



September 23, 2026

Mr. Michael Armanios
29 Shorebird
Irvine, CA 92604

Sent Via Email

**Subject: Setback Deviation Letter for 29 Shorebird, Planning Area 15
(Woodbridge); File No. 00983956-PSD**

Dear Mr. Armanios:

Community Development Department staff reviewed your request for a deviation from the required side-yard setback for a proposed residential addition at 29 Shorebird in Planning Area 15 (Woodbridge) (Enclosure 1). The property is zoned 2.2 Low Density Residential and is subject to the general development standards contained in Section 3-37-13 of the Irvine Zoning Ordinance (Enclosure 2).

The project site is located within the Northwest Place development of Woodbridge and was constructed in 1977. The existing two-story home is surrounded on three sides by adjacent residences. The existing residence is located 3 feet from the side property line shared with 27 Shorebird and was legally constructed in accordance with County approvals in effect at the time of construction.

In July 2026, building plans were submitted to allow the conversion of a 240-square-foot atrium to habitable space at the existing 3-foot side-yard setback. Pursuant to the Zoning Ordinance, a minimum 5-foot side-yard setback is required, unless a deviation is granted pursuant to Section 3-27-13.

The development standards specific to the 2.2 Low Density Residential zoning district have changed since the home was originally constructed and now require a 5-foot setback from the side property line, rendering the existing 3-foot side-yard setback legal non-conforming. Pursuant to Section 3-27-13 of the Zoning Ordinance, a formal request has been made that the new addition be permitted to be built to the same 3-foot side-yard setback as the existing residence.

Section 3-27-13 of the Zoning Ordinance allows residential building additions to use the building setback requirement in effect at the time the unit was originally constructed, subject to approval by the Director of Community Development. Chapter 2-40 of the Zoning Ordinance establishes the residential setback deviation procedure.

Approval of a setback deviation request is subject to the following findings pursuant to Section 2-40-5 of the Zoning Ordinance:

- 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 addition will continue to use the legal non-conforming side-yard setback standard in place at the time the residence was constructed. There are three units in the tract that were subject to the same original setback requirement and have legally built additions similar to the proposed request: 4 Pintail (Enclosure 5), 13 Pintail (Enclosure 6), and 31 Shorebird (Enclosure 7). These approvals demonstrate that a representative number of units subject to the same original setback requirement have legally constructed additions at the same 3-foot side-yard setback requested for the subject property.

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

The residences identified above within Tract 9485 have been approved with additions at the same 3-foot side-yard setback. The proposed atrium conversion on the ground floor of the residence will maintain the existing 3-foot side-yard setback and is consistent with the established development pattern of the neighborhood. The applicant will obtain building permits to ensure the building addition is consistent with the current Building Code and Zoning Ordinance requirements with the allowed exception of the reduced side-yard setback for the ground floor expansion. Based upon the above, the construction of the building addition will be in harmony with the aesthetic character of the neighborhood.

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

The proposed residential addition, including the atrium conversion subject to this setback deviation, will match the existing materials, color, and design of the existing residence. The applicant has provided proof of homeowners association approval for the proposed addition (Enclosure 8) and has obtained an adjacent property owner acknowledgement from the owner of 27 Shorebird confirming that the neighbor has reviewed the plans and does not oppose the project (Enclosure 9). The proposed setback will not further encroach into the setback area of the existing building footprint. Therefore, the overall design of the building addition will be consistent with the scale and character of the neighborhood.

Mr. Michael Armanios
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Based on an analysis of this request, it has been determined that the proposed addition meets the above findings. Therefore, the request for a 3-foot side-yard setback for the proposed atrium conversion on the ground floor of the residence, as depicted in Enclosure 1, 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. Wednesday, September 30, 2026, the approval granted by this letter shall become effective Thursday, October 1, 2026.

If you have any questions or concerns on this matter, please do not hesitate to contact Assistant Planner Krysta Christensen at 949-724-6457 or via email at kchristensen@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Setback Deviation Request and Plans
2. Section 3-37-13, 2.2 *Low Density Residential Standards*, of the Irvine Zoning Ordinance
3. Tract Map No. 9485
4. Examples of Additions in Tract 9485
5. Approved Building Permit and Site Plan for 4 Pintail Addition
6. Approved Building Permit and Site Plan for 13 Pintail Addition
7. Approved Building Permit and Site Plan for 31 Shorebird Addition
8. Homeowners Association Approval Letter
9. Adjacent Property Owner Acknowledgement

ec: Alyssa Matheus, Planning Manager
Chris Chung, Principal Planner
File: 00983956-PSD

05/06/2026

To: Director of Community Development City of Irvine 1 Civic Center Plaza Irvine, CA 92606

From:

Michael Armanios

[REDACTED]

[REDACTED]

Subject: Letter of Justification for Residential Setback Deviation at **29 Shorebird, Irvine, CA 92604**

Dear Director of Community Development,

Please accept this letter as formal justification for the enclosed Residential Setback Deviation Request for the property located at 29 Shorebird, located within Planning Area of Woodbridge HOA.

Project Description We are proposing a 248 sq ft living space addition on the first floor by enclosing the existing atrium and expanding the living room. Due to the specific configuration of the lot, we are requesting a minor setback deviation to reduce the required side setback from the standard 5 feet down to 3 feet, matching the existing zero-lot-line wall.

As required by Chapter 2-40 of the City of Irvine Zoning Ordinance, the following justifications support the required findings for approval:

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

- **Justification:** Similar setbacks are already established within our immediate tract. For example, the property located next door to our subject property at 31 Shorebird feature similar structural footprints that approach the property line in a comparable manner. Granting this deviation will simply allow our property to enjoy the same use of space that has already been legally established by other homeowners in our development.

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

- **Justification:** The proposed addition is carefully scaled so that it will not overwhelm the lot or disrupt the visual flow of the streetscape. The encroachment into the setback is minor and is located entirely in the side yard behind a solid fence / at the rear of the property, meaning it will not negatively impact the privacy, light, air, or safety of the

ENCLOSURE 1

adjacent neighbors. Furthermore, we have consulted with the directly impacted adjacent neighbor at 27 Shorebird, who has reviewed the plans and submitted the required letter stating they do not oppose the project. Our Homeowners Association has also granted preliminary approval.

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

- **Justification:** The architectural design of the new addition will be completely seamless with the original home. We are utilizing matching exterior treatments, including uniform stucco color and roof tiles to ensure the new construction is visually indistinguishable from the original architecture. It will fully adhere to the high aesthetic standards expected within our Irvine neighborhood.

Thank you for your time and consideration of this request. Please feel free to contact me directly at [REDACTED] if you need any additional clarification or documentation.

Sincerely,

Mike Armanios

Michael Armanios Property Owner, [REDACTED]

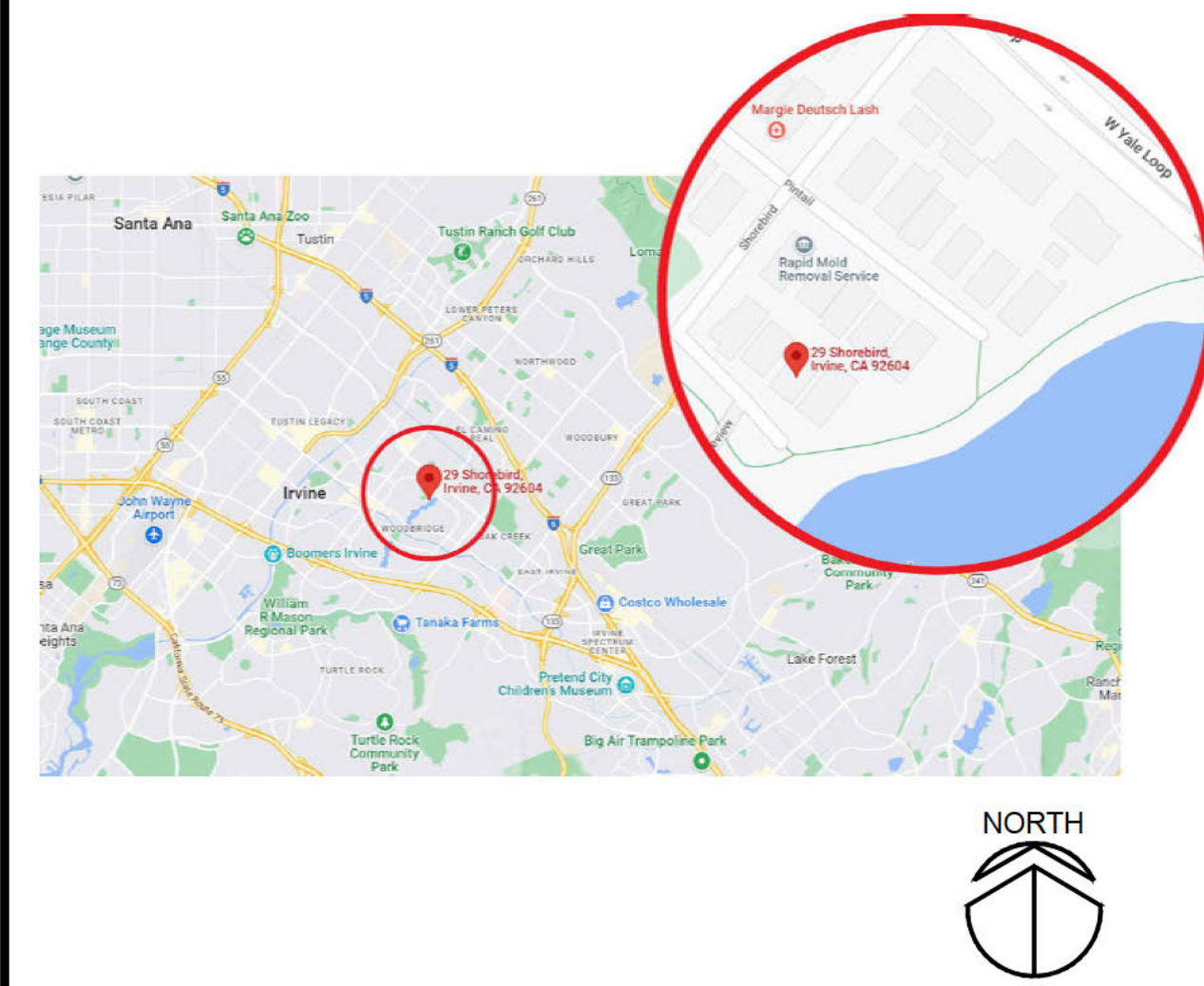
THE CITY OF IRVINE



RESIDENTIAL ADDITION/ALTERATION PLANS

29 SHOREBIRD, IRVINE, CA 92604

(VERSION 2025.0 EFFECTIVE JANUARY 2026)



LOCATION MAP

VICINITY MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 29 SHOREBIRD IRVINE, CA 92604

PROJECT DESCRIPTION: RENOVATIONS TO A SINGLE FAMILY RESIDENCE, SQ. FT. OF ADDITION 1ST FLOOR 248 SF AND 2ND FLOOR 738 SF. REMODEL AREA 1ST FLOOR 408 SF AND 2ND FLOOR 432 SQ. FT.

SPRINKLERS: IS THE EXISTING RESIDENCE EQUIPPED WITH FIRE SPRINKLERS? NO

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 SCREED 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 IS 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 A1.0 FOR SITE INFORMATION

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 418.0

ROOFING [IMC SECT. 5-9-401 D, 5-9-402 J]

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

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.

SEE SHEET SN OF THE STRUCTURAL SET FOR STATEMENT OF SPECIAL INSPECTION

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

THE FOLLOWING REQUIREMENTS ARE NOT APPLICABLE AS THE PROJECT IS NOT WITHIN A FIRE HAZARD SEVERITY ZONE

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 D2515. ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AWE 14") 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 FLOOR JOINT 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 1210.1.6)
- 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 A0.3 AND A0.4 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 SEE SHEET A0.1 AND A0.2 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 ADDITION. TO SCHEDULE A PRE-CONSTRUCTION MEETING, PLEASE CONTACT THE RESIDENTIAL INSPECTIONS SUPERVISOR AT (949)724-6866.

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-G: 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 (ft ²)	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 CONTACT (IC) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AT) LABEL FIXTURES.
- 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 (CGBC) A.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 @ 60 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 SINGLE 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. (CPC R327)
- ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CPC R324.4.5)
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTABLES 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. (CPC 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. (CPC 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 406.9.7, CGBC 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 HEIGHT AND 40 INCHES IN WIDTH.
- 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))
 - SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEC 150.0(K)(2))
 - 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 J48 REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEC 150.0(K)(2)D)

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 SECTIONS 5-9-511 THRU 5-9-516.

CALIFORNIA ENERGY CODE (CEC) SECTION 150.2(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. 326 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 DWELLING UNITS CONTAINING A FUEL-BE APPLIANCE OR FIREPLACE, OR THAT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. (CPC R311)

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 5, WATER, OF DIVISION 8 OF TITLE 8 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 PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
- SEDIMENTS AND SOILS 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. 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 DEFERRED PRIOR TO CONSTRUCTION. ANY SUCH DEFERRAL, DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY. **NO DEFERRED SUBMITTALS**

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-xiv/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, MIKE ARMANIOS, THE OWNER OF THE PROPERTY AT 29 SHOREBIRD IRVINE CA 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.

OWNER SIGNATURE

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 EASEMENT WIDTH ON THE SITE PLAN. SEE SHEET A1.0.



SCREENING OF OUTDOOR EQUIPMENT

PER SECTION 3-20-1.8 OF THE ZONING ORDINANCE, SCREENING SHALL BE PROVIDED SO THAT MATERIALS AND/OR EQUIPMENT STORED IN ANY OUTDOOR STORAGE AREA AT GRADE OR ON THE ROOF ARE SCREENED FROM ADJACENT STREETS, NO MATTER THE STREET GRADE, AND ALL PROPERTIES AT THE SAME GRADE.

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A02	CALIFORNIA GREEN BUILDING STANDARDS
A03	CALIFORNIA GREEN BUILDING STANDARDS FORMS
A04	CALIFORNIA GREEN BUILDING STANDARDS FORMS
A05	T-24 REPORT
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ARCHITECTURAL

A10	SITE PLAN
A11	EXISTING/DEMOL PLANS
A12	PROPOSED FLOOR PLANS
A13	REFLECTED CEILING / UTILITY 1ST FLOOR PLAN
A14	REFLECTED CEILING / UTILITY 2ND FLOOR PLAN
A15	EXISTING/DEMOL EXTERIOR ELEVATIONS
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A17	PROPOSED EXTERIOR ELEVATIONS
A18	PROPOSED EXTERIOR ELEVATIONS
A19	BUILDING SECTIONS
A20	SECTION DETAILS
A21	INTERIOR ELEVATIONS
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A23	DOOR & WINDOW SCHEDULE
A24	ARCHITECTURAL DETAILS
A25	ARCHITECTURAL DETAILS

STRUCTURAL

S1	FOUNDATION PLANS
S2	FOUNDING PLANS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
S6	STRUCTURAL NOTES

PROJECT DATA

- EXISTING: EXISTING HOUSE, 1ST FLOOR: 1481 SQFT. EXISTING HOUSE, 2ND FLOOR: 1284 SQFT. EXISTING GARAGE: 292 SQFT. EXISTING OUTDOOR SPACES: 351 SQFT. - REMODEL: AREA OF REMODEL (1ST FLOOR): 446 SQFT. AREA OF REMODEL (2ND FLOOR): 248 SQFT. AREA OF ADDITION (2ND FLOOR): 738 SQFT. NEW ADDITION / EXISTING HOUSE: 1481 SQFT. + 248 SQFT. = 1729 SQFT. PROPOSED HOUSE, 1ST FLOOR: 1284 SQFT. + 738 SQFT. = 2022 SQFT. - EXISTING BUILDING COVERAGE: LOT SIZE: 5107 SQFT. EXISTING LOT COVERAGE: 1026/5107 = 40% < 50% PROPOSED BUILDING COVERAGE: LOT SIZE: 5107 SQFT. PROPOSED LOT COVERAGE: 2022/5107 = 45% < 50% See sheet A0.0 for lot coverage minus easement - SCOPE OF WORK: REMODEL & EXPAND EXISTING BEDROOM TO BECOME NEW LARGE OPEN DEN REMODEL EXISTING 2ND FLOOR BATHROOM NEW BATHROOM 4 & BATHROOM 5 NEW WALK-IN CLOSET DEMO & REBUILD NEW PRIVACY WALL FOR EXISTING PATIO COVER AT FRONT ENTRANCE NEW HVAC UNIT FOR 1ST FLOOR REMODEL EXISTING 1ST FLOOR KITCHEN FAMILY ROOM AND LIVING ROOM ADD STORAGE ROOM TO 1ST FLOOR REPLACE EXISTING WINDOWS AND DOORS PER PLANS
--

29 SHOREBIRD, IRVINE, CA 92604

CAUSERS\\DGL\\LANDWORKS DROPBOX\\LANDWORKS DEVELOPMENT SERVICES\\2025 LANDWORKS PROJECTS\\125-10 SHOREBIRD 201-WORK NG DRAWINGS\\SHOREBIRD V30 DWG 7/7/2026 4:17 PM.DWG

SUBTRACTED EASEMENT SQUARE FOOTAGE
FROM LOT SQUARE FOOTAGE

PROPOSED HOUSE, 1ST FLOOR: 1,491 SQFT. + 240 SQFT. = 1,739 SQFT.
PROPOSED HOUSE, 2ND FLOOR: 1,284 SQFT. + 796 SQFT. = 2,021 SQFT.
EXISTING GARAGE (NO CHANGE): 590 SQFT.
LOT SIZE: 5,207 SQFT.
PROPOSED LOT COVERAGE: $\frac{2,229}{4,794} = 46.5\% < 50\%$
—SEE COVER SHEET FOR MORE SQUARE FOOTAGE BREAKDOWN

AREA OF REMODEL (1ST FLOOR):	445 SQFT.
AREA OF REMODEL (2ND FLOOR):	399 SQFT.

NEIGHBORING GARAGE

NORTH LAKE

LANDWORKS
ARCHITECTURE + DESIGN

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95

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PROJECT ADDRESS

PROPOSED ADDITION TO A
SINGLE FAMILY RESIDENCE

29 SHOREBIRD
RVINE CA 92604

PROJECT NO:	LW2025-10
PROJECT OWNER:	ARMANIOS
PROJECT LOC:	RVINE
DRAWN BY:	G.H.
REVIEWED BY:	R.L.
START DATE:	2/14/2025
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:
SITE PLAN

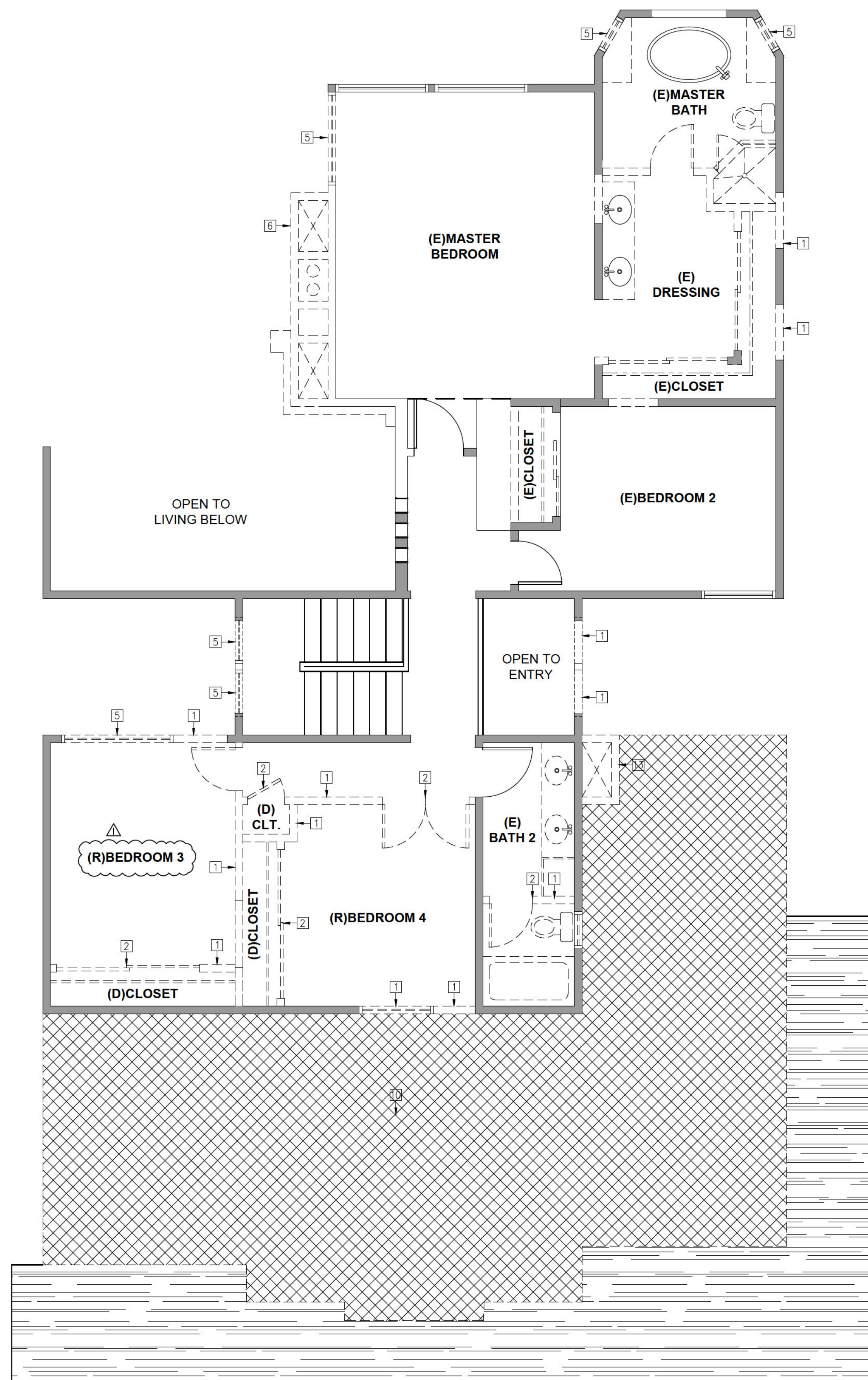
SHEET NUMBER

A1.0

SITE PLAN	SCALE
	1/4"=1'-0"

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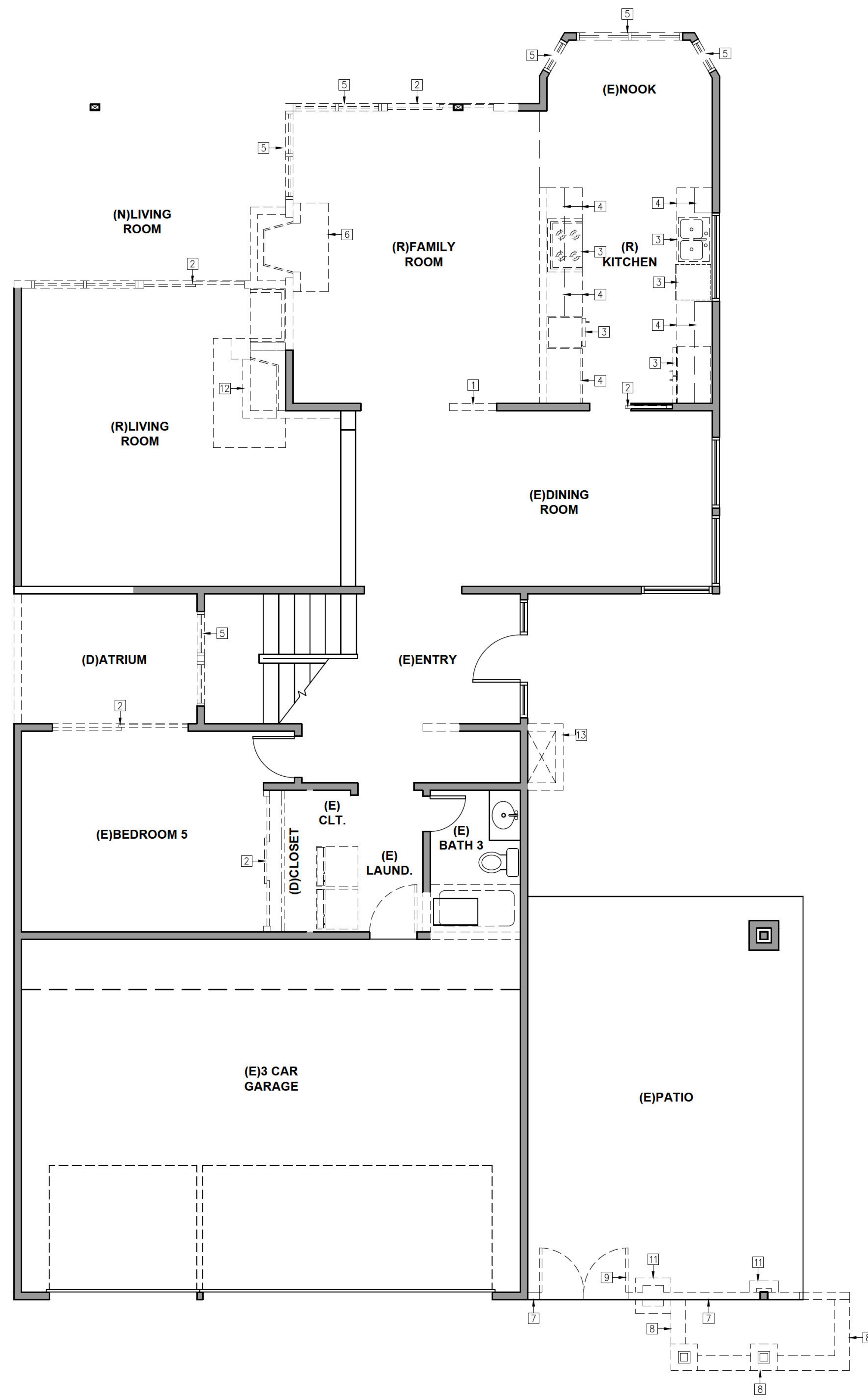
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EXISTING/DEMO 2ND FLOOR PLAN

SCALE
1/4"=1'-0"

2



EXISTING/DEMO 1ST FLOOR PLAN

SCALE
1/4"=1'-0"

KEY NOTES

- 1 DEMO AND REMOVE (E) INTERIOR OR EXTERIOR WALLS, FRAMING, INSULATION AND ELECTRICAL WIRING AND FIXTURES ASSOCIATED W/FRAMING, AS SHOWN ON PLAN, PATCH AND REPAIR AS REQUIRED, AREA OF DEMOLITION SHOULD BE CLEAR OF ANY DEBRIS.
- 2 DEMO AND REMOVE (E) INTERIOR OR EXTERIOR DOORS AND FRAMES, AS SHOWN ON PLANS, PATCH AND REPAIR AS REQUIRED.
- 3 DEMO AND REMOVE (E) PLUMBING FIXTURES. CAP & EXTEND TO NEW PLUMBING FIXTURES. SEE FLOOR PLAN A2.0 FOR LOCATION.
- 4 DEMO AND REMOVE (E) COUNTERTOP/CABINETS/SHELVING.
- 5 DEMO AND REMOVE (E) WINDOW, AS SHOWN ON PLANS, PATCH AND REPAIR AS REQUIRED.
- 6 DEMO AND REMOVE (E) FIRE PLACE AND CHIMNEY
- 7 DEMO AND REMOVE (E) PRIVACY WALL.
- 8 DEMO AND REMOVE (E) PLANTER WALL.
- 9 DEMO AND REMOVE (E) GATE.
- 10 DEMO (E) ROOF AT FOOTPRINT OF NEW ADDITION (CROSS-HATCHED AREA).
- 11 DEMO AND REMOVE (E) PLASTER/COLUMN FRAMING & FINISHES AROUND (E) POST; POST TO REMAIN.
- 12 DEMO AND REMOVE (E) FIREPLACE
- 13 DEMO AND REMOVE (E) CHIMNEY

DEMO NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL OR MECHANICAL DRAWINGS AS WELL AS ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL PLANS AND ANY EXISTING CONDITIONS. OBTAIN CLARIFICATION FROM ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK IN THE CORRESPONDING AREA.
2. CONTRACTOR TO COORDINATE DISCONNECT OF ALL UTILITIES PRIOR TO ANY DEMOLITION.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND DISPOSE OF IT IN ACCORDANCE WITH CITY AND COUNTY REGULATIONS.
4. CONTRACTOR TO PROTECT ALL PUBLIC BUILDING AREAS ALONG THE ROUTE OF TRAVEL PRIOR TO THE COMMENCEMENT OF DEMOLITION.
5. CONTRACTOR TO CLEAN UP PUBLIC AREAS ALONG THE ROUTE OF TRAVEL EACH DAY AND WHENEVER DEBRIS, DUST, ETC. BECOMES EXCESSIVE.
6. ALL HALF TONE LINES REPRESENT EXISTING CONDITIONS TO REMAIN.
7. FIELD VERIFICATION OF EXISTING CONDITIONS AND SPECIFIC QUANTITIES OF DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL DIMENSIONS SHOWN TO BE EXISTING SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO DEMOLITION. VERIFY DEMOLITION WORK WITH NEW CONSTRUCTION AND INSTALLATION DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
10. IF THE CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, CONSTRUCTION TO BE SUSPENDED IMMEDIATELY AND McDONALD'S PROJECT MANAGER SHALL BE NOTIFIED BEFORE PROCEEDING.
11. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH OSHA REGULATIONS.
12. AN ASBESTOS SURVEY REPORT SIGNED BY AN ASBESTOS CONSULTANT IS REQUIRED PRIOR TO ANY DEMOLITION OR RENOVATION. SEE RULE 1403(D)(1)(A).
13. THE ONLY EXCEPTION TO THE SURVEY REQUIREMENT IS RENOVATION ACTIVITY OF RESIDENTIAL SINGLE UNIT DWELLINGS (HOUSES) IN WHICH LESS THAN 100 SQUARE FEET OF SURFACE AREA OF INTACT (NOT DAMAGED) MATERIAL IS REMOVED OR STRIPPED. SEE RULE 1403(J)(1)(i).

LEGEND

-  EXISTING WALL TO REMAIN
 EXISTING POST TO REMAIN
 EXISTING WALL TO BE DEMOLISHED
 EXISTING TO BE REMOVED INCLUDING
 HARDWARES AND ACCESSORIES

LANDWORKS
ARCHITECTURE + DESIGN

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SEA

[illegible]

PROJECT ADDRESS

PROPOSED ADDITION TO A
SINGLE FAMILY RESIDENCE

29 SHOREBIRD
RVINE CA 92604

PROJECT NO:	LW2025-10
PROJECT OWNER:	ARMANIOS
PROJECT LOC:	RVINE
DRAWN BY:	G. H.
REVIEWED BY:	R. L.
START DATE:	2/14/2025
BIDD DATE:	TBD
CONST. DATE:	TBD

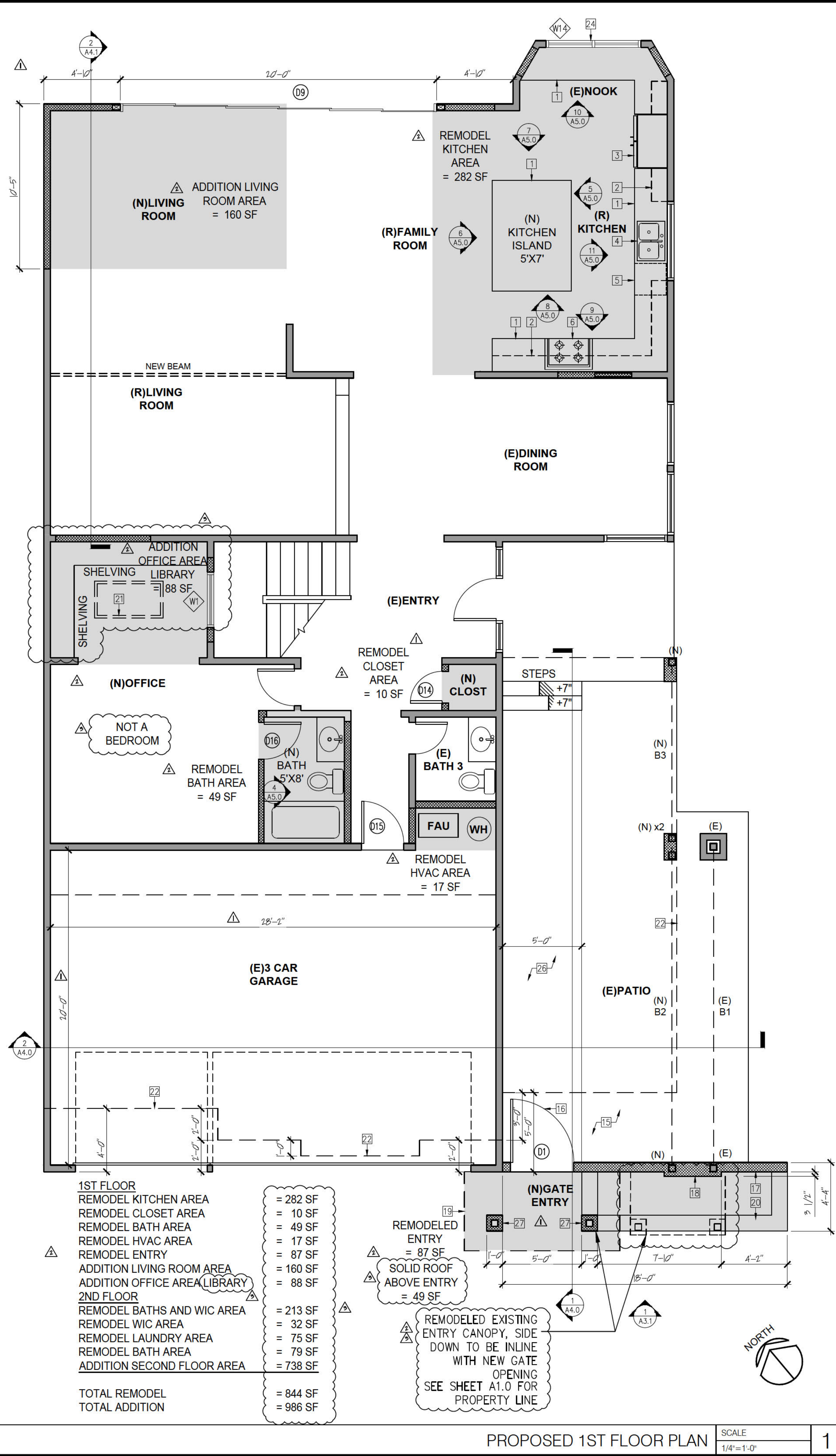
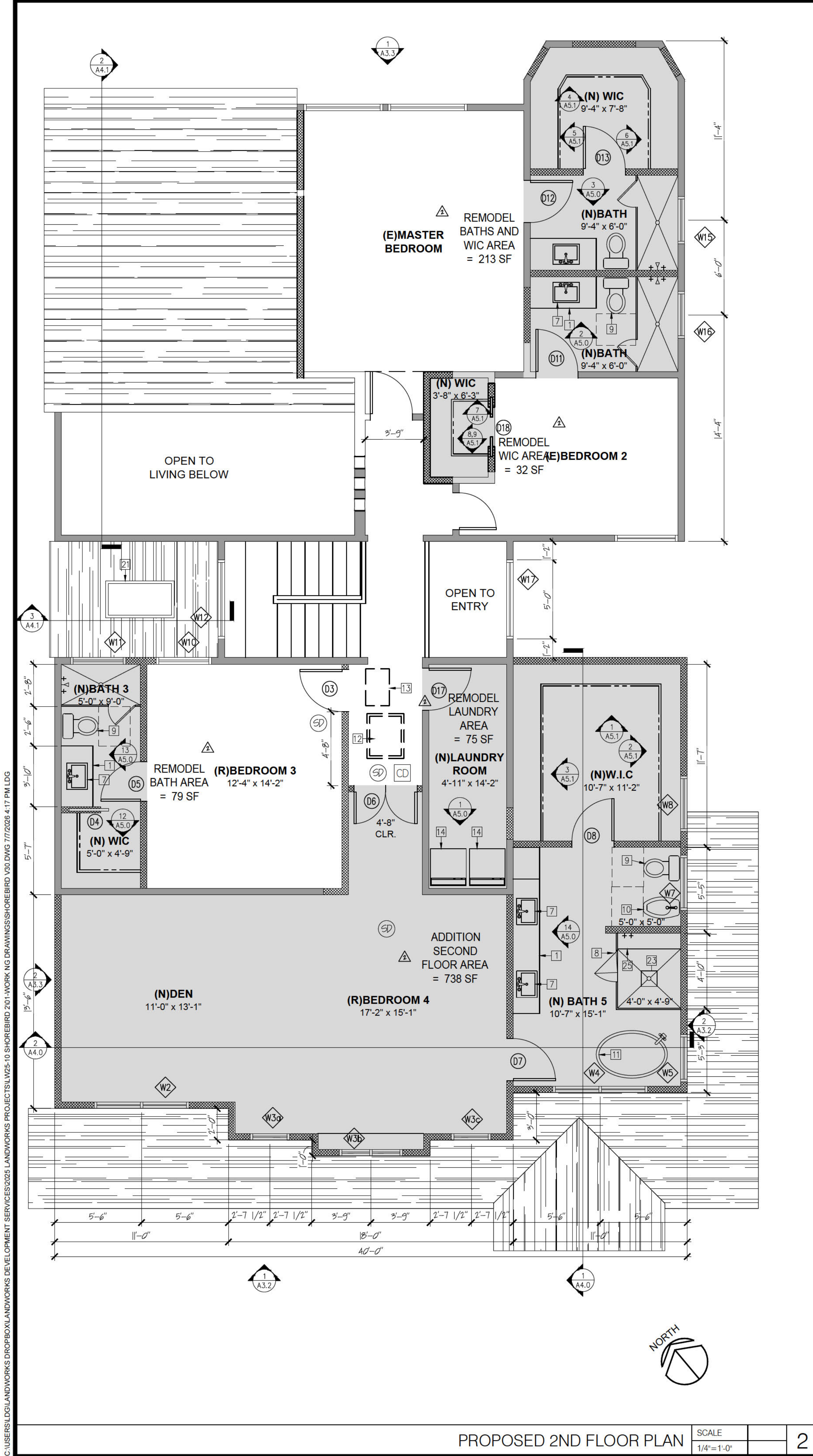
SHEET TITLE

EXISTING / DEMO FLOOR PLANS

SHEET NUMBER

A1.1

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KEY NOTES

- (N) COUNTERTOP W/ BASE-HUNG CABINETS
- (N) WALL-HUNG CABINETS
- (N) 40" REFRIGERATOR
- (N) 30" SINK
- (N) 24" DISHWASHER
- (N) 36" RANGE
- (N) LAVATORY
- (N) TEMPERED GLASS SHOWER, SIZED PER PLAN. TILE FLOOR W/ RAISED CURB, SLOPE TO DRAIN. ACCESS & EGRESS SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF NOT LESS THAN 22 INCHES
- (N) WATER CLOSET. 24"X36" CLEAR SPACE (DASHED)
- (N) BIDET. 24"X36" CLEAR SPACE (DASHED)
- (N) BATHTUB
- (N) 24"X30" ATTIC ACCESS
- (N) HVAC UNIT ABOVE CEILING
- (N) WASHER/DRYER
- (E) CONC. PATIO, PATCH & REPOUR AS NECESSARY
- (N) 48"WIDE BLACK METAL SWING GATE
- (N) 6'-0" HT. PRIVACY WALL W/ STONE
- (N) PRIVACY WALL W/ STONE, SEE ELEVATIONS
- (N) GABLE ROOF EXTENSION OVERHEAD
- (N) 2'-0" HT. PLANTER FINISHED W/ STONE
- (N) 24" X 48" SKYLIGHT
- DASHED LINE OF 2ND FLOOR PROFILE ABOVE CEILING HUNG SHOWER HEAD
- EXISTING WINDOW OPENING TO BE REFRAMED AND RAISED TO COUNTER HEIGHT, HEADER HEIGHT TO REMAIN
- 12" WIDE X 18" TALL SHOWER BENCH
- (N) 5' CONC. SIDEWALK
- (N) STACK STONE COLUMN WRAP

NOTES

- ALL GLAZING (FENESTRATIONS) SHALL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE & SHGC.
- WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS, OR ADJACENT TO AND WITHIN 24 IN. OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, PER CBC 24063 AND 24064.
- SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE, SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR, WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 57 SQ.FT. WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS, CBC SECTION 3104.
- IN SHOWERS AND TUB-SHOWERS COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES. C.P.C. SECTION 4100.
- APPLIANCE IN CONFINED SPACE: PROVIDE TWO OPENINGS INTO ENCLOSURE EACH HAVING 1 SQ. IN. PER 1000 BTU/H INPUT FREELY COMMUNICATING WITH OTHER UNCONFINED INTERIOR SPACES. MINIMUM 100 SQ.IN. EACH OPENING. C.M.C. SECTION 701.
- NEW WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES, IF ANY, SHALL USE NO MORE THAN 16 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS H & S CODE, SECTION 179.2(b).
- PROVIDE "DENSESHIELD" AT ALL SHOWERS AND TUB LOCATIONS-REFER TO DETAIL.
- "CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS"
- CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
- "GREEN BOARD" CAN NO LONGER BE USED IN TUB OR SHOWER AREAS. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. CBC 2509.2 USE FIBER-CEMENT BOARD.
- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE, PER CEC 1502(A)
- BATHROOMS OR TOILET ROOMS SHALL HAVE A CEILING HEIGHT OF 7 MINIMUM. (R305.1)
- PANEL LOAD SCHEDULES AND SINGLE LINE DIAGRAMS TO BE PROVIDED DURING INSPECTION.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING POST TO REMAIN
- NEW WALL
- NEW POST
- FOOTPRINT OF ADDITION/ REMODELED AREAS

LANDWORKS
ARCHITECTURE + DESIGN

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PROPOSED ADDITION TO A
SINGLE FAMILY RESIDENCE

29 SHOREBIRD
IRVINE, CA 92604

PROJECT NO: LW2025-10

PROJECT OWNER: ARMANIOS

PROJECT LOC: IRVINE

DRAWN BY: G.H.

REVIEWED BY: R.L.

START DATE: 2/14/2025

BIDD DATE: TBD

CONST. DATE: TBD

SHEET TITLE: PROPOSED FLOOR PLANS

SHEET NUMBER: A2.0

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- ALL 120 VOLT SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS SHALL HAVE A GROUND-Fault CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. C.E.C. 210-8(A)(3).
2. OUTLET BOXES ON OPPOSITE SIDES OF RATED WALLS SHALL SEPARATING GARAGE (FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. C.B.C. SECTION 1123.2
3. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO C.E.C. 220.
4. PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH C.E.C. 250-91 OR 250-85(b).
5. FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES. C.E.C. 410-3.
6. PROVIDE GFI PROTECTION PER C.E.C. 210-8(A).
7. PROVIDE STAIRWAY ILLUMINATION ON TREAD RUNS OF NOT LESS THAN 5 FOOT CANDLES.
8. PLACEMENT/SPACING OF ELECTRICAL OUTLETS.
 - A) GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PARTIAL WALLS. C.E.C. 210-52(a).
 - B) KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOPS. COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. C.E.C. 210-52(b).
 - C) BATHROOMS: AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN THE BATHROOM ADJACENT TO EACH BASIN LOCATION. C.E.C. 210-52(d).
 - D) HALLWAYS: HALLWAYS 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. C.E.C. 210-52(f).
 - E) OUTDOORS: AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND REAR OF THE DWELLING. C.E.C. 210-52(g).
9. SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING: BE INSTALLED IN EACH SLEEPING AREA, BATHROOM, KITCHEN OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER C.B.C. SECTION 901.10.1.2, 901.10.2.4 & 901.10.2.5
10. PROVIDE EXHAUST FAN WITH VENTING DIRECTLY TO OUTSIDE AIR CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR. C.B.C. 1209.5
11. PROVIDE ARC-FAULT PROTECTION FOR ALL BEDROOM OUTLETS. C.E.C. 210.12
12. PROVIDE A NO. 4 AWG GROUNDING ELECTRODE CONDUCTOR (GEC) FOR A 200-AMP SERVICE AND A NO. 6 AWG FOR A SERVICE BELOW 150-AMPS. C.E.C. 250.66
13. PROVIDE AT THE JOB SITE FOR THE ELECTRICAL INSPECTOR, SINGLE LINE DIAGRAM, PANEL SCHEDULE & LOAD CALCULATIONS FOR ELEC. SYSTEMS
14. BATH FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50% TO 84%.
15. ALL RECEPTACLES LISTED IN CEC 210-52 SHALL BE LISTED AS TEMPER-RESISTANT FOR ALL 15 & 20 AMPERE RECEPTACLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC 406.12.
16. BATH FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50% TO 80 PERCENT.
17. OUTDOOR RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT C.E.C. 406.9(B) (1).
18. PROVIDE A MINIMUM OF (1)- 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. C.E.C. 210-23(A).
19. PROVIDE A MINIMUM OF (2)- 20-AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED. C.E.C. 210-52(B).

1. ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS SHALL HAVE GROUND-FULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. C.E.G. 210-5(A)(3).
2. OUTLET BOXES ON OPPOSITE SIDES OF RATED WALLS (WALL SEPARATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. C.B.C. SECTION 102.3.2
3. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO C.E.G. 220.
4. PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH C.E.G. 250-6(1) OR 250-6(2).
5. FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES. C.E.G. 410-8.
6. PROVIDE GFI PROTECTION PER C.E.G. 210-5(A).
7. PROVIDE STAIRWAY LUMINATION ON TREAD RUNS OF NOT LESS THAN 5 FOOT CANDLES.
8. PLACEMENT/SPACING OF ELECTRICAL OUTLETS:
 - A) GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY HALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET OR RECEPTACLE. IN ANY KITCHEN AND HALL SPACE 2 FEET OR MORE IN WIDTH AND THE HALL SPACE OCCUPIED BY FITTED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PATIO DOOR, THE MAXIMUM SPACING OF RECEPTABLES FOR EACH FOUR FEET OF COUNTER TOP, COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. C.E.G. 210-5(2)(6)
 - C) BATHROOMS: AT LEAST ONE HALL RECEPTABLE OUTLET SHALL BE INSTALLED IN THE BATHROOM ADJACENT TO EACH BASIN LOCATION. C.E.G. 210-5(2)(4)
 - D) HALLWAYS: HALLWAYS 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTABLE OUTLET. C.E.G. 210-5(2)(5)
 - E) OUTDOORS: AT LEAST ONE RECEPTABLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND REAR OF THE DWELLING. C.E.G. 210-5(2)(e)
9. SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING: BE INSTALLED IN EACH SLEEPING ROOM AND IN THE COMMON AREA OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER C.B.C. SECTION 907.10.1.2, 907.10.1.3 & 907.10.3
10. PROVIDE EXHAUST FAN WITH VENTING DIRECTLY TO OUTSIDE AIR CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR. C.E.G. 1209.5
11. PROVIDE ARC-FAULT PROTECTION FOR ALL BEDROOM OUTLETS. C.E.G. 210.12
12. PROVIDE A NO. 4 AWG GROUNDING ELECTRODE CONDUCTOR (GEC) FOR A 200-AMP SERVICE AND A NO. 6 AND FOR 100-AMP SERVICE BELON 30-FOOTS. C.E.G. 250.6(4)
13. PROVIDE AT THE JOB SITE FOR THE ELECTRICAL INSPECTOR: SINGLE LINE DIAGRAM, PANEL SCHEDULE & LOAD CALCULATIONS FOR ELEC. SYSTEMS
14. BATH FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50% TO 80%.
15. ALL RECEPTABLES LISTED IN CEC 210-5(2) SHALL BE LISTED AS TEMPER-RESISTANT FOR ALL 15 & 20 AMPERE RECEPTABLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER CEC 406.12.
16. BATH FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50% TO 80% PERCENT.
17. OUTDOOR RECEPTABLES SHALL BE LISTED AS WEATHER RESISTANT C.E.G. 406.9(B) (1).
18. PROVIDE A MINIMUM OF (1)- 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. C.E.G. 210-28(A).
19. PROVIDE A MINIMUM OF (2)- 20-AMP SMALL APPLIANCE CIRCUITS FOR THE KITCHEN, COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED. C.E.G. 210-5(2)(B).
20. PROVIDE A MINIMUM OF (1)- 20-AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. C.E.G. 210-28(A).
21. ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNKROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12.
22. (GFI) OUTLETS SHALL BE PROVIDED IN BATHROOMS, GARAGES, PADMENTS, CRAWL SPACES, OUTSIDE SINKS, SINKS AT ALL KITCHEN COUNTERS AND ISLANDS, BATHROOM LAVATOIRES, KITCHEN SINKS, ISLANDS ARE SUBJECT TO HAVE (GFI) OUTLETS ON ELECTRICAL PANEL.
23. ALL POWER AND LIGHTING OUTLETS TO BE LISTED "AFCI BREAKER", AS REQUIRED AT DENS, BEDROOMS, FAMILY ROOMS, HALLWAYS.
24. ALL SMOKE DETECTOR(S) TO BE INTERCONNECTED W/HD-WIRED, W/50 MIN. TO BE INSTALLED AT EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IMMEDIATE VICINITY OF BEDROOMS, CRAWL SPACE UNINHABITABLE ATTICS.
25. FOR ALL FUEL BURNING APPLIANCES PROVIDE APPROVED CARBON MONOXIDE ALARM AT EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS "CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED W/HD-WIRED WITH BATTERY BACKUP".
26. EXHAUST FAN AT KITCHEN HOOD TO HAVE A MIN. FLOW RATE OF 100 CFM.
27. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
28. BATHUB AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. PER 1307.1
29. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300
30. ALL BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES (SUCH AS LIGHTS AND SWITCHES) INSTALLED IN DWELLING UNIT: KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNKROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS AND AREAS SHALL BE PROVIDED WITH AFCI-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION. SEE CEC SECTION 210.12 (A) FOR PERMISSIBLE MEANS OF AFCI PROTECTION. (2012, CEC)
31. LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. (40100) (CEC)

1. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH CEC 604.1 OF THE CALIFORNIA PLUMBING CODE. CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CEC 604 OF THE CPVC INSTALLATION STANDARDS OF APPENDIX I OF THE CPVC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN CEC 604.1(1) OF THE CPVC prior to PERMIT ISSUANCE. PEX PIPING TO BE USED, SEE UTILITY PLAN A2.2
2. WATER CLOSET SHALL HAVE 15" TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND SHALL HAVE 24" CLEAR SPACE IN FRONT, PER 2019 CPVC A20.5, SEE UTILITY PLAN A2.2.
3. ALL NON-CONSERVING PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. (CIVIL CODE SECTION 104140) NONCONSERVING PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING: ANY TOILET MANUFACTURED TO USE MORE THAN 16 GALLONS OF WATER PER FLUSH, ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 25 GALLONS OF WATER PER MINUTE, ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE.
4. HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOLS SHALL BE LIMITED TO A MAXIMUM OF 100 DEGREES F BY A WATER TEMPERATURE LIMITING DEVICE.

PER SECTION 104110 CALGREEN AND CIVIL CODE 104130, ALL NONCONSERVING PLUMBING FIXTURES WITHIN THIS RESIDENCE SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.

PER SECTION 30111 CALGREEN AND CIVIL CODE 1013(C), ALL NONCOMPLIANT PLUMBING FIXTURES WITHIN THIS RESIDENCE SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.



1. FUEL BURNING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH SHUT OFF FUEL SUPPLY TO EQUIPPED IN THE EVENT OF IGNITION OR FLAME FAILURE
2. GAS EXHAUST THROUGH FOUNDATION WALL SHALL BE GLEEVED AND HAVE IT'S OPENING ON OUTSIDE
3. ALL RECEPTABLES THAT SERVE THE COUNTER AREA OF THE KITCHEN SHALL BE 6FT PROTECTED.
4. PROVIDE MIN TWO (2) 10-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN. THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS.
5. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS, MIN 20-AMP CIRCUIT
6. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.
7. NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBBS
8. RESIDENTIAL LIGHTING: PERMANENTLY INSTALL LUMINAIRES IN RESIDENTIAL KITCHEN, GARAGES, AND LAUNDRY ROOMS, AND SHALL BE HIGH EFFICACY LUMINAIRES
9. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL. IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4. AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 5X EXHAUST FAN TO BE MIN 50 CFM AND CONTAIN HUMIDISTAT.
10. KITCHEN EXHAUST FAN TO VENT TO OUTSIDE AIR
11. PROVIDE A USER GROUND FOR THE MAIN ELECTRICAL SERVICE PANEL: 10-0" LONG 1/4 IN RE-BAR AT BOTTOM OF FOUNDATION
12. PROVIDE AN ARC-Fault CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 15-VOLT, SINGLE PHASE-AND 20-AMPERE RECEPTACLE OUTLET INSTALLED IN ALL ROOMS, FAMILY-ROOMS, KITCHENS, BATHROOMS, BEDROOMS, LAUNDRY-ROOMS, PER CEC.
13. PROVIDE "QUANTIFLASH" FLASHING AT ALL EXTERIOR ELECTRICAL PENETRATIONS ALL AREAS IN/GLAZING, SUCH AS GLAZING IN DOORS, ENCLOSED BATHTUBS OR SHOWERS, WINDOWS MEASURED W/LESS THAN 60" FROM SHOWER OR TUB MUST HAVE SAFETY GLAZING TEMPERED GLASS.
14. ALL LUMINAIRES MUST BE HIGH EFFICACY. IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS, AND GARAGES AT LEAST ONE LUMINARY MUST BE CONTROLLED BY A VACANCY SWITCH
15. ALL OTHER ROOMS, LUMINAIRES MUST BE CONTROLLED BY AN OCCUPANCY SENSOR OR A DIMMER, EXCEPT HALLWAYS AND CLOSETS UNDER TO FEET.
16. OUTDOOR LIGHTING, ALL LUMINAIRES MAINTED TO THE BUILDING OR TO OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES & SHALL BE CONTROLLED BY A PHOTO-CONTROL / MOTION SENSOR COMBINATION (WITH OVERIDE).
17. EXHAUST FAN SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
18. HIGH EFFICACY LUMINAIRES MUST BE PIN PADDED.
19. ALL HIGH EFFICACY LUMINAIRES MUST BE JAB RATED.
20. SMOKE ALARM AND DETECTORS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

- ALL DUCTS PENETRATING R-3/1-H OCCUPANCY PREVAILS SHALL BE MINIMUM 16 GAUGE GALVANIZED STEEL METAL ON GARAGE SIDE. UFG SECTION 20.4.
- EXHAUST FANS REQUIRED IN BATH AND/OR LAUNDRY ROOMS MUST CONNECT DIRECTLY TO THE OUTSIDE AND MUST PROVIDE 5 AIR CHANGES PER HOUR. UFG SECTION B03.
- FAU IN ATTIC PER CNC PROVIDE LIGHT, POWER GAS, ACCESS AND 30" WIDE WORK SPACE PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE VENT TO OUTSIDE, AND COMBUSTION AIR PER CNC CHARTER.
- A WALK OFF MAT SHALL BE INSTALLED IN ATTIC OR TURRED SPACE SHALL COMPLY WITH THE FOLLOWING PER UFG, SECTION 93:
 41. A MINIMUM 30"x30" ATTIC ACCESS
 42. A MINIMUM 30"x30" AND 24" WIDE PASSAGEWAY TO THE FURNACE AND CONTROLS
 43. THE FURNACE SHALL BE LOCATED NOT MORE THAN 20 FEET FROM THE ATTIC ACCESS.
 44. A LEVEL WORKING PLATFORM 30 INCHES IN DEPTH IN FRONT OF THE FURNACE FIRE SIDE
 45. A PERMANENT ELECTRIC OUTLET, A LIGHT FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS, AND A ROLL GAS STOP SHALL BE PROVIDED AT OR NEAR THE FURNACE

 PATRIMON EXHAUST FAN W/LED LIGHT, MINIMUM VENTILATION OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS, TO BE ENERGY STAR COMPLIANT DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY A HUMIDISTAT CONTROL DEVICE CAPABLE OF BEING ADJUSTED BETWEEN THE RELATIVE HUMIDITY RANGES OF 30 TO 80 PERCENT, PER CECB 4506

 RECESSED 4" LED DOWN LIGHT, "IL" INDICATES LISTED FOR DAMP LOCATIONS "ML" INDICATES LISTED FOR WET LOCATION TO COMPLY W/ CECB 600(K) & CEC 400

 SMOKE DETECTORS, SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA72

 CARBON MONOXIDE DETECTOR, CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP

 DOUBLE POLE SWITCH, HEIGHT AS NOTED
 "D" = DIMMER, "VS" = VACANCY SENSOR

 # STANDARD 20A, 120V-60 GRONDING TYPE DUPLEX RECEPTACLE WALL MOUNTED AT HEIGHT INDICATED AFF. UON

 GFI STANDARD 20A, 120V-60 GRONDING GROUND FAULT INTERCEPTOR TYPE DUPLEX RECEPTACLE WALL MOUNTED HEIGHT INDICATED AFF. UON
 "WP" INDICATES WEATHERPROOF

 POWER & DATA

< DATA

	NEW GYP. BOARD CEILING
	NEW EXT. PLASTER CEILING
	NOT IN SCOPE OF WORK

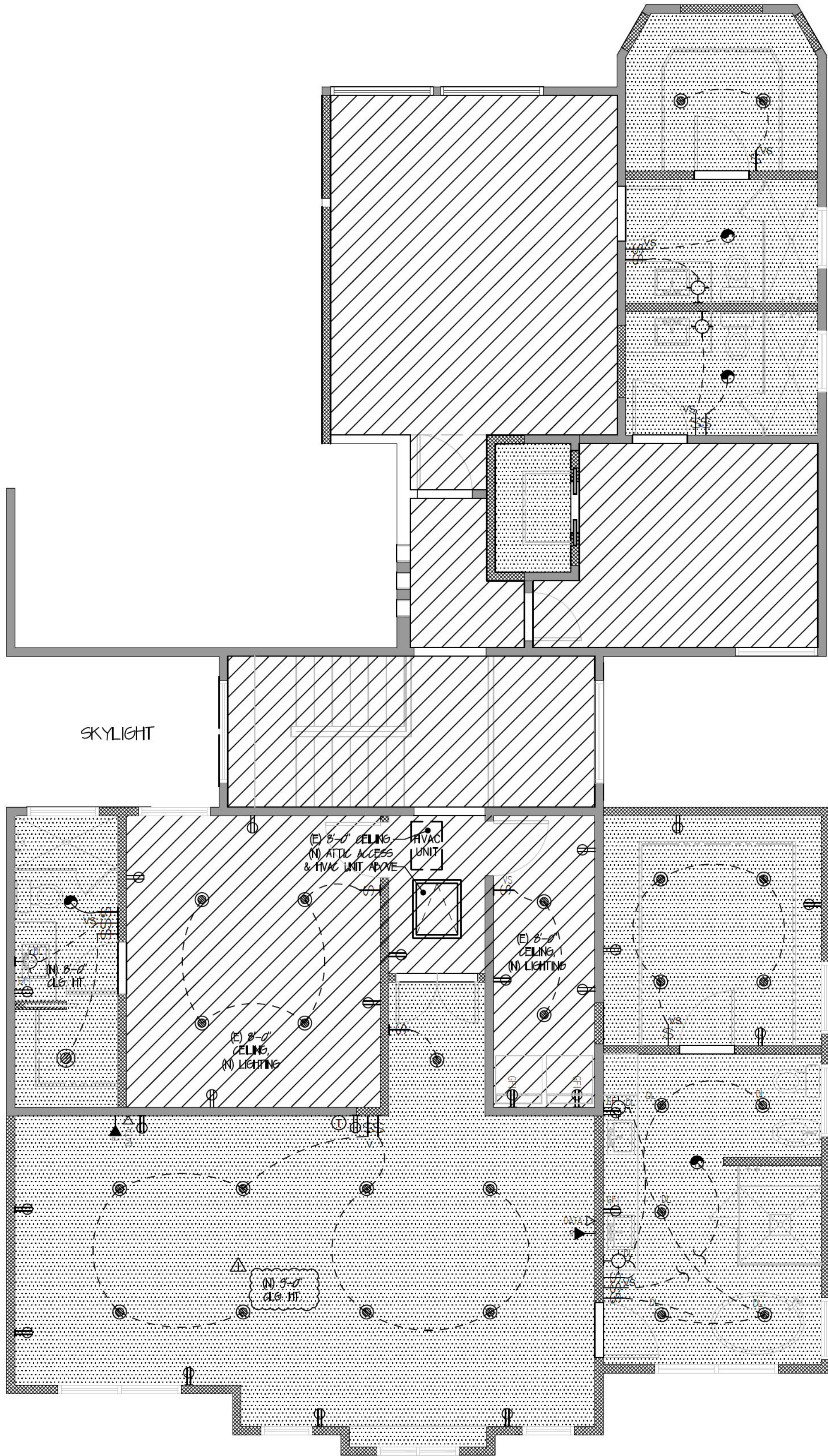
- ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED OUTDOORS WHERE THERE IS DIRECT GROUND LEVEL ACCESS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. C.E.C. 210-5(A)(3).
2. OUTLET BOXES ON OPPOSITE SIDES OF RATED WALLS (WALL SEPARATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. C.E.C. SECTION 112.5.2
3. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO C.E.C. 220.
4. PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH C.E.C. 250-9(1) OR 250-9(2).
5. FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES. C.E.C. 410-8.
6. PROVIDE GFI PROTECTION PER C.E.C. 210-6(a).
7. PROVIDE STAIRWAY ILLUMINATION ON TREAD RUNS OF NOT LESS THAN 5 FOOT CANDLES.
8. PLACEMENT/SPACING OF ELECTRICAL OUTLETS:
 - a) GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET. THAT SPACE INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY THE RANGE PART OF THE KITCHEN WALL, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. C.E.C. 210-52(a).
 - b) KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12 INCHES OR RIDER. RECEPTACLES SHALL BE INSTALLED AT EACH POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12 INCHES OR RIDER OR MORE FROM EXTERIOR WALLS. RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. C.E.C. 210-52(g).
 - c) BATHROOMS: AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN THE BATHROOM ADJACENT TO EACH BASIN LOCATION. C.E.C. 210-52(d).
 - d) HALLWAYS: HALLWAYS 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. C.E.C. 210-52(h).
 - e) OUTDOORS: AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND REAR OF THE DWELLING.

1. ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS SHALL HAVE GROUNDING OF THE GROUNDING INTERRUPTER PROTECTION FOR PERSONNEL. C.E.G. 210-5(A)/3.
2. OUTLET BOXES ON OPPOSITE SIDES OF RATED WALLS (WALL SEPARATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. C.B.C. SECTION 112.5.2
3. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO C.E.G. 220.
4. PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH C.E.G. 250-8(1) OR 250-8(2).
5. FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES. C.E.G. 410-8.
6. PROVIDE GFI PROTECTION PER C.E.G. 210-8(a).
7. PROVIDE STAIRWAY ILLUMINATION ON TREAD RUNS OF NOT LESS THAN 5 FOOT CANDLES.
8. PLACEMENT/SPACING OF ELECTRICAL OUTLETS:
 - A) GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET. OUTLET SPACING IN CORNERS ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED SHELVES IN EXTERIOR WALLS, BUT INCLUDING SLUING PANELS IN INTERIOR WALLS. C.E.G. 210-52(a).
 - B) KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS SERVICE AREAS OR INDENTED COUNTER TOPS. PROVIDE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. C.E.G. 210-52(c)
 - C) BATHROOMS: AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN THE BATHROOM ADJACENT TO EACH BASIN LOCATION. C.E.G. 210-52(d)
 - D) HALLWAYS: HALLWAYS 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. C.E.G. 210-52(b)
 - E) OUTDOORS: AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND REAR OF THE DWELLING. C.E.G. 210-52(b)
9. SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING. BE INSTALLED IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH BATTERY BACKUP AS PER C.B.C. SECTION 107.10.1.2, 107.10.2.4 & 107.10.3
10. PROVIDE EXHAUST FAN WITH VENTING DIRECTLY TO OUTSIDE AIR CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR. C.E.G. 1203.3
11. PROVIDE ARC-FAULT PROTECTION FOR ALL BEDROOM OUTLETS. C.E.G. 210.12
12. PROVIDE A NO. 4 AND GROUNDING ELECTRODE CONDUCTOR (UGER) FOR A 200-AMP SERVICE AND 100-AMP FOR A 100-AMP SERVICE. C.E.G. 250.8.6
13. PROVIDE AT THE JOB SITE FOR THE ELECTRICAL INSPECTOR, SINGLE LINE DIAGRAM PANEL, SCHEDULE 1 LOAD CALCULATIONS FOR EEG, SYSTEMS
14. BATH FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50% TO 80%.
15. ALL RECEPTACLES LISTED IN C.E.G. 210-52 SHALL BE LISTED AS TEMPER-RESISTANT FOR A 15 & 20 AMPERE RECEPTACLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS PER C.E.G. 406.12.
16. BATH FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50 TO 80 PERCENT.
17. OUTDOOR RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT C.E.G. 406.8(B) (1).
18. PROVIDE A MINIMUM OF (1)- 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. C.E.G. 210-28(A)
19. PROVIDE A MINIMUM OF (2)- 20-AMP SHALL AFFLIANCE CIRCUITS FOR THE KITCHEN COUNTER TOPS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. LOADS SHALL BE BALANCED. C.E.G. 210-52(B).
20. PROVIDE A MINIMUM OF (1)- 20-AMP LAUNDRY BRANCH CIRCUIT. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. C.E.G. 210-28(A)
21. ALL 120 VOLT SINGLE-PHASE 15 AND 20 AMPERE BRANCH CIRCUITS IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS AND AREAS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER C.E.G. 210.12.
22. (GFI) OUTLETS SHALL BE PROVIDED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTSIDE SINKS, SINKS AT ALL KITCHEN COUNTERS AND ISLANDS, OUTSIDE LAVATOIRS, KITCHEN SINKS, ISLANDS ARE SUBJECT TO HAVE (GFI) OUTLETS ON ELECTRICAL PANEL
23. ALL POWER AND LIGHTING OUTLETS TO BE LISTED "AFI BREAKER", AS REQUIRED AT DENS, BEDROOMS, FAMILY ROOMS, HALLWAYS
24. ALL SMOKE DETECTOR(S) TO BE INTERCONNECTED HARD-WIRED, W/30 MIN. TO BE INSTALLED AT EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IMMEDIATE VICINITY OF BEDROOMS, CRAWL SPACE UNINHABITABLE ATTICS
25. FOR ALL FUEL BURNING APPLIANCES PROVIDE APPROVED CARBON MONOXIDE ALARM AT EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP
26. EXHAUST FAN AT KITCHEN HOOD TO HAVE A MIN. FLOW RATE OF 100 CFM
27. ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
28. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHES WITH A NON ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. PER R307.1
29. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E902
30. ALL BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES (SUCH AS LIGHTS AND SWITCHES) INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS AND AREAS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION SEE C.E.G. SECTION 210.12 (A) FOR PERMISSIBLE METHODS OF AFCI PROTECTION. (210.12 C.E.G.)
31. LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECTED TO SHOWER SPRAY. (410.10) (C.E.G.)

1. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH CEC 604.1 OF THE CALIFORNIA PLUMBING CODE (CPC) AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CEC 604 OF THE CPC. INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS (CPC) WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN CEC 604(1)(D) OF THE CPC PRIOR TO PERMIT ISSUANCE FOR PIPING TO BE USED.
2. UTILITY PLAN #23
3. WATER CLOSET SHALL HAVE 15" TO ANY WALL OR OBSTRUCTION ON EACH SIDE OF ITS CENTERLINE AND SHALL HAVE 24" CLEAR SPACE IN FRONT. PER 1019 CPC 402.5. SEE UTILITY PLAN #22.
4. ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. (CIVIL CODE SECTION 1814(D))
NON-COMPLIANT PLUMBING FIXTURE MEANS ANY OF THE FOLLOWING: ANY TOILET MANUFACTURED TO USE MORE THAN 16 GALLONS OF WATER PER FLUSH, ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE, ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE.
5. HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOLS SHALL BE LIMITED TO A MAXIMUM OF 80 DEGREES F BY A WATER TEMPERATURE LIMITING DEVICE.

PER SECTION 1811 CALIFERNIA CIVIL CODE 1814(C), ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS RESIDENCE SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.

PER SECTION 30111 CALGREEN AND CIVIL CODE 1013(C), ALL NONCOMPLIANT PLUMBING FIXTURES WITHIN THIS RESIDENCE SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.



FUEL BURNING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH SHUT OFF FUEL SUPPLY TO EQUIPPED IN THE EVENT OF EXTINCTION OR FLAME FAILURE.

2. GAS PIPING ENTERING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING ON OUTSIDE.

3. ALL RECEPTABLES THAT SERVE THE COUNTER AREA OF THE KITCHEN SHALL BE 6FT PROTECTED.

4. PROVIDE MIN TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN. THESE CIRCUITS SHALL HAVE NO OTHER OUTLETS.

5. BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS, MIN. 20-AMP CIRCUIT.

6. DETECTORS SHALL SOUND AN ALARM ADPBLE IN ALL SLEEPING AREAS OF THE UNIT.

7. NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE DEBS.

8. RESIDENTIAL LIGHTING: PERMANENTLY INSTALL LUMINAIRES IN RESIDENTIAL KITCHEN, GARAGES, AND LAUNDRY ROOMS, AND SHALL BE HIGH EFFICACY LUMINAIRES.

9. EACH PATRIUM SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4. AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4. DIVISION 54 EXHAUST FAN TO BE MIN. 50 CFM AND CONTAIN HUMIDISTAT.

10. KITCHEN EXHAUST FAN TO VENT TO OUTSIDE AIR.

11. PROVIDE A UPR GRND FOR THE MAIN ELECTRICAL SERVICE PANEL. 20'-0" LONG #4 RE-BAR AT BOTTOM OF FOUNDATION.

12. PROVIDE AN ARC-FULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 15-AMP, SINGLE PHASE-AND 20-AMPERE RECEPTACLE OUTLET INSTALLED IN ALL ROOMS, FAMILY-ROOMS, KITCHENS, BATHROOMS, BEDROOMS, LAUNDRY-ROOMS, PER CCC.

13. PROVIDE "QUICKFLASH" FLASHING AT ALL EXTERIOR ELECTRICAL PENETRATIONS ALL AREAS W/GLAZING, SUCH AS GLAZING IN DOORS, ENCLOSED BATHDHS OR SHOWERS, WINDOWS MEASURED W/LESS THAN 60" FROM SHOWER OR TUB "MUST HAVE SAFETY GLAZING TINTED GLASS".

14. ALL LUMINAIRES MUST BE HIGH EFFICACY. IN BATHROOMS, LAUNDRY ROOMS, UTILITY ROOMS, AND GARAGES AT LEAST ONE LUMINARY MUST BE CONTROLLED BY A VACANCY SWITCH.

15. ALL OTHER ROOMS, LUMINAIRES MUST BE CONTROLLED BY AN OCCUPANCY SENSOR OR A DIMMER. EXCEPT HALLWAYS AND CLOSETS UNDER 10 FEET.

16. OUTDOOR LIGHTING. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES & SHALL BE CONTROLLED BY A PHOTO-CONTROL / MOTION SENSOR COMBINATION (WITH OVERRIDE).

17. EXHAUST FAN SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.

18. HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.

19. ALL HIGH EFFICACY LUMINAIRES MUST BE W/AS RATED.

20. SMOKE ALARM AND DETECTORS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

- ALL DUCTS PENETRATING R-3/1-H OCCUPANCY FIREWALLS SHALL BE MINIMUM 26 GAUGE GALVANIZED SHEET METAL ON GARAGE SIDE. UFG SECTION 307A.
- EXHAUST FANS REQUIRED IN BATH AND/OR LAUNDRY ROOMS MUST CONNECT DIRECTLY TO THE OUTSIDE AND PROVIDE 5 AIR CHANGES PER HOUR. UFG SECTION B03.
- FAU IN ATTIC PER CMC PROVIDE LIGHT, POWER GAS, ACCESS AND 30" WIDE WORK SPACE PROVIDE CONDENSATE DRAIN LINE TO OUTSIDE VENT TO OUTSIDE, AND COMBUSTION AIR PER CMC CHAPTER 7.
- A VENTILATION FURANCE INSTALLED IN AN ATTIC OR FURRED SPACE SHALL COMPLY WITH THE FOLLOWING PER UFG, SECTION 393:
 1. A MINIMUM 30"x30" ATTIC ACCESS.
 2. A MINIMUM 30"x30" AND 24" WIDE PASSAGEWAY TO THE FURANCE AND CONTROLS.
 3. THE FURANCE SHALL BE LOCATED NOT MORE THAN 20 FEET FROM THE ATTIC ACCESS.
 4. A 12" MIN. WORKING PLATFORM 30 INCHES IN DEPTH IN FRONT OF THE FURANCE.
 5. A PERMANENT ELECTRICAL OUTLET, A LIGHT FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS, AND A FUEL GAS STOP SHALL BE PROVIDED AT OR NEAR THE FURANCE.

PATRIMON EXHAUST FAN W/LED LIGHT, MINIMUM VENTILATION OF 50 CFM
 INTERMITTENT OR 20 CFM CONTINUOUS, TO BE "ENERGY STAR COMPLIANT"
 DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY A
 HUMIDISTAT CONTROL DEVICE CAPABLE OF BEING ADJUSTED BETWEEN THE
 RELATIVE HUMIDITY RANGES OF 50 TO 80 PERCENT, PER CECG 4306

RECESSED 4" LED DOWN LIGHT, "DL" INDICATES LISTED FOR DAMP LOCATION,
 "NL" INDICATES LISTED FOR WET LOCATION TO COMPLY W/ CECG BOOKS
 & CEC 4100

SMOKE DETECTORS, SMOKE ALARM SHALL BE INTERCONNECTED
 HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED
 IN ACCORDANCE WITH NFPA72

CARBON MONOXIDE DETECTOR, CARBON MONOXIDE ALARM SHALL
 BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP

DOUBLE POLE SWITCH, HEIGHT AS NOTED
 "D" = DIMMER, "VS" = VACUANCY SENSOR

STANDARD 20A, 120V-16 GRONDING TYPE DUPLEX RECEPTACLE
 WALL MOUNTED AT HEIGHT INDICATED AFF. UON

STANDARD 20A, 120V-16 GRONDING GROUND FAULT INTERCEPTOR TYPE
 DUPLEX RECEPTACLE WALL MOUNTED, HEIGHT INDICATED AFF. UON
 "MF" INDICATES WEATHERPROOF

POWER & DATA

	NEW GYP. BOARD CEILING
	NEW EXT. PLASTER CEILING
	NOT IN SCOPE OF WORK

PO BOX 2325
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F: 714.202.2146

SEAL

[illegible]

PROJECT ADDRESS

PROPOSED ADDITION TO A SINGLE FAMILY RESIDENCE

29 SHOREBIRD
IRVINE CA 92604

PROJECT NO:	LW2025-10
PROJECT OWNER:	ARMANIOS
PROJECT LOC:	IRVINE
DRAWN BY:	G.H.
REVIEWED BY:	R L.
START DATE:	2/14/2025
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE

REFLECTED
CEILING /
UTILITY 2ND
FLOOR PLAN

SHEET NUMBER

A2.2

REFLECTED CEILING/UTILITY PLAN 2ND FLOOR

SCALE

1/4"=1'-0"

1

[illegible]

PROJECT ADDRESS

29 SHOREBIRD
IRVINE, CA 92604

29 SHOREBIRD
RVINE, CA 92604

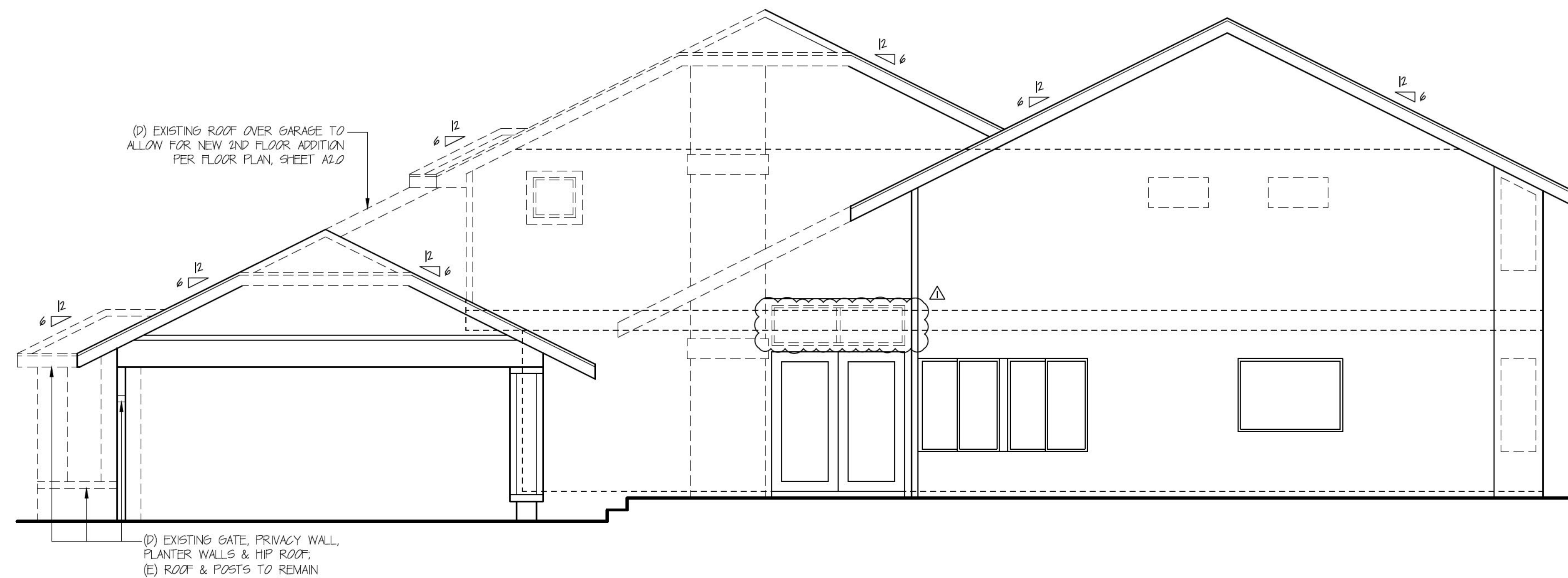
PROJECT NO:	LW2025-10
PROJECT OWNER:	ARMANIOS
PROJECT LOC:	RVINE
DRAWN BY:	G.H.
REVIEWED BY:	R.L.
START DATE:	2/14/2025
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE

EXISTING /
DEMO
EXTERIOR
ELEVATIONS

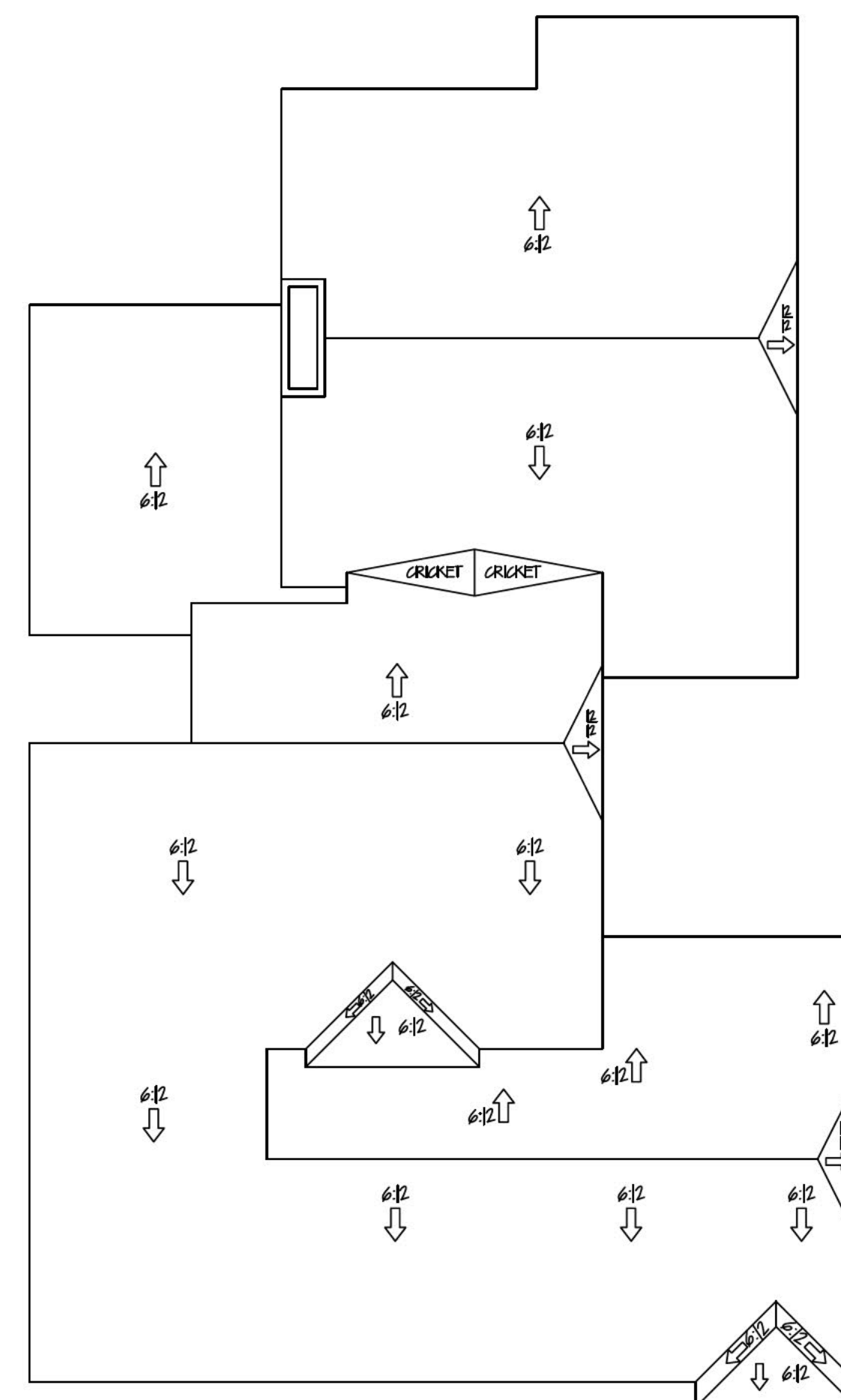
SHEET NUMBER

A3.0



EXISTING/DEMO EAST (RIGHT SIDE) ELEVATION

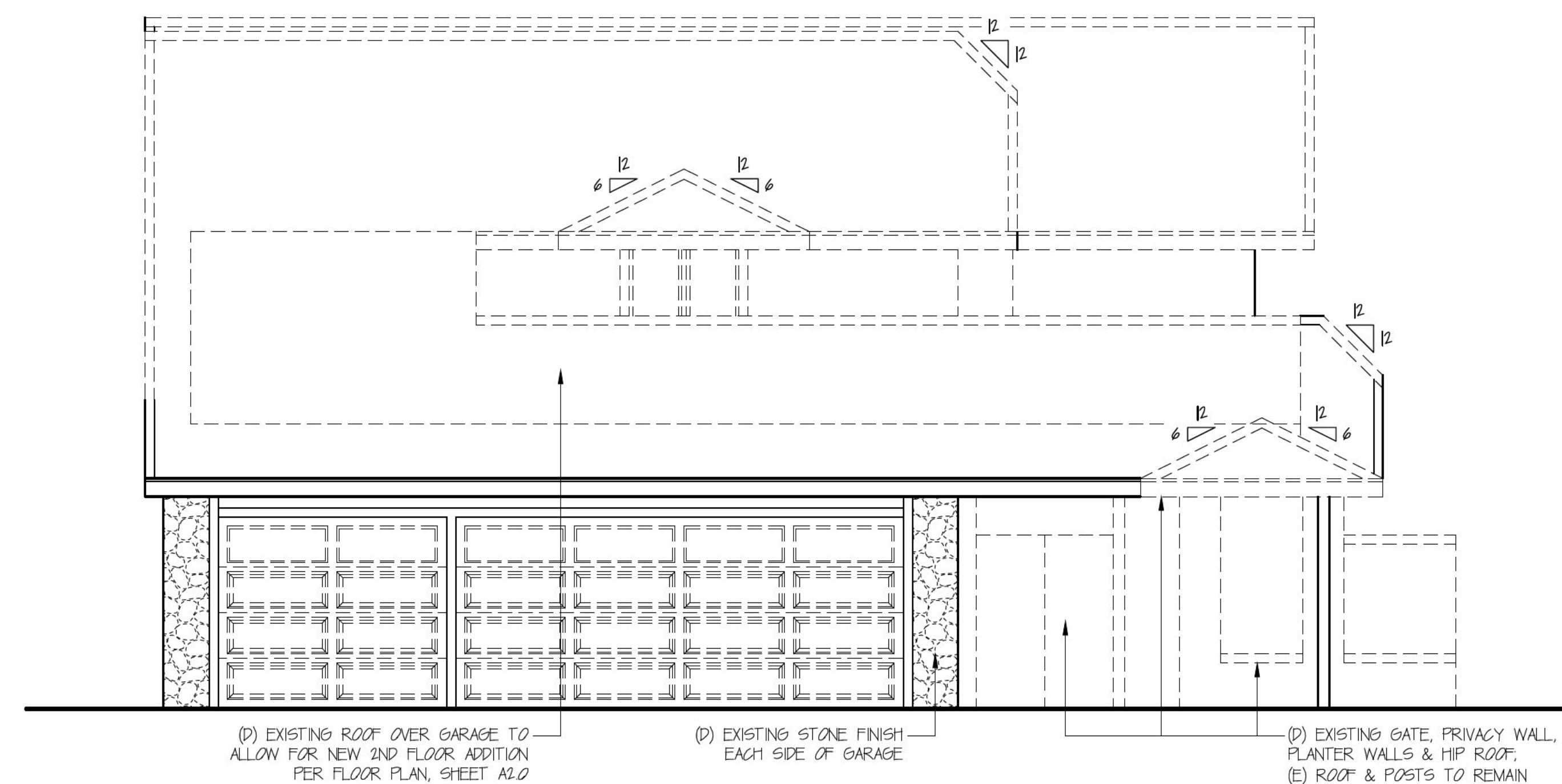
N	SCALE
	1/4"=1'-0"



EXISTING ROOF PLAN

SCALE
1/8"=1'-0"

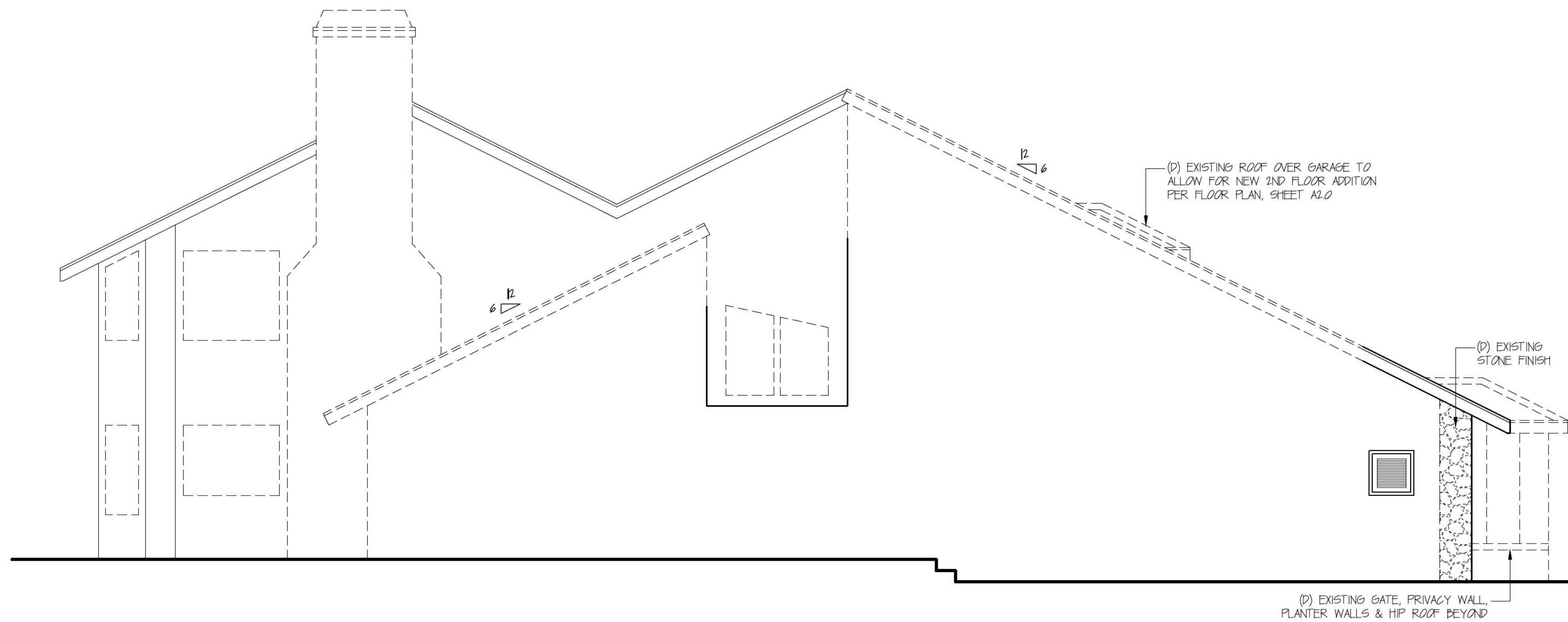
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EXISTING/DEMO SOUTH (FRONT) ELEVATION

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

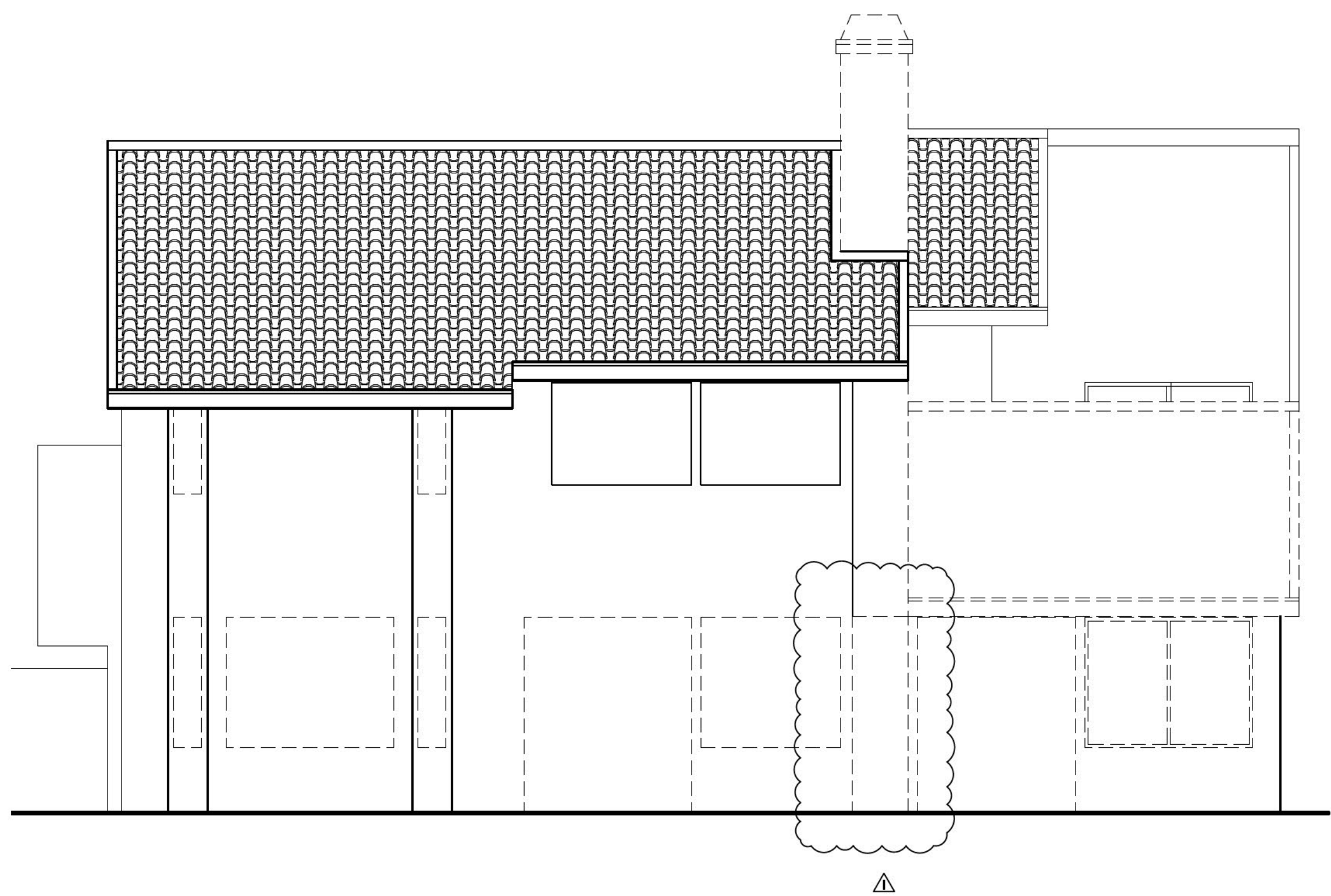
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EXISTING WEST (LEFT SIDE) ELEVATION

SCALE
1/4"=1'-0"

2



EXISTING/DEMO NORTH (REAR) ELEVATION

SCALE
1/4"=1'-0"

1

SEA

[illegible]

PROJECT ADDRESS

29 SHOREBIRD
IRVINE, CA 92604

29 SHOREBIRD
IRVINE, CA 92604

PROJECT NO:	LW2025-10
PROJECT OWNER:	ARMANIOS
PROJECT LOC:	RVINE
DRAWN BY:	G.H.
REVIEWED BY:	R.L.
START DATE:	2/14/2025
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE

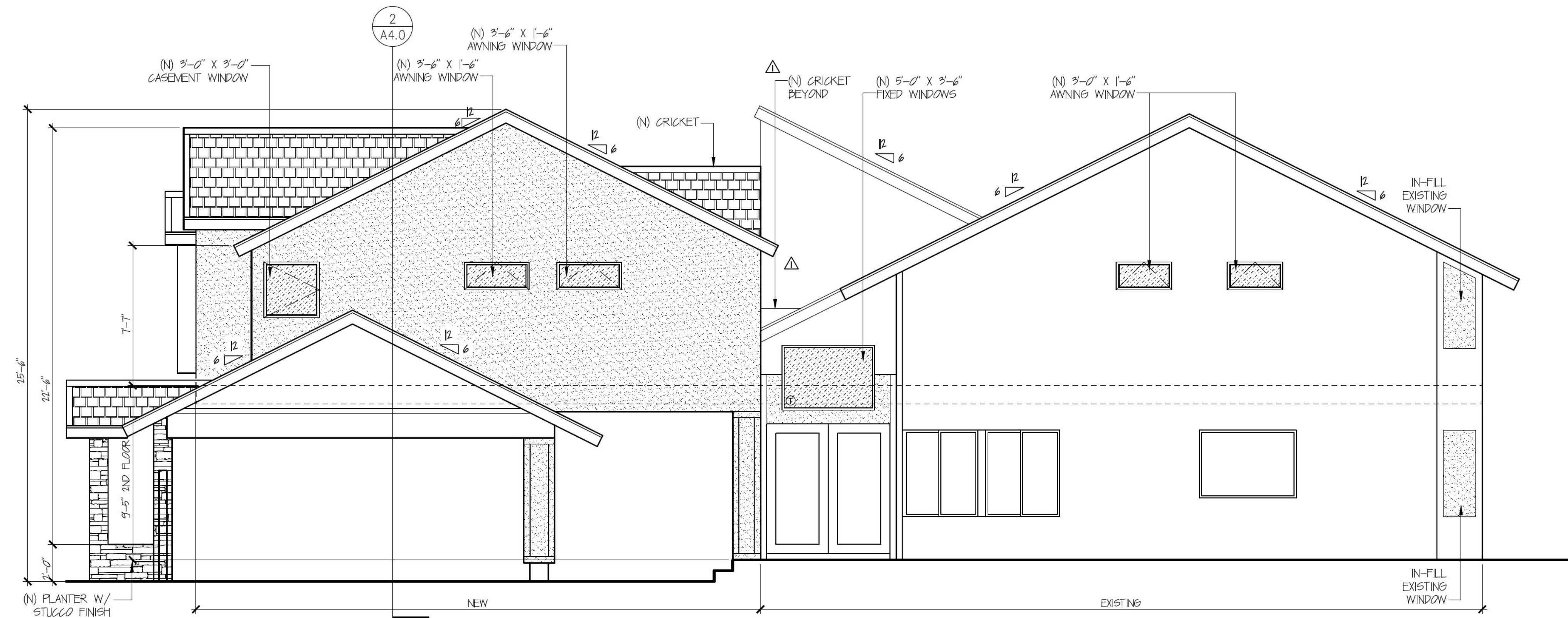
EXISTING /
DEMO
EXTERIOR
ELEVATIONS

SHEET NUMBER

A3.1

LANDWORKS
ARCHITECTURE + DESIGN

PO BOX 2325
NEWPORT BEACH, CA 92663
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PROPOSED EAST (RIGHT SIDE) ELEVATION

SCALE
1/4"=1'-0"

2

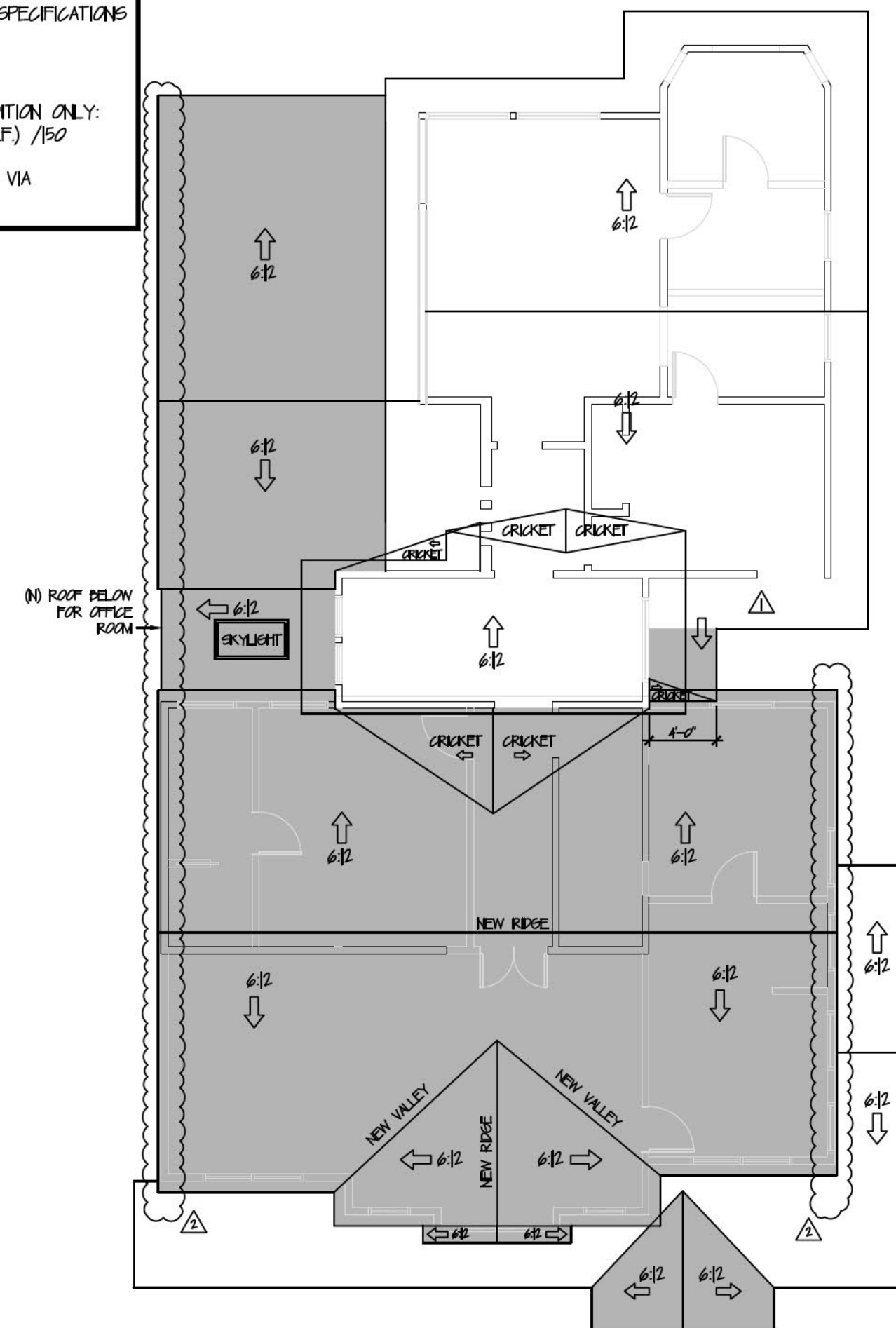
NOTES

1. ALL GLAZING (FENESTRATIONS) SHALL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE & SHGC.
2. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS, OR ADJACENT TO AND WITHIN 24 IN. OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, PER CBC 2406.9 AND 2406.4.
3. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE, SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR, WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 57 SQ.FT. WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. CBC SECTION 3104.
4. IN SHOWERS AND TUB-SHOWERS COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES. C.P.C. SECTION 410.0.
5. APPLIANCE IN CONFINED SPACE: PROVIDE TWO OPENINGS INTO ENCLOSURE EACH HAVING 1 SQ. IN. PER 1000 BTU/H INPUT FREELY COMMUNICATING WITH OTHER UNCONFINED INTERIOR SPACES. MINIMUM 100 SQ.IN. EACH OPENING. C.M.C. SECTION 701.
6. NEW WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES, IF ANY, SHALL USE NO MORE THAN 16 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS H & S CODE, SECTION 1792B.1(b).
7. PROVIDE "DENSESHIELD" AT ALL SHOWERS AND TUB LOCATIONS-REFER TO DETAIL.
8. "CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS".
9. CARBON MONOXIDE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
10. "GREEN BOARD" CAN NO LONGER BE USED IN TUB OR SHOWER AREAS: CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. CBC 2509.2. USE FIBER-CEMENT BOARD.
11. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE, PER CBC 600.4(A)
12. BATHROOMS OR TOILET ROOMS SHALL HAVE A CEILING HEIGHT OF 7 MINIMUM. (R305.1)
13. PANEL LOAD SCHEDULES AND SINGLE LINE DIAGRAMS TO BE PROVIDED DURING INSPECTION.
14. FACTORY-BUILT FIREPLACES, CHIMNEYS AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
15. DIRECT VENT GAS APPLIANCE FIREPLACE MUST COMPLY WITH THE CALGREEN CODE REQUIREMENTS AND MUST COMPLY WITH ANSI Z21.5.

SEE HOA NOTES THIS
SHEET FOR ROOF MATERIAL

INSTALLATION OF ROOFING SHALL
BE IN ACCORDANCE WITH
MANUFACTURER'S SPECIFICATIONS

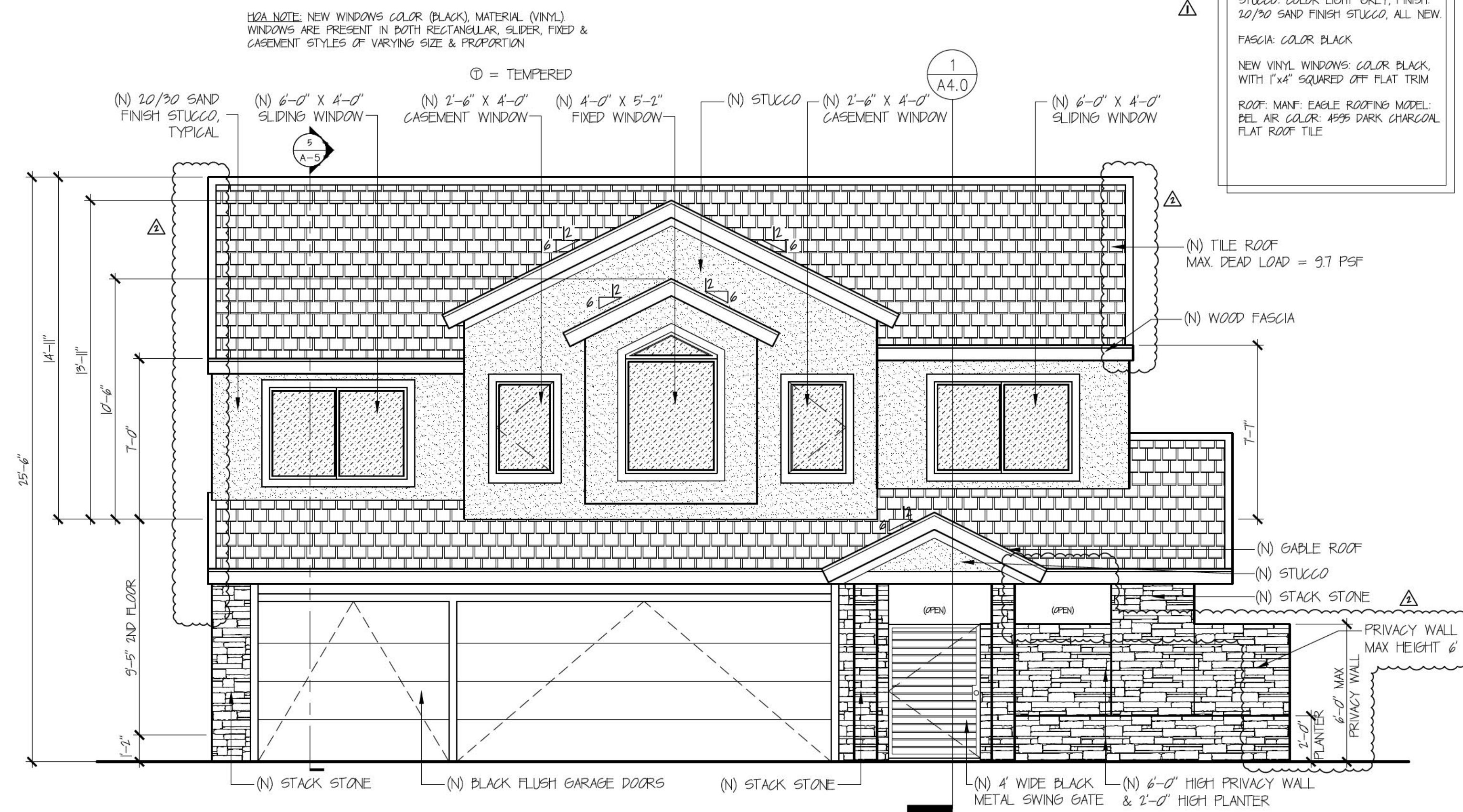
VENT CALCS:
ATTIC SPACE, ADDITION ONLY:
49,682 S.I. (345 SF) /150
= 332 S.I. REQ.
345 S.I. PROVIDED VIA
(4) ROOF VENTS



PROPOSED ROOF PLAN

SCALE
1/8"=1'-0"

3



PROPOSED SOUTH (FRONT) ELEVATION

SCALE
1/4"=1'-0"

1

LANDWORKS
ARCHITECTURE + DESIGN

PO BOX 2325
NEWPORT BEACH, CA 92663
P: 949.633.9560
F: 714.202.2146

SEAL

[illegible]

PROJECT ADDRESS:

PROPOSED ADDITION TO A
SINGLE FAMILY RESIDENCE

29 SHOREBIRD
IRVINE, CA 92604

PROJECT NO:	LW2025-10
PROJECT OWNER:	ARMANIOS
PROJECT LOC:	RVINE
DRAWN BY:	G.H.
REVIEWED BY:	R.L.
START DATE:	2/14/2025
BIDD DATE:	TBD
CONST. DATE:	TBD

SHEET TITLE:

**PROPOSED
EXTERIOR
ELEVATIONS**

SHEET NUMBER

A3.2



[illegible]

PROJECT ADDRESS

PROPOSED ADDITION TO A
SINGLE FAMILY RESIDENCE29 SHOREBIRD
RVINE CA 92604

PROJECT NO:	LW2025-10
PROJECT OWNER:	ARMANIOS
PROJECT LOC:	RVINE
DRAWN BY:	G.H.
REVIEWED BY:	R.L.
START DATE:	2/14/2025
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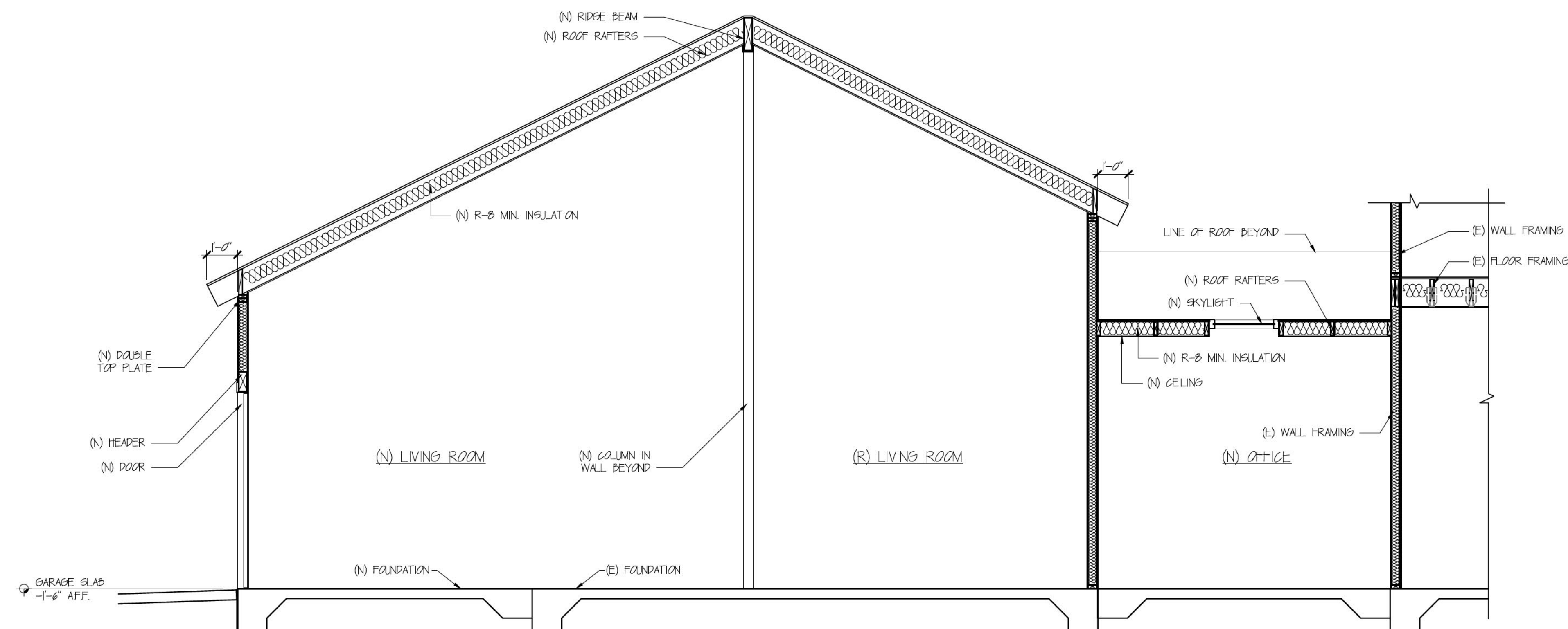
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SECTION DETAILS

SHEET NUMBER

A4.1

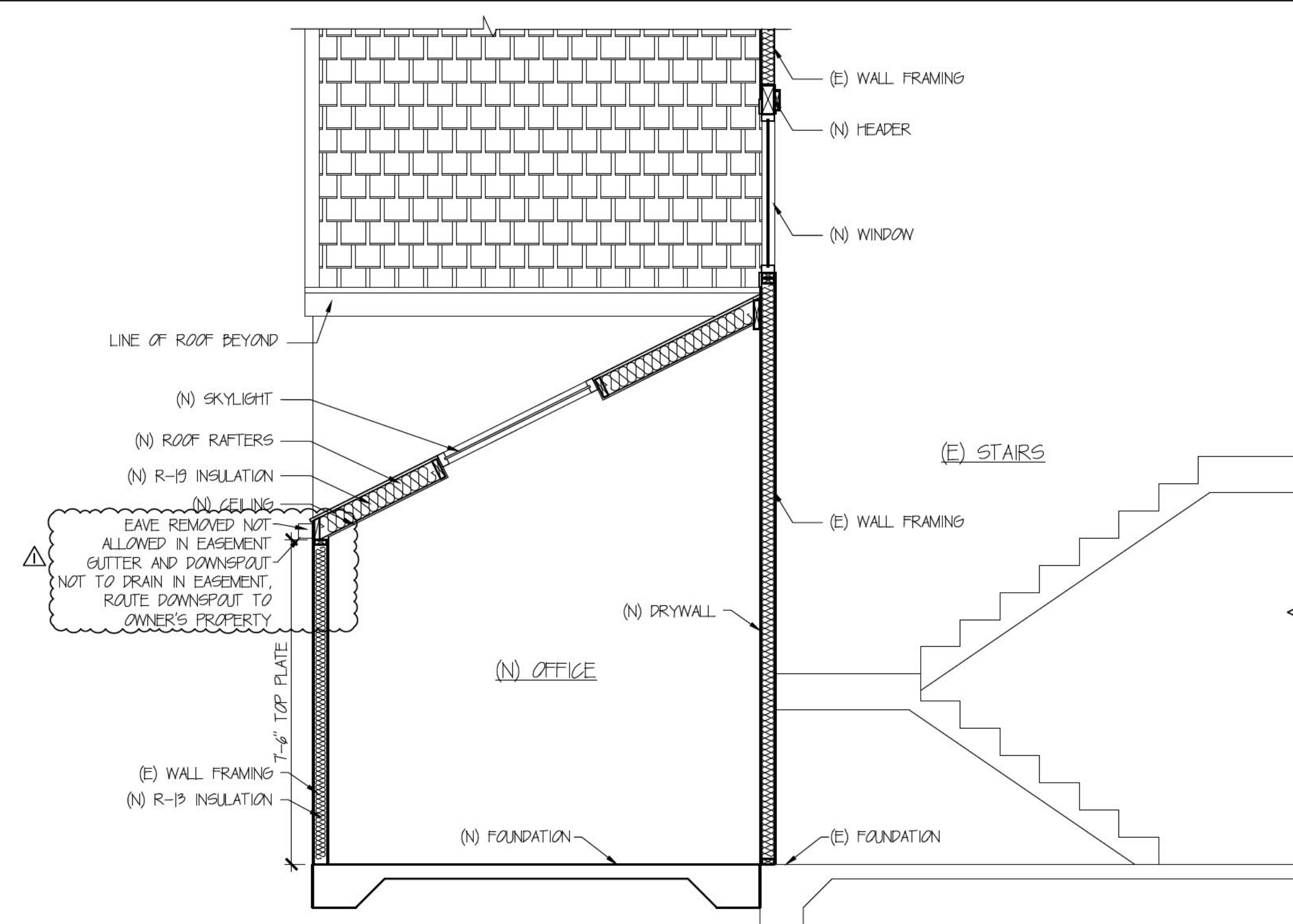
2026 07 03 PC-3



SECTION AT NEW LIVING ROOM

SCALE
$3/8" = 1'-0"$

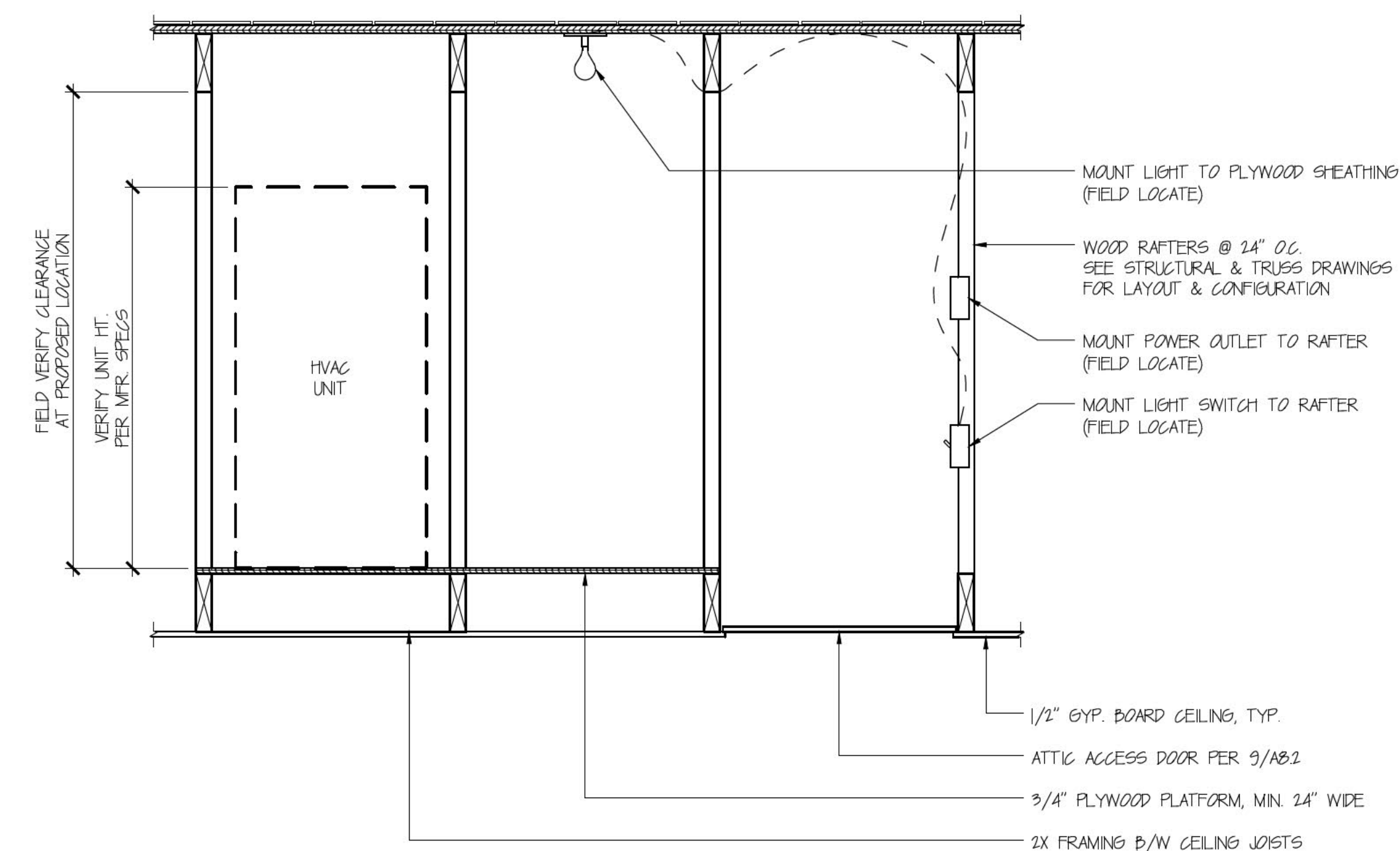
2



SECTION AT NEW STORAGE

SCALE
1"=1' 0"

3



ATTIC DETAIL @ HVAC UNIT

SCALE
1"=1'-0"

1

Sec. 3-37-13. 2.2 Low Density Residential.

- A. *Intent.* This category allows zero to 6.5 dwelling units per net acre, which is approximately equivalent to the General Plan Low Density category of zero to five dwelling units per gross acre. Attached and conventional housing, as well as other appropriate uses such as churches and child care centers, are allowed.
- (2.2A and 2.2B) University Park (Planning Area 20).
- (2.2C) Westpark (Planning Area 14).
- (2.2D) Orchard Hills (Planning Area 1).
- B. *Intensity standard.*
- 0—6.5 dwelling units per net acre.
- 2.2C: 0—6.9 dwelling units per net acre (Westpark).
- 2.2D: 0—31.0 dwelling units per net acre (Planning Area 1). Individual project densities in 2.2D may exceed 6.5 dwelling units/net acre. However, no individual project may exceed 31.0 dwelling units/net acre and the overall density within all of 2.2D cannot exceed 6.5 dwelling units/net acre. For individual residential projects within 2.2D, the development standards to be applied shall depend on the actual net density of the individual residential product as follows:
1. For projects from 0 to 6.5 dwelling units per net acre, Section 3-37-13 development standards shall apply.
 2. For projects from 6.6 to 12.5 dwelling units per net acre, Section 2-37-14 development standards shall apply.
 3. For projects from 12.6 to 31.0 dwelling units per net acre, Section 3-37-15 development standards shall apply.
- C. *Permitted uses.*^{1, 6}
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*.^{2, 6}

1. Boarding house.
2. Child care center.
3. Church.³
4. Community facility.
5. Convalescent home.
6. Manufactured structure (over two years).
7. Recreational vehicle storage, private.
8. Residential care facility.
9. School, private.⁴
10. Senior housing.
11. Supportive housing — Large.
12. Transitional housing — Large.
13. Utility building and facility.

E.	<i>Minimum site size</i>	4,000 square feet
		2.2D: 3,000 square feet
F.	<i>Maximum site coverage</i>	50%
G.	<i>Maximum building height</i>	35 feet
H.	<i>Minimum site landscaping</i>	Not applicable to Low Density Residential
I.	<i>Building setbacks⁵from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet 2.2A: 20 feet 2.3C: 15-foot average, 10-foot minimum (Westpark)

		North-south San Diego Creek ROW	2.2C: 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	2.2C: 30 feet (Westpark)
		Private drives	10 feet
		Interior boundary if adjacent to residential uses:	
		Side	5 feet
		Rear	10 feet
		Interior boundary if adjacent to nonresidential uses:	
		Side	10 feet
		Rear	10 feet
		Building to building	6 feet

¹ 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).

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

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

⁴ 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 not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in Section 3-27-2.

(Code 1976, § V.E-325.2.2; 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. 05-12, § 6, 6-28-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 12-04, § 5(Exh. A), 3-13-12; 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)

PORTION OF
TENTATIVE TRACT NO. 8895

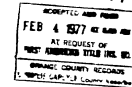
AREA 5.230 ACRES
27 NUMBERED LOTS
AND LOT "A"

TRACT NO. 9485

IN THE CITY OF IRVINE, COUNTY OF ORANGE
STATE OF CALIFORNIA.

SHEET 1 OF 2 SHEETS

6277



\$7.00

BEING A PORTION OF BLOCK 86 OF IRVINE'S SUBDIVISION IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 1, PAGE 88, MISCELLANEOUS RECORD MAPS OF SAID COUNTY.

SIMPSON-STEPPAT, CIVIL ENGINEERS
FRITZ C. STEPPAT, R.C.E. 19249

We the undersigned, being all parties having any record title interest in the land covered by this map, do hereby consent to the preparation and recordation of said map, as shown within the colored border line, and we hereby offer for dedication to the public for street purposes: PINTAIL and SHOREBIRD. We also hereby offer for public access over Lot A and the easement for storm drain purposes as shown hereon.

THE IRVINE COMPANY, A WEST VIRGINIA CORPORATION
Douglas M. Gfeller
VICE President
DOUGLAS M. GFELLER
MICHAEL K. PICKARD
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF ORANGE } ss

On this 23rd day of DEC 1976, before me GAIL ROBBINS, a Notary Public in and for said County and State, personally appeared DOUGLAS M. GFELLER, known to me to be the VICE PRESIDENT and MICHAEL K. PICKARD, known to me to be the ASSISTANT SECRETARY of THE IRVINE COMPANY, a West Virginia Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same. My commission expires FEB. 25, 1979.

Witness my hand and official seal.

Gail Robbins
Notary Public in and for
said County and State
GAIL ROBBINS

A soils report was prepared by Pacific Soils Engineering Inc. and signed by Rex P. KETTER, R.C.E. 13291, dated November 18, 1974.

I, FRITZ C. STEPPAT, do hereby certify that I am a Registered Civil Engineer N° 19249 of the State of California; that this map consisting of 2 Sheets and the true and complete survey made in December, 1976 which it correctly represents were both made by me or under my direction; that the monuments are of the character and number and positions indicated, or will be set in due season within ninety days after the acceptance of monuments, and that said monuments are sufficient to enable the survey to be retraced.

Fritz C. Steppat
FRITZ C. STEPPAT - R.C.E. 19249

I, G. BRENT MUCKOW, Director of Public Works, of the City of Irvine, Orange County, California, do hereby certify that I have examined this map and have found it to be substantially the same as the tentative map as filed with, amended and approved by the City Planning Commission, that all provisions of the Subdivision Map Act and City Subdivision Regulations have been complied with and I am satisfied said map is technically correct. Dated this 20th day of January, 1977.

G. Brent Muckow
G. BRENT MUCKOW

STATE OF CALIFORNIA
COUNTY OF ORANGE } ss

I, June Alexander, Clerk of the Board, do hereby certify to the County Recorder of said County that the provisions of the Subdivision Map Act have been complied with regarding deposits to secure the payment of taxes or special assessments collected as taxes on the land covered by this map. Dated this 14th day of February, 1977.

June Alexander
Clerk of the Board

STATE OF CALIFORNIA
COUNTY OF ORANGE } ss

I, ROBERT L. CITRON, County Tax Collector - Treasurer of Orange County, do hereby certify that according to the records of my office there are no liens against the land shown within the colored border on this map or any part thereof for unpaid State, County or City taxes or special assessments collected as taxes.

Dated this 14th day of February, 1977.

ROBERT L. CITRON
County Tax Collector
- Treasurer

David C. Nelson
Deputy Tax Collector

Acceptable for recordation this 3rd day of Feb., 1977.

C. A. NELSON
County Surveyor

Robert M. Nelson
Deputy

STATE OF CALIFORNIA
CITY OF IRVINE } ss

I, William Elyse, Deputy City Clerk of the City of Irvine, do hereby certify that this map was presented for approval to the City Council of said City at a regular meeting thereof held on the 15th day of January, 1977, and that thereupon said Council did by an order duly passed and entered approve said map and did accept on behalf of the public the offer of dedication for street purposes: PINTAIL and SHOREBIRD and did also accept on behalf of the City of Irvine the easement for public access over Lot A and the easement for storm drain purposes as shown.

Dated this 21st day of January, 1977.

William Elyse
Deputy City Clerk

TR 9485

MICROFILMED

Tract 9485
(3 sheets of plans)

396 33

HOUSE NUMBERS
Tract No. 9485

<u>Lot No.</u>	<u>Address</u>	<u>Lot No.</u>	<u>Address</u>
1	1 Pintail		
2	3 "		
3	5 "		
4	7 "		
5	9 "		
6	11 "		
7	13 "		
8	15 "		
9	17 "		
10	19 "		
11	21 "		
12	23 "		
13	22 "		
14	20 "		
15	18 "		
16	16 "		
17	14 "		
18	12 "		
19	10 "		
20	8 "		
21	6 "		
22	4 "		
23	2 "		
24	31 Shorebird		
25	29 "		
26	27 "		
27	25 "		

City of Inverness
APPROVED
M. Myers
CASE # 2/16/77

07/07/2026

To: Director of Community Development City of Irvine 1 Civic Center Plaza Irvine, CA 92606

From:

Michael Armanios

[REDACTED]

[REDACTED]

Subject: Letter of Additional Justification for Residential Setback Deviation at **29 Shorebird, Irvine, CA 92604**

Dear Director of Community Development,

Please accept this letter as additional justification and examples for the enclosed Residential Setback Deviation Request for the property located at 29 Shorebird, Irvine.

I received some examples from the HOA's Architectural review office in the tract, subject to the same original setback requirement, that have existing structures legally built to setbacks similar to those being requested through remodel and addition projects.

- These homes featuring the same original builder models have legally expanded their interior living spaces, possibly indicating permitted atrium enclosures and footprint expansions. These established precedent properties include:
 - **4 Pintail, Irvine, CA 92604**
 - **13 Pintail, Irvine, CA 92604**
 - **31 Shorebird, Irvine, CA 92604**
- The properties on Pintail show substantial increases in permitted square footage (ranging up to nearly 3,000 square feet), while 31 Shorebird demonstrates a similar single-level expansion to over 2,000 square feet. Granting this deviation will allow our property to utilize our space in the same manner already legally established and enjoyed by these neighboring homeowners in our development.

Attached is an aerial photo of 31 Shorebird, which is located next door to the subject property. The photo is of the zero lot line side, showing an enclosed atrium and addition located 3' from the property line. In addition to the enclosed atrium shown in the photo below at 31 Shorebird, they also maintained another open atrium further to the right in the photo below:

ENCLOSURE 4



4 Pintail, Irvine, CA 92604:



13 Pintail, Irvine, CA 92604:



Thank you for your time and consideration of this request. Please feel free to contact me directly at [REDACTED] if you need any additional clarification or documentation.

Sincerely,

Mike Armanios

Michael Armanios

Property Owner

[REDACTED]

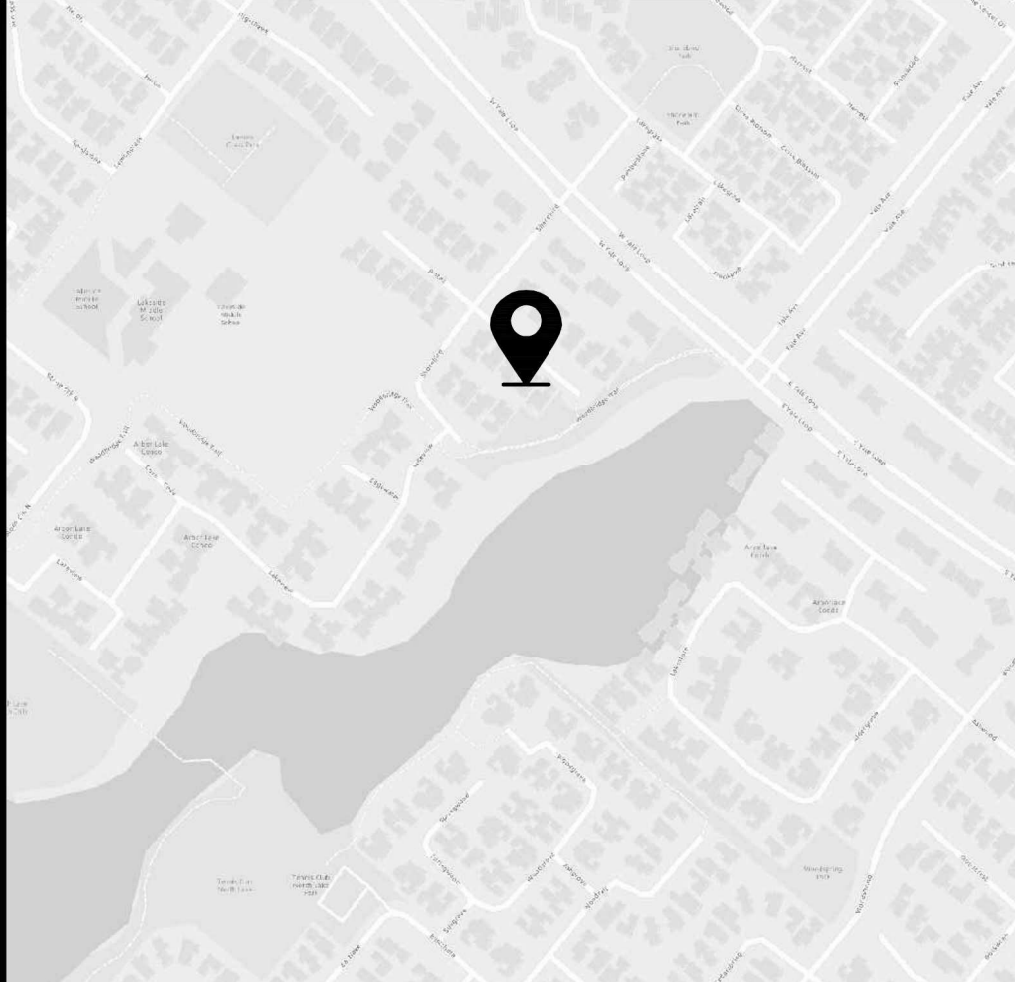
THE CITY OF IRVINE



RESIDENTIAL ADDITION/ALTERATION PLANS

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

(VERSION 2022.2 EFFECTIVE MARCH 2023)



LOCATION MAP

VICINITY MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: <4 PINTAIL, IRVINE, CA 92604>

PROJECT DESCRIPTION: <1. ADD 570 S.F. TO THE SECOND FLOOR>
<2. CHANGE THE GABLE ROOF OVER SITTING AREA OF MASTER BED ROOM TO HIP ROOF>

SPRINKLERS: <NO>

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 (IB 222)

ABSOLUTE MAXIMUM DURATIONS FOR CONSTRUCTION PROJECTS RELATING TO EXISTING RESIDENCES:

- 18 MONTHS - ROOM ADDITIONS OR MAJOR RECONSTRUCTIONS
- 12 MONTHS - POOLS AND SPAS
- 6 MONTHS - INTERIOR REMODELING, MINOR RECONSTRUCTION, PATIO COVERS, FIREPLACES, SKYLIGHTS, PHOTOVOLTAIC SYSTEMS, WATER HEATERS, HVAC.

THESE DURATIONS COMMENCE ON THE DAY A PERMIT IS ISSUED. PROJECTS FAILING TO FINISH ON TIME ARE SUBJECT TO LEGAL ACTION INCLUDING THE ASSESSMENT OF FINES.

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 SCREE 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 <IS NOT> LOCATED IN AN EXISTING SIDE YARD OR WILL EXTEND TO WITHIN ONE FOOT OF A REQUIRED FRONT OR REAR YARD SETBACK.

SEE SHEET <1> 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 5-9-401 E & 5-9-402 L)

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. (CBC 706A.2) SEE DETAIL <PROVIDE DETAIL REFERENCE>

ROOFING (IMC 5-9-401 F & 5-9-402 M)

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

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.

<N/A>

VERY HIGH FIRE HAZARD SEVERITY (VHFHS) AREA (CRC SECTION R337)

<THE FOLLOWING REQUIREMENTS ARE NOT APPLICABLE AS THE PROJECT IS NOT WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE>

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

NATURAL GAS SYSTEM GENERAL NOTES

1. 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 D2513. ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AWO 14) TO FACILITATE LOCATING.
2. METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.10.1)
3. PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.6.11)
4. 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 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 <T-24 SHEET 1.3> 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 <S> 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 CONTACT RICK OLSON, RESIDENTIAL INSPECTIONS SUPERVISOR AT (949)724-6530.

KITCHEN REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARD FOR NEW SINK FAUCETS SHALL BE 1.8 GPM AT 80 PSI. IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

KITCHEN RANGE HOOD AIRFLOW RATES

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

DWELLING UNIT FLOOR AREA (ft ²)	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

1. ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEC) SECTION 150.0-A.
2. ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.
3. RECESSED DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION CONTACT (K) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AC) LABEL FIXTURES.
4. LED LUMINAIRES SHALL BE INSTALLED INTO FIXTURES RATED FOR THE SPECIFIC WATTAGE.
5. 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

1. 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 (AWI).
2. 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))
3. RECEPTACLE OUTLETS SHALL BE INSTALLED ON OR WITHIN 20 INCHES ABOVE COUNTERTOPS AND WORK SURFACES SUCH THAT:
 - 3.1. 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.
 - 3.2. 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))
 4. 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)
 5. 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).
 6. 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).
 7. PROVIDE A MINIMUM OF TWO 20 AMPS SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER CEC 210.11(C)(X1).

BATHROOM REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS 4.303) ARE AS FOLLOWS:
 - A. WATER CLOSETS 1.28 GALLONS PER FLUSH (SEE NOTE 2)
 - B. SHOWER HEADS 1.8 GPM @ 80 PSI (SEE NOTE 1)
 - C. LAVATORY FAUCETS 1.2 GPM @ 80 PSI
- NOTES:
 - (1) 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 SINGLE 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.
 - (2) THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307)
3. ALL GLAZING LESS THAN 80 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R308.4.5)
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION.
5. 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 (CPC 210.11(C)(3)).
6. 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 (CPC 210.52 (D)).
7. 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))
8. 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, CGBCS 4.506.1)
9. 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)
10. 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)
11. SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIPE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)
12. 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)
13. 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)
14. 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)
15. WHERE TWO SEPARATE HANDLES CONTROL THE HOT AND COLD WATER, THE LEFT-HANDED HANDLE SHALL CONTROL HOT WATER. (CPC 417.5)
16. THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED FIVE. (CPC TABLE 703.2)
17. NEWLY INSTALLED LUMINAIRES IN A BATHROOM:
 - 17.1. SHALL BE HIGH EFFICACY AND MEET THE APPLICABLE REQUIREMENTS OF CEC TABLE 150.0-A. (CEC 150.0(A)(1 A)

- 17.2. 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(A)(1 C)
- 17.3. SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEC 150.0(A)(2 G)
- 17.4. SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEC 150.0(A)(2 A)
- 17.5. SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEC 150.0(A)(2 B)
- 17.6. SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEC 150.0(A)(2 E)
- 17.7. THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JAB REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEC 150.0(A)(2 D)

OUTDOOR COOKING APPLIANCE

REFER TO CALIFORNIA MECHANICAL CODE SECTION 923.0 FOR OUTDOOR COOKING APPLIANCES.

923.1 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 932.0 FOR OUTDOOR OPEN FLAME DECORATIVE APPLIANCES.

932.1.1 LISTED UNITS: LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54-10.32.1)
932.1.2 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 SECTIONS 5-9-511 THROUGH 5-9-516.
CALIFORNIA ENERGY CODE (CEC) SECTION 150.2(B)1.8. 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 FOLLOW:

- 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) OF 14.
- GAS-FIRED FURNACE EFFICIENCY SHALL BE AN ANNUAL FUEL UTILIZATION (AFUE) OF 80% FOR UNITS HAVING CAPACITY LESS THAN 225,000 BTUH AND AN 81% FOR UNITS HAVING CAPACITY EQUAL OR GREATER THAN 225,000 BTUH.
- 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 R314)

FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS CONTAINING A FUEL-FIRE APPLIANCE OR FIREPLACE, OR THAT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. (CPC R315)

POOL AND SPA NOTES

FOR GENERAL NOTES FOR SWIMMING POOLS AND SPAS, REFER TO <https://irvineca.seamlessdocs.com/UCX/0901000179472527>.

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 8 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:

1. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGE.
2. 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.
3. STOCKPILES OF DIRT AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
4. 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. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
5. 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 WASTE.
6. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. 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.
8. 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	2022
CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA ELECTRICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2022

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.
<N/A>

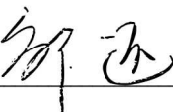
FOR EXAMPLE:

- HAND RAILS/GUARD RAILS
- WOOD TRUSSES
- POOL/SPA

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/req-sv/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, <YUAN ZOU>, THE OWNER OF THE PROPERTY AT <4 PINTAIL, IRVINE, CA 92604> 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.

OWNER SIGNATURE  03/25/2024
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 EASEMENT WIDTH ON THE SITE PLAN. WHERE THE SUBJECT PROPERTY CONTAINS NO EASEMENTS, PLEASE COMPLETE THE FOLLOWING STATEMENT:

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

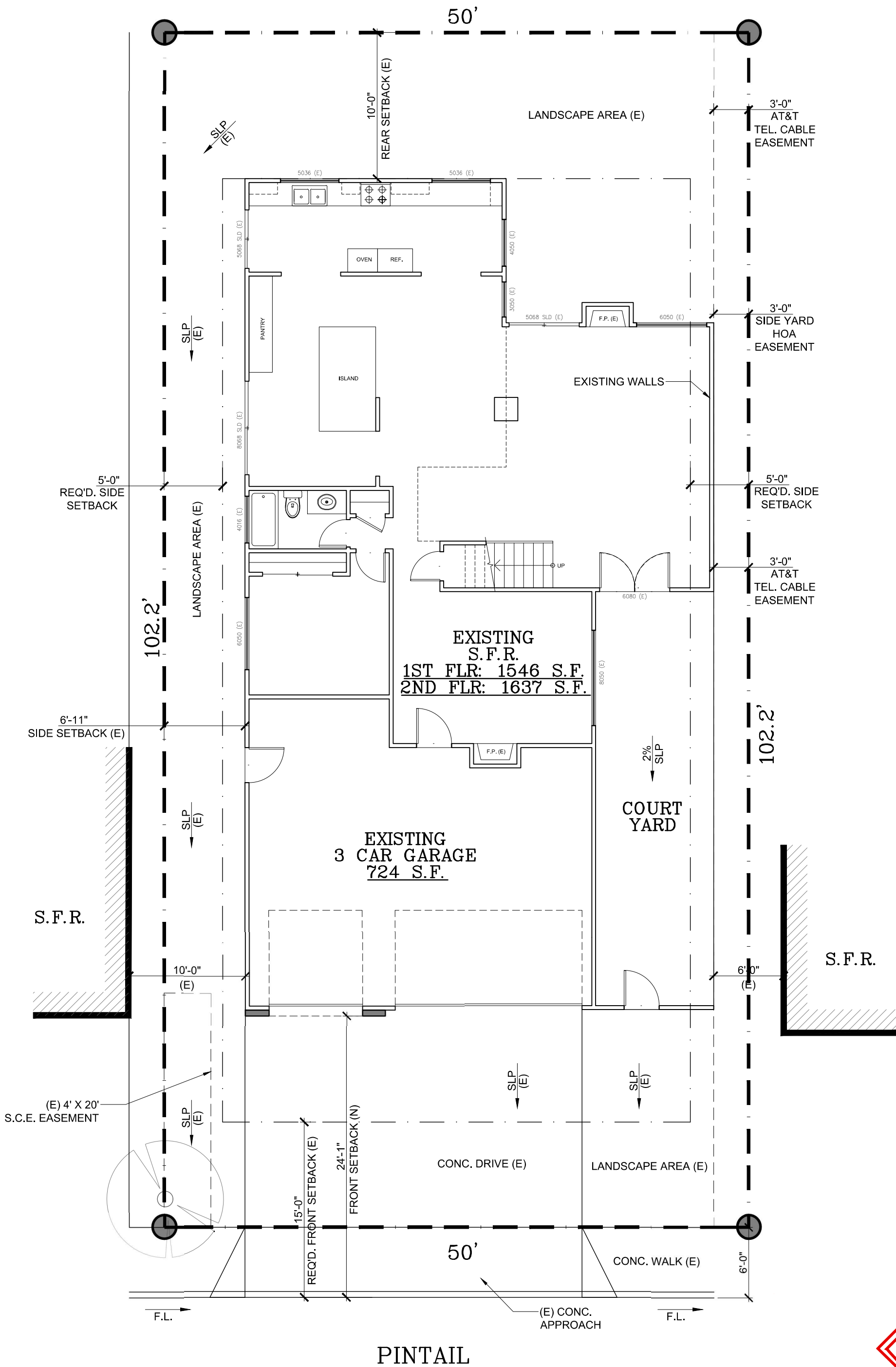
SIGNATURE (OWNER OR AUTHORIZED AGENT) _____ DATE _____

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GENERAL NOTES

1. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS, FOR BID PURPOSES, PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE INTENT THEREFORE ARE IMPLIED AND ARE TO BE PROVIDED FOR AS IF SPECIFICALLY DESCRIBED.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL AND TYPICAL NOTES AND DETAILS.
5. UNLESS OTHERWISE NOTED, DIMENSIONS ARE GIVEN TO FACE OF CONCRETE OR STUDS, FLOOR HEIGHT DIMENSIONS ARE GIVEN TO FINISH CONCRETE OR PLYWOOD FLOOR EXCLUSIVE OF FLOOR COVERING. UNDER NO CIRCUMSTANCES, SHALL A DIMENSION BE SCALED FROM THE DRAWING. CONTRACTOR SHALL VERIFY ALL SITE AND EXISTING CONDITIONS AND ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK.
6. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES IN THE SITE AND TO PROTECT THEM FROM ANY DAMAGE. ANY REPAIR AND REPLACEMENT DUE TO THE PROSECUTION OF THIS WORK SHALL BE AT CONTRACTOR'S OWN EXPENSE.
7. CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS, IF ANY STRUCTURES SUCH AS CESSPOOLS, EXISTING FOUNDATION AND ETC. ARE FOUND. ENGINEER SHALL BE NOTIFIED.
8. THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DOES NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SHORING TO PROTECT THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
9. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL GOVERNING BUILDING CODES AS ADOPTED AND AMENDED C.A.C. TITLE 24 HANDICAPPED REQUIREMENT.
10. REPLACE ALL BROKEN, CRACKED OR UPHEAVED CURB, CURB AND GUTTER, SIDEWALK AND DRIVEWAY APRONS AS MAY BE REQUIRED BY THE CITY ENGINEER.
11. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE, THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
12. THE CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.
13. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE, THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF DISPOSAL SITES. THE DISPOSAL SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES.
14. MATERIAL FOR FILLING OR BACKFILLING SHALL CONSIST OF THE EXCAVATED MATERIAL AND/OR IMPORTED BORROW AND SHALL BE FREE OF ORGANIC MATTER OR OTHER DEBRIS. BACK FILL AROUND THE EXTERIOR PERIMETER OF WALLS ARE SUPPORTED BY THE CONSTRUCTION OF LATERAL SUPPORT.
15. ROOF DRAINAGE SHALL BE CONDUCTED TO THE STREET VIA A NON-EROSIVE DRAINAGE SYSTEM. NO ROOF DRAIN SHALL DISCHARGE WITHIN 25 FEET OF A PUBLIC WAY OR FLOW OVER A PUBLIC SIDEWALK. SUCH DRAINAGE SHALL BE CONDUCTED TO THE STREET VIA AN APPROVED DRAIN LINE.
16. ALL EXTERIOR FINISH SURFACES OF BALCONIES, AND PORCHES SHALL HAVE A NON-SLIP SURFACE.
17. ALL FIXED GLASS PANELS ADJACENT TO DOORS AND GLAZING ADJACENT TO A WALKING SURFACE SHALL BE OF SAFETY GLAZING MATERIAL.
18. GUARDRAILS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS AND BALCONIES SHALL BE 36" HIGH AND SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH WILL NOT ALLOW PASSAGE OF AN OBJECT 4 INCHES IN DIAMETER.
19. ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER-STRIPPED, CERTIFIED, AND LABELED.
20. ALL CRITICAL JOINTS IN EXTERIOR ROOF AND WALL CONSTRUCTION WHICH ARE EXPOSED SHALL BE PROTECTED BY SHEET METAL OR OTHER SUITABLE MATERIAL.
21. METAL FLASHING SHALL BE TYPICALLY 26 GA. GALVANIZED SHEET.
22. ALL PIPES, DUCTS AND PROJECTION THROUGH ROOF SHALL BE FLASHED WITH ONE-PIECE METAL HAVING A MINIMUM RETURN OF 6" ON ALL SIDES. OPENING IN EXTERIOR WALLS SHALL BE FLASHED WITH METAL OR BUILDING PAPER WITH A MINIMUM RETURN OF 6" ON ALL SIDES.
23. ALL ROOFING FLASHING SHALL CONFORM TO THE MANUFACTURER'S BUILT-UP FLASHING SPEC. FOR THE ROOF AS SPECIFIED.
24. SAFETY GLAZING'S REQUIRED:
WITHIN 24" FROM DOOR SWING.
IN WALLS ENCLOSING BATHTUB.
IN WALLS ADJACENT TO STAIR LANDING.
GLAZING LOCATED WITHIN 18" OF FINISHED FLOOR.
25. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
26. 7'-0" MIN HEIGHT IS REQUIRED IN HABITABLE SPACES, KITCHEN, BATHROOM AND HALLWAYS. 6'-8" MIN IS ALLOWED DIRECTLY IN FRONT OF THE BATHROOM PLUMBING FIXTURES PER EXCEPTION 2, 2016 CRC R305.1
27. ALL SMOKE DETECTORS TO BE HARDWIRE AND INTERCONNECTED WITH BACK UP FOR ALL SLEEPING ROOMS THAT ARE AFFECTED BY THE CONSTRUCTION, AND BATTERY OPERATED SMOKE DETECTORS IN ALL SLEEPING ROOMS, AND REQUIRED LOCATIONS THAT CURRENTLY DO NOT HAVE EXISTING SMOKE DETECTORS.
28. ALL SHOWER HEADS TO BE INSTALLED SHALL BE DESIGNED NOT TO EXCEED A WATER SUPPLY RATE OF 2.0 GALLONS PER MINUTE .
29. SHOWER DOORS SHALL SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ.IN. OF FLOOR AREA, AND ENCOMPASS 30-IN. DIAMETER CIRCLE.
30. SMOKE ALARM SHALL NOT LESS THAN 3-FT FROM A DOOR OR OPENING OUTSIDE OF A BATHROOM THAT CONTAINS BATHROOM OR SHOWER UNLESS IT AFFECTS AC.
31. SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
32. BATTERY SMOKE ALARM PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE.
33. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
34. BATTERY CARBON MONOXIDE ALARM IS PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTIONS IS TAKING PLACE.
35. CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4-IN. IN DIAMETER AND LENGTH IS LIMITED TO 14-FT. WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2-FT. FOR EVERY ELBOW IN EXCESS OF TWO.
36. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THE THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING TYPE VALVE.
37. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS.
38. NEW ROOF SHOULD MATCH EXITING ROOF, MODIFY EXISTING ROOF ONLY, NOT CHANGING THE WHOLE ROOF. NEW RE-ROOF PERMIT IS NOT REQUIRED. SEE PAGE 9 OF 12 FOR ROOF PLAN



1 SITE PLAN

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

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- CIVIL**
- T-1 - SITE SURVEY MAP

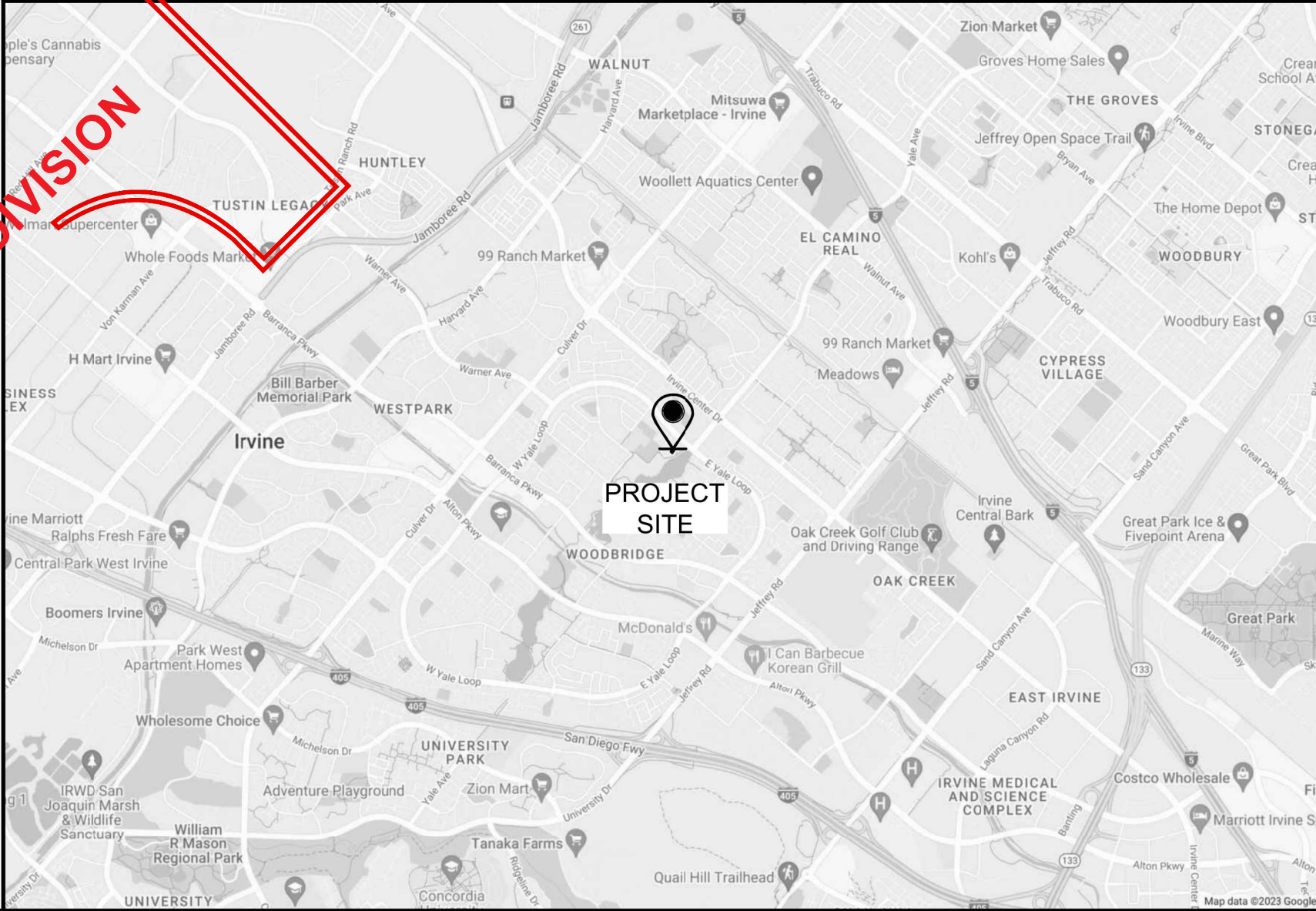
CONSULTANTS

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STRUCTURAL
DAVID LIT'S ASSOCIATES
2446 SAN GABRIEL BLVD.,
ROSEMEAD CA 91770
(626-288-1216)

CONSULTANTS



SCOPE OF WORK

1. ADD 570 S.F. TO THE SECOND FLOOR.
2. CHANGE THE GABLE ROOF OVER SITTING AREA OF MASTER BED ROOM TO HIP ROOF
3. REPLACE EXISTING ROOF WITH NEW ROOF

* NO PORCH OR ROOM ADDITIONS ON FIRST FLOOR

PROJECT SUMMARY

JOB ADDRESS: 4 PINTAIL
IRVINE, CA 92604

APN: 45141112

LEGAL DESCRIPTIONS: N TR 9485 BLK LOT 22

LOT SIZE: 5,845 S.F. / 0.13 ACRES

OWNER: ZOU YUAN
TEL: (949) 899-3888
EMAIL: ZOU.YUAN@HOTMAIL.COM

ZONE: 2.2 LOW DENSITY RESIDENTIAL

HOA: WOODBRIDGE VILLAGE MASTER ASSN.

OCCUPANCY GROUP: R3 / U1

TYPE OF CONSTRUCTION: VB

FIRE SPRINKLERED: N/A

NUMBER OF UNITS: 1

NUMBER OF STORIES: 2-STORY

MAX. BUILDING HEIGHT: 25'-6"

PROSED BUILDING HEIGHT: 23'-10"

REQUIRED SETBACKS:

FRONT: 15'-0" REQ.
SIDES: 5'-0" REQ.
REAR: 10'-0" REQ.
BLDG SEPARATION: 6'-0"

AREA BREAKDOWN:

EXISTING 1ST FLOOR: 1,546 S.F.
EXISTING 2ND FLOOR: 1,067 S.F.
EXISTING 3 CAR GARAGE: 724 S.F.

ADDITION 2ND FLOOR: 570 S.F.
TOTAL ADDITION: 570 S.F.

TOTAL LIVING: 3,183 S.F.

PARKING:
EXISTING 3 CAR GARAGE

APPLICATION CODE:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2021 IRVINE ZONING ORDINANCE

DESIGNED: JOHN SHENG	DRAWN: G.H.	CHECKED: G.H.	DATE: 03/04/24	SCALE: SEE PLAN	NO.	DATE
DEVELOPER:	SOILS ENGINEER	REPORT#	DATE	DATE	DATE	DATE
PLANS PREPARED BY:	JOHN SHENG ARCHITECT	C-20421	08/31/2025	LICENSE NO. EXP. DATE	REPORT#	DATE
4 PINTAIL IRVINE, CA 92604 CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT	PLAN CHECK: PC-1 PERMIT: 28642	SHEET 2 OF 12	REVIEWS	REVIEWS	REVIEWS	REVIEWS

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

[illegible]

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2021, Includes July 2021 Supplement)

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

Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY																																																																																																		
			MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.																																																																																																													
			MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.																																																																																																													
			PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).																																																																																																													
			REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.																																																																																																													
			VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).																																																																																																													
			4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.																																																																																																													
			4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.																																																																																																													
			4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.																																																																																																													
			4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i> , Title 17, commencing with section 94507.																																																																																																													
			4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.																																																																																																													
			4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i> , Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 48.																																																																																																													
			4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. Field verification of on-site product containers.																																																																																																													
			<table><thead><tr><th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}</th></tr><tr><th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th></tr><tr><th>ARCHITECTURAL APPLICATIONS</th><th>VOC LIMIT</th></tr></thead><tbody><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><td colspan="2">SPECIALTY APPLICATIONS</td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr><tr><td colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></tbody></table>	TABLE 4.504.1 - ADHESIVE VOC LIMIT _{1,2}		(Less Water and Less Exempt Compounds in Grams per Liter)		ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80																																											
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			CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.																																																																																																													
			702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.																																																																																																													
			Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).																																																																																																													
			[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.																																																																																																													
			Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.																																																																																																													
			703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.																																																																																																													

4 PINTAIL
IRVINE, CA 92604
CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK: PC-1
PERMIT: 28642

SHEET 4
OF 12



PLANS PREPARED BY:
JOHN SHENG
ARCHITECT

DEVELOPER:

DESIGNED: JOHN SHENG

7

6

5

4

3

2

1

NO.

DATE

REVISIONS

(sq.ft.)			
Survey Information			
Certified Asbestos Inspector Name	ASHLEY BAYATI	Certification Expiration Date	5/15/2023 12:00:00 AM
Survey Plan Date	1/3/2023 12:00:00 AM	Phone Number	(310)592-3657
Email	ASBESTOSANDLEAD@GMAIL.COM		
Size of Demolition Project in sq. ft.	600	Work Practices at Demolition Site	Spray Water
Contingency Demolition plan	Stop Work, Isolate Work Area, Notify Owner, Stabilize, Secure, Characterize Waste, Survey		
Waste Information			
Waste Transporter	TUAN ZOU		
Address	4 PINTAIL	City	IRVINE
State	CA	Zip	92604
Landfill	IRVINE HOUSEHOLD HAZARDOUS WASTE COLLECT		
Address	6411 OAK CANYON	City	IRVIN
State	CA	Zip	92618
Fee Payment			
Size of Demolition Project in sq. ft.			600
Tracking Number			0
Project Size Fee			72.49
Additional Fee			0
Total Fee			\$ 72.49
Payment Made			\$ 72.49
Balance Due			\$ 0

FAN LOCATION		FAN SUMMARY	
CONTINUOUS/INTERMITTENT		SOUND RATING (sones)	REQUIRED AIR FLOW (CFM)
Kitchen	INTERMITTENT	3	100
Bathroom 1	INTERMITTENT	3	50
Bathroom 2	INTERMITTENT	3	50
Bathroom 3	INTERMITTENT	3	50
Other: Bathroom 4	INTERMITTENT	3	50

• Applies when atmospherically vented combustion appliances or solid fuel-burning appliances are located inside the pressure boundary. Based on the calculation below per ASHRAE 62.2 section 6.4.

There are _____ atmospherically vented combustion appliances or solid fuel-burning appliances located inside the pressure boundary. (if so, complete the following.)

((Total net flow of the two largest fans) x 100) / Floor Area =

((100 Insert Fan 1 + 50 Insert Fan 2) x 100) / 3,268 Insert Total Floor Area = 4.6 Insert Calculated Value

Design outdoor air flow is:

☒ not required (if calculated value does not exceed 15)

☐ required (if calculated value exceeds 15). See sheet _____ for design details.

PRESCRIPTIVE DUCT SIZING REQUIREMENTS
(TABLE 5.3 Adapted from ASHRAE 62.2-2019)

DUCT TYPE FAN AIRFLOW RATING CFM @ 0.25in. of Water	FLEX DUCT										SMOOTH DUCT									
	50	80	100	125	150	200	250	300	50	80	100	125	150	200	250	300				
DIAMETER^a, IN	MAXIMUM LENGTH^{b,c,d}, FT																			
3	x	x	x	x	x	x	x	x	5	x	x	x	x	x	x	x				
4	56	4	x	x	x	x	x	x	114	31	10	x	x	x	x	x				
5	NL	81	42	16	2	x	x	x	NL	152	91	51	28	4	x	x				
6	NL	NL	158	91	55	18	1	x	NL	NL	NL	168	112	53	25	9				
7	NL	NL	NL	NL	161	78	40	19	NL	NL	NL	NL	NL	148	88	54				
8 and above	NL	NL	NL	NL	NL	189	111	69	NL	NL	NL	NL	NL	NL	198	133				

^a For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter.

^b This table assumes no elbows. Deduct 15ft. of allowable duct length for each elbow.

^c NL = no limit on duct length of this size.

^d x = not allowed; any length of duct of this size with assumed turns and fitting will exceed the rated pressure drop.

c. Space conditioning systems, including condensers and air filters.
 d. Landscape irrigation systems.
 e. Water reuse systems.

- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and importance of diverting water at least 5 feet away from foundation.
- Information on required routine maintenance measures, including but not limited to, caulking, painting, grading around building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all CGBSC special inspection verifications required through the course of construction.

RECYCLING BY OCCUPANTS (Applies to projects having 5 or more multifamily dwelling units per common building site)
 N/A _____ readily accessible area(s) are designated, as shown on plan sheet(s) _____ for depositing, storage and collection of non-hazardous materials for recycling including paper, corrugated cardboard, glass, plastic, organic waste, and metal.

ENVIRONMENTAL QUALITY

FIREPLACES
 Wood burning devices including fireplaces are not permitted under Southern California Air Quality Management District (SCAQMD) Rule 445. Any installed gas fireplace shall be a direct-vent sealed-combustion type (CGBSC 4.504.1).

MECHANICAL EQUIPMENT AND DUCT PROTECTION
 To reduce the amount of water, dust, and debris collected in mechanical equipment and ducts, all duct openings and other related air distribution equipment components shall be covered from the time of delivery at the jobsite through the construction until final start up. (CGBSC 4.504.1)

FINISH MATERIAL POLLUTANT CONTROL

- Adhesives, sealants and caulks** shall meet the applicable standards of CGBSC 4.504.22 and tables 4.504.1 and 4.504.2 for VOC limits and content prohibitions.
- Paints and coatings** shall meet the applicable standards of CGBSC 4.504.2.2 and tables 4.504.3 for VOC limits.
- Aerosol paints and coatings** shall meet the applicable standards of CGBSC 4.504.2.3.
- Carpet systems** shall meet the applicable standards of CGBSC 4.504.3 including CGBSC 4.504.31 for **carpet cushions** and CGBSC 4.504.32 for **carpet adhesives**.
- Resilient flooring** shall meet the applicable standards of CGBSC 4.504.4.
- Composite wood products** shall meet the applicable standards of CGBSC 4.504.5 and table 4.504.5.

INTERIOR MOISTURE CONTROL

- Water damaged** building materials shall not be installed.
- Moisture content of wood** used in wall and floor framing shall be verified not to exceed 19 percent prior to approval to cover (CGBSC 4.505.3). Verification testing shall be performed using a probe-type or contact-type meter at three random locations between 4 and 4 feet from the grade stamp end of the piece being checked.
- Insulation products** shall be dry when covered. Wet-applied insulation products shall meet the manufacturer's recommendations prior to enclosure.

All other EVS shall be served by:

- Electrical panel service capacity and electrical system, including any on-site distribution transformer(s) of sufficient capacity to accommodate simultaneous charging at all EVs.
- Designated service panel(s) of subpanel(s) shall have spaces reserved for each 40 amp branch circuit. Reserved spaces in each panel or subpanel shall be labeled: "EV CAPABLE".
- Those portions of conduit and related components that cannot be reasonably surface mounted post construction shall be installed at time of original construction. Installations shall accommodate, for each EVCS, a dedicated 208/240-volt branch circuit originating at the main service or subpanel, and terminating in a listed cabinet, box or other enclosure in close proximity to the proposed EV charger.

See the following plan sheet(s) for details: _____.

N/A **New hotels and motels** shall provide EVS capable of supporting future installation of EV Supply Equipment (EVSE) in accordance with the following table:

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EVS
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

A total of _____ EV are provided as shown on _____ plan sheet(s).

- All EVS shall be a minimum of 18 feet long and 9 feet wide.
- All EVSE (when installed) shall comply with the accessibility provisions of California Building Code, Chapter 11B.

When a single EVS is required:

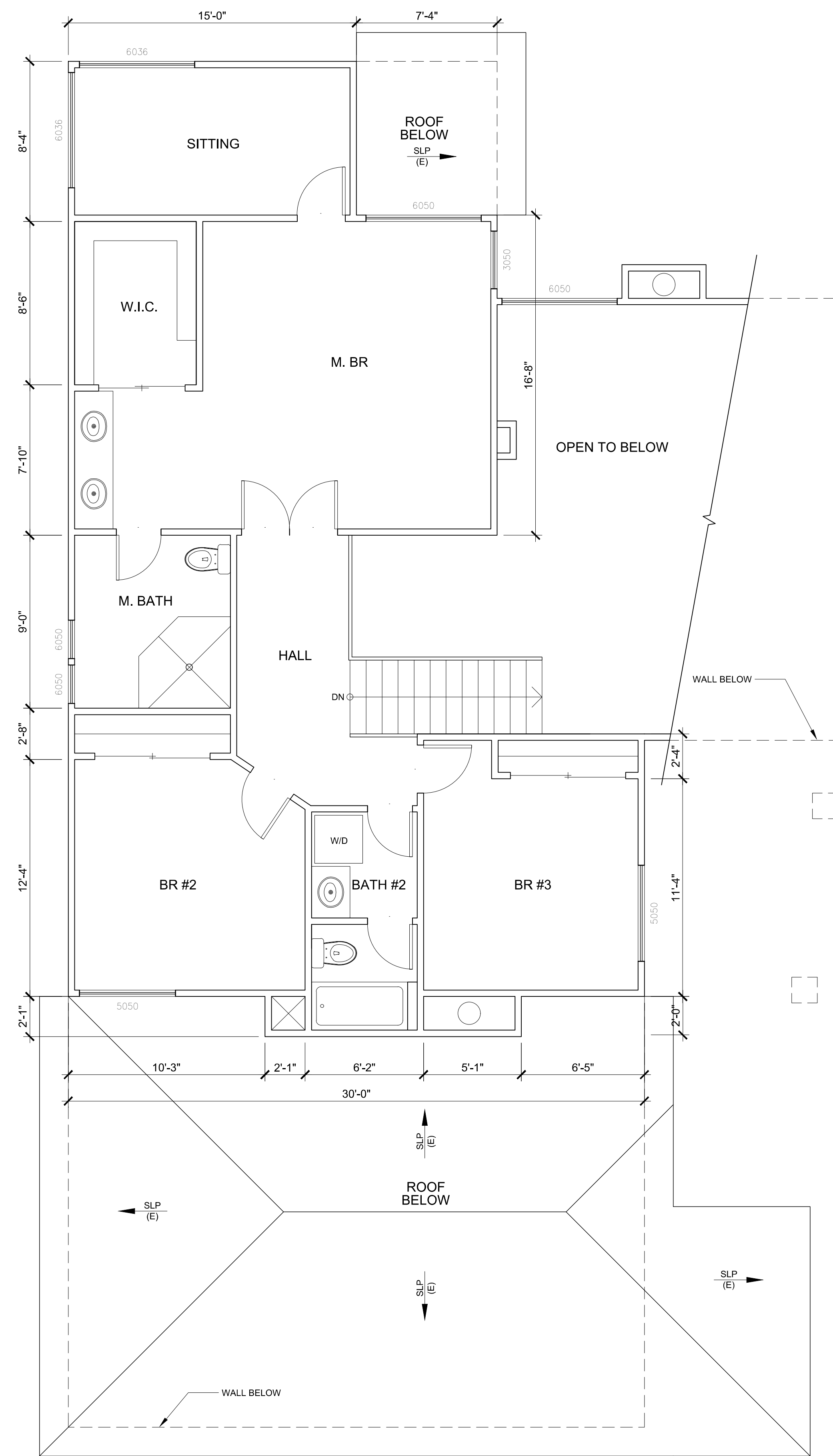
- Nominal 1-inch diameter conduit to accommodate future dedicated 208/240-volt branch circuits originating at the main service or subpanel, and terminating in a listed cabinet, box or other enclosure in close proximity to the proposed EV charger.
- Service panel or subpanel sized to accommodate the original design load plus an added dedicated 40 amp branch circuit for the future charging station.
- Service panel of subpanel shall have space reserved for the 40 amp branch circuit. Reserved space shall be labeled: "EV CAPABLE".

All other EVS shall be served by:

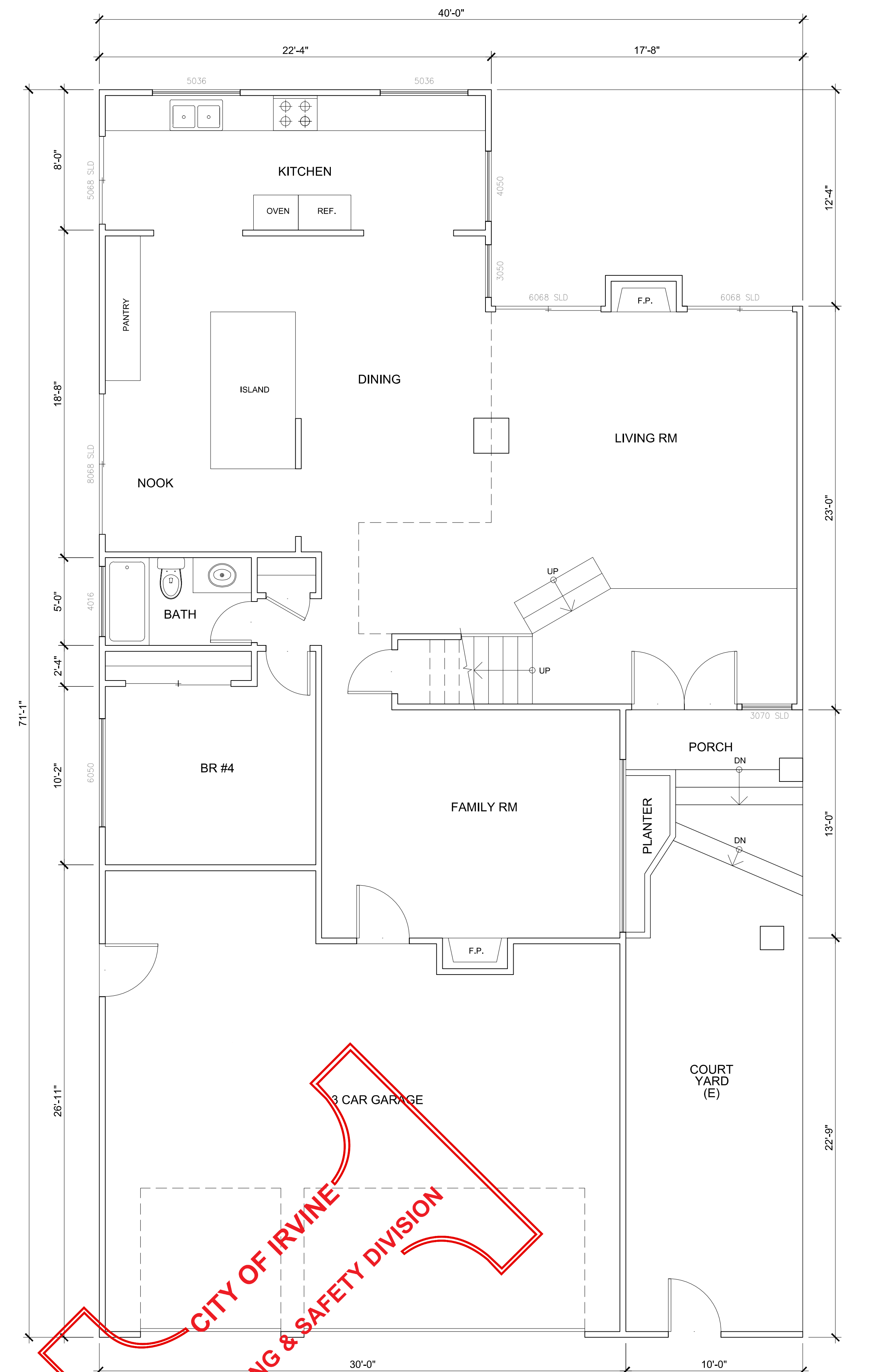
- Electrical panel service capacity and electrical system, including any on-site distribution transformer(s) of sufficient capacity to accommodate simultaneous charging at all EVs.
- Designated service panel(s) of subpanel(s) shall have spaces reserved for each 40 amp branch circuit. Reserved spaces in each panel or subpanel shall be labeled: "EV CAPABLE".
- Those portions of conduit and related components that cannot be reasonably surface mounted post construction shall be installed at time of original construction. Installations shall accommodate, for each EVCS, a dedicated 208/240-volt branch circuit originating at the main service or subpanel, and terminating in a listed cabinet, box or other enclosure in close proximity to the proposed EV charger.

See the following plan sheet(s) for details: _____.

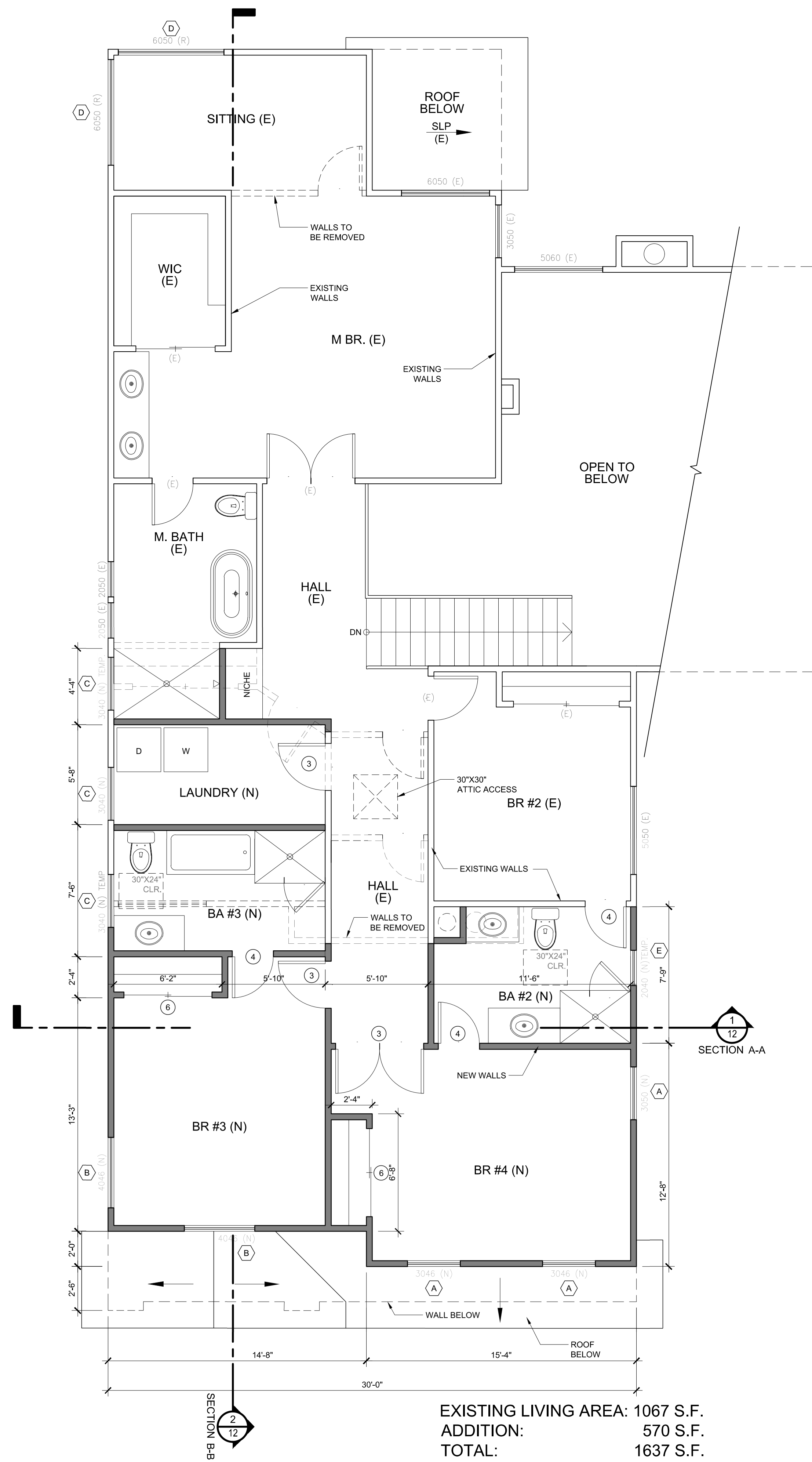
[illegible]



2 EXISTING 2ND FLOOR PLAN
Sc. 1/4" = 1' - 0"

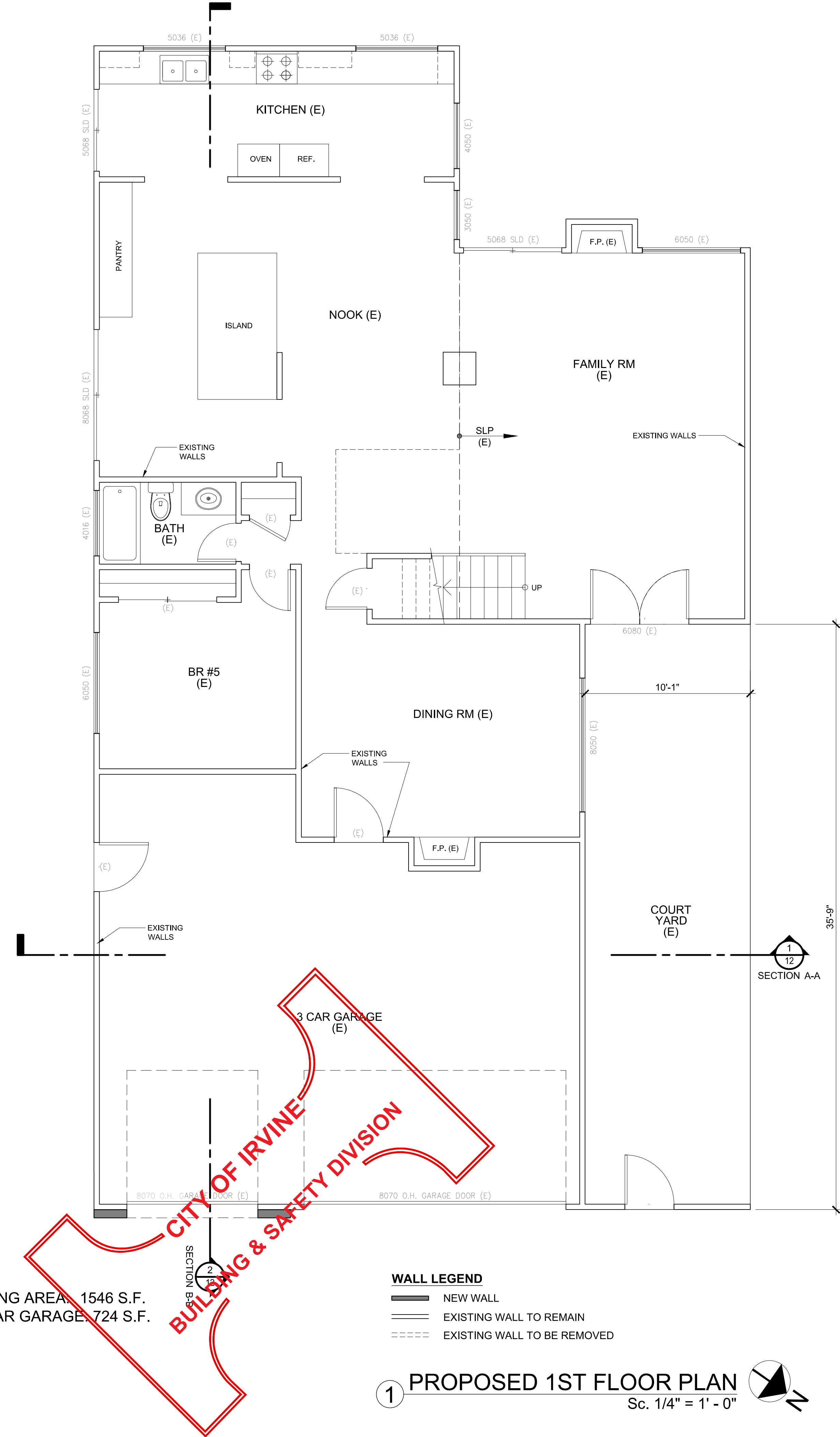


1 EXISTING 1ST FLOOR PLAN Sc. 1/4" = 1' - 0" 



2 PROPOSED 2ND FLOOR PLAN
Sc. 1/4" = 1' - 0"

EXISTING LIVING AREA: 1067 S.F.
ADDITION: 570 S.F.
TOTAL: 1637 S.F.

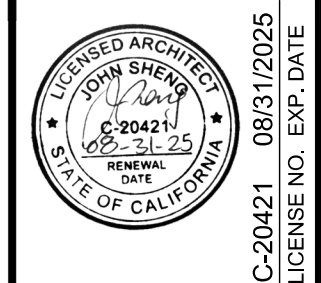


WALL LEGEND
— NEW WALL
— EXISTING WALL TO REMAIN
--- EXISTING WALL TO BE REMOVED

1 PROPOSED 1ST FLOOR PLAN
Sc. 1/4" = 1' - 0"

4 PINTAIL
IRVINE, CA 92604
CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

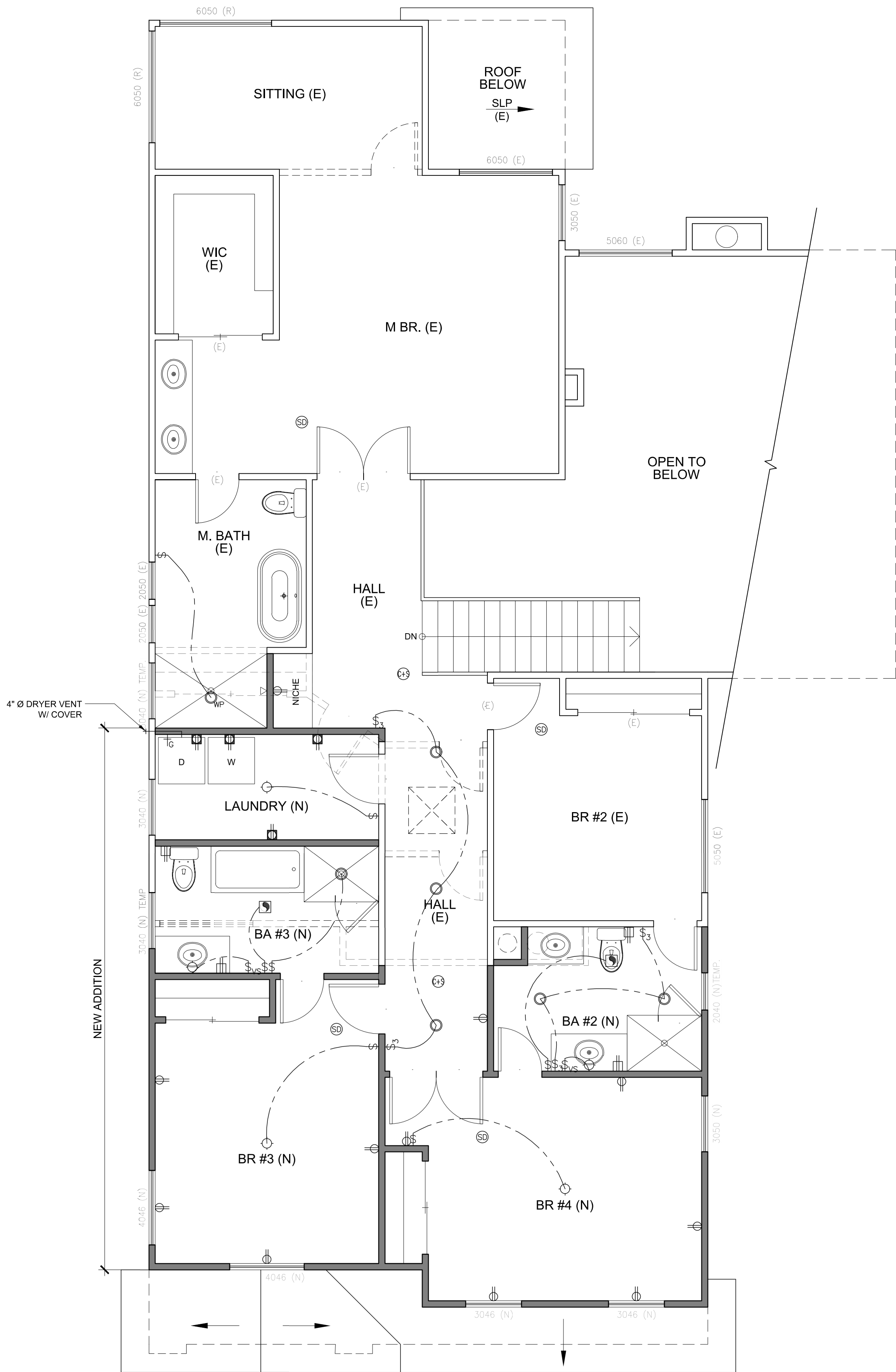
PLAN CHECK: PC-1
PERMIT: 28642
SHEET 7
OF 12



PLANS PREPARED BY:
JOHN SHENG
ARCHITECT

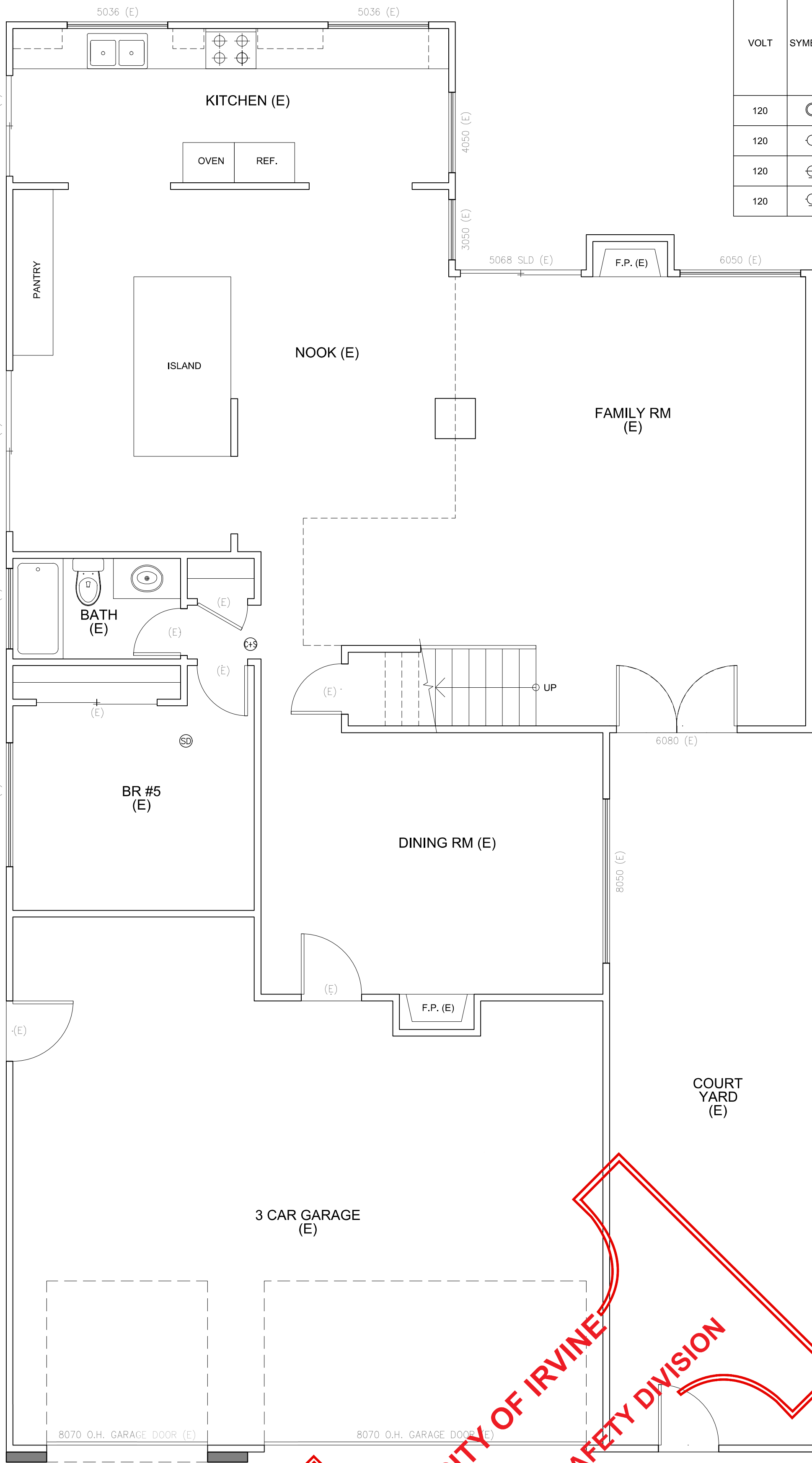
DESIGNED: JOHN SHENG
DRAWN: G.H.
CHECKED:
DATE: 03/04/2024
SCALE: SEE PLAN

REVISIONS
NO. DATE



PROPOSED 2ND FLOOR
ELECTRICAL PLAN

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



PROPOSED 1ST FLOOR
ELECTRICAL PLAN

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

LIGHTING FIXTURE SCHEDULE									
VOLT	SYMBOLS	TYPE	MOUNTING LAMP			LOAD (V.A.)	MANUFACTURE	CATALOG NO.	FINISH & REMARKS
			RECESSED	SURFACE	WALL				
120		A14			14	LED	14	ELITE LIGHTING	BRIG-LED 650L-DAT10ARVOLT
120		D17			17	LED	17	LITHONIA LIGHTING	FMSATL13
120		E8.5			8.5	LED	8.5	VANITY WALL SCENCE	WWC LIGHTING WB-42505-PM
120		C14			14	LED	14	ARCHITECTURAL AREA LIGHTING	ALN438

ELECTRICAL LEGEND

- AFCI OUTLET, TAMPER RESISTANT
- GFCI OUTLET, TAMPER RESISTANT
- GFCI / W.P. OUTLET W/ COVER
- AFCI / GFCI DUAL FUNCTION OUTLET (KIT./LAUNDRY)
- MANUAL SWITCH
- MANUAL DIMMING SWITCH
- VACANCY SENSOR SWITCH
- 3-WAY SWITCH
- 50 CFM EXHAUST FAN W/ HUMIDISTAT
- 100 CFM EXHAUST HOOD FAN, VENT TO OUTSIDE
- CARBON MONOXIDE AND SMOKE COMBO DETECTOR W/ BATTERY BACKUP (INTER CONNECTED)
- SMOKE DETECTOR W/ BATTERY BACKUP (INTER CONNECTED)
- HOSE BIB W/ SHUT-OFF/ NON-REMOVABLE BACK FLOW PREVENT DEVICE.

- WALL LEGEND
- NEW WALL
 - EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED

DESIGNED: JOHN SHENG
DRAWN: G.H.
CHECKED: G.H.
DATE: 03/24/2024
SCALE: SEE PLAN

DEVELOPER: JOHN SHENG
SOILS ENGINEER: JOHN SHENG
DATE: 03/24/2024
SCALE: SEE PLAN

PLANS PREPARED BY: JOHN SHENG
ARCHITECT: JOHN SHENG
DATE: 03/24/2024
SCALE: SEE PLAN

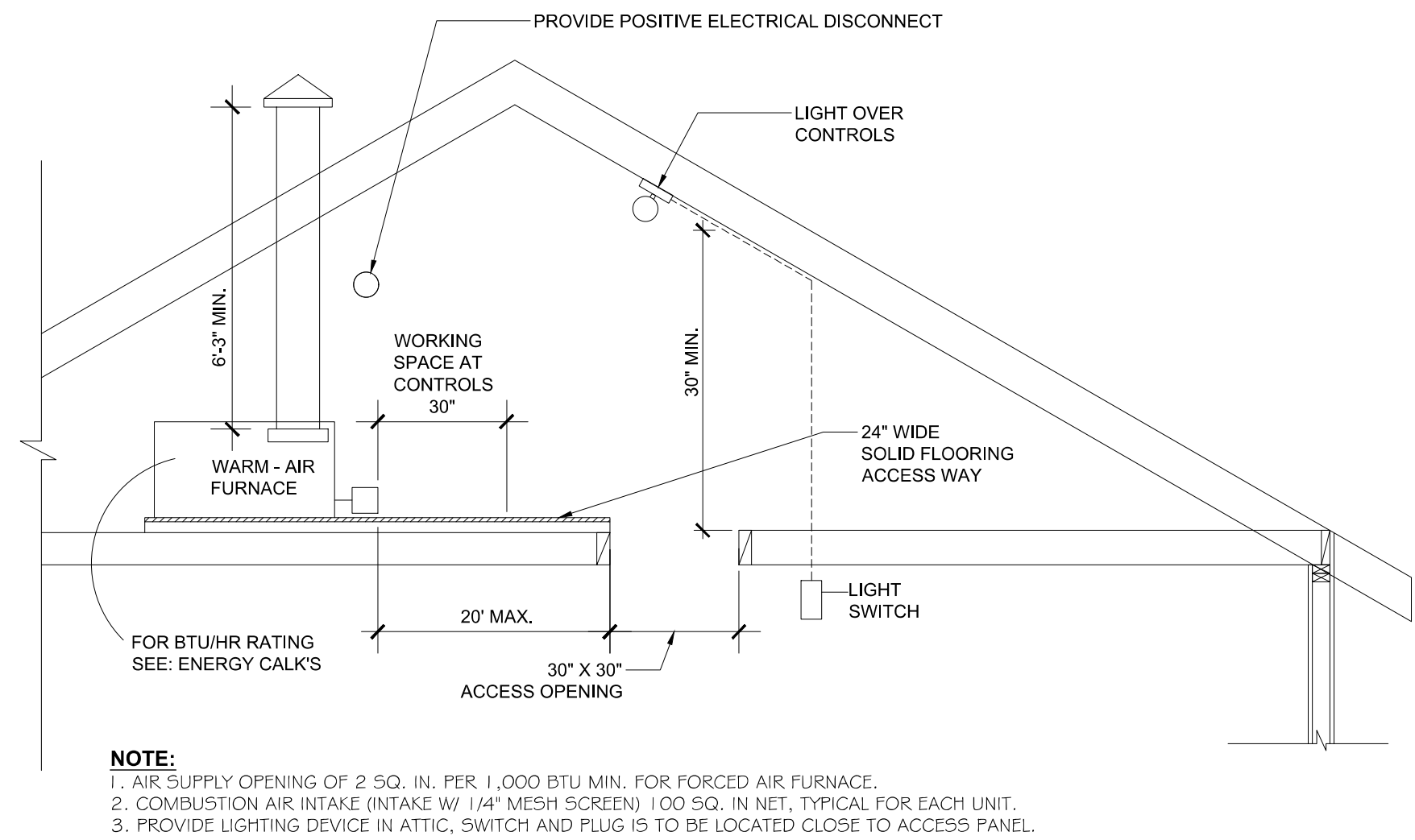
4 PINTAIL
IRVINE, CA 92604
CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK: PC-1
PERMIT: 28642
SHEET 8
OF 12

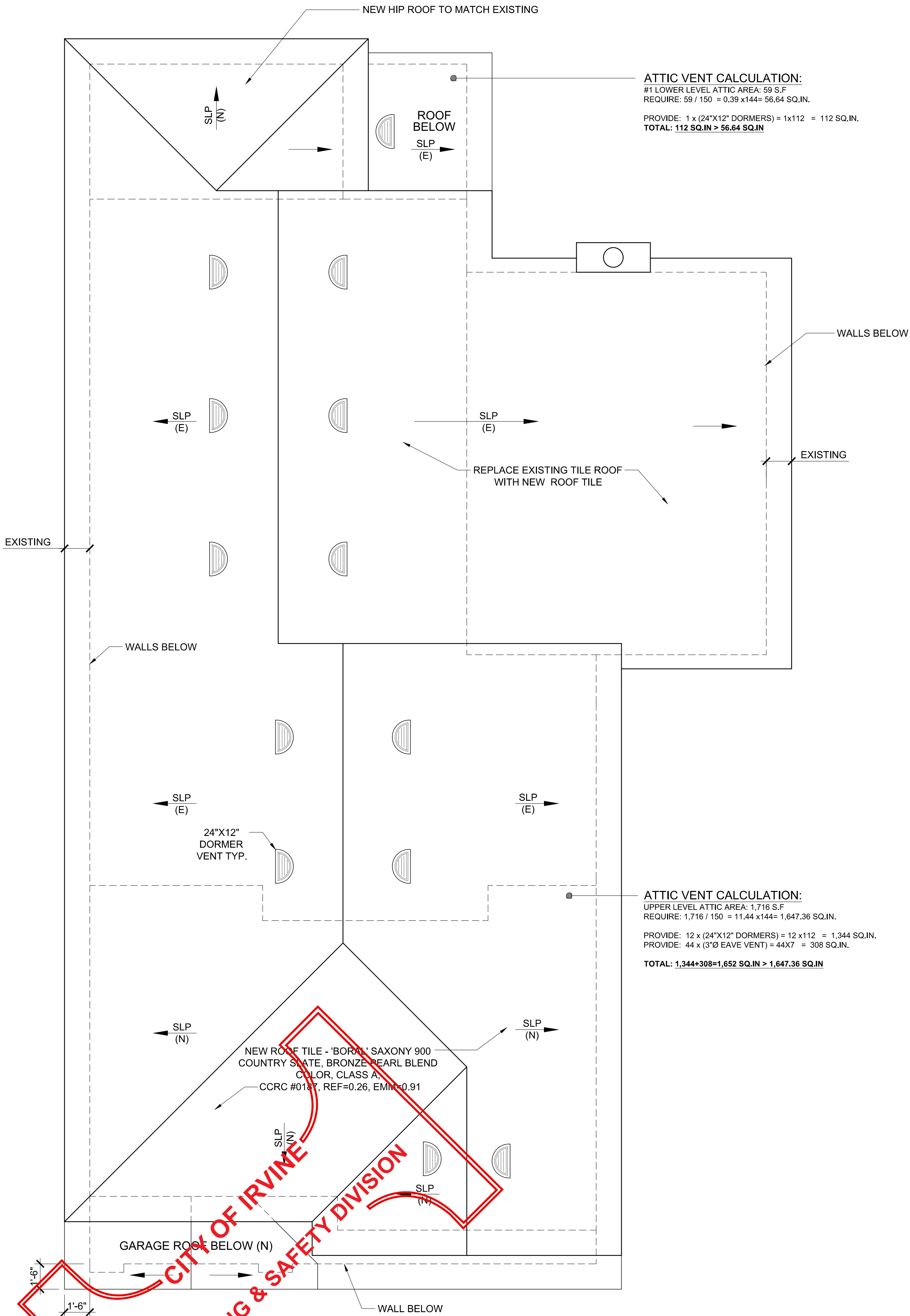
REVISIONS
NO. DATE

WINDOW SCHEDULE								
NO.	SIZE	FRAME MAT.	SLIDING	SINGLE HUNG	SCREEN (YES)	U-FACT.	SHGC	REMARK
A	3'-0" X 4'-6"	VINYL		X	X	0.30	0.23	EGRESS @ BED RM
B	4'-0" X 4'-6"	VINYL	X		X	0.30	0.23	EGRESS @ BED RM
C	3'-0" X 4'-0"	VINYL	X		X	0.30	0.23	TEMP. GLS @ BA. RM
D	6'-0" X 5'-0"	VINYL	X		X	0.30	0.23	
E	2'-0" X 4'-0"	VINYL		X	X	0.30	0.23	TEMP. GLS @ BA. RM

DOOR SCHEDULE						
NO.	SIZE	DOOR MAT.	FRAME MAT.	SOLID CORE	HOLLOW CORE	REMARK
1	6'-0" X 6'-8" X 1 3/4"	FIBERGLASS	COMPOSITE	X		EXTERIOR W/ WEATHER STRIP
2	3'-0" X 6'-8" X 1 3/4"	FIBERGLASS	COMPOSITE	X		EXTERIOR W/ WEATHER STRIP
3	2'-8" X 6'-8" X 1 3/8"	WOOD	WOOD		X	2 PANEL INTERIOR DOORS
4	2'-4" X 6'-8" X 1 3/8"	WOOD	WOOD		X	2 PANEL INTERIOR DOORS
5	3'-0" X 6'-8" X 1 3/8"	WOOD	WOOD		X	2 PANEL INTERIOR DOORS
6	5'-0" X 6'-8" X 1 3/8"	WOOD	WOOD		X	SLIDING CLOSET DOOR



2 ATTIC FURNACE INSTALLATION REQUIREMENTS
Sc. 1/4" = 1' - 0"



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

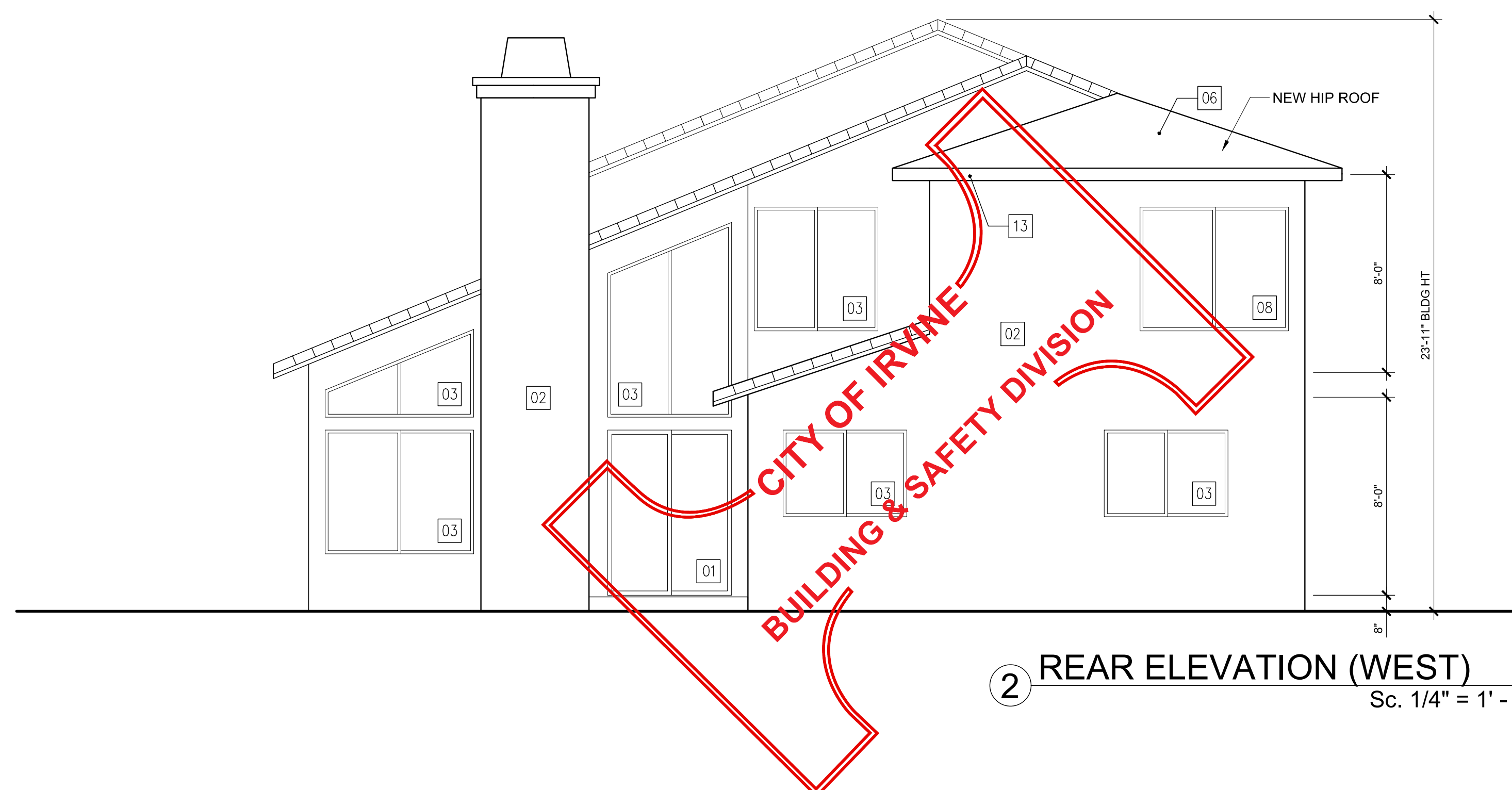
- ROOF PLAN NOTES:
- PITCHED ROOF AT 5:12 (FIELD VERIFY TO MATCH EXISTING) W/ CONCRETE ROOF TILE, "BORAL" SAXONY® 900 COUNTRY SLATE, BROWN PEARL BLEND COLOR. CLASS A, CRR#0187, REF=0.26, EMI=0.91.
 - ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. FIRE CODE 4710.1.3
 - NEW RE-ROOF PERMIT IS REQUIRED.

KEY NOTES

- | | |
|----|---|
| 01 | EXISTING DOOR |
| 02 | EXISTING STUCCO |
| 03 | EXISTING WINDOW |
| 04 | EXISTING LIGHT FIXTURE |
| 05 | EXISTING WOOD TRIM |
| 06 | NEW ROOF TILE - 'BORAL' SAXONY 900
COUNTRY SLATE, BRONZE PEARL BLEND COLOR,
CLASS A, CCRC #0187, REF=0.26, EMM=0.91 |
| 07 | NEW STUCCO TO MATCH EXISTING - SMOOTH FINISH |
| 08 | NEW WINDOW / S.D. TO REPALCE EXISTING |
| 09 | NEW LIGHTING FIXTURE TO REPLACE EXISTING,
"JOHN TIMBERLAND" BRONZE FINISH |
| 10 | NEW W.I. GATE |
| 11 | NEW STUCCO MOLDING |
| 12 | NEW VINYL WINDOW TO MATCH EXISTING |
| 13 | WOOD FASCIA BOARD PAINTED |
| 14 | NEW OVERHEAD GARAGE DOOR |
| 15 | STONE VENEER, " CULTURED STONE - SEVILLA
COUNTRY LEDGESTONE" |
| 16 | 24" X12" DORMER VENT |



① FRONT ELEVATION (EAST)
Sc. 1/4" = 1' - 0"



② REAR ELEVATION (WEST) _____
Sc. 1/4" = 1' - 0"

4 PINTAIL
IRVINE, CA 92604
CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK : PC-1

PERMIT : 29642

SHEET 10
OF 12



PLANS PREPARED BY:

JOHN SHENG

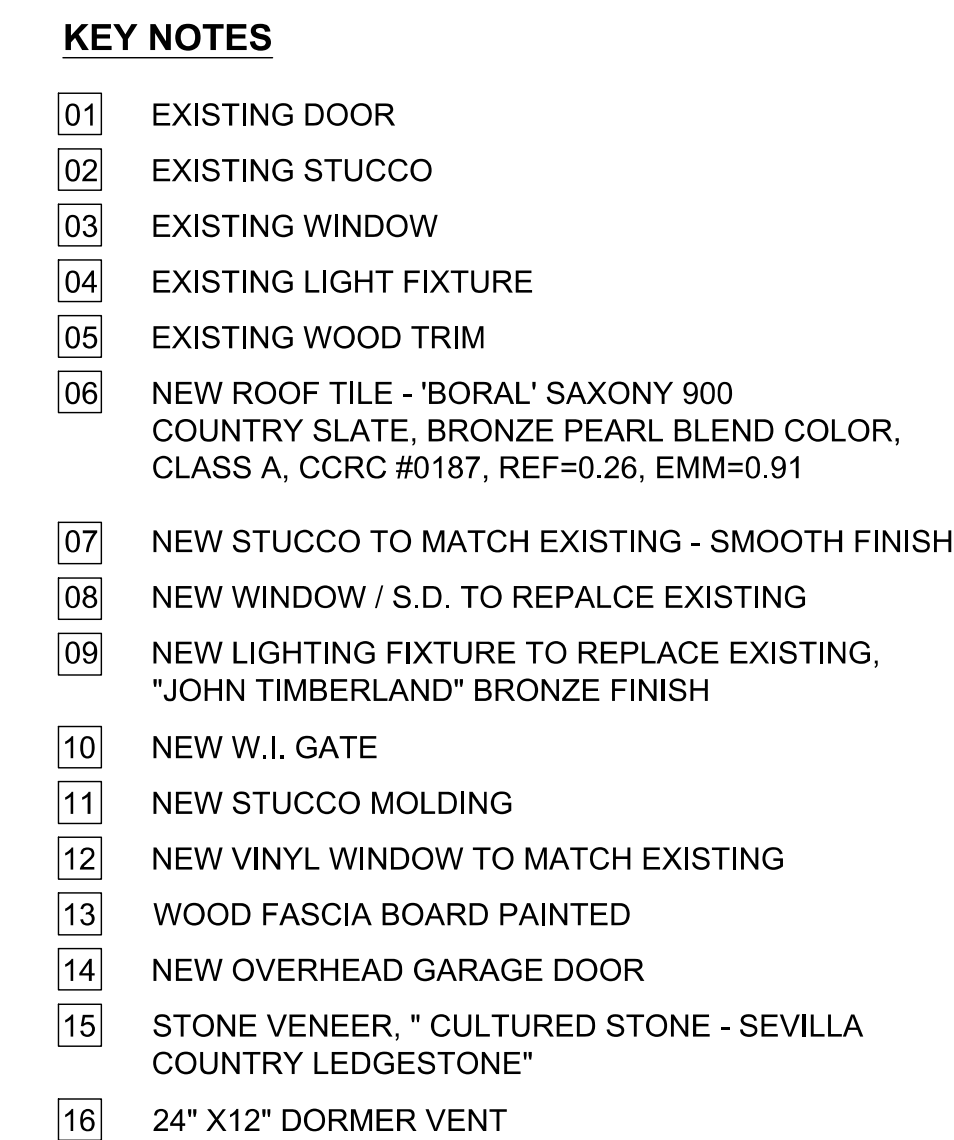
ARCHITECT:

DEVELOPER: [REDACTED]
SOILS ENGINEER: [REDACTED]
REPORT # [REDACTED]

DESIGNED:	
DRAWN:	
CHECKED:	
DATE:	
SCALE:	

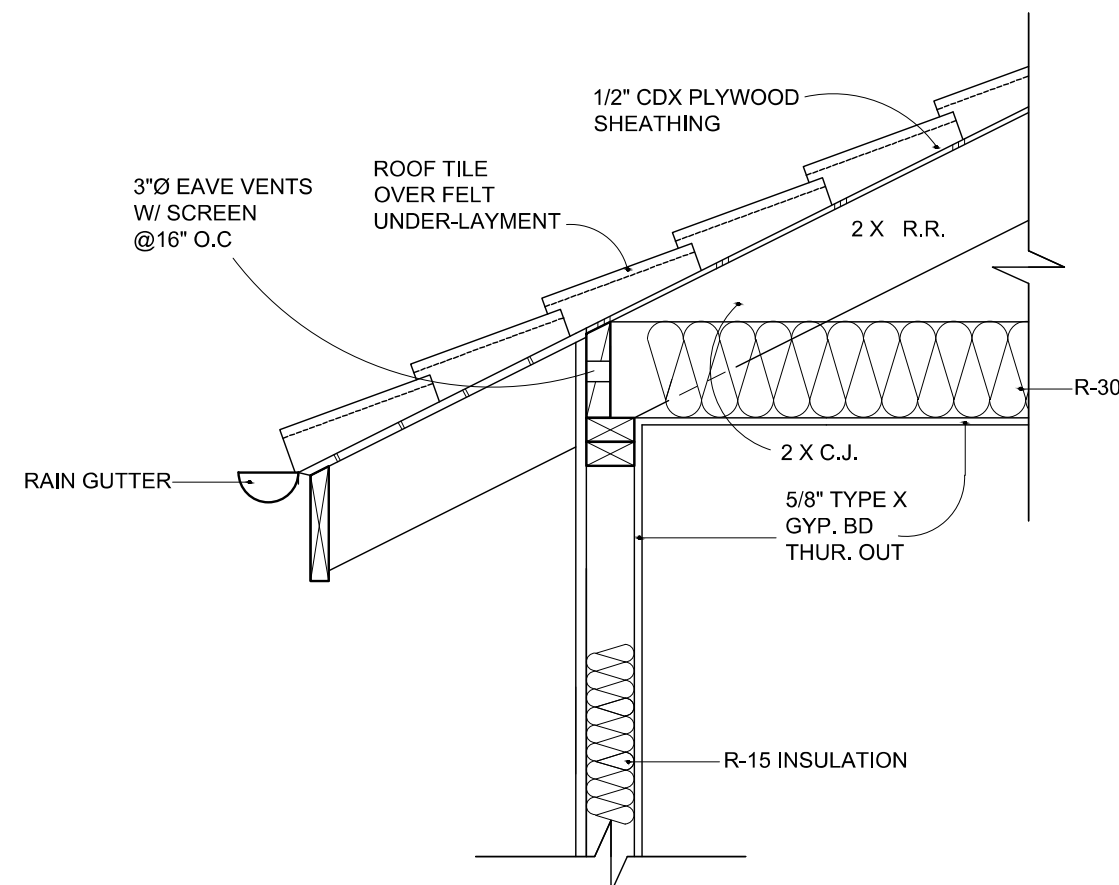
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NO.	DATE

REVISIONS

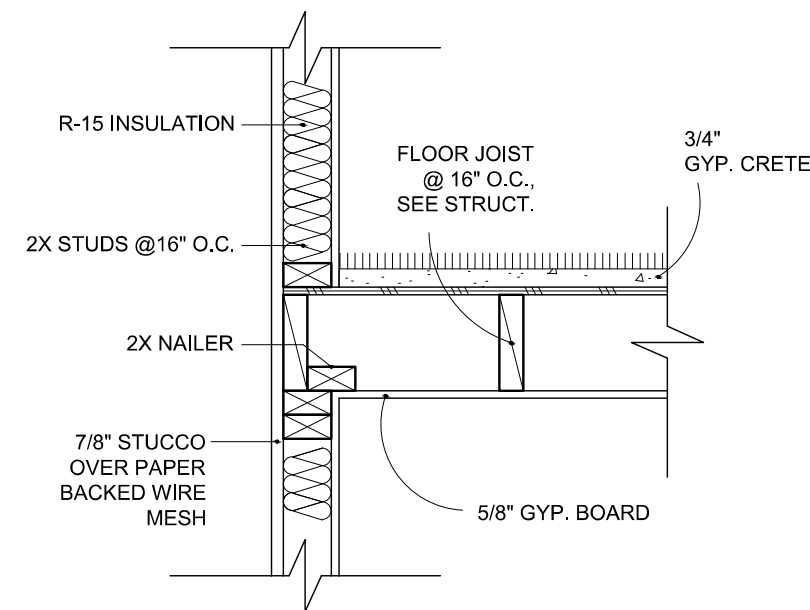


Architectural drawing of a building elevation. The drawing shows a two-story structure with a gabled roof. The left side features a large window (03) and a smaller window (02). The right side shows a chimney and a smaller window (03). A red stamp is overlaid on the drawing, reading "CITY OF IRVINE" and "BUILDING & SAFETY DIVISION". The drawing includes various annotations and dimensions, such as "23'-11\"", "8'-0\"", and "5'".

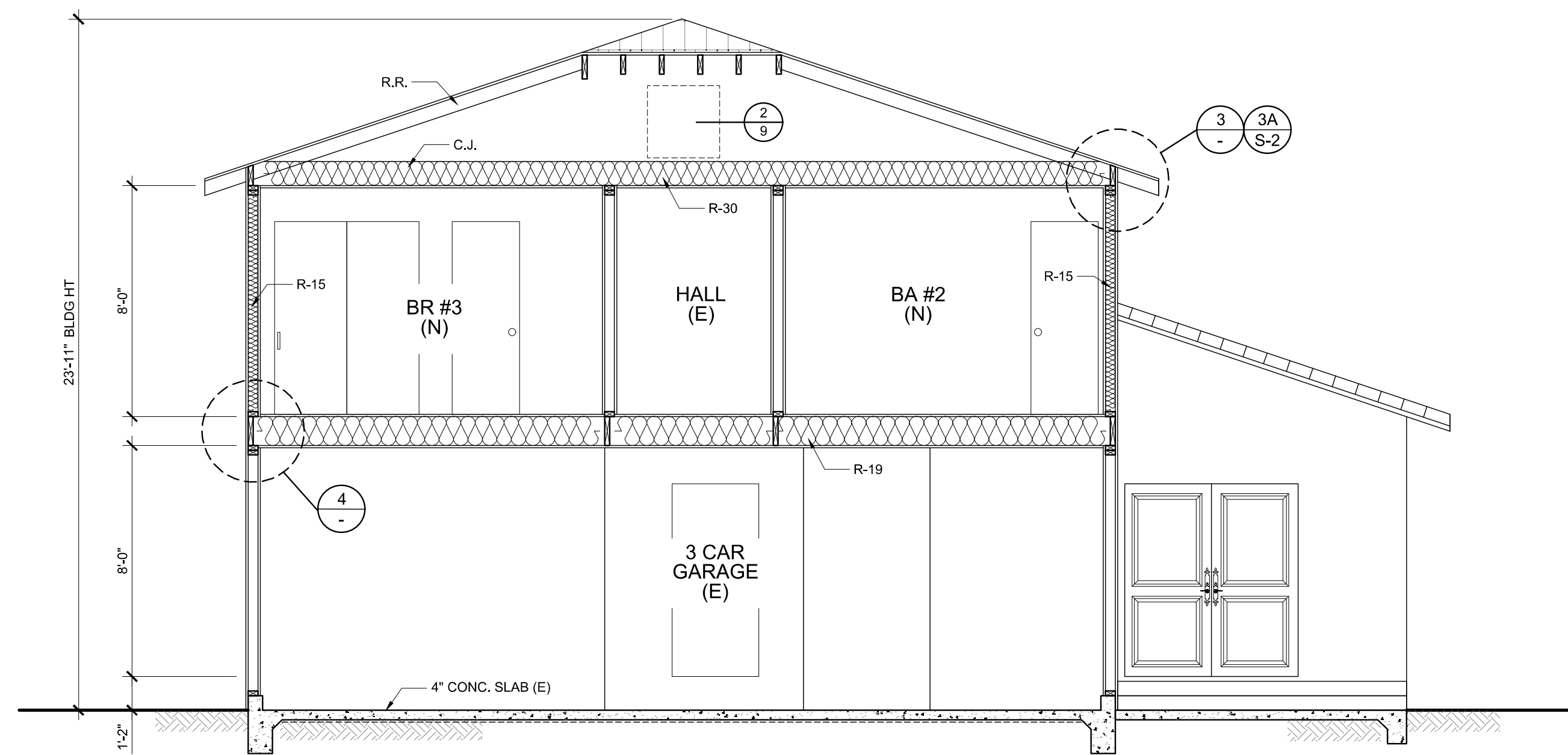
2 RIGHT SIDE ELEVATION (NORTH)
Sc. 1/4" = 1' - 0"



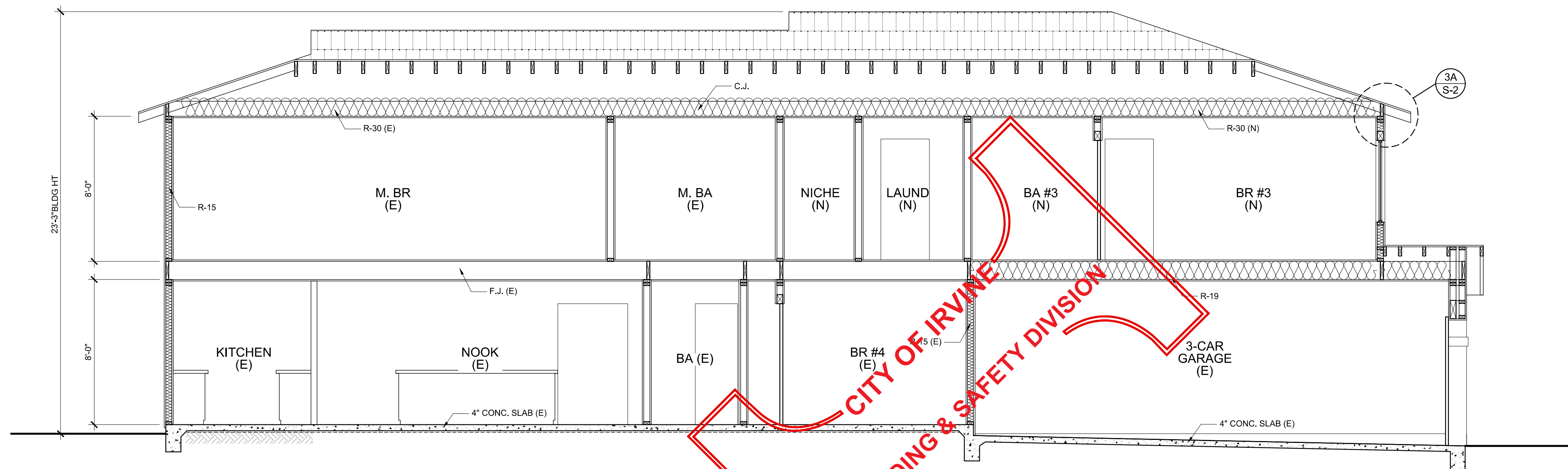
3 EAVE DETAIL
Sc. 3/4" = 1' - 0"



4 EXT. WALL ASSEMBLY
AT FLOOR JOIST DETAIL
Sc. 3/4" = 1' - 0"



1 SECTION A-A
Sc. 1/4" = 1' - 0"



2 SECTION B-B
Sc. 1/4" = 1' - 0"

PLANS PREPARED BY:		DESIGNED: JOHN SHENG		7
		DRAWN: G.H.		6
		CHECKED:		5
		DATE: 03/04/2024		4
		SCALE: SEE PLAN		3
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CERTIFICATE OF COMPLIANCE
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GENERAL INFORMATION			
01	Project Name	SINGLE HOUSE ADDITION	
02	Run Title	Title 24 Analysis	
03	Project Location	4 PINTAIL	
04	City	IRVINE	05 Standards Version
06	Zip code	92604	07 Software Version
08	Climate Zone	8	EnergyPro 8.3
10	Building Type	Single family	09 Front Orientation (deg/ Cardinal)
12	Project Scope	Addition/Alteration	45
14	Addition Cond. Floor Area (ft²)	595	11 Number of Dwelling Units
16	Existing Cond. Floor Area (ft²)	2613	13 Number of Bedrooms
18	Total Cond. Floor Area (ft²)	3208	15 Number of Stories
20	ADU Bedroom Count	n/a	17 Fenestration Average U-factor
22	Is Natural Gas Available?	Yes	0.3
			19 Glazing Percentage (%)
			18.10%
			21 ADU Conditioned Floor Area
			n/a

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
Energy Use (kTDU/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	17.74	18.38	-0.54	-3
Space Cooling	79.94	75.81	4.13	5.2
IAQ Ventilation	0	0	0	
Water Heating	12.56	12.56	0	0
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	110.24	106.65	3.59	3.3

Registration Number: 422-P0101742964-000-000-0000000-0000
Registration Date/Time: 11/03/2022 17:34
HERS Provider: CHEERS
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Report Version: 2019.2.000
Schema Version: rev 20200901
Report Generated: 2022-11-03 17:41:19

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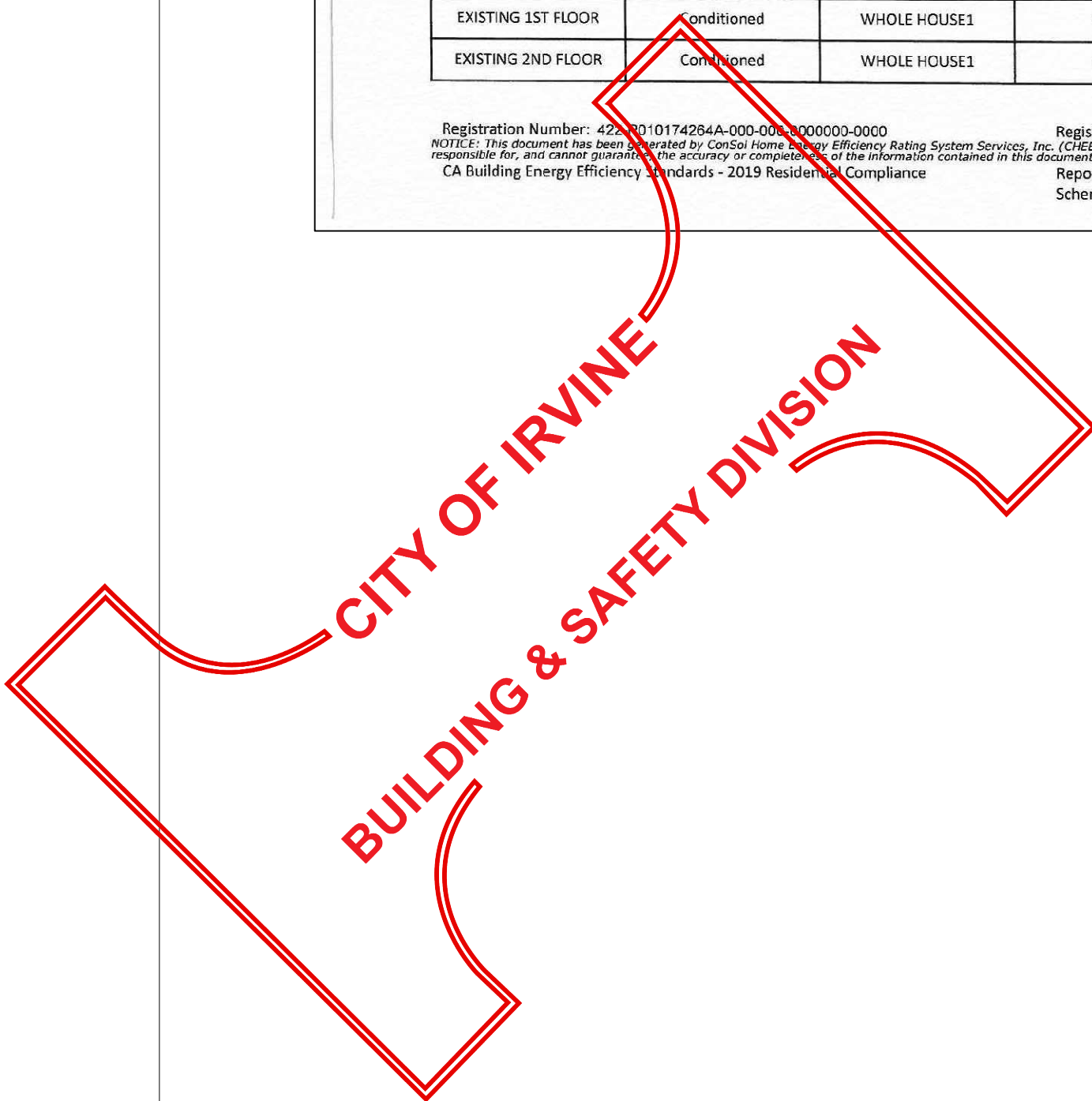
REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
• New ductwork added is less than 40 ft. in length	

HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
Building Level Verifications: • -- None -- Cooling System Verifications: • -- None -- Heating System Verifications: • -- None -- HVAC Distribution System Verifications: • -- None -- Domestic Hot Water System Verifications: • -- None --	

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
SINGLE HOUSE ADDITION	3208	1	4	4	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
ADDITION 1ST FLOOR	Conditioned	WHOLE HOUSE1	25	8	DHW Sys 1	N/A
ADDITION 2ND FLOOR	Conditioned	WHOLE HOUSE1	570	8	DHW Sys 1	N/A
EXISTING 1ST FLOOR	Conditioned	WHOLE HOUSE1	1546	8	DHW Sys 1	N/A
EXISTING 2ND FLOOR	Conditioned	WHOLE HOUSE1	1067	8	DHW Sys 1	N/A

Registration Number: 422-P0101742964-000-000-0000000-0000
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REVISIONS B

PERFECT DESIGN & MANAGEMENT INC.
Design & Consulting
Air-Conditioning, Plumbing, Fire Sprinkler System,
Electrical, Title 24 Energy Calculation.
2416 W. Valley Blvd.
Alhambra, CA 91803
Tel: (626) 289-8808
E-Mail: perfectdesign@gmail.com Fax: (626) 289-4913

SINGLE HOUSE ADDITION
4 PINTAIL
IRVINE, CA 92604

Date 11/3/2022
Scale
Drawn
Job # L22-8100
Sheet 1
RESIDENTIAL
T24 SHEET
Of 4 Sheets

CERTIFICATE OF COMPLIANCE
Project Name: SINGLE HOUSE ADDITION
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01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
NORTHEAST WALL	ADDITION 1ST FLOOR	R-15 Wall	45	Front	80	0	90	none	New	n/a
NORTHWEST WALL	ADDITION 1ST FLOOR	R-15 Wall	315	Right	20	0	90	none	New	n/a
NORTHEAST WALL 2	ADDITION 2ND FLOOR	R-15 Wall	45	Front	240	45	90	none	New	n/a
NORTHWEST WALL 2	ADDITION 2ND FLOOR	R-15 Wall	315	Right	164	23	90	none	New	n/a
SOUTHEAST WALL	ADDITION 2ND FLOOR	R-15 Wall	135	Left	164	30	90	none	New	n/a
NORTHEAST WALL 3	EXISTING 1ST FLOOR	Default Wall1	45	Front	340	0	90	none	Existing	No
SOUTHWEST WALL	EXISTING 1ST FLOOR	Default Wall1	225	Back	320	98.5	90	none	Existing	No
NORTHWEST WALL 3	EXISTING 1ST FLOOR	Default Wall1	315	Right	368	75	90	none	Existing	No
SOUTHEAST WALL 2	EXISTING 1ST FLOOR	Default Wall1	135	Left	388	123.1	90	none	Existing	No
NORTHEAST WALL 4	EXISTING 2ND FLOOR	Default Wall1	45	Front	80	0	90	none	Existing	No
SOUTHWEST WALL 2	EXISTING 2ND FLOOR	Default Wall1	225	Back	320	90	90	none	Existing	No
NORTHWEST WALL 4	EXISTING 2ND FLOOR	Default Wall1	315	Right	388	40	90	none	Existing	No
SOUTHEAST WALL 3	EXISTING 2ND FLOOR	Default Wall1	135	Left	388	56	90	none	Existing	No
Wall to Addition	ADDITION 1ST FLOOR>>EXISTING 1ST FLOOR	Default Wall	n/a	n/a	80	0	n/a		New	n/a

Registration Number: 422-P010174264A-000-000-0000000-0000
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01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Wall to Addition 2	ADDITION 2ND FLOOR>>EXISTING 2ND FLOOR	Default Wall	n/a	n/a	272	0	n/a		New	n/a
Wall to Addition 3	EXISTING 1ST FLOOR>>ADDITION 1ST FLOOR	Default Wall	n/a	n/a	80	0	n/a		New	n/a
Wall to Addition 4	EXISTING 2ND FLOOR>>ADDITION 2ND FLOOR	Default Wall	n/a	n/a	272	0	n/a		New	n/a
ROOF	ADDITION 1ST FLOOR	R-30 Roof Attic	n/a	n/a	25	n/a	n/a		New	n/a
ROOF 2	ADDITION 2ND FLOOR	R-30 Roof Attic	n/a	n/a	570	n/a	n/a		New	n/a
ROOF 3	EXISTING 1ST FLOOR	R-30 Roof Attic	n/a	n/a	308.9	n/a	n/a		Altered	No
ROOF 4	EXISTING 2ND FLOOR	R-30 Roof Attic	n/a	n/a	1667	n/a	n/a		Altered	No
RAISED FLOOR	ADDITION 2ND FLOOR	R-19 Floor No Crawlspace	n/a	n/a	570	n/a	n/a		New	n/a
RAISED FLOOR 2	EXISTING 2ND FLOOR	Default Floor No Crawlspace	n/a	n/a	66	n/a	n/a		Existing	No
Interior Floor	EXISTING 2ND FLOOR	Default Floor No Crawlspace	n/a	n/a	1061	n/a	n/a		Existing	No

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic ADDITION 1ST FLOOR	Attic RoofADDITION 1ST FLOOR	Ventilated	4	0.1	0.85	No	No	New	n/a

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01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic ADDITION 2ND FLOOR	Attic RoofADDITION 2ND FLOOR	Ventilated	4	0.1	0.85	No	No	New	n/a
Attic EXISTING 1ST FLOOR	Attic RoofEXISTING 1ST FLOOR	Ventilated	4	0.1	0.85	No	No	Altered	No
Attic EXISTING 2ND FLOOR	Attic RoofEXISTING 2ND FLOOR	Ventilated	4	0.1	0.85	No	No	Altered	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
WINDOWS	Window	NORTHEAST WALL 2	Front	45			1	45	0.3	NFRC	0.21	NFRC	Bug Screen	New	n/a
WINDOWS 2	Window	NORTHWEST WALL 2	Right	315			1	23	0.3	NFRC	0.21	NFRC	Bug Screen	New	n/a
WINDOWS 3	Window	SOUTHEAST WALL	Left	135			1	30	0.3	NFRC	0.21	NFRC	Bug Screen	New	n/a
WINDOWS 4	Window	SOUTHWEST WALL	Back	225			1	98.5	1.19	Table 110.5-A	0.83	Table 110.6-B	Bug Screen	Existing	No
WINDOWS 5	Window	NORTHWEST WALL 3	Right	315			1	75	1.19	Table 110.5-A	0.83	Table 110.6-B	Bug Screen	Existing	No
WINDOWS 6	Window	SOUTHEAST WALL 2	Left	135			1	123.1	1.19	Table 110.5-A	0.83	Table 110.6-B	Bug Screen	Existing	No
WINDOWS 7	Window	SOUTHWEST WALL 2	Back	225			1	90	1.19	Table 110.5-A	0.83	Table 110.6-B	Bug Screen	Existing	No
WINDOWS 8	Window	NORTHWEST WALL 4	Right	315			1	40	1.19	Table 110.5-A	0.83	Table 110.6-B	Bug Screen	Existing	No
WINDOWS 9	Window	SOUTHEAST WALL 3	Left	135			1	56	1.19	Table 110.5-A	0.83	Table 110.6-B	Bug Screen	Existing	No

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01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Covered Slab	ADDITION 1ST FLOOR	25	12.5	none	0	80%	No	New	n/a
Covered Slab 2	EXISTING 1ST FLOOR	1546	164.5	none	0	80%	No	Existing	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.055	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
Default Wall1	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Default Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.377	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic RoofADDITION 1ST FLOOR	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	R-0	None / None	0.397	Roofing: 10 PSF (RooTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofADDITION 2ND FLOOR	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	R-0	None / None	0.397	Roofing: 10 PSF (RooTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6
Attic RoofEXISTING 1ST FLOOR	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	R-0	None / None	0.397	Roofing: 10 PSF (RooTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6
Attic RoofEXISTING 2ND FLOOR	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	R-0	None / None	0.397	Roofing: 10 PSF (RooTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.033	Over Ceiling Joists: R-11.2 insul. Cavity / Frame: R-18.9 / 2x8 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.052	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
Default Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.24	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Floor No Crawlspace1	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (H)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Existing	No	

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REVISIONS

No.	Description	Date

PERFECT DESIGN & MANAGEMENT INC.
Design & Consulting
Air-Conditioning, Plumbing, Fire Sprinkler System,
Electrical, Title 24 Energy Calculation.
2416 W. Valley Blvd.
Alhambra, CA 91803
Tel: (626) 289-8808
E-Mail: perfectdesign@gmail.com Fax: (626) 289-4913

SINGLE HOUSE ADDITION
4 PINTAL
IRVINE, CA 92604

Date 11/3/2022
Scale
Drawn
Job # L22-8100
Sheet 2
RESIDENTIAL
T24 SHEET
Of 4 Sheets

CERTIFICATE OF COMPLIANCE
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WATER HEATERS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (In/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	0.53-EF	<= 75 kbtu/hr	0	76	n/a	n/a	n/a	Existing	No

WATER HEATING - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Redistribution Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sps 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
WHOLE HOUSE1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	1	1

HWAC - HEATING UNIT TYPES			
01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component: 1	Central gas furnace	1	AFUE=80

Registration Number: 422-P010174264A-000-000-00000000-0000	Registration Date/Time: 11/03/2022 17:34	HERS Provider: CHEERS
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HVAC - COOLING UNIT TYPES							
01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	9.2	10	Not Zonal	Single Speed	Cooling Component 1-hers.com

HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distributi on System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass	Existing (not specified)	Air Distributi on System 1, HERS-dist	Existing + New	No	n/a	n/a

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC fan 1-hers-fan	Not Required	0

Registration Number: 422-P010174254A-000-000-0000000-0000 Registration Date/Time: 11/03/2022 17:34 HERS Provider: CHEERS
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CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Report Generated: 2022-11-03 17:41:19
Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE
Project Name: SINGLE HOUSE ADDITION
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-11-03T17:40:49-07:00
Input File Name: L22-8100.ribd19x

CF1R-PRF-018
(Page 11 of 11)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		Documentation Author Signature:	
1. I certify that this Certificate of Compliance documentation is accurate and complete.		<i>Raymond Zhong</i> Signature Date: 11/03/2022	
Documentation Author Name: Raymond Zhong		CEAF HERS Certification Identification (If applicable):	
Company: Perfect Design		NO. M-27834 EXP. 06-30-2023 REGISTERED PROFESSIONAL ELECTRICIAN RAYMOND MUNG ZHONG STATE OF CALIFORNIA	
Address: 2416 W. Valley Boulevard		Phone: 626-289-8808	
City/State/Zip: Alhambra, CA 91803			

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 422-P010174264A-000-000-0000000-0000 Registration Date/Time: 11/03/2022 17:34 HERS Provider: CHEERS
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CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Report Generated: 2022-11-03 17:41:13
Schema Version: rev 20200901

RESIDENTIAL MEASURES SUMMARY										RMS-1			
Project Name SINGLE HOUSE ADDITION		Building Type ☒ Single Family ☐ Multi Family		Addition Alone ☒ Existing+ Addition/Alteration		Date 11/3/2022							
Project Address 4 PINTAIL IRVINE		California Energy Climate Zone CA Climate Zone 08		Total Cond. Floor Area 3,208		Addition 555		# of Units 1					
INSULATION		Area		Special Features		Status							
Construction	Type	Cavity	(ft ²)										
Roof	Wood Framed Attic	R 30	595			New							
Wall	Wood Framed	R 15	570			New							
Demising	Wood Framed	-no insulation		704		New							
Slab	Unheated Slab-on-Grade	-no insulation		55		Perim = 13'							
Floor	Wood Framed w/ Grawl Space	R 19	570			New							
Roof	Wood Framed Attic	R 30	369			Altered							
Wall	Wood Framed	-no insulation		340		Existing							
Wall	Wood Framed	-no insulation		222		Existing							
FENESTRATION		Total Area		581		Glazing Percentage		18.1%		New/Altered Average U-Factor:		0.30	
Orientation	Area(ft ²)	U-Fac	SHGC	Overhang	Sidesfin	Exterior Shades				Status			
Front (NW)	49.0	0.300	0.21	none	none	N/A				New			
Right (WE)	23.0	0.300	0.21	none	none	N/A				New			
Left (SE)	30.0	0.300	0.21	none	none	N/A				New			
Rear (SW)	168.5	1.190	0.83	none	none	N/A				Existing			
Right (NW)	115.0	1.190	0.83	none	none	N/A				Existing			
Left (SE)	179.1	1.190	0.83	none	none	N/A				Existing			

HVAC SYSTEMS						
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	80% AFUE	Split Air Conditioner	10.0 SEER	Setback	Existing

HVAC DISTRIBUTION				Duct	
Location	Heating	Cooling	Duct Location	R-Value	Status
WHOLE HOUSE	Ducted	Ducted	Attic	6.0	Altered

WATER HEATING					
Qty	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 8.3 by EnergySoft User Number: 1919 ID: L22-8100 Page 14 of 30

RESIDENTIAL MEASURES SUMMARY							RMS-1
Project Name SINGLE HOUSE ADDITION		Building Type ☐ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration		Date 11/3/2022			
Project Address 4 PINTAIL, IRVINE		California Energy Climate Zone CA Climate Zone 08		Total Cond. Floor Area 3,208		Addition 595	
						# of Units 1	
INSULATION		Area (ft ²)		Special Features		Status	
Wall	Wood Framed	- no insulation		293		Existing	
Wall	Wood Framed	- no insulation		258		Existing	
Slab	Unheated Slab-on-Grade	- no insulation		1,046		Perim = 165'	
Roof	Wood Framed Attic	R 30		1,097		Altered	
Wall	Wood Framed	- no insulation		80		Existing	
Wall	Wood Framed	- no insulation		230		Existing	
Wall	Wood Framed	- no insulation		348		Existing	
Wall	Wood Framed	- no insulation		332		Existing	
FENESTRATION		Total Area: 581		Glazing Percentage: 18.1%		New/Altered Average U-Factor: 6.30	
Orientation Area (ft ²)		U-Fac		SHGC		Overhang Sidesfin Exterior Shades Status	

HVAC SYSTEMS						
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION				Duct	
Location	Heating	Cooling	Duct Location	R-Value	Status

WATER HEATING					
Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 8.3 by EnergySoft User Number: 1919 ID: L22-8100 Page 15 of 30

[illegible]

HVAC SYSTEMS					
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat Status

HVAC DISTRIBUTION				Duct	
Location	Heating	Cooling	Duct Location	R-Value	Status

WATER HEATING					
Qty	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 8.3 by EnergySoft
User Number: 1919
ID: L22-8100
Page 16 of 30

[illegible]

PERFECT DESIGN & MANAGEMENT INC.
 • Design & Consulting
 • Air-Conditioning, Plumbing, Fire Sprinkler System,
 Electrical, Title 24 Energy Calculation.
 242416 W. Valley Blvd.
 Alhambra, CA 91803
 Tel: (626) 2893222
 E-Mail: perfect2a2@gmail.com Fax: (626) 2893222

SINGLE HOUSE ADDITION
4 PINTAIL
IRVINE, CA 92604

Date	11/3/2022
Scale	
Drawn	
Job #	L22-8100
Sheet	3
RESIDENTIAL T24 SHEET	
Of	4 Sheets

2019 Low-Rise Residential Mandatory Measures Summary

Building Envelope Measures:	
§ 110.6(a)(1):	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/NWMA/CSA 1011/S 2/0440/2011.
§ 110.6(a)(5):	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

§ 110.0(d)	Field fabricated exterior doors and fenestrations products must use U-Factors and solar heat gain coefficient (SHGC) values from Tables 110.0(a) and 110.0(b). All JAK 5.5 exterior doors. They must be caulked to the frame.
§ 110.7	Air Leakage. All joints, penetrations and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weathered properly.
§ 110.8(a)	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services.
§ 110.8(b)	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(d).
§ 110.8(c)	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing materials must meet the requirements of § 110.8(b) and be labeled on 810-113 when the installation of a cool roof is specified on the CPFR.
§ 110.8(d)	Radient Barrier. When required, radient barriers must have an emittance of 0.05 or less and be certified by the Department of Consumer Affairs.
§ 110.9	Callings and Rafter Roof Insulation. R-19 or weighted average U-factor of 0.054 or less in a rafter roof insulation. All attic doors must have permanently attached insulation achieving or exceeding thermal emittance of 0.054 or less. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is not subject to thermal bridging or thermal convection as specified in § 110.7, including but not limited to including insulation above and below the roof deck or on top of a drywall ceiling.
§ 110.10	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's specified density for the labeled R-value.
§ 110.11	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framed wall or have an overall U-factor of 0.022 k/m ² or R-20 in 2x6 inch wood framing or have a U-factor of 0.017 or less. Oppaque non-perforated assemblies must have an overall U-factor of U-factor not exceeding 0.022. Masonry walls must meet Tables 121.1(a) and 121.1(b).
§ 110.12(d)	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 110.13	Seal Edge Insulation. Slab-edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3% when placed in a water vapor permeance no greater than 2 perm per meter; be protected from physical damage and UV-light deterioration; and, when installed in a slab edge, the seal edge insulation must be covered with a Class I or Class II vapor retarder. In climates zones 14 and 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to conditioned/unvented crawl space for buildings completed on the exception date § 150.0(d).
§ 150.0(d)P	Vapor Retarder. In climates zones 14 and 16, a Class I or Class II vapor retarder must be installed on the non-exception space side of all insulation in all exterior walls, exterior doors, exterior windows, and exterior fenestrations. Fenestrations must be covered with a maximum U-factor of 0.68 or less, including skylights, separating conditioned spaces from unconditioned spaces or outdoors must have a maximum U-factor of 0.68 or less and the weighted average U-factor of all fenestrations must not exceed 0.68.
§ 150.0(d)	

Fireplaces, Decorative Gas Appliances, and Gas Log Measures:

§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(a)(1)	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(a)(2)	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tightening damper or combustion air control device.
§ 150.0(a)(3)	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Space Conditioning, Water Heating, and Plumbing System Measures:

§ 110.0.3	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showers and faucets and all other regulated appliances must be certified to the manufacturer to the California Energy Commission.
§ 110.0.2	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.0.2 through Table 110.0.3.
§ 110.0.1	Water Heating Pumping and Circulation. Water heating systems with electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-off temperature for supplementary heating is higher than the cut-off temperature for supplementary control, and the cut-off temperature for supplementary heating is higher than the cut-off temperature for supplementary control.
§ 110.0.0	Water Heating Controls. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.0.304	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serve multiple dwelling units when all of the following are met: backflow prevention, pump priming, and recirculation loop connection requirements of § 110.0.305.
§ 110.0.303	Isolation Valves. Instantaneous water heaters with an input rating greater than 68,000 Btu per hour (2 kW) must have isolation valves with hoses attached to the cold water inlet and the cold water outlet for the cold water inlet. The hoses are sized to match the water heater inlet and outlet pipe sizes.
§ 110.0.302	Pilot Lights. Continuously burning pilot lights are prohibited for pilot gases: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with natural gas that consumes less than 150 Btu per hour); and pool and spa heaters.
§ 110.0.301	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Loads, Appendix 4, and Fundamentals and Load Estimation, Section 5.4.1.2. The ASHRAE Residential Comfort System Installation Standards (2009) or the ACCA Manual J using design conditions specified in § 110.0.302.



§ 150.00(h)(3A)	Clearances. Air conditioners and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.00(h)(3B)	Leak Detection. Air conditioners and heat pump systems must be equipped with liquid filter driers if required, as specified by the manufacturer's instructions.
§ 150.00(i)	Leak Detection. Intertub hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 insulation or R-8 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.00(j)	Water Piping. Solar Water-heating System Piping, and Space Conditioning System Line Installation. All domestic hot water piping must be insulated as specified in Section 601.1 of the California Plumbing Code. In addition, the following piping connecting the water heater to the water heater must be insulated: the piping between the water heater and the first storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank between tanks.
§ 150.00(k)	Insulation Protection. Insulation must be protected from damage, indicating that due to sunlight, moisture, equipment maintenance, and as required by Section 1200.3(c). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder that meets the requirements of Section 1200.3(c).
§ 150.00(l)	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125/250 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. One end of the unswitched conductor must be labeled "gas" and the other end must be labeled "ground." The receptacle must be a breaker-type receptacle with a 15 amp breaker for the branch circuit and labeled with the words "Type 240V Unit," a Category III or IV vent, or a Type B vent with straight pipe between the outdoor termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and also the piping and venting must be installed in accordance with the California Mechanical Code, Section 1200.3(c) and 1200.3(d).
§ 150.00(m)	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)(5).
§ 150.00(n)	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fan Systems	
§ 110.00(c)(1)	Ducts. Installation on an existing space-conditioning duct must comply with § 604.1 of the California Mechanical Code (CMC). If a contractor installs the duct, the contractor must certify to the customer, in writing, that the installation meets this requirement.
§ 110.00(c)(2)	CMC Compliance. All air distribution ducts must comply with the minimum duct material requirements of the CMC § 604.1.01, Return Airs and Plenums must be installed to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are flexible in conditioned space as confirmed through field verification and diagnostic testing (RAS) 1.4.3.8. Plenums and ducts are not required to be insulated.
§ 130.00(m)(1)	Conditioning Ducts. All air distribution ducts and plenums are not required to be insulated. The insulation of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-sealing system that meets the applicable requirements of 181, 181.1, 181A, or 181B or an aerosol sealant that meets the requirements of UL-723. If mastic or tape is used, the mastic or tape must be applied to the exterior of the duct. The duct must be sealed to the duct for air handlers, and plenums of ducts designed or constructed with materials other than sheet metal sheet, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support structures may contain ducts. Ducts installed in cavities and support structures must not be used to convey conditioned air in the cross-section.
§ 150.00(m)(2)	Factory-fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connectors, and joints; seams and joints of duct systems and their components must not be sealed with cloth backer adhesive duct tapes unless such tapes are in use in combination with mastic and draw bands.
§ 150.00(m)(3)	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for duct construction, connectors, and joints; and other requirements specified for construction.
§ 150.00(m)(7)	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.00(n)	Gravity Ventilation Systems. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet, outdoor air openings and elevator shaft openings.
§ 150.00(o)	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder that meets the requirements of Section 1200.3(c).
§ 150.00(m)(10)	Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.00(m)(11)	Duct System Sealing and Leakage Test. When space conditioning systems are connected through duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage must be measured using air flow measurement and diagnostic testing in accordance with § 150.00(m)(12) and the California Residential Appendix A-3.
§ 150.00(m)(12)	Air Filtration. Space conditioning systems with ducts exceeding 10 ft and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a total inch depth of one inch if tested per procedure 150.04.04. Pressure drops and labeling must meet the requirements § 150.00(m)(13).
§ 150.00(m)(13)	Space Conditioning System Airflow and Fan Power. Space conditioning systems that are duct to supply airflow must have a total air flow placement of a static pressure sensor for a permanently installed static pressure probe in the supply air piping must be a 350 CFM or greater of nominal cooling capacity, and an air-handling unit may provide an air flow of 354 cfm per CFM for gas furnace air handlers and 0.583 cfm per CFM for all others. Small duct high velocity systems must provide an air flow of 350 CFM per CFM for gas furnace air handlers and 0.583 cfm per CFM for all others. (2) Where a static pressure sensor is not used, the static pressure must be measured in the supply air piping in accordance with the California Residential Appendix A-3.



Requirements for Ventilation and Indoor Air Quality:	
§ 150.00(i)	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendment specified in § 150.00(j).
§ 150.00(k)(1)	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, including accessory spaces, garages, or commercial enclosures, must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.7.2 and as specified in § 150.00(k).
§ 150.00(k)(2)	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with ASHRAE 62.2-0.4 and must be a balanced or supply and/or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling unit envelope leakage must be 0.3 CFM at 50 PA (0.5 inch water) per square foot of dwelling unit envelope surface area verified in accordance with Reference Standard ASHRAE R3.8.
§ 150.00(l)(1)	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation for each dwelling unit subject to a rate equal to or greater than the rate specified by ASHRAE 62.2-0.4. All airflow must be provided within 70 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.00(l)(2)	Kitchen Rangehoods. Kitchen range hood units must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.00(m)	Field Verification and Diagnostic Testing. Dwelling unit ventilation systems must be verified in accordance with Reference Standard Appendix RA5.7. A kitchen range hood must be verified in accordance with Reference Standard Appendix RA5.7.4.1 to confirm it is certified to comply with the airflow rates and sound requirements as specified in Section 5 and § 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.04(a)	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-pull switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent waterproof panel or card with operating instructions; and must not use electric resistance heating.
§ 110.04(b)(1)	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.04(b)(2)	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.04(c)	Directional Intakes and Time Switches for Pools. Pools must have directional intakes that adequately mix the pool water, and a time switch that will allow all pumps to be off or programmed to shut off during the night.
§ 110.05	Pool Lights. Natural gas pool and spa heaters must not have a noncontinuously burning pilot light.
§ 150.00(p)	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump timing, flow rate, piping, filters, and valves."
Lighting Measures:	
§ 110.09	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.09.
§ 150.00(k)(1A)	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-0.A.
§ 150.00(k)(1B)	Blanketing of Light Fixtures. The number of electrical boxes that are more than two feet above the finished floor and do not contain a luminaire or fan device must not be greater than the number of bedrooms. These electrical boxes must be covered by a dimmer, vacancy sensor control, or fan speed control.
§ 150.00(k)(2)	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) rating in ceiling cavities; maximum wattage, and socket and cord clearance as specified in § 150.00(k).
§ 150.00(k)(3)	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must meet all the requirements and must have an output frequency no less than 20 kHz.
§ 150.00(k)(4)	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-0.A or be controlled by a photocell or occupancy sensor, any are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.00(k)(5)	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.00(c).
§ 150.00(k)(6)	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAK6.
§ 150.00(k)(1H)	Light Sources in Enclosed or Recessed Luminaires. Lamps and other operable light sources that are not compliant with the JAS elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.00(k)(1I)	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources installed in drawers, cabinets or linen closets are not required to comply with Table 150.0-0.A or be controlled by a photocell or occupancy sensor, any are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.00(k)(2A)	Interior Switches and Controls. All forward phase dimmers used with LED light sources must comply with NEMA SL-7A.
§ 150.00(k)(2B)	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems."
§ 150.00(k)(2C)	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF."
§ 150.00(k)(2D)	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.00(k)(2E)	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.00(i).
§ 150.00(k)(2F)	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.09.

[illegible]

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

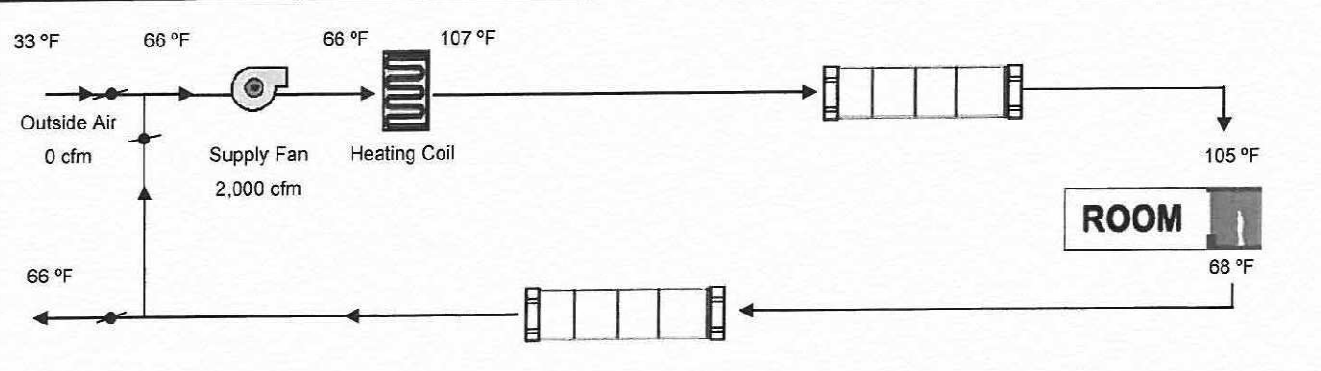
Project Name	SINGLE HOUSE ADDITION
System Name	WHOLE HOUSE

Date	11/3/2022
Floor Area	3,208

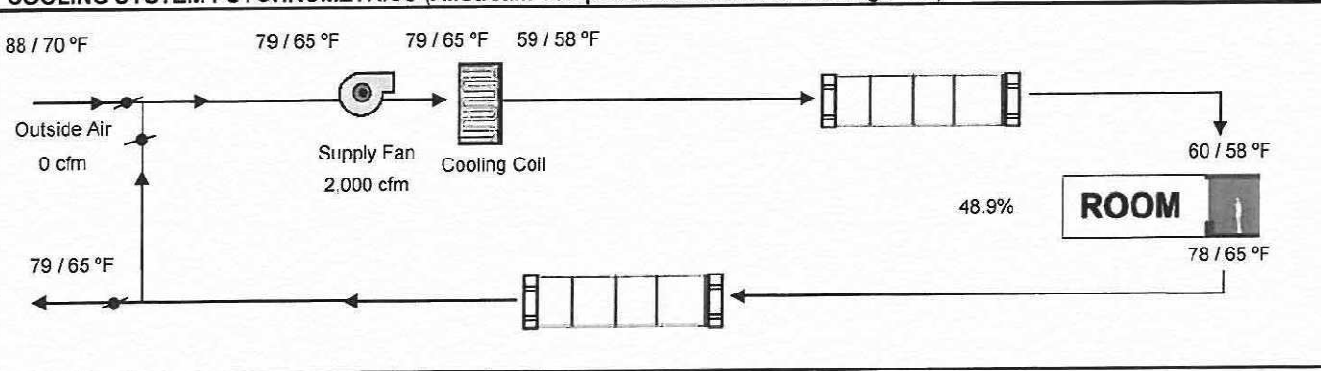
ENGINEERING CHECKS		SYSTEM LOAD					
Number of Systems		1		COIL COOLING PEAK		COIL HTG. PEAK	
		CFM	Sensible	Latent	CFM	Sensible	
Heating System							
Output per System	89,000	Total Room Load		2,985	57,106	1,969	2,038
Total Output (Btu/h)	89,000	Return Vented Lighting					83,699
Total Output (Btu/h/sqft)	27.7	Return Air Ducts			2,111		
Cooling System		Return Fan			0		
Output per System	57,000	Ventilation		0	0	0	
Total Output (Btu/h)	57,000	Supply Fan			2,111		
Total Output (Tons)	4.8	Supply Air Ducts					4,389
Total Output (Btu/h/sqft)	17.8						
Total Output (scfm/Ton)	675.4	TOTAL SYSTEM LOAD			61,327	1,969	92,611
Air System							
CFM per System	2,000	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	2,000	EXISTING A/C UNIT					
Airflow (cfm/sqft)	0.62					42,708	14,258
Airflow (cfm/Ton)	421.1						89,000
Outside Air (%)	0.0%						
Outside Air (cfm/sqft)	0.0						69,000
		Total Adjusted System Output (Adjusted for Peak Design conditions)					
						42,708	14,258

Note: values above given at ARI conditions	TIME OF SYSTEM PEAK	Aug 3 PM	Jan 1 AM
--	---------------------	----------	----------

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

REVISIONS B ☐

PERFECT DESIGN & MANAGEMENT INC.

PD • Design & Consulting
• Air-Conditioning, Plumbing, Fire Sprinkler System,
Electrical, Title 24 Energy Calculation.
2416 W. Valley Blvd.

2410 W. Valley Blvd.
Alhambra, CA 91803 Tel: (626) 289-8808
E-Mail: perfectaaa@gmail.com Fax: (626) 289-4913

SINGLE HOUSE ADDITION
4 PINTAIL
IRVINE CA 92604

Date 11/3/2022

Scale

[illegible]

Sheet 1

RESIDENTIAL
T24 SHEET

Of 4 Sheets

SUMMARY OF WORK:

The Contractor shall verify all dimensions and conditions on the plans and at the site and shall notify the Architect of any discrepancies found.

REGULATORY REQUIREMENTS CODES:

All work shall comply with applicable State statutes, city ordinances and the regulations of other agencies having jurisdiction. The Contractor shall assume full responsibility for complying with the construction safety orders of the State Division of Industrial Safety, the regulations of the Federal and State Occupational Safety and Health Administrations, and such other agencies governing the contractor's acts. The Contractor shall be responsible for and hold harmless the Architect for any damages and/or penalties resulting from his failure to comply with said laws, statutes, ordinances, and regulations.

ALTERNATIVES:

No alternate methods of construction or substitutions shall be allowed without approval of the Architect.

DISCREPANCIES:

Drawings take precedence over specifications, detailed drawings and specifications take precedence over general drawings and specifications, dimensions take precedence over scaled measurements.

The General Contractor shall co-ordinate and verify with the plumbing, mechanical, and electrical contractors the size and location of all piping, ductwork, trenches, sleeves, special bolting for equipment conduits, etc., through and under concrete slabs prior to pouring of footings and floor slabs.

The design, adequacy and safety of erection bracing, shoring, temporary supports, etc is the sole responsibility of the Contractor, and has not been considered by the Structural Engineer.

GENERAL NOTES

- The contractor shall in the work of all trades perform any and all cutting and patching necessary to complete the work, and shall protect the existing building from damage caused by the work. The contractor shall repair and restore the existing construction to its original condition to the satisfaction of the owner.
- The contractor shall not disrupt existing services, operations or utilities, without obtaining owners prior approval and instructions.
- Coordinate demolition and construction to remain so as to provide the best possible joint or underlying surface for the new work.
- All construction and workmanship shall conform to local building codes.

- The contractor shall visit the job site and be responsible for the verification of all conditions and dimensions prior to commencing construction.
- The contractor shall be responsible for leaving all finish surfaces clean at completion of the work and shall remove all excess material and debris from the job regularly.

GENERAL NOTES

- The contractor shall verify all dimensions before starting work. The owner shall be notified immediately of any discrepancies. Contractor is responsible for the accurate placement of the building on the site.
- Plans and specifications shall conform to all local codes.
- The contractor shall be responsible for leaving all finish surfaces clean, at completion of the work and shall remove all excess material and debris from the job regularly.

SITE WORK

- Provide labor, materials, equipment and services necessary for excavating, backfilling and compacting in accordance with architectural drawings and these specifications.
- The contractor shall remove all excess materials from the site and repair any damaged areas to the owner's satisfaction.

CONCRETE / FOUNDATION

- Furnish, install and finish concrete work complete, including grading under all slabs, plastic membranes, form work, reinforcing, etc., and placement of bolts, supplied by other trades as indicated on drawings.
- All concrete for slabs on grade shall have 4500 psi ultimate compressive strength in 28 days. Slab finish to be wood float and steel trowel to smooth dense finish. Apply broom finish to exposed slab surfaces.
- All reinforcing steel and anchor bolts shall be well secured in position prior to pouring concrete.
- Provide 5/8" dia. x 10" anchor bolts embedded 7" in concrete @ 48" O.C. (or as with bolt maximum 9" from all ends.
- Concrete shall be type V cement and have a maximum 0.45 water / cement ratio
- Reinforcing steel shall be intermediate grade deformed bars conforming to ASTM A-615 and A-305.
- Minimum protective coverage of steel in concrete footing pad or any concrete poured against earth shall be 3" slab-3/4".
- Provide 6x6@10-10 WW Mesh at all on-grade building slabs. (U.N.O.)
- Note: extend one lower footing bar up 18" above finish floor for electrical ground at service panel, bar 20'-0" long minimum.
- The slab shall be placed over 2" sand over 6 mil. plastic film vapor barrier. The vapor barrier be properly lapped and sealed.

WOOD FRAMING

- All framing lumber shall be Douglas fir no. 2 grade or better except as noted. Studs shall be Douglas fir no. 2 grade. All posts and beams shall be graded no. 1.
- All lumber in contact with concrete less than 48" from the ground shall be pressure treated or durable wood.
- The number and size of nails connecting wood members together shall be in accordance with Table 2303.10.1 of the Calif. Building Code unless otherwise noted or detailed.
- Isolated wood posts shall be attached to concrete slab or foundations with ICC approved metal anchors. Separate from concrete 1" with min. 1/8" thick metal plate. Isolated wood posts shall be attached to beams at top with ICC approved metal post caps or straps.

2. Plywood notes:

- Douglas fir PS-1-94
- Face grain shall be perpendicular to joists.
- Stagger all joints
- Plywood shall be structural grade as graded by an approved grading agency
- All plywood used on walls, roofs, floors, shall be bonded with exterior glue.
- Roof diaphragm nailing: min. 6d box nails @ 6" O.C. @ edges, 12" O.C. @ intermediate supports.

- Top plate of all stud walls shall be two pieces same size as studs, splices to lap 4'-0" min. and nailed with (8) 16d min. each side of joint.

- Provide 18g. x 1 1/4" Simp. ST12 where plates are interrupted or broken.

- Holes for bolts shall be same size as bolts or 1/16" larger.

- Provide 2x3 cross bridging @ 10'-0" O.C. for roof joists (or approved metal cross bridging).

- Floor joists shall have blocking @ 8'-0" O.C.

- Provide 2x solid blocking at each support.

- Provide double joists under panel partitions.

13.

- Provide 2x solid fire blocking stud walls and partitions, including turned spacers, so placed that maximum dimension of any concealed space does not exceed 10'-0". Also firestop at ceilings and turned soffits.

- Unless otherwise noted, all exterior wall studs shall be 2x4 @ 16" O.C.; interior walls shall be 2x4 @ 16" O.C. with larger studs to be provided where required to accommodate plumbing lines electrical panels, etc.

- Provide minimum 1" clearance between all wood and fireplace chimney.

- Header schedule: 2'-2x4 to 3'-0" 2'-2x6 to 4'-0" 2'-2x8 to 6'-0" 2'-2x10 to 8'-0"

- Contractor shall provide necessary blocking, backing and framing for light fixtures, electrical units, A.C. equipment, and all other misc. items requiring same.

- Header joists over 6'-0" long and tail joists over 12'-0" long shall be supported by approved metal hangers.

- HANDLING OF WOOD DOORS AND WINDOWS: Sand and refinish doors and window sash as required. Hang doors with clearances of not more than 3/32" at head and jambs, 1/2" or as required at sills. Bevel lock edge. Install windows as indicated on plans. Do all mortising for hardware before finish is applied. Do not install hardware until painting/staining is complete. Keep all hardware free from scratches, dents or other blemishes.

- Framing contractor shall supply all sisalcraft paper used at exterior door and window frames.

- Framing contractor shall supply and apply approved mastic caulking material at all joints in the framing where leaks are apt to occur. This shall include, but is not limited to, sills, flashings, windows, etc. Special care shall be used in the application of all sisalcraft and building papers to prevent leaks, using waterproof lap over all doors and windows.

- Exposed overhangs shall be 1"x6" tongue and groove S4S sold from fascia to Roof sheathing must edge nail into truss/shear block for proper shear transfer from roof to wall.

ENERGY INSULATION

- All exterior walls shall be insulated with blanket-type mineral fiber or glass fiber insulation conforming to federal spec. HH-1-521 E with a thermal resistance (R) of not less than 13
- All ceilings of roof ceiling assemblies shall be insulated with blanket-type mineral or glass fiber insulation conforming to federal spec. HH-1-521 E with a thermal resistance (R) of not less than 30.
- Swinging doors or windows to the exterior or to unconditioned spaces such as garages shall be fully weather-stripped to limit air infiltration.
- All sliding glass doors and windows shall be certified and labeled to show conformance with air infiltration standards of American National Standards Institute
- All heating or cooling ducts located outside the building energy envelope shall have all joints and seams sealed and shall be insulated with a minimum 1" thick (R=10.0) fibrous insulation.
- Insulate interior walls around bathrooms and service rooms adjacent to habitable areas and floor/ceiling assemblies above habitable areas with fiberglass mineral wool batts, 3 1/2" thick.

FINISHES

- Paper backed plaster lath to be "stucco-rite" galvanized wire mesh with paper backing or equal.
- The application shall be a three coat application consisting of scratch coat, brown coat and finish coat. Proportions to meet manufacturer's recommendations and shall be in accordance with the recommendations of the California Lathing and Plastering Contractors Association and the American National Standards Institute, Standards A422 and A423.
- Painting materials shall be of general quality as Sherwin-Williams, Sinclair, Dunn-Edwards, or Devco Products. All primer and finish coats including color pigments, shall be lead free. Colors as directed by owner.

EPOXY MORTAR

- Materials: Simpson Set XP ES2 2508 epoxy mortar or equal.

GYPSUM WALLBOARD

Gypsum board, ASTM C36, regular 1/2" typical, 5/8" Type "X" fire code for walls and ceilings where indicated complete with manufacturer's standard metal trim accessories at connections with other materials.

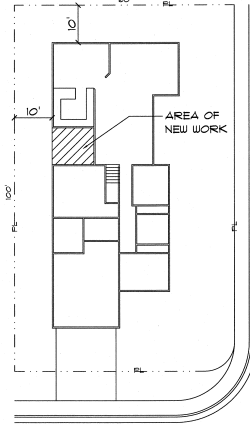
PAINTING

Painting materials shall be of general quality as Dunn-Edwards, or Frazee Products. All primer and finish coats including color pigments, shall be lead free. Colors as directed by Owner. Painting shall be in accordance with the recommendations of the "Painting and Decorating Contractors of America" Architectural Specifications Manual and manufacturer's installation instructions.

RESIDENTIAL REMODEL PLANS FOR:

Jue Residence

13 Pintail, Irvine, CA. 92604



NOTE: HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.

I, *Shirley* CONFIRM THAT THE SUBJECT PROPERTY CONTAINS NO EASEMENTS, WHICH RESTRICT THE USE OF MY PROPERTY.

STORM WATER POLLUTION PREVENTION NOTES

- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, BUALS, 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 MATERIALS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM 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 WASTE.
- TRASH AND CONSTRUCTION SOIL WASTE 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 SUPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.
- STORM WATER POLLUTION PREVENTION DEVICES AND OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
WIND SPEED	110 MPH
OCC CATEGORY	II
SEISMIC DESIGN CAT.	D
SEISMIC FORCE RESIST SYB.	BEAR'G WALL (A)
IMPORTANCE FACTOR	1
WIND EXPOSURE	C
8d	1.481
8d	0.948
8d	0.981
DESIGN BASE SHEAR	0.181
ALLOWABLE STRESS	0.101
REDUNDANCY	0.139
R	6.5

CODE USED	2019 ED. CRC / CBC
OCCUPANCY	R-3
TYPE OF CONSTRUCTION	TYPE V-B - NON SPRINKLERED
BUILDING AREA	1789 SQFT, EXISTING FIRST FLOOR 861 SQFT, EXISTING SECOND FLOOR 400 SQFT, GARAGE 13 SQFT, FIRST FLOOR ADDITION
DESCRIPTION OF WORK	CONSTRUCT NEW FIRST FLOOR PLAYRM
PLANS COMPLY WITH	2019 ED. CALIFORNIA PLUMBING CODE 2019 ED. CALIFORNIA MECHANICAL CODE 2019 ED. CALIFORNIA ELECTRICAL CODE 2019 ED. CALIF. ENERGY EFFC. STDs. 2019 ED. CALIF. GREEN BLDG. STDs.
A686868OR'S PARCEL	451-412-02
SITE CLASS	D - STIFF SOIL (SC)
WIND SPEED	110 MPH - EXPOSURE C

SHEET INDEX

NO.	DESCRIPTION
A0	TITLE SHEET - GENERAL NOTES
A1	TITLE SHEET - GENERAL NOTES - SITE
A2	EXIST'G FLOOR PLAN - DEMO
A3	NEW FLOOR PLAN
A4	EXTERIOR ELEVATIONS
B1	STRUCTURAL GENERAL NOTES - DETAILS
B2	FOUNDATION - ROOF FRAMING
B3	DETAILS
T1	TITLE 24 INFO.

The contract drawings and specifications represent the finished structure, unless otherwise shown. They do not indicate the method of construction. The contractor shall supervise and direct the work and he shall be solely responsible for all construction methods, means, techniques, sequences and procedures. Observation visits to the project by field representatives of the Architect/Engineer shall not include inspection of protective measures or the construction procedures required for same. Support services performed by the Architect/Engineer during construction shall be provided from continuous and detailed inspection services which are furnished by others. These support services performed by the Architect/Engineer, whether of regular work, and whether performed prior to, during, or after completion of construction, are performed solely for the purpose of indicating compliance with the contract drawings and specifications and shall not be construed as a guarantee of performance, and shall not be construed as a guarantee of construction.

Unless otherwise provided in the contract documents, the contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, travel, barricades and other facilities and services necessary for the proper execution and completion of the work, whether or not any or permanent and whether or not incorporated or be incorporated in the project.

The contractor shall be responsible for all cutting, filling or patching that may be required to complete the work or to make its several parts fit together properly.

Seal



No.	Revision

RESIDENTIAL REMODEL PLANS FOR:
Jue Residence
13 Pintail, Irvine, CA. 92604
Sheet Title

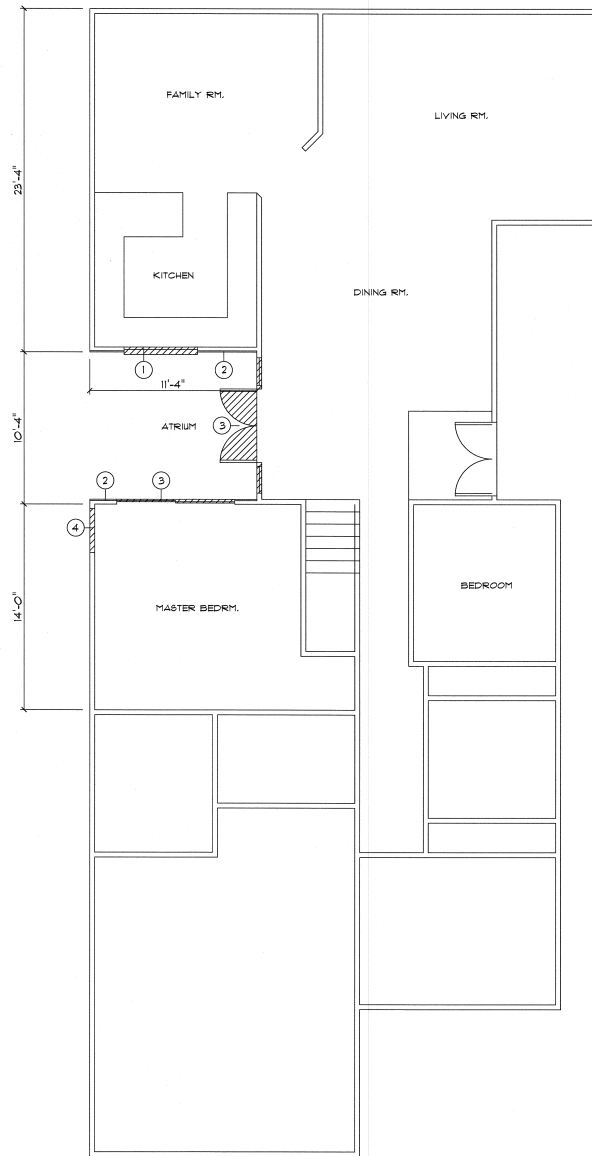
Kenneth G. Brown & Co.
ARCHITECTURE - SPACE PLANNING
10401 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112
kenneth@kennethbrown.com



Date:
8/1/2019
Drawn By:
Job No.:

Sheet No.

A1



DEMOLITION NOTES

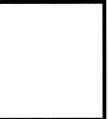
1. REMOVE WINDOW
2. REMOVE EXTERIOR STUCCO FINISH
3. REMOVE PAIR FRENCH PATIO DOORS AND SIDE LIGHTS - HEADER TO REMAIN
4. CUT IN OPENING FOR NEW WINDOW - INSTALL NEW 4x6 HEADER.

(E) FIRST FLOOR PLAN - DEMO

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



No.	Revision



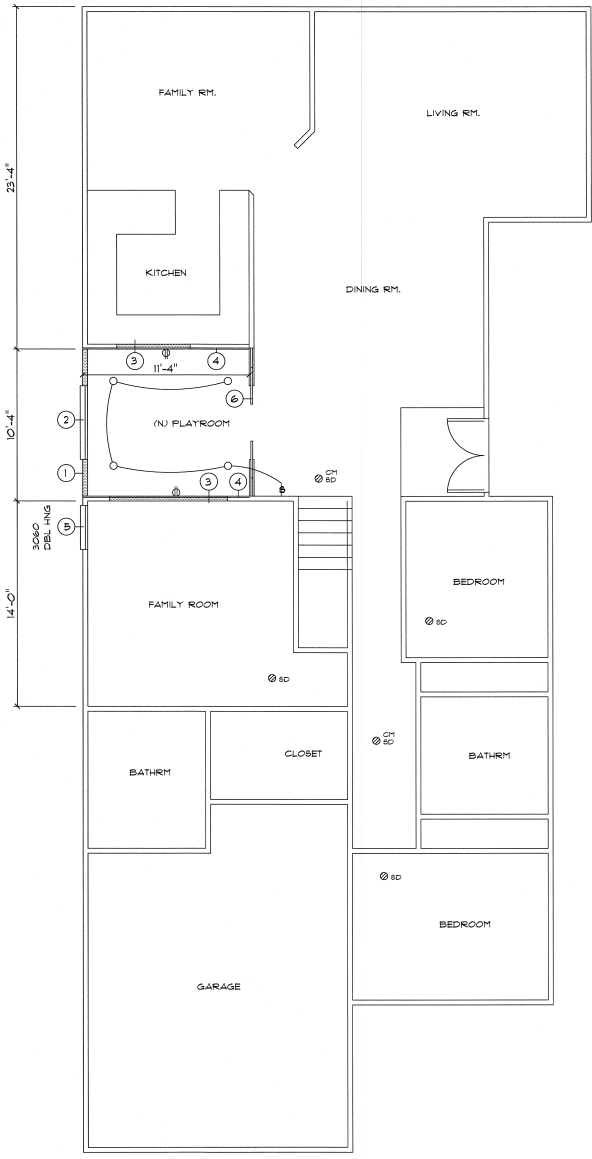
RESIDENTIAL RENOVATION PLANS FOR:
Joe Residence
 13 Pindall, Irvine, CA 92604
 Sheet Title

Kenneth G. Brown & Co.
 ARCHITECTURE - SPACE PLANNING
 25061 Modjeska Pk., Ln.
 Trabuco Canyon, CA 92678
 (949) 931-9106
 kbrownarchitect@gmail.com



Date: _____
 Scale: _____
 Drawn By: _____
 Job No.: _____
 Sheet No.: _____

A2



CONSTRUCTION NOTES

- 2x4 @ 16" O.C. WOOD STUD WALL WITH 1/8" STUCCO OVER PAPER BACKED WIRE LATH (2-LAYERS GRADE "D" PAPER OVER WOOD SHTG.), R-15 BATT INSULATION, 1/2" GYP.BRD. INTERIOR.
- 5'-0"x 4'-0" HORIZ. SLIDING, VINYL FRAME WINDOW
- FILL OPENING WITH FRAMING AND FINISHES TO MATCH ADJACENT
- NEW 1/2" GYP.BRD. OVER EXISTING WOOD FRAMING.
- 3'-0"x 6'-0" DBL. HUNG VINYL FRAME TEMP. GLASS WINDOW
- PAIR 2'-4"x 8'-0"x 1 3/8" WOOD AND TEMP. GLASS SINGLE LITE FRENCH POCKET DOORS W/ WOOD FRAME, PAINTED, RECESSED FULL AND LATCH

NEW FIRST FLOOR PLAN

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

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

ALL EXISTING PLUMBING FIXTURES MUST BE UPGRADED PURSUANT TO CALIF. CIVIL CODE TO COMPLY WITH THE FOLLOWING CONSUMPTION LIMITS. A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BLDG INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTION OF THESE FIXTURES.

FIXTURE TYPE	
SHOWERHEADS	2.0 GPM @ 80 PSI
LAVATORY FAUCET	1.8 GPM @ 60 PSI
TANK TYPE WATER CLOSET	1.28 GAL. PER FLUSH
KITCHEN FAUCET	1.5 GPM @ 60 PSI

ENERGY RATINGS

WINDOWS	U = 0.30, SHGC = 0.23
WALL INSUL.	R-15 BATT INSUL.
ROOF INSUL.	R-36 BATT INSUL.

NOTE - VERIFY SMOKE DETECTORS EXISTING IN ALL SLEEPING ROOMS. PROVIDE NEW SMOKE DETECTORS AS REQUIRED - HARD WIRE IN NEW CONSTRUCTION - BATTERY OPERATED IN EXISTING. ALARMS SHALL BE INTERCONNECTED

INTERIOR SPACES INTENDED FOR HUMAN OCC. SHALL BE PROVIDED WITH SPACE HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES AT A POINT 3' ABOVE THE FLOOR

ALL EXTENDED DUCT SYSTEMS SHALL COMPLY WITH 2019 ENERGY STDs. DUCTS TO BE SEALED AND INSULATED WITH R-6 INSULATION

EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO THE OUTSIDE. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. MIN. EXH. RATE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

CARBON MONOXIDE ALARMS SHALL BE PROVIDED AT THE OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACK-UP. CARBON MONOXIDE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE

ELECTRICAL NOTES

- INSTALL ELECTRICAL WORK AS SHOWN ON PLANS TO CONFORM TO ALL APPLICABLE CODES
- CONVENIENCE OUTLETS SHALL BE SPACED NOT TO EXCEED 12'-0" O.C. ALONG FURNISHABLE WALL SPACE 2'-0" IN LENGTH OR GREATER
- PROVIDE GFI AT EACH EXTERIOR OUTLET WITHIN 6'-0" OF GRADE. ALL BATHROOMS, AND WITHIN 6'-0" OF KITCHEN SINK
- WIRING FOR LIGHTING CIRCUITS SHALL BE NOT LESS THAN #14. WIRING FOR OUTLET CIRCUITS SHALL BE NOT LESS THAN #12. NO ALUMINUM WIRING.
- PROVIDE DEDICATED CIRCUIT FOR EACH KITCHEN APPLIANCE
- PROVIDE ARC FAULT PROTECTION FOR OUTLETS IN SLEEPING ROOMS
- RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT FOR ALL 15 AND 20 AMP RECEPTACLES IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARY, DEN, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS AND AREAS
- PROVIDE A.F.C.I. PROTECTION FOR ALL 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY, DINING, LIVING, PARLORS, LIBRARY, DEN, BEDROOMS, SUN ROOMS, REC ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS AND AREAS

LIGHTING

- ALL INSTALLED LUMINAIRES SHALL NOT CONTAIN SCREW BASED SOCKETS
- LUMINAIRES RECESSED INTO CEILING SHALL BE LISTED AS ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LAB. OR OTHER NATIONAL TESTING/RATING LAB. AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCAPALS WHEN TESTED IN ACCORDANCE WITH ASTM E283
- EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR
- DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH (1A8) EXCEPT LUMINAIRES IN CLOSETS LESS THAN 10 SF. AND LUMINAIRES IN HALLWAYS
- OUTDOOR LIGHTING THAT IS ATTACHED TO A BUILDING MUST BE CONTROLLED BY A MOTION SENSOR WITH AN INTEGRAL PHOTO CONTROL
- LUMINAIRES RECESSED INTO CEILING SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK
- RECESSED LUMINAIRES SHALL ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING
- ALL ENCLOSED LUMINAIRES SHALL BE MARKED WITH JAB-2019-E AND RATED FOR ELEVATED TEMPERATURES.

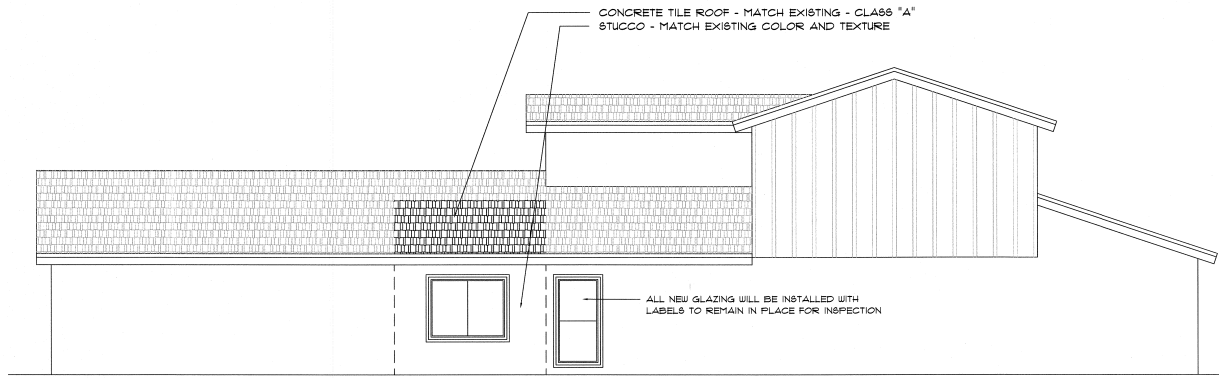
Seal	NO. 03110
No.	Revision

RESIDENTIAL REMODEL PLANS FOR:	Sheet Title
Jue Residence	
13 Final, Irvine, CA 92604	

Kenneth G. Brown & Co.	(949) 984-5006
ARCHITECTURE - SPACE PLANNING	kenbrownarchitect.com
20061 Hockmays Rd., Ltr	
Treviso Cty., CA 94055	

Date	
Site	
Drawn By	
Job No.	
Sheet No.	

A3



SIDE ELEVATION - NORTHWEST

BORAL CONCRETE TILE ROOF - IAPMO UES ER 412
ISSUED 1/31/2018, REVISED 1/31/2018

ICBO Report #2856P
National Evaluation Report #301

DECKING

As a general rule, minimum 1/2" plywood sheathing, nailed to support expected loads and comply with building codes.

UNDERLAYMENT

Recommended underlayments installed over solid decking are:
Below 3:12 Minimum 2 plies type 15 felt mopped between layers, vertical wood counter battens nailed in place and top mopped.
3:12 or greater One layer minimum type 30 felt or equal.

BATTENS

Wooden batten strips when required shall be of sufficient thickness to fully engage the built-in anchoring lugs of the tile. Normal 1" x 2" batten strips are normally used over solid wood decking.

Installations on pitches less than 3:12 require vertical counter battens. Installation on pitches from 3:12 to less than 4:12 require shims out from asphalt shingles inserted between the batten and deck every 24" when nailing. Fasteners should be 8d box nails. On pitches above 4:12, batten ends must be separated 1/2" every 4 feet or shims inserted as above.

LAYOUT AND LOADING

To achieve optimum beauty, the area between eave and ridge should be divided into equal tile courses.

FLASHING

Openings through the roof for vents, pipes, skylights, chimneys, etc., are to be adequately weatherproofed and supported by additional blocking or roof framing as required. Valley flashing shall be minimum no. 28 gauge, corrosion-resistant metal, extended at least 11" from the valley center line each way, and shall have a splash diverter no less than 1" high at the flow line formed as a part of the flashing with both longitudinal edges turned inward approx. 30 degrees, a minimum of 1/2". Flashing and laps shall not be less than 4".

FIELD TILE FASTENING

Use table for nailing schedules. Where field nailing is specified, one nail per tile is used and must be a minimum 1" gauge corrosion-resistant fastener of sufficient length to penetrate into battens or into 3/4" thick plywood sheathing. Tiles may be attached to minimum 1/2" CDX plywood with 11 gauge corrosion-resistant bar or roofing nails or 11 gauge nails to plywood sheathing. When nailing tiles to existing areas where plywood sheathing is not present, use 11 gauge 1 1/2" x 2" wood batten strips through the sheathing into rafters and fasten tiles to the batten strips with one 11 gauge nail or two 12 gauge nails.

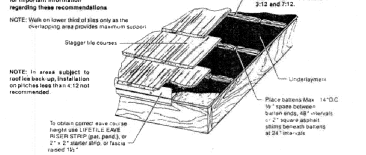
	FIELD TILE NAILING ^{1, 2, 3}		NAILING FOR PERIMETER TILE AND TILE ON CANTILEVERED AREAS ⁴
ROOF SLOPE	SPACED OR SOLID SHEATHING WITH BATTENS	SOLID SHEATHING WITHOUT BATTENS ⁵	
3:12 and steeper including 5:12	Not required	Every 6"	Every tile

TRIM TILE FASTENING

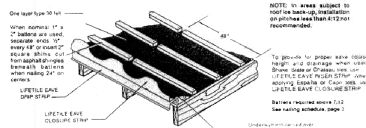
Each trim tile shall be nailed to the surrounding member using one 1 gauge corrosion-resistant nail sufficient length to penetrate 2-1/2". At minimum 3 inch fastener must be maintained. Nail ends shall be set in a bead of roofing cement. All trim tiles shall be fastened with two nails.

TYPICAL FIELD TILE INSTALLATION

for pitches 3:12 and greater



PITCHES 3:12 AND ABOVE



Seal

NO. 00010

No. Revision

RESIDENTIAL REMODEL PLANS FOR:

Joe Residence

15 Foothill, Irvine, CA. 92604

Sheet Title

Kenneth G. Brown & Co.

ARCHITECTURE - SPACE PLANNING

28061 Modjeska Pk., Ln.
Troy, CA. 94678

(949) 993-0046
kenneth@kennethbrown.com

Date

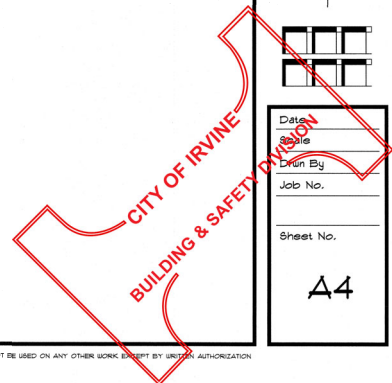
Scale

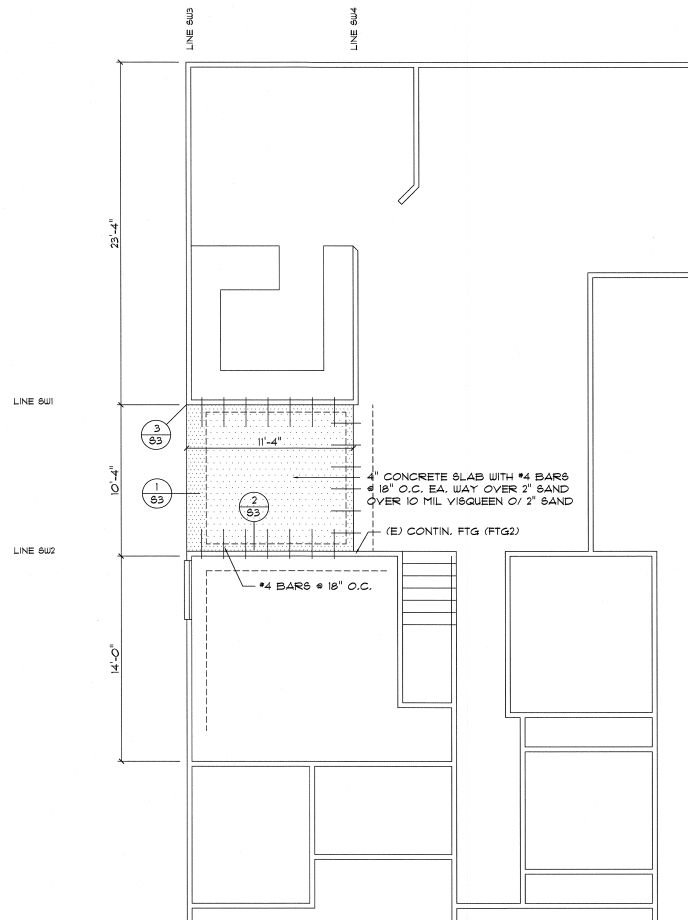
Drawn By

Job No.

Sheet No.

A4





THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18" PRIOR TO CASTING THE CONCRETE.

PROVIDE 4" SLAB ON GRADE REINFORCED W/ #4 @ 18" O.C. EACH WAY. CONTIN. FOOTING MIN. 12" WIDE X 24" (BELOW GRADE) W/ #4 TOP AND BOTTOM

ALL CONCRETE SHALL BE f'c = 4500 psi W/ TYPE "V" CEMENT AND MAX. WATER CEMENT RATIO OF 0.45. NO SPECIAL INSPECTION REQ. IF CONC. TRUCK MIX TICKET IS PROVIDED. (DESIGN BASED ON 2500 psi)

NOTE - FASTENERS FOR PRESERVATIVE TREATED LUMBER SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL

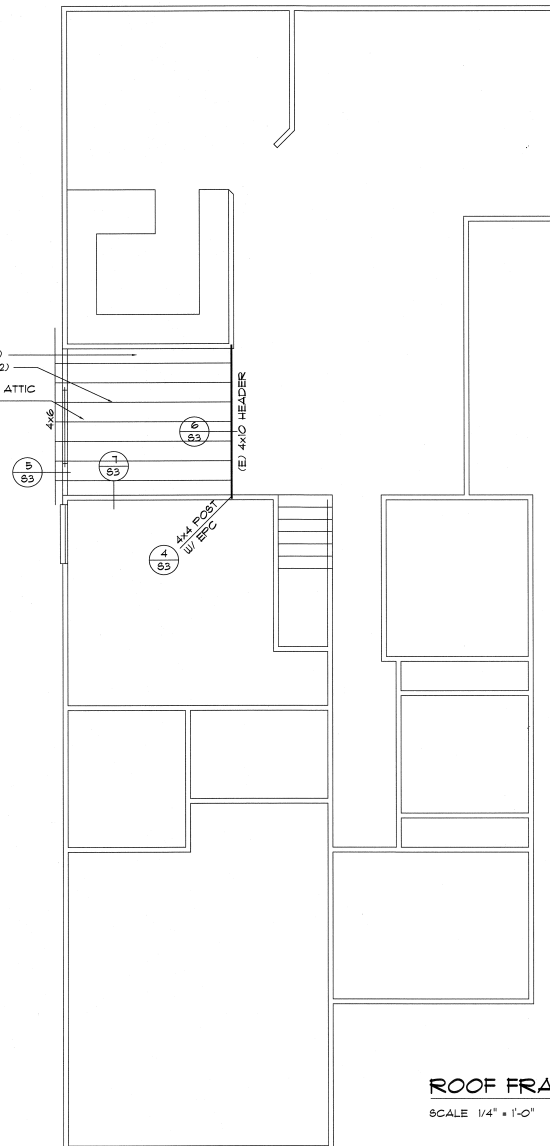
NOTE - SHEARWALL ANCHOR BOLTS AND HOLDDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

NOTE - POST TENSIONED SLABS ARE USED IN AREAS WITH EXPANSIVE SOILS. FOUNDATION/SLAB WORK SHALL PROCEED WITH CAUTION TO PREVENT DAMAGE TO THE TENDONS. SHOULD DAMAGE OCCUR NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY FOR REPAIR INSTRUCTIONS

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

1/2" FLYWD SHTG (24/0)
2x8 RR @ 16" O.C. (RFT2)
VAULTED CEILING - NO ATTIC SPACE



ROOF FRAMING NOTES:

1. ROOF SHEATHING: 1/2" APA RATED SHEATHING INDEX NO. 2410 WITH EXTERIOR GLUE. USE 8d NAILS AT 6" O.C. AT ALL PANEL EDGES, BOUNDARIES AND SHEAR WALLS. 12" O.C. FIELD. NO BLOCKING UNLESS NOTED ON PLANS.
2. ROOF DIAPHRAGM NAILING SHALL BE INSPECTED PRIOR TO COVERING.
3. ROOF SHEATHING SHALL BE CONTINUOUS UNDER CALIFORNIA FRAMED AREAS.
4. PLACE SHEATHING PERPENDICULAR TO JOISTS.
5. ALL NON-BEARING BALLOON FRAMED WALLS EXCEEDING 14'-0" IN HEIGHT AND NOT SUPPORTED BY CEILING JOISTS AT EITHER SIDE SHALL BE FRAMED WITH 2 X 6 STUDS AT 16" O.C. (NOT TO EXCEED 20'-0")
6. FULL HEIGHT OF SHEAR WALL SHALL NOT BE INTERRUPTED WITH CEILING JOISTS. SHEAR WALL SHALL RUN CONTINUOUSLY FROM FLOOR SHEATHING TO ROOF SHEATHING OR FROM SLAB TO FLOOR FRAMING UNLESS NOTED OTHERWISE.
7. USE 4 X 4 POST AT END OF SHEAR WALLS THAT HAVE HST, BT, OR HPA HOLDDOWNS UNLESS NOTED OTHERWISE ON PLANS.
8. ALL (2) 2 X TOP PLATE SPLICES SHALL BE (2) 16d NAILS WITH 4'-0" LAP.
9. USE SIMPSON PC OR EFC ON ALL POST TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE ON PLANS.
10. 2 - 2 X 4 STUDS AT END OF 4 X BEAMS - TYPICAL UNLESS NOTED OTHERWISE.
11. CEILING JOISTS SHALL BE 2 X 6 @ 16" O.C. (MAX SPAN = 14'-0") UNLESS NOTED ON PLAN.
12. CROSS BRIDGING SHALL BE PROVIDED AT 8'-0" O.C. MAX. FOR ALL JOISTS AND RAFTERS MORE THAN 8" IN DEPTH. USE 2 X 3 OR AN APPROVED METAL TYPE BRIDGING.
13. 2 X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

WOOD

WEST COAST DOUGLAS FIR LARCH
RAFTERS, CEILING JOISTS, FLOOR JOISTS: *2 DFL
BEAMS AND POSTS: *1 DFL
ROOF DECK, FLOOR DECK, EXTER. WALL SHEATHING:
DOUGLAS FIR PLYWOOD, STRUCTURAL GRADE
P&L: 2.0E PARALLAM - I-LEVEL TRUS JOIST

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

No.	Revision

RESIDENTIAL REMODEL PLANS FOR:
Jue Residence
13 Emerald, Irvine, CA 92604
Sheet Title

Kenneth G. Brown & Co.
ARCHITECTURE - SPACE PLANNING
28001 Holladay Rd., Lr
Torrance, CA 90503
(310) 559-9006
kenneth@kennethbrown.com

Date	
Scale	
Drawn By	
Job No.	
Sheet No.	

52

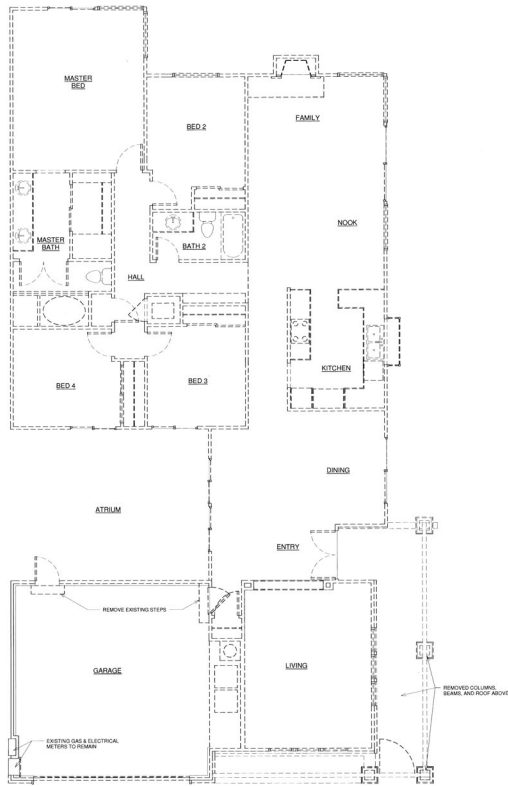
**BUILDING PLANS, CALCULATIONS
AND CORRESPONDENCE
SCAN SHEET**

Address: **31 SHOREBIRD**

Permit Number: **00701131-RBPR**

ENCLOSURE 7





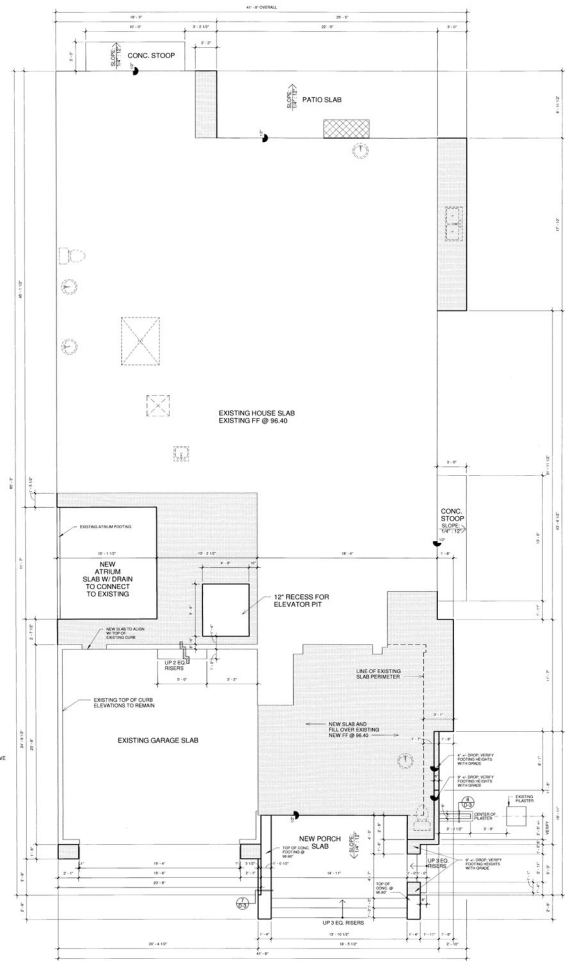
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN NOTES

- THIS DEMOLITION PLAN IS INTENDED TO BE USED AS A GUIDE IN ACCORDANCE WITH THE NEW WORK. THE CONTRACTOR SHALL FULLY INVESTIGATE THE SITE AND BUILDING TO VERIFY THE EXISTING CONDITIONS TO VERIFY ITEMS TO BE REMOVED OR RELOCATED WHICH ARE NOT SHOWN HERE.
- A. REMOVE ALL AFFECTED ELECTRICAL, OUTLETS, SWITCHES AND LIGHT FIXTURES WHICH ARE MOUNTED ON WALLS AND CEILINGS.
- B. CAP OR RELOCATE ALL UTILITIES AND SERVICES TO AN APPROPRIATE LOCATION.
- C. REMOVE ALL MECHANICAL DUCTWORK WHICH WILL BE AFFECTED BY THE DEMOLITION AND NEW WORK.
- D. ALL DEMOLISHED ITEMS ARE TO BE REMOVED FROM THE SITE AND DEPOSITED AT A COUNTY OR CITY APPROVED DUMP SITE.
- E. THE CONTRACTOR SHALL DESIGN AND ERECT ALL NECESSARY SHORING SYSTEMS TO PROPERLY PROTECT THE STRUCTURE AND WORKERS DURING DEMOLITION AND CONSTRUCTION.

DEMOLITION WALL LEGEND

- EXISTING WALL TO BE REMAIN
- EXISTING PORTION WALLS TO BE REMOVED
- EXISTING DOOR(S) TO BE REMOVED
- EXISTING WINDOW(S) TO BE REMOVED



SLAB DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SLAB DIMENSION KEY NOTES:

- INDICATES EXISTING CONCRETE SLAB & FOOTING TO REMAIN
- INDICATES NEW SLAB & FOOTING ADDITION
- INDICATES EXISTING SLAB TO BE REMOVED

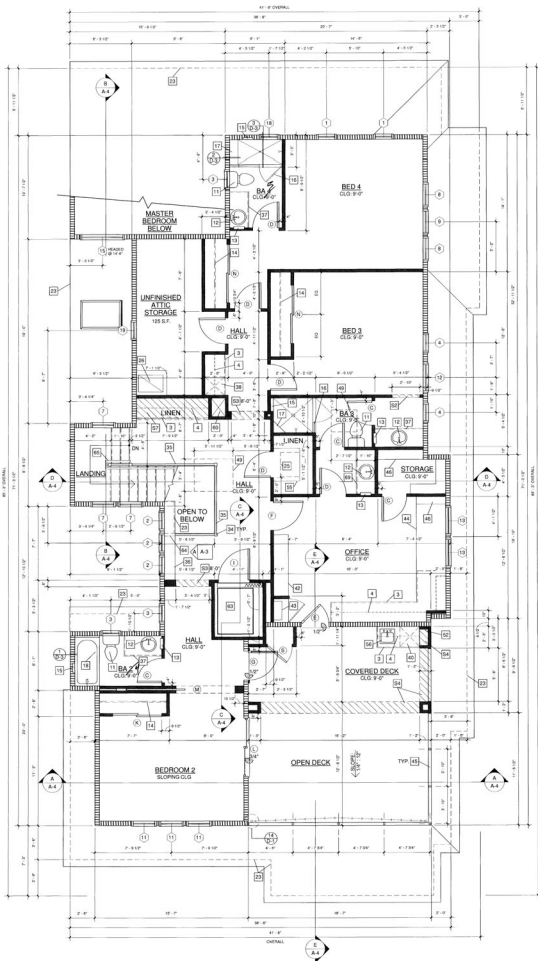
SLAB DIMENSION PLAN NOTES

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO BEGINNING WORK. NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN OR NOTED.

REFER TO STRUCTURAL DRAWINGS FOR: HOLDINGS, FOOTINGS, STRUCTURAL DETAILS, NOTES, SCHEDULES AND ANY OTHER INFORMATION NOT SHOWN HERE.

REVISION	DATE
1.01 REVISION: PLAN CHECK	1/16/17

SLAB DIMENSION & DEMOLITION PLANS

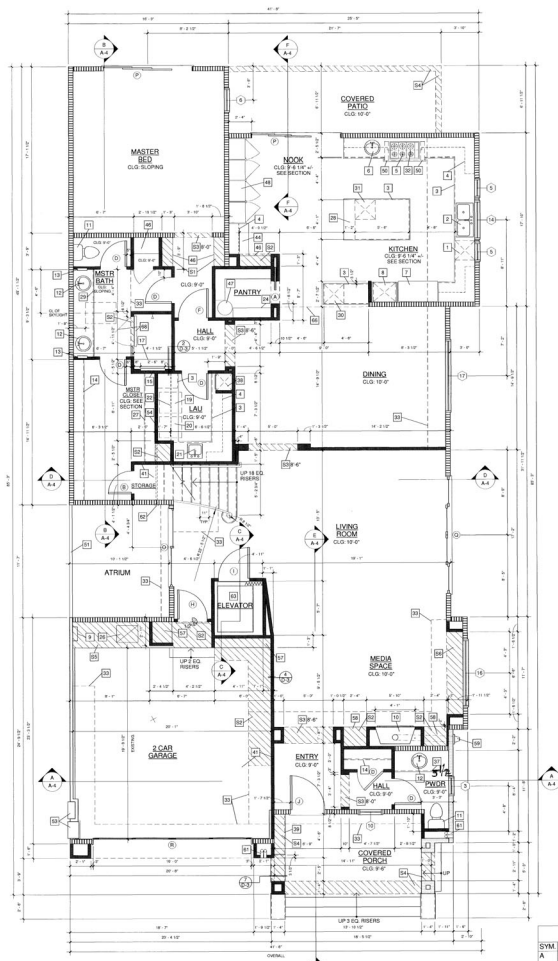


NEW SECOND FLOOR PLAN

NEW 2ND FLOOR:
UNFINISHED ATTIC SPACE:
DECK:

1,560 S.F.
120 S.F.
371 S.F.

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



REMODELED FIRST FLOOR PLAN

REMODELED FIRST FLOOR:
NEW GARAGE:

2,368 S.F.
467 S.F.

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

FLOOR PLAN KEY

- EXISTING 2x4 FRAMING
- NEW 2x4 FRAMING
- NEW 2x6 FRAMING
- NEW 2x6 PRESSURE TREATED D.F. STUDS @ 16" O.C. SEE SECTION 'A' AND SLAB DIMENSION PLAN

TEMP. GLASS REQUIREMENTS

1. GLAZING IN DOORS
2. GLAZING WITHIN 24" ARC OF A DOOR EDGE AND LESS THAN 18" ABOVE FIN. FLR.
3. GLAZING OVER 8.0 FT. WITH BOTTOM EDGE LESS THAN 18" AND TOP EDGE MORE THAN 36" ABOVE THE FLOOR.

FLOOR PLAN KEY NOTES

1. KITCHEN SINK W/ DISPOSAL
2. 3" DEEP 30" HIGH KITCHEN CABINETS
3. 12" DEEP UPPER CABINETS
4. 30" DEEP LOWER CABINETS
5. 30" DEEP LOWER CABINETS
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100. 30" DEEP LOWER CABINETS

SOFFIT NOTES

ALL ROOMS TO BE COVERED ON WALL SPACE, UNLESS NOTED OTHERWISE

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	COUNT	FUNCTION	TEMP.
1	2'-0"	1'-0"	2	AWNING	NO
2	2'-0"	1'-0"	2	AWNING	NO
3	2'-0"	1'-0"	2	AWNING	NO
4	2'-0"	1'-0"	2	AWNING	NO
5	2'-0"	1'-0"	2	AWNING	NO
6	2'-0"	1'-0"	2	AWNING	NO
7	2'-0"	1'-0"	2	AWNING	NO
8	2'-0"	1'-0"	2	AWNING	NO
9	2'-0"	1'-0"	2	AWNING	NO
10	2'-0"	1'-0"	2	AWNING	NO
11	2'-0"	1'-0"	2	AWNING	NO
12	2'-0"	1'-0"	2	AWNING	NO
13	2'-0"	1'-0"	2	AWNING	NO
14	2'-0"	1'-0"	2	AWNING	NO
15	2'-0"	1'-0"	2	AWNING	NO
16	2'-0"	1'-0"	2	AWNING	NO
17	2'-0"	1'-0"	2	AWNING	NO
18	2'-0"	1'-0"	2	AWNING	NO
19	2'-0"	1'-0"	2	AWNING	NO

DOOR SCHEDULE

SYM.	WIDTH	HEIGHT	COUNT	FUNCTION	TEMP.
A	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
B	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
C	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
D	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
E	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
F	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
G	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
H	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
I	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
J	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
K	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
L	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
M	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
N	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
O	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
P	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
Q	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
R	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES
S	2'-4"	4'-0"	1	JOHNSON POCKET DOOR #1125 HANDED W/	YES

DESIGN GROUP
CUSTOM RESIDENTIAL DESIGN
12101 S. SHOREBIRD, IRVINE, CA 92604
949.444.8724
www.designgroup.com

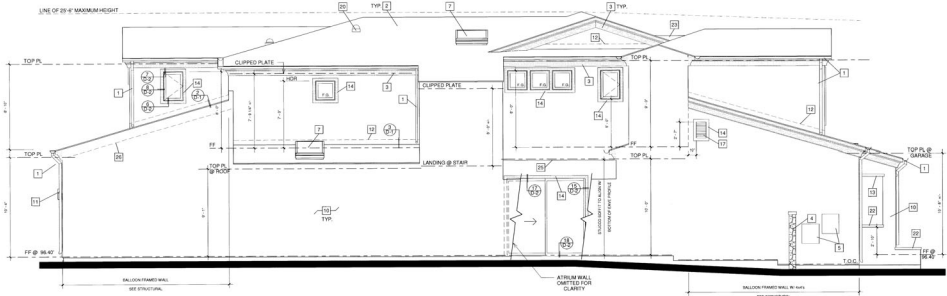
THESE DRAWINGS WERE PREPARED UNDER THE SUPERVISION OF PRINCIPAL OF DESIGN GROUP
DATE: 11-15-17
PROJECT CODE: 17-001

LAUFER RESIDENCE
31 SHOREBIRD, IRVINE, CA 92604
TRACT NO. 9485 - LOT 24

REVISION	DATE
1	11/15/17

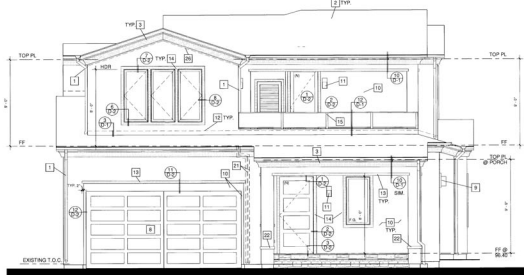
REMOVED FIRST FLOOR, SECOND FLOOR PLAN, & WINDOW AND DOOR SCHEDULE

ISSUED: AND
JOB NUMBER: 16-10
DATE: 11/15/17
SHEET NO: A-2



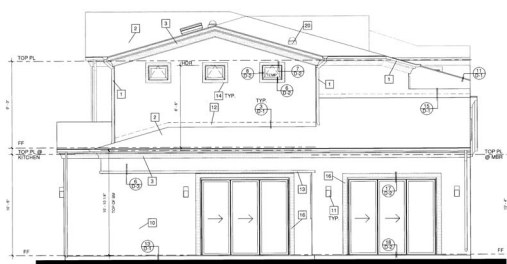
LEFT ELEVATION

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



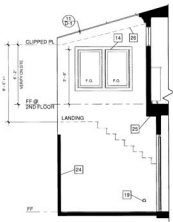
FRONT ELEVATION

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



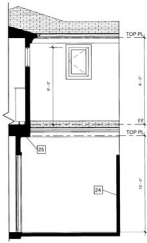
REAR ELEVATION

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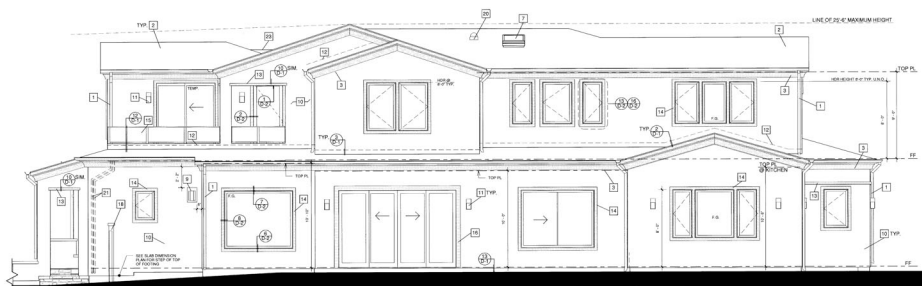
ATRIUM ELEVATION
FACING MASTER CLOSET

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



ATRIUM ELEVATION
FACING GARAGE

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



RIGHT ELEVATION

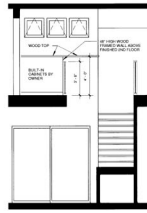
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

- 1/2" HALF ROUND GALVANIZED GUTTERS & 3" ROUND DOWNPOUT
- EAGLE ROOFING, BEL AIR PROFILE, #287 "CHARCOAL RANGE,"
- GLASS: 3/4" CONCRETE ROOF TILE
- FOAM EAVEBRAKE W/ SMOOTH STEEL TROWEL FINISH
- EXISTING NEIGHBORS WALL
- EXISTING ELECTRIC METER & GAS METER TO REMAIN
- 3/4" EPS COVERED FOAM TRIM OVER 24" EPS COVERED TRIM
- VELUX SKYLIGHT: 22" x 28" (SEE ROOF PLAN FOR SIZE & MODEL)
- 16" x 8" x 8" PULL-UP METAL GARAGE DOOR: MODEL "161A371A" BY COUNTRYARD COLLECTION OR EQUIVALENT
- TERMINATION CAP FOR GAS FIRE PLACE
- 2 COAT EPS SYSTEM W/ FIBERGLASS REINFORCING MESH
- EXTERIOR LIGHT: DESIGN & COLOR BY OWNER
- TYP: G.I. FLASHING
- 2" x 1/2" SMOOTH STEEL TROWEL FINISH COVERED FOAM TRIM W/ 2" OVERHANG TYP AT EDGE OF OPENINGS
- 3-1/2" x 1" EPS COVERED FOAM TRIM W/ SMOOTH STEEL TROWEL FINISH
- 4" HIGH ALUMINUM & GLASS TRAIL SYSTEM
- 5-1/2" x 1" EPS COVERED FOAM TRIM W/ SMOOTH STEEL TROWEL FINISH
- 12" x 20" METAL SCREENED LOUVERED VENT
- 16" x 4" HIGH x 2-1/2" WIDE, "HONEY" WOOD GATE BY SEDERRA
- DRIVER VENT W/ DAMPER VENT
- VELUX TYP SKY TUNNEL W/ DECORATIVE DIFFUSER
- CONCEALED DOWNPOUT FROM ROOF DRAIN AND OVERFLOW ABOVE: SEE DETAIL (24)
- SMOOTH FINISH 2-1/2" HIGH x 18" WIDE x 36" LONG, STRAIGHT, PRE-CAST WALL CAP BY MANICAST (OR EQUIVALENT)
- G.I. ROOF CRICKET
- EXISTING ATRIUM WALL
- STUCCO SOFFIT
- LINE OF SLOPING CEILING BEYOND
- 24" x 48" JAMB @ BOTH SIDES OF GATE
- EXISTING STONE PLASTER

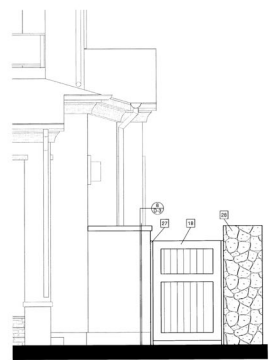
ELEVATION NOTES

WINDOWS TO BE MILGARD, "STYLE LINE SERIES" VINYL WHITE FRAME.
ALL EPS SYSTEM EAVES, WINDOW & DOOR SILL/CURBS, & HORIZONTAL TRIMS, TO BE SMOOTH STEEL TROWEL FINISH.
[] INDICATES SMOOTH STEEL TROWEL FINISH



INTERIOR ELEVATION A

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

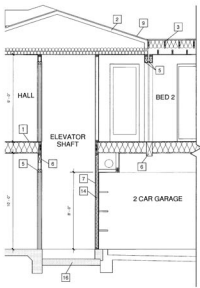


PRIVACY WALL & GATE VIEW

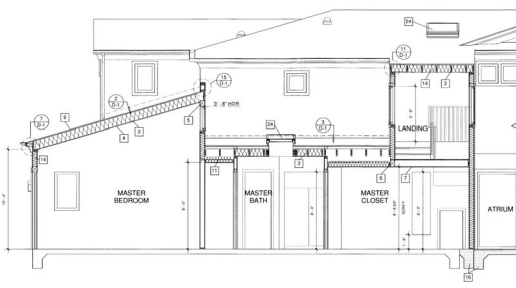
SCALE: 1/4" = 1'-0"

REVISION	DATE
1	5/16/17
2	5/16/17
3	5/16/17
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5	5/16/17
6	5/16/17
7	5/16/17
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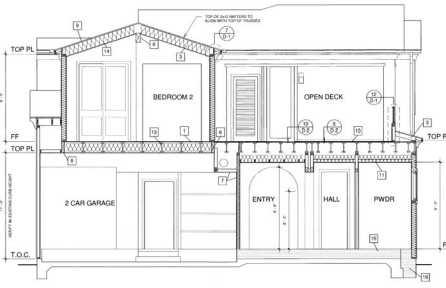
EXTERIOR ELEVATIONS



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



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



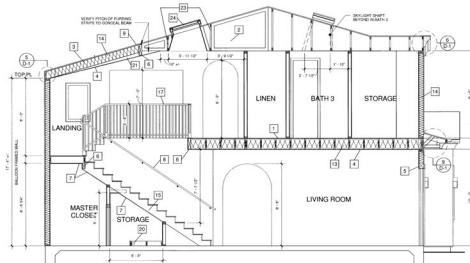
SECTION A
SCALE: 1/4" = 1'-0"

SECTION KEYNOTES

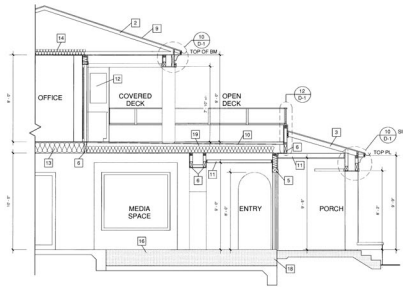
1. FLOOR FINISHES SEE STRUCTURAL
2. ROOF TRUSSES PER STRUCTURAL
3. ROOF RAFTERS SEE STRUCTURAL
4. 8" SIPRIM
5. 8" SIPRIM
6. BEAM SEE STRUCTURAL
7. 8" SIPRIM TYPE V SIPRIM BOARD @ 24" ON CENTER
8. CONTINUOUS WOOD RAIL @ 34" HIGH FROM DECK
9. 2" X 4" STUDS @ 16" ON CENTER
10. 2" X 4" STUDS @ 16" ON CENTER
11. CEILING JOISTS SEE STRUCTURAL
12. FLOOR TRUSSES SEE STRUCTURAL
13. FLOOR TRUSSES SEE STRUCTURAL
14. 2" X 4" STUDS @ 16" ON CENTER
15. 2" X 4" STUDS @ 16" ON CENTER
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98. 2" X 4" STUDS @ 16" ON CENTER
99. 2" X 4" STUDS @ 16" ON CENTER
100. 2" X 4" STUDS @ 16" ON CENTER

SECTION NOTES

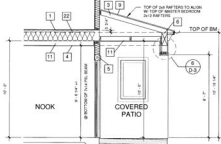
1. INDICATES NEW SLAB & FOOTING



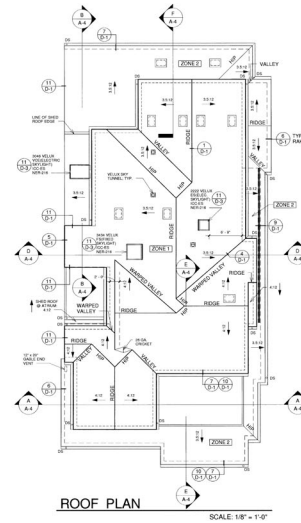
SECTION D
SCALE: 1/4" = 1'-0"



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



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



ROOFING MATERIAL

- A. SABLE ROOFING, SEE AIR PROFILE, #297 "CHARCOAL RANGE," CLASS "N" CONCRETE ROOF TILE, CCES ESR 1595

NOTE: INSTALLATION OF ROOFING TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PRINTED INSTALLING INSTRUCTIONS.

ATTIC VENTILATION

ATTIC SPACE @ REMODEL	ZONE #1	ZONE #2
ROOF VENT REQUIREMENTS		
New Attic Area =	1,407 sq. ft.	602 sq. ft.
Attic Area 150 =		4.01 sq. ft.
Attic Area 200 =	4.69 sq. ft.	
1544 =	675.36 sq. ft.	577.92 sq. ft.
Ventilation Required	675.36 sq. ft.	577.92 sq. ft.
Use 2 sq. ft. net free area per linear foot Model Continuous Metal Soffit Vent		288 sq. ft.
Use 1 x 12 sq. ft. net free area Model no. 12" x 20" Metal Vent		104 sq. ft.
Use 1 x 18 sq. ft. net free area Model no. "FLAT" #209950000	(7)691.25 sq. ft.	(2)197.5 sq. ft.
TOTAL VENTILATION PROVIDED =	691.25 sq. ft.	599.5 sq. ft.

1. INDICATES APPROXIMATE LOCATION OF CHIMNEY "FLAT" CLIMBED VENT
2. INDICATES APPROXIMATE LOCATION OF CONTINUOUS METAL SOFFIT VENT



Woodbridge Village Association

31 Creek Road
Irvine, California 92604-4799

Main Office: (949) 786-1800
Main Fax: (949) 786-1212
www.wva.org

August 1, 2025

MICHAEL ARMANIOS
29 SHOREBIRD
IRVINE CA 92604-3637

**Re: Property at 29 SHOREBIRD
Account No. 09485-025-05**

Dear Homeowner(s):

The Architectural Committee has reviewed your Preliminary Plans for an addition/remodel, as shown on the Home Improvement Application ("HIA") stamped "Received" on July 28, 2025.

The Committee feels that the plans, upon the preliminary review, appear to be within the Woodbridge Village Association Architectural Standards. The Committee, however, requires complete, detailed drawings/plans that are 'stamped' by the City of Irvine Building Department, for final review. These 'Final Plans' of your proposed Addition/Remodel must be submitted and further approved with a regular Home Improvement Application and must include neighbor awareness signatures on both the application and plans.

The Architectural Committee will render a final approval decision only after submittal of a Final *Home Improvement Application*, with the required plans attached.

If you have any questions, please feel free to contact me at my office at (949) 786-1800, ext. 119, or matt@wva.org.

Sincerely,

Matt Sills

Matt Sills, CCAM, CMCA, AMS, PCAM
Community Relations Manager
Woodbridge Village Association

MS

ENCLOSURE 8



Mike Armanios <mikearmanios@gmail.com>

Neighbor awareness of construction

3 messages

Liz Price [REDACTED]

Sat, May 9, 2026 at 10:45 AM

To: Mike Armanios [REDACTED]

Good afternoon,

I am the owner of the home at 27 Shorebird Irvine CA 92604. I have received a copy of the the proposed plan for the remodeling and construction for 29 Shorebird. I understand the properties are on a zero lot line.

Elizabeth Price

Mike Armanios [REDACTED]

Tue, Jul 7, 2026 at 6:18 PM

To: Liz Price [REDACTED]

Hello Liz,

I received the following comment from the City of Irvine. Could you please review their ask and respond with an approval statement confirming that you reviewed the project plans and don't oppose it?

"Pursuant to Section 2-40-3, under Application Requirements for the Residential Setback Deviation Procedure, please submit updated correspondence received from the subject neighbor at 27 Shorebird that expressly acknowledges that they have reviewed the plans and do not oppose the project"

Thanks,
Mike Armanios

[Quoted text hidden]

Liz Price [REDACTED]

Tue, Jul 7, 2026 at 6:44 PM

To: Mike Armanios [REDACTED]

I am the owner of 27 Shorebird Irvine, California 92604 and I expressly acknowledge that I have reviewed the plans and do not oppose the project.

Elizabeth Price

[Quoted text hidden]

ENCLOSURE 9