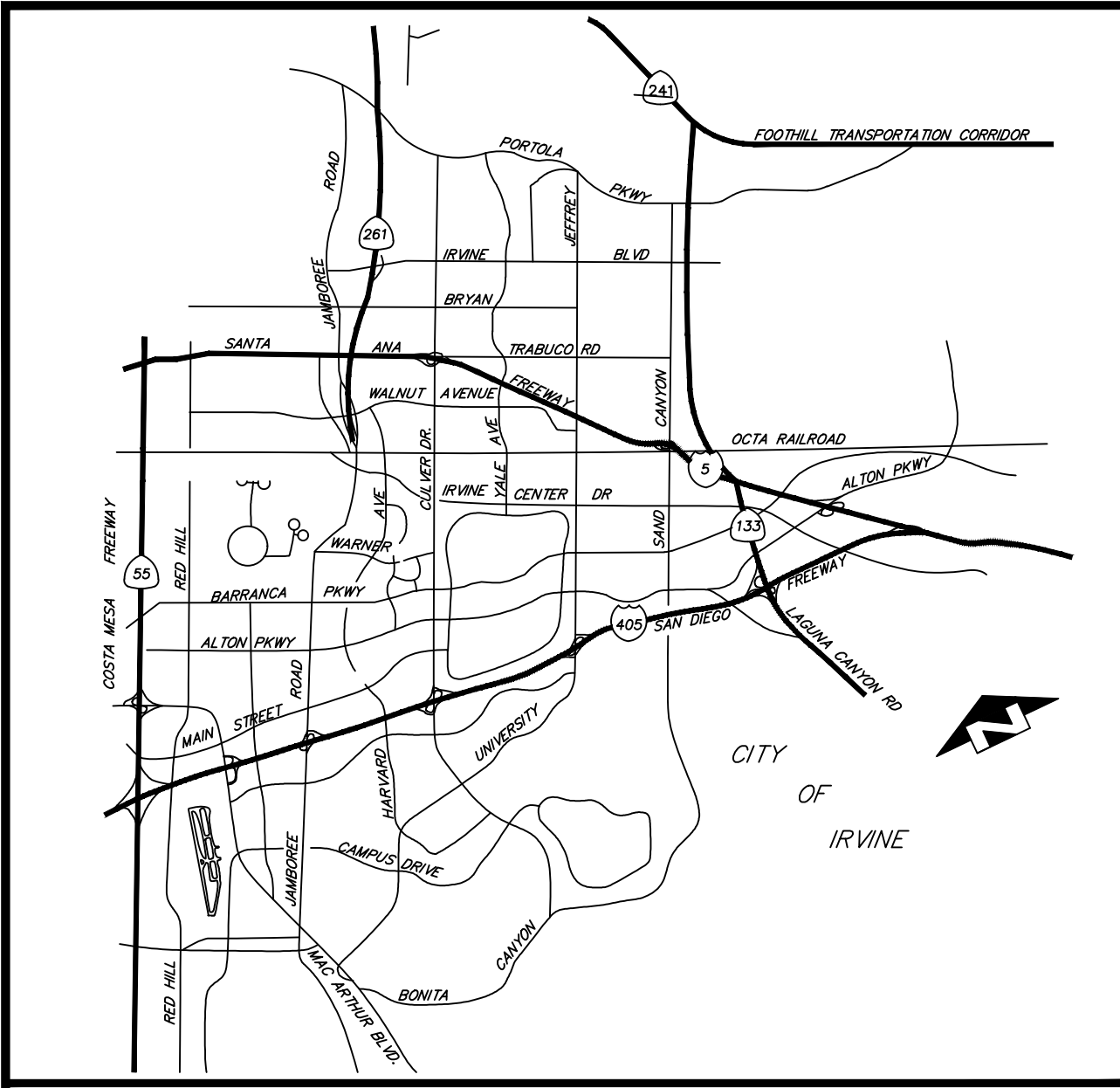
¹³ The point of vehicular entry to a garage or carport shall be a distance of eight feet or less from back of curb, or 18 feet or more from the back of the sidewalk, or if there is no sidewalk, from the back of the curb.

¹⁴ Refer to Section 9-15-8 for additional special development requirements.

¹⁵ See special development requirements contained in Section 9-20-7 for permitted and conditionally permitted uses located within the 2.3P zoning district located on either Tract 17358 and/or Tract 17497 in Planning Area 20.

¹⁶ See special development requirements contained in Section 9-20-7 for improvements to properties visible to either Michelson Drive and/or Rosa Drew Lane within the 2.3P zoning district located on either Tract 17358 and/or Tract 17497 in Planning Area 20.

¹⁷ An alternative school that proposes to locate in an existing permanent building and meets all the general development standards will require an administrative use permit (AUP); (Code 1976, § V.E-325.2.3; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 97-06, § 3, 5-13-97; Ord. No. 00-11, § 3.B, 10-10-00; Ord. No. 02-09, §§ 1—7, 6-11-02; Ord. No. 03-02, § 4, 1-14-03; Ord. No. 05-02, § 5, 1-11-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 06-17, § 4, 9-26-06; Ord. No. 08-12, § 3, 9-9-08; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 11-13, § 5(Exh. A), 10-11-11; Ord. No. 12-12, § 5(Exh. A), 9-25-12; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05, Exh. A, 4-24-18; Ord. No. 22-07, § 3(Exh. A), 5-10-22; Ord. No. 22-12, § 4(Exh. A), 8-9-22; Ord. No. 25-06, § 2(Exh. A), 4-8-25; Ord. No. 25-22, 9-9-25)



VICINITY MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: < 134 Tangerine, Irvine, CA 92618 >

PROJECT DESCRIPTION: <Home Addition (447 SF) >

SPRINKLERS: IS THE EXISTING RESIDENCE EQUIPPED WITH FIRE SPRINKLERS? < No > BE ADVISED: PROPOSED REMODEL/ADDITION MAY REQUIRE MODIFICATION OR ADDITION TO THE EXISTING FIRE SPRINKLER SYSTEM. TO VERIFY, CONTACT ORANGE COUNTY FIRE AUTHORITY (OCFA) CODE/TECHNICAL QUESTIONS AT 714-573-6108.

WHERE THE EXISTING BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS, ANY NEWLY CREATED LIVING, SLEEPING, EATING, COOKING, OR SANITATION AREA SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS, INCLUDING, BUT NOT LIMITED TO, CONVERTED ATTICS, CARPORTS WITH NEW HABITABLE SPACE ABOVE, AND ENCLOSED PATIO COVERS/CALIFORNIA ROOMS.

ANY ADDITION OR MODIFICATION TO AN EXISTING FIRE SPRINKLER SYSTEM IS SUBJECT TO A SEPARATE APPROVAL AND PERMIT FROM THE ORANGE COUNTY FIRE AUTHORITY (OCFA).

CITY OF IRVINE MUNICIPAL CODE (IMC) AND INFO. BULLETINS (IB)

[NOTE: COMPLETE IMC TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM]

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS AND/OR PUBLISHED INFORMATION BULLETINS INCLUDING BUT NOT LIMITED TO:

LIMITS OF PROJECT DURATION [IMC SECT. 5-9-205]

ABSOLUTE MAXIMUM DURATION FOR CONSTRUCTION PROJECTS RELATING TO EXISTING RESIDENCES:

- 18 MONTHS - APPLIES TO ANY IMPROVEMENT LOCATED ON A RESIDENTIAL PROPERTY CONTAINING A GROUP R-3 RESIDENTIAL BUILDING

THIS DURATION COMMENCES ON THE DAY A PERMIT IS ISSUED. PROJECTS FAILING TO FINISH ON TIME ARE SUBJECT TO LEGAL ACTION INCLUDING THE ASSESSMENT OF FINES. THE BUILDING OFFICIAL MAY GRANT ONE EXTENSION OF TIME FOR AN ADDITIONAL PERIOD NOT TO EXCEED SIX MONTHS. REQUEST FOR EXTENSION MUST BE COMPLETED IN WRITING.

LOT DRAINAGE AND EXTERIOR WALL REQUIREMENTS [IB 273]

LOTS SHALL SHEET FLOW AWAY FROM RESIDENCE A MINIMUM OF 5 FEET AT 2 PERCENT SLOPE. EXTERIOR WALL COVERING OF PLASTER OR STUCCO SHALL BE PROVIDED WITH A WEEP SCORED LOCATED AT OR BELOW THE FOUNDATION PLATE LINE, AND 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVEMENT.

SURVEY REQUIREMENTS TO ESTABLISH PROPERTY LINE SETBACKS [IB 302]

THE PROPOSED RESIDENTIAL ADDITION <IB302 NOT> LOCATED WITHIN ONE FOOT OF A REQUIRED EXISTING SIDE, FRONT, AND/OR REAR YARD SETBACK AS DEFINED IN CITY OF IRVINE BULLETIN NO. 302.

SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR SITE SURVEY, PREPARED BY A CALIFORNIA LICENSED LAND SURVEYOR OR CIVIL ENGINEER.

WATER CONSERVING PLUMBING FIXTURES [IB 321]

RESIDENTIAL BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994 SHALL HAVE ALL NONCOMPLIANT PLUMBING FIXTURES REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES IN ACCORDANCE WITH IB 321 OR SHALL BE SELF-CERTIFIED USING THE CITY WATER CONSERVING PLUMBING FIXTURE CERTIFICATION FORM.

ATTIC AND UNDERFLOOR VENT COVERS [IMC SECT. 5-9-401 C. & 5-9-402 I.]

ALL NEW ROOF AND UNDER-FLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. SEE DETAIL <PROVIDE DETAIL REFERENCE>

ROOFING [IMC SECT. 5-9-401 D. & 5-9-402 K.]

ALL NEW ROOF COVERING MATERIAL SHALL BE CLASS A AS TESTED IN ACCORDANCE WITH UL 790 OR ASTM E108.

SECURITY DESIGN STANDARDS [IMC SECT. 5-9-501 THROUGH 5-9-528]

SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

CONSTRUCTION WASTE [IMC SECT. 6-7]

RECYCLING OF MATERIALS SHALL CONFORM TO THE CONSTRUCTION AND DEMOLITION MATERIALS RECYCLING REQUIREMENTS OF THE CITY OF IRVINE MUNICIPAL CODE (IMC) SECTIONS 6-7-1001 THROUGH 6-7-1012.

CONSTRUCTION WORK HOURS [IMC SECT. 6-8-205]

MON-FRI 7 AM TO 7 PM
SAT 9 AM TO 6 PM
NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SPECIAL INSPECTION

THIS PROJECT IS SUBJECT TO THE FOLLOWING SPECIAL INSPECTIONS PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS DEFINED IN CITY OF IRVINE INFORMATION BULLETIN NO. 278.
IB 181 INCLUDES CITY OF IRVINE SPECIAL INSPECTION REQUIREMENTS FOR CONCRETE PLACEMENT IN FOUNDATIONS AND SLAB ON GRADE FOR RESIDENTIAL PROJECTS.

< High strength shear wall - wood nailing >

FIRE HAZARD SEVERITY ZONE OR WILDLAND-URBAN INTERFACE AREA (CWUIC CHAPTER 5)

<SELECT ONE OF THE FOLLOWING OPTIONS> THE FOLLOWING REQUIREMENTS APPLY IN THEIR ENTIRETY; THE FOLLOWING REQUIREMENTS ARE NOT APPLICABLE AS THE PROJECT IS NOT WITHIN A FIRE HAZARD SEVERITY ZONE; THE FOLLOWING REQUIREMENTS APPLY AS INDICATED BY THE APPROVED FIRE PROTECTIONS PLAN

FOR APPROVED FIRE PROTECTION PLAN, SEE <INSERT PLAN SHEET WHERE APPROVED FIRE PROTECTION PLAN IS PROVIDED>

FOR ADDITIONAL INFORMATION, CALL 949-724-6522 OR 949-724-6524.

NATURAL GAS SYSTEM GENERAL NOTES

- ACCEPTABLE PIPE MATERIALS:
 - BLACK STEEL SCHEDULE 40 - ASME B36.10, ASTM A53, OR ASTM A106
 - ALUMINUM ALLOY - ASTM B241. MUST BE COATED TO PROTECT AGAINST EXTERNAL CORROSION; NOT ALLOWED IN EXTERIOR LOCATIONS OR UNDERGROUND.
 - CORRUGATED STAINLESS STEEL - CSA LC-1
 - POLYETHYLENE (PE) PLASTIC - ASTM D2153. ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AVG 1/4) TO FACILITATE LOCATING.
- METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.5.9)
- PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.5.10)
- UNDERGROUND PIPING INSTALLATION:
 - METALLIC PIPING IS PROHIBITED FOR UNDERGROUND INSTALLATION IN THE CITY OF IRVINE.
 - MINIMUM 18 INCHES BELOW GROUND. (CPC 1210.1.1)
 - WHERE INSTALLED THROUGH THE OUTER FOUNDATION OR BASEMENT WALL, ENCASE IN A PROTECTIVE SLEEVE, THE SPACE BETWEEN THE PIPE AND THE SLEEVE, AND THE SLEEVE AND THE WALL, MUST BE SEALED. (CPC 1210.1.5)
 - WHERE INSTALLED UNDERGROUND BENEATH BUILDINGS, ENCASE IN A CONDUIT DESIGNED TO WITHSTAND THE IMPOSED LOADS. (CPC

THE CITY OF IRVINE



RESIDENTIAL ADDITION/ALTERATION PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD AND BRACKETED BY THE FOLLOWING SYMBOL <>

(VERSION 2025.0 EFFECTIVE JANUARY 2026)

- 1210.1.6)
5. APPLIANCES CONNECTED TO THE GAS PIPING SYSTEM SHALL HAVE AN ACCESSIBLE MANUAL SHUT-OFF VALVE EACH SERVING A SINGLE APPLIANCE AND INSTALLED WITHIN 6 FEET OF THE APPLIANCE IT SERVES. (CPC 1212.6)

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET <SPECIFY SHEET ON WHICH CERTIFICATES OF COMPLIANCE ARE LOCATED> FOR COMPLETE COMPLIANCE DOCUMENTATION.

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR APPLICABLE GREEN BUILDING STANDARDS NOTES AND REQUIREMENTS.

PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INVOLVING ADDITIONS TO RESIDENTIAL STRUCTURES OVER 500 SQ.FT. SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. THESE MEETINGS, WHILE NOT REQUIRED BY CITY CODE FOR RESIDENTIAL IMPROVEMENTS, ARE BENEFICIAL FOR THIS TYPE OF RESIDENTIAL ADDITIONS. TO SCHEDULE A PRE-CONSTRUCTION MEETING, PLEASE CONTACT THE RESIDENTIAL INSPECTIONS SUPERVISOR AT (949)724-6666.

KITCHEN REMODEL GENERAL NOTES

- THE MAXIMUM FLOW RATE STANDARD FOR NEW SINK FAUCETS SHALL BE 1.8 GPM AT 60 PSI, IN COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE.

KITCHEN RANGE HOOD AIRFLOW RATES

- CALIFORNIA ENERGY CODE (CEC) TABLE 150.0-3: KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE.

DWELLING UNIT FLOOR AREA (ft²)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
> 1500	50% CE or 110 cfm	70% CE or 180 cfm
> 1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
< 750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN LIGHTING

- ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEC) SECTION 150.0(k).
- ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC 150.0(k)(1.A).
- RECESSED DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION (CPC 150.0(k)(2.A)).
- LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC WATTAGE.
- LIGHTING FROM ADJACENT KITCHEN AREA SUCH US DINING AND NOOK AREAS SHALL HAVE SEPARATE CONTROLS IF NOT PART OF THE AREA OF REMODEL.

KITCHEN ELECTRICAL OUTLETS

- ALL ELECTRICAL 125V THROUGH 250V OUTLETS INSTALLED TO SERVE THE COUNTERTOP SURFACE IN A KITCHEN OR WITHIN 6 FT FROM THE TOP INSIDE EDGE OF THE SINK BOWL SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) PER CEC 210.8 (A)(6)(7).
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY OTHER METHOD IN ACCORDANCE WITH CEC 210.12(A). (CEC 210.12(A)(1))
- RECEPTACLE OUTLETS SHALL BE INSTALLED ON OR WITHIN 20 INCHES ABOVE COUNTERTOPS AND WORK SURFACES SUCH THAT:
 - NO POINT ALONG THE WALL LINE ADJACENT TO COUNTERTOPS AND WORK SURFACES AT LEAST 12 INCHES IN WIDTH IS MORE THAN 24 HORIZONTAL INCHES FROM A RECEPTACLE OUTLET. COUNTERTOP BEHIND A RANGE OR SINK IS EXEMPT UNLESS SUCH COUNTERTOP IS AT LEAST 12 INCHES WIDE OR 18 INCHES WIDE FOR A CORNER INSTALLATION.
 - AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF AT LEAST 24 INCHES AND A SHORT DIMENSION OF AT LEAST 12 INCHES. (CEC 210.52(C))
 - AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP WITH A LONG DIMENSION OF 2 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC SECTION 210.52(C)(2).
 - AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET IS TO BE INSTALLED AT EACH PENINSULAR COUNTERTOP WITH A LONG DIMENSION OF 3 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC 210.52(C)(3).
- RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE THE COUNTER TOP PER CEC 210.52(C)(3)(1).
- PROVIDE A MINIMUM OF TWO 20 AMPS SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER CEC 210.11(C)(1).

BATHROOM REMODEL GENERAL NOTES

- THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC 4.303) ARE AS FOLLOWS:
 - WATER CLOSETS 1.28 GALLONS PER FLUSH (SEE NOTE 2)
 - SHOWER HEADS 1.8 GPM @ 80 PSI (SEE NOTE 1)
 - LAVATORY FAUCETS 1.2 GPM @ 80 PSI
- NOTES:
 - WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SHOWER VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
 - THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINE AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R327)
- ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R324.4.5)
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION

- BATHROOM BRANCH CIRCUITS: AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS, OTHER EQUIPMENT, SUCH US LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY (CEC 210.11(C)(3)).
- BATHROOM ELECTRICAL OUTLETS: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN (CEC 210.52 (D)).
- RECEPTACLES AT BATHTUBS AND SHOWER SPACES SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTAL AND 8 FEET VERTICAL FROM THE TOP OF THE BATHTUB RIM OR THE SHOWER THRESHOLD. (CEC 406.9(C))
- PRIVATE BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH ENERGY STAR COMPLIANT EXHAUST FANS CONTROLLED BY A HUMIDITY CONTROL, AND HAVING A MINIMUM CAPACITY OF 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT. (CMC TABLE 403.7, CGBSC 4.506.1)
- WATER CLOSETS AND BIDETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FIXTURE, AND 30 INCHES TO A SIMILAR FIXTURE MEASURED CENTERLINE TO CENTERLINE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.5)
- FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE NOT LESS THAN 12 INCHES IN ITS LEAST DIMENSION. (CPC 402.10)
- SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)
- SHOWER THRESHOLD (WHERE PROVIDED) SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR. SHOWER

- DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
- SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (CPC 408.6)
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT. (CPC 408.9)
- WHERE TWO SEPARATE HANDLES CONTROL THE HOT AND COLD WATER, THE LEFT-HANDED HANDLE SHALL CONTROL HOT WATER. (CPC 417.5)
- THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED FIVE. (CPC TABLE 703.2)
- NEWLY INSTALLED LUMINAIRES IN A BATHROOM:
 - SHALL BE HIGH EFFICACY AND MEET THE APPLICABLE REQUIREMENTS OF CEC 150.0(k)(1.A).
 - WHEN RECESSED, SHALL BE LISTED FOR ZERO CLEARANCE, LABELED TO CERTIFY AIR LEAKAGE LESS THAN 2 CFM, SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. (CEC 150.0(k)(1.C))
 - SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEC 150.0(k)(2.E))
 - SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEC 150.0(k)(2.A))
- SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEC 150.0(k)(2.D))
- SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEC 150.0(k)(2.E))
- THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JAS REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEC 150.0(k)(2.D))

OUTDOOR COOKING APPLIANCE

REFER TO CALIFORNIA MECHANICAL CODE SECTION 922.0 FOR OUTDOOR COOKING APPLIANCES.

- 1 LISTED UNITS: LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTION.
- 923.2 UNLISTED UNITS: UNLISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED OUTDOORS WITH CLEARANCES TO COMBUSTIBLE MATERIALS OF NOT LESS THAN 36 INCHES AT THE SIDES AND BACK AND NOT LESS THAN 48 INCHES AT THE FRONT. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION.

OUTDOOR DECORATIVE APPLIANCES

REFER TO CALIFORNIA MECHANICAL CODE SECTION 931.0 FOR OUTDOOR OPEN FLAME DECORATIVE APPLIANCES.

- 931.1 LISTED UNITS: LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54.10.30.1)
- UNLISTED UNITS: UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION AND CLEARANCES TO COMBUSTIBLE MATERIALS OR NOT LESS THAN 36 INCHES FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. (NFPA 54.10.32.2)

DOOR WINDOW REPLACEMENT

REPLACEMENTS OF DOORS AND WINDOWS HAVING THE SAME DIMENSIONS OF THOSE BEING REPLACED SHALL MEET REQUIREMENTS FOR WEATHER PROOFING, SECURITY AND ENERGY EFFICIENCY.
REPLACEMENT OF EXTERIOR DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECURITY REQUIREMENTS DESCRIBED IN CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-501 THROUGH 5-9-528.
CALIFORNIA ENERGY CODE (CEC) SECTION 150.2(b)(1) B. REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS FOLLOWS:

- MAXIMUM U-FACTOR = 0.30
- MAXIMUM SHGC = 0.23
- MAXIMUM TOTAL AREA = 20%
- MAXIMUM WEST FACING AREA = 5%

SPACE CONDITIONING SYSTEM CHANGE OUT

FOR REQUIREMENTS FOR ALTERATIONS MADE TO RESIDENTIAL SPLIT SYSTEM AIR CONDITIONER CONDENSING UNIT, HEATING OR COOLING COIL, OR FURNACE HEAT EXCHANGER REPLACEMENT, REFER TO IB 310.
ENTIRELY NEW OR COMPLETE REPLACEMENT OF SPACE-CONDITIONING SYSTEM SHALL BE PROVIDED WITH THE FOLLOWING:

- ALL NEW EQUIPMENT SHALL BE CERTIFIED WITH THE CALIFORNIA ENERGY COMMISSION.
- A/C EFFICIENCY-CENTRAL, SINGLE PHASE AIR CONDITIONERS AND AIR SOURCE HEAT PUMPS SHALL HAVE A MINIMUM SEASONAL ENERGY EFFICIENCY RATIO (SEER 2) OF 14.3.
- GAS-FIRED FURNACE EFFICIENCY SHALL BE AN ANNUAL FUEL UTILIZATION (AFUE) OF 80% FOR UNITS HAVING CAPACITY LESS THAN 225,000 BTU/H AND AN 81% FOR UNITS HAVING CAPACITY EQUAL OR GREATER THAN 225,000 BTU/H.
- SETBACK CAPABILITY THERMOSTAT THAT ALLOWS THE BUILDING OCCUPANT TO PROGRAM THE TEMPERATURE SET-POINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS.
- ALL DUCTS LOCATED IN UNCONDITIONED SPACE SHALL BE PROVIDED WITH DUCT INSULATION R-8.
- HOSE INSULATION FOR SPLIT SYSTEM AIR CONDITIONERS THE SUCTION LINE ONLY REQUIRES INSULATION HAVING A THICKNESS OF 0.75 INCHES FOR LINES HAVING A DIAMETER LESS THAN 1.5 INCHES AND A THICKNESS OF 1 INCH FOR LINES HAVING A DIAMETER OF 1.50 INCHES OR MORE. INSULATION MUST BE SUITABLE FOR OUTDOOR USE AND BE PROTECTED AGAINST DAMAGE FROM SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND.
- SEALING OF ALL DUCTS PART OF THE AIR DISTRIBUTION AND LEAKING TESTING. NOTE THAT IN RESIDENTIAL DUCT SYSTEM LEAKAGE TO OUTSIDE SHALL NOT EXCEED 5% OF THE NOMINAL SYSTEM AIRFLOW.

REFER TO IB 310 FOR TESTING AND INSPECTION REQUIREMENTS.

MECHANICAL VENTS AND EXHAUST TERMINATIONS AT ZERO LOT LINES AND YARD EASEMENTS

REFER TO CITY OF IRVINE INFORMATIONAL BULLETIN NO. 325 THAT PROHIBITS MECHANICAL APPLIANCES AND THEIR VENTS AND EXHAUSTS TERMINATIONS AT SUCH EASEMENTS.

SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING BUILDING PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (CPC R310)

FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLINGS UNITS CONTAINING A FUEL-FIRE APPLIANCE OR FIREPLACE, OR THAT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. (CPC R311)

POOL AND SPA NOTES

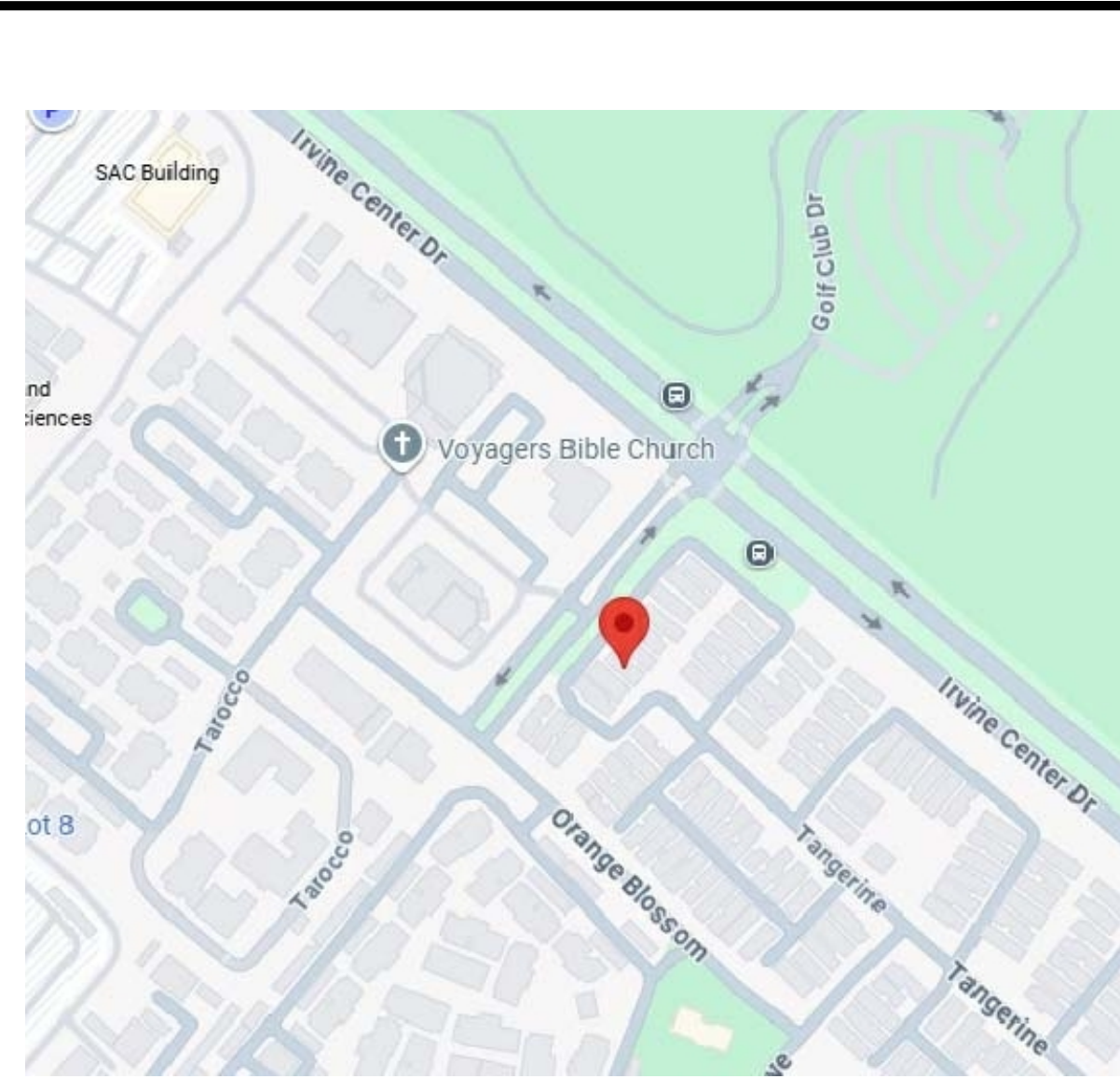
FOR GENERAL NOTES FOR SWIMMING POOLS AND SPAS, REFER TO https://irvinea.seamlessdocs.com/IFCO20091000179472527.

STORMWATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3. WATER, OF DIVISION 8 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTION OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER.



LOCATION MAP

- SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
 - TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
 - SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
 - STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS)

CALIFORNIA BUILDING CODE	2025
CALIFORNIA RESIDENTIAL CODE	2025
CALIFORNIA GREEN BUILDING STANDARDS CODE	2025
CALIFORNIA MECHANICAL CODE	2025
CALIFORNIA ELECTRICAL CODE	2025
CALIFORNIA PLUMBING CODE	2025
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2025

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

<INSERT COMPREHENSIVE LIST OF DEFERRED SUBMITTALS USING SEPARATE LINE PER ITEM>

FOR EXAMPLE:

- HAND RAILS/GUARD RAILS
- WOOD TRUSSES

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

BE ADVISED, SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 (<http://www.aqmd.gov/docs/default-source/rule-book/reg-air-rule-1403.pdf>) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT A DEMOLITION NOTIFICATION BE SUBMITTED TO SOUTH COAST AQMD PRIOR TO THE BEGINNING OF ANY DEMOLITION WORK. THE PROPOSED SCOPE OF WORK IN THIS SET OF PLANS INCLUDES DEMOLITION THAT MAY INCLUDE THE REMOVAL OF ASBESTOS CONTAINING MATERIALS AND/OR STRUCTURAL ELEMENTS. PER SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1403, NOTIFICATION TO SCAQMD WILL BE REQUIRED. I, < Huan Chen >, THE OWNER OF THE PROPERTY AT 134 Tangerine, SHALL HAVE MY SELECTED CALIFORNIA LICENSED CONTRACTOR PERFORMING THE DEMOLITION WORK, OR MYSELF ACTING AS THE OWNER-BUILDER, FORMALLY NOTIFY SCAQMD PRIOR TO THE START OF ANY DEMOLITION WORK. THE SCAQMD RULE 1403 NOTIFICATION CONFIRMATION SHALL BE MADE AVAILABLE ON THE JOBSITE.

Huan Chen

OWNER SIGNATURE

04/08/2026

DATE

EPA RENOVATION, REPAIR, AND PAINTING (RRP) RULE

EPA REGULATIONS REQUIRE THAT ANY CONTRACTOR OR MAINTENANCE STAFF WHO DISTURBS LEAD-BASED PAINT IN A PRE-1978 RESIDENCE OR CHILD-CARE FACILITY MUST BE LEAD-SAFE CERTIFIED AND TRAINED IN LEAD-SAFE WORK PRACTICES.

NOTE: PLAN REVIEW IS LIMITED TO ARCHITECTURAL, STRUCTURAL AND ENERGY REQUIREMENTS. IT IS RESPONSIBILITY OF THE DESIGNER AND/OR CONTRACTOR TO ENSURE ALL PLUMBING, MECHANICAL AND ELECTRICAL FIXTURES AND APPLIANCES ARE INSTALLED PER CODE AND APPLICABLE LISTINGS.

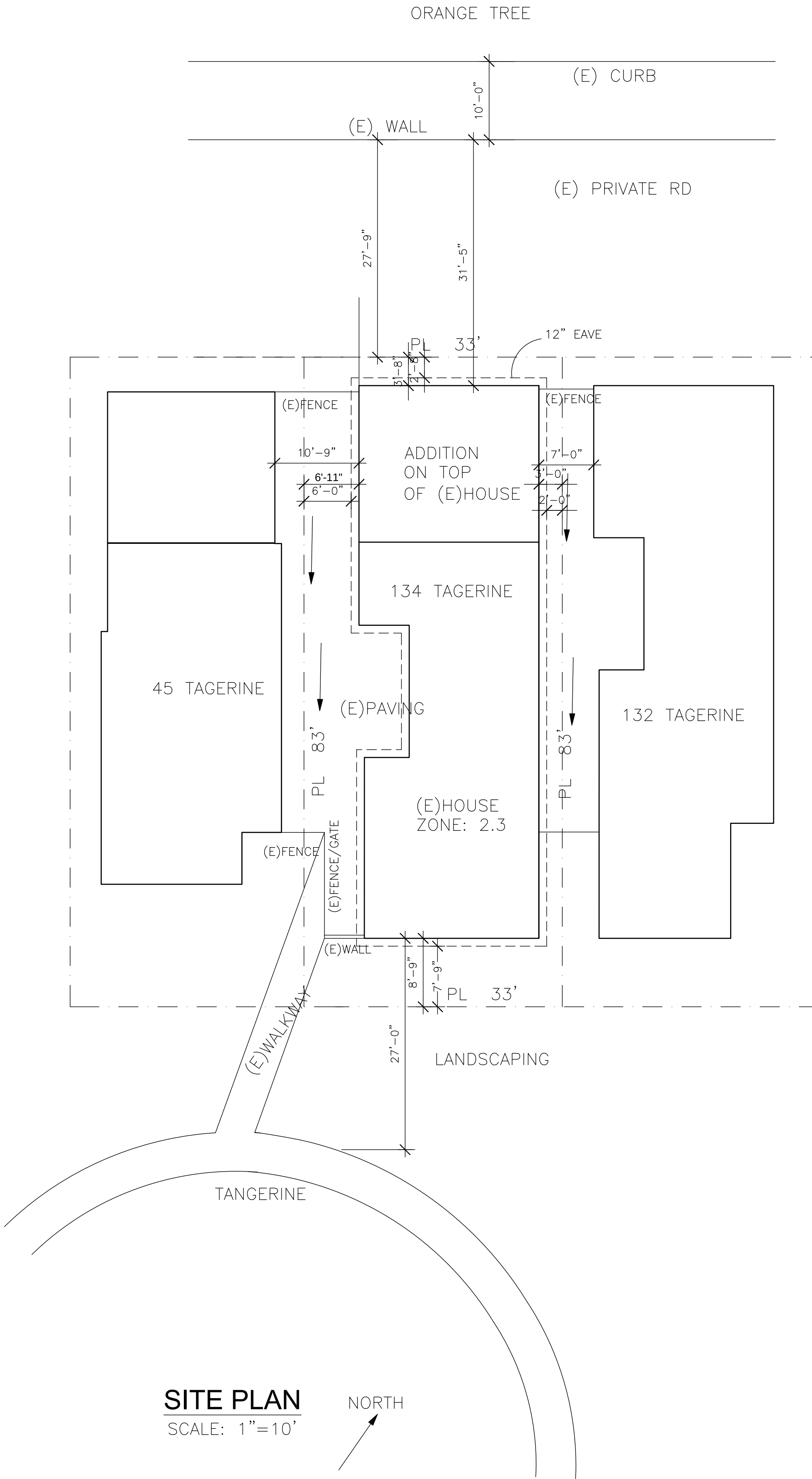
PROPERTY EASEMENTS

IF THE PROPERTY CONTAINS ONE OR MORE EASEMENTS OF RECORD, CLEARLY IDENTIFY AND LABEL EACH EASEMENT (E.G. EASEMENT TO NEIGHBOR, WATER DISTRICT EASEMENT, ETC.), AND IDENTIFY THE WIDTH ON THE SITE PLAN, WHERE THE SUBJECT PROPERTY CONTAINS NO EASEMENTS, PLEASE COMPLETE THE FOLLOWING STATEMENT:

I, < Huan Chen > PROPERTY OWNER/AUTHORIZED AGENT CONFIRM THE SUBJECT PROPERTY CONTAINS NO EASEMENT(S) RESTRICTING THE PROPOSED CONSTRUCTION AS SHOWN ON THESE PLANS.

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2025 California Residential Code
2025 CALIFORNIA BUILDING CODE
- 2025 California Electrical Code (CEC)..... Part 3, Title 24, CCR)
- 2025 California Mechanical Code (CMC)..... (Part 4, Title 24, CCR)
- 2025 California Plumbing Code (CPC)..... (Part 5, Title 24, CCR)
- 2025 California Energy Code..... (Part 6, Title 24, CCR)
- 2025 California Fire Code (CFC)..... (Part 9, Title 24, CCR)
- 2025 California Referenced Standards Code..... (Part 12, Title 24, CCR)



SITE PLAN
SCALE: 1"=10'

SCOPE OF WORK:

ADD A NEW BEDROOM AND BATH ROOM ON THE
2ND FLOOR (447 SF)
NO KITCHEN & BATHROOM REMODEL

A.P.N #: 466-032-38
LEGAL DESCRIPTION: N TR 9086 BLK LOT 38
ADDRESS: 134 TANGERINE
IRVINE, CA 92618

CONSTRUCTION TYPE: V-B
ZONING: RS
BUILDING TYPE: RESID. SINGLE FAMILY

SITE DATA:

EXISTING LOT: 2739 SQ. FT.
EXISTING LIVING AREA: 1445 SF
EXISTING GARAGE: 409 SF
EXISTING FOOTPRINT: 1360 (INCLUDING GARAGE)
ADDITION: 447 SF
PROPOSED TOTAL LIVING SPACE: 1892 SF
PROPOSED TOTAL STRUCTURE: 2301 SF
LOT COVERAGE: 1360/2739 = 0.5 (NO CHANGE)
EXISTING: 3 BEDROOM / 2 BATHROOM
PROPOSED: 4 BEDROOM / 3 BATHROOM

OCCUPANCY: R-3/U
NUMBER OF STORIES: 2
YEAR BUILT OF EXISTING HOUSE: 1977
OWNER: HUAN CHEN
TEL: (949) 677-9087

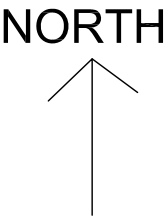
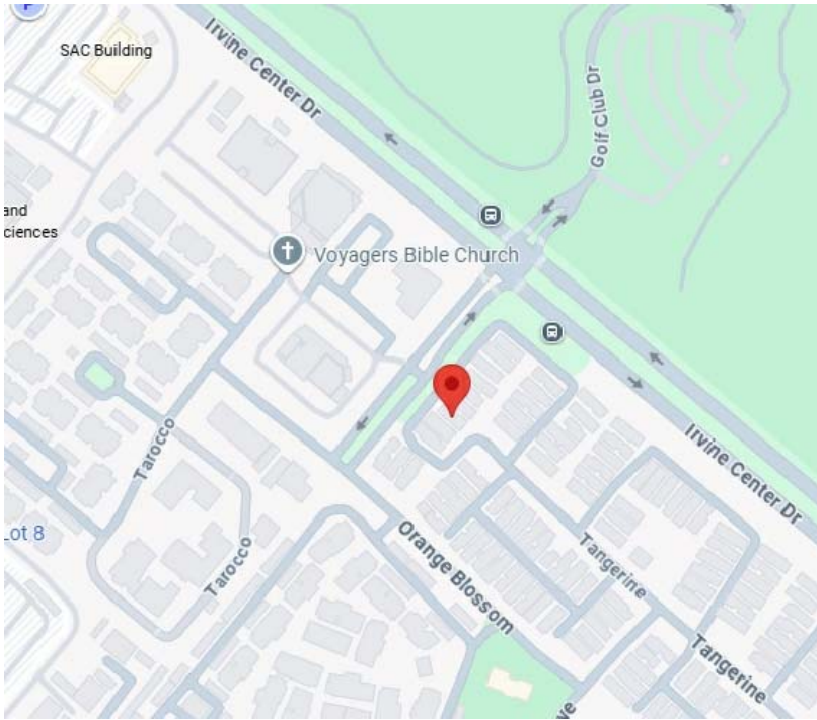
EXISTING HOUSE IS NOT FIRE SPRINKLERED

SHEET INDEX:

- A-1 PROJECT DATA / SITE PLAN
A-2 FLOOR PLANS
A-3 ROOF PLANS / ELEVATIONS
A-4 ELEVATIONS
A-5 ELEVATIONS
A-6 SECTIONS
A-7 TITLE 24
A-8 TITLE 24
A-9 STATEMENT OF SPECIAL INSPECTION
(FORM 66-110)
S-01 GENERAL NOTES
S-02 STRUCTURAL FRAMING PLANS
S-03 STRUCTURAL DETAILS
S-04 STRUCTURAL DETAILS

Designer: Xin Qian
Address: 11311 Caminito Rodar
San Diego, CA 92126
Phone Number: (858) 205-4660
Email: xin.qian@gmail.com

STORM WATER QUALITY NOTES CONSTRUCTION BMPs
THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT:
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRWQCB), SAN DIEGO MUNICIPAL
STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM
WATER STANDARDS MANUAL.
PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE
CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW.
1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL MUST BE
INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS
CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER
POLLUTION CONTROL PLAN (WPCL) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM
WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET
PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO
ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE
DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE
CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL
MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE
AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE
APPROVED SWPPP/ WPCL WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL
PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT,
DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO
CONSTRUCTION VEHICLE/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM
SEGMENTATION, CONCRETE FRAGILE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH
THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN
THE SWPPP/ WPCL.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL
DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE
NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE
ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF
THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL,
SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE
STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DEPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL
NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID
DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO
WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO
UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LOADED DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT
PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED FOR THE APPROVED SWPPP/ WPCL SHALL
BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS
SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT
ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM
(GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY,
ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE
ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO
ANTICIPATED CONSTRUCTION ACTIVITY.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND
MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL
BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY
PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS
POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA, TEMPORARY CONSTRUCTION ENTRANCE AND EXITS
SHALL BE CONSTRUCTED IN ACCORDANCE WITH CAGSA FACT SHEET T24 OR CALTRANS FACT SHEET T24-1
TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND
TRAVELED WAYS. WIDTH SHALL BE NOT THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND
EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. IN NON-STORM WATER DISCHARGES SHALL BE
EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 5, DIVISION 5 STORM
WATER MANAGEMENT AND DISCHARGE CONTROL."



VICINITY MAP

PROJECT TITLE

ADDITION

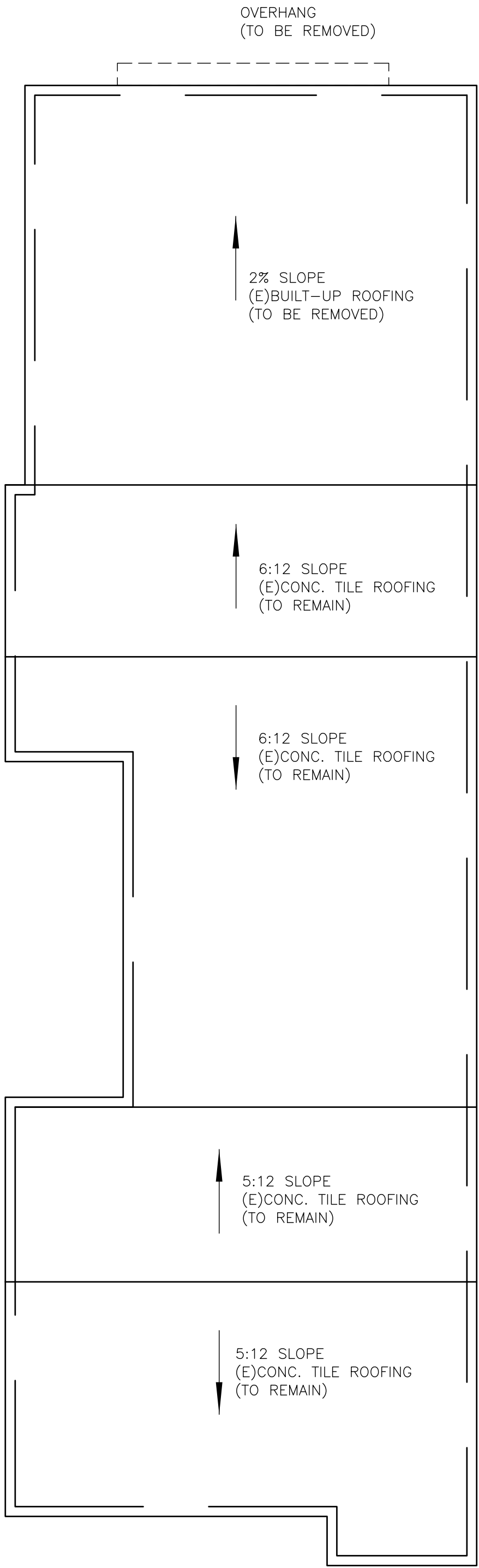
134 TANGRINE IRVINE, CA 92618

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

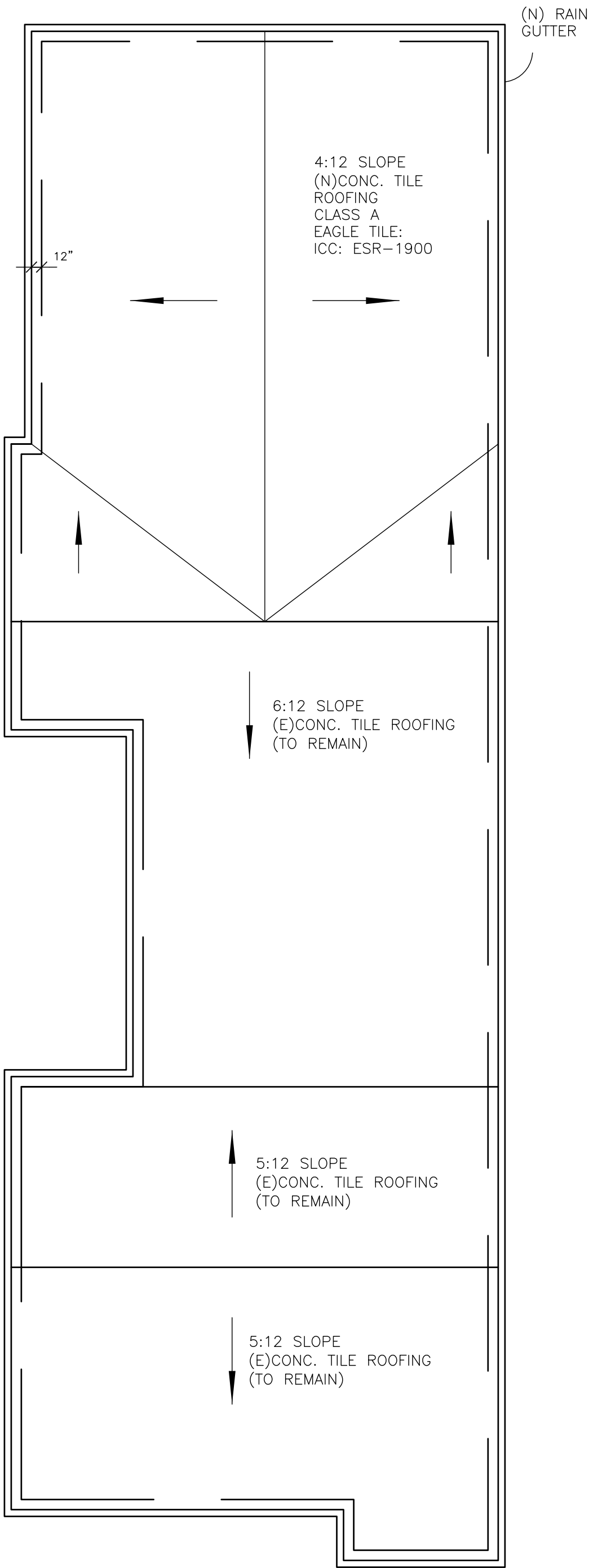
DRAWING TITLE

PROJECT DATA/ SITE PLAN





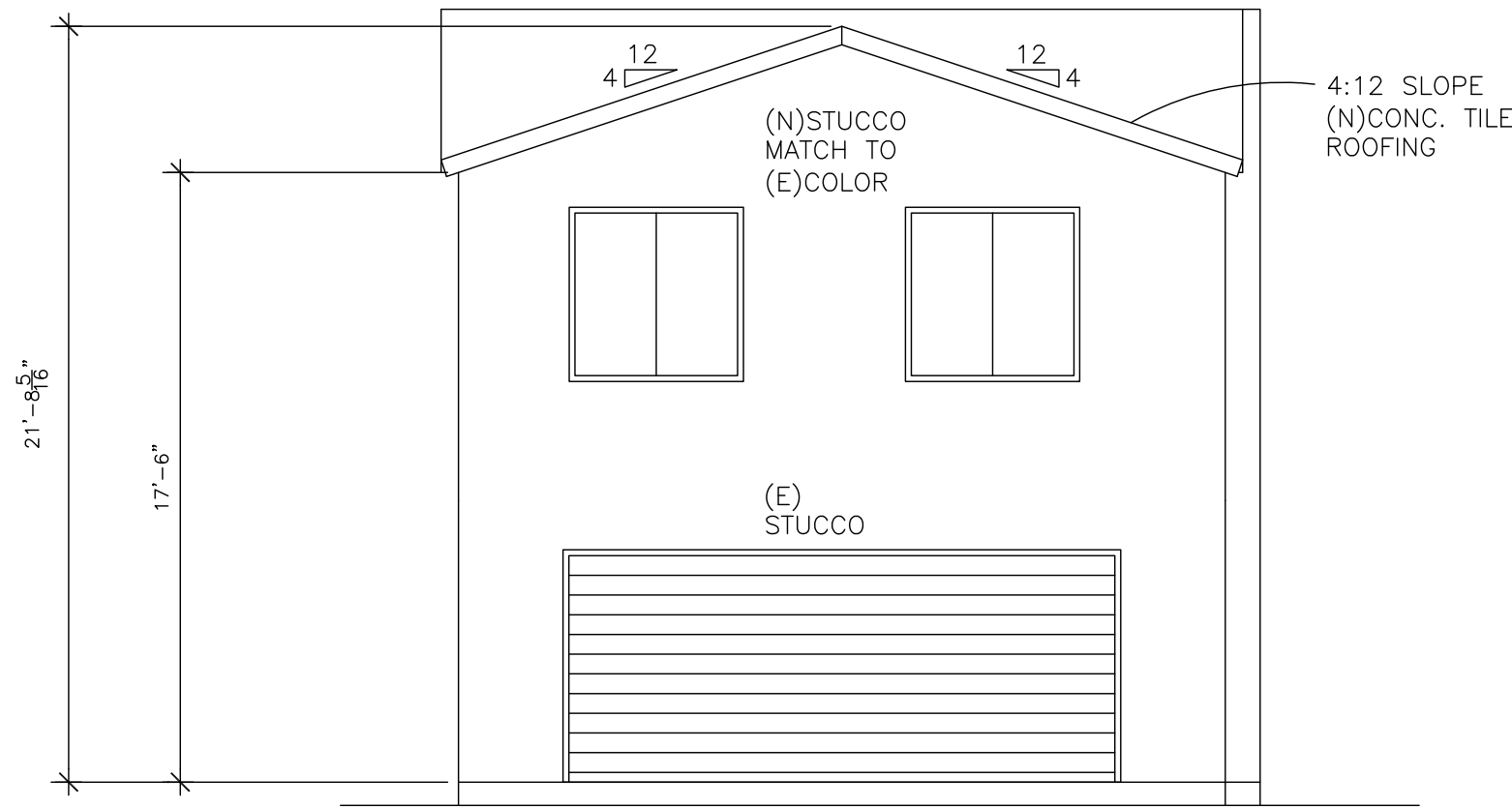
EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"



PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"



EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16"=1'-0"

PROJECT TITLE

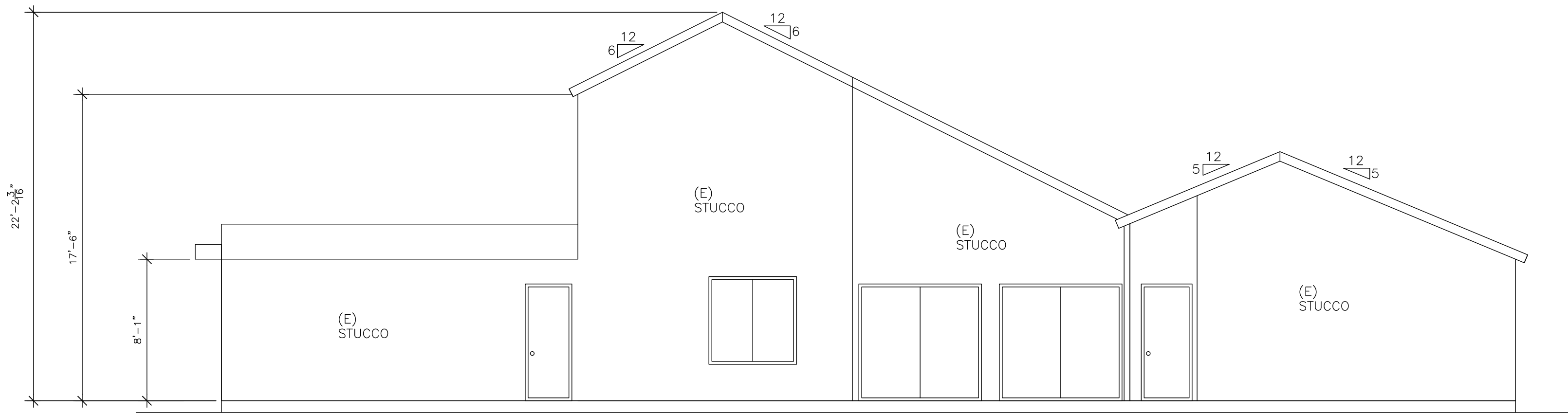
ADDITION
134 TANGRINE IRVINE, CA 92618

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

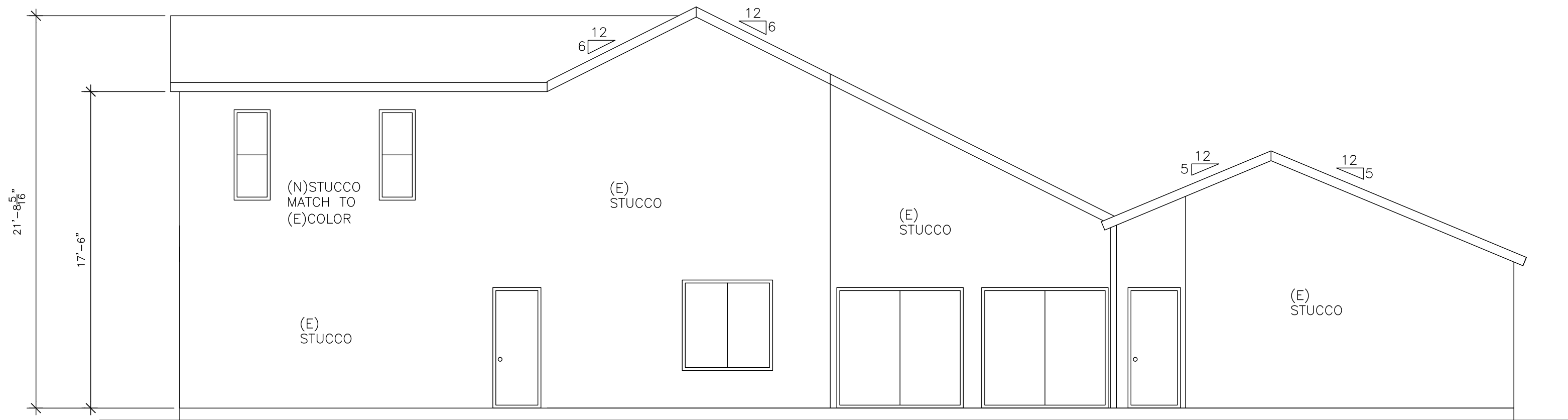
DRAWING TITLE

PLANS





EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

PROJECT TITLE

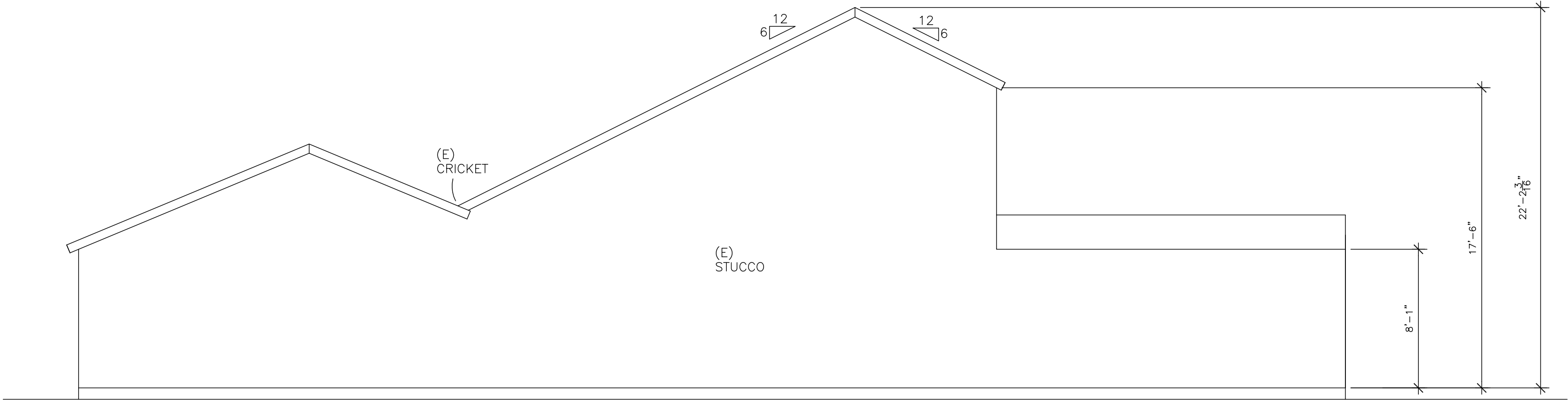
ADDITION
134 TANGRINE IRVINE, CA 92618

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

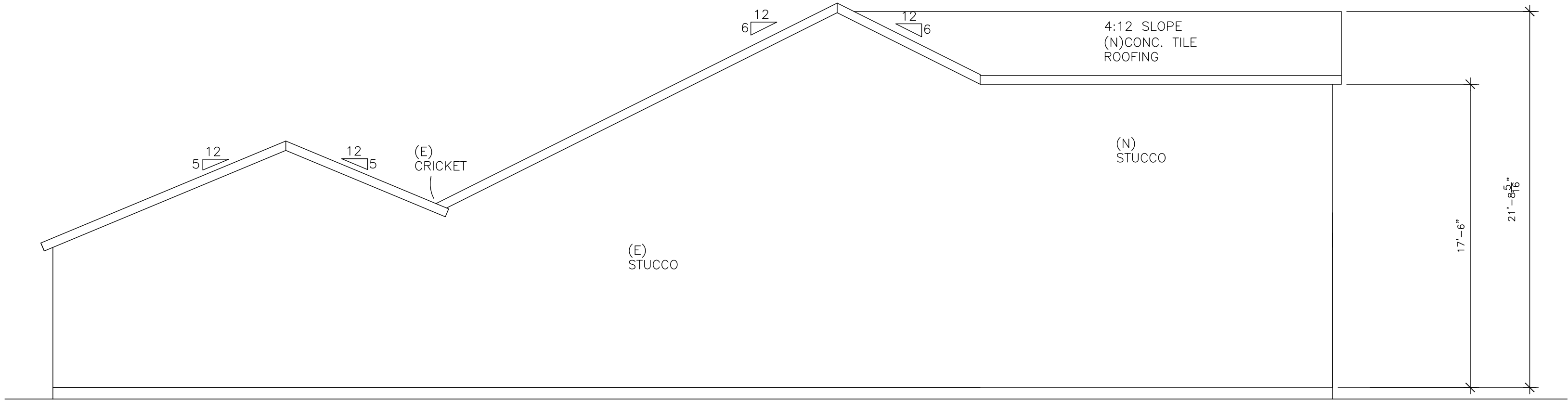
DRAWING TITLE

ELEVATIONS





EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"

PROJECT TITLE

ADDITION

134 TANGRINE IRVINE, CA 92618

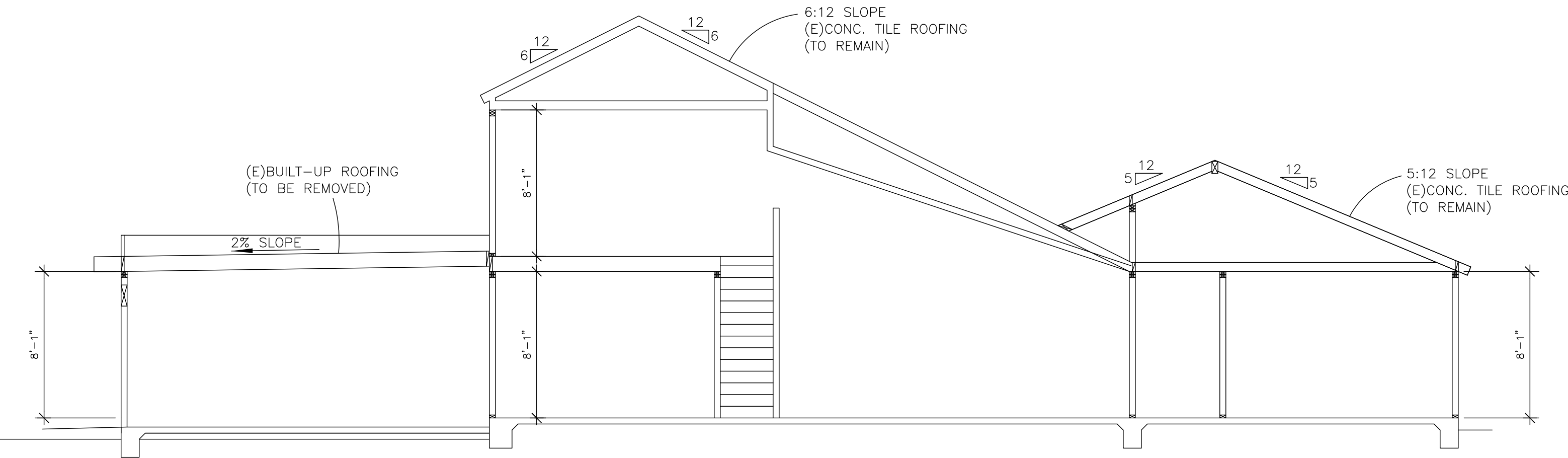
NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

DRAWING TITLE

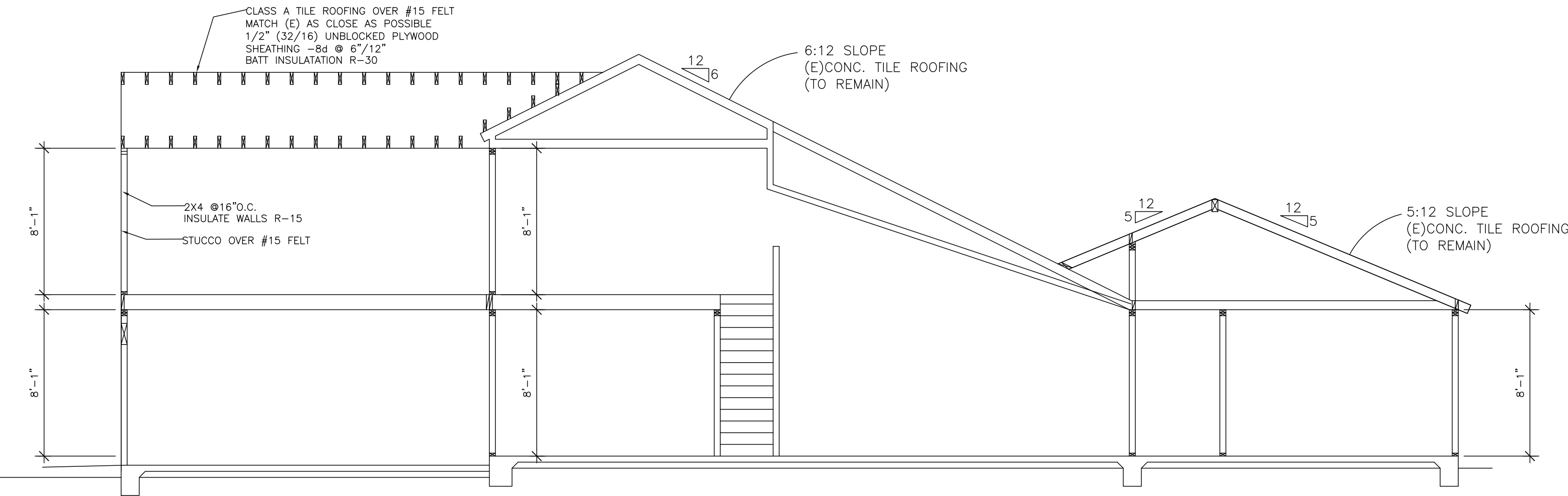
ELEVATIONS



		A-5



EXISTING SECTION A-A
SCALE: 3/16"=1'-0"



PROPOSED SECTION A-A
SCALE: 3/16"=1'-0"

PROJECT TITLE

ADDITION

134 TANGRINE IRVINE, CA 92618

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

DRAWING TITLE

SECTIONS



PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE ECC FIELD VERIFICATION

CERTIFICATE OF COMPLIANCE

Project Name: ADDITION	Enforcement Agency:
Dwelling Address: 134 TANGRINE	Permit Number:
City and Zip Code: IRVINE CA 92618	Permit Application Date: 04/08/2026

This compliance document is only applicable to addition that do not require field verification for compliance. When field verification is required, a CF1R-ADD-01 shall first be registered with an ECC-Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from field verification and diagnostic testing requirements may use the CF1R-ADD-02 and CF2R-ADD-02 compliance documents. Possible exemptions from duct leakage testing include: less than 25 feet (ft) of ducts were added or replaced; or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by an ECC-Rater. If space conditioning systems are altered and are not exempt from field verification and diagnostic testing, then a CF1R-ADD-01 and CF1R-ALT-02 must be completed and registered with an ECC-Provider Data Registry.

Additions or alterations that utilize closed cell Spray Polyurethane Foam (ccSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value greater than 5.8 per inch, or open cell Spray Polyurethane Foam (ocSPF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R ADD-01 with a ECC-Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE ECC FIELD VERIFICATION

A. General Information

Field	Field Name	Data Entry
01	Project Name	ADDITION
02	Date Prepared	04/08/2026
03	Project Location	134 TANGRINE IRVINE, CA 92168
04	Building Front Orientation (deg or cardinal)	225
05	CA City	IRVINE
06	Number of Dwelling Units with Additions	1
07	Zip Code	92126
08	Fuel Type	Electricity
09	Climate Zone	8
10	Total Conditioned Floor Area (ft ²) (Addition)	447
11	Building Type	Single Family
12	Slab Area (ft ²)	
13	Project Scope	Select as many as are applicable from the list: ☐ Addition < 300 ft ² ☐ Addition > 300 to ≤ 400 ft ² ☒ Addition > 400 to ≤ 700 ft ² ☐ Addition > 700 to ≤ 1000 ft ² ☐ ADU Addition ≤ 300 ft ² ☐ ADU Addition > 300 to ≤ 400 ft ² ☐ ADU Addition > 400 to ≤ 700 ft ² ☐ ADU Addition > 700 to ≤ 1000 ft ² ☐ JADU Addition ≤ 500 ft ² ☐ Space Heating System ☐ Space Cooling System ☐ Space Conditioning Duct System ☐ Water Heating ☐ Fenestration (If selected, fill out A14) ☐ Opaque Exterior Doors>>
14	Fenestration Exceptions	User selects as many as are applicable from list: ☐ NA (do not allow other entries) ☐ Installing ≤ 3ft ² glass in door ☐ Installing ≤ 3ft ² tubular skylight ☐ Installing ≤ 16ft ² skylight

PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE ECC FIELD VERIFICATION

B. Opaque Surface Details – Framed (Section 150.2(a) and 150.1(c)1)

Note:

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

Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Tag/ID			
02	Assembly Type	WALL	ROOF	
03	Frame Type	2X4	2x10	
04	Frame Depth (inches)	4	10	
05	Frame Spacing (inches)	16 in O.C	24 in O.C	
06a	Proposed Cavity R-value	15	30	
06b	Proposed Continuous Insulation R-value			
07	Proposed U-Factor			
08	Required U-Factor from Table 150.1-A			
09	Comments			

PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE ECC FIELD VERIFICATION

C. Opaque Surface Details – Nonframed Section 150.1(c)1)

Notes:

Where insulation is installed above the roofing membrane, or above the layer used to seal the roof from water penetration, the insulation shall have a maximum water absorption of 0.3 percent by volume when tested according to American Society for Testing and Materials (ASTM) Standard C272.

Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Tag/ID			
02	Assembly Type			
03	Assembly Materials			
04	Thickness (inches)			
05	Proposed Core Insulation R-value			
06a	Proposed Cavity R-value			
06b	Proposed Continuous Insulation R-value			
07	Proposed U-Factor			
08	Required U-Factor or R-Value			
09	Comments			

PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE ECC FIELD VERIFICATION

D. Opaque Surface Details – Masonry/Mass Walls (Section 150.1(c)18ii)

Note: When insulation is added to the outside of a mass wall and/or when the inside is furred and insulated, the performance data may be adjusted using Equation 4-4 in the Reference Appendices, Joint Appendix, JA4.

Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Tag/ID			
02	Above or Below Grade?			
03	Proposed Masonry/Mass Wall Type			
04	Proposed Mass Thickness (inches)			
05	Proposed Exterior Insulation - R-Value			
06	Proposed Exterior Insulation - U-Factor			
07	Proposed Interior Insulation - R-value			
08	Proposed Interior Insulation - U-Factor			
09	Required Exterior Insulation - R-value			
10	Required Exterior Insulation - U-Factor			
11	Required Interior Insulation - R-Value			
12	Required Interior Insulation - U-Factor			

PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE ECC FIELD VERIFICATION

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

Note:

Heated slab floors require mandatory slab insulation (see Table 110.8-A).

Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Floor Type			
02	Proposed Insulation R-value	☒ N/A	☐ N/A	☐ N/A
03	Proposed Insulation U-factor	☐ N/A	☐ N/A	☐ N/A
04	Required Insulation R-value	☒ N/A	☐ N/A	☐ N/A
05	Required Insulation U-factor	☒ N/A	☐ N/A	☐ N/A
06	Comments			

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

A radiant barrier is required (for Climate Zones 2-15)

- Radiant barriers shall meet specific eligibility and installation criteria to receive credit for compliance with the Building Energy Efficiency Standards for low-rise residential buildings. Refer to Reference Appendices, Residential Appendix, RA4.2.1
- The emittance of the radiant barrier shall be less than or equal to 0.05 as tested in accordance with American Society for Testing and Materials (ASTM) C1371 or ASTM E408.
- For Prescriptive Compliance the attic shall be ventilated to provide a minimum free ventilation area of not less than 1 square foot (ft²) of vent area for each 300 square feet (ft²) of attic floor area with a minimum of 30 percent upper vents. Refer to Reference Appendices, Residential Appendix, RA4.2.1.
- Ridge vents or gable end vents are recommended to achieve the best performance. The material should be cut to allow for full airflow to the venting. Refer to Reference Appendices, Residential Appendix, RA4.2.1.1

Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Radiant Barrier installed below the roof deck and on all gable end walls	☐ Yes ☐ No ☒ N/A	☐ Yes ☐ No ☐ N/A	☐ Yes ☐ No ☐ N/A
02	Comments			

PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE ECC FIELD VERIFICATION

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

Notes:

- Exception 1: Any roof area covered by building integrated photovoltaic (PV) panels and solar thermal panels are not required to comply withthe Cool Roof requirements.
- Exception 2: Roof constructions with weight of 25 pounds per square foot (lb/ft²) are also not required to comply with the Cool Roof requirements.
- Liquid field applied coatings must comply with installation criteria from Section 110.8(i)4.

Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Tag/ID			
02	Exception			
03	Roof Pitch			
04	Method of Compliance			
05	Product Type			
06	CRRC Product ID Number	☐ N/A	☐ N/A	☐ N/A
07	Proposed Initial Solar Reflectance	☐ N/A	☐ N/A	☐ N/A
08	Proposed Aged Solar Reflectance	☐ N/A	☐ N/A	☐ N/A
09	Proposed Thermal Emittance	☐ N/A	☐ N/A	☐ N/A
10	Proposed SRI (Optional)	☐ N/A	☐ N/A	☐ N/A
11	Required Aged Solar Reflectance	☐ N/A	☐ N/A	☐ N/A
12	Required Thermal Emittance	☐ N/A	☐ N/A	☐ N/A
13	Required SRI (Optional)	☐ N/A	☐ N/A	☐ N/A

PRESCRIPTIVE RESIDENTIAL ADDITIONS THAT DO NOT REQUIRE ECC FIELD VERIFICATION

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

Field	Field Name	Data Entry 1	Data Entry 1	Data Entry 1
01	Addition Type ft ²	447		
02	Maximum Allowed Fenestration Area for All Orientations ft² – The Greater of: Maximum Calculated based on Allowed %	120		
03	Maximum Allowed Fenestration Area for All Orientations ft² – The Greater of: Maximum Calculated Allowed ft ²	120		
04	Maximum Allowed West-Facing Fenestration Area Only ft² – The Greater of: Maximum Calculated based on Allowed %	☒ N/A	☐ N/A	☐ N/A
05	Maximum Allowed West-Facing Fenestration Area Only ft² – The Greater of: Maximum Calculated Allowed ft ²	☐ N/A	☐ N/A	☐ N/A
06	Maximum Allowed U-factor (Windows)	0.3		
07	Maximum Allowed U-factor (Skylights)	0.23		
08	Maximum Allowed SHGC (Windows)			
09	Maximum Allowed SHGC (Skylights)	☒ N/A	☐ N/A	☐ N/A
10	Comments			

I. Fenestration Proposed Areas and Efficiencies (Section 150.2(a))

Note:
If meeting Exception 1 to 150.1(c)3A, New dwelling units with a conditioned floor area of 500 square feet or less in Climate Zone 5 may comply with a maximum U-factor of 0.30.
If meeting Exception 2 to 150.1(c)3A, Installing less than or equal to 3 square feet (ft²) glass in door, or less than or equal to 3 square feet (ft²) tubular skylight, it is assumed to meet the minimum required U-factor of 0.27 for climate zones 1 through 5, 11 through 14 and 16, and 0.30 for climate zones 6 through 10 and 15 & SHGC of 0.23 for climate zones 2, 4, 6 through 15.
If meeting Exception 3 to 150.1(c)3A, If meeting Exception 1 to 150.1(c)3A, Installing less than or equal to 16 square feet (ft²) tubular skylight, it is assumed to meet the minimum required U-factor (0.40) & SHGC (0.30). In Climate Zones 1, 3, 5, and 16 there is no SHGC requirement. Doors with greater than or equal to 25 percent glazing area are considered glazed doors and are treated as fenestration products.

Table I-1				
Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Tag/ID			
02	Fenestration Type		WINDOW	WINDOW
03	Frame Type		VYNYL	VYNYL
04	Dynamic Glazing		DUAL	DUAL
05	Orientation N, S, W, E		S	W
06	Number of Panes		2	2
07	Proposed Fenestration Area (ft²)		20	
08	Proposed West Facing Fenestration Area (ft²)			50
09	Proposed U-factor		0.3	0.3
10	Proposed U-factor Source			
11	Proposed SHGC	☐ N/A	0.23 ☐ N/A	0.23 ☐ N/A
12	Proposed SHGC Source	☐ N/A	☐ N/A	☐ N/A
13	Exterior Shading Device			
14	Combined SHGC from CF1R-ENV-03	☐ N/A	☐ N/A	☐ N/A

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

Alterations to space conditioning systems shall be exempt from field verification and diagnostic testing requirements as prerequisite for use of the CF1R-ADD-02 and CF2R-ADD-02 compliance documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from field verification and diagnostic testing, then a CF1R-ADD-01 and CF1R-ALT-02 shall be completed and registered with an ECC Provider Data Registry. In each row below for each space conditioning system, check the box that indicates the exemption from field verification compliance:
a: space conditioning system was not altered;
b: less than 25 feet (ft) of ducts were added or replaced;
c: (exempt from duct leakage testing) if: the existing duct system was insulated with asbestos;
d: (exempt from duct leakage testing) if: the existing duct system was previously tested and passed by an ECC-Rater.

01	02	03
SC System Identification or Name	SC System Location or Area Served	Exemption from ECC Verification
(E)FAU		☐ a ☒ b ☐ c ☐ d
		☐ a ☐ b ☐ c ☐ d
		☐ a ☐ b ☐ c ☐ d
		☐ a ☐ b ☐ c ☐ d
		☐ a ☐ b ☐ c ☐ d
		☐ a ☐ b ☐ c ☐ d
		☐ a ☐ b ☐ c ☐ d

Field	Field Name	Data Entry
15	Total Proposed Fenestration Area	70
16	Maximum Allowed Fenestration Area	120
17	Compliance Statement: Total Proposed Fenestration Area ≤ Maximum Allowed Fenestration Area	☒ Yes ☐ No ☐ N/A
18	Total Proposed West-Facing Fenestration Area	50 ☐ N/A
19	Maximum Allowed West-Facing Fenestration Area	60 ☐ N/A
20	Compliance Statement: Total Proposed West-Facing Fenestration Area ≤ Maximum Allowed West-Facing Fenestration Area	☒ Yes ☐ No ☐ N/A
21	Proposed Fenestration U-factor (Windows)	0.3 ☐ N/A
22	Required Fenestration U-factor (Windows)	0.3
23	Compliance Statement: Proposed Fenestration U-factor ≤ Required Fenestration U-factor	☒ Yes ☐ No ☐ N/A
24	Proposed Fenestration SHGC (Windows)	0.23 ☐ N/A
25	Required Fenestration SHGC (Windows)	0.23 ☐ N/A
26	Compliance Statement: Proposed Fenestration SHGC ≤ Required Fenestration SHGC	☒ Yes ☐ No ☐ N/A
27	Proposed Fenestration U-factor (Skylights)	☐ N/A
28	Required Fenestration U-factor (Skylights)	
29	Compliance Statement: Proposed Fenestration U-factor ≤ Required Fenestration U-factor	☐ Yes ☐ No ☐ N/A
30	Proposed Fenestration SHGC (Skylights)	☐ N/A
31	Required Fenestration SHGC (Skylights)	
32	Compliance Statement: Proposed Fenestration SHGC ≤ Required Fenestration SHGC	☐ Yes ☐ No ☐ N/A

Documentation Author's Declaration Statement 1. I certify that this Certificate of Compliance documentation is accurate and complete.	Author Name NING LI Author Signature 4/8/26 Date Signed Company Name CEA/AEA/ECC Certification ID 1619 GOLDEN GATE Address CHULA VISTA CA919 City/State/Zip 8583806125 Phone
Responsible Person's Declaration Statement I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I understand that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement. 6. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.	Responsible Name NING LI Responsible Signature 4/8/26 Date Signed Company Name License No. 1619 GOLDEN GATE Address CHULA VISTA CA 919 City/State/Zip 8583801625 Phone

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.

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

Notes:
• Any door with 25 percent or more glass is considered a glazed door and is counted as a fenestration product in Tables H and I.
• Do not include fire-rated doors between garage or unconditioned space, and conditioned space.
• If using weighted average to achieve required maximum U-factor, attach CF1R-ENV-02-E.

Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Tag/ID			
02	Area			
03	Proposed U-factor			
04	Proposed U-factor Source			
05	Required Maximum U-factor			
06	Weighted Average (Yes/No)	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
07	Comments			

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

List water heaters and boilers for both domestic hot water (DHW) heaters and hydronic space heating.
Options:
1. A single heat pump water heater. The storage tank shall not be located outdoors and shall be placed on an incompressible, rigid insulated surface with a minimum thermal resistance of R-10. The water heater shall be installed with a communication interface that meets either the requirements of Section 110.12(a) or has an ANSI/CTA-2045-B communication port; or
2. A single heat pump water heater that meets the requirements of NEEA Advanced Water Heater Specification Tier 3 or higher; or
3. For addition that are 500 square feet or less, an electric water heater with point of use distribution as specified in the Reference Appendices, Residential Appendix, RA4.4.5

Field	Field Name	Data Entry 1	Data Entry 2	Data Entry 3
01	Water Heating System ID or Name	(E) WATER HEAT		
02	System Option (from §150.2(a)1D)			
03	# of Water Heaters/ Compressors in System			
04	Water Heater Type			
05	Fuel Type			
06	Tank Location			
07	Distribution Type			



STATEMENT OF SPECIAL INSPECTION

Special Inspections shall be performed in accordance with Chapter 17 of the California Building Code (CBC) and the City of Irvine Special Inspection Manual.

INSTRUCTIONS: Place an **X** preceding each applicable section or indicate **N/A** if not applicable. Provide a complete and detailed description, detail, or plan sheet reference where required to complete an applicable section. Incorporate this completed form in its entirety into the project construction plans for plan check review.

SECTION 1705.5: SPECIAL INSPECTIONS

1. <u>N/A</u>	Special Cases, Section 1705.1.1 The following describes additional systems or elements subject to special inspection as required by the Chief Building Official, Engineer of Record, manufacturer's instructions, or Evaluation Report:
2. <u>N/A</u>	Structural Steel, Section 1705.2 Special inspections and nondestructive testing of structural steel elements shall be in accordance with AISC 360. Offsite fabrication may only be performed by an approved fabricator. See City of Irvine Informational Bulletin 311. Cold-Formed Steel Deck, Section 1705.2.2 Special inspections for cold formed steel floor and roof deck shall be in accordance with the quality assurance inspection requirements of SDI QA/QC. Open-Web Steel Joists and Joist Girders, Section 1705.2.3 Special inspections of open-web steel joists and joist girders shall be in accordance with Table 1705.2.3.
3. <u>N/A</u>	Concrete Construction, Section 1705.3 All structural concrete is subject to special inspection per CBC Table 1705.3 and City of Irvine Information Bulletin 181.
4. <u>N/A</u>	Masonry Construction, Section 1705.4 Special inspections and tests of masonry construction shall be performed in accordance with the quality assurance program requirements of TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6 except masonry fireplaces, masonry heaters, or masonry chimneys installed or constructed in accordance with Section 2111, 2112, or 2113, respectively.
5. <u>N/A</u>	Wood Construction, Section 1705.5 Special inspections of prefabricated wood structural elements and assemblies shall be in accordance with Section 1704.2.5. Offsite fabrication may only be performed by an approved fabricator. See City of Irvine Informational Bulletin 311.
6. <u>N/A</u>	Mass Timber Construction, Section 1705.5.7 Special inspections of Mass Timber elements shall be in accordance with Table 1705.5.7. Periodic special inspection will also be required for Mass Timber sealants and adhesives in accordance with Section 1705.20, when required by 703.9.
7. <u>N/A</u>	High Load Diaphragms, Section 1705.5.1 The following describes high load diaphragms (diaphragms designed in accordance to CBC Table 2306.2) subject to special inspection requirements as described in Section 1704.2 (plan sheet or detail reference is acceptable):

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STATEMENT OF SPECIAL INSPECTION

8. <u>N/A</u>	Metal-Plate-Connected Wood Trusses, Section 1705.5.2 Special inspection of wood trusses with an overall height greater than or equal to 60 inches, or with a clear span greater than or equal to 60 feet is required in accordance with CBC 1705.5.2.
9. <u>N/A</u>	Soils, Section 1705.6 Footing excavations are subject to verification that proper depth and bearing material have been reached prior to placement of concrete per CBC Table 1705.6 (NOTE: Work performed under a grading permit is subject to separate special inspection requirements.)
10. <u>N/A</u>	Driven Deep Foundations, Section 1705.7 Driven deep foundations are subject to special inspection per CBC Table 1705.7.
11. <u>N/A</u>	Cast-in-Place Deep Foundations, Section 1705.8 Cast-in-place deep foundations are subject to special inspection per CBC Table 1705.8.
12. <u>N/A</u>	Helical Pile Foundation, Section 1705.9 Helical pile foundations are subject to special inspection per CBC Section 1705.9.
13. <u>N/A</u>	Sprayed Fire-Resistant Materials, Section 1705.14 Special inspections and tests of sprayed fire-resistant materials applied to floor, roof, and wall assemblies and structural members shall be performed in accordance with Sections 1705.14.1 through 1705.14.
14. <u>N/A</u>	Mastic and Intumescent Fire-Resistant Coatings, Section 1705.15 Mastic and intumescent fire-resistant coatings applied to structural elements and decks shall be performed in accordance with Association of the Wall and Ceiling Industry (AWCI) Technical Manual 12-B.
15. <u>N/A</u>	Exterior Insulation and Finish Systems (EIFS), Section 1705.16 Exterior insulation and finish systems (EIFS) are subject to special inspection per CBC Section 1705.16.
16. <u>N/A</u>	Fire-Resistant Penetrations and Joints, Section 1705.17 In high-rise buildings or in buildings assigned to Risk Category III or IV, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems, and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.3.1.2, 714.4.2, 715.3, and 715.4 shall be in accordance with Section 1705.17.1 or 1705.17.2.
17. <u>N/A</u>	Smoke Control, Section 1705.18 Via Orange County Fire Authority (OCFA) procedures.

SECTION 1705.12: SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

The following are applicable to specified seismic force-resisting systems, designated seismic systems, and architectural, mechanical, and electrical components. See CBC Sections 1705.12.1 through 1705.12.9 to determine applicability.

Seismic-Force Resisting Systems. The following describes the seismic-force resisting systems(s) subject to special inspection per applicable CBC Sections 1705.12.1 through 1705.12.9 as indicated below:

18. <u>N/A</u>	Structural Steel, Section 1705.12.1 Special inspections of structural steel in the seismic force resisting systems of buildings shall be performed in accordance with the quality assurance requirements of American Institute of Steel Construction (AISC) 341.
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STATEMENT OF SPECIAL INSPECTION

19. <u>X</u>	Structural Wood, Section 1705.12.2 For the seismic force-resisting systems: 1. Continuous special inspection shall be required during field gluing operations of elements of the seismic force-resisting system. 2. Periodic special inspection shall be required for nailing, bolting, anchoring, and other fastening of elements of the seismic force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels, and hold-downs. Exception: Special inspections are not required for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to other elements of the seismic force-resisting system, where the fastener spacing of the sheathing is more than 4 inches on center. Provide plan sheet or detail reference where the special inspection is required. S-02
20. <u>N/A</u>	Cold-Formed Steel Light-Frame Construction, Section 1705.12.3 For the seismic force-resisting systems of structures, periodic special inspection shall be required: 1. For welding operations of elements of the seismic force-resisting system; and 2. For screw attachment, bolting, anchoring, and other fastening of elements of the seismic force-resisting system, including shear walls, braces, diaphragms, collectors (drag struts), and hold-downs. Provide plan sheet or detail reference where the special inspection is required.
21. <u>N/A</u>	Designated Seismic Systems, Section 1705.12.4 The special inspector shall examine designated seismic systems requiring seismic qualification in accordance with Section 13.2.2 of ASCE 7 and verify that the label, anchorage and mounting conform to the certificate of compliance.
22. <u>N/A</u>	Architectural Components, Section 1705.12.5 Periodic special inspection is required during the erection and fastening of: ☐ Exterior cladding, and exterior or interior veneer, more than 30 feet in height above grade or walking surface, or weighing more than 5 psf as indicated on plan sheet(s): ☐ Non-bearing walls more than 30 feet in height or weighing more than 15 psf as indicated on plan sheet(s):
23. <u>N/A</u>	Access Floors, Section 1705.12.5.1 Periodic special inspection is required for the anchorage of access floors.
24. <u>N/A</u>	Mechanical and Electrical Components, Section 1705.12.6 Periodic special inspection is required during installation and anchorage of: ☐ Electrical equipment for emergency or standby power systems. ☐ The piping system(s) and associated mechanical units intended to hazardous materials as indicated on plan sheet(s):

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STATEMENT OF SPECIAL INSPECTION

	☐ The HVAC ducts intended to carry hazardous materials as indicated on plan sheet(s): ☐ The vibration isolation system as indicated on plan sheet(s) :
25. <u>N/A</u>	Storage Racks and Access Floors, Section 1705.12.7 Periodic special inspection is required during the anchorage of storage racks 8 feet or greater.
26. <u>N/A</u>	Seismic Isolation System, Section 1705.12.8 Periodic special inspection is required during the fabrication and installation of ☐ isolator units and ☐ energy dissipation devices.
27. <u>N/A</u>	Cold-Formed Steel Special Bolted Moment Frames, Section 1705.12.9 Periodic special inspection shall be provided for the installation of cold-formed steel special bolted moment frames.

SECTION 1705.13: TESTING FOR SEISMIC RESISTANCE

28. <u>N/A</u>	Structural Steel, Section 1705.13.1 The following describes required testing of welds, base metal, weld tab removal sites, and thermally cut surfaces of beam copes or access holes per CBC Section 1708 and AISC 341. MT= Magnetic Particle Testing per Appendix W of Section W4.2 AISC 341, UT= Ultrasonic Testing per Appendix W, Section 4.1. Testing procedures and acceptance criteria shall conform to AISC 341 and AWS D1.1. ☐ K-area welding: web area shall be MT'd for cracks in the k-area base metal within 3 inches minimum of the weld. ☐ Complete joint penetration groove welds. All shall be UT'd for materials 5/16 inches or thicker. ☐ Complete joint penetration groove welds. 25% of all beam to column connections shall be MT'd. ☐ Base metal for lamellar tearing: UT testing for discontinuities behind and adjacent to weld fusion line for all complete joint penetration groove welded connections for tension loading in the through thickness direction of base metal greater than 1 1/2 inch thickness to connected piece greater than 3/4 inch. ☐ Flange and web thickness exceeding 1 1/2 inches— welded splices and connections, — thermally cut surfaces of beam copes and access holes shall be MT or penetrant tested. ☐ End of welds from which a weld tab has been removed shall be MT'd. (NOTE: N/A for continuity plate weld tabs) ☐ UT percentage reduction protocol is as follows (NOTE: May not exceed that allowed by AISC 341): ☐ MT percentage reduction protocol is as follows (NOTE: May not exceed that allowed by AISC 341):
29. <u>N/A</u>	Nonstructural Components, Section 1705.13.2 The registered design professional shall specify on the approved construction documents the requirements for seismic qualification. Certificate of compliance for the seismic qualification shall be provided to the building official as specified in Section 1704.5.
30. <u>N/A</u>	Designated Seismic Systems, Section 1705.13.3 The registered design professional shall specify on the approved construction documents the requirements for seismic qualification. Certificate of compliance for the seismic qualification shall be provided to the building official as specified in Section 1704.5.

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STATEMENT OF SPECIAL INSPECTION

SECTION 1705.11: SPECIAL INSPECTIONS FOR WIND RESISTANCE

Special inspections for wind resistance, Section 1705.11 Special inspections for wind resistance specified in Sections 1705.11.1 through 1705.11.3

31. <u>N/A</u>	Structural Wood, Section 1705.11.1 Continuous special inspection is required during field gluing operations of elements of the main windforce-resisting system. Periodic special inspection is required for nailing, bolting, anchoring, and other fastening of elements of the main windforce-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, and hold-downs. Exception: Special inspections are not required for wood shear walls, shear panels, and diaphragms where the fastener spacing of the sheathing is more than 4 inches on center.
32. <u>N/A</u>	Cold-Formed Steel Light-Frame Construction, Section 1705.11.2 Periodic special inspection is required for welding operations of elements of the main windforce-resisting system. Periodic special inspection is required for screw attachment, bolting, anchoring, and other fastening of elements of the main windforce-resisting system, including shear walls, braces, diaphragms, collectors (drag struts), and hold-downs. See Section 1705.11.2 for exceptions.
33. <u>N/A</u>	Wind-Resisting Components, Section 1705.11.3 Periodic special inspection is required for fastening of the following systems and components: 1. Roof covering, roof deck, and roof framing connections. 2. Exterior wall covering and wall connections to roof and floor diaphragms and framing.

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PROJECT TITLE

ADDITION
134 TANGRINE IRVINE, CA 92618

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE

DRAWING TITLE

STATEMENT OF SPECIAL INSPECTION (FORM 66-110)



A-9

GENERAL STRUCTURAL NOTES

GENERAL

1. CONTRACTORS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS. STRUCTURAL ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH 2025 CALIFORNIA BUILDING CODE.
3. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS.
4. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
5. WHERE NO DETAILS SHOWN OR NOTED ON THE DRAWINGS, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK. OPENINGS, POCKETS, SLEEVES, ETC., SHALL NOT BE PLACED IN SLABS, BEAMS, WALLS, COLUMNS AND FOOTINGS UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
7. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOADS SHALL NOT EXCEED DESIGN LIVE LOADS FOR EACH PARTICULAR LEVEL. PROVIDE ADEQUATE SHORING AND BRACING IF LOAD EXCEED DESIGN LIVE LOAD OR WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.
8. THIS SET OF DRAWINGS REPRESENT THE FINISHED STRUCTURE. METHOD OF CONSTRUCTION NOT NECESSARILY INDICATED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING, SCAFFOLDING, ETC.

STRUCTURAL DESIGN CRITERIA

1. NO SOILS REPORT:
ASSUME SOILS BEARING PRESSURE = 1,000 p.s.f.
FOUNDATION DESIGN SHALL BE 18" MIN. DEPTH OF FOOTING BELOW LOWEST ADJACENT FINISH GRADE, AND 12" MIN. WIDTH FOR 1ST STORY; 15" MIN. WIDTH FOR 2-STORY. BEAR ON FIRM NATIVE OF PROPERLY COMPACTED SOILS.

DESIGN LOADS:	DEAD	LIVE
	(PSF)	(PSF)
ROOF	25	20
FLOOR	15	40

3. LATERAL LOADS

WIND DESIGN DATA:	
BASIC WIND SPEED	96 MPH
IMPORTANCE FACTOR I	1.0
OCCUPANCY CATEGORY	II
WIND EXPOSURE	C

EARTHQUAKE DESIGN DATA:

IMPORTANCE FACTOR I	1.0
SITE CLASS	D (DEFAULT)
Ss	1.42
S1	0.45
SDS	1.14
SD1	0.75
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC FORCE-RESISTING SYSTEM	A16-WOOD STRUCTURAL PANEL
DESIGN BASE SHEAR	0.7V=0.123*W (ASD LEVEL)
Cs	0.175
R	6.5
USE EQUIVALENT LATERAL FORCE PROCEDURE	

4. LUMBER GRAGES (U.N.O)

- 6X & 8X POSTS /BEAMS /HEADRES: DFL#1
4X POSTS /BEAMS/ HEADERS: DFL #2
2X JOISTS /RAFTERS: DFL #2
STUDS: DFL #2
TOP PLATES & MUD SILLS: DFL CONSTRUCTION GRADE OR BETTER
SEE STRUCTURAL WOOD NOTE #11 FOR ADDITIONAL MUD SILL REQUIREMENTS

5. THE FOLLOW BEAMS/ HEADERS/ RIMS CAN BE FROM ANY MANUFACTURER WITH CURRENT ICC ES-EVALUATION REPORT WITH THE FOLLOWING MECHANICAL PROPERTIES:
FOR "PSL" BEAM / HEADERS:
3½" & WIDER: Fb = 2900 PSI (MIN.), Fv = 290 PSI (MIN.) E = 2.9 x 10⁶PSI (MIN.)
1½" & 2½": Fb = 2900 PSI (MIN.), Fv = 290 PSI (MIN.) E = 2.9 x 10 PSI (MIN.)

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE AS FOLLOWS
- A. NO. 4 BARS AND SMALLER - INTERMEDIATE GRADE CONFORMING TO A615-40
B. NO. 5 BARS AND LARGER - HARD GRADE CONFORMING TO A615-60
C. ALL MASONRY WALL REINFORCING, INCLUDING MASONRY WALL FOOTINGS, SHALL BE INTERMEDIATE GRADE CONFORMING TO A615-60
D. ALL BARS EXCEPT NO. 2 BARS SHALL BE DEFORMED AS PER ASTM A305
E. WIRE MESH SHALL CONFORM TO ASTM A185
F. REBARS TO BE WELDED SHALL BE CONFORMING TO ASTM A-706, GRADE 60
2. GRADE 60 BARS SHALL BE MARKED SO ITS IDENTIFICATION CAN BE MADE WHEN THE FINAL IN PLACE INSPECTION IS MADE.
3. REINFORCING STEEL AT THE TIME OF THE CONCRETE IS PLACED SHALL BE FREE FROM MUD, OIL, OR OTHER NON METALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.
4. BAR SUPPORTS SHALL CONFORM TO THE BAR SUPPORT SPECIFICATIONS CONTAINED IN THE "MANUAL OF STANDARD PRACTICE" BY ACI.
5. A CERTIFIED COPY OF MILL TEST ON EACH HEAT OF REINFORCING STEEL DELIVERED SHOWING PHYSICAL AND CHEMICAL ANALYSIS SHALL BE PROVIDED UPON REQUEST AT THE TIME OF SHIPMENT.
6. ALL REQUIREMENT OF CONCRETE REINFORCEMENT NOT COVERED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE".
7. BARS SHALL BE SECURELY TIED TO PREVENT DISPLACEMENT DURING THE CONCRETE OPERATION AND ALL DOWELS SHALL BE WIRED IN PLACE BEFORE DEPOSITING CONCRETE.
8. REINFORCING BARS SHALL CONFORM ACCURATELY TO THE DIMENSIONS SHOWN ON THE DRAWINGS WITH THE FABRICATING TOLERANCES PER ACI "MANUAL OF STANDARD PRACTICE."
9. REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER THAT WILL INJURE THE MATERIAL.

STRUCTURAL WOOD

- MINIMUM QUALITY
1. ALL STRUCTURAL WOOD SHALL BE DOUGLAS FIR LARCH SPECIES, (19% MAXIMUM MOISTURE CONTENT AT THE TIME OF CONSTRUCTION U.N.O)
2. ALL MACHINE BOLTS SHALL CONFORM TO ASTM A307. HOLES FOR BOLTS SHALL BE DRILLED ¼" LARGER THAN BOLT DIAMETER.
3. FOR NON-SHEAR WALL APPLICATIONS, ROUND WASHERS SHALL BE USED ON ALL BOLTS AND SHOULD CONFORM WITH ANSI/ASME B 18.22.1, USE MIN. 1½" Ø X ¾" THICK WASHER FOR ½" Ø BOLT, 1¾" Ø X ¾" THICK WASHER FOR ¾" Ø BOLT AND 2½" Ø X ¾" THICK WASHER FOR 1" Ø BOLT. U.N.O.
4. ALL NAILS SHALL BE SINKER NAILS AND STAGGERED U.N.O., EXCEPT AS SHOWN ON NAILING SCHEDULE.
5. ADHESIVE USED TO ATTACH FLOOR SHEATHING TO FRAMING ELEMENT SHALL CONFORM WITH APA SPECIFICATION AFG-01
6. MANUFACTURED HARDWARE SPECIFIED ON THE DRAWINGS ARE TO BE SIMPSON STRONG TIE (UNLESS SPECIFICALLY AUTHORIZED IN WRITING BY E.O.R.. FOLLOW ALL MANUFACTURER'S & RECOMMENDATIONS FOR INSTALLATION & HANDLING OF THE PRODUCT.
7. DO NOT BEND THE SIMPSON PA STRAPS.
- FRAMING:
8. ALL FRAMING, BRACING, NAILING, NOTCHING, DRILLING OR BORING SHALL BE ACCORDANCE WITH BUILDING CODE UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR REQUIRED BY THE LOCAL JURISDICTION.
9. FABRICATION AND HANDLING OF GLUE-LAM BEAMS SHALL BE PER ANSI/AITC A 190.1. STANDARD BEAMS TO BEAR LEGIBLE APA-ENS OR AITC GRADE STAMP. AN APA-EWS GRAN AITC CERTIFICATE OF CONFORMANCE FOR GLUED-LAMINATED MEMBERS SHOULD BE SUBMITTED TO THE FIELD INSPECTOR PRIOR TO INSTALLATION AND GLUE-LAM MEMBERS SHALL BE 24F-V4, DF/DF WITH STANDARD CAMBER ON ROOF BEAMS EXCEPT CANTILEVER END (U.N.O). ALL CANTILEVER ENDS AND FLOOR BEAMS SHALL HAVE ZERO CAMBER U.N.O. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE.
10. FASTENERS IN CONTACT WITH PRESERVATIVE TREATED LUMBER AND FIRE RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS, SILICON BRONZE OR COPPER. EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DDOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
11. STUD WALLS PERPENDICULAR TO A CONCRETE OR MASONRY WALL SHALL BE BOLTED TO THE CONCRETE OR MASONRY WALL WITH ¾" Ø X 8" A307 BOLTS AT TOP, MID-HEIGHT AND BOTTOM.
12. STRUCTURAL INFORMATION SHOWN ON FRAMING PLANS IS FOR THE MAIN STRUCTURAL ELEMENTS. NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER APPROVED CODE REQUIREMENTS.
13. CONVENTIONAL LIGHT FRAMED CONSTRUCTION REQUIREMENTS OF CHAPTER 23 SHOULD BE FOLLOWED AS REQUIRED.
14. WEIGHT OF THE ROOF TIE IS CONSIDERED TO BE 10PSF MAX. (TOTAL ROOF DEAD LOAD OF 19 PSF). IF ROOFING MATERIAL EXCEEDS THIS LOAD, THE FRAMING CONTRACTOR SHOULD NOTIFY E.O.R. IN WRITING PRIOR TO CONSTRUCTION.
15. TOP PLATES OF ALL WOOD STUD WALLS TO CONSIST OF (2) 2x's THE SAME WIDTH AS THE STUDS U.N.O. TOP PLATE SHALL LAP A MIN. OF 48" AND BE SPLICES WITH NOT LESS THAN 6-16 NAILS SPACED NOT MORE THAN 12" O.C.
16. ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATERIAL FROM ONE END TO THE OTHER AND FROM PLATE TO PLATE AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTINUITY OF SHEAR PANELS IS ASSURED.
17. ALL LEDGERS SHALL BE SPLICES WITH ST22 STRAP, UNLESS NOTED OTHERWISE.
18. ALL SHEAR TRANSFER NAILING SHALL BE PER DRAWINGS, AND CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION FOR INSPECTIONS TO REVIEW THE SAME.
19. PROVIDE POST/MULTIPLE STUDS AT LOWER FLOOR UNDER POST/MULTIPLE STUDS ABOVE. EACH POST/STUD SHALL BE FASTENED BY GYPSUM WALL BOARD w/5d COOLER NAILS Ø 7" O.C. U.N.O ON PLAN. PROVIDE FULL WIDTH AND DEPTH COMPRESSION BLOCK BETWEEN FLOORS AS SUCH LOCATIONS.
20. ALL JOIST HANGERS SHALL BE SIMPSON U HANGER, ALL BEAM HANGERS SHALL BE SIMPSON HU HANGER U.N.O. ON PLAN OR DETAIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
21. IF A DOUBLE SILL PLATE IS USED AT LIGHT-WEIGHT CONCRETE FLOORING, THEN THE FRAMING CONTRACTOR SHALL APPLY SILL PLATE NAILING TO BOTH SILL PLATES, AT 16" O.C MAX. OR SPECIFIED PER SCHEDULE.
22. USE THIS SPAN TABLE FOR STUD SPACING (U.N.O)

SIZE, HEIGHT AND SPACING OF WOOD STUD									
BEARING WALLS							NON-BEARING/NON-SHEAR WALLS		
STUD SIZES	STUD HEIGHTS	5TH TO 4TH FL	4TH TO 3RD FL	3RD TO 2ND FL	2ND TO 1ST FL	1ST TO 2ND FL	STUD HEIGHTS	FEET	MAXIMUM SPACING
	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES			INCHES
2X4	10	16	12					14	24
3X4	10	24	24	16				14	24
2X6	10	24	24	16	16	16		20	24
2-2X4	10			16	12				
2-2X6	10			24	24	24			

- SHALL NOT BE USED IN EXTERIOR WALLS
•• REFER TO PLANS FOR STUD HEIGHTS EXCEEDING THIS TABLE
••• FOR MAXIMUM SPACING AT SHEAR WALLS SEE S.W. SCHEDULE TABLE MOST RESTRICTIVE LIMIT SHALL GOVERN

23. HEADERS: USE MINIMUM 4X4 FOR OPENINGS LESS THAN 16" AT BEARING WALLS WITHOUT POINT LOADS. FOR NON-BEARING WALLS USE 2X4 FOR OPENINGS UP TO 3'-0" MAX. USE (2) 2X4 FOR OPENING UP TO 6'-0" MAX. USE 4X6 FOR OPENINGS UP TO 12'-0" MAX. U.N.O (2-2X ON EDGE CAN BE SUBSTITUTED FOR 4X MEMBERS)
24. WOOD TRUSS MANUFACTURER SHALL SUPPLY TO THE ENGINEER AND THE BUILDING DEPARTMENT CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL OF DESIGN LOADS, CONFIGURATION (2 OR 3 POINT BEARING), AND SHEAR TRANSFER, PRIOR TO FABRICATION. IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER TO OBTAIN BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.

25. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS.

CEILING JOIST

26. USE THIS SPAN TABLE FOR CEILING JOISTS GIVEN THE FOLLOW CONDITIONS (U.N.O. ON PLANS)

- A) DEAD LOAD = 6 PSF
B) LIVE LOAD = 10 PSF
C) TOTAL DEFLECTION = L/240
D) WITH ONE LAYER DRYWALL
E) USE DFL#2

2X4		2X6		2X8	
SPACING	MAX. SPAN	SPACING	MAX. SPAN	SPACING	MAX. SPAN
12"	9'-10"	12"	16'-0"	12"	20'-5"
16"	8'-10"	16"	14'-5"	16"	18'-4"
24"	7'-7"	24"	12'-6"	24"	15'-9"

FASTENING SCHEDULE (2025 CRC TABLE R602.3(1))			
ELEMENT / CONNECTION		FASTENERS	LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOIST, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d	TOE NAIL
	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d 2-16d	EACH END TOE NAIL EA. END
	FLAT BLOCKING TO TOP PLATE	16d Ø 6" O.C	END NAIL
2	CEILING JOISTS TO TOP PLATE	3-8d	EACH END TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	3-16d	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER	TABLE R802.5.2 (1)	FACE NAIL
5	COLLAR TIE TO RAFTER	3-10d	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO TOP PLATE	3-10d	TOE NAIL ¹
7	ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS, OR ROOF RAFTER TO 2" RIDGE VEAM	4-16d	TOE NAIL
		3-10d	END NAIL

WALL TEST			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d	24" O.C FACENAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	16d	12" O.C FACENAIL
10	BUILT-UP HEADER	16d	16" O.C EA. EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	4-8d	TOE NAIL
12	ADJACENT FULL-HEIGHT STUD TO END OF HEADER	3-16d	END NAIL
13	TOP PLATE TO TOP PLATE	16d	16" O.C. FACE NAIL
14	DOUBLE TOP PLATE SPLICE	8-16d	FACE NAIL Ø EA. SIDE OF END JOINT (AT LAP SPACE LENGTH EA. SIDE OF END JOINT)
15	BOTTOM PLATE TO JOIST, RIM JOIST, BEND JOIST OR BLOCKING AT BRACED WALL PLATES	16d	16" O.C FAC ENAIL
16	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d	16" O.C. FACE NAIL
17	TOP OR BOTTOM PLATE TO STUD	3-16d	TOE NAIL
		2-16d	END NAIL
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d	FACE NAIL
19	1" BRACE TO EACH STUD AND PLATE	2-8d	FACE NAIL
20	1'X6" SHEATHING TO EACH BEARING	2-8d	FACE NAIL
21	1'X6" SHEATHING TO EACH BEARING	3-8d	FACE NAIL

FLOOR			
22	JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d	TOE NAIL
23	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d	6" O.C TOENAIL
24	1'X6" SUBFLOOR OR LESS TO EACH JOIST	2-8d	FACE NAIL
25	2" SUBFLOOR TO JOIST OR GIRDER	2-16d	BLND AND FACE NAIL
26	2" PLANK (PLANK & BEAM - FLOOR & ROOF)	2-16d	EA. BEARING, FACE NAIL
27	BAND OR RIM JOIST TO JOIST	3-16d	END NAIL
28	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d	AT EACH JOIST OR RAFTER, FACE NAIL
30	BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d	EA. END TOE NAIL

WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING
(SEE TABLE R602.3(3) FOR WOOD STRUCTURAL AT PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING)

31	¾" - ½"	6d	6"	12"
32	½" - ¾"	8d	6"	6"
33	¾" - 1½"	10d	6"	12"

OTHER EXTERIOR WALL SHEATHING				
34	½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" X 0.120 GALVANIZED ROOF NAIL	3"	6"
35	¾" FIBERBOARD SHEATHING	1¾" GALVANIZED ROOF NAIL	3"	6"

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
36	½" GYPSUM SHEATHING	1½" X 0.120 GALVANIZED ROOF NAIL	7"	7"
37	¾" GYPSUM SHEATHING	1¾" GALVANIZED ROOF NAIL	7"	7"

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
38	¾" AND LESS	8d	6"	12"
39	¾" - 1"	8d	6"	12"
40	1½" - 1¾"	10d	6"	12"

1. 2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
2. SPACING SHALL BE 6" O.C ON THE EDGES AND 12" O.C AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANELS SUPPORTS AT 16" (20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
2. NAILS SPACED AT 6" AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
3. SPACING SHALL BE 6" O.C ON THE EDGES AND 12" O.C AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANELS SUPPORTS AT 16" (20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
4. FASTENERS FOR PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.

FOUNDATION

1. ALL CONTINUOUS FOOTINGS TO HAVE ¾" Ø X MIN. 12" ANCHOR BOLTS, MIN. 7" EMBEDMENT IN TO CONCRETE FOOTING AT 72" O.C. UNLESS NOTED OTHERWISE ON PLANS. ONE ANCHOR BOLT SHOULD BE LOCATED MAX. 12" AWAY AND MIN. 9 ½" FROM THE END OF THE SILL PLATES. MIN. (2) A.B.s. PER SILL PLATE/SHEAR PANEL. SILL PLATE UNDER SHEAR WALLS OF UP TO 4'-0" IN LENGTH MUST BE CONTINUOUS. SEE NOTE 2 FOR SILL PLATE FASTENERS AT INTERIOR NON-SHEAR WALLS.
1a. ANCHOR BOLTS AT SHEAR WALLS SHALL BE INSTALLED WITH PLATE WASHERS OF MIN. 3" sq. X 0.229" THICK BETWEEN SILL PLATE AND NUT. EDGE(S) OF PLATE WASHERS SHALL BE ½" MAX. FROM INSIDE FACE OF SHEAR PANEL(S).
1b. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO ¾". LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 ¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
2. FOR INTERIOR NON-SHEAR WALLS, USE SIMPSON POPAWL SERIES 0.157" Ø PINS WITH A PENETRATION OF ¾" INTO SLAB AT 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138. ACTUAL SLAB THICKNESS TO BE MINIMUM 4". ALL INTERIOR SHEAR WALLS TO HAVE A.B.s. PER FOUNDATION PLAN.
3. ALL HOLDDOWNS AND POST ANCHORS TO BE INSTALLED ACCORDING TO MOST CURRENT SIMPSON STRONG TIE SPECIFICATIONS AND REQUIREMENTS OF ICC-ER REPORTS & SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION. DIMENSIONS ARE NOT FURNISHED TO SIMPSON HOLDDOWNS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERINTENDENT, THE FRAMING CONTRACTOR AND THE CONCRETE CONTRACTOR TO LOCATE THESE ANCHORS IN THE EXACT LOCATION. REFER TO DETAILS FOR PROPER INSTALLATION.
4. MIN. CONCRETE WIDTH TO BE 8" FOR RECEIVING PA, HPA, & STD's. VERIFY LOCATIONS OF HOLDDOWNS AND ANCHOR BOLTS WITH ROUGH FRAMING TO ASSURE ACCURATE INSTALLATION.
5. PROVIDE #3 X 24" DOWELS AT 24" O.C AND 12" FROM THE CORNER AT ALL CONCRETE STOOPS AND PORCHES.
6. PROVIDE MIN. (1) #4 REINFORCING FOR ELECTRICAL GROUND, LOCATION TO BE VERIFIED WITH THE ELECTRICAL CONTRACTOR.
7. VERIFY MIN. FOUNDATION DEPTH, WIDTH, REINFORCING STEEL AND ADDITIONAL EXPANSIVE SOIL REQUIREMENTS WITH VALID SOILS REPORT (IF IT HAS) AND IF MORE STRINGENT. THEY SHALL SUPERSEDE THE ABOVE MINIMUM REQUIREMENTS.
8. ADMIXTURES IN CONCRETE MIX. CONTAINING CALCIUM CHLORIDES SHALL NO BE USED.
9. CONCRETE SHALL BE TO THE STRENGTH AND SLUMP AS SPECIFIED PER STRUCTURAL DESIGN, AND CONSIST OF PORTLAND CEMENT ASTM C-150 TYPE V PER SOILS ENGINEER'S RECOMMENDATIONS AND BUILDING CODESECTION 1904 (ACI 138 SECTION 19.2) WHEN EXPOSED TO SULFATE CONTAINING SOLUTIONS. AGGREGATES SHALL BE PER ASTM C-33. WATER TO BE CLEAN AND POTABLE.
10. WAITING PERIOD FOR CONCRETE SLABS-ON-GRADE PRIOR TO START OF CONSTRUCTION IS AS FOLLOWS:
a. DO NOT WALK ON SLAB UNTIL 24 HOURS AFTER CONCRETE HAS BEEN POURED.
b. BEGIN WALL FRAMING 4-5 DAYS AFTER CONCRETE POURED.
c. BEGIN ROOF FLOOR FRAMING 7-10 DAYS AFTER CONCRETE POURED.
d. DO NOT LOAD ROOF PRIOR TO 14 DAYS AFTER CONCRETE POURED.
11. NO PIPES OR CONDUITS SHALL EXTEND UNDER ISOLATED COLUMN FOOTING OR UNDER CONTINUOUS WALL FOOTINGS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL.
12. CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT DEWATERING FOR EITHER SURFACE WATER, GROUND WATER OR SEEPAGE WATER
13. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC. ENCOUNTERED DURING EXCAVATIONS AND BACKFILLING.
14. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CRIBBING SHEATHING AND SHORING REQUIRED TO SAFELY RETAIN THE EARTH BANK.
15. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL SHALL BE PROPERLY COMPACTED.
16. NO VERTICAL EXCAVATIONS 4'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESEND SHALL BE PERMITTED.
17. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. (2025 CBC, 1804.1)
18. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILL WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. (2022 CBC, 1804.2)

CONCRETE

1. ALL CONCRETE SHALL BE NORMAL WEIGHT CONFORMING TO THE FOLLOWING:
LOCATION 28-DAY MIN. COMPRESSIVE STRENGTH MIX DESIGN SIZE (IN.) (INCHES)
A. SLAB ON GRADE 5,000 psi 1 3 (4" MAX)
B. FOOTING 5,000 psi* 1 4 (5" MAX)
* W/5.25 SACKS CEMENT (MIN.)
• WHERE SULFATE EXPOSURE LEVEL IS SEVERE USE 5000 psi WITH W/C RATIO OF 0.45 (MAX) W/5.5 SACKS CEMENT (MIN.) FOR 5000 PSI
2. ALL SAW CUTS IN SLAB ON GRADE SHALL BE MADE NOT LATER THAN 24 HOURS AFTER PLACING CONCRETE.
3. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE II CEMENT.
4. AGGREGATE SHALL CONFORM TO ASTM C-33.
5. WATER SHALL BE CLEAN, FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS, OILS, SALTS AS PER ACI 318.
6. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94. WATER-CEMENT RATIO IS LESS THAN 0.50
7. UNLESS SHOWN OR NOTED OTHERWISE, CONCRETE COVERAGE FOR
A. CONCRETE IN CONTACT WITH EARTH, UNFORMED 3"
B. CONCRETE IN CONTACT WITH EARTH, FORMED 2"
C. WALLS 1.5"
D. BEAMS, GIRDERS & COLUMNS (TO TIES OR STIRRUPS) 1.5"
8. CONCRETE SHALL BE CURED IN ACCORDANCE WITH SECT 5.11 OF ACI 318-11.
9. CONSTRUCTION JOINTS:
THE SURFACES OF ANY CONSTRUCTION JOINTS SHALL BE CLEAN, FREE FROM LOOSE DEBRIS, IMMEDIATELY BEFORE NEW CONCRETE IS PLACED. ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED.

PROJECT ADDRESS:
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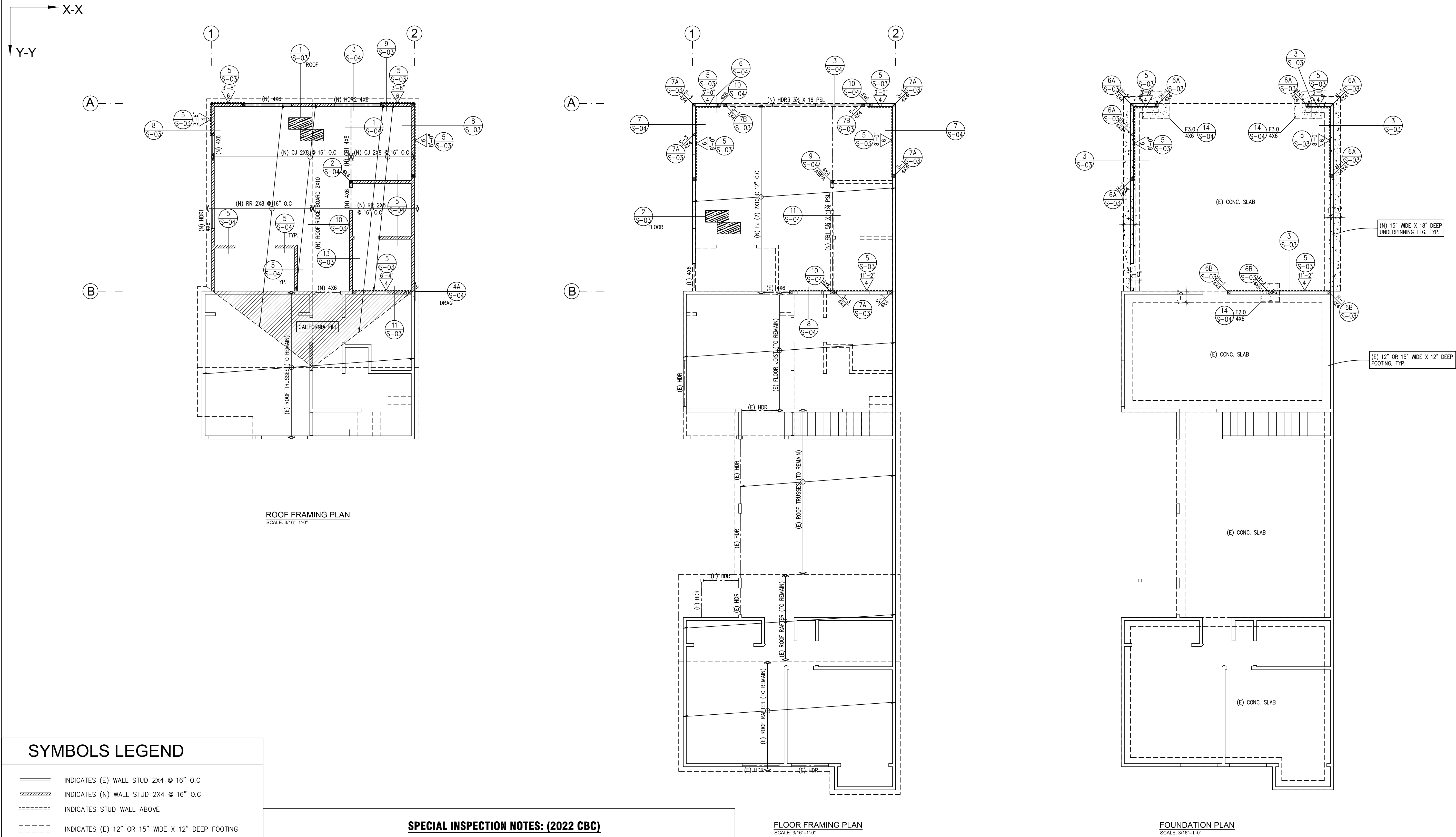
HOME ADDITION

GENERAL NOTES



DRAWN BY: X.Q
PROJECT NO. 2637

ISSUE DATE:
04-06-2026



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HOME ADDITION

ROOF FRAMING PLAN
FLOOR FRAMING PLAN
FOUNDATION PLAN

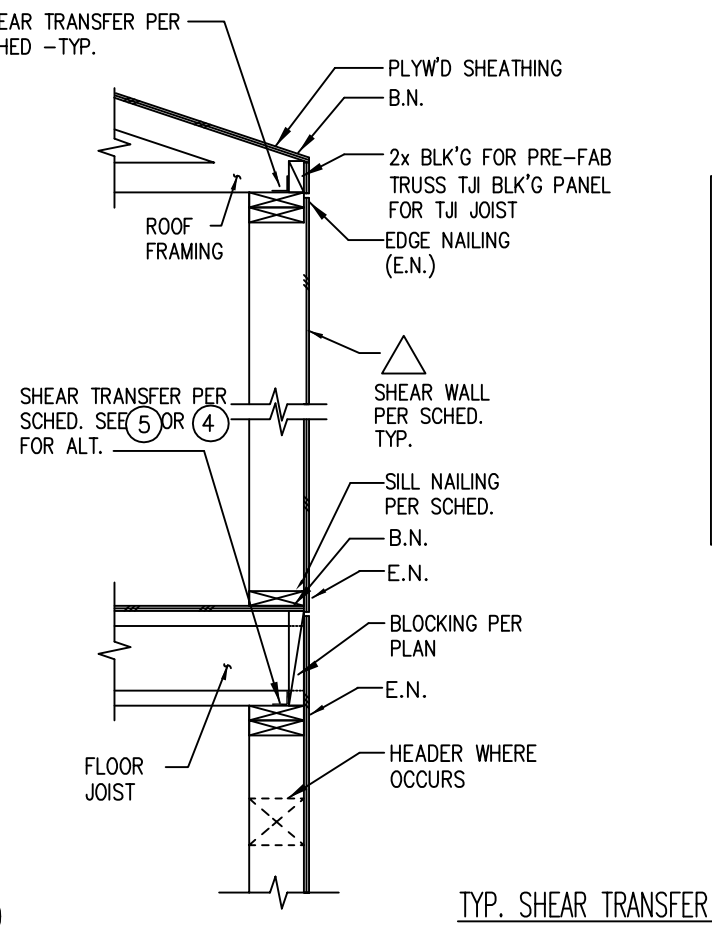
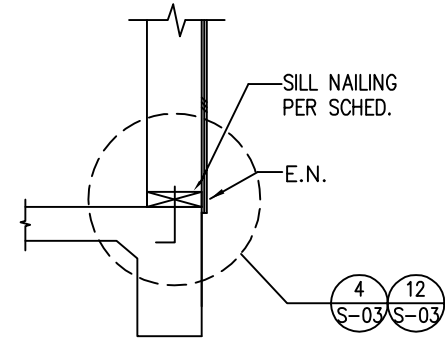
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PROJECT NO. 2637

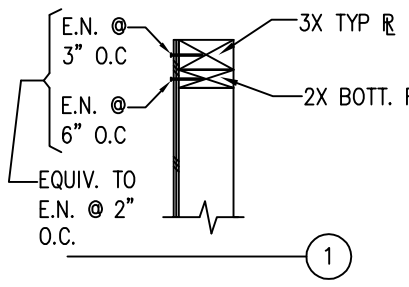
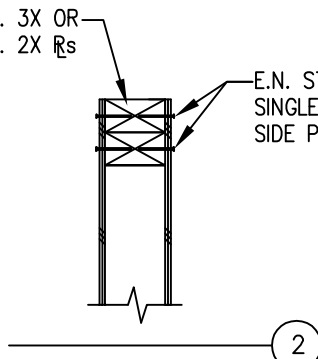
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04-06-2026

NOTES:

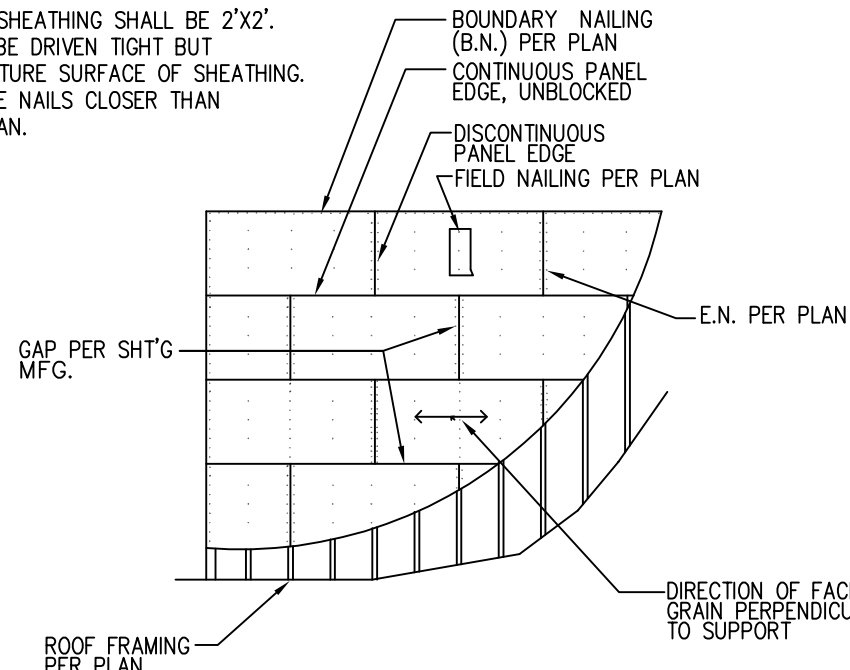
ALL SUPPORTS FOR GYPBOARD TO BE NAILED COOLER NAILS.
PLYWOOD FIELD NAILING @ 12" O.C.
(1) EXTERIOR STUCCO WHERE OCCURS SHALL BE WOVEN OR WELDED WIRE LATH WITH 3/4" PORTLAND CEMENT PLASTER WITH #11 GAUGE X 1 1/2" LONG X 7/16" DIA. HEAD NAILS OR #16 GAUGE X 3/4" LONG LEG STAPLES @ 6" O.C
(2) (BLK'D) = ALL EDGES BLOCKED
CN = COOLER NAIL
N = COMMON NAIL
(3) MINIMUM OF (2) 5/8"DIA. ANCHORS PER SHEAR WALL FOR SHEAR PANELS ON TWO SIDES OF WALL USE ONE-HALF THE ANCHOR BOLT, SILL NAILING AND TOE NAILING SPACING GIVEN IN THE SCHEDULE.
(4) A35 INDICATES "SIMPSON" A35 FRAMING ANCHOR.
(5) 2X STUDS
(6) 2X SILL
(7) FOR ALT. SILL LAG'G. USE 3" MIN. EMBEDMENT INTO LSL, PSL OR SAWN SOLID



SHEAR WALL SCHEDULE (AWC SDPWS-2021 TABLE 4.3A)													
MARKS	SHEATHING MATERIAL (INDEX)	CAPACITY (PLF)	SPECIAL DETAIL	MINIMUM FRAMING UNLESS OTHERWISE NOTED							EDGE NAIL (E.N.) (1)	FIELD NAIL (F.N.) (1)	ANCHOR BOLT (3)
				TOP R.	BOTT R.	SILL R. TO CONC.	SILL R. TO WOOD	FIELD STUD	PANEL JOINT STUD	PANEL JOINT BLK'G			
1	1/2" STRUCT I (24/0)	312	1	2x	2x	2x	2x	2x	2x	2x	10d @ 6" o.c	10d @ 12" o.c	5/8" A.B. x 12" @ 48" O.C.
2	1/2" STRUCT I (24/0)	470	1	2x	2x	2x	2x	2x	2x	2x	10d @ 4" o.c	10d @ 12" o.c	5/8" A.B. x 12" @ 32" O.C.
3	1/2" STRUCT I (24/0)	611	1	2x	2x	3x	2x	2x	3x	3x	10d @ 3" o.c	10d @ 12" o.c	5/8" A.B. x 12" @ 24" O.C.
4	1/2" STRUCT I (24/0)	800	2	3x	2x	3x	3x	2x	3x	3x	10d @ 2" o.c	10d @ 12" o.c	5/8" A.B. x 12" @ 16" O.C.



NOTE:
1. STAGGERED JOISTS AS SHOWN.
2. MIN. SIZE OF SHEATHING SHALL BE 2'X2'.
3. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
4. DO NOT SPACE NAILS CLOSER THAN SPECIFIED ON PLAN.

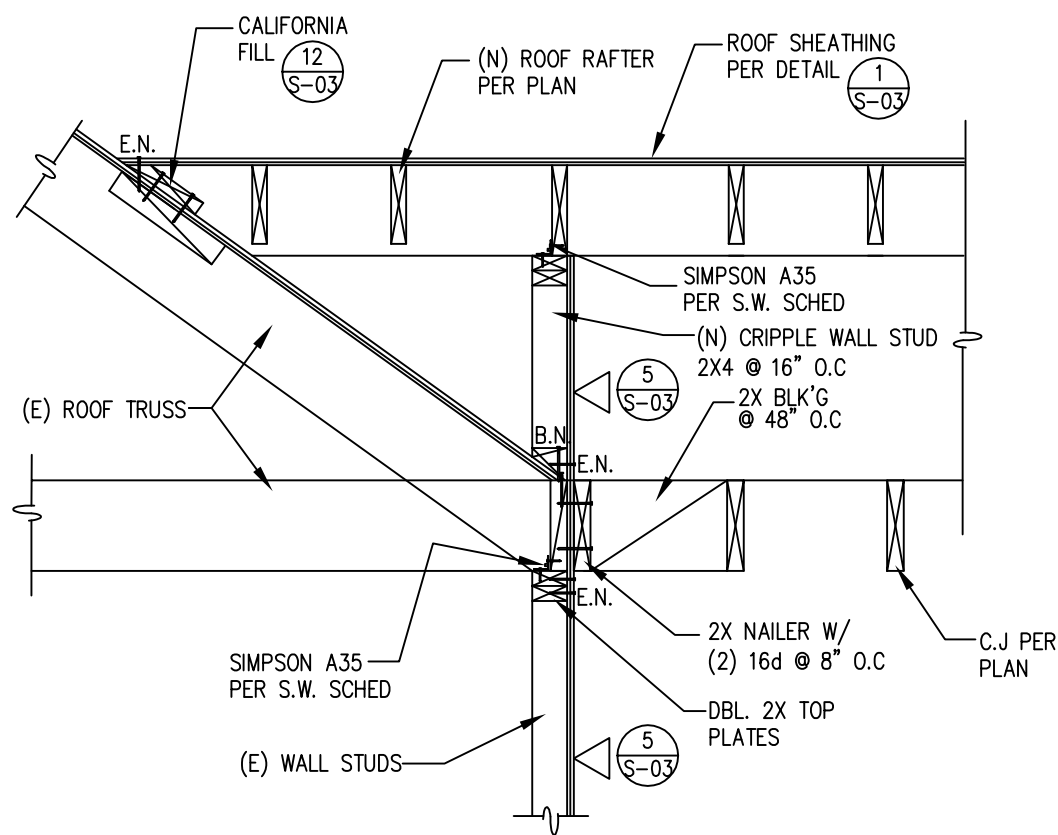


TYPE	PLYWOOD THICKNESS	NAIL SIZE	BOUNDARY	EDGE	FIELD	PANEL INDEX	SHEAR CAPACITY
ROOF	3/8" STRUCT I (OSB)	8d	6"	6"	12"	24/0	239

SHEAR WALL SCHEDULE

5 ROOF DIAPHRAGM (UNBLOCKED)

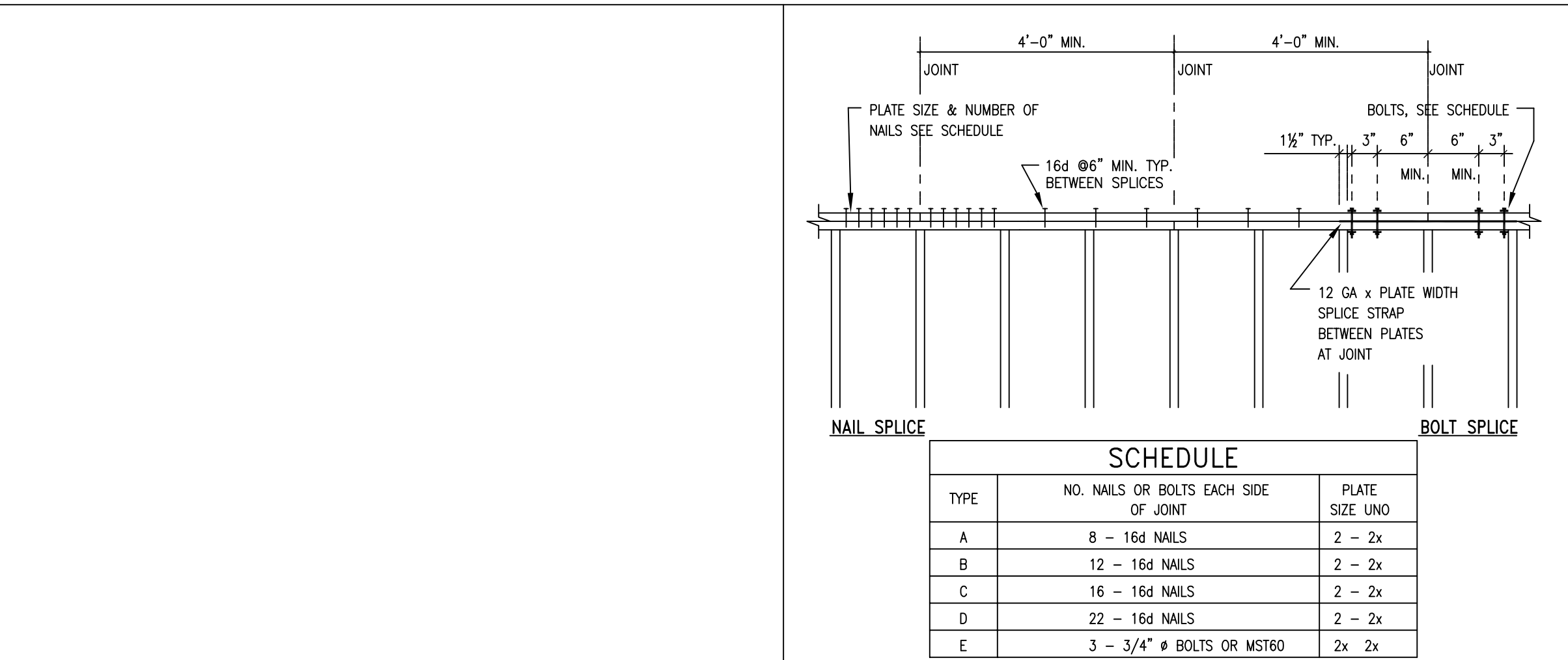
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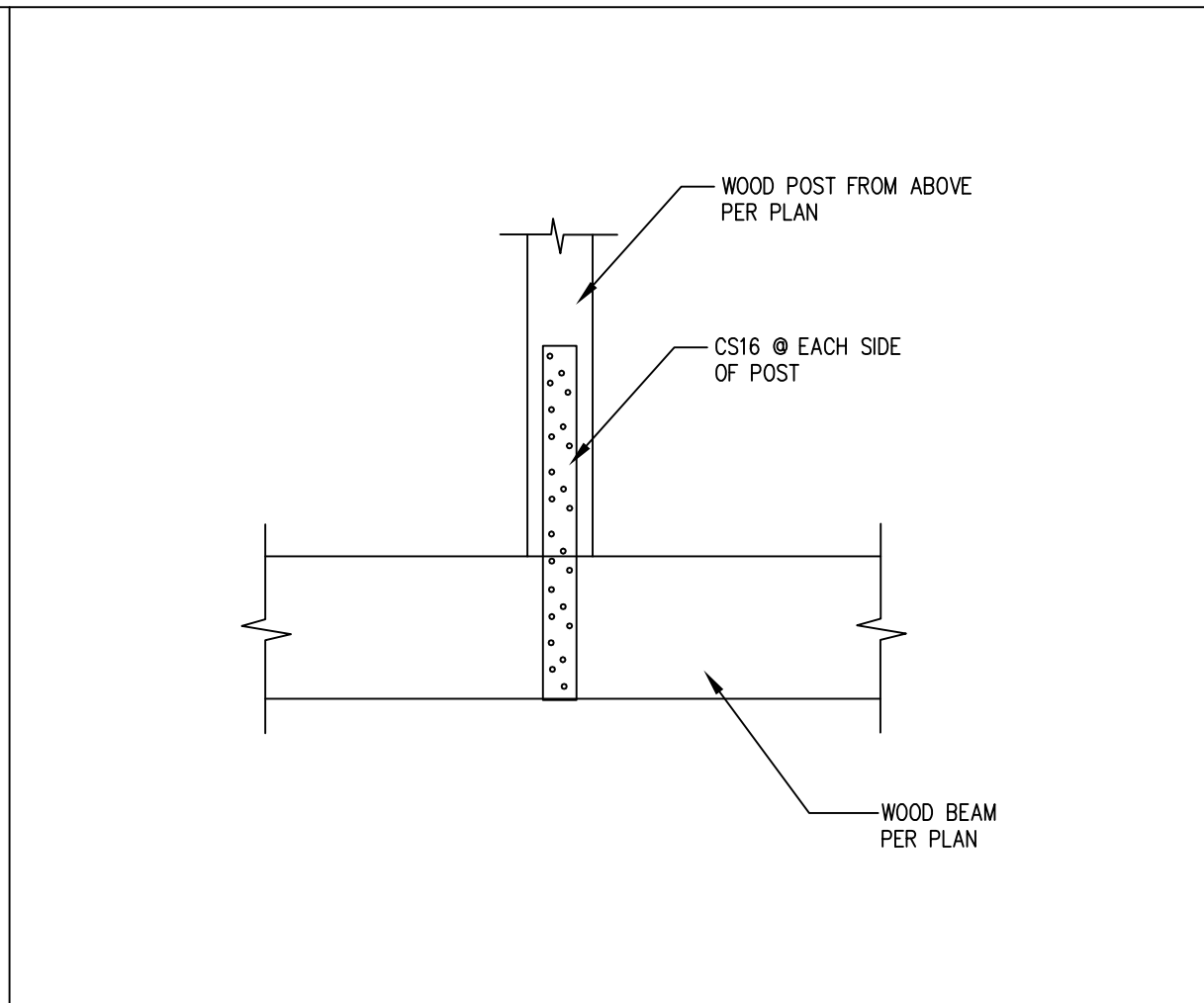
HOLDOWN AND EMBEDMENT SCHEDULE				
NO. PER PLAN	HOLDOWN NO.	ANCHOR BOLT MODULE	d _e (in.)	FOOTING
H-1	HDU2-SDS2.5	PABSH	7"	EXISTING
H-2	HDU4-SDS2.5	PABSH	12"	EXISTING

NOTES:
1. REFER TO THE SCHEDULE BELOW FOR TYP. HOLD DOWN REQUIREMENTS.
2. HOLD DOWN MIN. EMBEDMENT L_e IN THE SCHEDULE IS FROM TOP OF MONOLITHIC CONCRETE SLAB.

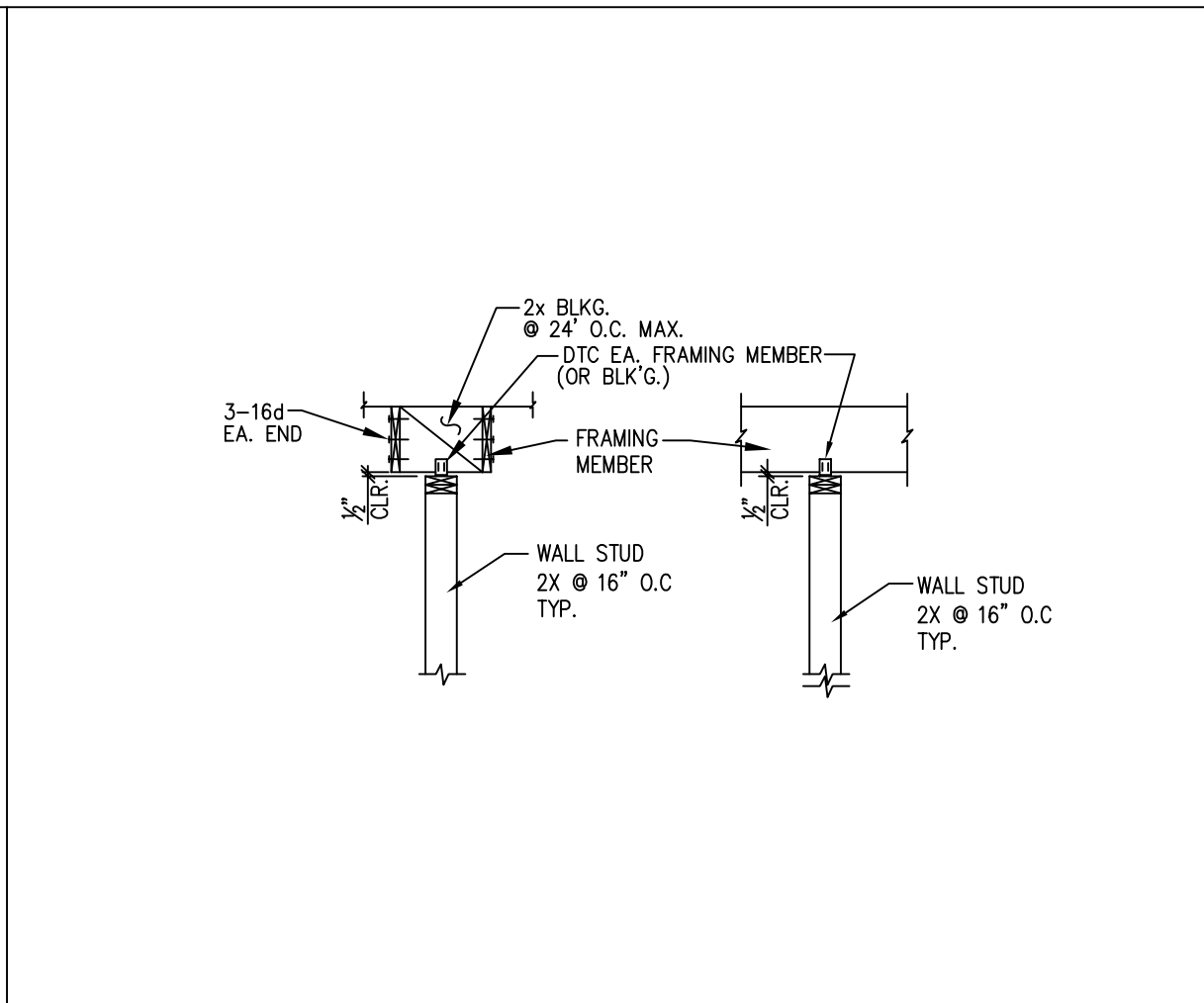
NOTES:
FOR TYPICAL CONTINUOUS FOOTING DETAIL, SEE (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) 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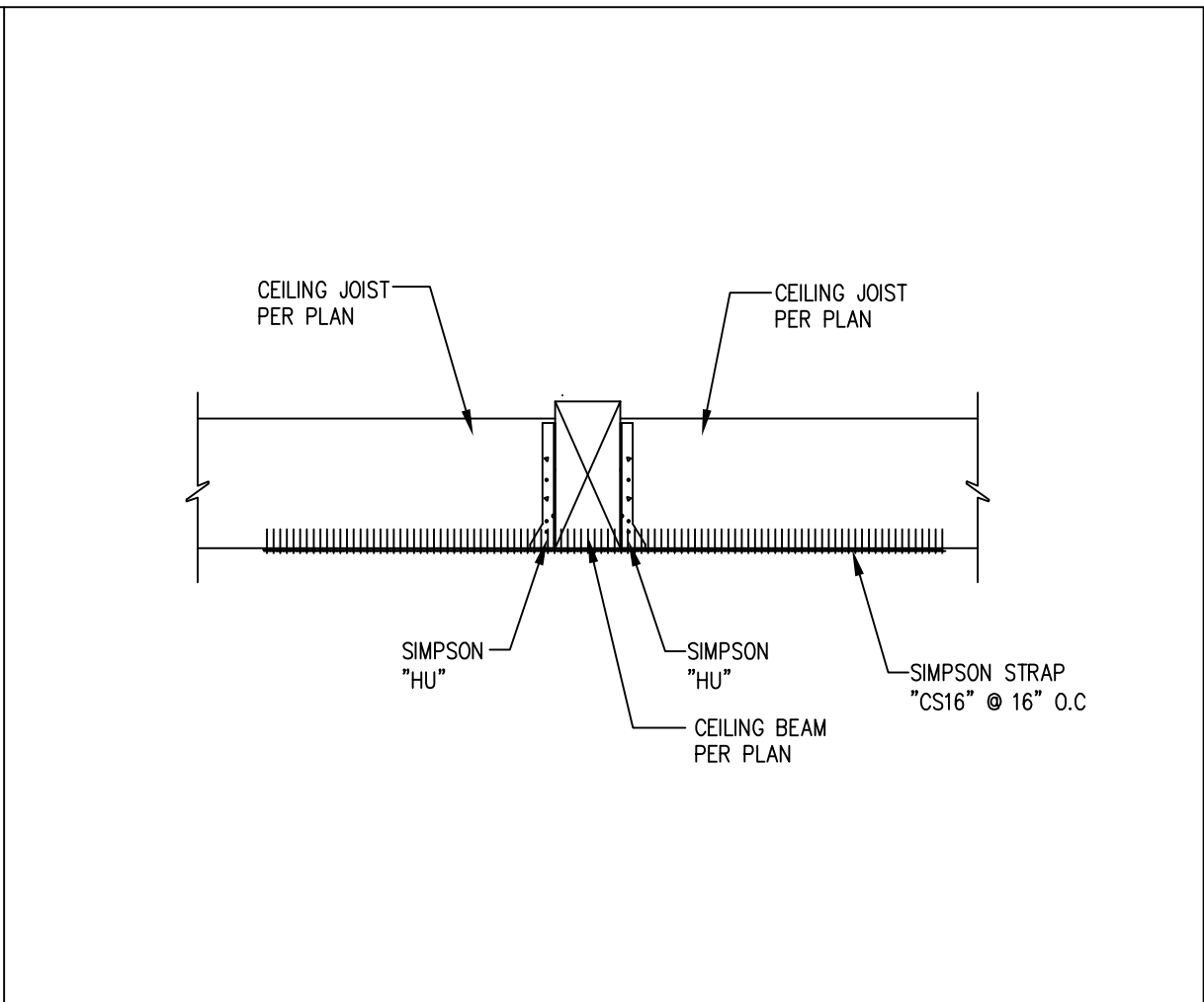
17 TOP PLATE SPLICE



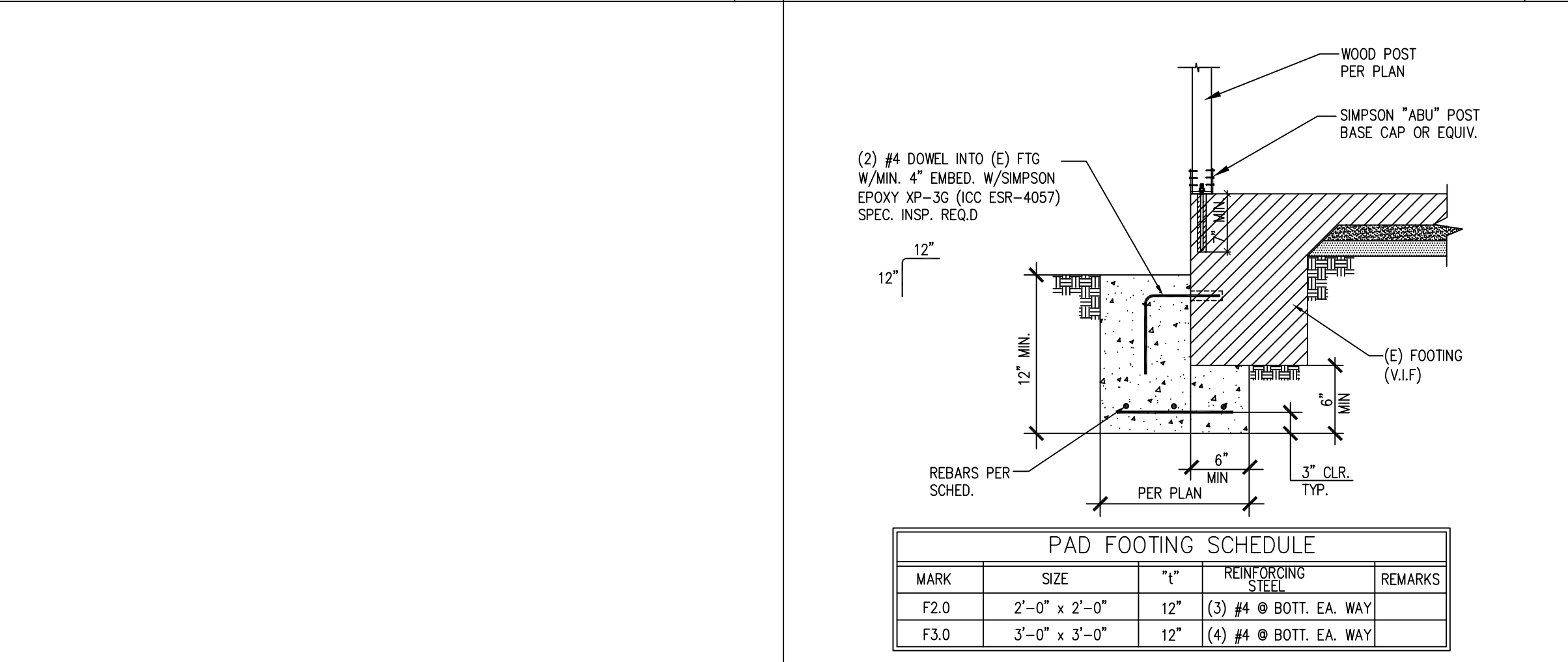
13 AWPA (ALONG WOOD POST FROM ABOVE) POST



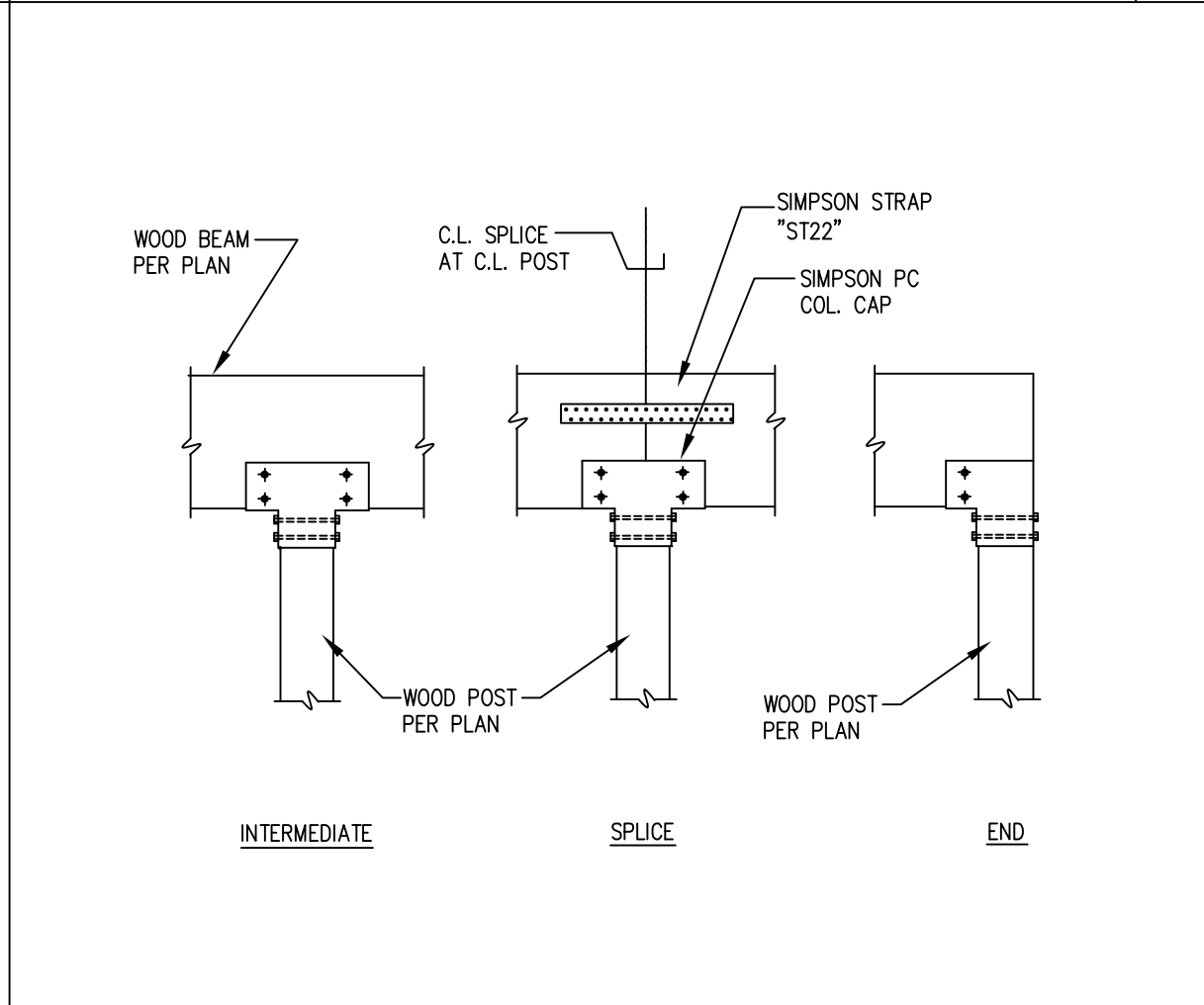
9 INTERIOR NON-BEARING WALL



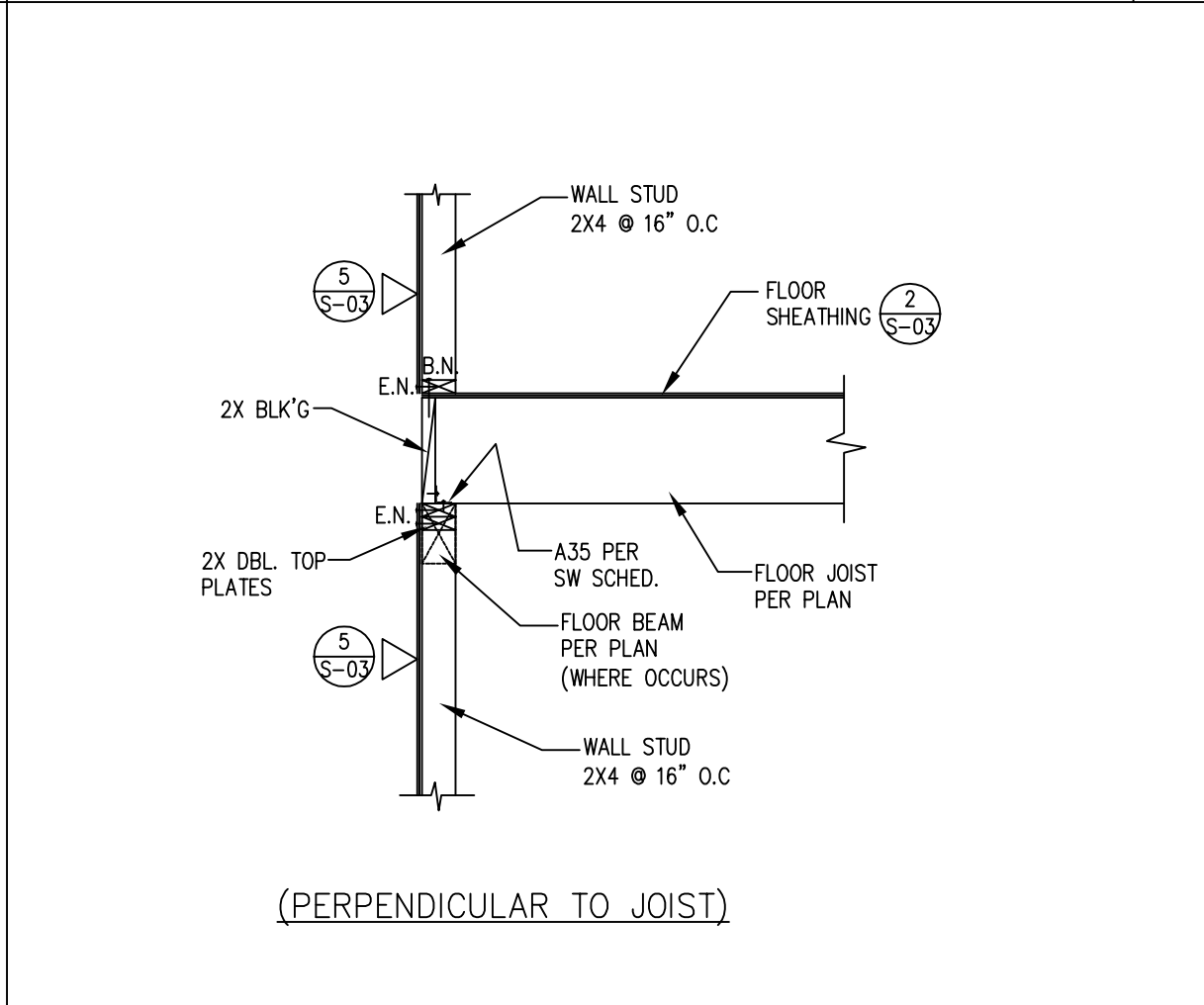
5 CEILING JOIST TO WOOD BEAM



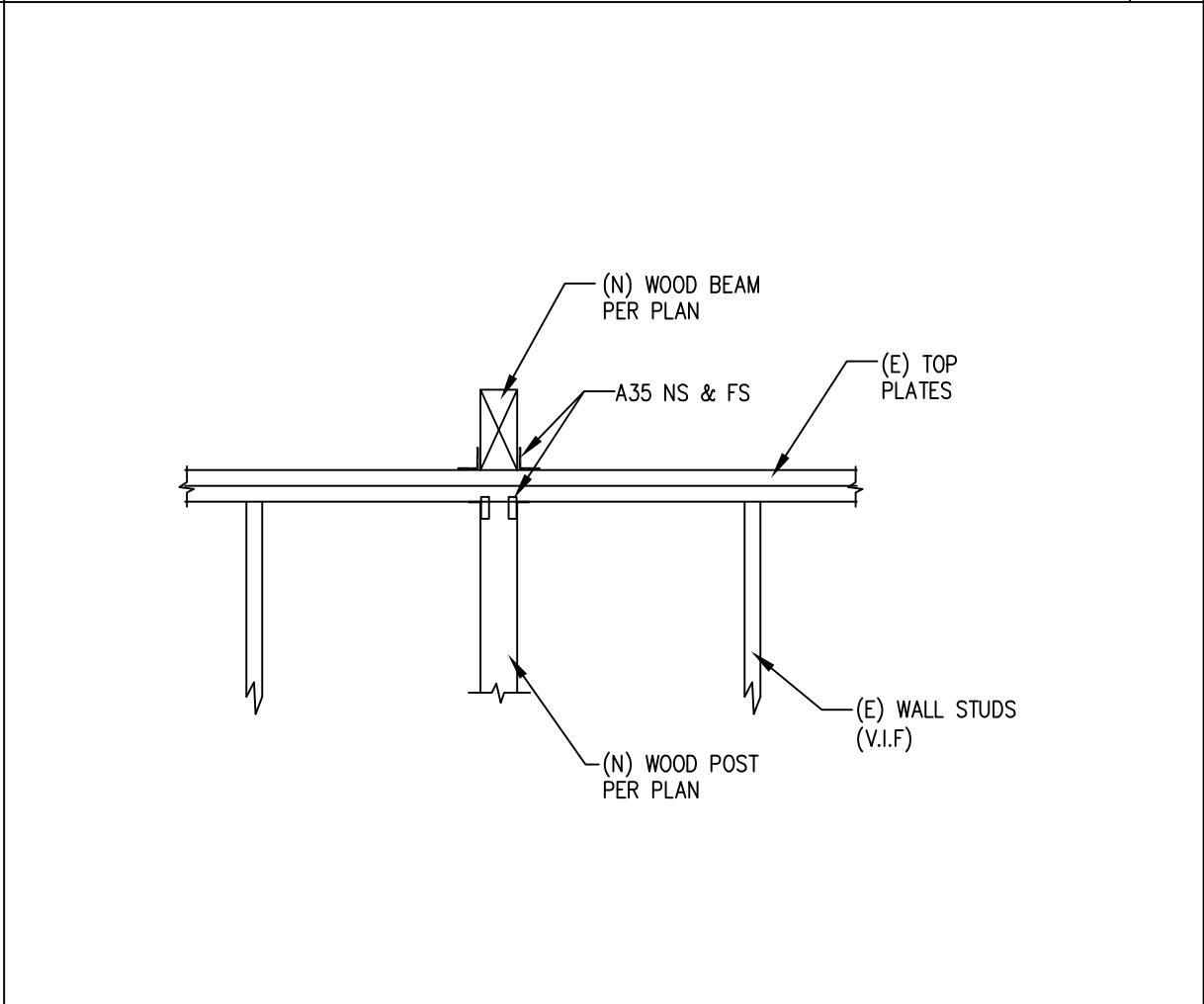
18 (N) UNDERPNNING FTG TO (E) FTG



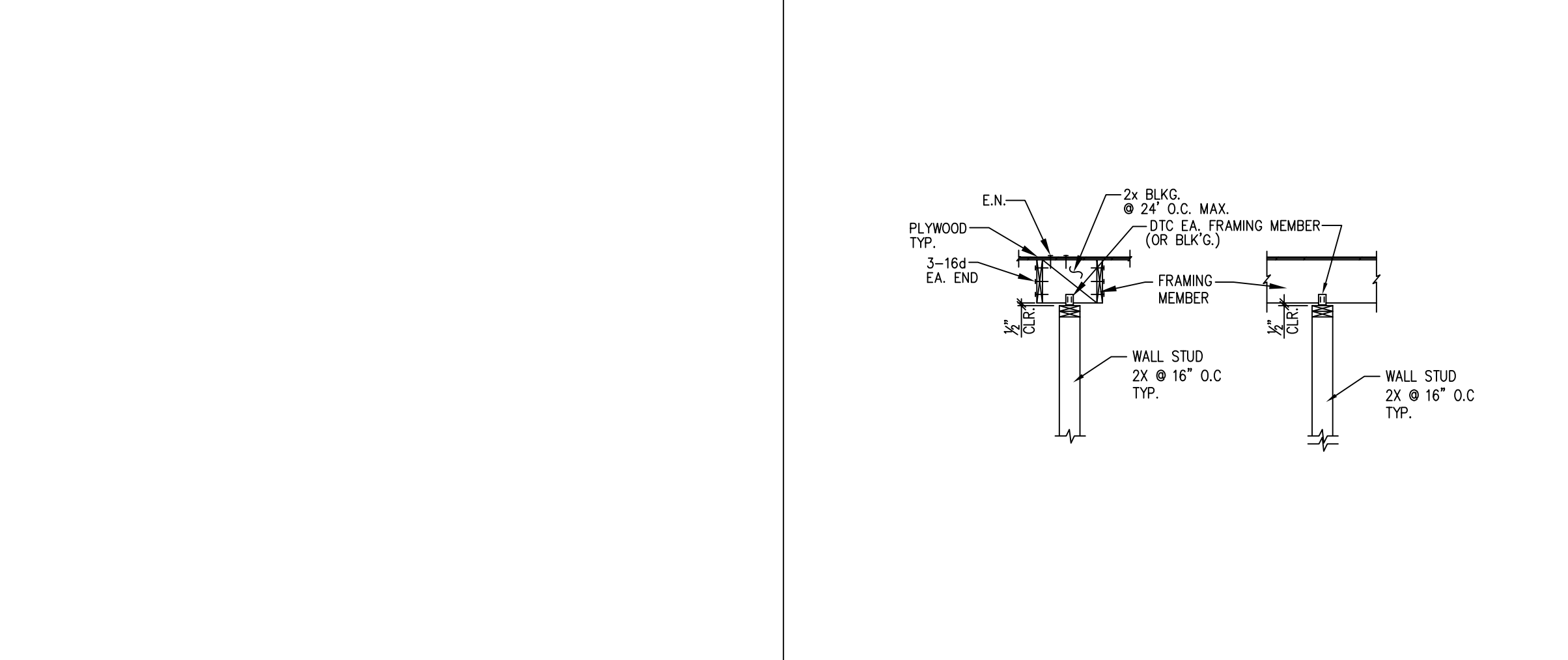
14 WOOD BEAM TO WOOD POST CONN.



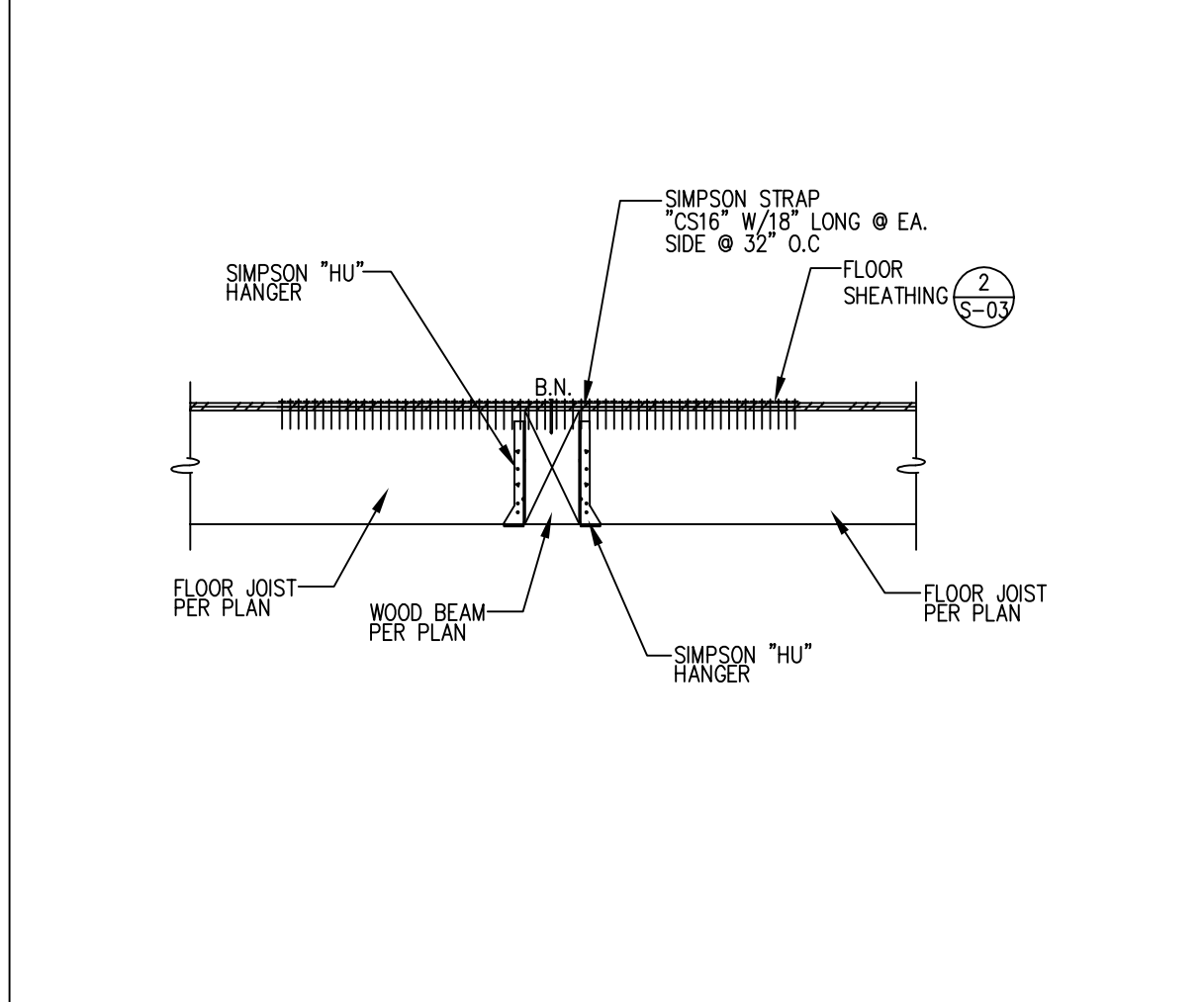
10 EXT. WALL SHEAR TRANSFER-FLOOR



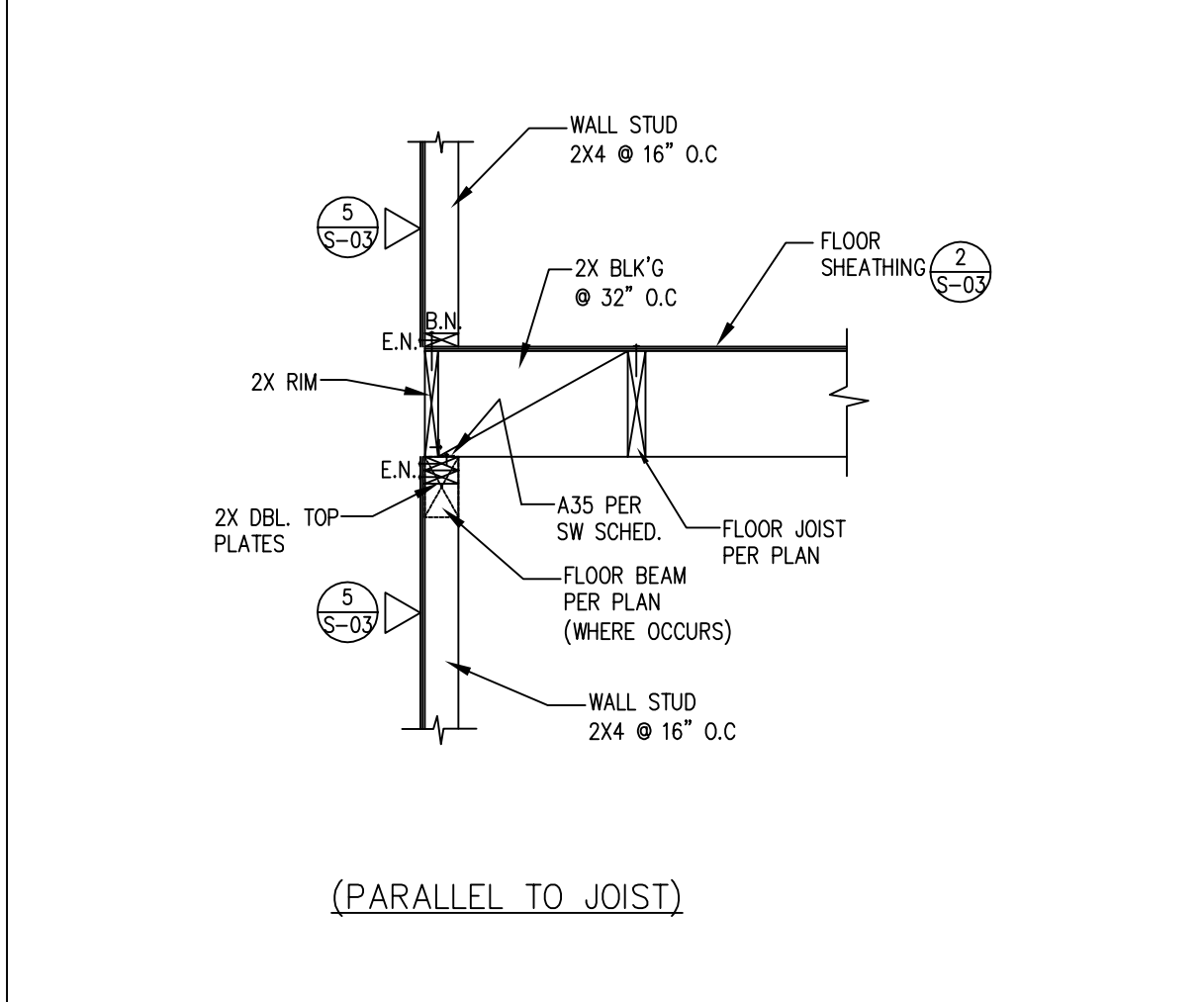
6 TYP. POST TO BEAM



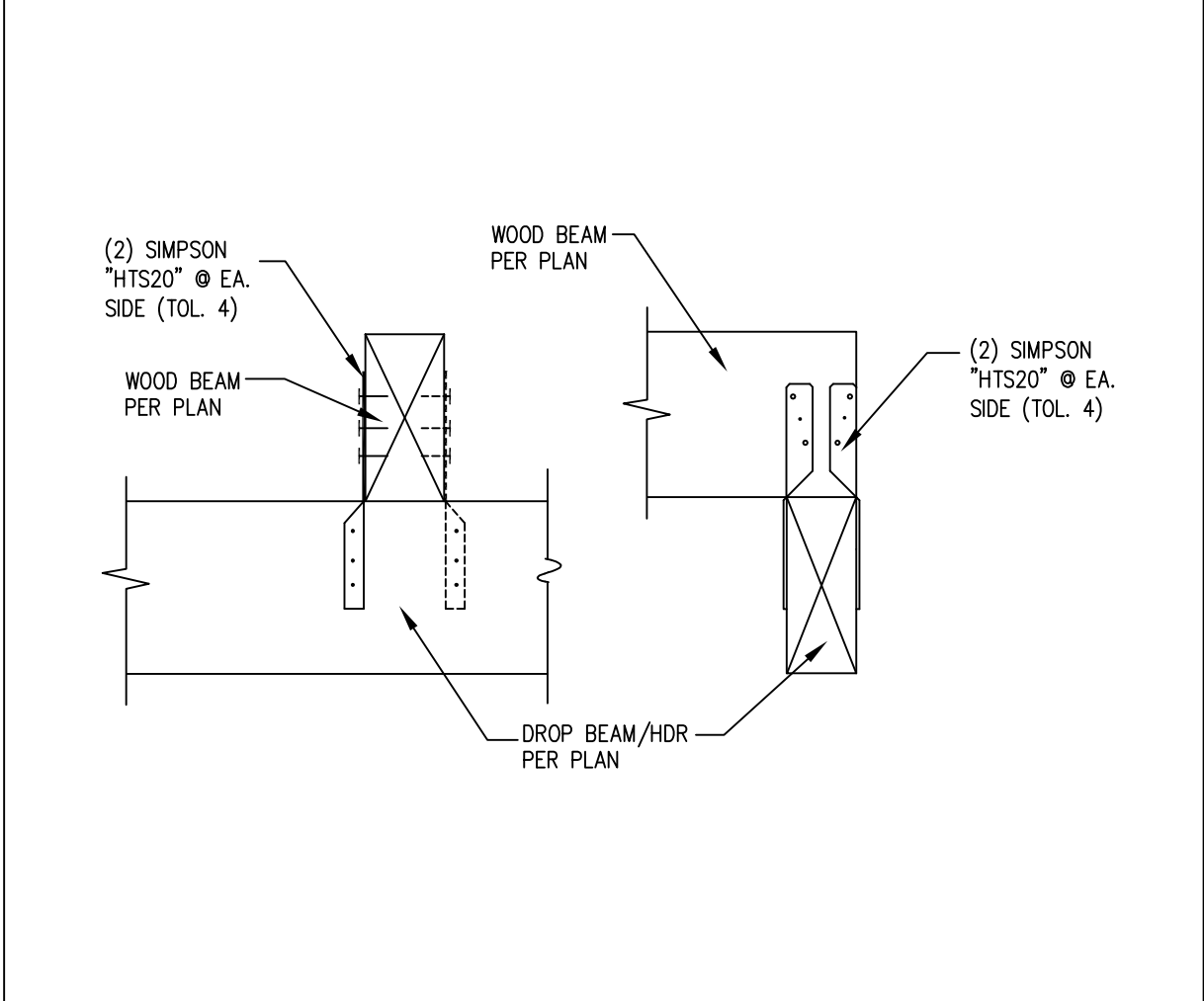
19 INTERIOR NON-BEARING WALL



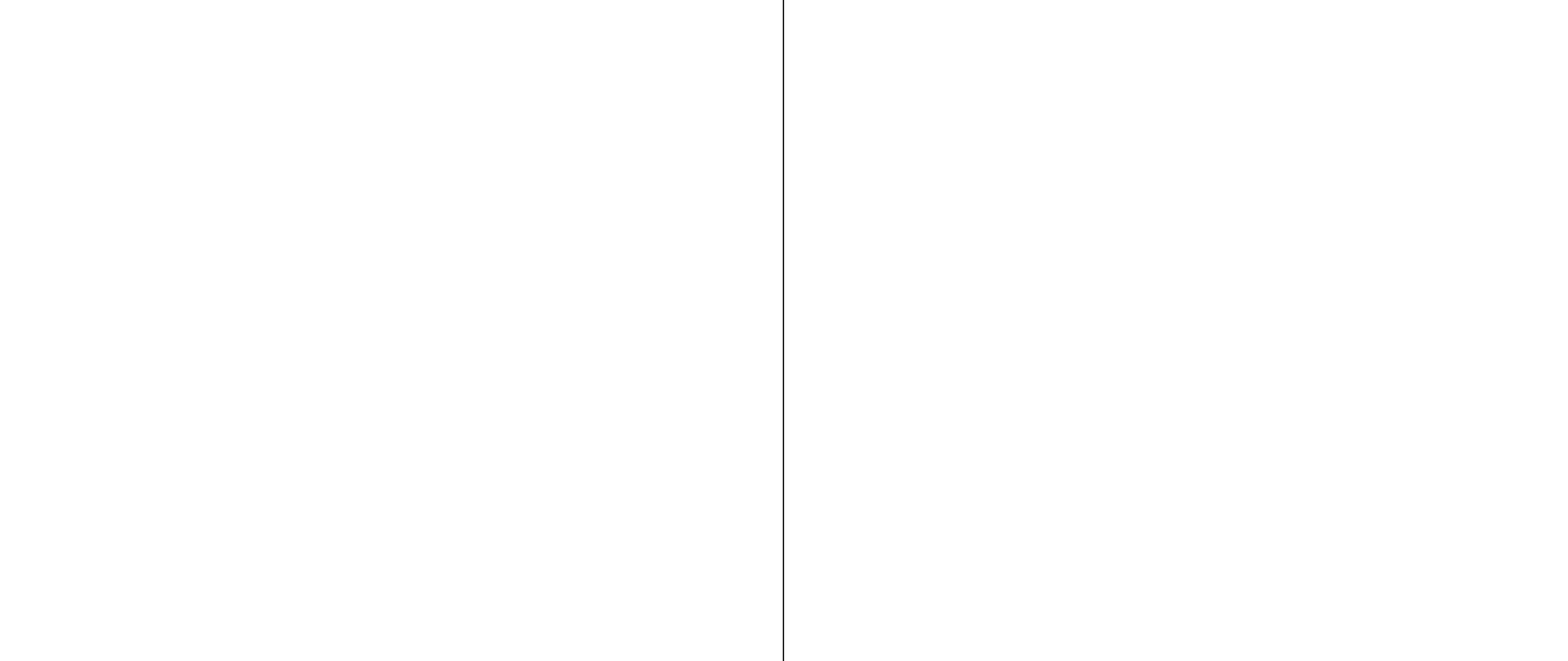
15 TYP. ROOF/FLOOR JOIST CONN. DETAIL



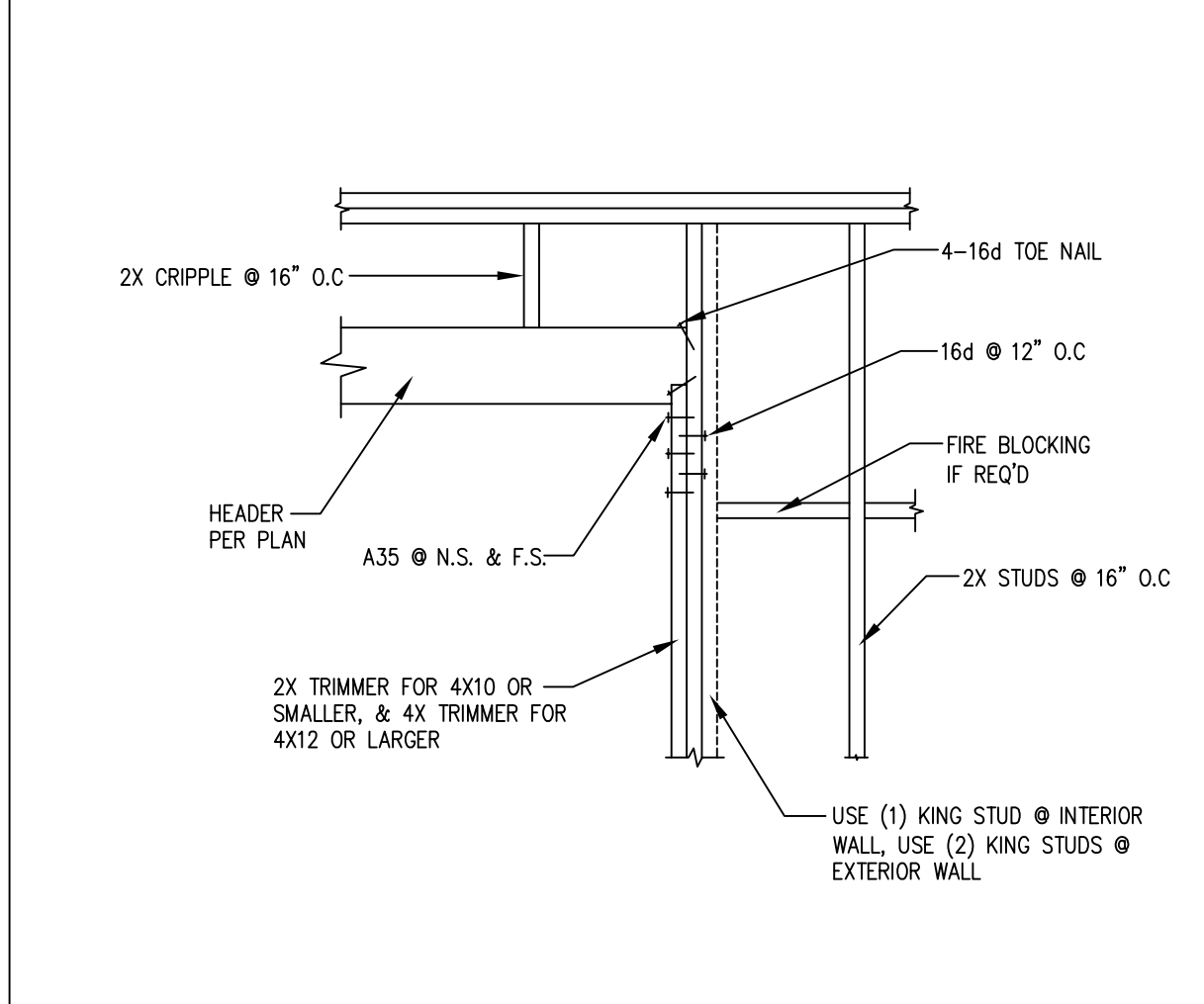
11 EXT. WALL SHEAR TRANSFER-FLOOR



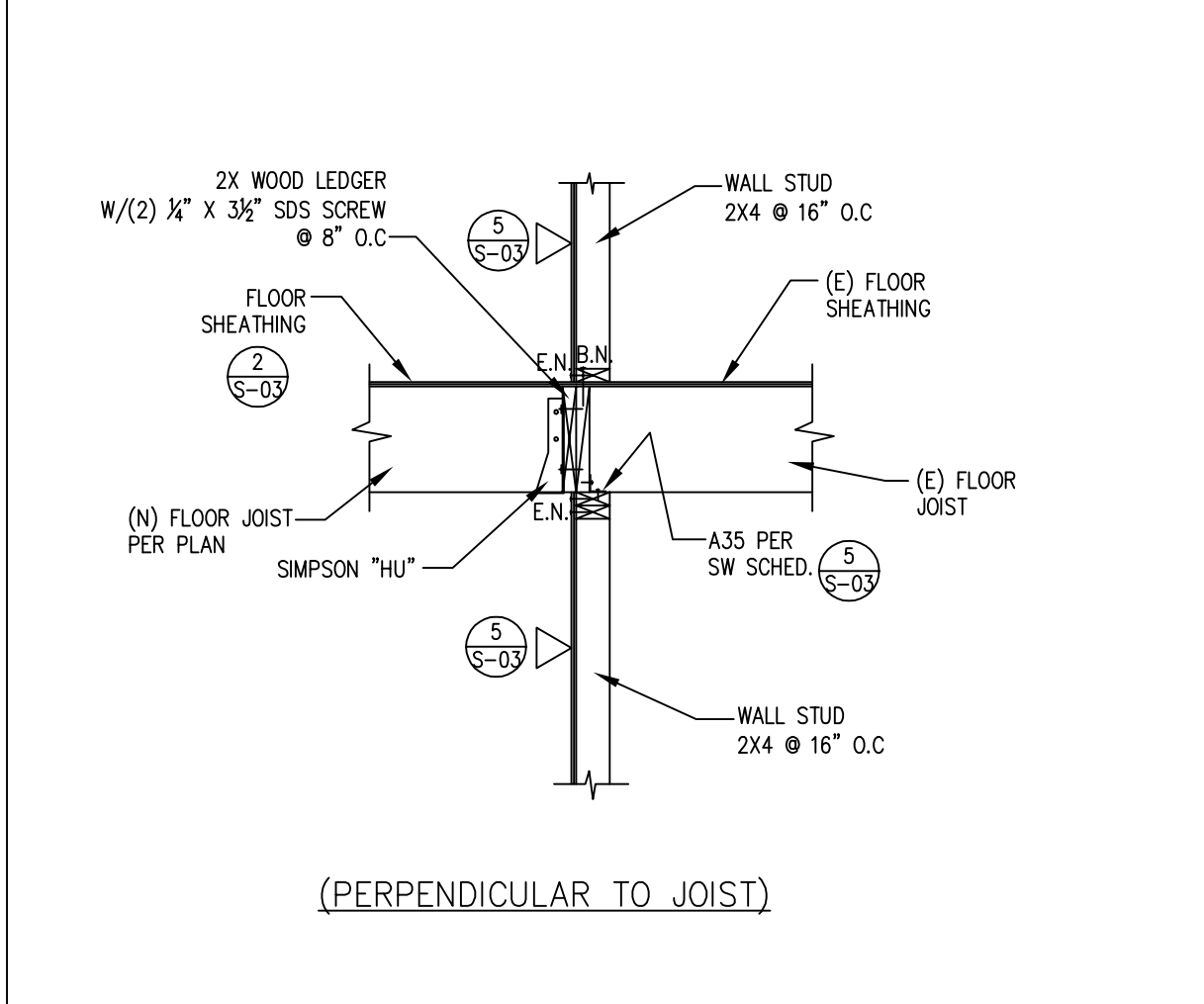
7 DROPPED BEAM CONNECTION



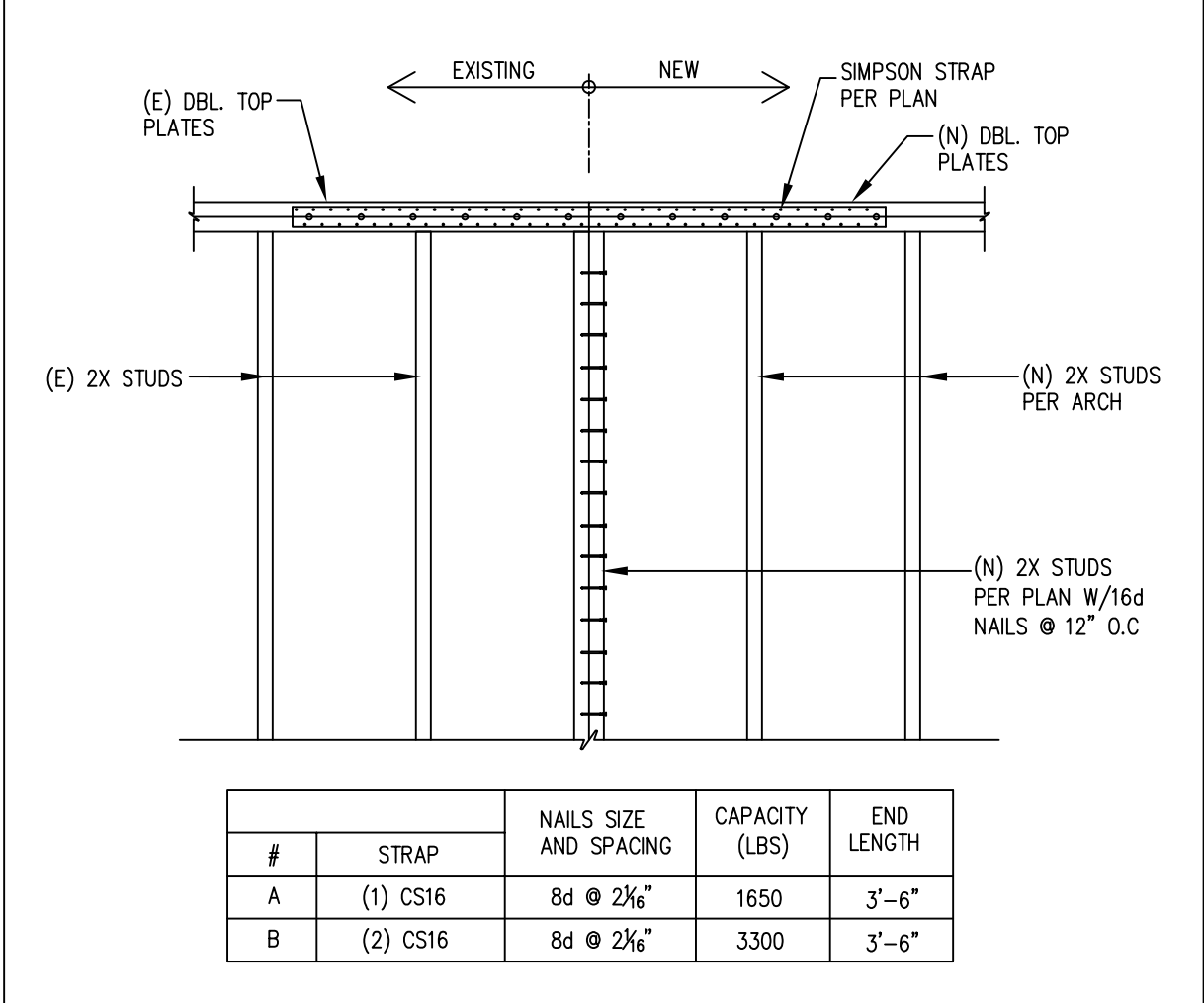
20 DROPPED HEADER DETAIL



16 DROPPED HEADER DETAIL



12 SHEAR TRANSFER - (N) FLOOR JOIST TO (E)



8 (N) TOP PLATES TO (E) TOP PLATES

PROJECT ADDRESS:
134 TANGERINE
IRVINE, CA 92618

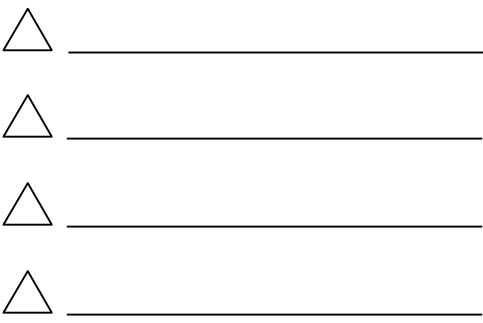
EOR: XIN QIAN

TEL: 858-205-4660
EMAIL: xin.qian@gmail.com



HOME ADDITION

DETAILS



DRAWN BY: X.Q
PROJECT NO. 2637

ISSUE DATE:
04-06-2026

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 134 Tangerine, Irvine

Bldg. Permit No	Group	Lot	Block	Tract
62,583	I&J	38		9086

Use:

Single Family Residence with attached garage Plan 4-CR

ISSUED TO OWNER:	ON
<u>Presley of Southern California</u>	<u>12/22/76</u>

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

Presley of Southern California
P. O. Box 2200
Newport Beach, California

F 0250-138

F. G. McLELLAN, JR.
Building Official
Regulation
Environmental Management Agency
P. O. Box 418
400 Civic Center Drive West
SANTA ANA, CALIFORNIA 92702

ENCLOSURE 4

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

Regional Office - 26052 GETTY DRIVE
LAGUNA NIGUEL, CALIF. 92677 714-831-2610

Main Office - 400 CIVIC CENTER DRIVE WEST
SANTA ANA, CALIFORNIA 92701 714-834-2626

BUILDING ADDRESS 134 Tangerine				DESCRIPTION OF WORK			
TOWN OR SCHOOL DISTRICT City of Irvine				NEW ☒ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLISH ☐			
OWNER Presley of Southern Calif.				SIZE SQ. FT. 1409/447 NO. OF STORIES 2 NO. OF FAMILIES 1			
MAILING ADDRESS P.O. Box 2200 PHONE 540-3611				PROPOSED USE OF STRUCTURE Single Family Residence			
CITY Newport Beach, Ca.				Plan 4-CR w/att. garage			
ARCHITECT OR ENGINEER Emil Benes PHONE 833-1901				CONSTRUCTION LENDER NAME ☐ UNKNOWN			
ADDRESS 4121 Westerly Place, Newport Beach				BRANCH			
CONTRACTOR Same as Owner				ADDRESS			
ADDRESS				GRADING PRE-INSPECTION FEE \$ 101.40			
State Compensation Ins. Policy No. 90-WP-202-77-15 Fireman's Fund Exp. Date 2/1/77				VALUATION \$ 35,151.00 B. PT. FEE \$ 169.00 + 13.00			
"I Certify that the following Contr. Lic. No. 289274 and Classification B-1 is in full force and effect".				OCCUPANCY GROUP I & J TYPE OF CONSTRUCTION V-N			
☐ "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section: Owner-Sec. 7044 (); Minor Work Under \$100-Sec. 7048 (); or employee working for Wages Only - Sec. 7053 ();				PLAN CHECKED BY [Signature] PERMIT ISSUANCE APPROVED [Signature]			
Other ☐ "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".				GRADING PERMIT REQ'D. YES ☒ NO ☐ ROUGH GRADING Rough Grading Approved			
"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".				INSPECTION RECORD			
Signature [Signature] Date 10/6/75				APPROVALS DATE INSPECTOR'S SIGNATURE			
ZONING REGULATIONS 4/23/76				FOUNDATION: LOCATION REINFORCED ☐ 7-15-76 [Signature]			
LEGAL DESCRIPTION TRACT BLOCK LOT				SLAB: REINF. ☐ 7-27-76 [Signature]			
9086 38				UNDERPINNING			
(PLEASE ATTACH METES AND BOUNDS)				MASONRY: BOND BEAM ☐			
ZONE PC VARIANCE NO. 75-CP-0039				FIREPLACE			
BUILDING SETBACK C/L ST. PROPERTY LINE				ROOF SHEATHING 9-21-76 [Signature]			
SIDE YARD, RIGHT EAVE PROJECTION				ROOF FRAMING 9-30-76 [Signature]			
SIDE YARD, LEFT EAVE PROJECTION				FRAMING 9-30-76 [Signature]			
REAR YARD (TO P/L) EAVE PROJECTION				LATH EXTERIOR 7-15-76 [Signature]			
PARKING SPACE REQUIRED 17/21/77 PROVIDED				LATH ☐ DRYWALL ☒ INTERIOR 7-15-76 [Signature]			
MISC.				PLASTER BROWN COAT 9-27-76 [Signature]			
A.P. 5/C				FINAL BUILDING 10/21/76 [Signature]			
ZONING APPROVED BY Bm Barnes DATE 5-28-76				FINAL ZONING			
				REMARKS No park for drive DEC 22 1976			

JUN 7 '76

62,683

VALIDATION

172.00 + 1 1

101.40 + 1 273.40*

CASHIER

DATE

PERMIT NO.

PERMIT FEE

CODE

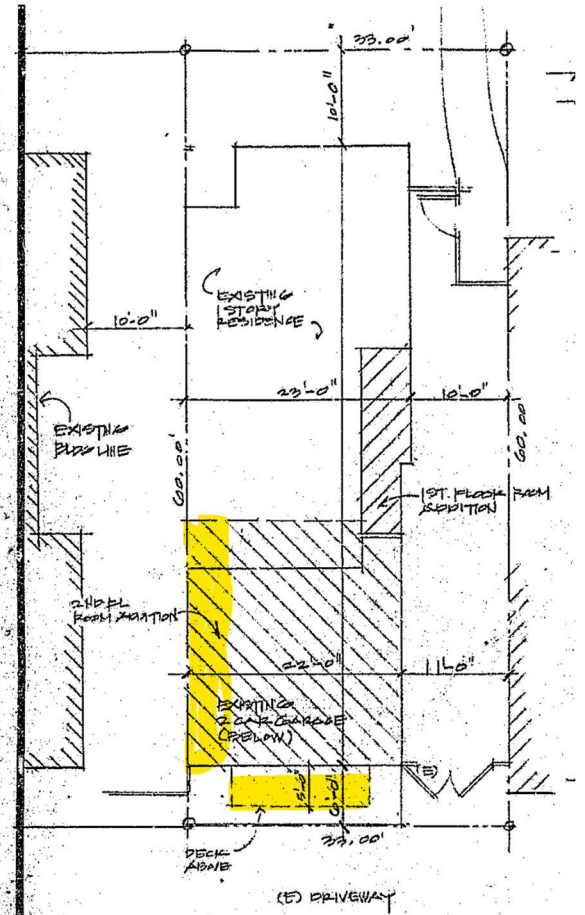
PLAN CHECK

TOTAL

EXAMPLES OF OTHER RESIDENTIAL UNITS WITHIN TRACT 9086

45 Tangerine permit 00304924- RBPR Second story addition. Approved in 2001.

City of Irvine Building & Safety Division Community Development Dept. One Civic Center Plaza PO Box 19575 Irvine, CA 92623-9575 For Permit Info: (949) 724-4306 For Inspections: (949) 724-4301		Res Alt/Add/2nd Story Deck Permit ADDRESS: 45 TANGERINE TRACT: 9086 APN: 46603239 PLANNING AREA: 12		00304924-RBPR DESCRIPTION OF WORK: 2ND FLOOR ROOM ADDITION																	
CONTRACTOR'S DECLARATION I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: B Lic No: 531719 Date: 11-19-01 Contractor: YANG'S CONTRACTOR OWNER-BUILDER DECLARATION I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason: ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. ☐ I am exempt under Sec. _____ BAPC, for this Reason: _____ Date: _____ Owner: _____ WORKERS' COMPENSATION DECLARATION ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are: Carrier: _____ Policy #: _____ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with these provisions. Date: 11-19-01 Applicant: JIM COX WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES. CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Cal. C.I.). Lender's Name: _____ Lender's Address: _____ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-described property for inspection purposes. Signature of Applicant or Agent: JIM COX Date: 11-19-01 Signature of Applicant's Name: JIM COX		OWNER: JOSE J. RAMIREZ ADDRESS: 45 TANGERINE CITY, ST ZIP: IRVINE CA 92618 PHONE: (949) 551-2792 APPLICANT: YANG'S CONTRACTOR ADDRESS: 2711 W PEPPER TREE DR CITY, ST ZIP: ANAHEIM CA 92801 CONTACT: MIN KIM PHONE: 213-216-3497 CONTRACTOR: YANG'S CONTRACTOR ADDRESS: 2711 WEST PEPPER TREE DR CITY, ST ZIP: ANAHEIM CA 92801 CONTR LIC EX: 7/31/2003 IRV BUS LIC: 94035240 EXP DATE: 1/31/2002		<table border="1"> <tr> <td>Outlets/Box/Controller Res</td> <td>7.31</td> </tr> <tr> <td>Res Addition Insp</td> <td>214.88</td> </tr> <tr> <td>Elec Fixtures/Switches Res</td> <td>3.01</td> </tr> <tr> <td>State Seismic Res</td> <td>3.00</td> </tr> <tr> <td>Fixture/Trap Res</td> <td>15.94</td> </tr> <tr> <td>Energy Surcharge Insp</td> <td>30.00</td> </tr> <tr> <td>Insurance Fee Res</td> <td>15.00</td> </tr> <tr> <td>Microfilm</td> <td>4.50</td> </tr> </table>		Outlets/Box/Controller Res	7.31	Res Addition Insp	214.88	Elec Fixtures/Switches Res	3.01	State Seismic Res	3.00	Fixture/Trap Res	15.94	Energy Surcharge Insp	30.00	Insurance Fee Res	15.00	Microfilm	4.50
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Insurance Fee Res	15.00																				
Microfilm	4.50																				
VALUATION: \$29,363 STORIES: 2 CODE YR: 1998 USE: _____		NO. UNITS: 1 TOT SQFT: 632 OCC: _____ CONST. TYPE: _____ R-3 Room Addition-Type V-N		CONTRACTOR WORKING HOURS Monday - 8 AM - 5 PM Tuesday - 8 AM - 5 PM Wednesday - 8 AM - 5 PM Thursday - 8 AM - 5 PM Friday - 8 AM - 5 PM Saturday - 8 AM - 5 PM Sunday - 8 AM - 5 PM Holiday - Prohibited																	
PLAN CHECK #: 00303559-RRA PLANNING APPROVAL: PETER COX 11/6/2001 BUILDING APPROVAL: JIM NORTH CUTT 10/31/2001 PERMIT ISSUED BY: BILL MOORE 11/19/2001		Total Permit Fees: \$293.54 Receipt# 219997 TCA Receipt: _____ TCA: _____		NOTICE: Pursuant to the provisions of the California Building Code, the permit holder is required to obtain a permit for any work that is not covered by the permit. The permit holder is also required to obtain a permit for any work that is not covered by the permit. The permit holder is also required to obtain a permit for any work that is not covered by the permit.																	



35 Tangerine permit 00357167-RBPR Second story addition. Approved in 2004

City of Irvine
Building & Safety Division
Community Development Dept.
One Civic Center Plaza
PO Box 15975 Irvine, CA 92613-9575
For Permit Info: (949) 724-4300 For Inspections: (949) 724-4501



Res Alt/Add/2nd Story Deck Permit

ADDRESS: 35 TANGERINE
TRACT: 9086 LOT: 47
APN: 46603247
PLANNING AREA: 12

DESCRIPTION OF WORK:
ROOM ADDITION

00357167-RBPR

CONTRACTOR
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class _____ Lic No. _____
Date: 02/05/04 Contractor _____

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:
☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
☐ I am exempt under Sec. _____ B&P.C. for this Reason: _____
Date: 02/05/04 Owner: Holly Gettings

WORKERS' COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:
☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are: _____
Carrier _____
Policy # _____
☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date _____ Applicant _____
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2097, Civ. C.)
Lender's Name _____
Lender's Address _____
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
Signature: Holly Gettings Date: 02/05/04
Print Applicant/Agent's Name: Holly Gettings

OWNER: DAVID GETTINGS
ADDRESS: 35 TANGERINE
CITY, ST ZIP: IRVINE CA 92618
PHONE: (949) 551-0854

APPLICANT: TOM DVORAK
ADDRESS: 414 N PLACENTIA AVE
CITY, ST ZIP: PLACENTIA CA 92870
CONTACT: Tom Dvorak 714-981-4944
PHONE: (714) 981-4944

CONTRACTOR:
ADDRESS: _____
CITY, ST ZIP: _____
CONTR LIC EXP: _____
IRV BUS LIC: _____

EXP DATE: _____

VALUATION: \$ 35,313
STORIES: 0
CODE YR: 2001

NO. UNITS: 1
TOT SQFT: 745

USE	OCC	CONST. TYPE	SQ FT
Room Addition	R-3	Type V-N	745
Fire Sprinkler System		Existence Unverified	

PERMIT FEES	
Air Conditioning Res	73.54
Res Addition Insp	350.15
Energy Surcharge Insp	30.00
Issuance Fee Res	15.00
Microfilm	6.75
State Seismic Res	3.50
Fixture/Trap Res	22.17
Gas Piping 1-5 Outlets Res	17.25
Elec Fixtures Res	13.74
Outlets/Switches Res	14.32
Ventilating Fan Res	11.03
Outlet Installation Res	4.48

Total Permit Fees: \$562.03
Receipt# 258457

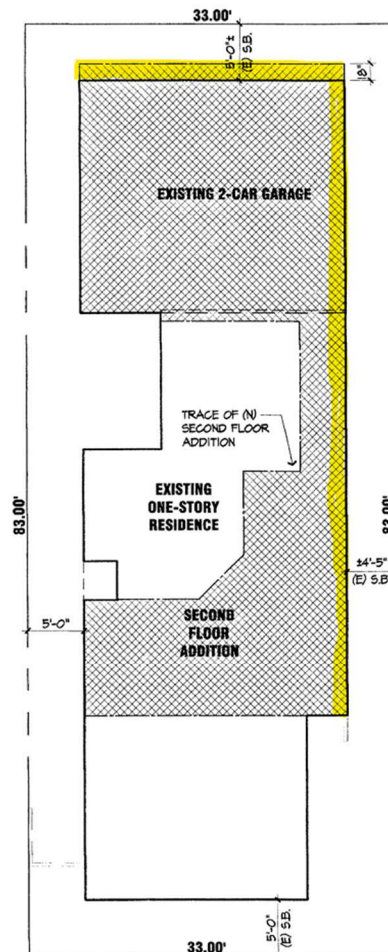
TCA Receipt: _____ **TCA:** _____
PLAN CHECK #: 00348110-RRR
PLANNING APPROVAL: PETER COX 1/28/2004
BUILDING APPROVAL: TONY DORMANESH 2/2/2004
PERMIT ISSUED BY: LISA BERDY 2/5/2004

PERMIT EXPIRATION: Permit becomes null & void if work is not started in 180 days or if work is suspended for 180 days or more. Residential permit expiration: addition - 18 months, all others 6 months from date of permit.

INSPECTION

NOTICE:
Pursuant to Assembly Bill 680, no excavation permit is valid unless the following is performed:
1. The applicant must obtain a copy of the "Excavation Permit" from the Building Department.
2. The applicant agrees to install and obtain an inquiry 18" Number from UNDERGROUND SERVICE ALERT (USA) at least 7 working days prior to commencing excavation.

CONTRACTOR WORKING HOURS
Weekdays: 7 AM - 7 PM
Saturday: 9 AM - 6 PM
Sunday/Holiday: PROHIBITED



33.00'

83.00'

EXISTING 2-CAR GARAGE

SECOND FLOOR ADDITION

TRACE OF (N) SECOND FLOOR ADDITION

EXISTING ONE-STORY RESIDENCE

14'-0" (E) S.B.

33.00'

ORANGE TREE PATIO HOMES ASSOCIATION

May 8, 2026

Xinhong Xie
Huan Chen
134 Tangerine
Irvine CA 92618

Re: Architectural Application – Approval
134 TANGERINE - Acct # C113-02686-2

Dear Homeowner:

Your architectural application and revised plans received on 04/09/26 for adding second story to existing home with roof and stucco to match existing (plans resubmitted 4/10/2026 has been approved by the ORANGE TREE PATIO HOMES ASSOCIATION Architectural Committee.

With this approval, we anticipate your commitment to only using the material(s), and performing the improvement(s) stated in the application. In addition, please verify with the City if permits are required prior to the commencement of the project. If permits are required, we anticipate your commitment to obtaining the necessary City permits.

Upon completion of the improvement(s), please submit your Notice of Completion Form along with color photographs of the completed improvement(s).

If you have any questions or concerns, please contact the Community Manager, Amanda McGinley, CCAM-PM® at (949)535-4501 or via email at [REDACTED].

Sincerely,

Architectural Review Committee
ORANGE TREE PATIO HOMES ASSOCIATION

ENCLOSURE 6

ORANGE TREE PATIO HOMES ASSOCIATION

Architectural Approval Application

Homeowner Name: Huan Chen Date: 03/03/2026

Address: 134 Tangerine, Irvine, CA 92618

Phone (Home): (949) 677-9087 Phone (Business): (949) 677-9087

Improvement Address: 134 Tangerine, Irvine, CA 92618

Proposed Improvement: Add a new bedroom and a bath room on the 2nd floor (447 SF)

Proposed starting date: May 1, 2026 Estimated time to complete work: 60 days

Owner's Signature: Huan chen Date: 3/4/2026

Neighbor awareness (Adjacent Neighbors)

Name (Print Please) wengang HE Address 45 Tangerine Signature wengang HE
Comments: _____

Name (Print Please) ALISON Address 114 Tangerine Signature Alison
Comments: Georgene

Name (Print Please) Lawrence Laguna Address 132 Tangerine Signature Lawrence
Comments: Denay Kogasoff *only received this page (it says 1 of 4 below)*

- A. Neighbor awareness is not required unless specifically requested by the Architectural Committee or the Board of Directors or required per the Architectural guidelines.
- B. Architectural approval does not constitute waiver of any requirements required by applicable governmental agencies.
- C. Architectural approval of this plan does not constitute acceptance of any geological, technical or engineering specifications. All geological, technical and engineering matters are the responsibility of the lot owner.
- D. Please notify the Management Company when completed.
- E. Two copies of the following should be attached:
 - 1. Description of improvement
 - 2. Material to be used and colors. Color samples must be submitted if the color used is not Sherwin Williams.
 - 3. All dimensions of improvement. We do not scale plans.

This application may be denied if the above information is not complete and legible.

The application must be sent by MAIL, email or fax to

Orange Tree Patio Homes Association
c/o PowerStone Property Management
9060 Irvine Center Drive, Irvine, CA 92618
Email: [REDACTED]

ARCHITECTURAL COMMITTEE

Approved [] Disapproved [] Conditions: _____

Comments: Do not start work prior to approval.

Architectural Committee Signature: _____ Date: _____
Signature: _____ Date: _____

132 Tangerine, oweners Kagasoff acknowledgement

RE: Proposed Relocation of Existing Exhaust Vent

安全浏览模式

优化阅读 隐藏信息

发件人:

收件人:

时间: 2026年06月04日 23:24 (星期四)

翻译成中文

AI写信+润色, 轻松写出更精准专业的电子邮件

Thank you for the below e-mail.

We really appreciate that you will remove the existing exhaust vent facing our yard/patio/property and that your plans will redesign the ventilation system so that the exhaust outlet will be relocated to the roof of the proposed structure and that this change is intended to eliminate any impact on our side-yard/property.

We don't read plans, but we want to confirm what we have been told by the HOA that no windows are allowed to face our patio/property. Please confirm that your plans to add on to 134 Tangerine will NOT include any windows facing our patio/yard/property.

And at some point, there are old gutters from 134 Tangerine that sometimes drain on to our property and should be corrected/replaced so that this does not happen in the future.

Sincerely,

Denny Kagasoff and Lawrence Laguna

From: Shawn Wilson

Sent: Tuesday, June 2, 2026 2:45 PM

To: Denny Kagasoff

Subject: Proposed Relocation of Existing Exhaust Vent

Dear Denny Kagasoff and Lawrence Laguna,

I hope this letter finds you well.