Community Development cityofirvine.org

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575 949-724-6000

December 9, 2025

Ms. Yasmin Hashemzadeh
17702 Cassia Tree Lane
Irvine, CA 92612

Sent Via Email:
yasminsoureh@gmail.com

Subject: Setback Deviation Letter for 17702 Cassia Tree Lane, Planning Area 20 (University Park)
File No. 00968415-PSD

Dear Ms. Hashemzadeh:

Community Development Department staff reviewed Residential Setback Deviation 00968415-PSD for a deviation from the required side yard setback for a proposed 63.5-square-foot building addition to an existing home at 17702 Cassia Tree Lane located in Planning Area 20 (University Park) (Enclosure 1). The property is zoned 2.2B 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 property at 17702 Cassia Tree Lane (Lot 82 of Tract No. 8263 within University Park) contains an existing two-story home which is adjacent to a private drive to the west and is surrounded by residential units to the north, south, and east. The residence was approved by the City of Irvine March 1, 1974, as evidenced by the approved plot plan for Phase 1 of Tract No. 8263 (Enclosure 3). In compliance with Irvine Zoning Ordinance standards at the time of construction, the existing home was legally built with a zero-foot setback along the northern side of the lot.

The current development standards for the 2.2B Low Density Residential zoning district require a 5-foot setback from the side property line, rendering the existing home legal non-conforming. Pursuant to Section 3-27-13 of the Irvine Zoning Ordinance, the applicant has requested that the ground floor addition be permitted at the same zero-foot setback as the existing building footprint along the northern property line.

Chapter 2-40 of the Zoning Ordinance establishes the residential setback deviation procedure which allows residential building additions to use the building setback requirement in effect at the time that the unit was originally constructed, subject to approval by the Director of Community Development. Approval of the setback deviation request is subject to the following findings per 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 residential addition at 17702 Cassia Tree Lane will continue to use the legal non-conforming side yard setback standard. Staff conducted research of approved building permits and plans for similar additions and determined that zero-foot side yard setbacks have been granted within Tract No. 8263. Specifically, reduced setbacks were approved at 11 Butternut Lane, (File No. 00159115-RBPR) approved in 1998; 4932 Tamarack Way (File No. 00168019-RBPR) approved in 1999; 17852 Arbor Lane (File No. 00346465-RBPR) approved in 2003; 5056 Corkwood Lane (File No. 00572939-RBPR) approved in 2013; and 17671 Cassia Tree Lane (File No. 00595471-RBPR) approved in 2014 (collectively Enclosure 4). These approvals support the precedent to allow a reduced zero-foot setback for the proposed addition. These approvals also demonstrate that approval of this request would be consistent with the scale and character of surrounding homes.

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

Construction of the ground floor building addition will be harmonious with the character of the neighborhood. Other residential units within Tract 8263 were also developed with a zero-foot side yard setback. The placement, scale, massing, and height of the proposed addition is consistent with the character of the neighborhood. The applicant will secure the necessary building permits to ensure the building addition is consistent with the current California building Code and Irvine Zoning Ordinance requirements with the allowed exception of the reduced side yard setback. Based upon the above information, 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 design, exterior materials, and amenities used for the proposed ground floor addition will match the existing materials, color, and design of the existing residence and surrounding residential units. The homeowners association has approved the proposed residential addition and design (Enclosure 5), and the applicant has obtained an Adjacent Neighbor Acknowledgement form (Enclosure 6) for the proposed work confirming that the affected neighbor has no objections to the planned project. Furthermore, the proposed addition would be consistent to and in scale with other approved properties mentioned above. Therefore, the overall design of the building addition will be consistent with the scale and character of the neighborhood.

Based on an analysis of this request, it has determined that the proposed addition meets the above findings. Therefore, the request for a zero-foot setback for the proposed ground floor addition, as generally depicted in Enclosure 3, is approved.

Please include a copy of this approval letter on the plans for your next building permit application submittal.

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Tuesday, December 16, 2025, the approval granted by this letter shall become effective Wednesday, December 17, 2025.

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

Sincerely,

Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Letter of Request Submitted October 14, 2025
2. Section 3-37-13, 2.2 Low Density Residential Standards, of the Irvine Zoning Ordinance
3. Approved Plot Plan for Tract No. 8263 Phase 1 (Building Permit No. 89062)
4. Examples of Approved Building Site Plans in Tract No. 8263
5. Homeowners Association Approval Letter
6. Adjacent Neighbor Acknowledgement

ec: Ann Wuu, Acting Planning Manager
Nick Melloni, Principal Planner
File: 00968415-PSD

Re: Request for Setback Deviation – 17702 Cassia Tree Ln, Irvine, CA 92612

Dear Planning Division,

We are submitting this letter in support of our request for a **setback deviation** for our residence located at **17702 Cassia Tree Ln** in the Parkside Community. The request pertains to a proposed **63.25 sq. ft. addition** extending toward the side property line to expand our kitchen and dining area.

Project Description

The proposed improvement involves the continuation of existing dining room wall on the property line as proposed to continue as the addition to meet the back of the building. The proposed removal of the existing wall and fireplace between the kitchen and living room to create an open-concept floor plan and constructing an approximately 63.25 sq. ft. single-story addition to the side and rear of the property. The extension will maintain the existing flat roofline of the dining room, ensuring architectural consistency with the current structure.

Finding B – Harmony with the Character of the Neighborhood

The proposed addition will remain fully consistent with the established residential character of the neighborhood. The design preserves the existing single-family scale, massing, and roofline while maintaining the current setback conditions and visual rhythm along Cassia Tree Lane. The addition will not alter the home's height, style, or façade orientation and will remain well integrated into the neighborhood streetscape. The modest size of the addition ensures that the project complements adjacent homes rather than overwhelming them. The architectural improvements are designed to enhance the livability of the home without detracting from the cohesive visual quality of the community.

Finding C – Consistency of Design, Materials, and Amenities

The addition will utilize the same exterior finishes, materials, and color palette as the existing home, including stucco siding, matching paint colors, and flat roofing materials. The overall design intent is to create a seamless transition between the existing structure and the new construction, preserving the integrity of the home's appearance and the cohesive aesthetic of the Parkside community.

In summary, this proposed setback deviation supports thoughtful architectural continuity, respects neighborhood scale and character, and enhances the functionality of the residence while maintaining compliance with community design standards.

Thank you for your time and consideration of this request. We would be happy to provide any additional information or meet with staff to discuss the proposal in further detail.

Sincerely,
Yasmin Hashemzadeh

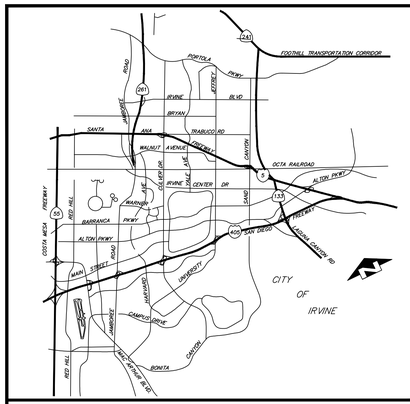
ENCLOSURE 1

THE CITY OF IRVINE

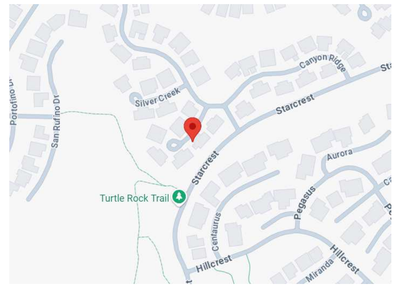
RESIDENTIAL ADDITION/ALTERATION PLANS

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

(VERSION 2022.4 EFFECTIVE AUGUST 2025)



VICINITY MAP



LOCATION MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: *17702 CASSIA TREE LN, IRVINE, CA. 92612 LOT No. 83 OF TRACT No. 8263*

PROJECT DESCRIPTION: *NEW ADDITION OF 63.25sq.ft. AT THE REAR OF THE S.F.D. TO EXTEND & REMODEL THE (E) KITCHEN. REMOVE WALL & FIRE PLACE IN BETWEEN THE KITCHEN, LIVINGROOM & DINNING AREA. ADD 3 WINDOWS. ONE IN MASTER BEDROOM & 2 BATHROOMS.*

SPRINKLERS: IS THE EXISTING RESIDENCE EQUIPPED WITH FIRE SPRINKLERS? *<INDICATE YES OR NO. IF YES, SPECIFY SPRINKLER TYPE (E.G. NFPA-13, NFPA-13R, NFPA-13D)>* **BE ADVISED: PROPOSED REMODEL/ADDITION MAY REQUIRE MODIFICATION OR ADDITION TO THE EXISTING FIRE SPRINKLER SYSTEM. TO VERIFY, CONTACT ORANGE COUNTY FIRE AUTHORITY (OCFA) CODE/TECHNICAL QUESTIONS AT 714-573-6108.**

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

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

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

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

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

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

ABSOLUTE MAXIMUM DURATIONS FOR CONSTRUCTION PROJECTS RELATING TO EXISTING RESIDENCES:

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

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

WATER CONSERVING PLUMBING FIXTURES [IB 321]

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

ATTIC AND UNDERFLOOR VENT COVERS [IMC SECT. 5-9-401 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 SECT. 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.

SECURITY DESIGN STANDARDS [IMC SECT. 5-9-501 THROUGH 5-9-520]

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

CONSTRUCTION WASTE [IMC SECT. 6-7]

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

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

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

SPECIAL INSPECTION

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

<INSERT ITEMS SUBJECT TO SPECIAL INSPECTION HERE OR INDICATE "N/A">

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

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

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

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

NATURAL GAS SYSTEM GENERAL NOTES

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 AWG 14) TO FACILITATE LOCATING.
2. METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.6.10.1)
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 *<SPECIFY SHEET ON WHICH CERTIFICATES OF COMPLIANCE ARE LOCATED>* FOR COMPLETE COMPLIANCE DOCUMENTATION.

CALIFORNIA GREEN BUILDING STANDARDS CODE

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

PRE-CONSTRUCTION MEETING REQUIREMENT

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

KITCHEN REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARD FOR NEW SINK FAUCETS SHALL BE 1.8 GPM AT 60 PSI. IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

KITCHEN RANGE HOOD AIRFLOW RATES

1. CALIFORNIA ENERGY CODE (CEnC) 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

1. ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEnC) SECTION 150.0(k).
2. ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEnC TABLE 150.0-A.
3. RECESSED DOWNLIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION CONTACT (IC) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AC) LABEL FIXTURES.
4. LED LUMINAIRES SHALL BE INSTALLED IN LED 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 (A)(6)(7).
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 LEAST12 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)(1).

BATHROOM REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC 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 @ 60 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 DEFINE 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 A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307)
3. ALL GLAZING LESS THAN 60 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 (CFCI) 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 (CEC 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 (CEC 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, CGBSC 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 TAILPIECE (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 CEnC TABLE 150.0-A. (CEnC 150.0(k)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. (CEnC 150.0(k)1.C)
    17.3. SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEnC 150.0(k)2.G)
    17.4. SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEnC 150.0(k)2.A)
    17.5. SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEnC 150.0(k)2.B)
    17.6. SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEnC 150.0(k)2.E.i)
    17.7. THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIDX JA8 REQUIREMEMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEnC 150.0(k)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 THRU 5-9-516.
CALIFORNIA ENERGY CODE (CEnC) SECTION 150.2(b)1.B REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS 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 BTU/H AND AN 81% FOR UNITS HAVING CAPACITY EQUAL OR GREATER THAN 225,~~000 BTU/H~~.
- SETBACK CAPABILITY THERMOSTAT THAT ALLOWS THE BUILDING OCCUPANT TO PROGRAM THE TEMPERATURE SET-POINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS.
- ALL DUCTS LOCATED IN UNCONDITIONED SPACE SHALL BE PROVIDED WITH DUCT INSULATION R-8.
- HOSE INSULATION: FOR SPLIT SYSTEM AIR CONDITIONERS THE SUCTION LINE ONLY REQUIRES INSULATION HAVING A THICKNESS OF 0.75 INCHES FOR LINES HAVING A DIAMETER LESS THAN 1.5 INCHES AND A THICKNESS OF 1 INCH FOR LINES HAVING A DIAMETER OF 1.50 INCHES OR MORE. INSULATION MUST BE SUITABLE FOR OUTDOOR USE AND BE PROTECTED AGAINST DAMAGE FROM SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND.
- SEALING OF ALL DUCTS PART OF THE AIR DISTRIBUTION AND LEAKING TESTING. NOTE THAT IN RESIDENTIAL DUCT SYSTEM LEAKAGE TO OUTSIDE SHALL NOT EXCEED 5%OF THE NOMINAL SYSTEM AIRFLOW.

REFER TO IB 310 FOR TESTING AND INSPECTION REQUIREMENTS.

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

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

SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING BUILDING PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (CRC 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. (CRC R315)

POOL AND SPA NOTES

FOR GENERAL NOTES FOR SWIMMING POOLS AND SPAS, REFER TO https://irvineca.seamlessdocs.com/f/CO20091000179472527.

STORMWATER POLLUTION PREVENTION NOTES

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

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

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 DISCHARGES.
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 EARTH 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 A 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 WASTES.
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 SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAI

PARCEL NUMBER:	LOT No:	TRACT No:
45315247	83	8263

TYPE OF CONSTRUCTION:
TYPE V-B LIGHT, WOOD-FRAME

OCCUPANCY GROUP:	# OF STORIES:
SINGLE-FAMILY	TWO STORY

PROJECT DESCIRPTION

NEW ADDITION OF 63.25 SQ.FT. TO THE REAR OF THE EXISTING SINGLE FAMILY DWELLING TO EXTEND & REMODEL THE EXISTING KITCHEN. REMOVE THE EXISTING WALL & FIRE PLACE THAT SPERATES THE EXISTING KITCHEN, DINNING AREA & LIVING ROOM. ADD 3 WINDOWS. ONE AT THE MASTER BEDROOM, ONE WINDOW TO THE BATHROOM DOWNSTAIRS, & ONE WINDOW TO THE BATHROOM UPSTAIRS.

SITE PREPARATION

1. THE METHOD OF CLEARING AND STRIPPING SHOULD BE VERIFY BY THE CONTRACTOR.
2. ALL SURFACE VEGETATION, DEBRIS AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING SITE PREPARATION, EXCAVATION OR PLACEMENT OF FILL.
3. FILL FOR FLOOR SLABS AND FOUNDATION TRENCHES SHALL CONSIST OF NATIVE SOIL.
4. NATIVE SOIL PLACED FOR SLAB SUPPORT SHALL BE PLACED IN LAYERS NOT EXCEEDING 4" WHEN COMPACTED.
5. IMPORT FOR SLAB SUPPORT SHALL CONSIST OF SAND, GRAVELY SAND OR SILTY SAND AND SHALL HAVE A EXPANSION INDEX OF LESS THAN 30.

SITE NOTES

1) ALL WORK SHALL COMPLY WITH THE CBC, CMC, CPC, 2022 TITLE 24 CALIFORNIA ENERGY CODE AND ALL APPLICABLE CODES, REGULATIONS OR REQUIREMENTS OF THE CITY OR COUNTY HAVING JURISDICTION FOR THE PLACE OF THE BUILDING

2) SEPARATE PERMITS SHALL BE OBTAINED FOR FENCES, POOLS, SPA OR RETAINING WALLS.

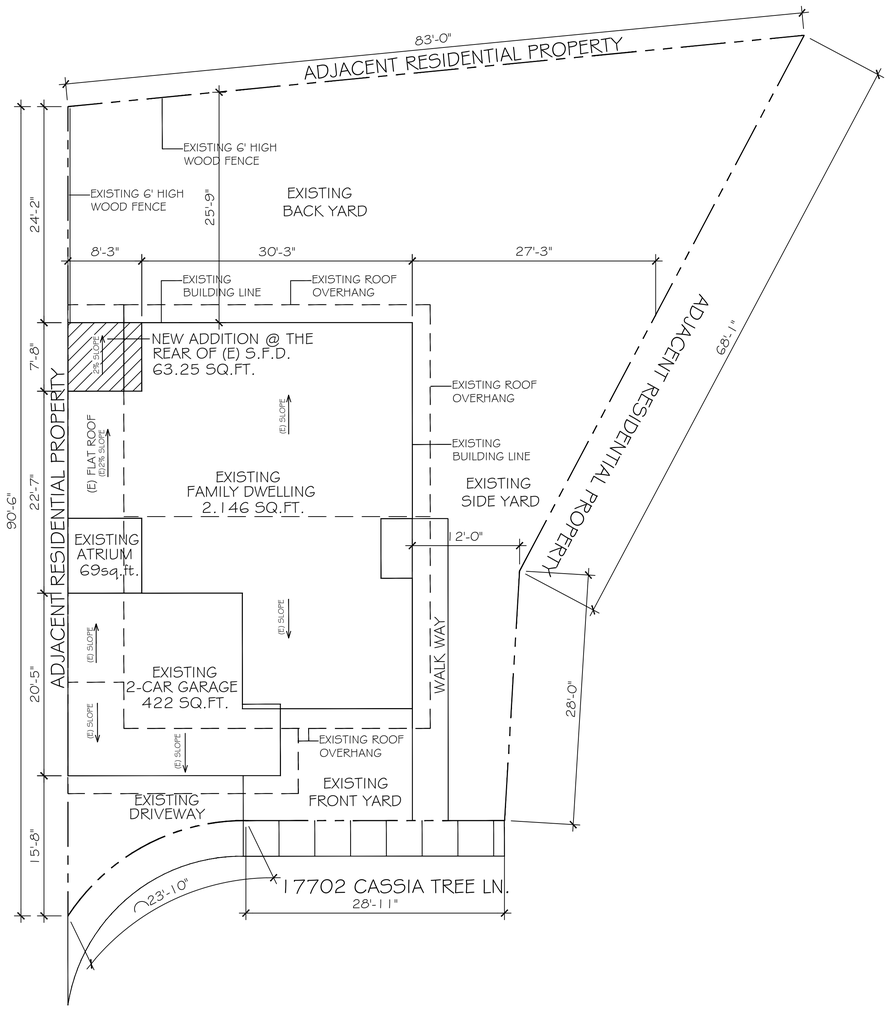
3) FINAL GRADING WORK SHALL COMPLY WITH CHAPTER 33 UBC AND SHALL PROVIDE POSITIVE DRAINAGE FROM ALL PARTS OF THE BUILDING AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES

4) ALL SURFACES SHALL BE SLOPED TO DRAIN WATER AWAY FROM THE BUILDING

5) AT TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL SHOW THEIR VALID "WORKERS COMPENSATION" INSURANCE CERTIFICATE

6) ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS.

7) BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND



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

PROJECT DESIGNER:
ROGER RODRIGUEZ
1008 EAST 18TH STREET
LOS AGELES, CA. 90021
(213) 408-1157
rpd2318@gmail.com

PROPERTY OWNERS:
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17702 CASSIA TREE LANE
IRVINE, CALIFORNIA, 92612
(650) 224-0109

TITLE 24 ENGINEER:
PERFECT DESIGN & MANAGEMENT
2416 W. VALLEY BLVD.
ALHAMBRA, CALIFORNIA 91803
(626) 289-8808

STRUCTURAL ENGINEER:
RAHMAN ENGINEERING INC.
13611 12TH STREET SUITE-B
CHINO, CALIFORNIA 91710
(213) 400-8078

SHEET INDEX:

A-1 = SITE PLAN
A-2a =(E) & PROPOSED 1ST FLOOR
A-2b =(E) & PROPOSED 1ST FLOOR
A-3a = EXISTING ELEVATION PLAN
A-3b = PROPOSED ELEVATION PLANS
GN = GENERAL NOTES
S-1 = FOUNDATION PLAN
S-2 = FRAMING PLAN
SD-1 = FRAMING DETAILS
SD-2 = FOUNDATION DETAILS
SD-3 = STANDARD FRAMING DETAILS
T-1 = ENERGY CALCULATIONS
T-2 = ENERGY CALCULATIONS
T-3 = ENERGY CALCULATIONS
T-4 = ENERGY CALCULATIONS

2022 CALIFORNIA BUILDING CODE.
2022 CALIFORNIA RESIDENTIAL CODE.
2022 CALIFORNIA ELECTRICAL CODE.
2022 CALIFORNIA PLUMBING CODE.
2022 CALIFORNIA MECHANICAL CODE.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

LOT COVERAGE:
EXISTING 1ST FLOOR SFD ------- 1,281 SF
EXISTING GARAGE ----------422 SF
NEW ADDITION ---------- 63.25SF
TOTAL SF ----------1,766.25 SF
LOT SIZE ---------- 5,025.00SF
5,025.00/1,766.25(100%)=35.14%

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RODRIGUEZ PLANNING & DESIGN
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DRAWN BY
ROGER RODRIGUEZ

Construction Documents for:
SOUREH'S RESIDENCE
NEW ADDITION TO THE REAR OF THE EXISTING
SINGLE FAMILY DWELLING AND KITCHEN REMODEL.
17702 CASSIA TREE LN, IRVINE, CALIFORNIA, 92612

SHEET TITLE
SITE PLAN

SHEET No.
A-1

DATE
04-18-25

WINDOW SCHEDULE

SYM.	W	H	THK.	DESCRIPTION	REMARKS	QTY
1	1'-7"	3'-9"	Stand.	SLIDER	TEMP. GLASS	1
2	3'-8"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
3	3'-0"	5'-0"	Stand.	SLIDER	TEMP. GLASS	1
4	6'-0"	3'-0"	Stand.	SLIDER	TEMP. GLASS	0
5	5'-0"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
6	6'-0"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
7	5'-0"	5'-0"	Stand.	SLIDER	TEMP. GLASS	0
8	5'-0"	6'-0"	Stand.	FIXED	TEMP. GLASS	0

DOOR SCHEDULE

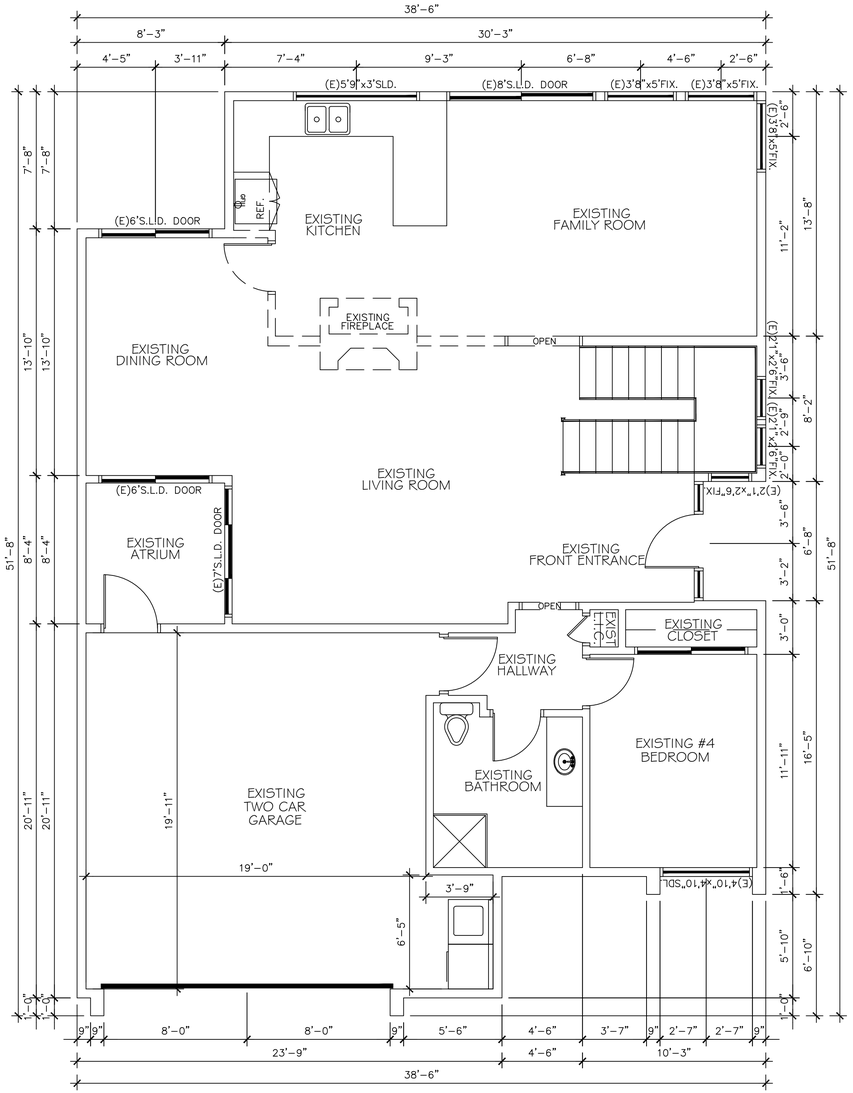
SYM.	W	H	THK.	DESCRIPTION	REMARKS	QTY
1	3'-0"	6'-8"	1-3/8"	Solid Door	Standard	0
2	2'-8"	6'-8"	1-3/8"	Solid Door	Standard	0
3	5'-0"	6'-8"	1-3/8"	Solid Pocket Doors	Standard	0
4	5'-0"	6'-8"	1-3/8"	Dual Solid Door	Standard	0
5	6'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
6	8'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
7	10'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
8	8'-0"	6'-8"	1-3/8"	By-Folding Tempered Glass Door	Standard	0
9	12'-0"	6'-8"	1-3/8"	By-Folding Tempered Glass Door	Standard	0
10	16'-0"	6'-8"	1-3/8"	Garage Door with Automatic opener	Standard	0

SYMBOLS LEGEND

SD	NEW SMOKE DETECTOR HARD WIRE 110 VOLTS INTER CONECTED WITH BATTERY BACK UP		
CMD	NEW CARBINE MONOXIDE DETECTOR		
F	EXHAUST FAN w/ 5- AIR CHANGES PER HOUR ENERGY STAR RATED w/ HUMIDISTAT TYP.		
	BUILDING STANDARD WALL MOUNTED LIGHT w/ PHOTO MOTION / FLOOR		
	BUILDING STANDARD LIGHT		
	BUILDING STANDARD DUPLEX OUTLET		
GFI	GFI DUPLEX OUTLET		
$	SWITCH	$2	2 WAY SWITCH

ELECTRIC NOTES:

1. VERIFY ELECTRICAL OUTLET AND LIGHTING LAYOUT WITH OWNER FOR SPECIFIC REQMT'S PROVIDE ADEQUATE ELECTRICAL PANEL AND CIRCUIT SIZING FOR FUTURE ANTICIPATED NEEDS
2. SMOKE DETECTORS SHALL BE U.L. LISTED PERMANENTLY WIRED AND BE EQUIPPED WITH A BATTERY BACKUP AND SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS
3. ALL WORK SHALL BE IN FULL COMPLIANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION FOR THE PLACE OF THE BUILDING
4. EXHAUST FANS SHALL BE CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR (80 CFM) W/ BACKDRAFT DAMPER
5. ALL RECESSED INCANDESCENT LIGHT FIXTURES SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) BY U.L. OR OTHER TESTING/ RATING LABORATORY RECOGNIZED BY I.C.C.
6. GENERAL LIGHTING IN KITCHENS AND ROOMS CONTAINING WATER CLOSETS SHALL BE A MIN. OF 40 LUMENS/WATT (FLUORESCENT)
7. PROVIDE LIGHT ABOVE ATTIC FAU WITH SWITCH AT ACCESS OPENING
8. PROVIDE 110V RECEPTACLE IN ATTIC FOR FAU



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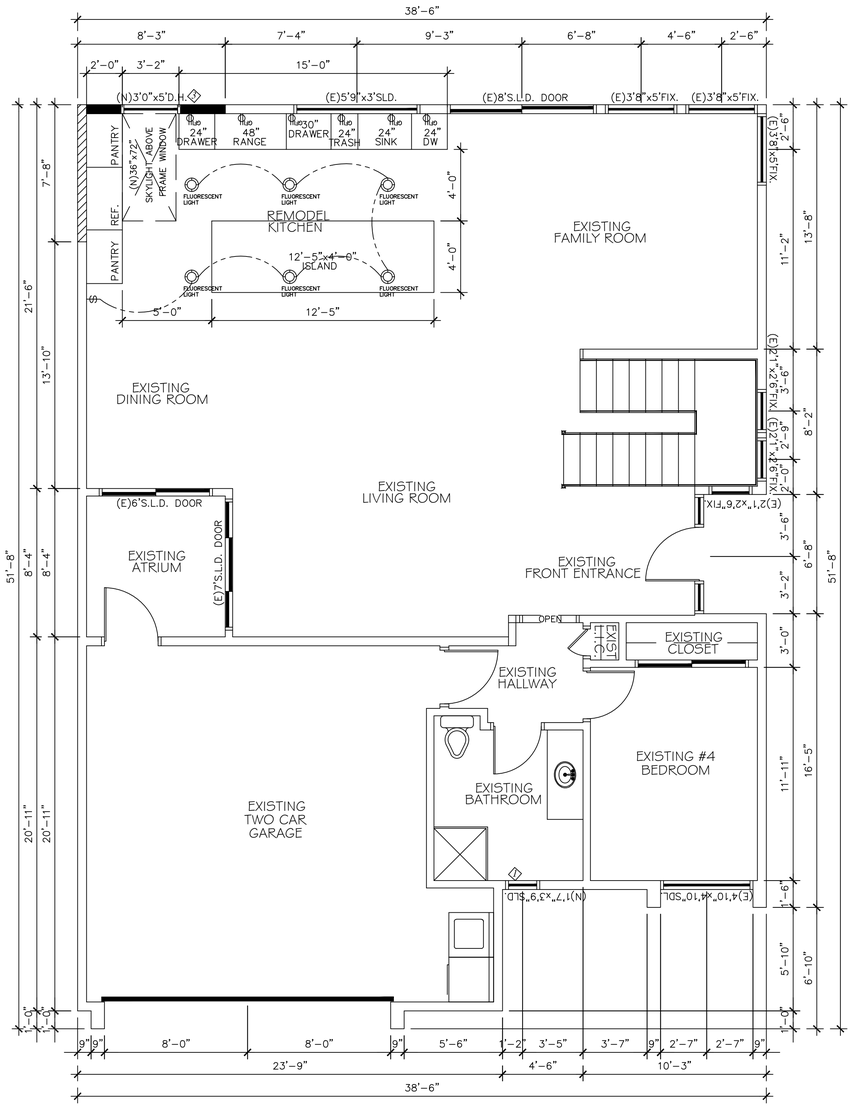
EXISTING 1ST FLOOR PLAN

SCALE: 1/4=1'-0"



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PROPOSED 1ST FLOOR PLAN

SCALE: 1/4=1'-0"

BATH:

1. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQ. WITHIN 70" ABOVE DRAIN.
2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT MATERIALS:
3. GLASS ENCLOSURE DOORS MUST BE LABELED CATEGORY II SWING DOOR OUTWARD.
4. NET AREA OF SHOWER RECEPTOR NOT LESS THAN 24 " AND 30" DIA CIR 510, 511, 5406, 5407, UBC STD. T-54 & D.C. 909.
5. BATHS WITHOUT OPENABLE WINDOWS SHALL BE PROVIDED WITH VENT FAN CAPABLE OF MINIMUM 5 AIR CHANGES PER HR.
6. TOILET COMPARTMENT MINIMUM 30" WIDE WITH 24" CIR. IN FRONT OF TOILET.
7. PROVIDE MINIMUM 12" X 12" ACCESS AT TUB TRAP EXCEPT WHERE CONCERNED FIXED
8. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE A/P CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED 5407, UBC STD. T-54 & D.C. 909.
9. TUB / SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCE, OR THERMOSTATIC MIXING TYPE.
10. WATER CLOSETS (TOILETS) WILL USE NO MORE THAN 1.6 GALLONS PER FLUSH.
11. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.

WALL LEGEND

- NEW / PROPOSED 2X4 STUD WALL @ 16"O.C.
- EXISTING STUD WALLS
- DEMO STUD WALLS
- NEW 1 HR FIRE RATED WALL

RODRIGUEZ PLANNING & DESIGN

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DRAWN BY
ROGER RODRIGUEZ

Construction Documents for:

SOUREH RESIDENCE
NEW ADDITION TO THE REAR OF THE EXISTING SINGLE FAMILY DWELLING AND KITCHEN REMODEL.
17702 CASSIA TREE LN, IRVINE, CALIFORNIA, 92612

SHEET TITLE
1ST FLR PLN

SHEET No.
A-2a

DATE
04-18-25

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WINDOW SCHEDULE

SYM.	W	H	THK.	DESCRIPTION	REMARKS	QTY
1	1'-7"	3'-9"	Stand.	SLIDER	TEMP. GLASS	1
2	3'-8"	4'-0"	Stand.	SLIDER	TEMP. GLASS	1
3	3'-0"	5'-0"	Stand.	SLIDER	TEMP. GLASS	0
4	6'-0"	3'-0"	Stand.	SLIDER	TEMP. GLASS	0
5	5'-0"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
6	6'-0"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
7	5'-0"	5'-0"	Stand.	SLIDER	TEMP. GLASS	0
8	5'-0"	6'-0"	Stand.	FIXED	TEMP. GLASS	0

DOOR SCHEDULE

SYM.	W	H	THK.	DESCRIPTION	REMARKS	QTY
1	3'-0"	6'-8"	1-3/8"	Solid Door	Standard	0
2	2'-8"	6'-8"	1-3/8"	Solid Door	Standard	0
3	5'-0"	6'-8"	1-3/8"	Solid Pocket Doors	Standard	0
4	5'-0"	6'-8"	1-3/8"	Dual Solid Door	Standard	0
5	6'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
6	8'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
7	10'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
8	8'-0"	6'-8"	1-3/8"	By-Folding Tempered Glass Door	Standard	0
9	12'-0"	6'-8"	1-3/8"	By-Folding Tempered Glass Door	Standard	0
10	16'-0"	6'-8"	1-3/8"	Garage Door with Automatic opener	Standard	0

SYMBOLS LEGEND

SD	NEW SMOKE DETECTOR HARD WIRE 110 VOLTS INTER CONECTED WITH BATTERY BACK UP
CMD	NEW CARBINE MONOXIDE DETECTOR
F	EXHAUST FAN w/ 5- AIR CHANGES PER HOUR ENERGY STAR RATED w/ HUMIDISTAT TYP.
	BUILDING STANDARD WALL MOUNTED LIGHT w/ PHOTO MOTION / FLOOR
	BUILDING STANDARD LIGHT
	BUILDING STANDARD DUPLEX OUTLET
GFI	GFI DUPLEX OUTLET
$	SWITCH ^{2} 2 WAY SWITCH

ELECTRIC NOTES:

1. VERIFY ELECTRICAL OUTLET AND LIGHTING LAYOUT WITH OWNER FOR SPECIFIC REQMT'S PROVIDE ADEQUATE ELECTRICAL PANEL AND CIRCUIT SIZING FOR FUTURE ANTICIPATED NEEDS
2. SMOKE DETECTORS SHALL BE U.L. LISTED PERMANENTLY WIRED AND BE EQUIPPED WITH A BATTERY BACKUP AND SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS
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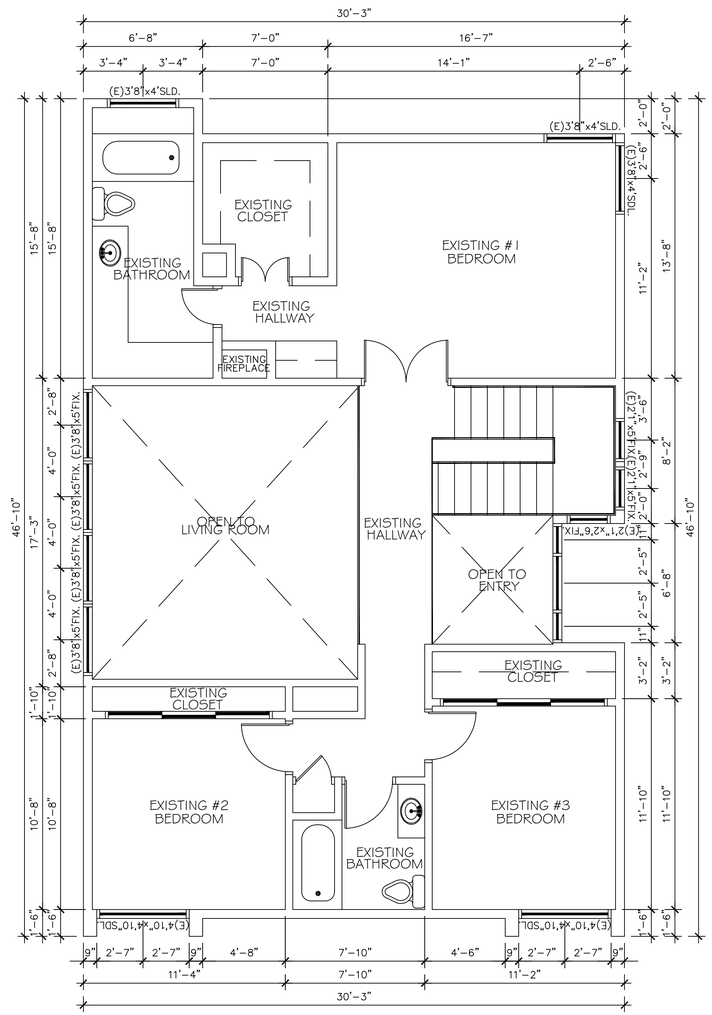
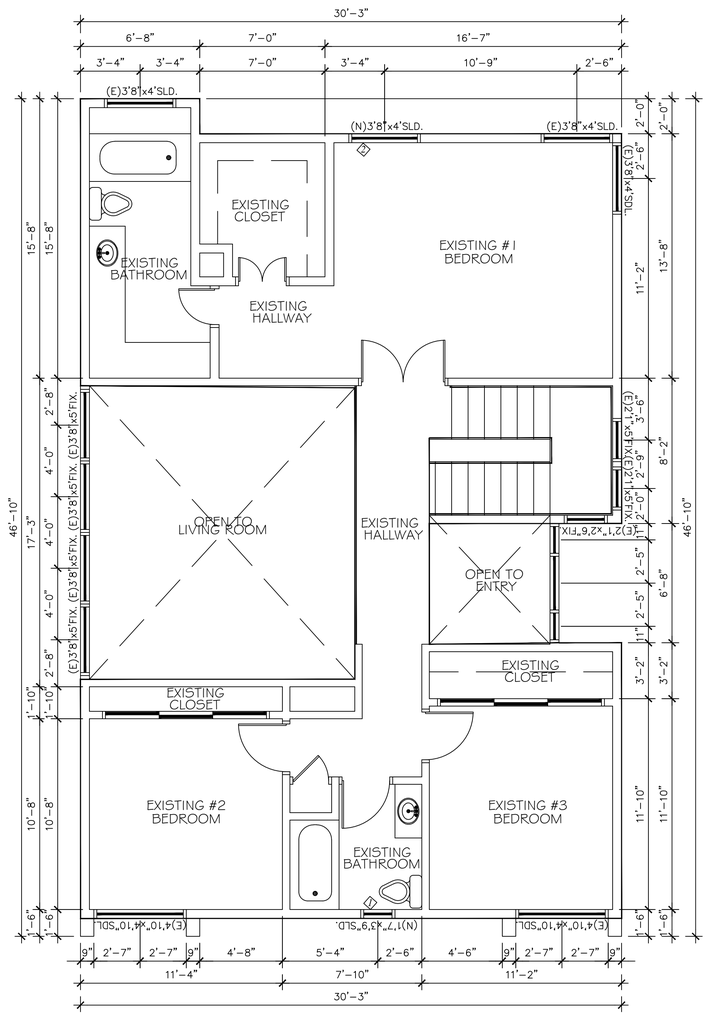
4. EXHAUST FANS SHALL BE CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR (80 CFM) W/ BACKDRAFT DAMPER
5. ALL RECESSED INCANDESCENT LIGHT FIXTURES SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) BY U.L. OR OTHER TESTING/ RATING LABORATORY RECOGNIZED BY I.C.C.
6. GENERAL LIGHTING IN KITCHENS AND ROOMS CONTAINING WATER CLOSETS SHALL BE A MIN. OF 40 LUMENS/WATT (FLUORESCENT)
7. PROVIDE LIGHT ABOVE ATTIC FAU WITH SWITCH AT ACCESS OPENING
8. PROVIDE 110V RECEPTACLE IN ATTIC FOR FAU



N EXISTING 2ND FLOOR PLAN
SCALE: 1/4=1'-0"



N PROPOSED 2ND FLOOR PLAN
SCALE: 1/4=1'-0"

BATH:

1. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQ. WITHIN 70" ABOVE DRAIN.
2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT MATERIALS:
3. GLASS ENCLOSURE DOORS MUST BE LABELED CATEGORY II SWING DOOR OUTWARD.
4. NET AREA OF SHOWER RECEPTOR NOT LESS THAN 24 " AND 30" DIA CIR 510, 511, 5406, 5407, UBC STD. T-54 & D.C. 909.
5. BATHS WITHOUT OPENABLE WINDOWS SHALL BE PROVIDED WITH VENT FAN CAPABLE OF MINIMUM 5 AIR CHANGES PER HR.
6. TOILET COMPARTMENT MINIMUM 30" WIDE WITH 24" CIR. IN FRONT OF TOILET.
7. PROVIDE MINIMUM 12" X 12" ACCESS AT TUB TRAP EXCEPT WHERE CONCERNED FIXED
8. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE A/P CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED 5407, UBC STD. T-54 & D.C. 909.
9. TUB / SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCE, OR THERMOSTATIC MIXING TYPE.
10. WATER CLOSETS (TOILETS) WILL USE NO MORE THAN 1.6 GALLONS PER FLUSH.
11. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.

WALL LEGEND

- NEW / PROPOSED 2X4 STUD WALL @ 16"O.C.
- EXISTING STUD WALLS
- DEMO STUD WALLS

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RODRIGUEZ PLANNING & DESIGN
1008 EAST 18TH STREET
LOS ANGELES, CA.,90021
OFFICE: (213) 747-3875
CELL: (213) 408-1157

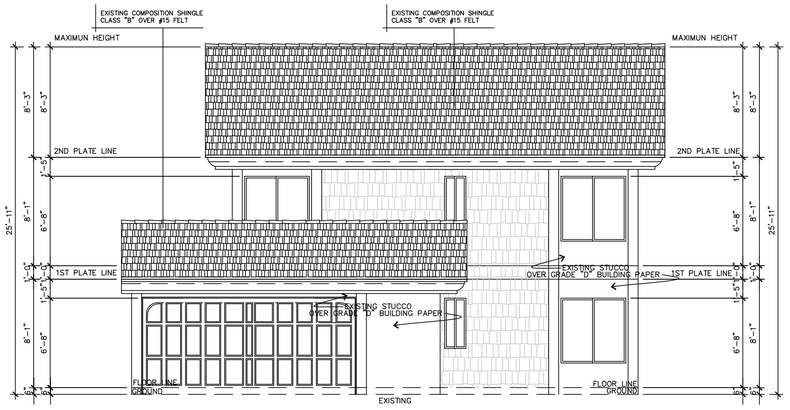
DRAWN BY
ROGER RODRIGUEZ

Construction Documents for:
SOUREH RESIDENCE
NEW ADDITION TO THE REAR OF THE EXISTING SINGLE FAMILY DWELLING AND KITCHEN REMODEL.
17702 CASSIA TREE LN, IRVINE, CALIFORNIA, 92612

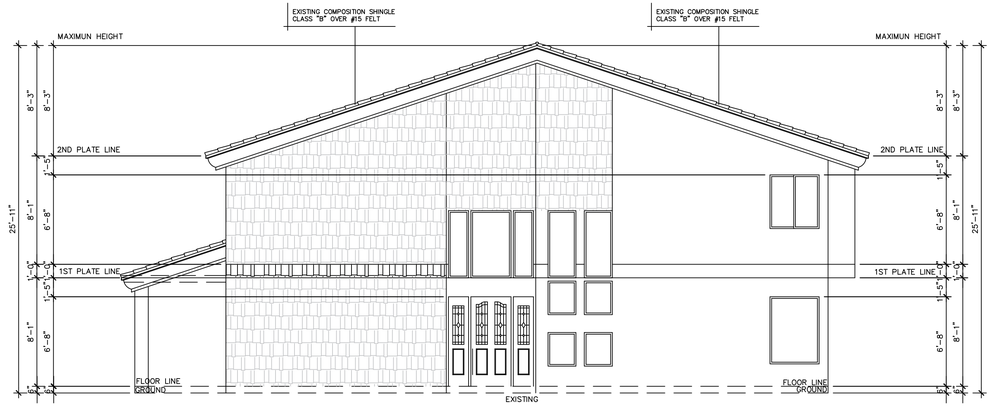
SHEET TITLE
2ND FLR PLN

SHEET No.
A-2b

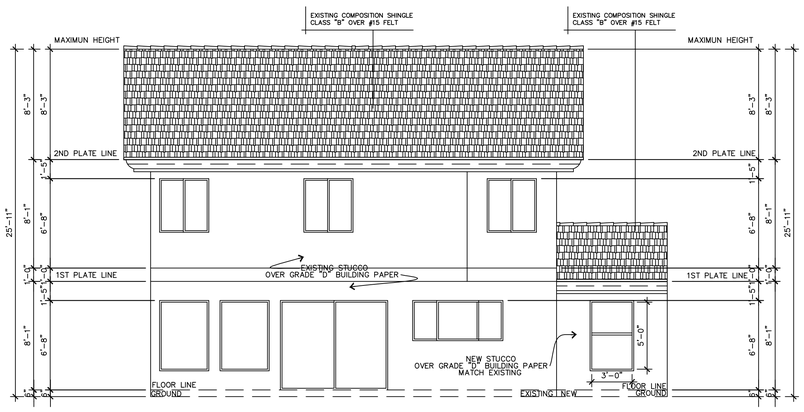
DATE
04-18-25



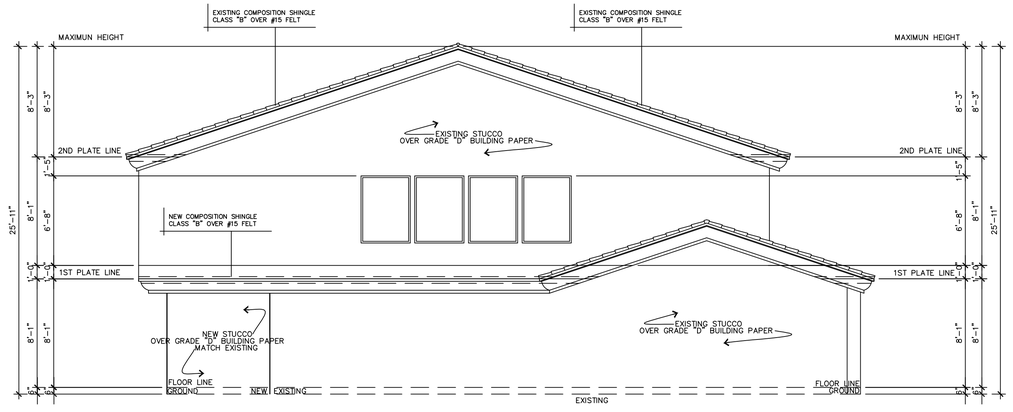
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PROPOSED ELEVATION PLAN

SCALE: 3/16=1'-0"

RODRIGUEZ
PLANNING & DESIGN
1008 EAST 18TH STREET
LOS ANGELES, CA.,90021
OFFICE: (213) 747-3875
CELL: (213) 408-1157

DRAWN BY
ROGER RODRIGUEZ

Construction Documents for:
SOUREH RESIDENCE
NEW ADDITION TO THE REAR OF THE EXISTING
SINGLE FAMILY DWELLING AND KITCHEN REMODEL.
17702 CASSIA TREE LN, IRVINE, CALIFORNIA, 92612

SHEET TITLE
ELEVATION

SHEET No.
A-3b

DATE
04-18-25

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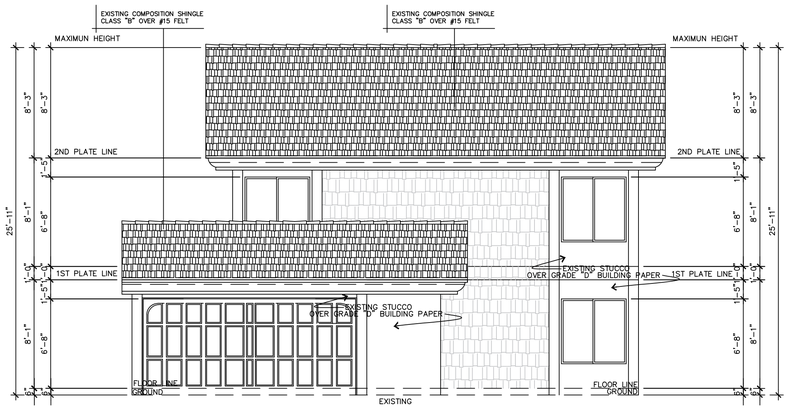
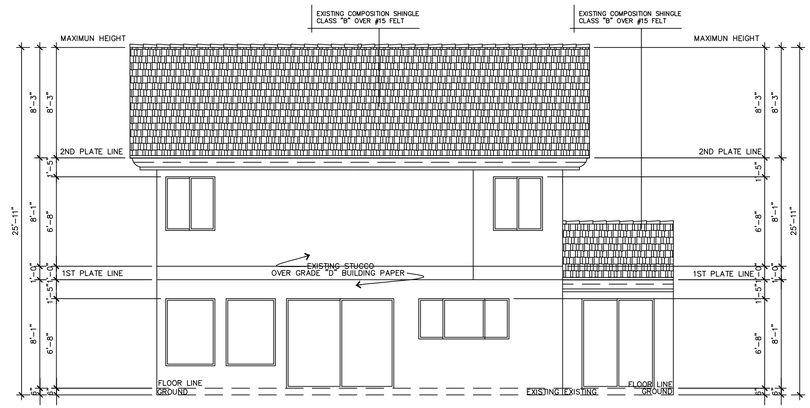


WEST ELEVATION

SOUTH ELEVATION



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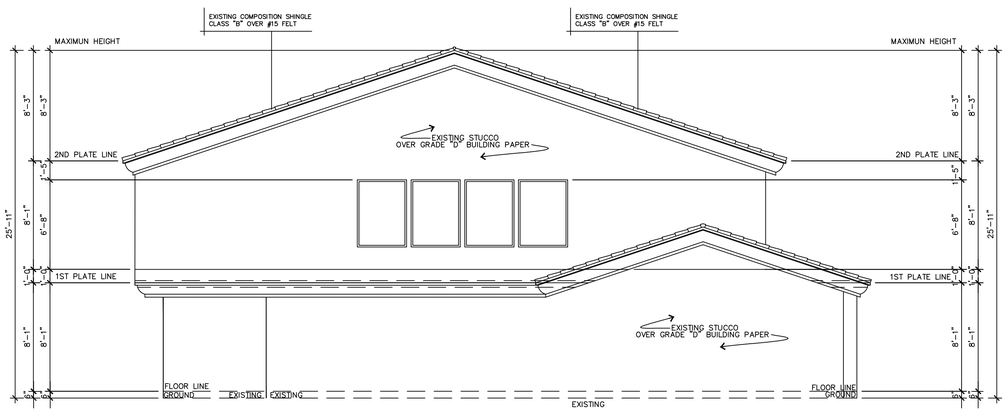

NORTH ELEVATION

EXISTING ELEVATION PLANS

SCALE: 3/16=1'-0"

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SHEET TITLE
ELEVATION

SHEET No.
A-3a

DATE
04-18-25

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.

ENCLOSURE 2

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.	*Minimum site size*	4,000 square feet
		2.2D: 3,000 square feet
F.	*Maximum site coverage*	50%
G.	*Maximum building height*	35 feet
H.	*Minimum site landscaping*	Not applicable to Low Density Residential
I.	*Building setbacks[5]from:*	
	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).

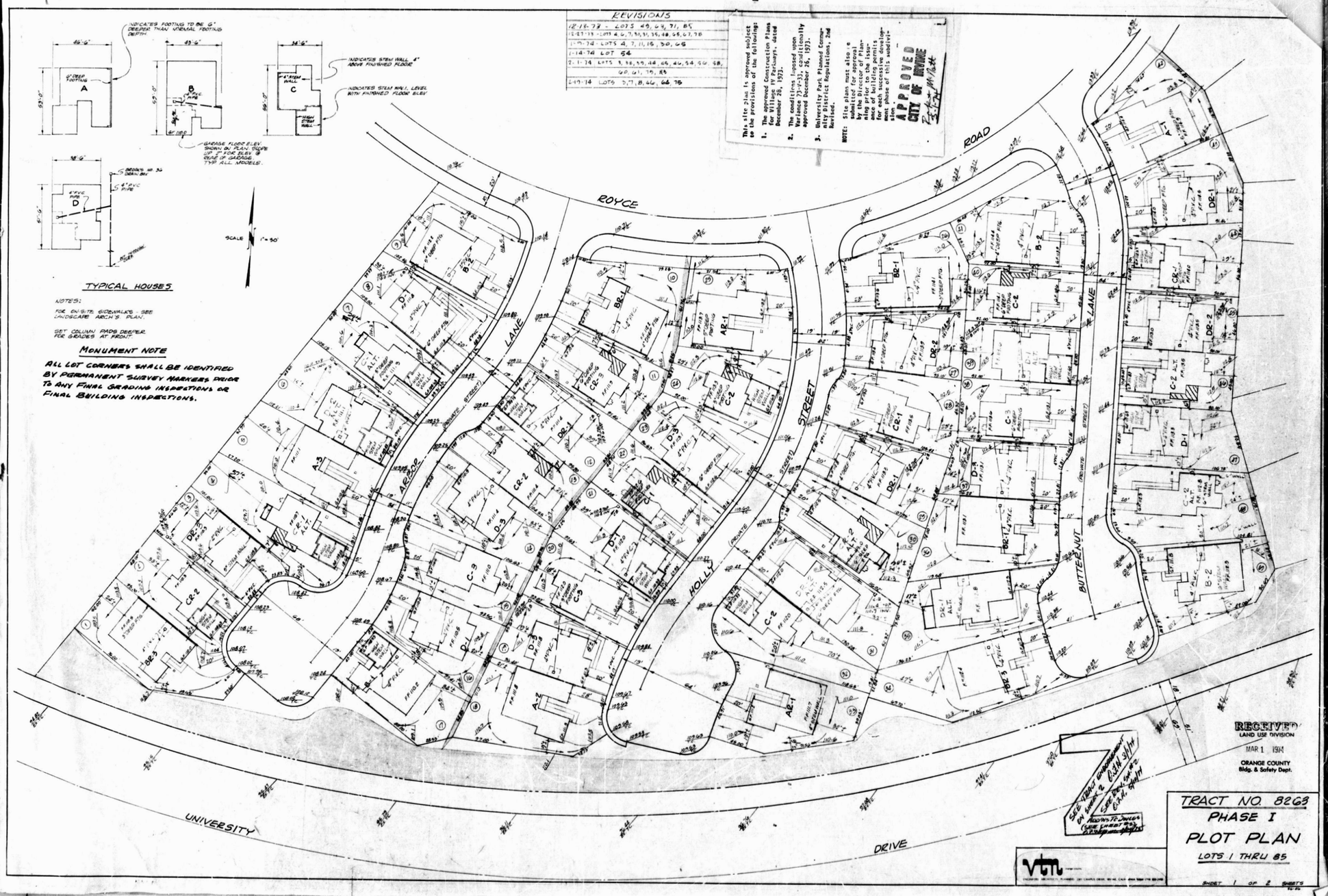
[2] A Master Plan application may be required in addition to a conditional use permit (see Chapter 2-17).

[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)



TYPICAL HOUSES

NOTES:

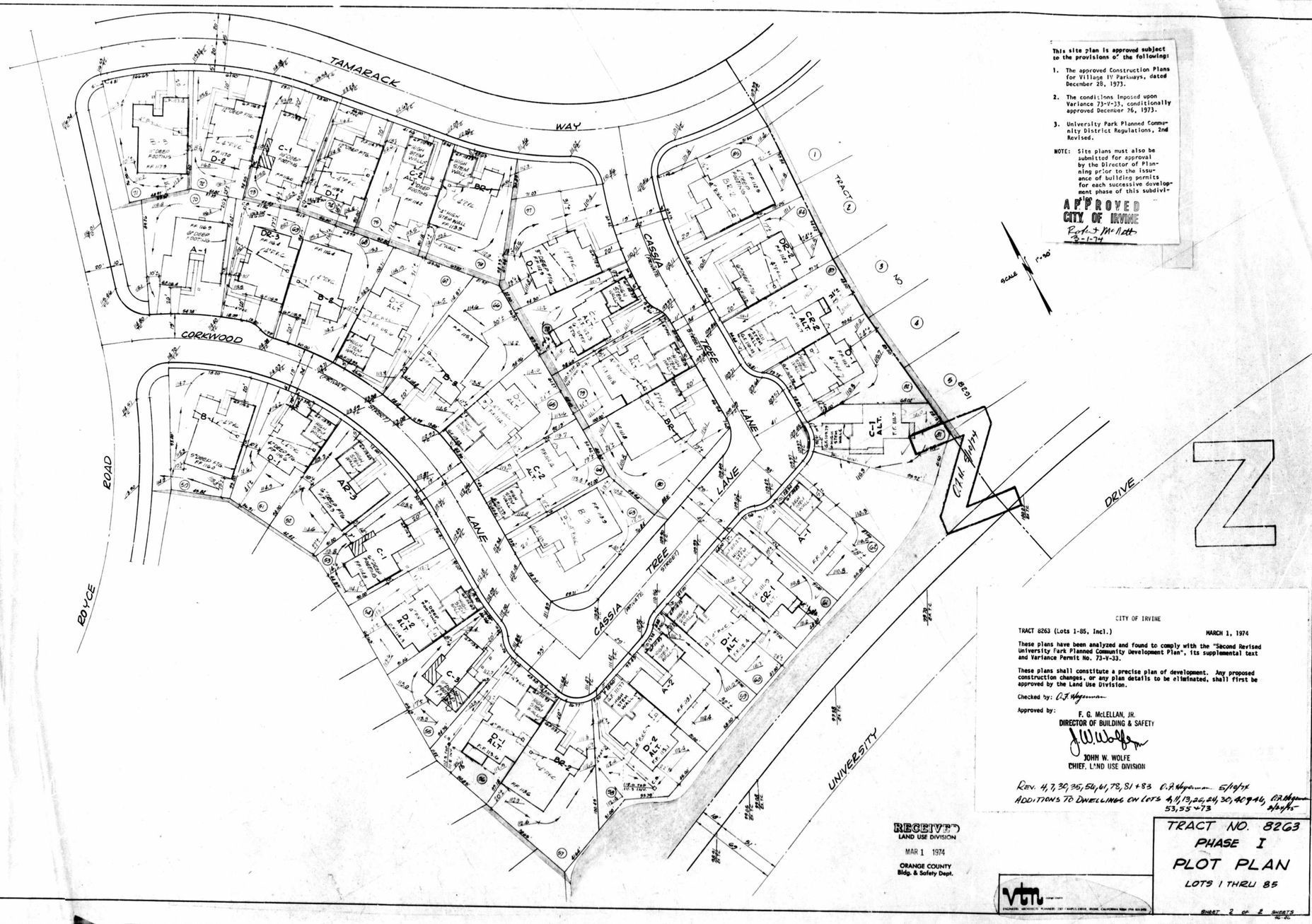
FOR ON-SITE SIDEWALKS - SEE LANDSCAPE ARCH'S PLAN.

SET COLUMN PADS DEEPER FOR GRADES AT FRONT.

MONUMENT NOTE

ALL LOT CORNERS SHALL BE IDENTIFIED BY PERMANENT SURVEY MARKERS PRIOR TO ANY FINAL GRADING INSPECTIONS OR FINAL BUILDING INSPECTIONS.

ENCLOSURE 3



This site plan is approved subject to the provisions of the following:

1. The approved Construction Plans for Village IV Parkways, dated December 28, 1973.
2. The conditions imposed upon Variance 73-V-33, conditionally approved December 26, 1973.
3. University Park Planned Community District Regulations, 2nd Revised.

NOTE: Site plans must also be submitted for approval by the Director of Planning prior to the issuance of building permits for each successive development phase of this subdivision.

APPROVED
CITY OF IRVINE
Robert McNeth
3-1-74

CITY OF IRVINE

TRACT 8263 (Lots 1-85, Incl.) MARCH 1, 1974

These plans have been analyzed and found to comply with the "Second Revised University Park Planned Community Development Plan", its supplemental text and Variance Permit No. 73-V-33.

These plans shall constitute a precise plan of development. Any proposed construction changes, or any plan details to be eliminated, shall first be approved by the Land Use Division.

Checked by: C.J. Hagerman

Approved by:
F. G. McLELLAN, JR.
DIRECTOR OF BUILDING & SAFETY
J.W. Wolfe
JOHN W. WOLFE
CHIEF, LAND USE DIVISION

Rev. 4, 7, 30, 35, 54, 61, 78, 81 + 83 C.J. Hagerman 5/16/74
ADDITIONS TO DWELLINGS ON LOTS 4, 11, 13, 22, 24, 30, 40 & 46, 53, 55 & 73 C.J. Hagerman 7/25/75

RECEIVED
LAND USE DIVISION
MAR 1 1974
ORANGE COUNTY
Bldg. & Safety Dept.

TRACT NO. 8263
PHASE I
PLOT PLAN
LOTS 1 THRU 85

SHEET 2 OF 2 SHEETS

11 Butternut Lane
(00159115-RBPR)

ENCLOSURE 4

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

GENERAL NOTES

A. FOUNDATION and UNDERSLAB: CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS AND SHALL BE COMPOSED OF 1 PART CEMENT, 2 1/2 PARTS SAND, 4 PARTS OF 1 INCH MAXIMUM SIZE ROCK, AND NOT MORE THAN 7 1/2 GALLONS OF WATER PER SACK OF CEMENT.
1. WOOD AND EARTH SEPARATION. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE ADJACENT FINISH GRADE.
3. SLABS ON GRADE SHALL BE AT LEAST 3 1/2 INCHES THICK.
4. ALL FOUNDATION PLATES AND SILLS OR SLEEPERS ON A CONCRETE SLAB WHICH IS IN DIRECT CONTACT WITH THE EARTH AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE PRESSURE TREATED WOOD OR FOUNDATION GRADE REDWOOD.
5. ALL FOOTING SILLS SHALL HAVE FULL BEARING ON THE FOOTING WALL OR SLAB AND SHALL BE BOLTED TO THE FOUNDATION WITH 1/2 INCH IN DIAMETER BY 10 INCHES LONG BOLTS EMBEDDED AT LEAST 7 INCHES INTO THE CONCRETE OR REINFORCED MASONARY OR 15 INCHES INTO UNREINFORCED GROUTED MASONRY BOLTS SHALL BE SPACED NOT TO EXCEED 6 FEET O.C. AND SHALL BE SPACED NO FURTHER THAN 12 INCHES FROM ANY CORNER OR SPLICE. SPACING AND SIZE OF BOLTS MAY VARY AS DIRECTED BY THE FOUNDATION AND FRAMING PLANS.

B. WOOD FRAMING:
1. ALL JOISTS, RAFTERS, BEAMS, AND POSTS 2" x 4" WIDE AND NO LONGER THAN 4" THICK SHALL BE No. 2 GRADE DOUGLAS FIR-LARCH OR BETTER. ALL POSTS AND BEAMS 5" AND THICKER SHALL BE No. 1 GRADE DOUGLAS FIR-LARCH OR BETTER UNLESS NOTED OTHERWISE ON FRAMING PLANS.
2. EVERY EXTERIOR WOOD STUD WALL AND MAIN CROSS PARTITION SHALL BE BRACED AT EACH END AND AT LEAST EVERY 25 FEET OF LENGTH WITH 1 x 4 DIAGONAL LET-IN BRACES OR SQ.
3. PROVIDE BLOCKING AT ENDS AND SUPPORTS OF RAFTERS MORE THAN 8" IN DEPTH.
4. PROVIDE BLOCKING AT ENDS AND AT SUPPORTS OF RAFTERS AT EXTERIOR WALLS.
5. PROVIDE DOUBLE TOP PLATES WITH MINIMUM OF 48" LAP SPLICE.
6. NAILING WILL BE IN COMPLIANCE WITH TABLE 23I-Q OF THE UBC 1994 EDITION.
7. FIRE BLOCKING SHALL BE PROVIDED FOR WALLS OVER 10'-0" IN HEIGHT. HORIZONTAL SHAFTS 10'-0" O.C. AND FOR CONCEALED DRAFT OPENINGS.
8. STUDS FOR EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE NOT LESS THAN 2" x 4" AT 16" O.C. STUDS 2" x 4" WIDE AND 2" x 4" THICK AND NOT MORE THAN 8 FEET LONG SHALL BE "STUD GRADE" DOUGLAS FIR-LARCH OR TERMWHENSION SUPPORTING NOT MORE THAN ONE FLOOR AND/OR A ROOF.
9. ALL EXPOSED WOOD SHALL BE WRAPPED WITH 1/2 INCH THICK GYPSUM BOARD - U.N.O.

C. GENERAL REQUIREMENTS:
A. 1994 UNIFORM BUILDING CODE
B. 1994 UNIFORM PLUMBING CODE
C. 1994 UNIFORM MECHANICAL CODE
D. 1993 NATIONAL ELECTRICAL CODE
E. STATE OF CALIFORNIA AND CITY AMENDMENTS.

D. VERIFICATION:
1. CONTRACTORS SHALL VISIT AND INSPECT THE SITE AND FAMILIARIZE THEM SELVES WITH THE SITE CONDITIONS, AND STUDY THESE DOCUMENTS FULLY BEFORE AGREEING TO WORK ON THE PROJECT. THEIR AGREEMENT TO WORK ON THE PROJECT CONSTITUTES VERIFICATION THAT THEY HAVE SO STUDIED THE SITE AND THE DOCUMENTS. UPON INSPECTION OF THE SITE AND STUDYING OF THE DOCUMENTS, THE CONTRACTORS SHALL SUBMIT TO THE OWNERS, FOR THE BUILDING DESIGNERS REVIEW, ANY SPECIAL CONDITIONS OR UNCLEAR AREAS WHICH MIGHT ALTER HIS BID DURING CONSTRUCTION.

E. DOCUMENTS:
1. THE DRAWINGS ARE NECESSARILY SCHEMATIC AND DO NOT PURPORT TO SHOW COMPLETE SITUATIONS. THE DRAWINGS, SPECIFICATIONS, AND ADDENDA ARE COMPLIMENTARY, SO WHAT IS CALLED FOR BY ONE IS CALLED FOR BY ALL. THEREFORE THE DRAWINGS, SPECIFICATIONS, AND ADDENDA MUST ALSO BE CONSIDERED TOGETHER.
2. DO NOT SCALE THE DRAWINGS!!!

F. GENERAL MATERIAL SPECIFICATIONS:
1. REINFORCING STEEL: USED IN CONSTRUCTION OF REINFORCED MASONRY OR CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A615-94a, GRADE 40.
2. STRUCTURAL STEEL: USED AS STRUCTURAL SHAPES SUCH AS WIDE FLANGE SECTIONS, CHANNEL, PLATES, AND ANGLES SHALL COMPLY WITH ASTM A-36.

G. ROOFING and WEATHER PROOFING:
1. ALL WOOD SIDING SHALL BE PLACED OVER 15 POUND BUILDING PAPER AS SPECIFIED ON THE DRAWINGS.
2. EVERY OPENING IN ANY EXTERIOR WALL SHALL BE FLASHED WITH SHEET METAL OR 15 POUND BUILDING PAPER.
3. A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE FOR ALL EXTERIOR STUD WALLS FINISHED ON THE EXTERIOR WITH STUCCO. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE THE GRADE.
4. ALL WEATHER PROOFING AROUND WINDOWS AND DOORS SHALL BE PREFORMED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. ANY SPECIAL CONDITIONS WHERE INSTALLATION HAS TO BE ALTERED SHALL BE PRESENTED TO THE BUILDING DESIGNER IN WRITING FOR APPROVAL.

H. INSULATION:
1. COMPLY WITH CALIFORNIA ENERGY COMMISSION LAWS IN FORCE.
2. INSULATE ALL EXTERIOR PARTITIONS WITH FULL THICK BATTS. USE SOUND ATTENUATING FULL THICK BATTS AT WALLS ENCLOSING BATHROOMS, LAUNDRY ROOMS, FAU CLOSETS AND ANY OTHER INTERIOR PARTITION AS CALLED FOR BY THE DRAWINGS.
   A. ALL EXTERIOR WALLS, R-13 BATTS MINIMUM.
   B. ALL FLAT CEILINGS WITH ATTIC SPACE ABOVE, R-30 BATTS
   C. ALL VOLUME CEILING AREAS WITH FINISH APPLIED TO THE UNDERSIDE OF THE RAFTERS, R-19 BATTS
3. CONTRACTOR SHALL SIGN AND POST ON THE STRUCTURE AN INSULATION CERTIFICATION PRIOR TO THE FINISH INSPECTION.

J. STUCCO:
1. GENERAL: COMPLY WITH APPLICABLE REQUIREMENTS OF CLPCA LATHING and PLASTERING REFERENCE SPECIFICATION.
2. WIRE FABRIC LATH: AQUA K-LATH, SELF FURRING TYPE SFD (AK), by "K-LATH CORP." OR APPROVED EQUAL. SECURE WITH 14 GAUGE G.I. WIRE STAPLES.
3. CASING BEAD: 24 GAUGE WITH EDGE TO MATCH EXISTING. INSTALL WHERE INDICATED ON DRAWINGS, AT ALL CORNERS, AND WHERE STUCCO ABUTS OTHER MATERIALS.
4. FINISH TO MATCH EXISTING AND COLOR TO BE SELECTED BY OWNERS.

K. MISCELLANEOUS:
1. INTERIOR SURFACE TEXTURE SHALL BE APPROVED BY THE OWNERS FIRST.
2. PLUMBING, ELECTRICAL, AND MECHANICAL CONTRACTORS SHALL PROVIDE SHOP DRAWINGS, BROCHURES, AND SPECIFICATIONS OF ENTIRE SYSTEM(S) FOR APPROVAL BY OWNERS AND BUILDING DESIGNER PRIOR TO INSTALLATION.
3. ALL FINISH SURFACES TRADES SHALL SUBMIT A 2 FOOT SQUARE FINISHED BOARD AS AN EXAMPLE OF THE TEXTURE, COLOR, AND QUALITY OF THE FINISH THE OWNERS IS TO EXPECT. THIS BOARD SHALL BE SUBMITTED TO THE OWNER PRIOR TO INSTALLATION, FOR THE OWNERS APPROVAL.
4. EXHAUST FANS IN BATHS, MINIMUM ONE AIR CHANGE PER 5 MIN. ALL EXHAUST FANS, FIREPLACE FLUES, ETC... SHALL HAVE BACK FLOW DAMPERS.
5. GLASS AND GLAZING: SHALL SATISFY THE PROVISIONS OF CHAPTER 24 of UBC 1994 EDITION. FEDERAL SPECIFICATIONS SHALL TAKE PRECEDENCE.
6. SKYLIGHT GLAZING: SHALL SATISFY THE PROVISIONS OF SECTION 2409 of UBC 1994 EDITION.
7. PROVIDE SMOKE DETECTORS PER UBC SECTION 310.9.1.2 AND AS NOTED ON PLANS CARE SHALL BE EXERCISED TO ENSURE THAT THE INSTALLATION OF ALL NEW HARD-WIRED SMOKE DETECTORS WILL NOT INTERFERE WITH OPERATING CHARACTERISTICS OF THE DETECTOR. DO NOT LOCATE CLOSER THAN 3 FEET FROM HEATING AND COOLING UNITS TO ENSURE THAT THE AIR ISSUING FROM SUPPLY VENTS WILL NOT BLOW THE SMOKE AWAY.
8. ALL NEW SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS OF THE BUILDING OR BE INTERCONNECTED. [UBC-SECTION 310.9.1.4]

LEGAL DESCRIPTION

OWNER: CHRIS and HEIDI GAAL
11 BUTTERNUT LANE
IRVINE, CA. 92715
786-6830

LEGAL: LOT 47 in TRACT 8243, CITY OF IRVINE

A.P. No: 453-152-22

ZONING: LOW DENSITY RESIDENCIAL

OCCUPANCY: R-3

TYPE OF CONSTRUCTION: TYPE VN

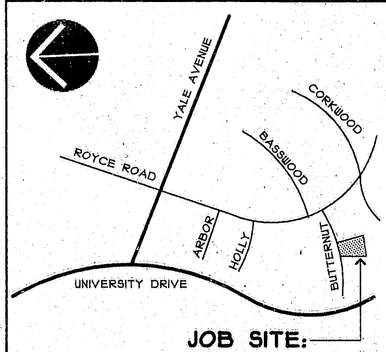
PROJECT DATA

A PROPOSED 300.0 SQUARE FOOT FAMILY ROOM ADDITION ON THE FIRST FLOOR AT THE REAR OF A SINGLE FAMILY DWELLING AND A PROPOSED STORAGE ROOM ADDITION OF 12.0 SQ. FEET IN THE EXISTING ATRIUM AREA BETWEEN THE GARAGE ON THE FIRST FLOOR ALSO.

SHEET INDEX

SHT. NO:	DESCRIPTION
CS-1	SITE PLAN / COVER SHEET
A-1	EXISTING 1st and 2nd FLOOR PLANS (DEMO)
A-2	PROPOSED 1st and 2nd FLOOR PLANS
A-3	EXISTING EXTERIOR ELEVATIONS
A-4	PROPOSED EXTERIOR ELEVATIONS
A-5	SCHEDULES and TITLE 24 CALC's
~~A-6~~	~~INTERIOR ELEVATIONS~~
S-1	FOUNDATION / ROOF FRAMING PLANS
S-2	BUILDING SECTIONS
S-3	STRUCTURAL DETAILS
S-4	STRUCTURAL DETAILS

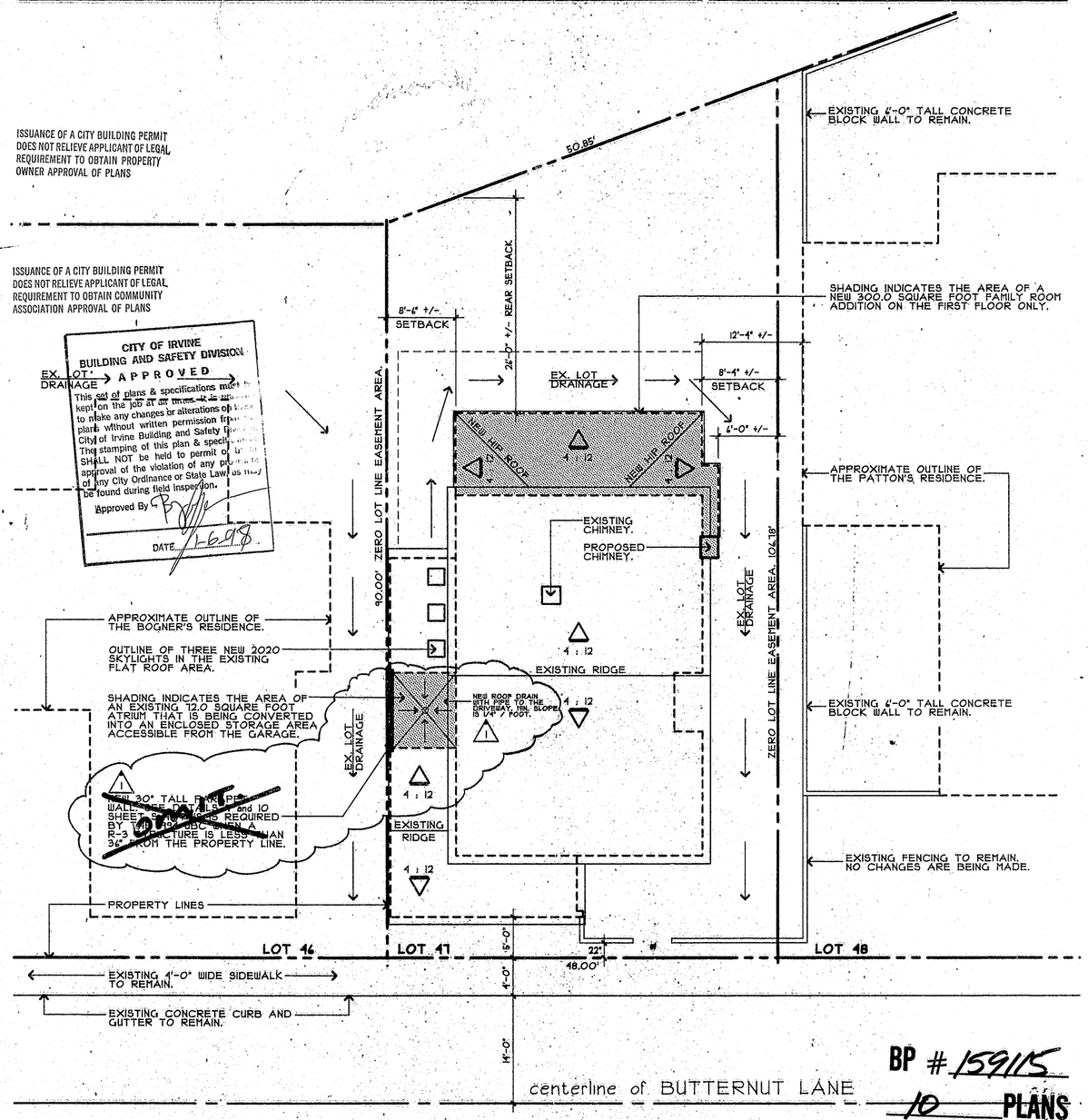
VICINITY MAP



ISSUANCE OF A CITY BUILDING PERMIT DOES NOT RELIEVE APPLICANT OF LEGAL REQUIREMENT TO OBTAIN PROPERTY OWNER APPROVAL OF PLANS

ISSUANCE OF A CITY BUILDING PERMIT DOES NOT RELIEVE APPLICANT OF LEGAL REQUIREMENT TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF PLANS

CITY OF IRVINE
BUILDING AND SAFETY DIVISION
APPROVED
This set of plans & specifications must be kept on the job at all times & is unlawful to make any changes or alterations on the plans without written permission from the City of Irvine Building and Safety Division. The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State Law as may be found during field inspection.
Approved By
DATE 1-6-98



SITE PLAN (THIS IS NOT A LEGAL LOT SURVEY) SCALE: 1/8" = 1'-0"

BP # 159115
10 PLANS

DEC 23 1997

REVISIONS	BY
HOME OWNER ASSOC. REVISIONS DEC. 24 '97 ADDED LAWYERS NOTES.	RGD
CITY REVISIONS. C/O DRAIN ONTO THE F. NEXT DOOR DEC. 11,	RGD
1 BUILDING DEPT. CORRECTIONS DEC. 23rd 1997	RGD

RIA. JEHEBER
DRAFTING/DESIGN CONSULTANT
410 32nd STREET, SUITE 202
NEWPORT BEACH, CA. 92663
714.723.4393 714.723.0719 FAX

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

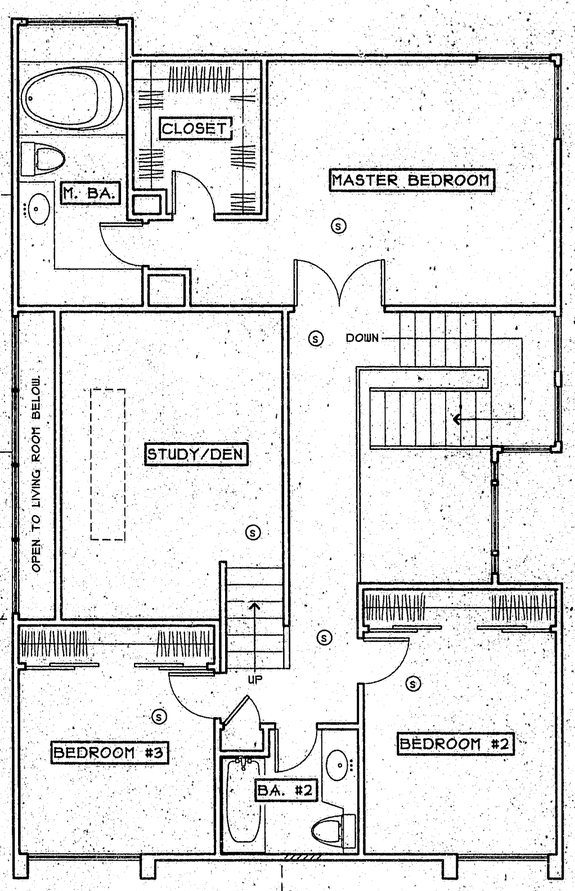
DRAWN : R. Jeheber	CHECKED :
DATE :	
SCALE : 3/8" = 1'-0"	
JOB NO. : 97-14	
SHEET	CS-1
OF	SHEETS

97-1422

POOR QUALITY DOCUMENT

ELECTRICAL LEGEND

⊖	DUPLEX OUTLET @ 12" U.N.O.	(F)	CEILING MOUNT EXHAUST FAN
⊖	1/2 SWITCHED DUPLEX OUTLET	(S)	SMOKE DETECTOR
⊕	FOURPLEX OUTLET @ 12" U.N.O.	CH	CHIMES
⊖	DUPLEX OUTLET WITH G.F.I.	▪	DOORBELL PUSH BUTTON
⊖	220 VOLT RANGE OUTLET	◀	TELEPHONE JACK @ 12" U.N.O.
⊖DW	DISHWASHER OUTLET WITH G.F.I.	⋈	COMPUTER MODEM OUTLET
⊡	FLOOR MOUNTED OUTLET	TV	CABLE TELEVISION OUTLET
S	WALL SWITCH @ 42" U.N.O.	(T)	THERMOSTAT
S_3	3 WAY WALL SWITCH @ 42" U.N.O.	⊕	NATURAL GAS OUTLET
S_D	WALL SWITCH WITH DIMMER	⊕	GAS FIREPLACE LIGHTER KEY
○	SURFACE MOUNT LIGHT FIXTURE	⊕	HOSE BIBB
(R)	RECESSED CEILING LIGHT FIXTURE	⊕	HOT/COLD WATER STUB-OUT
⊖	BRACKET LIGHT FIXTURE @ 72"	(J)	JUNCTION BOX
▭	FLUORESCENT LIGHT FIXTURE	D	GARAGE DOOR OPENER



DEMOLITION GENERAL NOTES

ALL EQUIPMENT INCLUDING SHORING AND SCAFFOLDING (DESIGNS AND STRUCTURES) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR WHO PROVIDES AND USES SUCH STRUCTURES. ALL EQUIPMENT INCLUDING SHORING AND SCAFFOLDING USED ON THIS SITE SHALL MEET ALL STATE AND LOCAL SAFETY CODES.

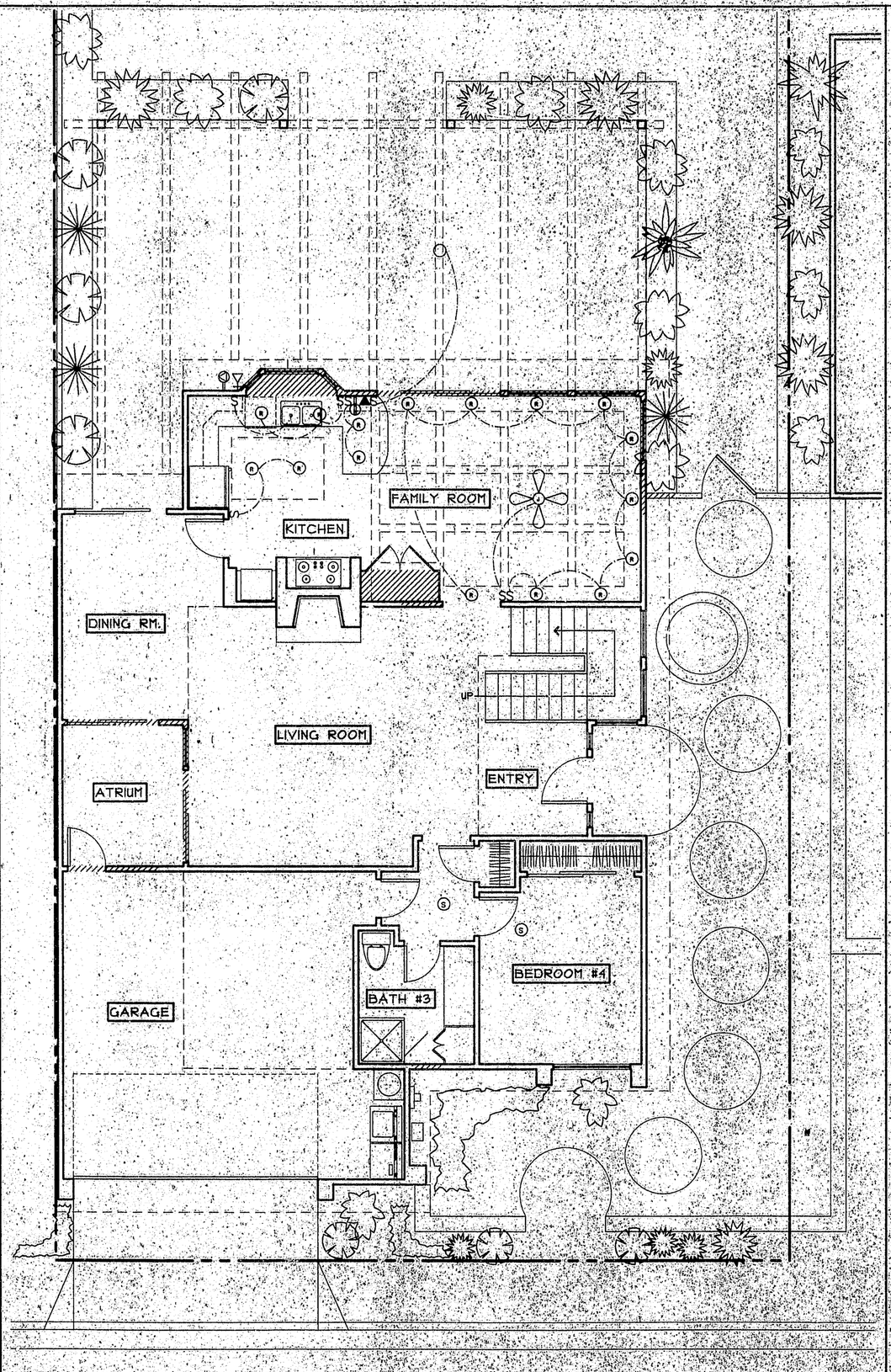
EACH CONTRACTOR SHALL CLEAN UP ALL TRASH RELATED TO HIS WORK AND DISPOSE OF SUCH TRASH IN A LEGAL MATTER ON EACH FRIDAY OF THE WORK SCHEDULE. EACH CONTRACTOR SHALL REMOVE HIS SURPLUS MATERIALS AND ALL OF HIS EQUIPMENT WHEN HIS PORTION OF THE WORK IS COMPLETED.

AS-BUILT INFORMATION IS LIMITED TO VISIBLE CONDITIONS. NOTIFY THE BUILDING DESIGNER OR STRUCTURAL ENGINEER IMMEDIATELY IF VARIATIONS FROM DRAWINGS ARE FOUND.

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY THEM TO THE OWNERS PROPERTY OR ADJACENT PROPERTIES. ALL CONTRACTORS SHALL MAKE GOOD AT THEIR SOLE EXPENSES ANY SUCH DAMAGE TO THE ENTIRE SATISFACTION OF THE INJURED PARTIES.

DEMOLITION: REMOVE FROM SITE AND PROPERLY DISPOSE OF ALL MATERIALS NOT REQUIRED TO BE PART OF THE BUILDING IMPROVEMENTS, SEE SHORING RESPONSIBILITY PARAGRAPH ABOVE.

EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

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

WALL LEGEND

EXISTING WALLS, WINDOWS, DOORS, ETC. WITH CROSS HATCHING INDICATES THAT THEY SHALL BE REMOVED. SEE PLANS ABOVE FOR ANY OTHER NOTES AS TO WHAT IS, OR ISN'T TO BE REMOVED. WHEN ALL ELSE FAILS PLEASE CONTACT THE OWNERS OR THE BLDG. DESIGNER.

DEC 2 3 1997

CITY OF IRVINE
BUILDING & SAFETY DIVISION

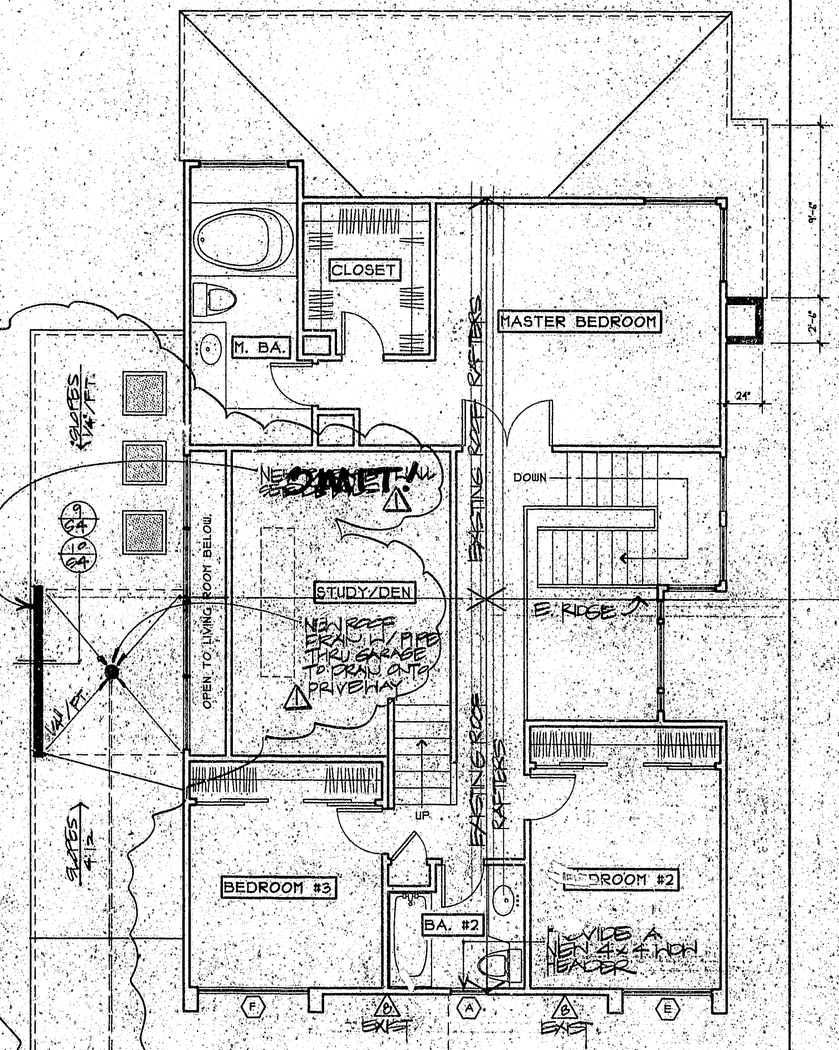
REVISIONS	BY

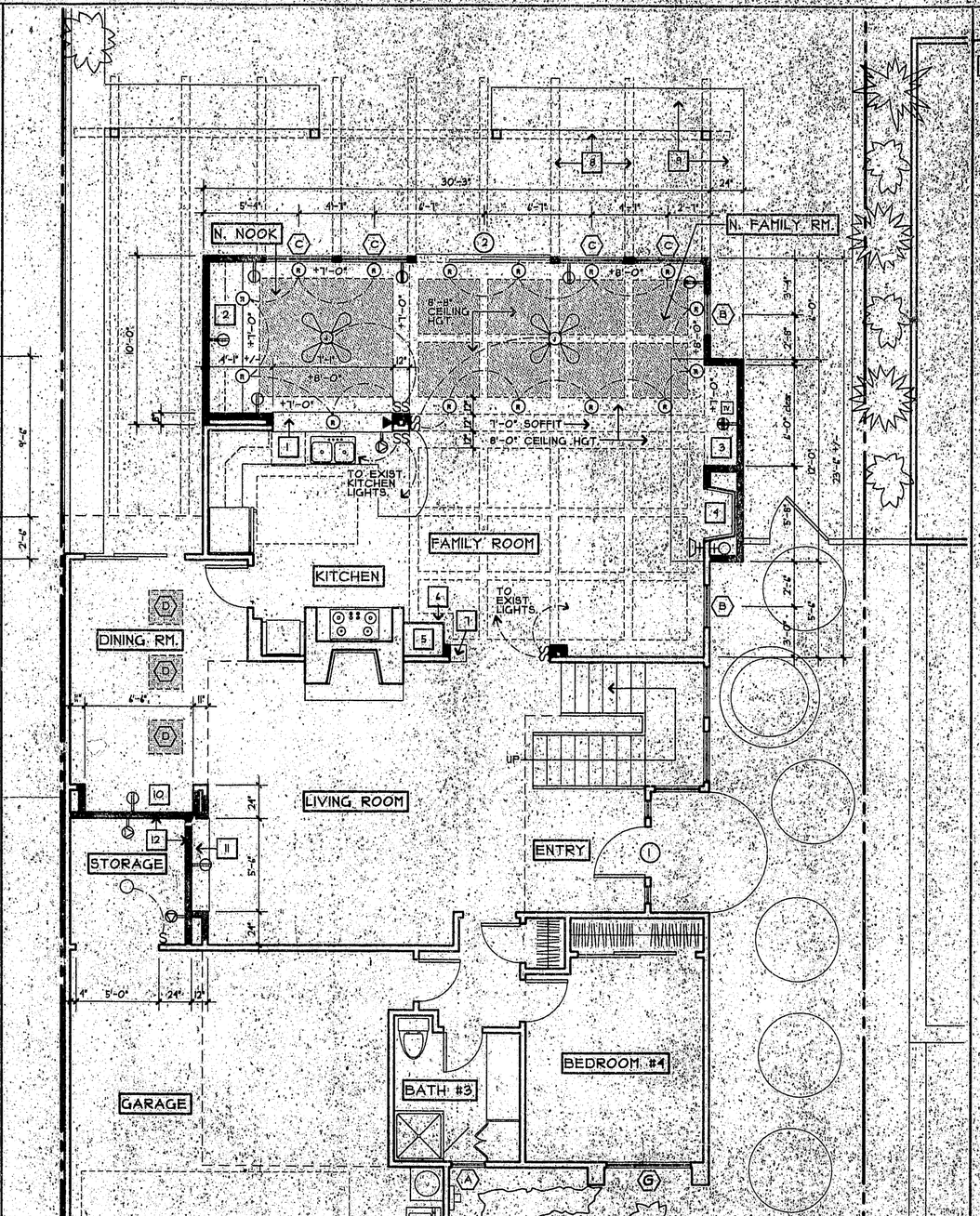
R.A. JEHEBER
DRAFTING/DESIGN CONSULTANT
410 32nd STREET, SUITE 202
NEWPORT BEACH, CA. 92663
714.723.4393 714.723.0719 FAX

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

DRAWN : R. Jeheber	CHECKED :
DATE :	
SCALE : AS NOTED	
JOB NO. : 9746	
SHEET A-1	
OF SHEETS	

POOR QUALITY DOCUMENT





SMOKE DETECTOR NOTES

CARE SHALL BE EXERCISED TO ENSURE THAT THE INSTALLATION OF ALL NEW HARDWIRED SMOKE DETECTORS WILL NOT INTERFERE WITH THE OPERATING CHARACTERISTICS OF THE DETECTOR.

SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS OF THE BUILDING OR BE INTERCONNECTED.

SMOKE DETECTORS SHOULD BE LOCATED NOT CLOSER THAN THREE FEET FROM HEATING AND COOLING UNITS TO ENSURE THAT THE AIR ISSUING FROM SUPPLY VENTS WILL NOT BLOW THE SMOKE AWAY.

THE CONTRACTOR SHALL PROVIDE A SMOKE DETECTOR IN EACH ROOM USED FOR SLEEPING CENTRALLY LOCATED IN THE WALL OR CEILING IN CORRIDORS PROVIDING ACCESS TO EACH SEPARATE SLEEPING AREA, EACH FLOOR OR BASEMENT LEVEL AND IN CLOSE PROXIMITY TO THE STAIRWAY.

SMOKE DETECTORS ARE REQUIRED IN EXISTING DWELLINGS WHEN AN ADDITION, ALTERATION OR REPAIR TO A GROUP R OCCUPANCY EXCEEDS $1000.00. THE SMOKE DETECTOR MAY BE A BATTERY OPERATING TYPE IN EXISTING CONSTRUCTION. THE SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING WIRING SYSTEM IN ALL NEW CONSTRUCTION AND SHALL HAVE A BATTERY BACK UP.

PLAN NOTES

1. NEW 42" TALL BY 14" WIDE BREAKFAST BAR TYPE COUNTER TOP TO MATCH EXISTING. FIELD VERIFY EXISTING AND PROVIDE OWNERS WITH SAMPLE BEFORE ORDERING.
2. NEW BUILT-IN TYPE WOOD BASE CABINET TO MATCH EXIST. KITCHEN CAB. CABINET MAKER TO PROVIDE SHOP DRAWINGS FOR OWNERS APPROVAL BEFORE ORDERING.
3. NEW 6'-0" WIDE BY 1'-0" TALL MEDIA COMPARTMENT. CHECK WITH OWNERS FOR THEIR REQUIREMENTS.
4. NEW "SUPERIOR" RD-4300 WOOD BURNING FIREPLACE SYSTEM OR EQUAL, I.C.B.O. № 2469
5. NEW WOOD PANTRY TO MATCH EXISTING KITCHEN CABINETS. CABINET MAKER TO PROVIDE SHOP DRAWINGS FOR OWNERS APPROVAL BEFORE ORDERING.
6. MODIFY THE EXISTING SOFFITS AROUND THE NEW PANTRY CABINET.
7. NEW 12" SQUARE LOW WALL WITH TOP AT 42" ABOVE FINISH FLOOR, TOP SHALL BE DRYWALL WITH BULL NOSE FINISH TO MATCH EXISTING.
8. EXISTING PATIO COVER STRUCTURE TO BE MODIFIED TO THE NEW ADDITION AREA'S. SEE FRAMING PLANS.
9. EXISTING LANDSCAPING AREA'S TO REMAIN.
10. 6'-6" CLEAR SPACE FOR DINING ROOM BUFFET.
11. NEW WOOD BASE BUILT-IN TYPE CABINETS. OWNER TO PROVIDE SPEC'S FOR CONTRACTOR. CABINET MAKER TO PROVIDE SHOP DRAWINGS.
12. PROVIDE ONE LAYER OF 5/8" THICK TYPE "X" GYPSUM BOARD AT WALLS AND CEILINGS COMMON TO LIVING SPACE FOR A ONE HOUR FIRE RATING.

ELECTRICAL LEGEND

DUPLEX OUTLET • 12" U.N.O.	C	CEILING MOUNT EXHAUST FAN	
1/2 SWITCHED DUPLEX OUTLET	G	SMOKE DETECTOR	
FOURPLEX OUTLET • 12" U.N.O.	E	CHIMES	
DUPLEX OUTLET WITH G.F.I.	P	DOORBELL PUSH BUTTON	
220 VOLT RANGE OUTLET		TELEPHONE JACK • 12" U.N.O.	
DISHWASHER OUTLET WITH G.F.I.		COMPUTER MODEM OUTLET	
FLOOR MOUNTED OUTLET		CABLE TELEVISION OUTLET	
WALL SWITCH • 42" U.N.O.	S	THERMOSTAT	T
3 WAY WALL SWITCH • 42" U.N.O.	S_3	N. NATURAL GAS OUTLET	
WALL SWITCH WITH DIMMER	S_D	GAS FIREPLACE LIGHTER KEY	
SURFACE MOUNT LIGHT FIXTURE		HOSE BIBB	
RECESSED CEILING LIGHT FIXTURE		HOT/COLD WATER STUB-OUT	
BRACKET LIGHT FIXTURE • 72"		JUNCTION BOX	
FLUORESCENT LIGHT FIXTURE		GARAGE DOOR OPENER	

NEW WALL LEGEND

NEW 2 x 4 WOOD STUDS AT 16" O.C. WITH R-13 INSULATION AT ALL EXTERIOR WALLS ARE SHOWN SHADED.

EXISTING 2 x WOOD STUD PARTITIONS TO REMAIN. VERIFY NEW PAINT COLOR AND TEXTURE W/ THE OWNERS.

DEC 23 1997

CITY OF IRVINE
BUILDING & SAFETY DIVISION

REVISIONS	BY
1 PD COMMENTS 12-23-97	PM

R.A. JEHEBER
DRAFTING/DESIGN CONSULTANT
410 32nd STREET, SUITE 202
NEWPORT BEACH, CA. 92663
714.723.4393 714.723.0719 FAX

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

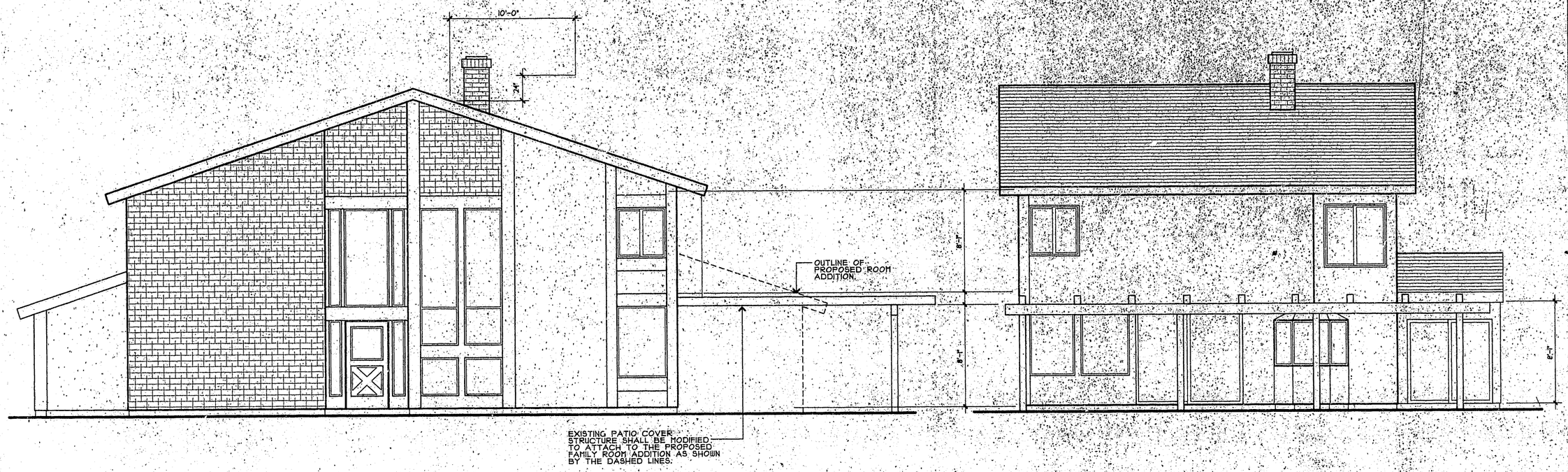
DRAWN: R. Jeheber	CHECKED:
DATE:	
SCALE:	AS NOTED
JOB NO.:	9744
SHEET	A-2
OF	SHEETS

EXISTING SECOND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

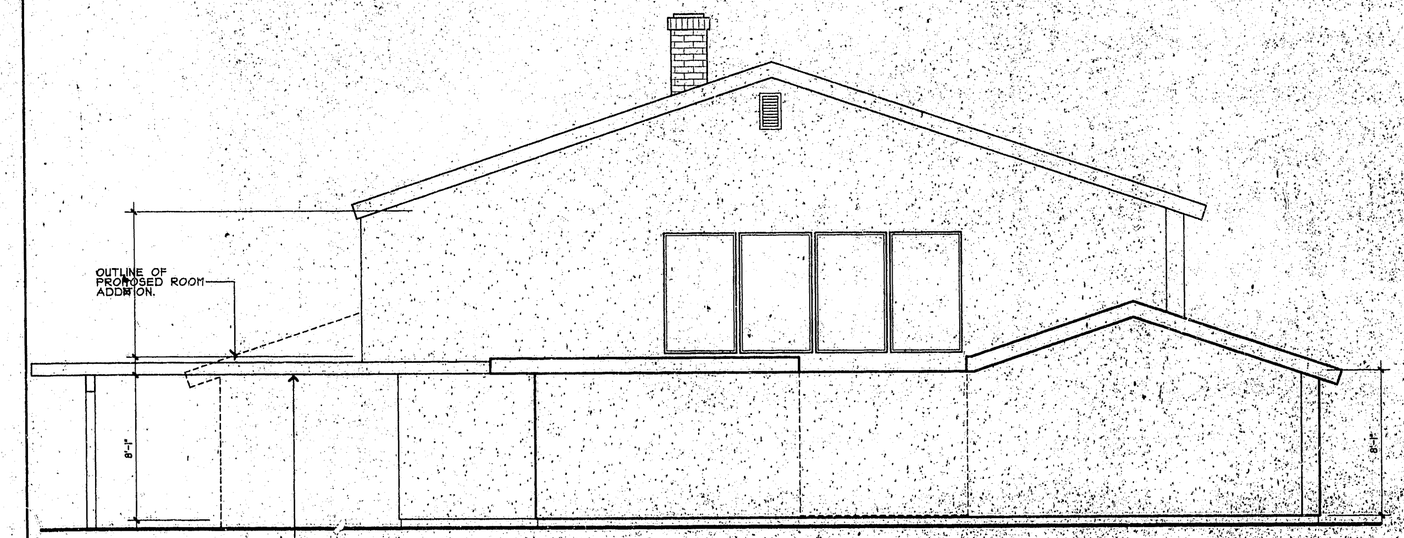
SCALE: 1/4" = 1'-0"

POOR QUALITY DOCUMENT



EXISTING RIGHT ELEVATION

EXISTING REAR ELEVATION



CITY OF IRVINE
BUILDING & SAFETY DIVISION
DEC 23 1997

EXISTING LEFT ELEVATION

EXISTING FRONT ELEVATION

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

REVISIONS	BY
HOME OWNER ASSOC. REVISIONS INCL. ADDED LANTERN NOTES	ROD.
CITY REVISIONS, CARPET CRAWL DRIVE, ROOF MEMT. DOOR DEC. 11, 97	ROD.
BUILDING DEPT. COMMENTS DEC. 23rd 1997	ROD.

R.A. JEHEBER
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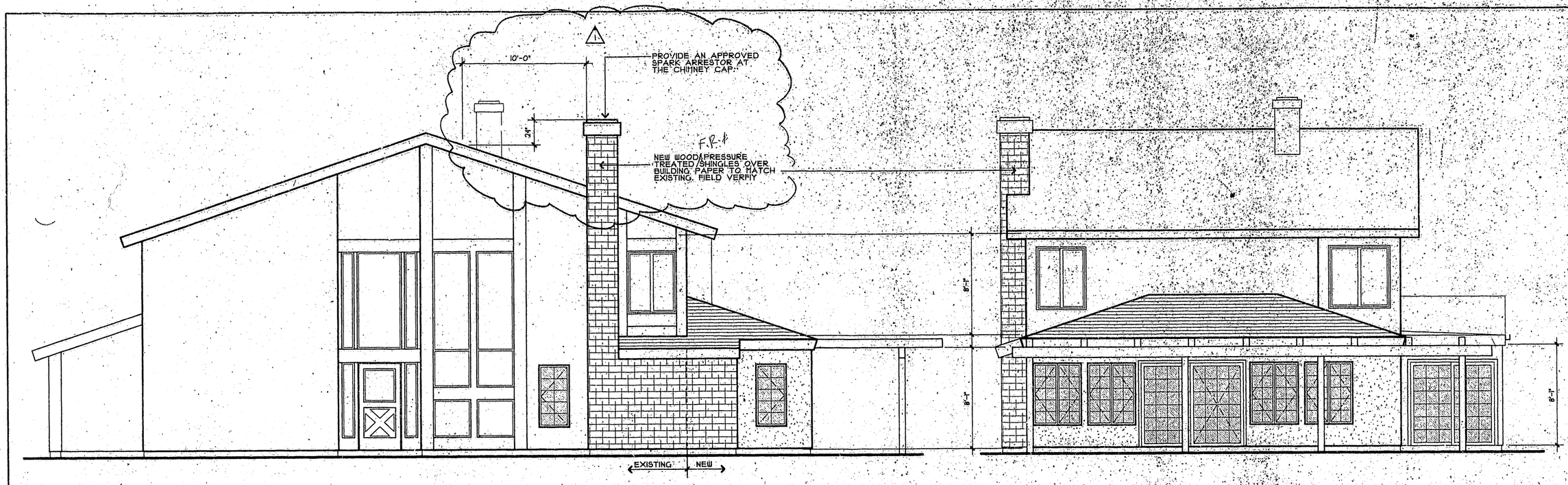
THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

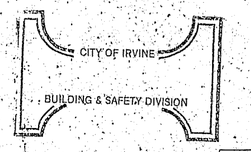
DRAWN : R. Jeheber	CHECKED :
DATE :	
SCALE : 3/8" = 1'-0"	
JOB NO. : 9714	
SHEET	A-3
OF SHEETS	

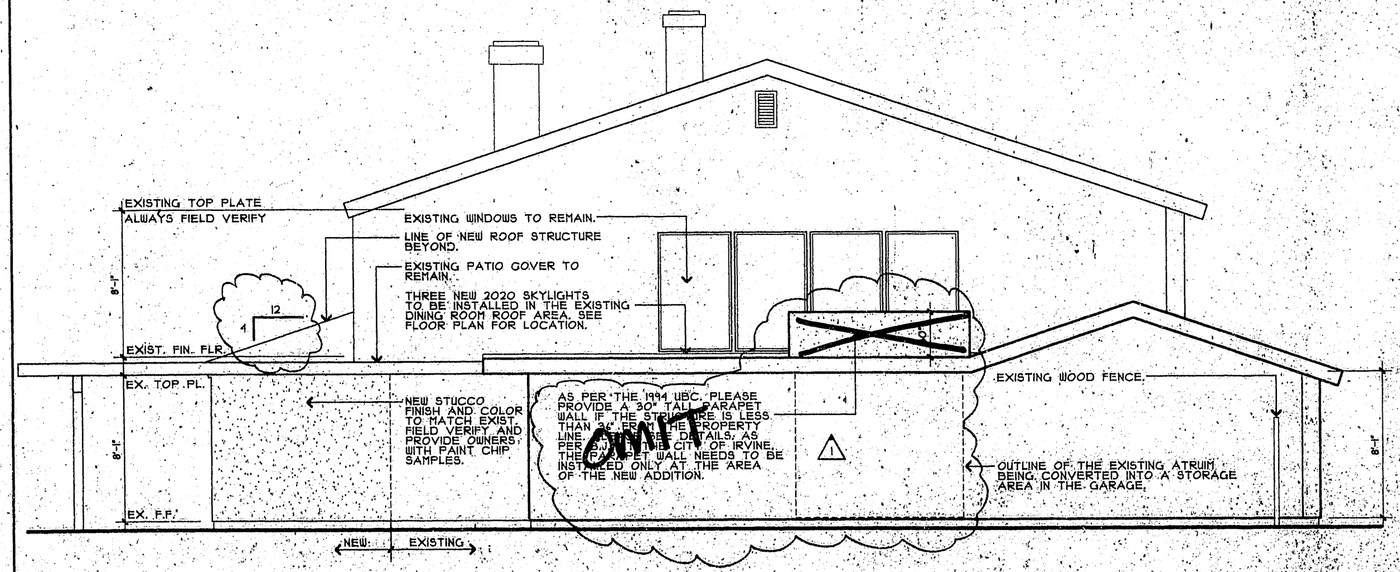
POOR QUALITY DOCUMENT



PROPOSED RIGHT ELEVATION

PROPOSED REAR ELEVATION





PROPOSED LEFT ELEVATION

PROPOSED FRONT ELEVATION

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

DEC 2 3 1997

REVISIONS	BY
HOME OWNER ASSOC. REVISIONS DEC. 1997 ADDED LADDERS NOTES.	ROD
CITY REVISIONS CANNOT GO TO THE NEXT DOOR DEC. 11 '97	ROD
1 BUILDING DEPT. CORRECTIONS DEC. 22nd 1997	ROD

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NEWPORT BEACH, CA. 92663
714.723.4393 714.723.0719 FAX

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

DRAWN	CHECKED
R. Jeheber	
DATE :	
SCALE : 3/8" = 1'-0"	
JOB NO. : 9746	
SHEET	A-4
OF SHEETS	

POOR QUALITY DOCUMENT

CERTIFICATE OF COMPLIANCE: RESIDENTIAL (Page 1 of 2) CF-1R

Project Title: GAAL REMODEL — Date: DEC 23rD 1997

Project Address: 11 BUTTERNUT LANE, IRVINE — Building Permit #: / Plan Check / Fee:

Documentation Author: ROD JEHEBER 714.723.4393 — Telephone: — Climate Zone: 7

Compliance Method (Package, Point System or Computer): PACKAGE "A"

GENERAL INFORMATION

Total Conditioned Floor Area: 300 ft²

Building Type (check one or more): ___ Single Family; ___ Multi-Family; X Addition / Existing Plus Addition

Front Orientation: ✓ North (South) East / West / All Orientations (Insert orientation in degrees and circle one)

Number of Dwelling Units: ONE

Floor Construction Type: Slab/Raised Floor (circle one or both)

BUILDING SHELL INSULATION

Component Type	Insulation R-Value	Construction Assembly U-Value	Location / Comments (attic, garage, exterior wall, etc.)
Wall			
Wall	R-13		EXTERIOR FRAME WALLS
Roof			
Roof	R-30		ATTIC
Floor			
Floor			
Slab w/gs			

FENESTRATION

Fenestration Orientation	Area (sf)	Fenestration U-Value	Shading Devices: Interior (roller blind, etc.)	Shading Devices: Exterior (shutters, etc.)	Overhang (yes / no)	Framing Type (metal, wood, vinyl)
Front ( )						
Front ( )						
Left ( )						
Left ( )						
Rear (E)	12+	1.10	BLINDS	NONE	YES	VINYL
Rear ( )						
Right (S)	25	1.10	BLINDS	NONE	YES	VINYL
Right ( )						
Skylight	12	1.10	NONE	NONE	NO	METAL
Skylight						

THERMAL MASS

Type / Covering (slab, exposed, tile, etc.)	Area (sf)	Thickness (inches)	Location / Description (kitchen, bath, etc)
TILE	300	1	NEW FAMILY ROOM

Revised March 1, 1996

CERTIFICATE OF COMPLIANCE: RESIDENTIAL (page 2 of 2) CF-1R

Project Title: — Date:

HVAC SYSTEMS

Note: Listed systems must meet requirements of the Uniform Mechanical Code, Chapter 3.

Heating Equipment Type (furnace, heat pump, etc.)	Minimum Efficiency (AFUE or HSPF)	Distribution Type and Location (roof, attic, etc.)	Duct or Piping R-Value	Thermostat Type	Heat Pump Configuration (split or package)
EXISTING	9.7	ATTIC			

Cooling Equipment Type (air conditioner, heat pump, evap. cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type	Heat Pump Configuration (split or package)
N/A					

WATER HEATING SYSTEMS

Water Heater Type	Distribution Type *	Number in System	Rated Input (kW or Btu/hr)	Tank Capacity (gallons)	Energy Factor or Recovery Efficiency	Standby Loss (%)	External Tank Insulation R-Value
N/A							

* For small gas storage water heaters (rated input of less than or equal to 75,000 Btu/hr), electric resistance, and heat pump water heaters, list Energy Factor. For large gas storage water heaters (rated input of greater than 75,000 Btu/hr), list Rated Input, Recovery Efficiency and Standby Loss.
For instantaneous gas water heaters, list rated input and recovery efficiencies.

SPECIAL FEATURES / REMARKS (Add extra sheets if necessary)

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individuals with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features / Remarks section.

Designer or Owner (per Business and Professions Code)	Documentation Author
Name: ROD JEHEBER	Name:
Title/Firm: R.A. JEHEBER DESIGN	Title/Firm: SAME AS DESIGNER
Address: 410 32nd STREET, #202 NEWPORT BEACH, CA. 92663	Address:
Telephone: 714.723.4393	Telephone:
Signature: 12.23.97 (Date)	Signature: 12.23.97 (Date)

Enforcement Agency

Name:
Title:
Agency:
Telephone:
(signature / stamp) (date)

Revised March 1, 1996

DOOR SCHEDULE

⊙	SIZE	THICK	TYPE	GLAZING	MANUFACTURER	MODEL NUMBER	REMARKS	QTY
1	6'-0" X 6'-8"		PATIO SLIDER	DUAL	"WEATHER SHIELD" MFG.	5 - 8	TEMPERED GLASS PLEASE.	1
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								

WINDOW SCHEDULE

⬡	SIZE	FRAME	TYPE	GLAZING	MANUFACTURER	MODEL NUMBER	REMARKS	QTY
A	2'-0" X 2'-0"	VINYL	CASEMENT	DUAL	"WEATHER SHIELD" MFG.	II-2020	NEW WINDOWS IN THE EXISTING BATHROOMS	2
B	2'-8" X 5'-0"	VINYL	CASEMENT	DUAL	"WEATHER SHIELD" MFG.	II-2854		2
C	4'-0" X 5'-0"	VINYL	CASEMENT	DUAL	"WEATHER SHIELD" MFG.	21-2054	BEFORE TEMPERED GLASS AT WINDOWS THAT ARE NEXT TO THE PATIO SLIDER DOORS.	1
D	2'-0" X 2'-0"	VINYL	SKYLIGHT	DUAL	"BRISTOLITE" SKYLIGHTS	ALV 2222	I.C.B.O. No: 2469	3
E	5'-0" X 4'-0"	VINYL	SLIDE/BY	DUAL	"WEATHER SHIELD" MFG.	26X40#	REMOVE AND REPLACE EXISTING WINDOWS W/ NEW OF SAME SIZE. FIELD VERIFY B4 ORDER'G	1
F	4'-0" X 4'-0"	VINYL	SLIDE/BY	DUAL	"WEATHER SHIELD" MFG.	32X48	REMOVE AND REPLACE EXISTING WINDOWS W/ NEW OF SAME SIZE. FIELD VERIFY B4 ORDER'G	1
G	5'-0" X 5'-0"	VINYL	CASEMENT	DUAL	"WEATHER SHIELD" MFG.	26X48	REMOVE AND REPLACE EXISTING WINDOWS W/ NEW OF SAME SIZE. FIELD VERIFY B4 ORDER'G	1
H								
J								
K								
L								
M								
N								
P								
Q								

CITY OF IRVINE
BUILDING & SAFETY DIVISION

FINISH SCHEDULE

ROOM NAME	FLOORING	BASE	WALLS MAT'L	WALLS FINISH	CEILINGS MAT'L	CEILINGS FINISH	HGT.	REMARKS
NEW NOOK	TILE PAVERS	MATCH EXISTING				→	VARIES	VERIFY ALL NEW FINISHES WITH OWNERS FIRST.
NEW FAMILY ROOM	TILE PAVERS	MATCH EXISTING				→	VARIES	VERIFY ALL NEW FINISHES WITH OWNERS FIRST.
NEW STORAGE ROOM	CONCRETE	NONE	5/8" TYPE "X" G. BD.	MATCH EXISTING		→		

DEC 23 1997

REVISIONS	BY
HOME OWNER ASSOC. REVISIONS DEC. 2nd '97 ADDED LAWYERS NOTES.	ROD
CITY REVISIONS. CAN'T INSTALL GATE THE PROP. NEXT DOOR. DEC. 11, '97	ROD
BUILDING DEPT. COMMENTS DEC. 23rd '97	JD

R.A. JEHEBER
DRAFTING/DESIGN CONSULTANT
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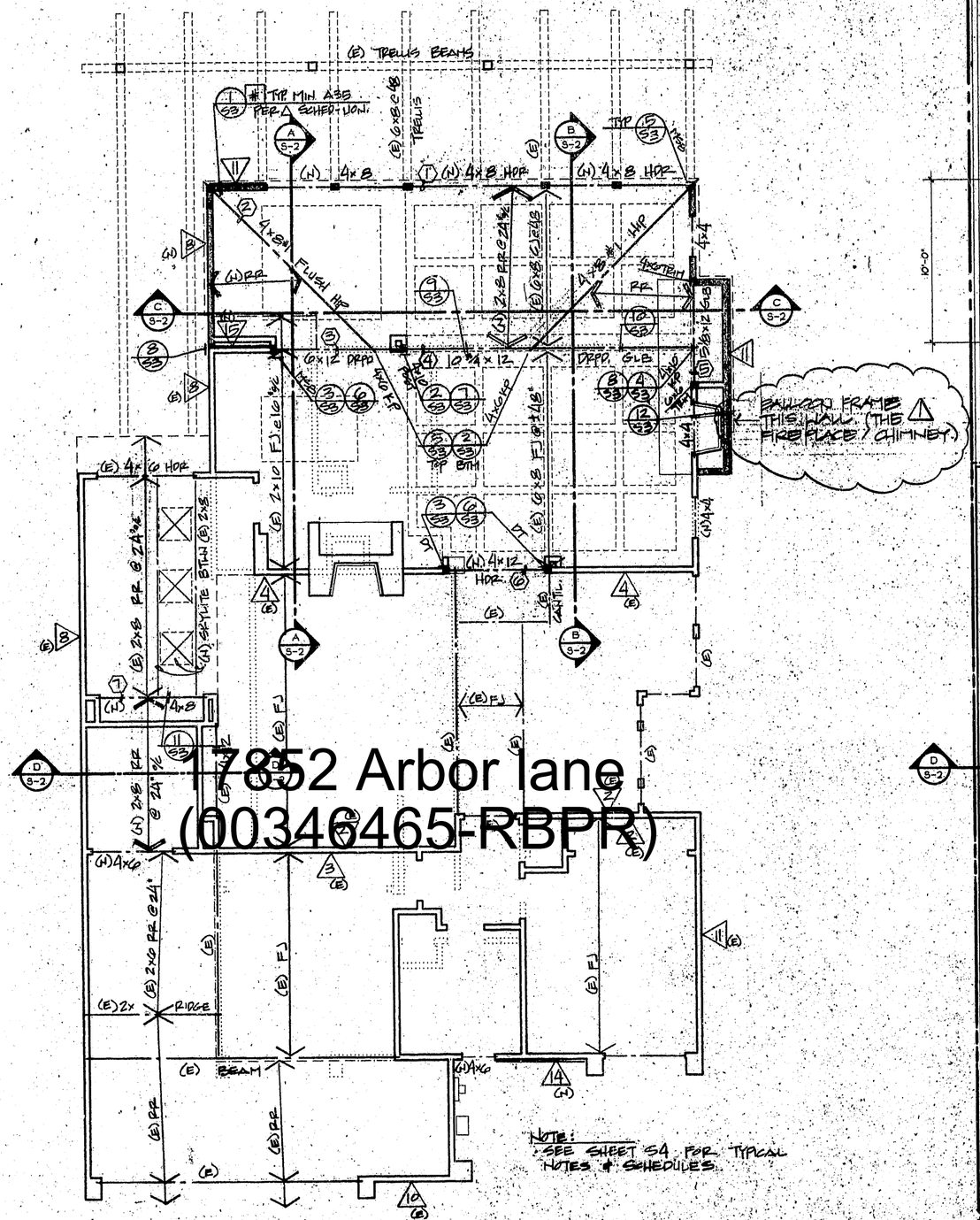
NEWPORT BEACH, CA. 92663
714.723.4393 714.723.0719 FAX

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

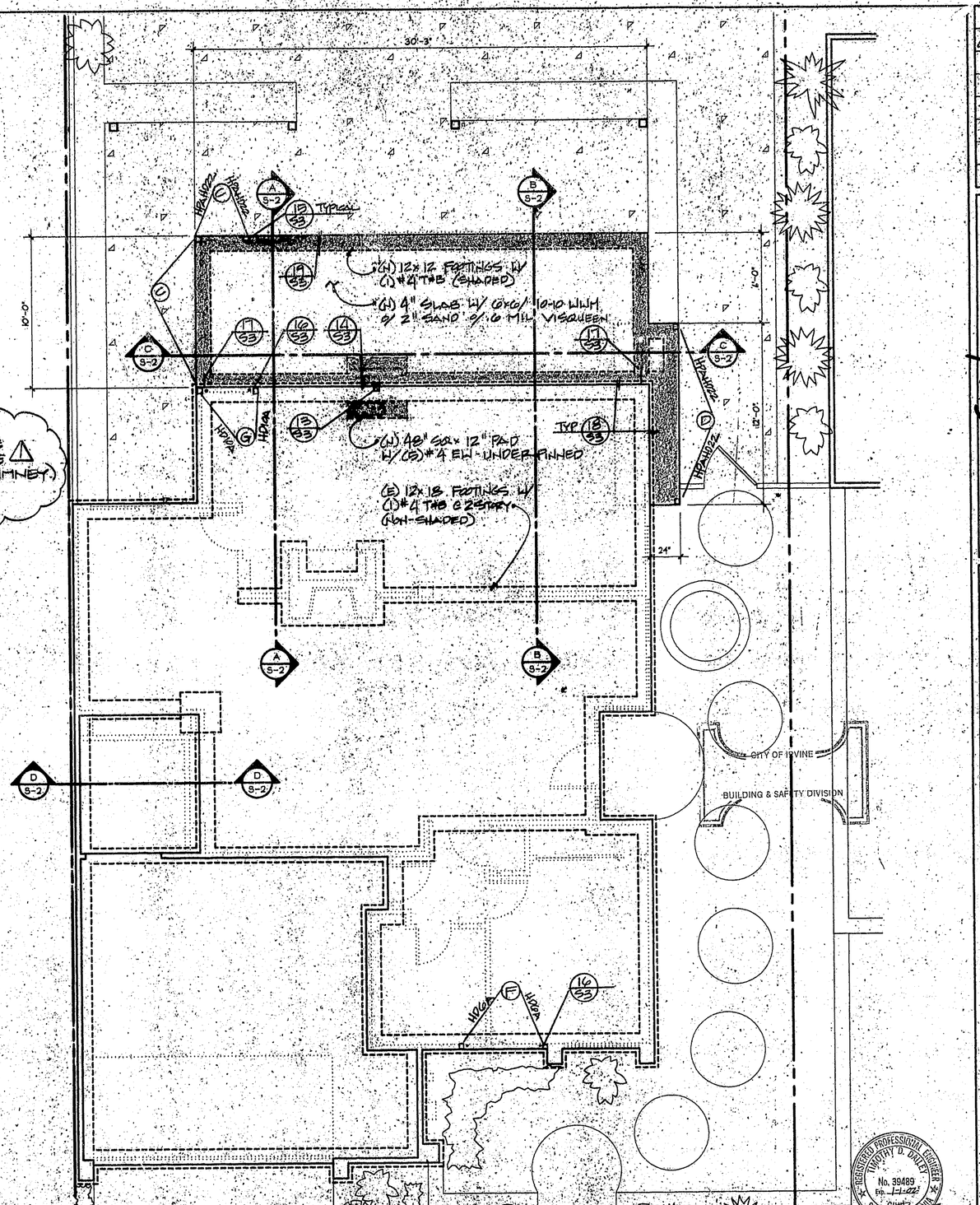
DRAWN :	CHECKED :
DATE :	
SCALE : 3/8" = 1'-0"	
JOB NO. : 9746	
SHEET A-5	
OF SHEETS	

POOR QUALITY DOCUMENT

17852 Arbor lane
(00346465-RBPR)



EXISTING / PROPOSED FRAMING PLAN



EXISTING / PROPOSED FOUNDATION PLAN

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

REGISTERED PROFESSIONAL ENGINEER TIMOTHY D. DOLLEY No. 39489 Exp. 12-31-97 CIVIL STATE OF CALIFORNIA

12/24/97

Timothy D. Dolley, RCE 39489, is responsible only for those portions of the structural calc's calculations were performed by. The Drawings have been reviewed to verify that the calculations are reflected herein

DEC 23 1997

REVISIONS	BY
1 BP COMMENTS 12-22-97	

R.A. JAEGER
DRAFTING/DESIGN CONSULTANT
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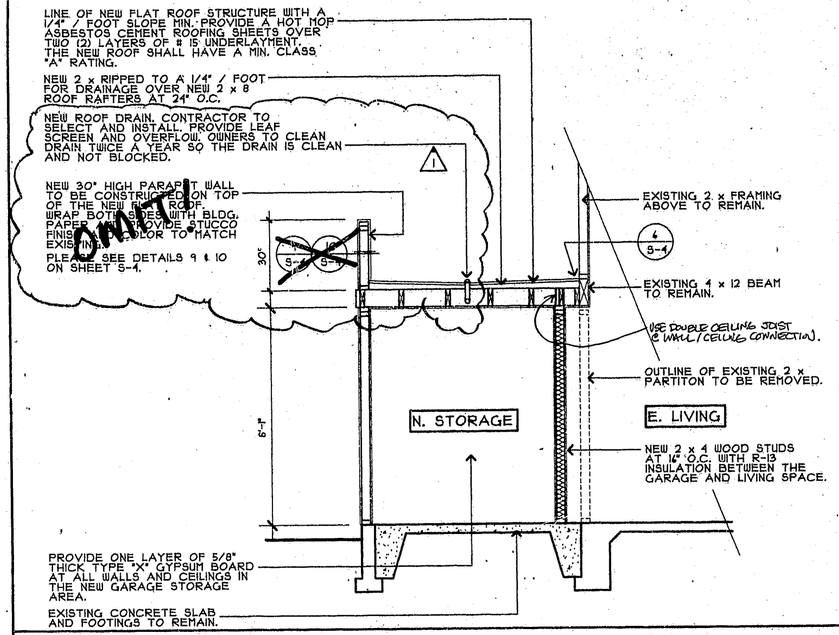
714.723.4393 714.723.0719 FAX

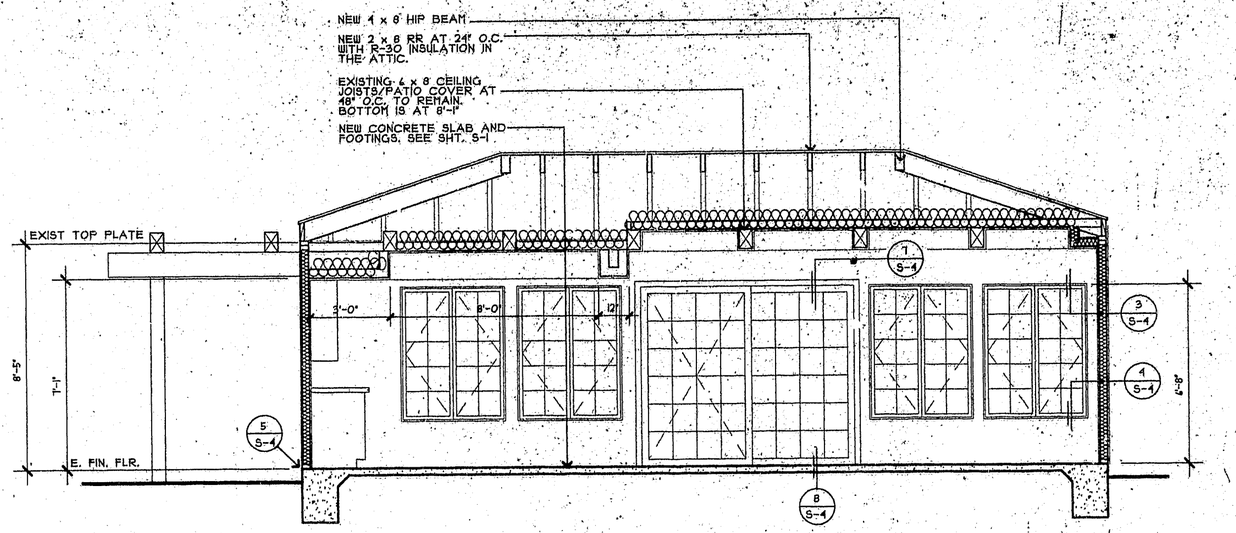
THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

DRAWN : dde 497628	CHECKED :
DATE :	
SCALE :	AS NOTED
JOB NO. :	
SHEET	S-1
OF	SHEETS

POOR QUALITY DOCUMENT



SECTION "D"



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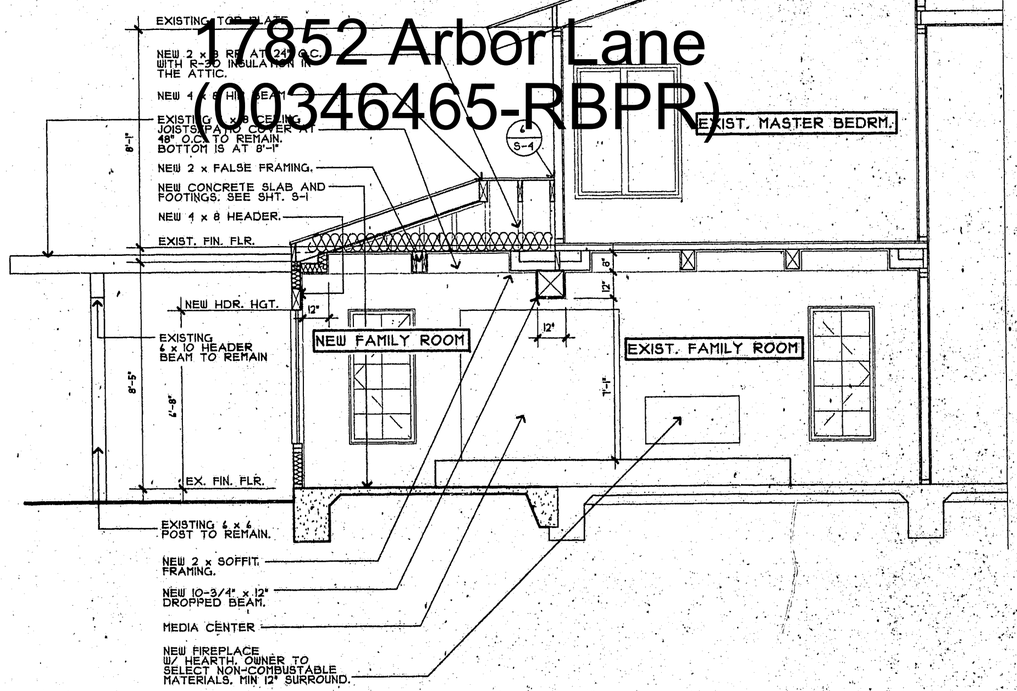

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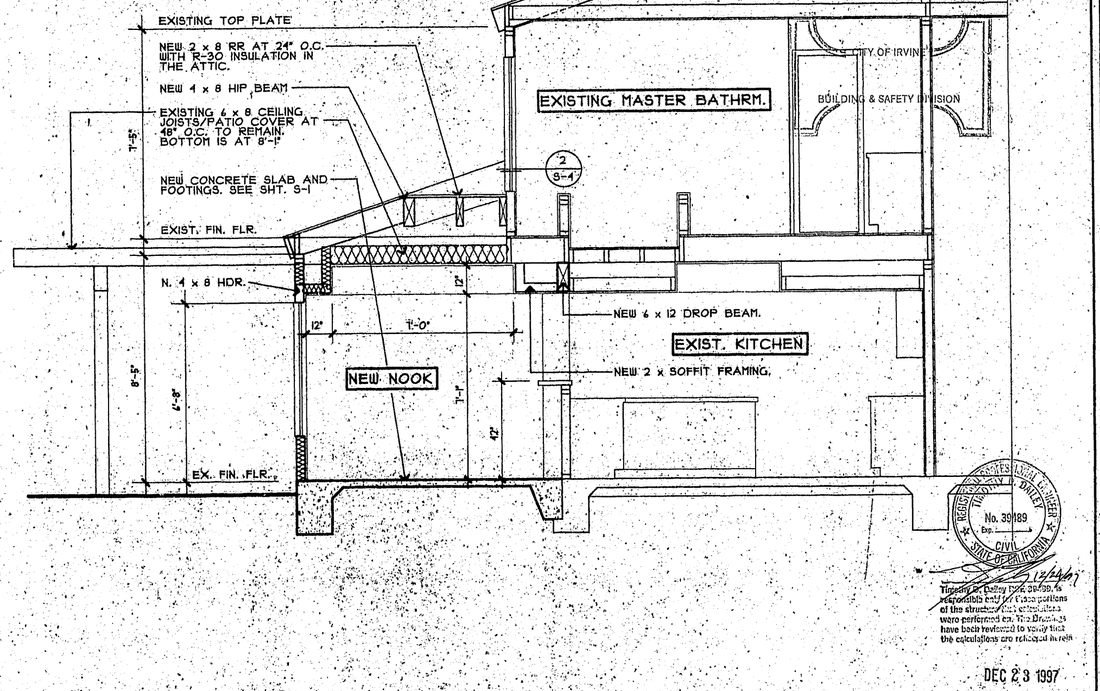

SECTION "A"

17852 Arbor Lane
(00346465-RBPR)

REVISIONS	BY
MOVE OWNER ASSOC. REVISIONS ON SHT. ADDED LAWYERS NOTES.	ROD
CITY REVISIONS. CANNOT DRAIN INTO THE PLANT NEXT DOOR. DEL. FL 1"	ROD
1 BUILDING DEPT. CORRECTIONS DEC. 23rd 1997	ROD

R.A. JEHEBER
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NEWPORT BEACH, CA. 92663
714.723.4393 714.723.0719 FAX

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

DRAWN : R. Jeheber	CHECKED :
DATE :	
SCALE : 3/8" = 1'-0"	
JOB NO. : 9746	
SHEET	S-2
OF	SHEETS

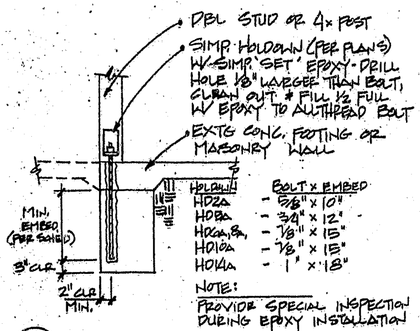
No. 30189 Exp. 6-30-99 CIVIL STATE OF CALIFORNIA

12/24/97

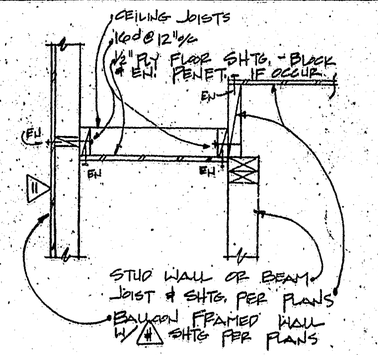
Virginia A. Bailey DBA 2BBB, is responsible only for those portions of the structural calculations were performed by. The Drawings have been reviewed to verify that the calculations are reflected herein

DEC 23 1997

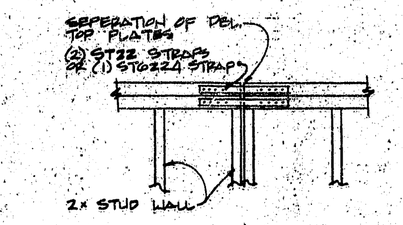
POOR QUALITY DOCUMENT



(10) HOLDOWN @ EXTG. FOOTING



(12) SHEAR TRANSFER



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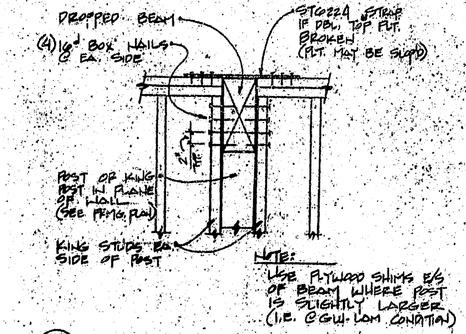

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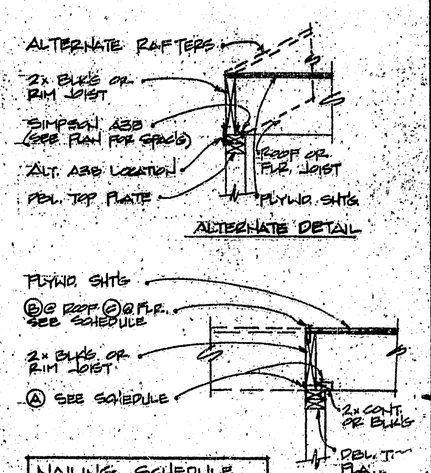
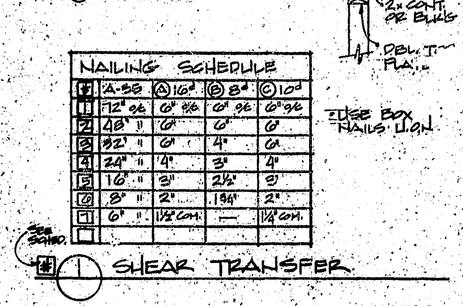


NAILING SCHEDULE				
	A-35	Ⓐ 16d	Ⓑ 8d	Ⓒ 10d
	12" o/c	6" o/c	6" o/c	6" o/c
	48" "	6"	6"	6"
	32" "	6"	4"	6"
	24" "	4"	3"	4"
	16" "	3"	2½"	3"
	8" "	2"	1¾"	2"
	6" "	1½" CTR.	—	1½" CTR.



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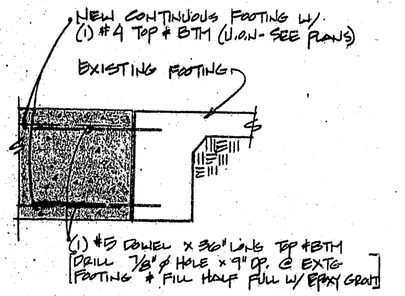
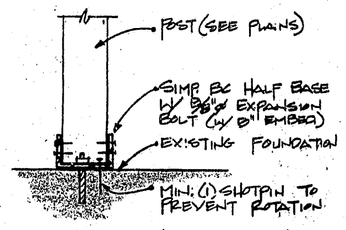


(17) NEW FOOTING TO EXISTING



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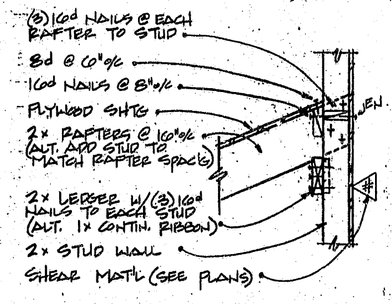

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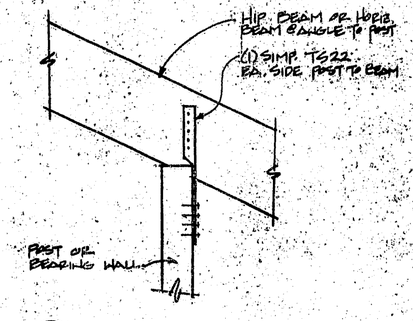

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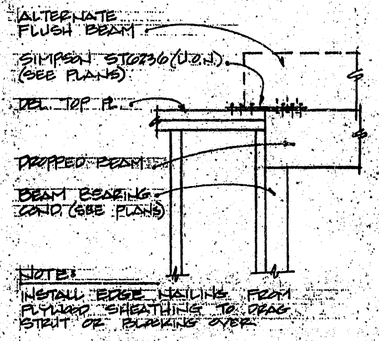

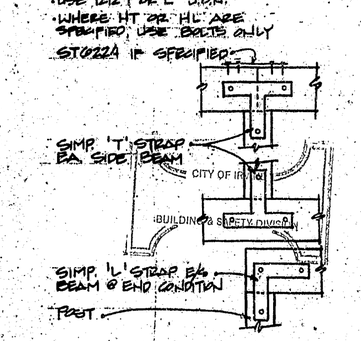

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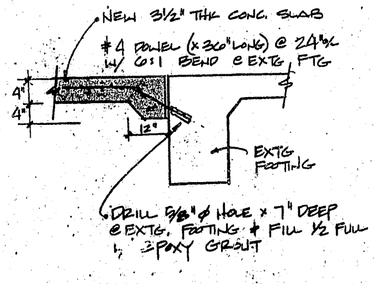

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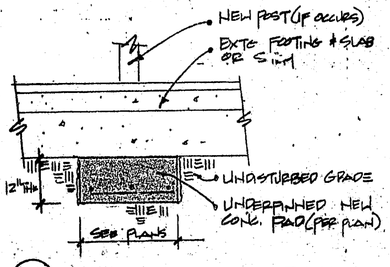

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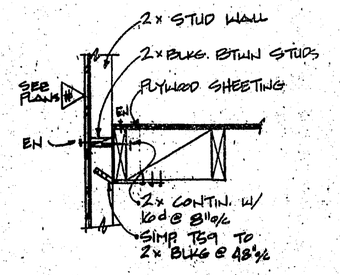

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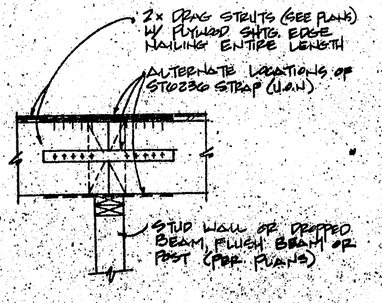

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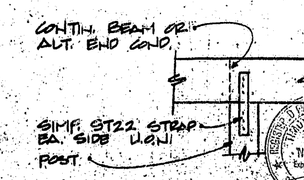

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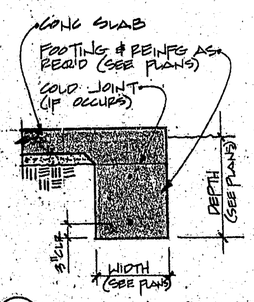

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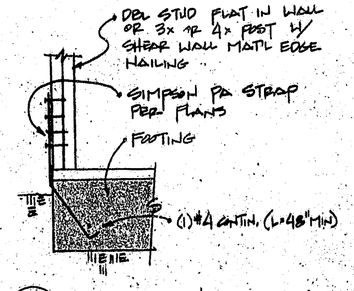
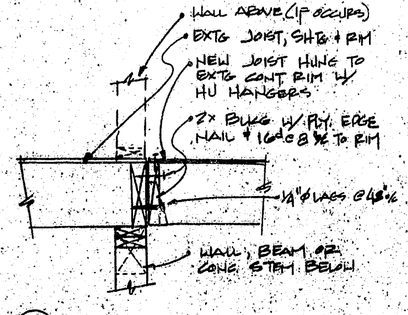


(15) HOLDOWN ANCHOR



(11) EXTG/NEW JOISTS

REVISIONS | BY

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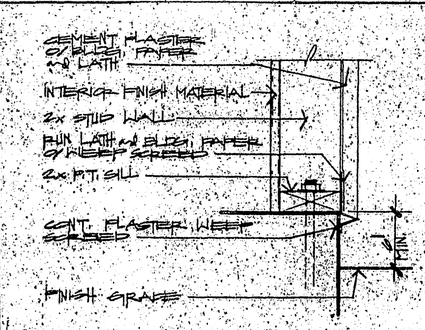
NEWPORT BEACH, CA. 92663
714.723.4393 714.723.0719 FAX

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

DRAWN: dde 97628	CHECKED:
DATE:	
SCALE: AS NOTED	
JOB NO.:	
SHEET	S-3
OF SHEETS	

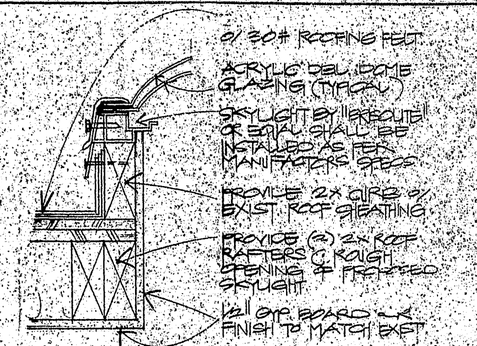
POOR QUALITY DOCUMENT



weep screed

scale: 1½" = 1'-0"

5



SKYLIGHT DETAIL

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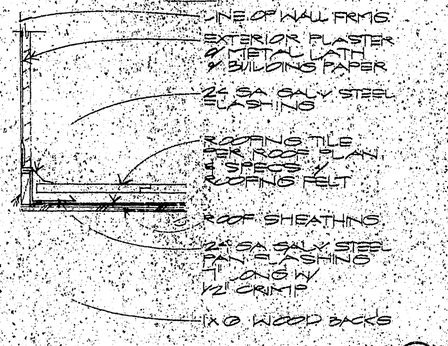
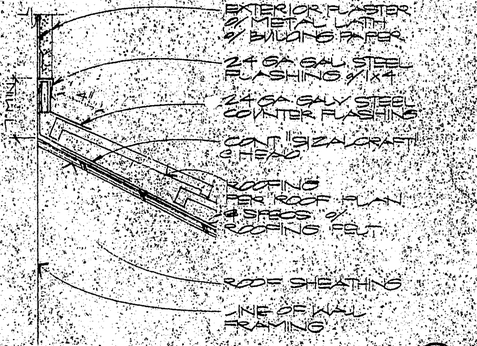


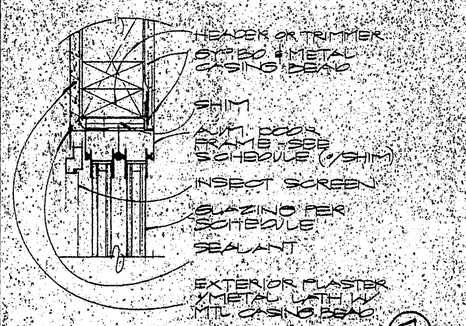
RAKE - ROOF TO WALL 1½"=1'-0"

6



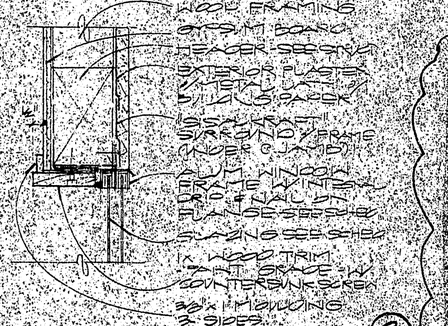
ROOF TO WALL 1½"=1'-0"

2



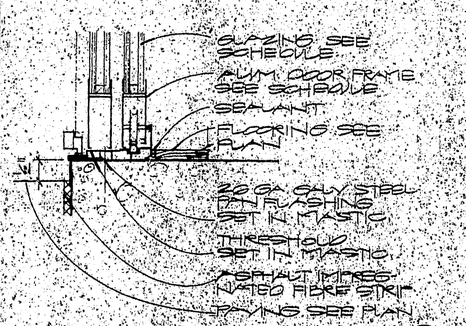
SLIDER HEAD 3"=1'-0"

7



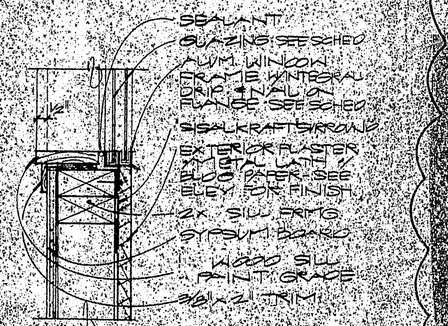
WINDOW HEAD (CASED) 3"=1'-0"

3



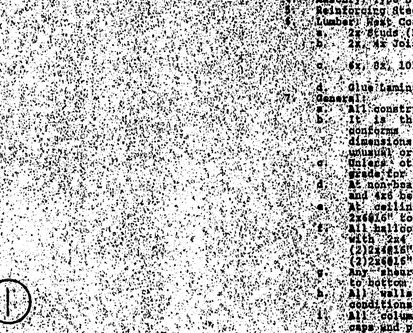
SLIDER THRESHOLD 3"=1'-0"

8



WINDOW SILL 3"=1'-0"

4



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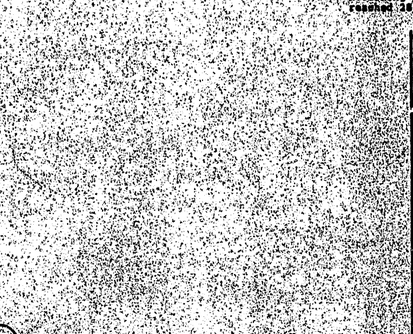


10

SPECIFICATIONS:

1. Uniform Building Code Edition: 1991 UBC
2. Soil Bearing: 1500 psf (ASSUMED)
3. Concrete (at 28 days): Foundation = 2500 psi (unInspected)
4. Masonry: Type S mortar; Grade N concrete blocks
5. Reinforcing Steel: #4 and smaller grade 40; #5 and larger grade 60
6. Lumber: West Coast Douglas Fir,
   a. 2x Studs (DF #2) - Fb=875psi/1000psi, Fv=95psi, E=1,600,000psi
   b. 2x, 4x Joists and Beams (DF#2) - Fb=475/1000, Fv=95, E=1,600,000
      (DF#1) - Fb=1000/1150, Fv=95, E=1,700/1,800
   c. 6x, 8x, 10x Beams (DF#1) - Fb=1350psi, Fv=85psi, E=1,600/1,800ksi
      (Select/Struct.) - Fb=1600, Fv=85, E=1,600,000
   d. Glue Laminated (24F-V8 DF/DF) - Fb=2400psi, Fv=165, E=1,800,000
7. General:
   a. All construction shall conform to the Uniform Building Code.
   b. It is the contractors responsibility to insure that construction conforms to the calculations. Contractor shall field verify all dimensions prior to construction. Any field conditions found to be unusual or not addressed shall be reported to this engineer.
   c. Unless otherwise noted, use DF#2 grade for 2x, 4x lumber and DF#1 grade for 6x, 8x beams.
   d. At nonbearing headers not specified, use 4x4 beams up to 3'-0" spans, and 4x6 beams to 10'-0" spans.
   e. At ceiling joist not specified, use 2x6@16"o.c. up to 10' span, use 2x8@16" to 15' spans, and 2x10@16" to 22' spans.
   f. All balloon framed stud walls not otherwise specified shall be framed with 2x4 #2 studs @ 16"o.c for 10'0" max hgt. (2x4@12"oc. to 12' hgt. (3)2x4@16" o.c. to 14' hgt. 2x6@16" to 16'6" hgt. 2x6@12 to 18' hgt. and (2)2x6@16" to 22' hgt.
   g. Any shear wall sheathing specified shall extend continuous from top to bottom plate. Studs shall be spaced a maximum 16"o.c.
   h. All walls and posts shall have double joists below at parallel conditions and 2x blocking below at perpendicular conditions.
   i. All columns and posts shall be installed with ICBO approved column caps and post anchors or as specified (Simpson or equal).
   j. Use Simpson HU hangers (or equal) unless otherwise noted.
   k. Retaining walls must not be backfilled until concrete and mortar has reached 28 day strength.

SHEAR WALL SHEATHING SCHEDULE

	Wall Sheathing	Sole Plate Nailing 2.5d common	16d box	A35 (1) (2) (3) min	
1	1x 6" diagonal sheathing	4"o.c.	3"o.c.	-	-
2	1/2" drywall with 5d cooler nails @ 7"o.c. edge & field	16"o.c.	16"o.c.	-	-
3	5/8" drywall with 6d cooler nails @ 7"o.c. edge & field	16"o.c.	16"o.c.	-	-
4	1/2" drywall with 5d cooler nails @ 4", 4", 4" o.c.	16"o.c.	16"o.c.	-	-
5	5/8" drywall with 6d cooler nails @ 4", 4", 4" o.c.	16"o.c.	16"o.c.	-	-
6	1/2" blocked drywall w/ 5d coolers @ 4", 4", 4" o.c.	16"o.c.	16"o.c.	-	1
7	5/8" blocked drywall w/ 6d coolers @ 4", 4", 4" o.c.	16"o.c.	12"o.c.	-	1
8	7/8" stucco, paperback lath w/ 16ga. staple @ 6"o.c.	8"o.c.	6"o.c.	-	2
9	7/8" stucco, paperback lath w/ 16ga staples @ 3"o.c.	4"o.c.	3"o.c.	-	3
10	3/8" struct II plywood w/ 8d nails @ 6", 6", 12" o.c.	6"o.c.	4"o.c.	-	3
11	3/8" struct II plywood w/ 8d nails @ 4", 4", 12" o.c.	4"o.c.	3"o.c.	-	4
12	3/8" struct II plywood w/ 8d nails @ 3", 3", 12" o.c.	3"o.c.	2"o.c.	-	4
13	3/8" struct II plywood w/ 8d nail @ 2", 2", 12" o.c.**	2"o.c.	-----	-	5
14	1/2" struct I plywood w/ 10d nail @ 3,3,12" o.c.	2"o.c.	-----	-	5
15	1/2" struct I plywood w/ 10d nail @ 2,2,12" o.c. **	1 1/2"o.c.	-----	-	6

** Provide 3x framing members at adjoining panel edges with staggered nailing.

1) Where any shear material specified to both sides of wall, double up sole plate nailing.
2) Where plywood sheathing specified at each face of wall use 3x framing at adjoining panel edges if aligning each side.
3) Minimum A35's shall occur at all shear walls entire length

ROOF & FLOOR SHEATHING

Use 1/2" Struct.II CDX Roof Plywood, Panel Index (24/0) w/ 8d @ 6",6",12"o.c.(unblocked u.o.n)

ANCHOR BOLT SCHEDULE

Sym	Description	Capacity
A	1/2" dia. anchor bolt @ 72"o.c.	1068#/ft
B	1/2" dia. anchor bolt @ 48"o.c.	1602#/ft
C	1/2" dia. anchor bolt @ 32"o.c.	2398#/ft
D	1/2" dia. anchor bolt @ 24"o.c.	3196/ft
E	1/2" dia. anchor bolt @ 16"o.c.	4808/ft
F	1/2" dia. anchor bolt @ 12"o.c.	6398/ft
G	1/2" dia. anchor bolt @ 8"o.c.	9598/ft
H	3/4" dia. anchor bolt @ 8"o.c.	14368/ft
I	3/4" dia. anchor bolt @ 6"o.c.	19158/ft

Anchor Bolt Notes:
1. All anchor bolts shall be min 10" long with 7" min. embedment into first pour (u.o.n.)
2. All exterior walls shall have 1/2" dia. bolts @ 72"o.c. minimum u.o.n.
3. All interior walls shall have Ramset #3348 shotpins (or equiv.) @ 36"o.c.@ bearing walls and 48"o.c.@ non-bearing walls
4. 5/8" dia. expansion bolts (6" embedment) may replace 1/2" dia. anchor bolts at a 1:1 ratio.

SYMBOL LEGEND

SYM.	DESCRIPTION
(#)	BEAM CALCULATION NUMBER
A	SHEAR MATERIAL PER SCHED W/ MIN. A35 PER SCHED (#)
(#)	ANCHOR BOLTS PER SCHED
P#	PAD SIZE PER SCHEDULE
	JOIST DIRECTION & EXTENT
	BEARING WALL W/ SOLID BLKG
	NON-BEARING HOLD 12"SLD W/SHT
	EXTG. FRAMING OR CEILING JOIST
	EXTG. FRAMING TO BE REMOVED
(H)	DESIGNATES NEW FRAMING
(E)	EXISTING "
(#/S3)	STRUCTURAL DETAIL PER SHT S3

TYPICAL FRAMING NOTES / DEFINITIONS

"	Align with post, beam or wall above.
A35	Simpson framing clip as specified on plans and detail 1, shall be installed continuous over entire wall, usually but not always over line of shear material specified on BFW, run FH continuous to upper top plate.
ADDIT.	Building Additions to existing structures assume existing framing and foundations are as shown, notify engineer of any discrepancy.
BFW	Balloon framed wall, per Specification item 7f unless otherwise noted. All walls shall be framed with continuous studs from a horizontal diaphragm, even if BFW is not specified, if shear material specified on BFW, run FH continuous to upper top plate.
CALIF FRMG	Felse framing over structural roof, continuous plywood and shear sheathed shall be provided with 2x6 rafters @ 24"o.c. with maximum 8'0" span, blocking as required to lower structural roof.
D.F.	Douglas Fir Latch lumber grade. See spec's item 6.
D.F.	Deck joist to be sloped or ft end 1/8" x 1'0". Do not notch unless otherwise noted on plans. BUILDING & SAFETY DIVISION
D/S	Drag strut, nail sheathing to this member with 8d @ 4"o.c. (u.o.n.)
D.T.	Double 2 x trimmers
F.H.	Full height, extend sheathing to upper plywood diaphram.
FLUSH	Align top of beam with top of adjacent joists. Provide Simpson HU hangers at all perpendicular members to flush beam (u.o.n.)
FLUSHUP	Bottom of beam to align with bottom of adjacent joists. Provide shear transfer blocking at plywood sheathing as required.
GLB.	Glue-laminated beam (glu-lam) shall have standard camber (based on a standard 2000 radius), or approx. 1/8" for a 10'0" span. Use specs item 6d for lumber grade. Provide AITC certificate prior to erection.
H.D.	Denotes Simpson holdown p/ plans. All holdowns shall be tied in place prior to foundation inspection.
K.P.	King post, extend to beam below.
K.S.	King stud, adjacent to trimmer.
MSB.	Multiple studs, built to match beam width.
OSB	Oriented strand board of the same type and thickness of plywood sheathing specified herein may be used if desired.
P.C.	Steel pipe columns of standard weight (u.o.n.)
POST	Post width shall match width of beam its supporting(non), and may be broken at ceiling with solid blocking, but must be continuous at BFW.
RETAIN	Retaining walls directly attached to the building shall be backfilled, and fully cured, before the attachment of any framing, if, Retaining heights indicated are assumed, and engineer shall be notified if additional conditions occur and not reflected herein.
SLBNTER	Specifies additional layer of 1 x 4 tipped joist and plywood sheathing over lower continuous attaching to plywood diaphram
U.O.N.	Unless Otherwise Noted

DEC 23 1997

REVISIONS	BY
12-22-97	

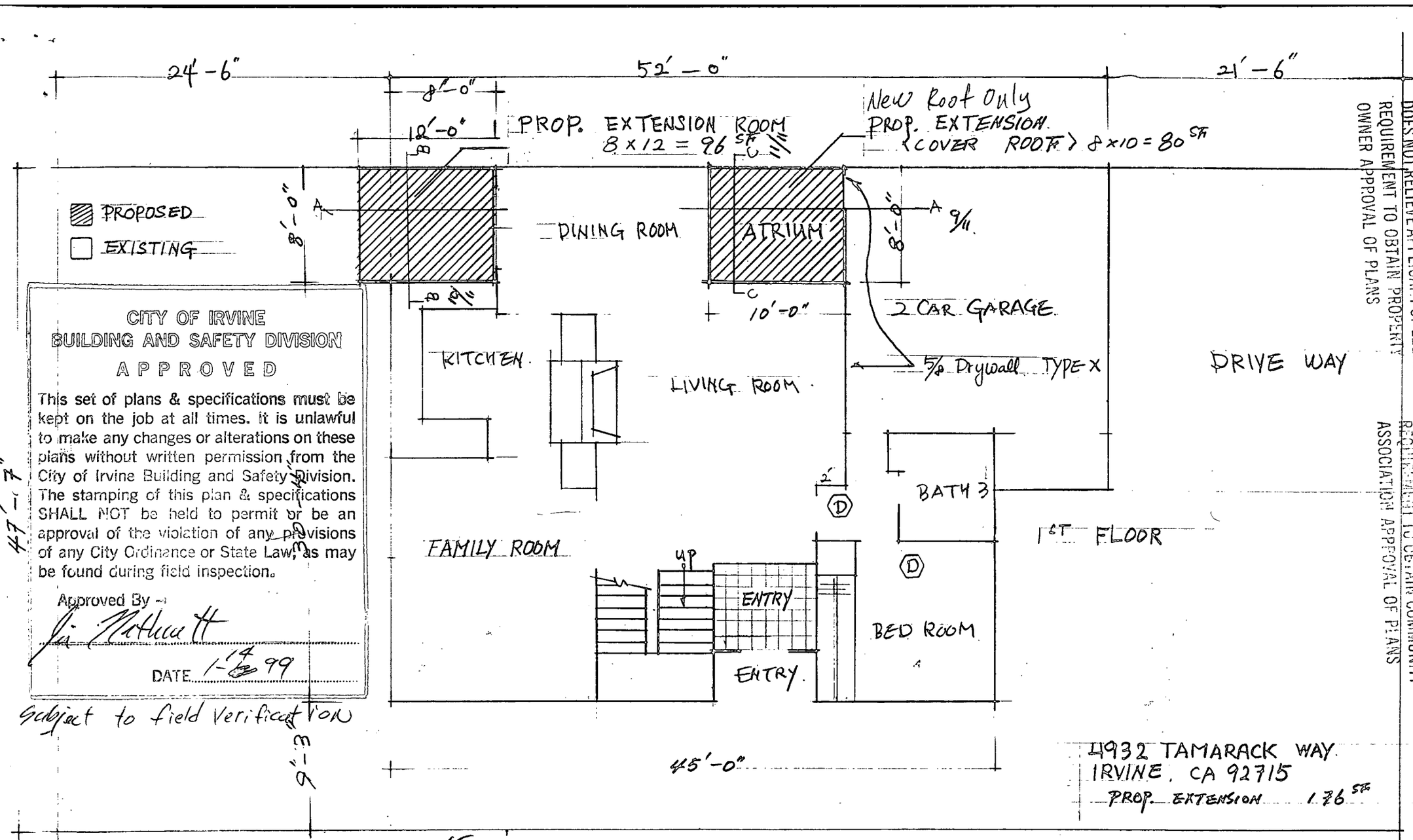
R.A. WEBER
DRAFTING & DESIGN CONSULTANT
110 32nd STREET, SUITE 202
NEWPORT BEACH, CA. 92663
714.723.8393 714.723.0719 FAX

THE GAAL FAMILY REMODEL
11 BUTTERNUT LANE
IRVINE, CALIFORNIA

DRAWN	CHECKED
RAW	
DATE	
SCALE	AS NOTED
JOB NO.	9746
SHEET	S-4
OF	SHEETS

POOR QUALITY DOCUMENT

4932 Tamarack Way
(00168019-RBPR)



CITY OF IRVINE
BUILDING AND SAFETY DIVISION
APPROVED

This set of plans & specifications must be kept on the job at all times. It is unlawful to make any changes or alterations on these plans without written permission from the City of Irvine Building and Safety Division. The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any City Ordinance or State Law, as may be found during field inspection.

Approved By - Jim Nothnagle

DATE 1-14-99

Subject to field verification

Duk B. Kim
Duk Bae Kim
Eden Construction
B 741683 10/31/1998

1 OF 11

B-11-98 00013

24'-6"

52'-0"

21'-6"

8'-0"

12'-0"

PROP. EXTENSION ROOM
8 x 12 = 96 SQ FT

PROP. EXTENSION
(COVER ROOF) 8 x 10 = 80 SQ FT

PROPOSED

EXISTING

(D) SMOKE DETECTOR

8'-0"

A

B

C

DINING ROOM

ATRIUM

A (P-9)

8'-0"

10'-0"

2 CAR GARAGE

5/8 Drywall TYPE-X

DRIVE WAY

KITCHEN

LIVING ROOM
OPEN 2nd FLOOR

96x96 SLIDING GLASS DOOR

96x40 SLIDING WINDOW

FAMILY ROOM

48x76 FIXED GLASS

UP

ENTRY

ENTRY

72x180 FIXED GLASS

BATH 3

BED ROOM

(D)

2'

1ST FLOOR

ISSUANCE OF A CITY BUILDING PERMIT DOES NOT RELIEVE APPLICANT OF LEGAL REQUIREMENT TO OBT[illegible] APPROVAL OF PLANS

ISSUANCE OF A CITY BUILDING PERMIT DOES NOT RELIEVE APPLICANT OF LEGAL REQUIREMENT TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF PLANS

45'-0"

4932 TAMARACK WAY
IRVINE, CA 92715
PROP. EXTENSION 176 SQ FT

CITY OF IRVINE
BUILDING AND SAFETY DIVISION
APPROVED

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Approved By: [signature]

DATE 1-14-99

Duk Bae Kim
DUK BAE KIM
EDEN CONSTRUCTION CO
B 741683 10-31-1999

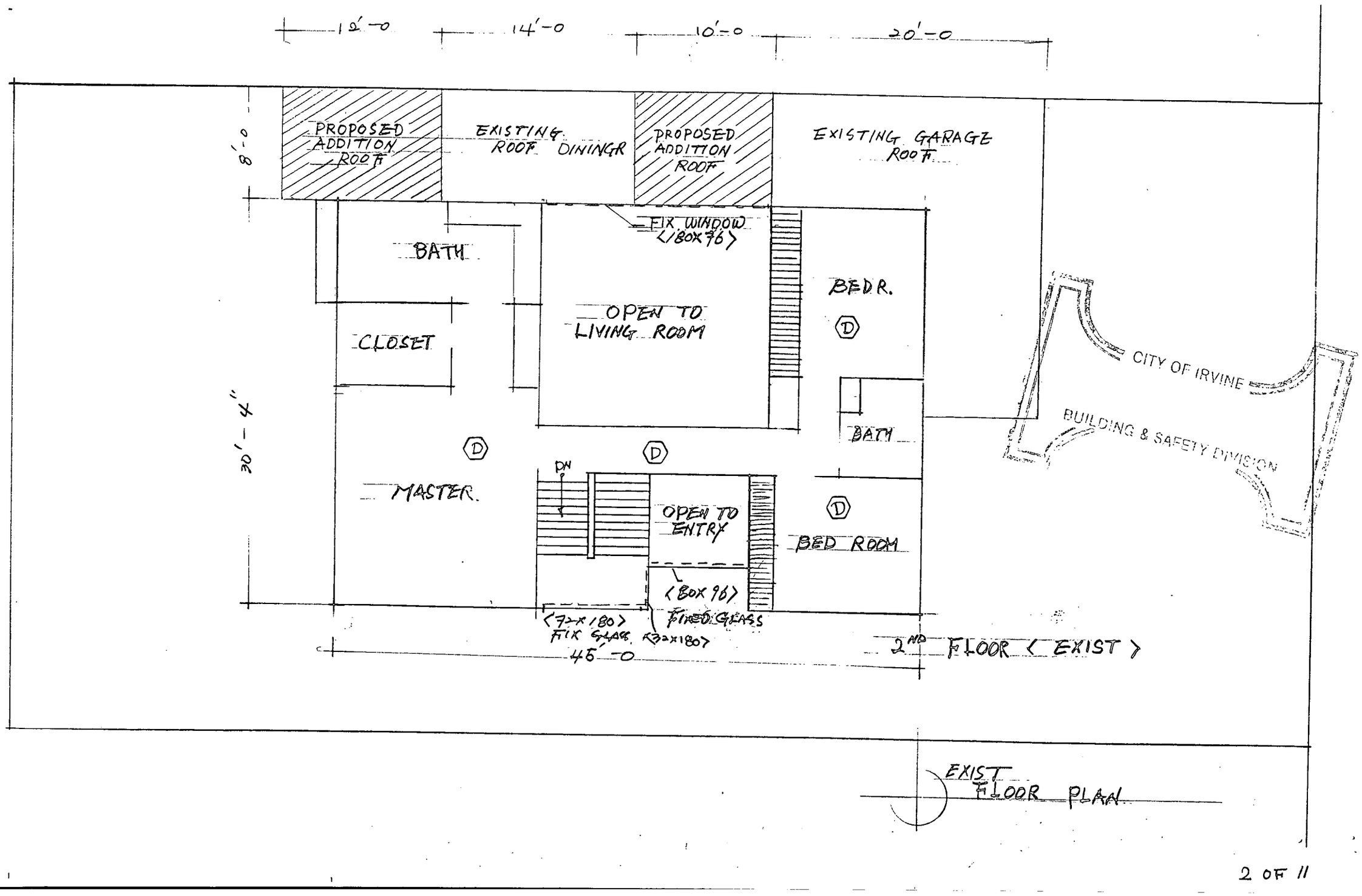
PLOT PLAN

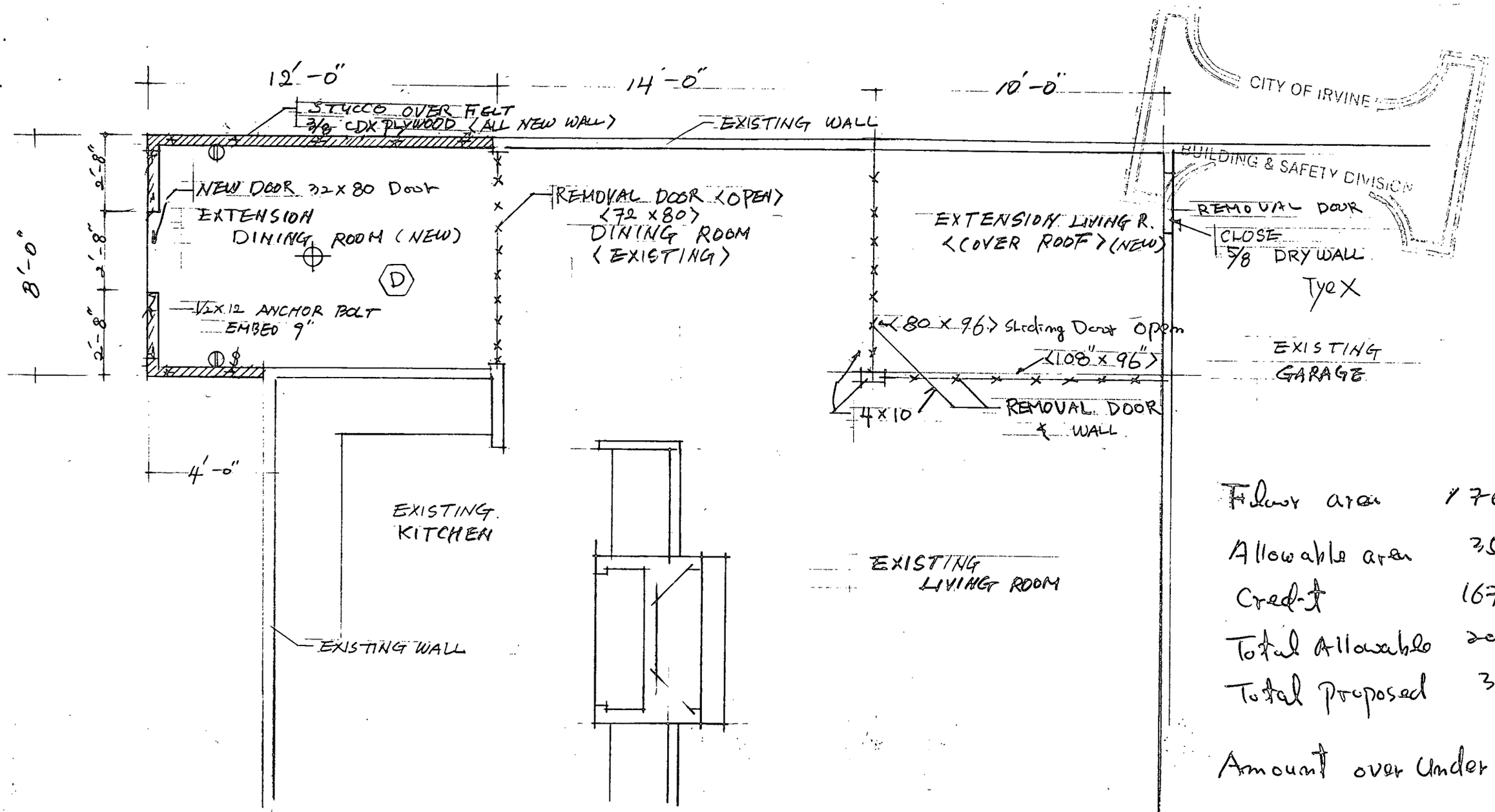
1 OF 11

Stadler

STREET

2 CAR GARAGE B-1


12'-0
14'-0
10'-0
20'-0
8'-0
30'-4"
PROPOSED ADDITION ROOF
EXISTING ROOF DININGR
PROPOSED ADDITION ROOF
EXISTING GARAGE ROOF
FIX WINDOW (BOX 36)
BATH
CLOSET
OPEN TO LIVING ROOM
BEDR.
D
CITY OF IRVINE
BUILDING & SAFETY DIVISION
BATH
MASTER.
DN
OPEN TO ENTRY
BED ROOM
(BOX 96)
FIXED GLASS
(72x180) FIX GLASS
(32x180)
45'-0
2ND FLOOR (EXIST)
EXIST FLOOR PLAN



FLOOR PLAN

SC 1/60

Floor area 176.

Allowable area 35

Credit 167

Total Allowable 202

Total Proposed 34.

Amount over Under: 166

Bulletin # 267.
CONC. MIX : 2500 PSI TYPE V CEMENT
* 0.45

12'-0"

HDTA HALLDOWN Simpson Strong-Tie (P-12)

½ x 12 Anchor Bolt @ 3' oc

#3 Re-Bar @ 16 oc.
x 20" (10" Existing conc.)

12" x 24" CONTINUOUS CONC. FOOTING

#4 RE-BAR CONT. TOP & BOTTOM.

8'-0"

3½" CONC. WITH 8"x8" WIRE MESH

EXISTING ROOM.

10'-0"

CITY OF IRVINE

BUILDING & SAFETY DIVISION

3½" CONC. WITH 8x8 WIRE MESH

8'-0"

#3 x 20" RE-BAR @ 16 oc. Embedded in Exist conc.

12"

ADDITION | EXISTING

3½

#3 x 20" Re Bar @ 16 OC IN SLAB.

26½

SLAB.

½ x 12 Anchor Bolt @ 3' oc

3"

6"

9"-0

24"

3½

#4 Re-Bar Top & BATTOM

SLAB.

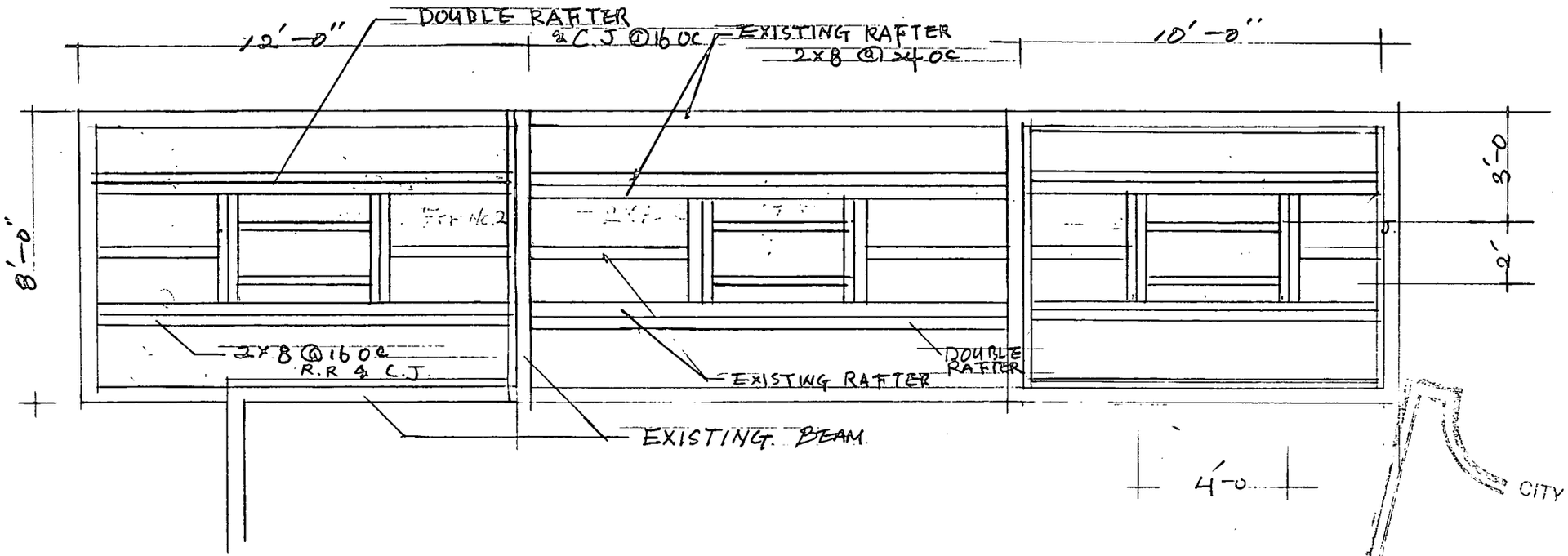
CONTINUOUS FOOTING

12"

FOUNDATION PLAN

SCALE 1/50

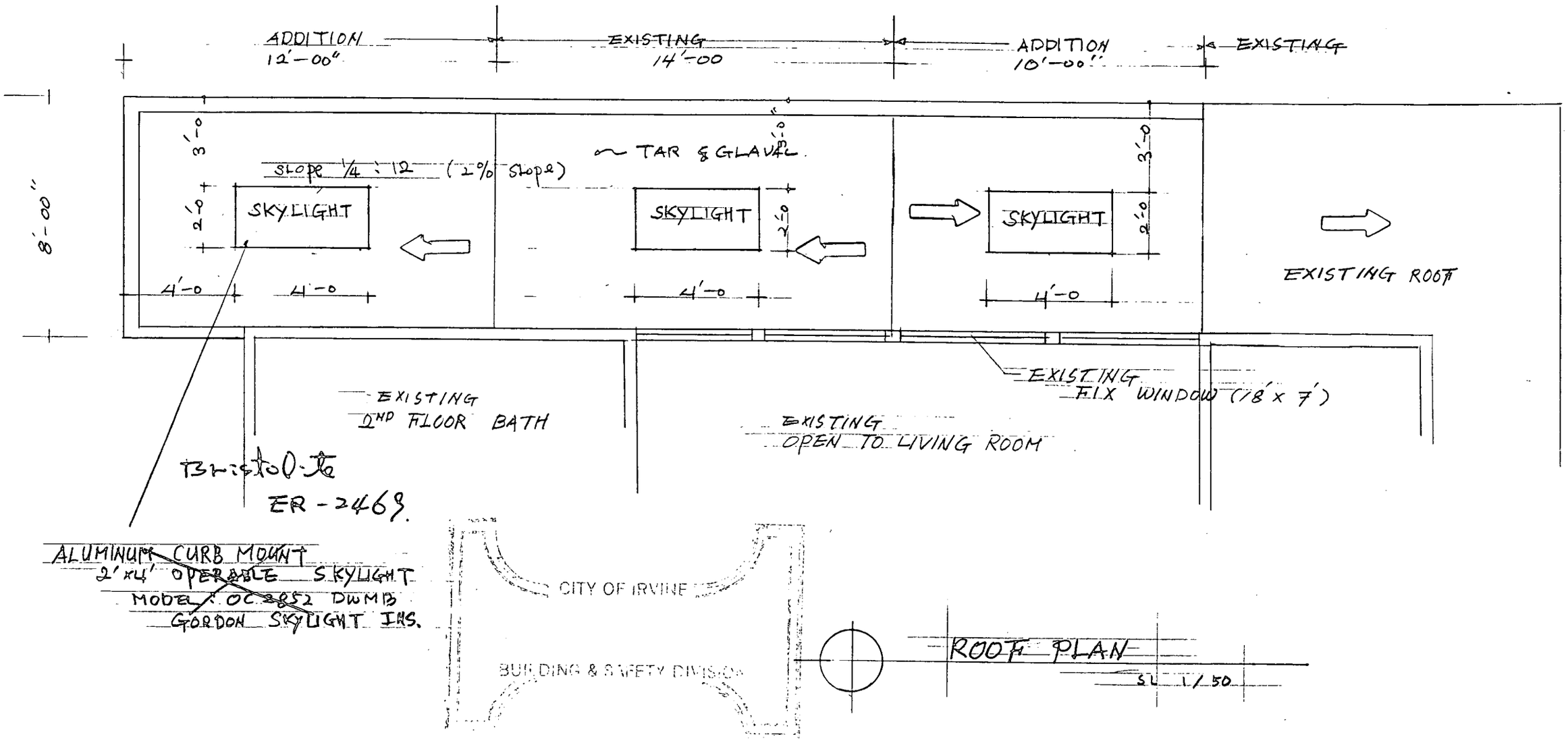
4 OF 11



CITY OF IRVINE
BUILDING & SAFETY DIVISION

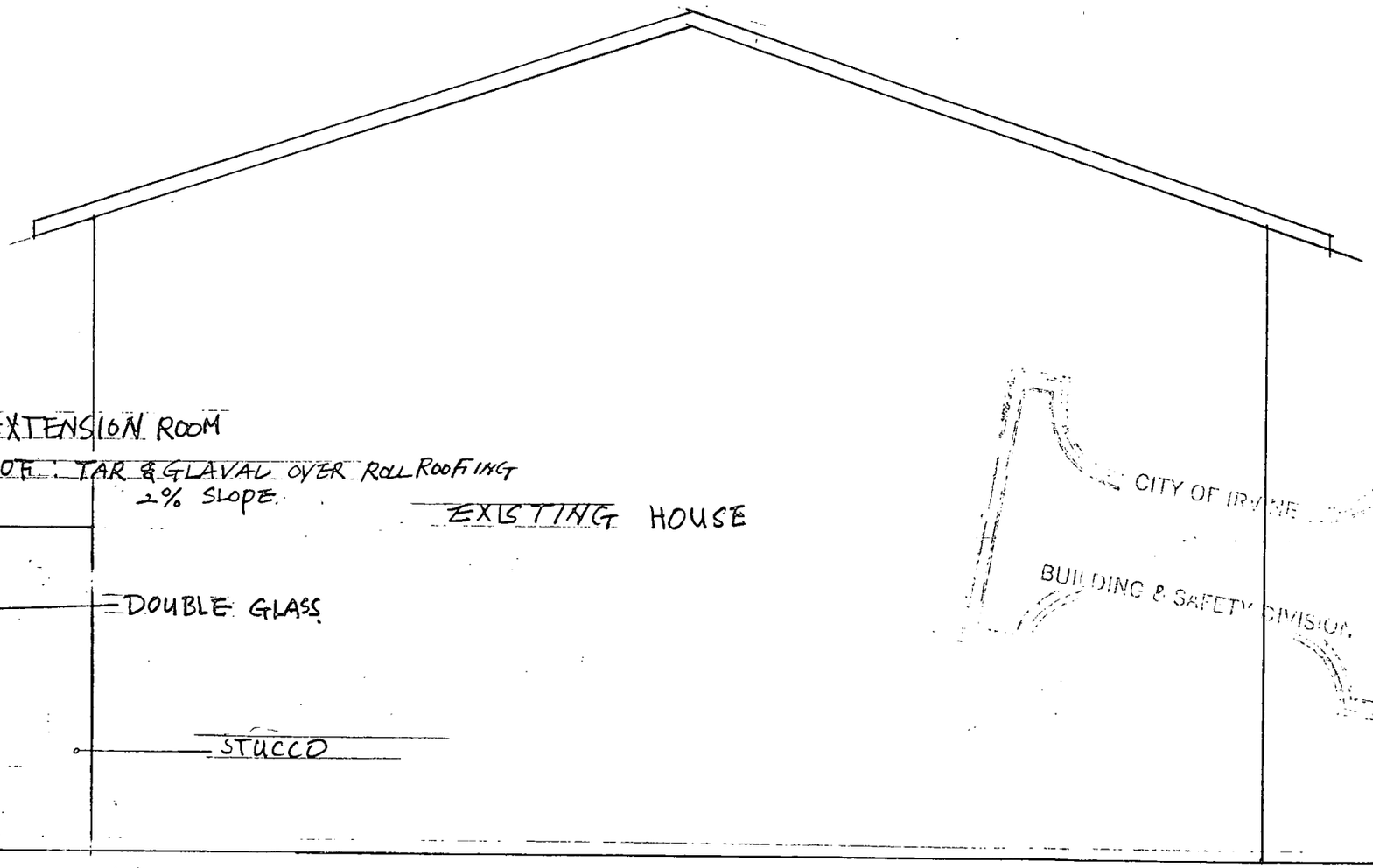
ROOF FRAMING PLAN

SL 1/50



ROOF PLAN

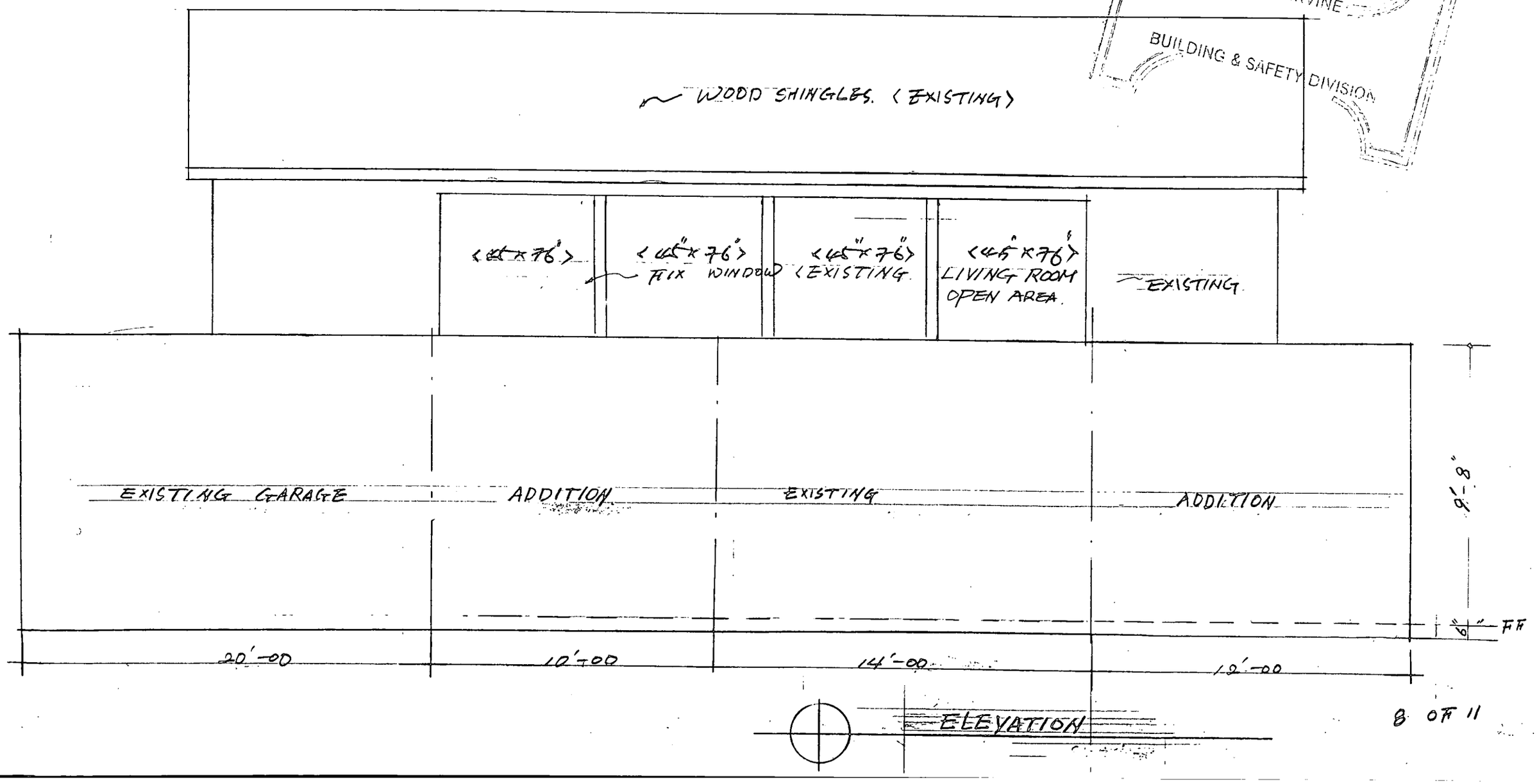
SC 1/50



ELEVATION

CITY OF IRVINE
BUILDING & SAFETY DIVISION

CITY OF IRVINE
BUILDING & SAFETY DIVISION



ELEVATION

CITY OF IRVINE
BUILDING & SAFETY DIVISION

PROPOSED EXTENSION D.R. | EXISTING DR | EXTENSION LIVING ROOM | EXIST GARAGE

MATCHED EXISTING

2x8 BLOCKING

4x10 EXISTING

4x10 EXISTING

4x10 HDR

2x8 No. 2 Grade Douglas Fir.

TAR & GRAVEL
ROLL ROOFING OVER FELT
½CDX PLYWOOD
R-30 INSUL.
2x10 @ 16" OC R.R & C.J. (MATCH EXISTING)
5/8 DRY WALL.

5/16x4" BOLT @ 24 OC

2x10 JOINTER
5/16x4" SCREW BOLT @ 24 OC

5/16x4" SCREW BOLT @ 24 OC

5/8 TYPE X G

32x80 DOOR

MATCHED EXIST R

OVER 8'-00"

5/8 DRYWALL (INSIDE)
R13 INSUL.
STUCCO (OUTSIDE)

CARPET
CUSHION
3½ CONC. WITH WIRE MESH
PLASTIC SHEETING
(MOISTURE BARRIER)

#3x20" Re-Bar @ 16 OC

16" 10"

6"

#3 RE-BAR x 20" @ 16" OC

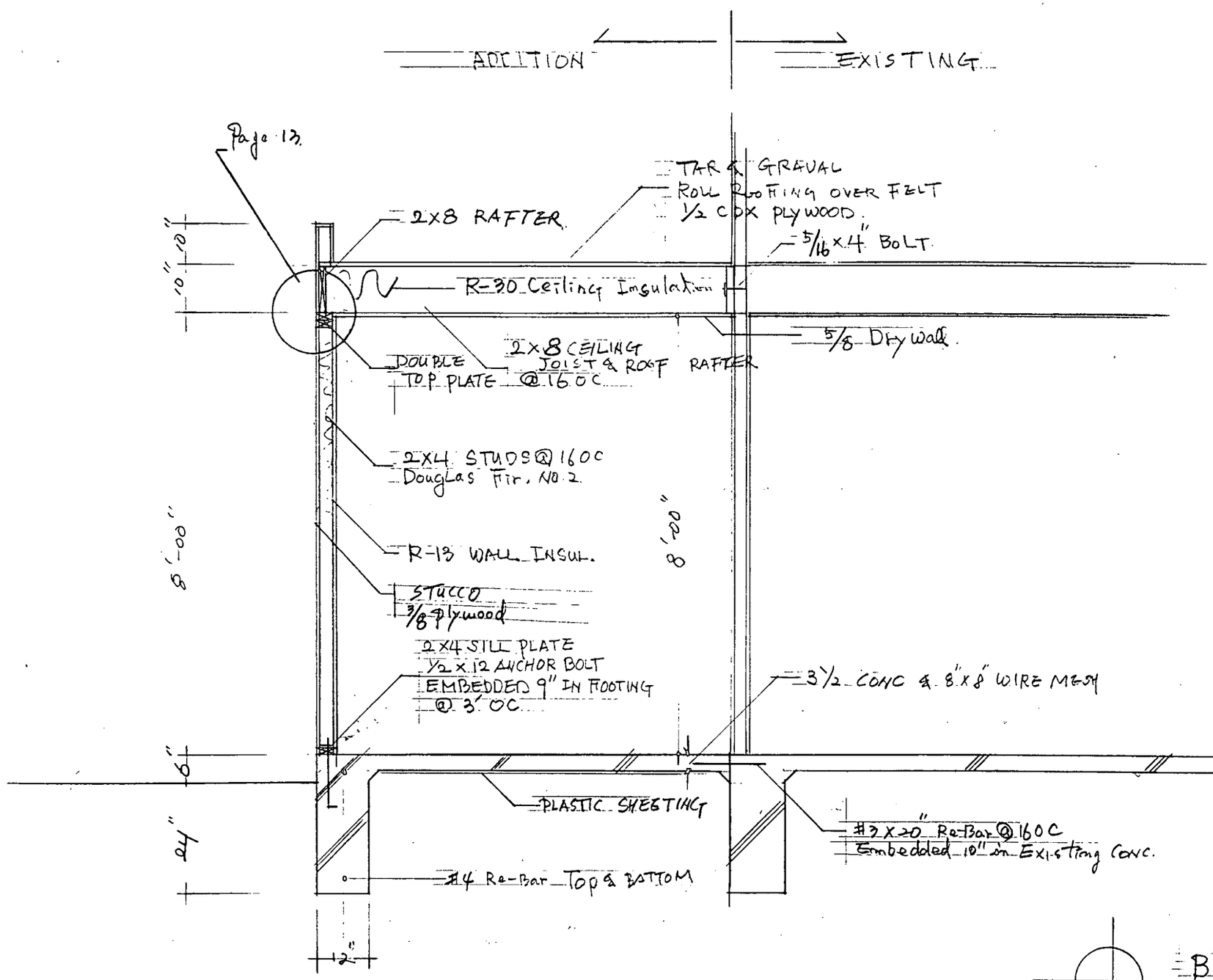
24"

#4 RE-BAR TOP & BOTTOM

12"

SECTION A-A

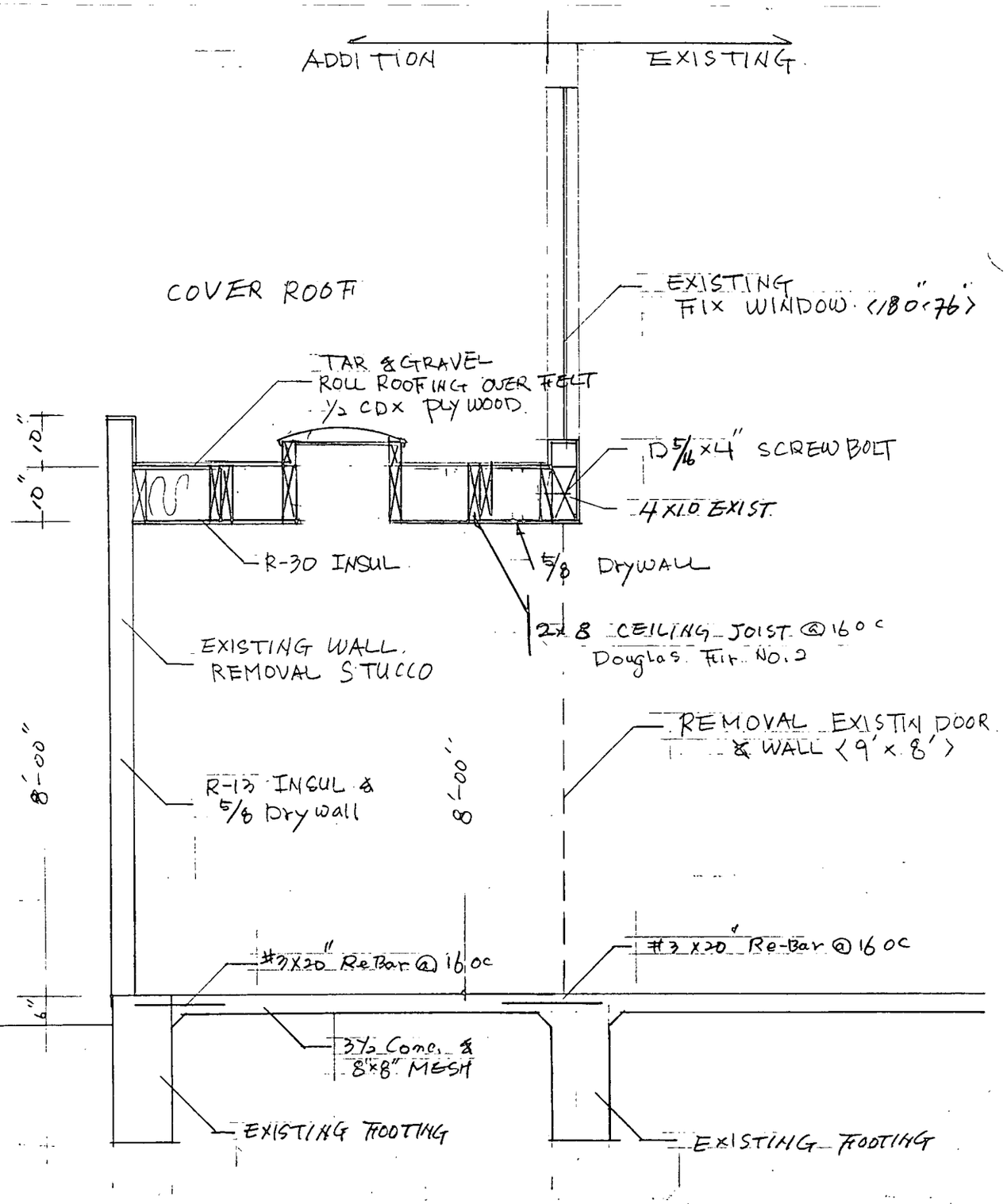
SL 1/30

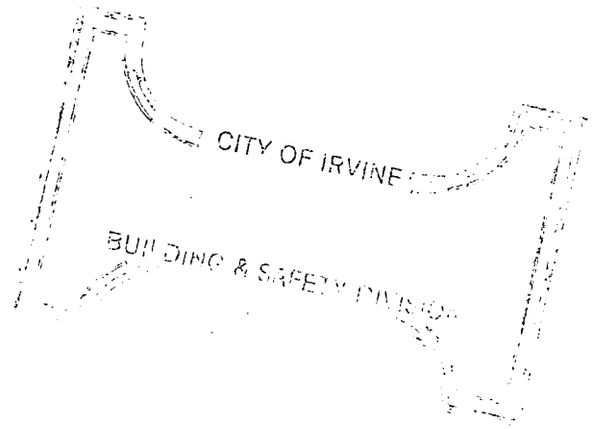


CITY OF IRVINE
BUILDING & SAFETY DIVISION

B-B SECTION

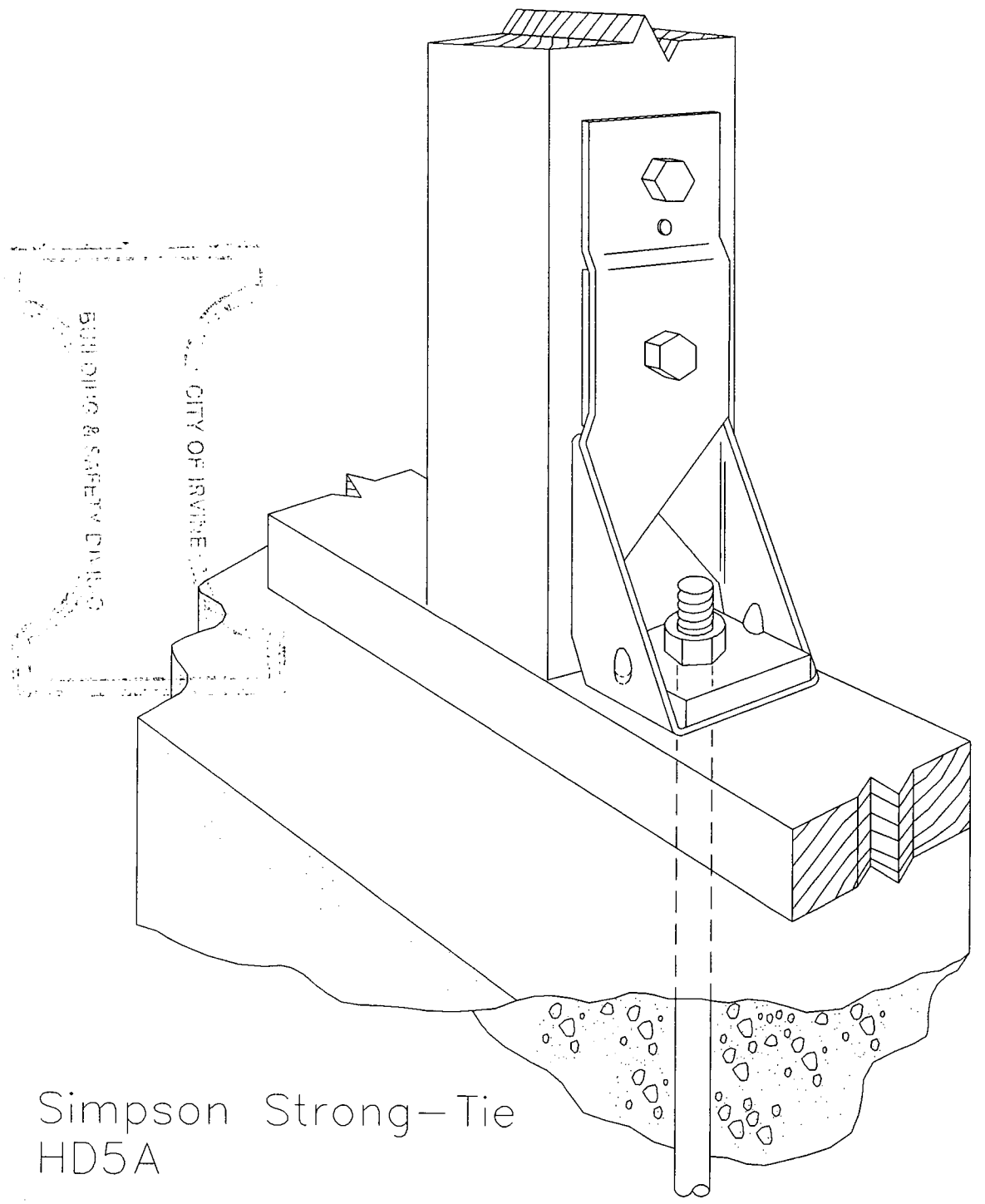
SL 1/30

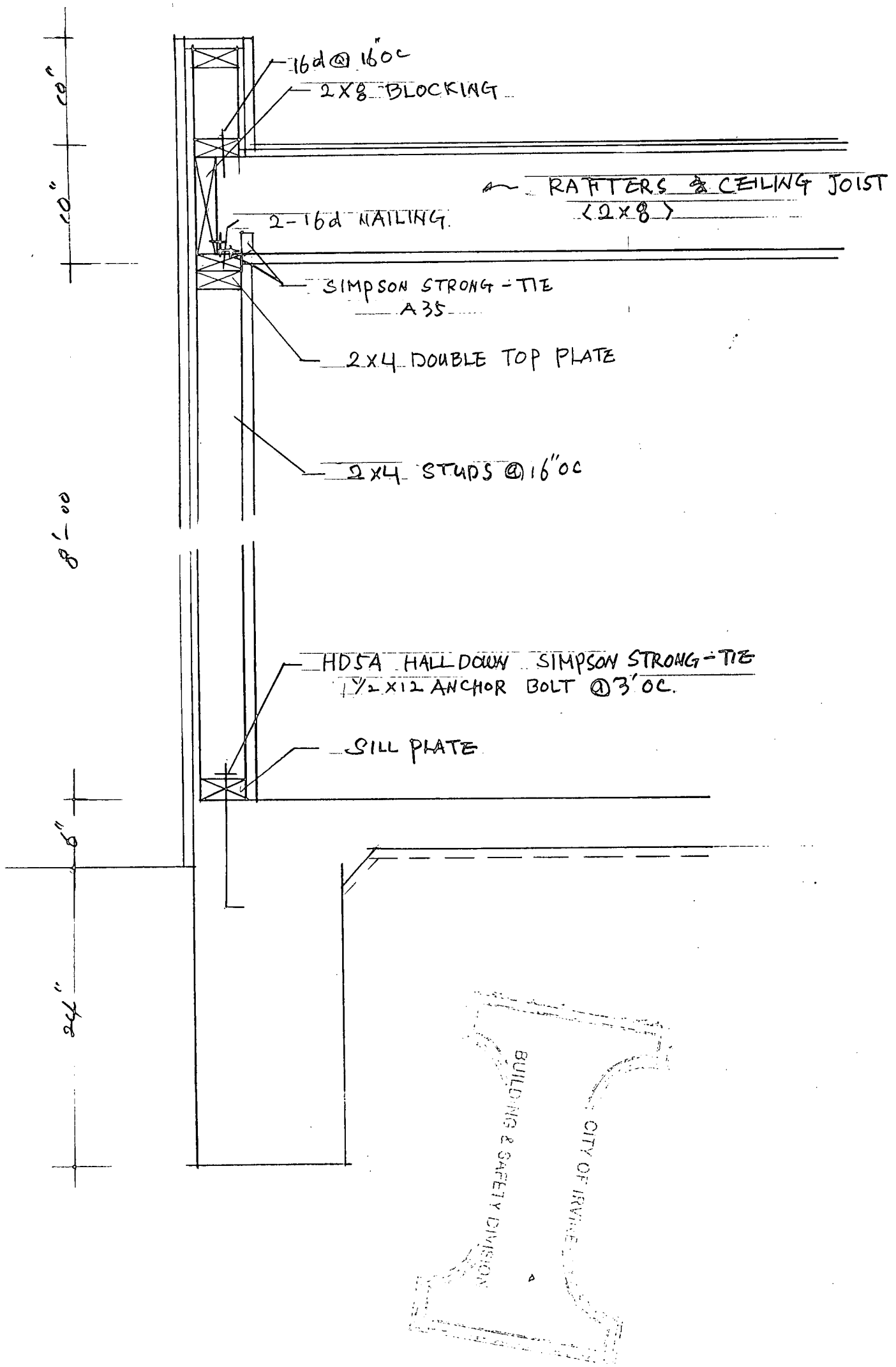




E-C SECTION

SL 1/30


Simpson Strong-Tie
HD5A



BUILDING & SAFETY DIVISION
CITY OF IRVINE

17852 Arbor Lane
(00346465-RBPR)

HOUSE EXTENSION

17852 ARBOR LANE, IRVINE, CA 92612
OWNER: SIAVASH & SYDELLE TRABIZI

LOT NO. 16
TRACK 8263

CERTIFICATE OF COMPLIANCE: RESIDENTIAL (Page 1 of 2) CF-1R

SIAVASH & SYDELLE TRABIZI — 7-23-03 (Date)

Project Site: 17852 ARBOR LANE, IRVINE, CA 92612

Project Address: JOSEPH ARAGON — 714-323-8988 (Telephone)

Documentation Author: PACKAGE D — B

Compliance Method (Package or Computer): Climate Zone

GENERAL INFORMATION

Total Conditioned Floor Area: 3100 — Average Ceiling Height: 8'-1"
Conditioned Slab Floor Area: 1504

Building Type (Check one or more): N (New) — (Addition) — (Alteration) — Single Family — Multi-Family — (Hotel/Motel) — (Nonres) — Nonres — Addition — Alteration

Front Orientation: North / South / East / West — All Orientations (Input front orientation in degrees from true North and circle one)

Number of Stories: 2
Number of Dwelling Units: 1
Floor Construction Type: Slab / Raised Floor (circle one or both)

RADIANT BARRIER (required in climate zones 2, 4, 8-15) — Required for this Submittal: X yes ____ no

BUILDING ENVELOPE INSULATIONS

Component Type	Frame Type wd = wood st = steel	Cavity Insulation R-Value	Sheathing Insulation R-Value	Total R-Value	Assembly U-Factor	Location/Components (attic, garage, typical, etc.)
Walls	Wood	R-13	R-0/0	R-13	.099	2x4 Wallsat & 2nd Floors
Walls						
Roof	Wood	R-30	R-0/0	R-30	.026	Roll Roofers
Floor						
Floor						
Slab Edge						

Use glazing/skylig conditioned total R-Value and Assembly U-Factor are not required for a wood-framed wall that meets code's R-13 insulation requirements for the prescriptive Packages.

FENESTRATION

Fenestration A/Opn/Pro	Orientation	Area (sq ft)	Fenestration U-Factor	Fenestration SHGC	Exterior Shading Yes/No	Overhang/ Fins
Front	West	93	.60	.35	Standard	Yes
Front						
Left						
Left						
Rear	East	76.5	.43	.35	Standard	Yes
Rear						
Right	South	39	.60	.35	Standard	Yes
Right						
Skylight						
Skylight						

(Shading Devices)

January 5, 2001

CERTIFICATE OF COMPLIANCE: RESIDENTIAL (Page 2 of 2) CF-1R

SIAVASH & SYDELLE TRABIZI — 7-23-03
Project Title — Date

HVAC SYSTEMS

Note: Input hydronic or combined hydronic data under Water Heating System, except Design Heating Load

Heating Equipment Type (furnace, heat pump, etc.)	Minimum Efficiency (AFUE or HSPF)	Distribution Type and Location (ducts, attic, etc.)	Duct or Piping R-Value	Thermostat Type	Heat Pump Configuration (split or pkg.)
FURNACE	.80	ATTIC	R-4.2	SETBACK	SPLIT

Cooling Equipment Type (air conditioner, heat pump, evap cooling)	Minimum Efficiency (SEER)	Duct Location (attic, etc.)	Duct R-Value	Thermostat Type	Heat Pump Configuration (split or pkg.)
A/C	10.0	ATTIC	R-4.2	SETBACK	SPLIT

SEALED DUCTS and TXVs (or Alternate Measures)

☐ Sealed Ducts (all climate zones) (Installer testing and certification and HERS Rated or field verification required)

☐ TXVs or Commission approved equivalent, readily accessible (climate zones 2 and 8-15 only) (Installer testing and certification and HERS Rated or field verification required)

OR

☒ Alternative is Sealed Ducts and TXVs (see Package C or D Alternative Package Features for Project Climate Zone.

Climate Zone	Window SHGC	Window U-Factor	SEER	Heating
8	.35	.40	11	80%

WATER HEATING SYSTEMS

Water Heater Type	Distribution Type	Number of Systems	Rated Input (Btu/hr or Btu/hr/gal)	Tank Capacity (gallons)	Energy Factor or Recovery Efficiency	Standby Loss (%)	Energy Yard Insulation R-Value
TANK		1	40,000	50	.60		

USE THE EXISTING W/H PER THE OWNERS REQUEST OR REPLACE IT WITH A NEW 50 GALLON W/H WITH A MINIMUM .60 ENERGY FACTOR

For small gas storage water heaters (rated inputs of less than or equal to 75,000 Btu/hr), electric resistance, and heat pump water heaters, list Energy Factor. For large gas storage water heaters (rated input of greater than 75,000 Btu/hr), list Rated Input, Recovery Efficiency and Standby Loss. For instantaneous gas water heaters, list rated input and recovery efficiencies.

SPECIAL FEATURES (Add extra sheets if necessary): Package C and D: TXVs or Commission approved equivalent, Sealed Ducts, Radiant Barriers (see installation requirements for radiant barriers in Section 8.13 of the 1999 Residential Manual). Package C: thermal mass (thermal mass type, covering, thickness and description)

RADIANT BARRIERS/TXV IF REQ.

January 5, 2001

CERTIFICATE OF COMPLIANCE: RESIDENTIAL (Page 3 of 3) CF-1R

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. The undersigned recognizes that compliance using duct testing and TXVs (or Commission approved equivalent) requires installer testing and certification and field verification by an approved HERS rater.

Designer or Owner (for Business and Professions Code)		Documentation Author	
Name	SIAVASH & SYDELLE TRABIZI	Name	JOSEPH ARAGON
Title/Firm		Title/Firm	PARAGON DESIGN & DRAFTING
Address	17852 ARBOR LANE IRVINE, CA 92612	Address	420 FANN ST. ANAHEIM, CA 92804
Telephone Lic. #	(949)-552-XXXX	Telephone	714-991-7288
(signature)	(date)	(signature)	(date)

Enforcement Agency
Name
Title
Agency
Telephone

(signature) (date)

January 5, 2001

MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 1 of 2) MF-1R

Note: Low-rise Residential buildings subject to the Standards must comply with all measures regardless of the compliance approach used. Items marked with and asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable.

DESCRIPTION	DESIGNER	ENFORCEMENT
Building Envelope Measures:		
* 150(a) Minimum R-19 ceiling insulation. R30	✓	
150(b) Loose fill insulation manufacturer's labeled R-Value.	✓	
* 150(c) Minimum R-13 wall insulation in wood framed walls or equivalent U-Factor in metal frame walls (does not apply to exterior mass walls). R13	✓	
* 150(d) Minimum R-13 raised floor insulation in framed floors.		
150(f) Slab edge insulation – water absorption rate no greater than 0.3% water vapor transission rate no greater than 2.0 perm/inch.		
118 Insulation specified or installed meets insulation quality standards. Include type and form.	✓	
116–119 Fenestration Products, Exterior Doors, and Infiltration/Exfiltration Controls		
1. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.	✓	
2. Fenestration products (except field-fabricated) have label with certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration certification.		
3. Exterior doors and windows weatherstripped, all joints and penetrations caulked and sealed.		
152(c) Vapor barriers mandatory in Climate Zone 14 and 16 only.		
150(f) Special infiltration barrier installed to comply with 150 county Commission quality standards.	✓	
150(g) Installation of Fireplaces, Decorative Gas Appliances and Gas Logs.		
1. Masonry and factory-built fireplaces have		
a. Closable metal or glass doors.	✓	
b. Outside air intakes with damper and control.		
c. Flue damper and control.		
2. No continuous burning gas pilot lights allowed.		
Space Conditioning, Water Heating and Plumbing System Measures:		
110–113 HVAC equipment, water heaters, showerheads and faucets certified by the Commission.	✓	
150(h) Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.	✓	
150(i) Setback thermostat on all applicable heating and/or cooling systems.	✓	
150(j) Pipe and tank insulation.		
1. Storage gas water heaters rated with an Energy Factor less than .62 must be externally wrapped with insulation having an installed thermal resistance of R-12 or greater.		
2. First 5 feet of pipes closest to water heater tank, non-recirculating systems, insulated (R-4 or greater).	✓	
3. Hot-mp tanks for solar system, indirect storage tanks, or other indirect hot water tanks have R-12 external insulation or R-16 combined internal/external insulation.		
4. All buried or exposed piping insulated in recirculating sections of hot water systems.		
5. Cooling system piping below 55 deg. F insulated.		
6. Piping insulated between heating source and indirect hot water tank.		

January 5, 2001

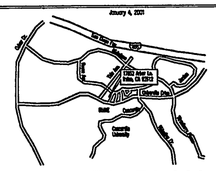
MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 2 of 2) MF-1R

Note: Low-rise Residential buildings subject to the Standards must comply with all measures regardless of the compliance approach used. Items marked with and asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable.

DESCRIPTION	DESIGNER	ENFORCEMENT
Space Conditioning, Water Heating and Plumbing System Measures: (continued)		
150(m) Ducts and Fans		
1. All ducts and plenums installed, sealed and insulated to meet the requirement of the 1998 CMC Sections 601, 603, 604 and Standard 6-3. Ducts insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic tape, aerosol sealant, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used. Building cavities shall not be used for conveying conditioned air. Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and drawbands.	✓	
2. Exhaust fan systems have back draft or automatic dampers.		
3. Gravity ventilating systems serving conditioned space have either automatic or readily accessible manually operated dampers.		
114 Pool and Spa Heating Systems and Equipment.		
1. System is certified with 78% thermal efficiency, on-off switch, weatherproof operating instructions, no electric resistance heating and no pilot light.		
2. System is installed with		
a. At least 24" of pipe between filter and heater for future solar heating.		
b. Cover for exterior pools or outdoor spas.		
3. Pool system has directional inlets and circulation pump time switch.		
112 Gas fired central furnaces, pool heaters, gas heaters or household cooking appliances have no continuously burning pilot light. (Exception: Non-electrical cooking appliances with pilot < 150 Btu/hr)	✓	
Lighting Measures:		
150(k)1 Luminaires for general lighting in kitchens shall have lamps with an efficiency of 40 lumens/watt or greater for general lighting in kitchens. The general lighting shall be controlled by a switch on a readily accessible lighting control point at an entrance to the kitchen.	✓	
150(k)2 Rooms with a shower or bathtub must have either at least one luminaire with lamps with an efficiency of 40 lumens/watt or greater switched at the entrance to the room or one of the alternatives to this requirement allowed in 150(k), and recessed ceiling fixtures are IC insulation cover approved.	✓	

January 5, 2001



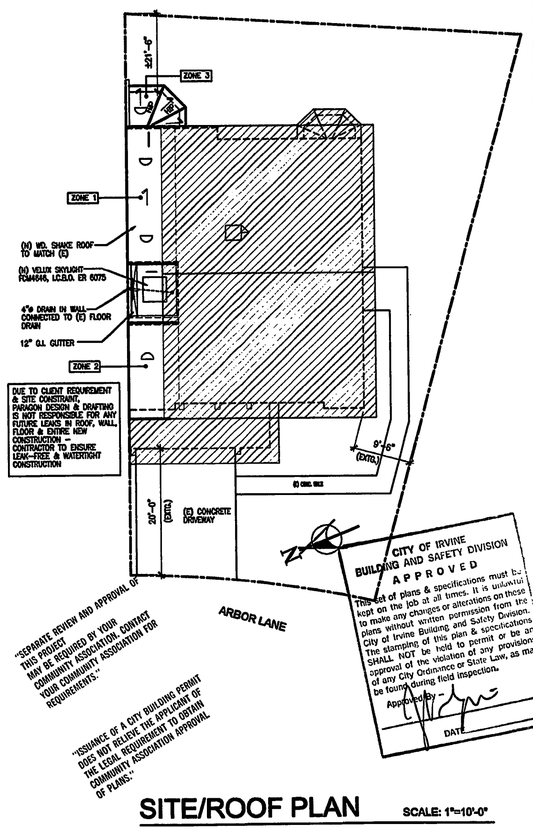
VICINITY PLAN N.T.S.

CONSTRUCTION NOTES:

1. General construction requirements to be per C.B.C. section 501 (latest edition)
2. Allowable soils pressure to be a minimum of 1000 psf unless a soils report is provided. Soils should be compacted in the building area to a minimum of 90 percent relative compaction per C.B.C. soils report by.
3. Slab on grade 4 inch concrete slab with 6x6- 10/10 W.M.M. at center of slab over 2 inch sand over 6 mil visqueen over compacted soils unless noted otherwise on plans.
4. ▽ Indicates shear wall, see foundation and/or framing plans and shear wall schedule for fill batting, sheathing, etc. All existing footings use rod hooks same size and spacing as per all bolting (Min. embedment 2 3/4") (CBC §2758). Minimum sill bolting to be 5/8" diameter x 10" long anchor bolts at 48" o.c. and placed 12" maximum from edge unless noted otherwise (min. 2 bolts per piece). At new shear wall of existing second story wall add sill nailing per shear wall schedule.
5. Conventional framing to comply with section 2320 of the C.B.C. latest edition.
6. Joist or rafters at splices should lap a minimum of 3" with 3-16d nails or use Simpson ST 2115 at 48" o.c.
7. Dowel new to existing slab and footings.
8. Do not cut into post tension slab and footings.
9. Poke voids adjacent to sloped ceilings shall be batten framed. Double top plate should always be supported by a roof or ceiling diaphragm.
10. Shear wall panels must continue to top plate at roof framing. Sheathing to have all edges blocked and appropriate shear transfer through ceiling or soffit framing.
11. Contractor to verify all existing conditions including, but not limited to dimensions, beams and joist sizes and locations etc. of structure being remodeled not shown on the plans. Contractor shall be responsible to notify engineer immediately prior to construction.
12. USD indicates post below use multi x (by SIL width) nailed with 16d at 12" o.c. for 6x12 and 4x14 beams and smaller and 4x (by SIL width) for 6x16 and 4x18 beams and larger unless noted otherwise. Posts to be placed under all multi joists and beams and should be carried down to foundation level. See holddown details.

GENERAL NOTES:

1. The contractor shall be responsible for:
   A. All contract documents.
   B. Omissions and/or conflicts between the various elements of the contract documents.
   C. All dimensions and conditions at the site.
   D. Any condition which is in his opinion might endanger the stability of the structure.
   E. Ensuring proper alignment of the final structure.
   The Contractor shall immediately notify the Designer and the Structural Engineer of any discrepancy or omission before proceeding with the work.
2. All work shall conform to the minimum standards of the 2001 California Building Code based on the 1997 Uniform Building Code, and all other regulating agencies exercising authority over any portion of the work, including the State of California Division of Industrial Safety and Cal/OSHA.
3. All work shall conform to the best practice prevailing in the various trades comprising the work.
4. Any ASTM Designations shall be amended to date.
5. The Contractor shall provide temporary erection bracing and shoring for all structural members or as required for structural stability of the structure during all phases of construction.
6. Specific details and notes shall take precedents over general notes and details.
7. On-site verification of all dimensions and conditions shall be the responsibility of the Contractor (sub contractor).
8. Noted dimensions take precedent over scale.



SITE/ROOF PLAN SCALE: 1"=10'-0"

DRAWING INDEX

C1	SITE PLAN; DRAWING INDEX
A1	FLOOR PLANS
A2	ELEVATION
A3	SECTIONS
S1	FOUNDATION PLAN
S2	FLOOR FRAMING & ROOF FRAMING
SD1	DETAILS & NOTES
SD2	DETAILS
SD3	DETAILS

ADDITIONAL NOTES:

1. All exterior wall openings and bearing wall openings to have 4x8 headers unless otherwise indicated.
2. Joists that are attached to flush beams are to be hung with "Simpson" U-210 or eq.
3. Provide double jists. under all walls above running parallel to joists.
4. Provide positive ventilation at each end of each rafter space at vaulted ceiling areas.
5. Provide fireblocking, draftstops, and firestops as per the C.B.C. sec. 708.
6. Lumber species: West Coast Lumber Inspection or Wester Wood Products.
   A. Posts, Beams, Headers — No. 2 Douglas Fir Larch, Joists and Rafters — U.N.O. on plans
   B. Sills, Plates, Flashing, Bridging, etc. — No. 3 Douglas Fir Larch
   C. Studs — Stud Grade D.F.
   D. Studs over 10' high — No. 2 or better D.F. Larch
   E. Post & Beam Decking — Utility Grade D.F. Larch
   F. Plywood Sheathing — See below.
   G. On-Law Beams — fb-2400, dry otherwise.
   Certificate of Compliance to be submitted to Building Inspector for each GLB before installation.
   H. "PA" indicates Parallam PSL members as mfd. by "Trus Joist MacMillan" or appropriate equal. "ML" indicates Microlam VL members as mfd. by "Trus Joist MacMillan" or appropriate equal.

GOVERNING CODES

CALIFORNIA BUILDING CODE,	2001 EDITION
CALIFORNIA MECHANICAL CODE,	2001 EDITION
CALIFORNIA PLUMBING CODE,	2001 EDITION
CALIFORNIA ELECTRICAL CODE,	2001 EDITION

PROJECT INFORMATION

CONSTRUCTION TYPE	V-N
OCCUPANCY TYPE	R3/U

SITE COVERAGE

EXISTING FOOTPRINT	1717	SQ. FT.
ADD'L. FOOTPRINT	231	SQ. FT.
NEW FOOTPRINT	1948	SQ. FT.
LOT AREA	4940	SQ. FT.
SITE COVERAGE	39%	

ROOF NOTES

/// INDICATES 4 :12 SLOPE/DIRECTION

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
3. OVERHANGS: 32" AT EAVE CONDITIONS. TIGHT AT SOME CONDITIONS
   TIGHT AT RAKE CONDITIONS
4. PROVIDE ATTIC & SOFFIT VENTILATION AS PER SECTION 1505.3 OF THE CALIFORNIA BUILDING CODE.

SHADED PORTION DENOTE EXISTING TO REMAIN

ATTIC VENT REQUIREMENTS:

ZONE 1: 188 SQ.FT.
PROVIDED: (USE 1/300–HIGH & LOW 50% REQUIRED AT UPPER 1/3 OF ROOF AREA)

DORMER VENT(S). PROVIDED: (LOW)	135	SQ.IN. (1 DORMER VENT AT 135 SQ. IN.)
UPPER PROVIDED:	135	SQ.IN.
UPPER REQUIRED:	45	SQ.IN.
DORMER VENT(S). PROVIDED: (LOW)	135	SQ.IN. (1 DORMER VENT AT 135 SQ. IN.)
LOWER PROVIDED:	135	SQ.IN.
LOWER REQUIRED:	45	SQ.IN.
TOTAL PROVIDED:	270	SQ.IN.
TOTAL REQUIRED:	89	SQ.IN.

ZONE 2: 109 SQ.FT.
PROVIDED: (USE 1/150)

DORMER VENT(S). PROVIDED: (LOW)	135	SQ.IN. (1 DORMER VENT AT 135 SQ. IN.)
TOTAL PROVIDED:	135	SQ.IN.
TOTAL REQUIRED:	105	SQ.IN.

ZONE 3: 45 SQ.FT.
PROVIDED: (USE 1/150)

DORMER VENT(S). PROVIDED: (LOW)	135	SQ.IN. (1 DORMER VENT AT 135 SQ. IN.)
TOTAL PROVIDED:	135	SQ.IN.
TOTAL REQUIRED:	43	SQ.IN.

SPECIFICATIONS

S – SUPPLY I – INSTALL — WINDOWS

QUANTITY	OWNER-FURNISHED CONTRACTOR-INSTALLED	SYMBOL	SIZE W x H	FRAME: WOOD	FRAME: VINYL	TYPE – DUAL GLAZED LOW E: SL = SLIDER, FIX = FIXED, CASE = CASEMENT, AWN = AWNING, SJHUNG = SINGLE HUNG	GRIDDED
4	SI	①	5040	X		SL. TEMP. GL.	
1	SI	②	4060	X		SL.	
2	SI	③	4030	X		SJHUNG MULLED	
3	SI	④	3030	X		SJHUNG	
1	SI	⑤	1522	X		CASE.	
2	SI	⑥	2636	X		DJHUNG	
1	SI	⑦	5050	X		CASE.	
2	SI	⑧	5040	X		CASE.	
1	SI	⑨	5040	X		CASE.	
2	SI	⑩	4040	X		CASE.	
2	SI	⑪	3030	X		DJHUNG	

S – SUPPLY I – INSTALL — DOORS

QUANTITY	OWNER-FURNISHED CONTRACTOR-INSTALLED	SYMBOL	SIZE W x H	CORE: HOLLOW	CORE: SOLID	TYPE	HANDLE: KNOB	HANDLE: LEVER	LOCK: PRIVACY	LOCK: DEADBOLT
1	SI	Ⓐ	5040		Y	FR. DR. TEMP. GL.		X		
1	SI	Ⓑ	2468	X		POCKET			X	
1	SI	Ⓒ	2868	X		MATCH (E) INTERIOR DOOR'S		X	X	
1	SI	Ⓓ	2668	X		MATCH (E) INTERIOR DOOR'S		X	X	
1	SI	Ⓔ	2468	X		MATCH (E) INTERIOR DOOR'S		X	X	
1	SI	Ⓕ	2668	X		RELOCATED (E) INT. DR.		X	X	
		Ⓖ								
		Ⓗ								
		Ⓘ								
		Ⓙ								
		Ⓚ								
		Ⓛ								

DEMOLITION
SAW CUT CONCRETE
REMOVE CONCRETE
STRIP STUCCO
REMOVE PLANTS
EXCAVATE
PATIO COVER

CONCRETE 2500 PSI
SLAB W/ FOOTING
RAISED FOUNDATION
STEPS
CRAWL HOLE
FLATWORK
MASONRY

LUMBER DOUG FIR LARCH STANDARD & BETTER
ROOF STYLE
EXPOSED BEAM
FLOOR JOIST
PATIO
FRAME–IN WINDOWS AND DOORS
CUT–IN WINDOWS AND DOORS

ROOF COVERING
??????????? – COLOR AND STYLE TO MATCH
(E) AS CLOSE AS POSSIBLE

PLUMBING
TOILET
LAVATORY
TUB
SHOWER
SPRINKLERS
SEWER WORK
HOSE BIBS
KITCHEN SINK
WASHER/DRYER HOOKUPS
WATER HEATER
GAS LINE TO

ELECTRICAL
NEW SERVICE

QUANTITY		
19	SI	DBL. PLUG OUTLET – (2) HALF–HOT
14	SI	G.F.I. OUTLET
		220 VOLT OUTLET
		BATH FAN
2	SI	CABLE T.V.
2	SI	TELEPHONE
5	SI	SMOKE DETECTOR – (5) BATTERY / (3) HARDWIRED
16	SI	SWITCHES – (2) 3 WAY
4	SI	LITE OUTLETS (WITHOUT FIXTURES)
42	SI	LITE FIXTURES RECESSED – (2) RECESSED FL.
4	SI	UNDER COUNTER FL.

EXTERIOR WALLS
STUCCO
WOOD SIDING

INSULATION
CEILING – R–30
WALLS – R–13
FLOORS – R–19

HEATING & A/C
DUCTS

CABINETS

FIREPLACE
HEARTH
MANTEL

FINISH CARPENTRY
SHELF & POLE
BASE & CASE

PLASTIC LAM - CER TILE

MISCELLANEOUS
PLANS
PERMITS
SCHOOL TAX
CLEAN UP DEBRIS
SHOWER TEMP. GLASS DOOR
MIRROR
MEDICINE CABINET
TOWEL BAR / T.P. HOLDER
PAINTING & STAINING
KITCHEN APPLIANCES
1 SI 48 x 48 VELUX SKYLIGHT

INTERIOR FINISHES

① MATCH EXIST	⑥ KNOCKDOWN TXT	⑪	
② UNFINISHED	⑦ ACOUSTIC CLG	⑫	
③ CARPET	⑧ LATEX FLAT PAINT	⑬	
④ TILE	⑨ ENAMEL, SEMI–GLOSS	⑭	
⑤ LINOLEUM	⑩	⑮	
⑥ DRYWALL	⑪	⑯	
⑦ ORANGE PEEL TXT	⑫	⑰ BY OWNER	

ROOM	FLOOR	WALLS	CEILING

SPECIAL REMARKS

1. ITEMS LEFT BLANK DO NO APPLY.
2. VERIFY ALL CONDITIONS AT JOB SITE. REPORT ANY DISCREPANCIES OR PROPOSED DESIGN CHANGES TO DESIGNER/CONTRACTOR.
3. DESIGNER/CONTRACTOR IS NOT RESPONSIBLE FOR EXISTING NON–CONFORMING CONSTRUCTION AND CONDITIONS.
4. ALL NEW CONSTRUCTION TO BE WITHIN 1997 U.B.C. AND TITLE–24 PACKAGE 0 ENERGY COMPLIANCE.
5. BY LAW, WRITTEN PERMISSION MUST BE GRANTED BY THE DESIGNER/CONTRACTOR FOR USE OF THESE DOCUMENTS.

JOB NOTES

ANCHOR BOLTS:
ASTM A 307 BOLTS WITH STANDARD HOOK

CONCRETE:
2,500 PSI @ 28 DAYS
HARDWARE – SIMPSON STRONG TIE OR EQUAL

LUMBER:
DOUG FIR–LARCH #2 OR BETTER UNLESS OTHERWISE NOTED

REBAR:
ASTM A615 FOR ALL BARS PROVIDE 40 BAR DIAMETER @ ALL SPLICES 3" MIN CLEAR TO EARTH
29,000 PSI TENSIL STRENGTH

STUCCO:
MATCH EXISTING TEXTURE
LAP WIRE MESH WITH EXISTING

WIRE MESH REINFORCEMENT:
ASTM A82–70 MESH TO BE POSITIONED @ CENTERLINE OF SLAB

SMOKE DETECTORS:
TO BE PROVIDED IN ALL SLEEPING QUARTERS AND CORRIDORS LEADING TO SLEEPING QUARTERS
BATTERY OPERATED DEVICES MAY BE USED AT EXISTING CONDITIONS

"I HAVE READ AND FULLY UNDERSTAND THESE DOCUMENTS AND APPROVE THEM FOR CONSTRUCTION."

OWNER — DATE

CONTRACTOR — DATE

REVISIONS

NO.	DATE	DESCRIPTION
A	08-11-03	PLAN CHECK
B	08-11-03	CLIENT CHANGES

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REGISTERED PROFESSIONAL ENGINEER — No. 56112 Exp.12/31/04 — CIVIL — STATE OF CALIFORNIA

8/11/03

CONTENTS: SITE PLAN; DRAWING INDEX
CF-1R; MF-1R; SPECIFICATIONS
GENERAL NOTES

PROJECT: HOUSE EXTENSION

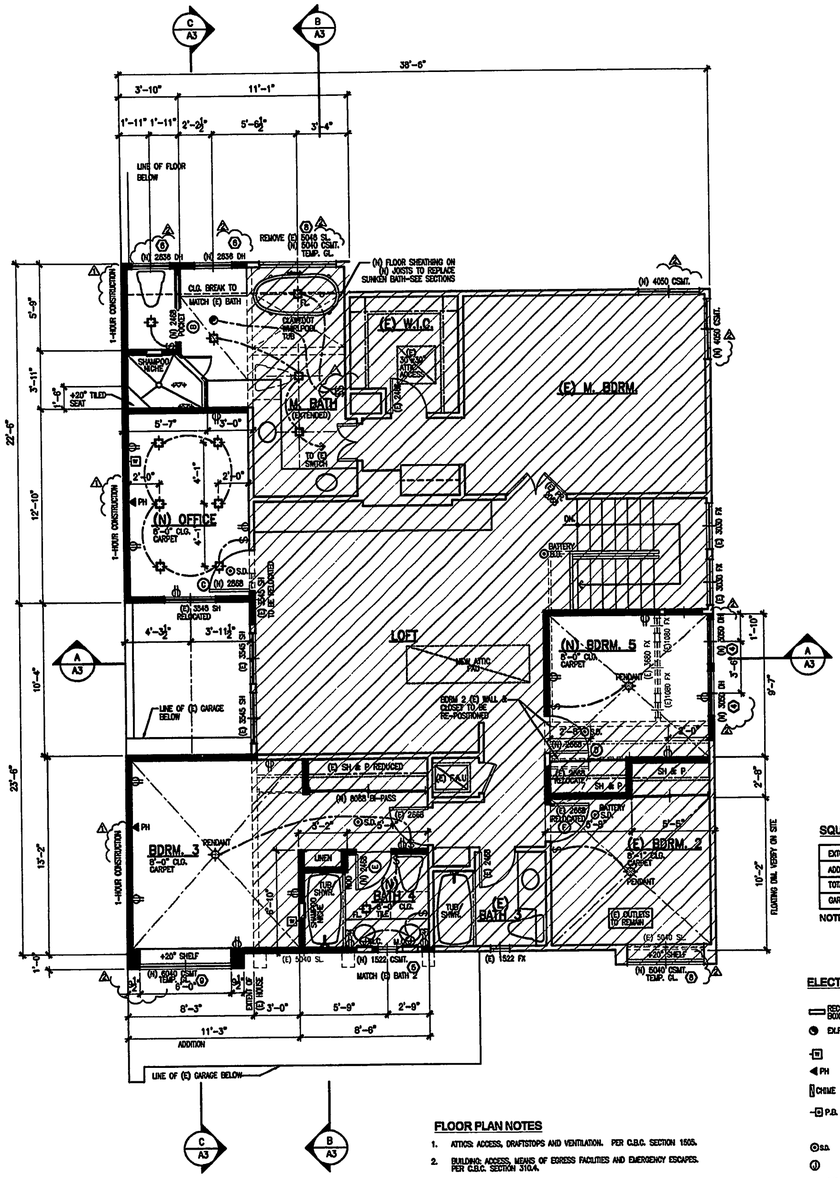
OWNER: SIAVASH & SYDELLE TRABIZI
17852 ARBOR LANE
IRVINE, CA 92612
LOT 16 TRACK 8263

DATE ISSUED:	8-11-03
DESIGNED BY:	PARAGON
DRAWN BY:	JM/CA
JOB NUMBER:	2346
SHEET:	C1

BP00346405

00344884 B2 224

Tue Aug 12 09:44:44 2003



FLOOR PLAN NOTES

1. ATTICS: ACCESS, DRAFTSTOPS AND VENTILATION. PER C.B.C. SECTION 1505.
2. BUILDING: ACCESS, MEANS OF EGRESS FACILITIES AND EMERGENCY ESCAPES. PER C.B.C. SECTION 310.A.
3. SAFETY GLAZING. PER C.B.C. SECTION 2406. VERIFY ON SITE EXACT DIMENSIONS OF EXISTING WINDOWS TO BE REPLACED.
4. MECHANICAL EQUIPMENT LOCATION AND DAMAGE PROTECTION. PER C.M.C. SECTION 308.
5. WATER HEATER PROTECTION FROM DAMAGE. PER C.P.C. SECTION 510.0.

UPPER FLOOR PLAN

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

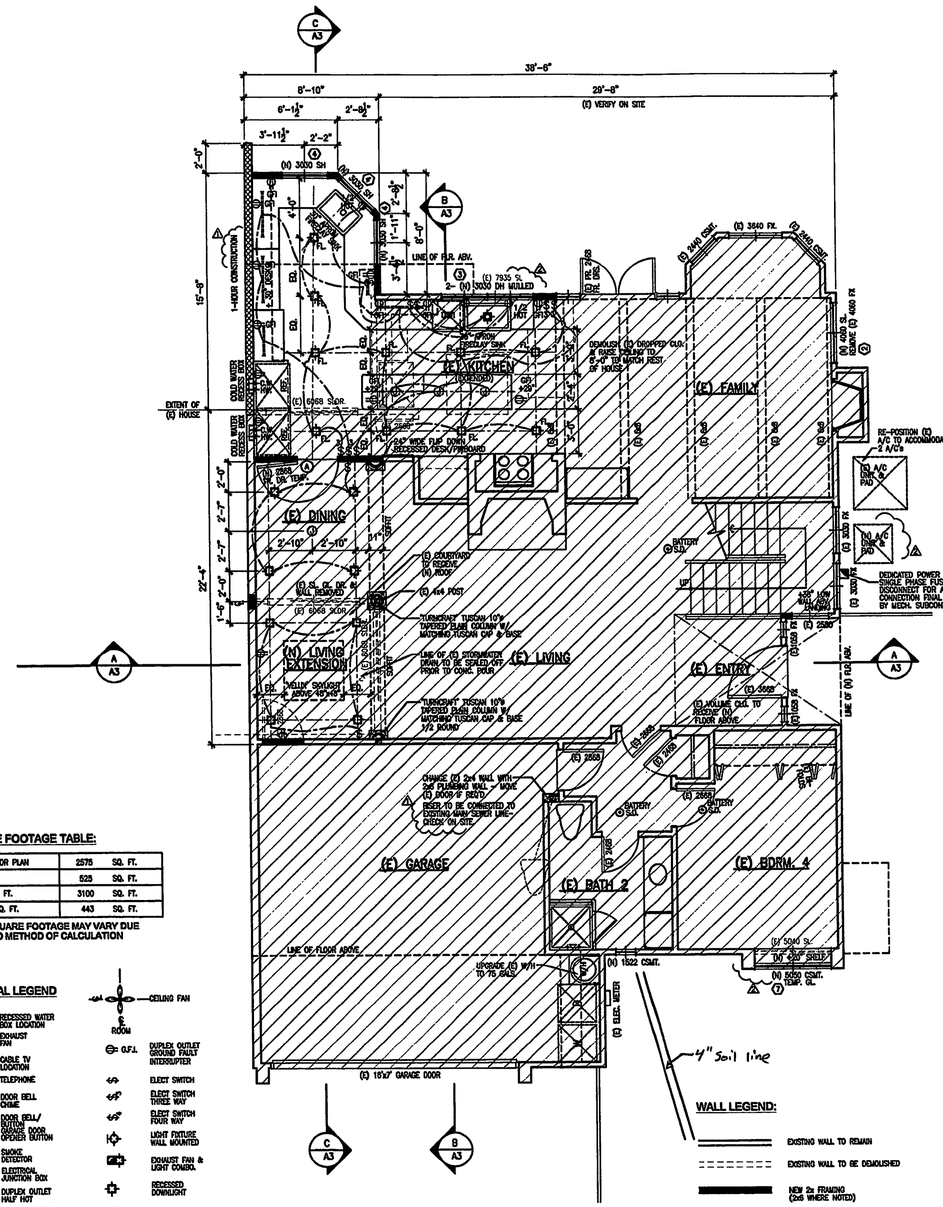
SQUARE FOOTAGE TABLE:

EXTG. FLOOR PLAN	2575	SQ. FT.
ADDITION	525	SQ. FT.
TOTAL SQ. FT.	3100	SQ. FT.
GARAGE SQ. FT.	443	SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

ELECTRICAL LEGEND

- RECESS BOX — RECESSED WATER BOX LOCATION
- EX.FAN — EXHAUST FAN
- CABLE TV LOCATION
- PH — TELEPHONE
- CHIME — DOOR BELL CHIME
- P.B. — DOOR BELL/ BUTTON/ GARAGE DOOR OPENER BUTTON
- S.D. — SMOKE DETECTOR
- ELECTRICAL JUNCTION BOX
- 1/2 HOT — DUPLEX OUTLET HALF HOT
- DUPLEX OUTLET
- 220v — DUPLEX OUTLET 220 VOLTS
- WP GFI — DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- LIGHT FIXTURE UNDER CABINET FLUORESCENT LIGHT
- CEILING FAN
- ROOM
- G.F.I. — DUPLEX OUTLET GROUND FAULT INTERRUPTER
- ELECT SWITCH
- ELECT SWITCH THREE WAY
- ELECT SWITCH FOUR WAY
- LIGHT FIXTURE WALL MOUNTED
- EXHAUST FAN & LIGHT COMBO.
- RECESSED DOWNLIGHT
- KEY — GAS VALVE KEY
- F.G. — FUEL GAS
- H.B. — WATER HOSE BIB
- C.W. — COLD WATER STUB OUT
- H.W. — HOT WATER STUB OUT
- H.B. S.O.V. — HOSE BIB WITH SHUT OFF VALVE



WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW 2x FRAMING (2x6 WHERE NOTED)
- SHADED PORTION DENOTE EXISTING TO REMAIN

LOWER FLOOR PLAN

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

REVISIONS		
NO.	DATE	DESCRIPTION
1	06-11-03	PLAN CHECK
2	08-11-03	CLIENT CHANGES

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REGISTERED PROFESSIONAL ENGINEER SATISH SHAH No. 57112 Exp.12/31/04 CIVIL STATE OF CALIFORNIA

8/12/03

CONTENTS: FLOOR PLANS

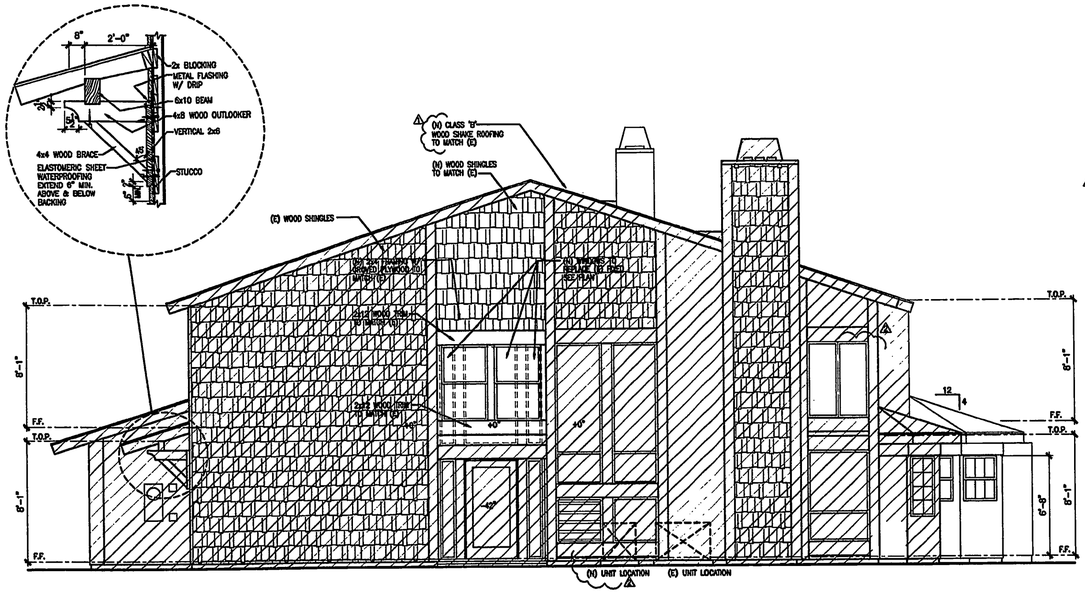
PROJECT: HOUSE EXTENSION

OWNER: SIAVASH & SYDELLE TRABIZI
17852 ARBOR LANE
IRVINE, CA 92612
LOT 16 TRACK 8283

DATE ISSUED:	8-11-03
DESIGNED BY:	PARAGON
DRAWN BY:	JMCA
JOB NUMBER:	2348

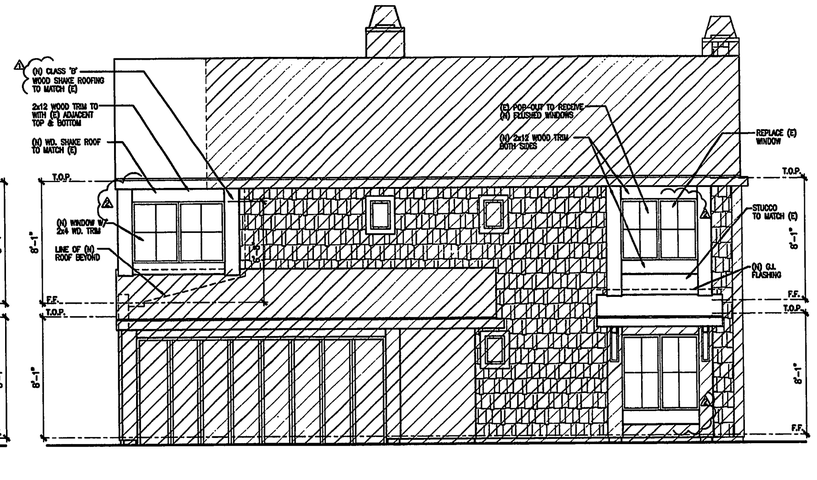
SHEET: A1

Tue Aug 12 09:32:47 2003



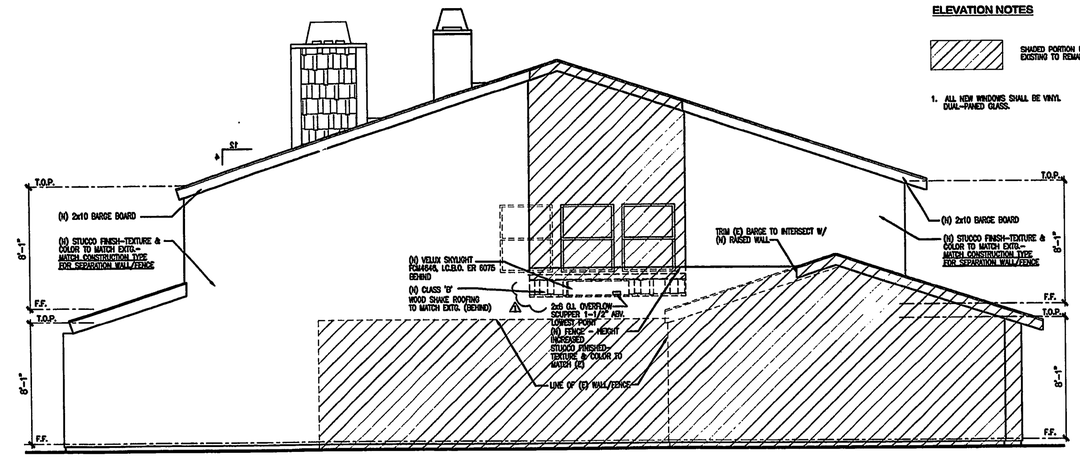
SOUTH (RIGHT) ELEVATION

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



WEST (FRONT) ELEVATION

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



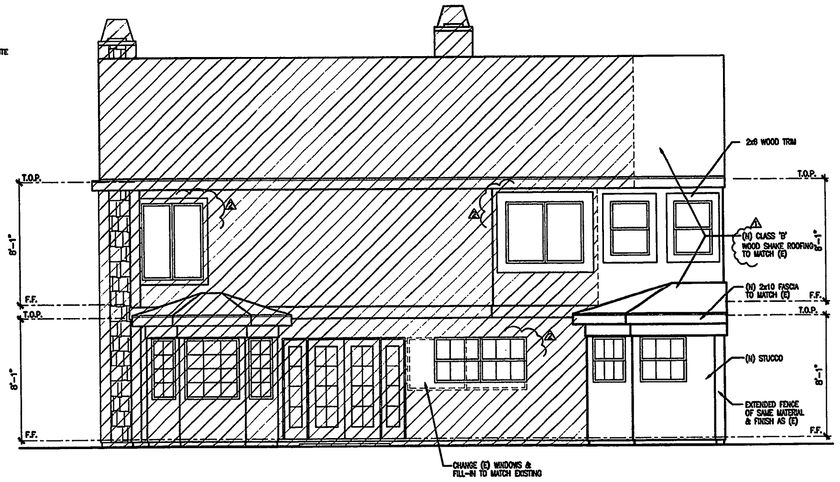
NORTH (LEFT) ELEVATION

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

ELEVATION NOTES

SHADED PORTION DENOTE EXISTING TO REMAIN

1. ALL NEW WINDOWS SHALL BE VINYL DUAL-PANED GLASS.



EAST (REAR) ELEVATION

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

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-11-03	PLAN CHECK
2	08-11-03	CLIENT CHANGES

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REGISTERED PROFESSIONAL ENGINEER
No. 58112
Exp.12/31/04
CIVIL
STATE OF CALIFORNIA

8/15/03

CONTENTS: ELEVATIONS

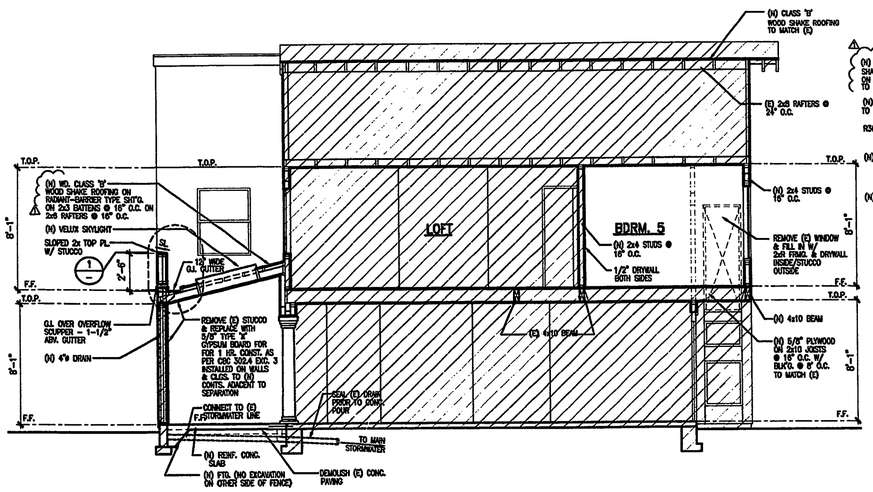
PROJECT: HOUSE EXTENSION

OWNER: SIAVASH & SYDELLE TRABIZI
17662 ARBOR LANE
IRVINE, CA 92612
LOT 16 TRACK 6283

DATE ISSUED:	8-11-03
DESIGNED BY:	PARAGON
DRAWN BY:	JA/CA
JOB NUMBER:	2348
SHEET:	

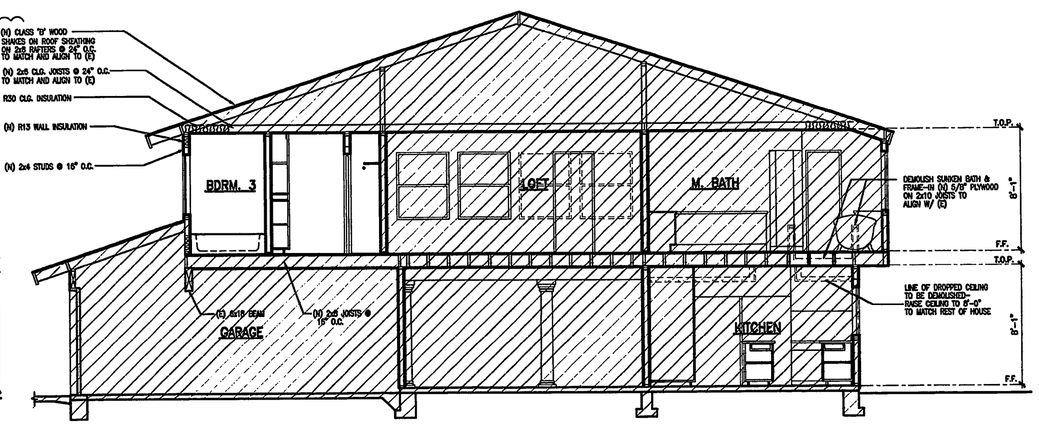
A2

Thu Aug 14 11:48:41 2003



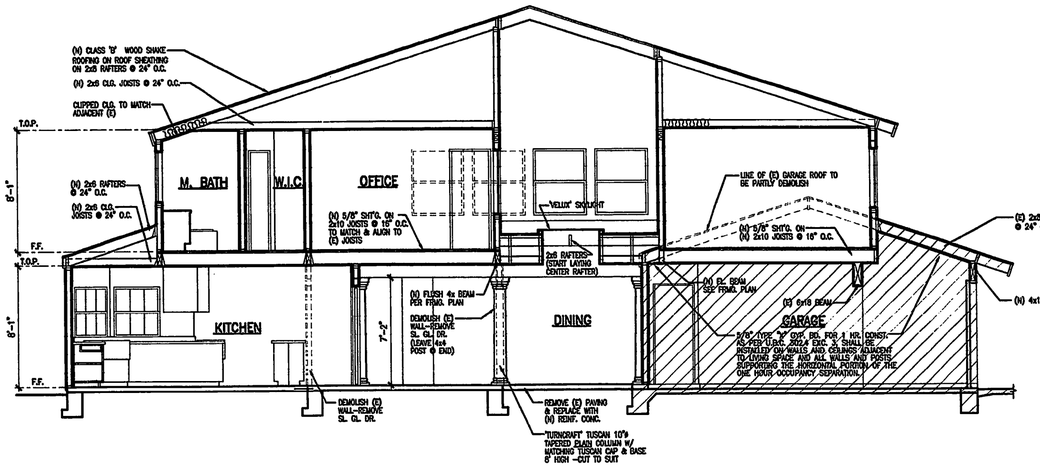
SECTION A

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



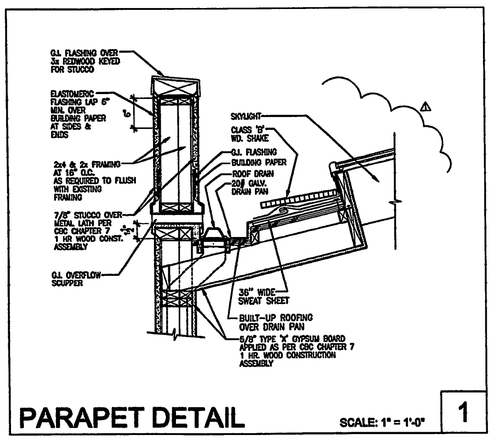
SECTION B

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



SECTION C

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



PARAPET DETAIL

SCALE: 1" = 1'-0"

1

Fri Aug 15 08:55:26 2003

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-11-03	PLAN CHECK
2	08-11-03	CLIENT CHANGES

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REGISTERED ROOF OBSERVER & ENGINEER
No. 56112
Exp.12/31/04
CIVIL
STATE OF CALIFORNIA

8/15/03

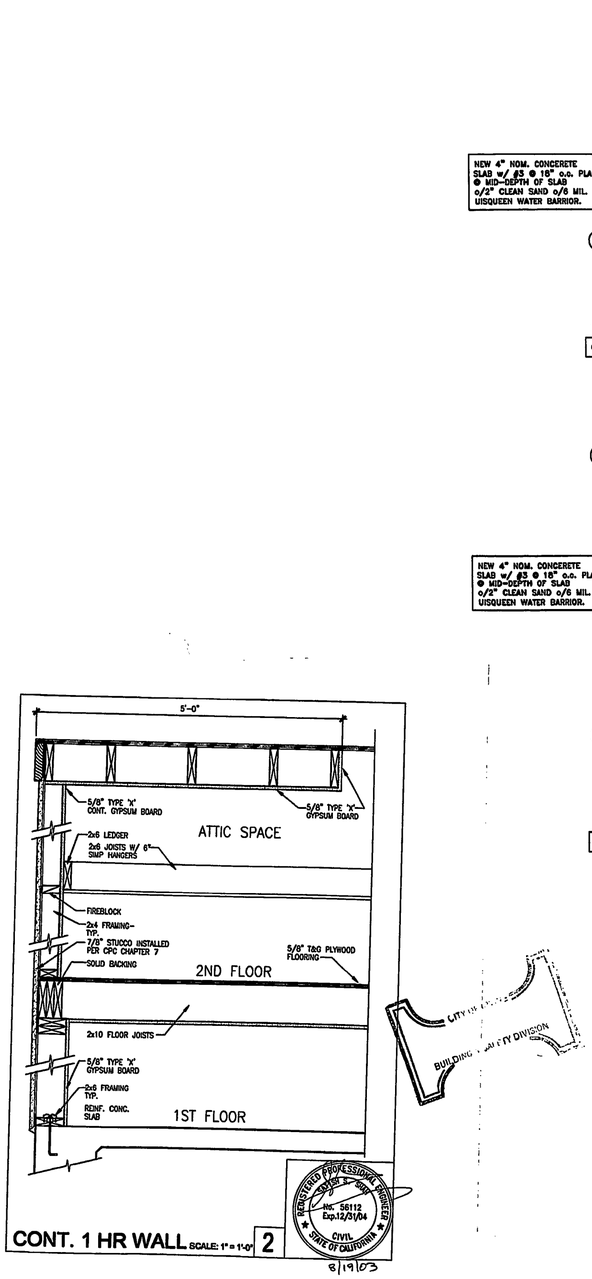
CONTENTS: SECTIONS

PROJECT: HOUSE EXTENSION

OWNER:
SIAVASH & SYDELLE TRABIZI
17862 ARBOR LANE
IRVINE, CA 92612
LOT 16 TRACK 6283

DATE ISSUED:	8-11-03
DESIGNED BY:	PARAGON
DRAWN BY:	JA/CA
JOB NUMBER:	2348
SHEET:	

A3



CONT. 1 HR WALL SCALE: 1" = 1'-0" 2

REGISTERED PROFESSIONAL ENGINEER SATISH SHAH No. 58112 Exp.12/31/04 CIVIL STATE OF CALIFORNIA

8/19/03

CITY OF IRVINE BUILDING SAFETY DIVISION

LEGEND :

- L1 — SHEAR WALL MATERIAL AND NAILING SEE SHEAR SCHEDULE ON SHEET SD/
- 13 — SILL PLATE ANCHOR BOLT SIZE AND SPACING—SEE SCHEDULE SHEET SD-1
- 39 — HOLDDOWN STRAP/ANCHOR SEE SCHEDULE SHEET SD-1

NEW 12"Wx12"D CONT. FOOTING w/ (1) - #4 T & B CONT.

NEW 4" NOM. CONCRETE SLAB w/ #3 @ 18" o.c. PLACED @ MID-DEPTH OF SLAB o/2" CLEAN SAND o/6 MIL. VISQUEEN WATER BARRIER.

(E) 8036 SL.

(E) 2668 PR. DR. 7/68

BONUS

KITCHEN

FAMILY

(E) 6068 SLIDR

(E) 2668

(N) 2868 PR. DR. TEMP.

DINING

(E) 6068 SLIDR

LIVING

ENTRY

GARAGE

BATH 3

BDRM. 4

(E) 5040 SL.

L=12' G1 15

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

PARAGON
Design & Drafting, Inc.
residential + commercial
space planning + interior design
2185 w. broadway, #A6
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e-mail paragondesign@sbglobal.net

SATISH SHAH
CONSULTING ENGINEER
8553 Moody Street, cypress ca 90630
PHONE/FAX: (714)521-4578

REVISIONS

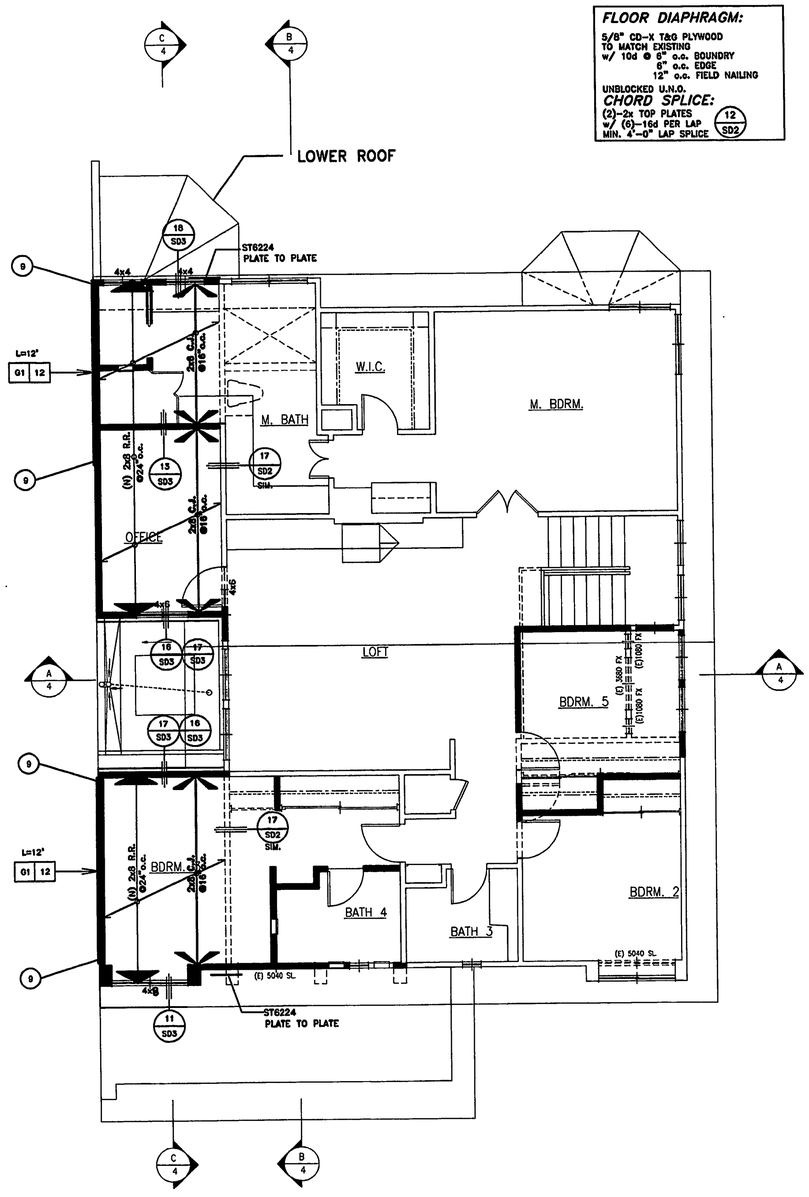
NO.	DATE	DESCRIPTION

8/12/03

PROJECT:
HOUSE EXTENSION

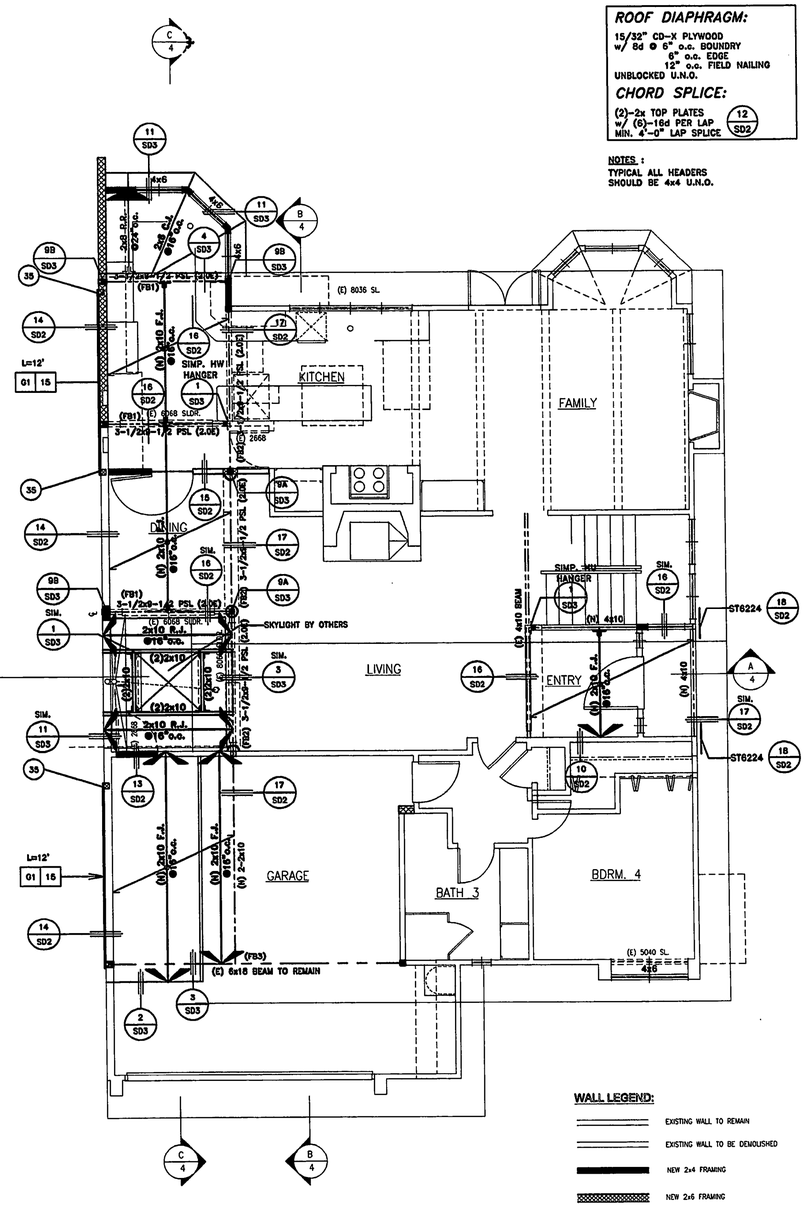
OWNER:
SIAVASH & SYDELLE YABRIZI
17852 ARBOR LANE
IRVINE, CA92612
LOT 16 TRACK 8283

DATE ISSUED:	7-28-03
DESIGNED BY:	PARAGON
DRAWN BY:	JNC/AGP
JOB NUMBER:	03-17
SHEET:	S-1



UPPER ROOF FRAMING PLAN

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



FLOOR FRAMING PLAN

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

FLOOR DIAPHRAGM:

5/8" CD-X T&G PLYWOOD
TO MATCH EXISTING
w/ 10d @ 6" o.c. BOUNDRY
6" o.c. EDGE
12" o.c. FIELD NAILING
UNBLOCKED U.N.O.

CHORD SPLICE:
(2)-2x TOP PLATES
w/ (6)-16d PER LAP
MIN. 4'-0" LAP SPLICE (12 / SD2)

ROOF DIAPHRAGM:

15/32" CD-X PLYWOOD
w/ 8d @ 6" o.c. BOUNDRY
6" o.c. EDGE
12" o.c. FIELD NAILING
UNBLOCKED U.N.O.

CHORD SPLICE:
(2)-2x TOP PLATES
w/ (6)-16d PER LAP
MIN. 4'-0" LAP SPLICE (12 / SD2)

NOTES :
TYPICAL ALL HEADERS
SHOULD BE 4x4 U.N.O.

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- NEW 2x4 FRAMING
- NEW 2x6 FRAMING
- SHADED PORTION DENOTE EXISTING TO REMAIN

REVISIONS

NO.	DATE	DESCRIPTION

PARAGON
Design & Drafting, Inc.
residential • commercial
space planning • interior design

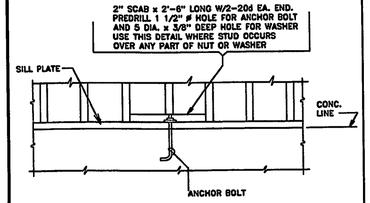
SATISH SHAH
CONSULTING ENGINEER
REGISTERED PROFESSIONAL ENGINEER
No. 56112
Exp.12/31/04
CIVIL
STATE OF CALIFORNIA
8/12/03

PROJECT:
HOUSE EXTENSION

OWNER:
SIAVASH & SYDELLE TABRIZI
17662 ARBOR LANE
IRVINE, CA92612
LOT 16 TRACK 6283

DATE ISSUED:	7-03-03
DESIGNED BY:	PARAGON
DRAWN BY:	JAVAVP
JOB NUMBER:	03-17

SHEET:
S-2



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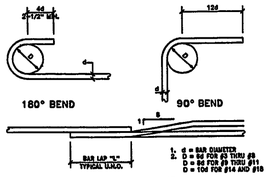


SPLICE AND OFFSET

MATERIAL	BAR LAP "L"
CONCRETE	40 BAR ø (40ød)
MASONRY	30 BAR ø (30ød)

FOUNDATION NOTES:

13 5/8" x 10" A.B. @ 64" O.C.
14 5/8" x 10" A.B. @ 56" O.C.
15 5/8" x 10" A.B. @ 48" O.C.
16 5/8" x 10" A.B. @ 40" O.C.
17 5/8" x 10" A.B. @ 32" O.C.
18 5/8" x 10" A.B. @ 24" O.C.
19 5/8" x 10" A.B. @ 16" O.C.
20 5/8" x 10" A.B. @ 8" O.C.
21 5/8" x 12" A.B. @ 24" O.C.
22 5/8" x 12" A.B. @ 16" O.C. — 3x SILL PLATE
23 5/8" x 12" A.B. @ 8" O.C.
24 (2) 5/8" x 10" A.B.
25 (3) 5/8" x 10" A.B.
26 (2) 5/8" x 12" A.B.
27 (3) 5/8" x 12" A.B. — 3x SILL PLATE
28 (2) 3/4" x 12" A.B.
29 5/8" x 10" A.B. @ 72" o.c.
30

MISC. NOTES:

31 (1) #4 T/B TOTAL. 3' PAST POSTS
32 (2) #4 T/B TOTAL. 3' PAST POSTS
33 (3) #4 T/B TOTAL. 3' PAST POSTS
34 (4) #4 T/B TOTAL. 3' PAST POSTS
35 (1) SIMPSON HD2A TO 4x POST
36 (1) SIMPSON HD5A TO 4x POST
37 (1) SIMPSON HD8A TO 4x POST
38 (1) SIMPSON HD8A TO 4x POST
39 (1) SIMPSON HPAHD22 TO 4x POST
40
41 (1) SIMPSON HD10A TO 4x POST

2, 3, 8 SD2
6 SD2

NOTE:
USE 4x4 POST @ 2x4 STUD WALL
USE 4x6 POST @ 2x6 STUD WALL

SHEAR PANEL SCHEDULE

SYM	SIDES	VALUE	SHEAR WALL MATERIAL	NAILS	EDGE	FIELD
G-1	ONE	260	3/8" CD-X PLYWOOD (24/0) (BLOCKED)	8d	6	12
G-2	TWO	520				
H-1	ONE	350	3/8" CD-X PLYWOOD (24/0) (BLOCKED)	8d	4	12
*H-1 or *H-2	ONE	380				
	TWO	760				
*J-1 or *J-2	ONE	460	3/8" CD-X PLYWOOD (24/0) (BLOCKED)	8d	3	12
	TWO	980				
*K-1 or *K-2	ONE	640	3/8" CD-X PLYWOOD (24/0) (BLOCKED)	8d	2	12
	TWO	1280				
L-1 or *L-2	ONE	310	1/2" CD-X PLYWOOD (32/16) (BLOCKED)	10d	6	12
	TWO	620				
*M-1 or *M-2	ONE	460	1/2" CD-X PLYWOOD (32/16) (BLOCKED)	10d	4	12
	TWO	920				
*N-1 or *N-2	ONE	600	1/2" CD-X PLYWOOD (32/16) (BLOCKED)	10d	3	12
	TWO	1200				
*P-1 or *P-2	ONE	770	1/2" CD-X PLYWOOD (32/16) (BLOCKED)	10d	2	12
	TWO	1540				

NOTES: * FRAMING SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ABUTTING PANEL JOINTS.

*A PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3-INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

FRAMING NOTES:

1 16d SILL PLATE NAILING @ 12" O.C.
2 16d SILL PLATE NAILING @ 10" O.C.
3 16d SILL PLATE NAILING @ 8" O.C.
4 16d SILL PLATE NAILING @ 6" O.C.
5 16d SILL PLATE NAILING @ 4" O.C.
6 16d SILL PLATE NAILING @ 2" O.C.
7 SIMP. ST6224 TO 4x POST ABOVE & BELOW
8 SIMP. ST6236 TO 4x POST ABOVE & BELOW
9 SIMP. MST37 TO 4x POST ABOVE & BELOW
10 SIMP. MST48 TO 4x POST ABOVE & BELOW
11 SIMP. MST60 TO 4x POST ABOVE & BELOW
12

13, 14 SD2

NOTE: ☒
USE 4x4 POST @ 2x4 STUD WALL U.N.O.
USE 4x6 POST @ 2x6 STUD WALL U.N.O.

MICRLLAM (ML), PARALLAM (PSL) AND TIMBERSTRAND (LSL) NOTES:
(ICBO ER-4979, NER-200, NER-481)

1.) MICROLAM (ML) BEAMS ARE TO BE 1 3/4" X ___ IN SIZE AND TO BE MANUFACTURED BY THE TRUS JOIST, A WEYERHAEUSER BUSINESS. ML BEAMS SHALL HAVE THE FOLLOWING ALLOWABLE DESIGN STRESSES:
E = 1,800,000 PSI Fb = 2800 PSI Fv = 285 PSI

2.) PARALLAM (PSL) BEAMS ARE TO BE MANUFACTURED BY THE TRUS JOIST, A WEYERHAEUSER BUSINESS. PSL BEAMS SHALL HAVE THE FOLLOWING ALLOWABLE DESIGN STRESSES:
E = 2,000,000 PSI Fb = 2900 PSI Fv = 290 PSI

3.) TIMBER STRAND (LSL) BEAMS/ JOISTS ARE TO BE MANUFACTURED BY THE TRUS JOIST, A WEYERHAEUSER BUSINESS.
ALLOWABLE DESIGN STRESSES:
E = 1,700,000 PSI Fb = 2600 PSI Fv = 400 PSI

4.) TIMBER STRAND (LSL) BLK'G/ RIM BOARD ARE TO BE 1 1/4" X FULL DEPTH IN SIZE AND TO BE MANUFACTURED BY THE TRUS JOIST, A WEYERHAEUSER BUSINESS.
ALLOWABLE DESIGN STRESSES:
E = 1,300,000 PSI Fb = 1700 PSI Fv = 230 PSI

WOOD I-JOIST NOTES:

WOOD-I JOIST SHALL BE BY TRUSS JOIST, A WEYERHAEUSER BUSINESS. CONFORMING TO ICBO PFC-4354.

GENERAL

1. All material and workmanship shall conform to the California Building Code, 2001 edition.
2. The general contractor shall verify all dimensions and site conditions before starting work. The Architect and Engineer shall be notified of any discrepancies.
3. Notes and details on drawings shall take precedence over these general notes.
4. Dimensions as indicated are the dimensions to be used. Do not scale the drawings.
5. No changes are to be made on the plans without the knowledge of the engineer whose signature appears hereon.
6. The design adequacy and safety of the erection bracing, shoring, and temporary supports is the sole responsibility of the contractor, and has not been considered by this office. The contractor is responsible for the stability of the structure prior to the application of shear walls, roof and floor diaphrams, and finish materials. He shall provide all necessary bracing to provide stability prior to application of the aforementioned building components. Observation visits to the job site by personnel from this office shall not include inspection or approval of the above items.
7. The general contractor shall insure that there is a full time qualified superintendant at the job site at all times.

FOUNDATIONS

1. All foundations and slabs on grade are to comply with recommendations of the soils report as supplied by the owner. Refer to soils report: NO SOILS REPORT
2. Design soil bearing pressure is 1,000 psf for new cont. footing.
3. All existing fill soil and all disturbed natural soils and organic matter are to be excavated and replaced as required with properly compacted fill.
4. All filling backfilling and recompaction are to be done under the supervision of an approved soils engineer.

REINFORCING STEEL

1. All reinforcing bar grade 60 and conform with ASTM A-615 unless noted otherwise.
2. Reinforcing shall be spliced only as noted. Splices at other locations as approved by this office.
3. Splices in wall reinforcing shall be staggered 48 inches minimum unless noted otherwise.
4. All reinforcing, anchor bolts, and inserts shall be mechanically secured in place prior to placing concrete or grouting masonry.
5. Concrete protection for reinforcement:
   a. below grade unformed ..... 3" clear
   b. below grade formed ..... 2" clear
   c. walls ..... 1" clear
   d. columns ..... 1 1/2" clear

CONCRETE

1. All concrete shall attain a minimum compressive strength at 28 days of N.A. psi for precast panels, 4,500 psi for concrete slabs and 4,500 psi for foundations. [SP. INSPECTION IS NOT REQUIRED].
2. All cement shall conform to ASTM C-150, Type V cement. Maximum Water Cement ratio shall be 0.45.
3. Fine and coarse aggregate shall conform to ASTM C-33.
4. Refer to architectural drawings for molds, grooves, ornaments, and finishes for all concrete work.
5. Location of construction and weakened plane joints shall be approved by the architect and engineer.
6. Pipes may pass through concrete in sleeves, but shall not be imbedded therein.
7. Pipes or ducts exceeding one-third (1/3) of the slab or wall thickness shall not be placed instructural concrete unless specifically detailed.

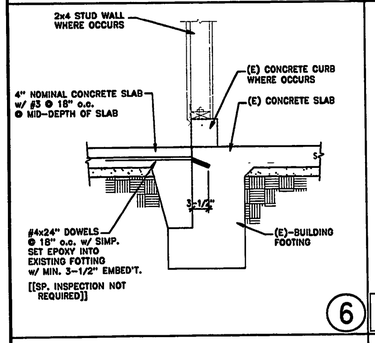
LUMBER

1. All structural lumber shall be graded in accordance with grading and dressing rules No. 16 of the West Coast lumberman's Association.
2. All structural lumber shall be douglas fir latch coast regional unless otherwise noted.
3. All horizontal framing members shall be No. 1 or better, or as shown on the plans. All wood posts to be No. 1. Studs to be stud grade or better.
4. All wood bearing on concrete or masonry if less than 4'0" above grade shall be pressure treated douglas fir.
5. Structural members shall not be cut or penetrated for pipes, etc. unless specifically noted or detailed.
6. Full depth solid blocking Shall be placed between joists and rafters at all supports.
7. For joists and rafters greater than 8" in depth cross bridging shall be provided at 8'0" o/c maximum. Use full-depth blocking or an approved type of metal bridging.
8. Provide 1 x 6 diagonal let-in bracing at 45° every 25'0" o/c in all stud walls not sheathed with plywood. Brace shall run continuous from top plate to sill plate.
9. Holes for bolts shall be 1/32" to 1/16" larger than bolt diameter.
10. All bolts bearing on wood shall have washers under head and nut.
11. All plywood shall be 1/2" cdx unless otherwise noted.
12. Plywood roof diaphram nails shall be No. 10 plywood.or paslode 2 1/8" long 9 ga. paslode ICBO No. 2403.
13. Nailing to be inspected prior to the installation of any covering.
14. Verify size and location of roof openings with architect and engineer.
15. Foundation sills, nailers, and ledgers in direct contact with concrete or masonry and within 6' of ground: Pressure treated DFCR No. 2.
16. Beams and posts 6x and larger: DFCR No. 1.
17. Beams and posts 4x and smaller, joists, headers, DFCR No. 1.
18. Studs, plates, blocking and all other wood not otherwise noted: DFCR No. 2.
19. Roof plywood sheathing: DFCR C-D interior, group 1, 5 ply, with exterior glue and panel identification index 24/0.

EPOXY GROUT:

EPOXY GROUT SHALL BE SIMP. 'SET' EPOXY (ICBO ER. 5279 OR. EQ.) EPOXY GROUT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND ICBO REQUIREMENTS AND SPECIAL INSPECTION IS REQUIRED PER CODE SECTION 1701.

SHEAR WALL, SILL NAILING, AND SILL BOLT SCHEDULE



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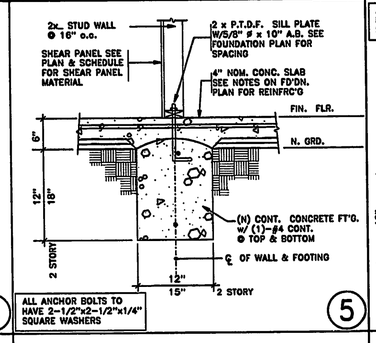

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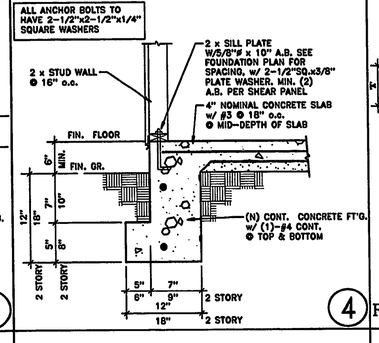

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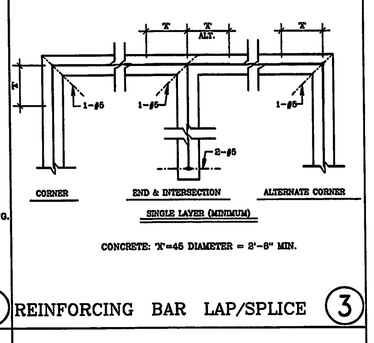
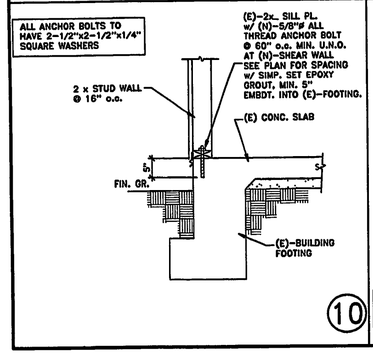


REINFORCING BAR LAP/SPLICE 3



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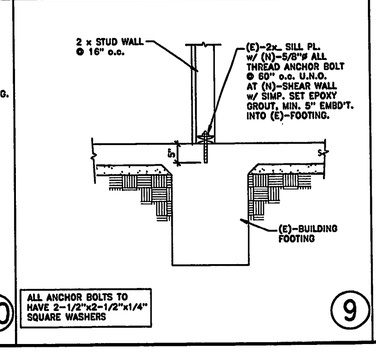

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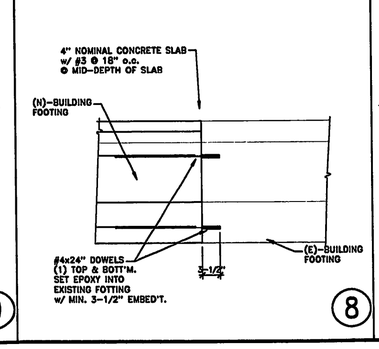

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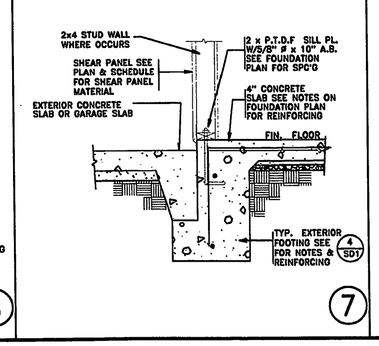

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REVISIONS

NO.	DATE	DESCRIPTION

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REGISTERED PROFESSIONAL ENGINEER SATISH S. SHAH No. 58112 Exp.12/31/04 CIVIL STATE OF CALIFORNIA

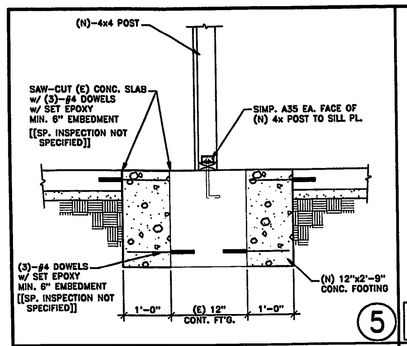
8/12/03

CONTENTS:
GENERAL NOTES
TYPICAL DETAILS
FOUNDATION DETAILS

HOUSE EXTENSION
SIAVASH & SYDELLE TABRIZI
17852 ARBOR LANE
IRVINE, CA 92612
LOT 16 TRACK 8263

DATE ISSUED:	7-28-03
DESIGNED BY:	PARAGON
DRAWN BY:	S.SHAH
JOB NUMBER :	03-17

SHEET:
SD1
OF



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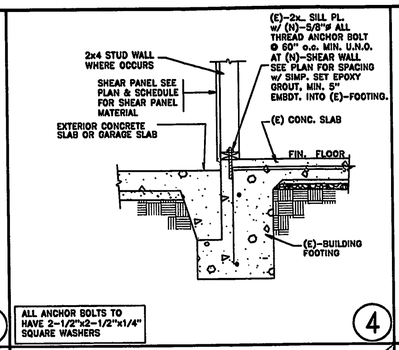
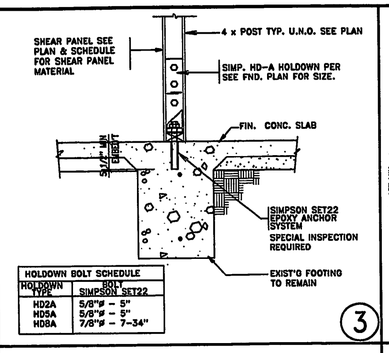


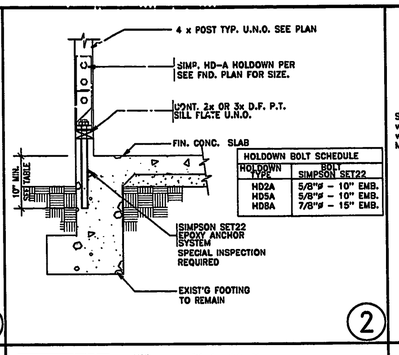
ALL ANCHOR BOLTS TO HAVE 2-1/2"x2-1/2"x1/4" SQUARE WASHERS

4



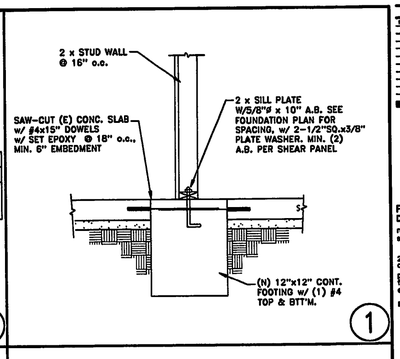
HOLDOWN BOLT SCHEDULE	
HOLDOWN TYPE	BOLT SIMPSON SET22
HD2A	5/8"ø - 5"
HD5A	5/8"ø - 5"
HD8A	7/8"ø - 7-3/4"

3



HOLDOWN BOLT SCHEDULE	
HOLDOWN TYPE	BOLT SIMPSON SET22
HD2A	5/8"ø - 10" EMB.
HD5A	5/8"ø - 10" EMB.
HD8A	7/8"ø - 15" EMB.

2



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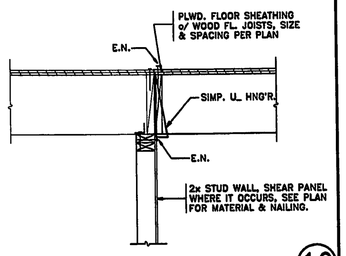

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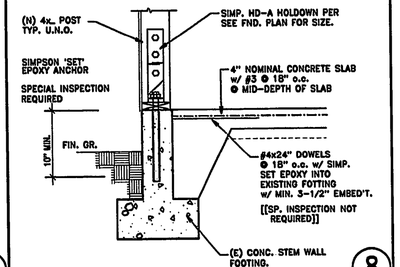

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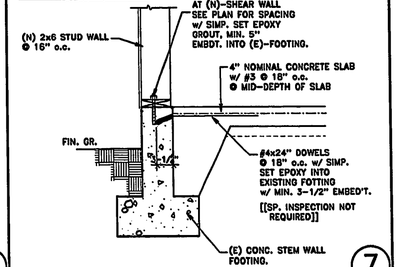

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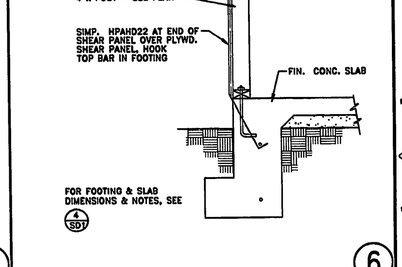

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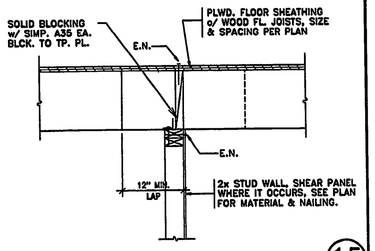

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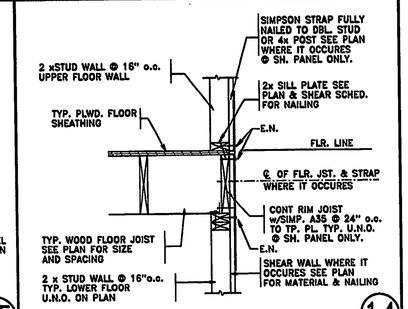

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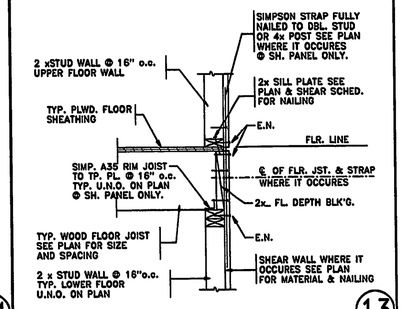

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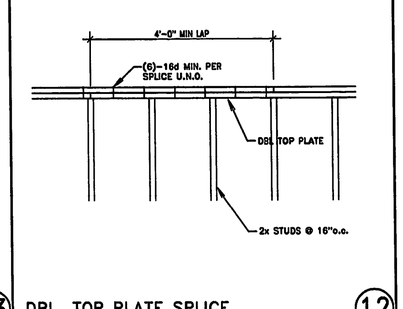

DBL. TOP PLATE SPLICE

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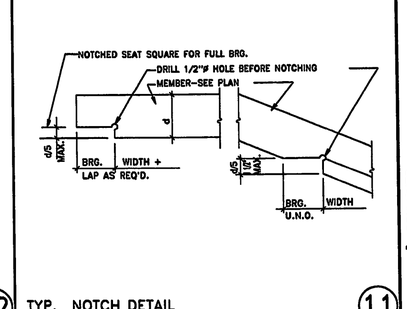

TYP. NOTCH DETAIL

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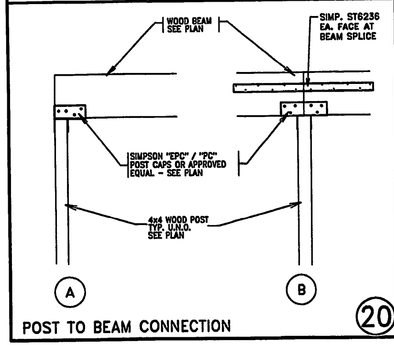

POST TO BEAM CONNECTION

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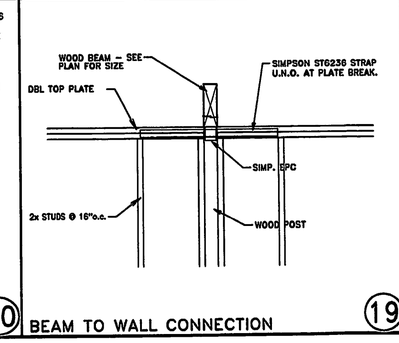

BEAM TO WALL CONNECTION

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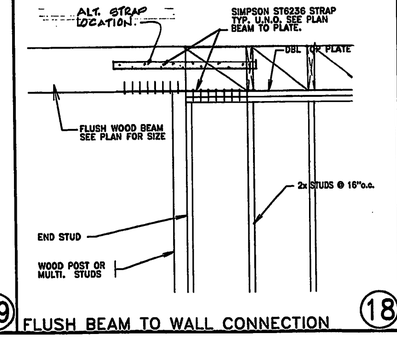

FLUSH BEAM TO WALL CONNECTION

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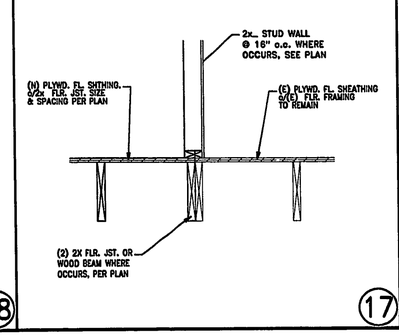

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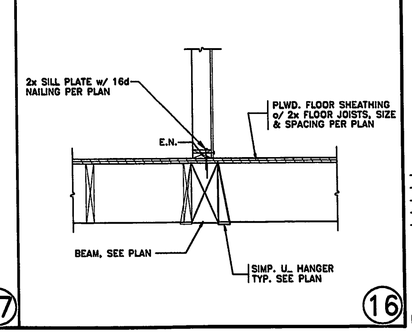

16

REVISIONS

NO.	DATE	DESCRIPTION

PARAGON
Design & Drafting, Inc.
residential-commercial
space planning/interior design
2155 w. Ironwood, 545
Anaheim, California 92804
phone (714) 801-7788
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e-mail satishshah@earthlink.net

REGISTERED PROFESSIONAL ENGINEER SATISH SHAH No. 56112 Exp.12/31/04 CIVIL STATE OF CALIFORNIA

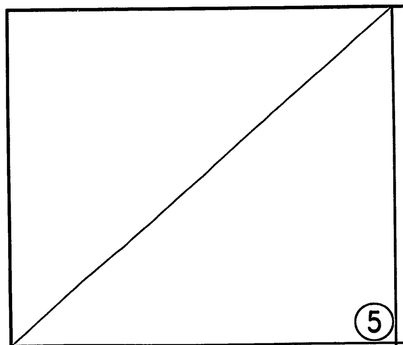
8/12/03

CONTENTS:
FOUNDATION DETAILS
FRAMING DETAILS

HOUSE EXTENSION
SIAVASH & SYDELLE TABRIZI
17852 ARBOR LANE
IRVINE, CA 92612
LOT 16 TRACK 8263

DATE ISSUED:	7-28-03
DESIGNED BY:	PARAGON
DRAWN BY:	S.SHAH
JOB NUMBER :	03-17

SHEET:
SD2
OF



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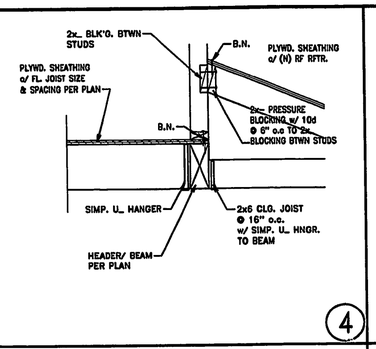

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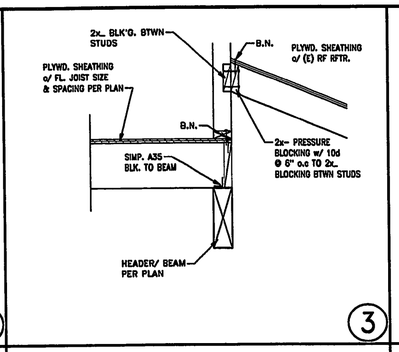

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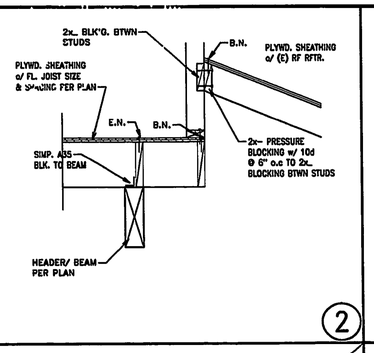

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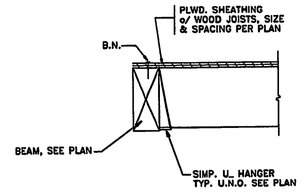

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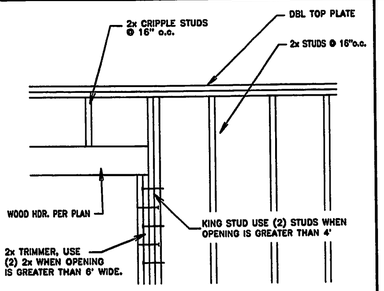

TYP. HEADER DETAIL

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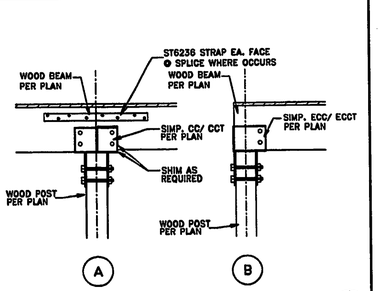

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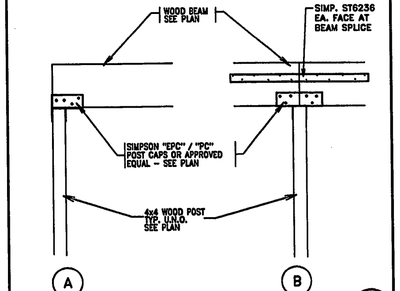

POST TO BEAM CONNECTION

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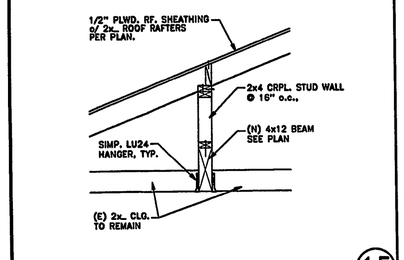

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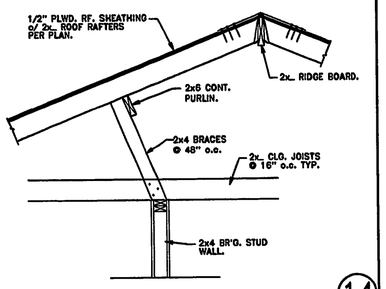

SCALE: 3/4"=1'-0"

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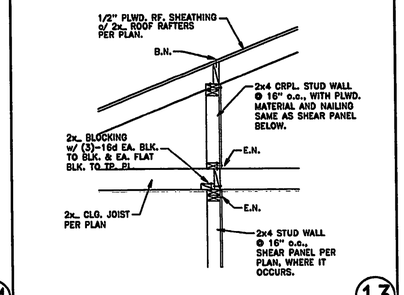

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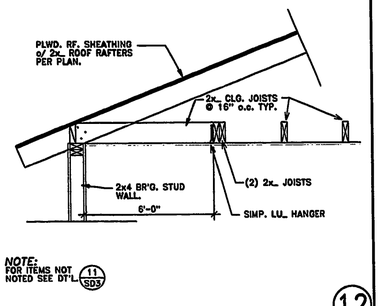
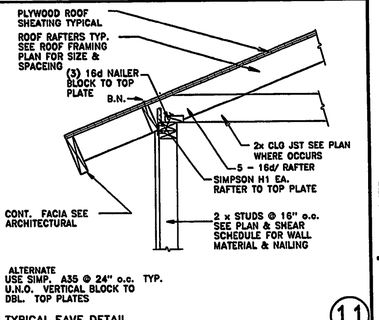


NOTE: FOR ITEMS NOT NOTED SEE DT'L (11/SD3)

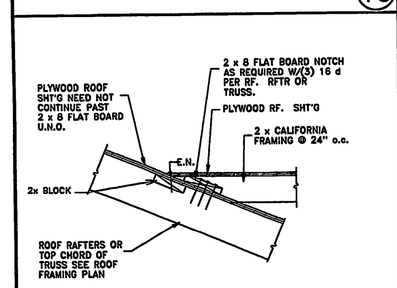
12



ALTERNATE USE SIMP. A35 @ 24" o.c. TYP. U.N.O. VERTICAL BLOCK TO DBL. TOP PLATES

TYPICAL EAVE DETAIL

11



TYP. CALIFORNIA FRAMING

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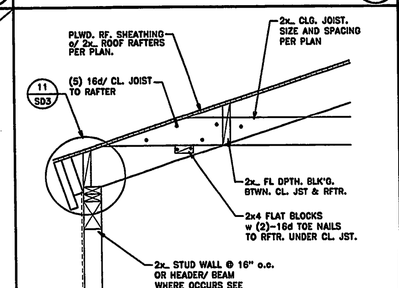

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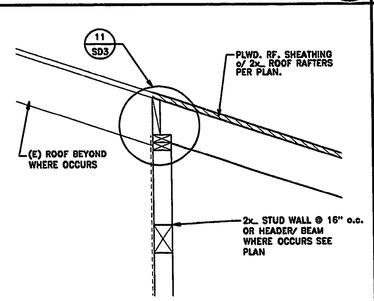

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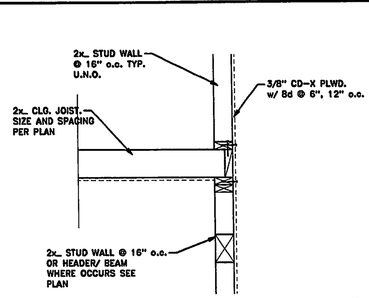

16

REVISIONS

NO.	DATE	DESCRIPTION

PARAGON
Design & Drafting, Inc.
residential-commercial
space planning/interior design

2155 w. broadway, #48
anaheim, california 92804
phone (714) 801-7725
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PHONE/ FAX (714) 821-4515
e-mail satishshah@earthlink.net

REGISTERED PROFESSIONAL ENGINEER
SATISH K. SHAH
No. 56112
Exp.12/31/04
CIVIL
STATE OF CALIFORNIA

8/12/03

CONTENTS: FRAMING DETAILS

HOUSE EXTENSION
SIAVASH & SYDELLE TABRIZI
17852 ARBOR LANE
IRVINE, CA 92612
LOT 16 TRACK 8263

DATE ISSUED:	7-28-03
DESIGNED BY:	PARAGON
DRAWN BY:	S.SHAH
JOB NUMBER :	03-17

SHEET:

SD3

OF

5056 Corkwood Lane
(00572939-RBPR)

BUILDING PLANS, CALCULATIONS AND CORRESPONDENCE SCAN SHEET

Address: **5056 CORKWOOD LN**

Permit Number: **00572939-RBPR**

PROJECT:

MAK RESIDENCE
IRVINE, CALIFORNIA

OWNER:

MARIO AND LAURA MAK
5056 CORKWOOD LANE
IRVINE, CALIFORNIA 92612

PROJECT DATA

OCCUPANCY TYPE:	R-3/U
CONSTRUCTION TYPE:	V-B
CALIFORNIA BUILDING CODE:	2007 EDITION
CALIFORNIA MECHANICAL CODE:	2007 EDITION
CALIFORNIA PLUMBING CODE:	2007 EDITION
CALIFORNIA ELECTRIC CODE:	2007 EDITION
CALIFORNIA ENERGY CODE:	2007 EDITION
CALIFORNIA FIRE CODE:	2007 EDITION

ABBREVIATIONS

ABV.	ABOVE	FTG.	FOOTING	P.L.	PROPERTY LINE
A/C	AIR CONDITIONER	F.A.U.	FORCED AIR UNIT	RAD.	RADIUS
ALT.	ALTERNATE	FR.	FRENCH	REF.	REFRIGERATOR
BA.	BATH	GI.	GALVANIZED	R/S	RE-SAWN
BM.	BEAM	GAR.	GARAGE	REV.	REVERSE
BLW	BELOW	G.D.O.	GARAGE DOOR OPENER	RDG.	RIDGE
BD.	BOARD	G.D.	GARBAGE DISPOSAL	R.	RISER
CAB.	CABINET	GL.	GLASS	RM.	ROOM
CSMT.	CASEMENT	GRD.	GRADE	SECT.	SECTIONAL
CLG.	CEILING	G.F.I.	GROUND FAULT INTERRUPT	SEC.	SECURITY
℄	CENTER LINE	GYP.	GYPSUM	S & P	SHELF AND POLE
CER.	CERAMIC	HDR.	HEADER	SHLV.	SHELVES
CLR.	CLEAR	HT.	HEIGHT	SIM.	SIMILAR
CONC.	CONCRETE	H.C.	HOLLOW CORE	S.H.	SINGLE HUNG
DETS.	DETAILS	LAM.	LAMINATED	SL.	SLIDING
DIA.	DIAMETER	LAUN.	LAUNDRY	S.C.	SOLID CORE
DW.	DISHWASHER	LAV.	LAVATIORY	SQ.	SQUARE
DR.	DOOR	M.	MASTER	TEMP.	TEMPERED
D.G.	DOUBLE GLAZED	M.C.	MEDICINE CABINET	T.	TREAD
DS.	DOWNSPOUT	MTL.	METAL	TYP.	TYPICAL
EA.	EACH	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	V.	VALLEY
EQ.	EQUAL	O.C.	ON CENTER	V.P.	VAPOR PROOF
EXH.	EXHAUST	OPNG.	OPENING	VOL.	VOLUME
EXT.	EXTERIOR	OPT.	OPTION	W.I.C.	WALK IN CLOSET
FIN.	FINISH	O/	OVER	W.H.	WATER HEATER
F.G.	FIXED GLASS	PR.	PAIR	W.P.	WEATHER PROOF
FLR.	FLOOR	PAN.	PANTRY	WDW.	WINDOW
F.J.	FLOOR JOIST	PLT.	PLATE	W/	WITH
F.M.C.	FLOOR MATERIAL CHANGE	PLYWD.	PLYWOOD	WD.	WOOD
FLUOR.	FLUORESCENT	PDR.	POWDER	W.I.	WROUGHT IRON

CONSULTANTS

ARCHITECT
SUZUKI DESIGNS
4931 HEMLOCK
IRVINE, CA 92612
PHONE: (949) 307-4216
REP: ANDREW SUZUKI

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8176 LINDERWOOD DRIVE
HUNTINGTON BECH, CA 92646
PHONE: (714) 307-7101
REP: CHRISTINA SILVA, P.E.

TITLE 24
AERO ENGINEERING
15434 SHELTON DRIVE
LAKE MATTHEWS, CA 92570
PHONE: (951) 776-4140
REP: TERRY STATUM

SHEET SCHEDULE

ARCHITECTURAL SCHEDULE

GENERAL

TS	TITLE SHEET
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GN3	GENERAL NOTES
T-24	TITLE 24

MAK RESIDENCE

1.0	SITE PLAN
1.1	SLAB INTERFACE & DEMO PLANS
1.2	FLOOR PLAN
1.3	UTILITY PLAN
1.4	SECTIONS A-D & INTERIOR ELEVATIONS
1.5	ELEVATIONS A7 ROOF PLAN

DETAILS

D1	ARCHITECTURAL DETAILS
D2	ARCHITECTURAL DETAILS

12 TOTAL ARCHITECTURAL SHEETS

STRUCTURAL SCHEDULE

MAK RESIDENCE

S-1	STRUCTURAL FOUNDATION PLAN
S-1	STRUCTURAL FRAMING PLAN
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS

4 TOTAL STRUCTURAL SHEETS

Community Association Advisory
ISSUANCE OF A CITY BUILDING PERMIT DOES NOT RELIEVE THE APPLICANT OF THE LEGAL REQUIREMENT TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF THE PLANS. SEPARATE REVIEW AND APPROVAL OF THIS PROJECT MAY BE REQUIRED BY YOUR COMMUNITY ASSOCIATION. CONTACT YOUR COMMUNITY ASSOCIATION FOR REQUIREMENTS.

5/17/13

NOTES

THE IMPLEMENTATION OF THESE PLANS REQUIRE A CONTRACTOR AND / OR SUBCONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

WHEN AN AREA IS FOUND TO BE UNRESOLVED OR IN CONTRADICTION, SUZUKI DESIGNS SHALL BE CONTACTED PRIOR TO COMMENCEMENT OF WORK.

1 THIS PROJECT SHALL COMPLY WITH THE CITY OF IRVINE SECURITY CODE.

1 PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR GYPSUM BOARD BACKING AS SPECIFIED IN SECTION 2510.5. IF THE PLASTER SURFACE IS TO BE COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL, OR IS COMPLETELY CONCEALED BY ANOTHER WALL, PLASTER APPLICATION NEED ONLY BE TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN ASTM C 926. 2512.1

1 CONCRETE THAT WILL BE EXPOSED TO SULFATE-CONTAINING SOLUTIONS OR SOILS SHALL COMPLY WITH THE MAXIMUM WATER-CEMENTIOUS MATERIAL RATIOS AND/OR MINMIMUM SPECIFIED COMPRESSIVE STRENGTH AND BE MADE WITH THE APPROPRIATE TYPE OF CEMENT IN ACCORDANCE RITH THE PROVISIONS OF ACI 318, SECTION 4.3. 1904 CBC

1 CONCRETE TO BE EXPOSED TO SUKFATE SHALL BE TYOE V CEMENT WITH MAXIMUM WATER CEMENT RATIO OF .45 AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI PER ACI 318, SECTION 4.3.

SYMBOLS

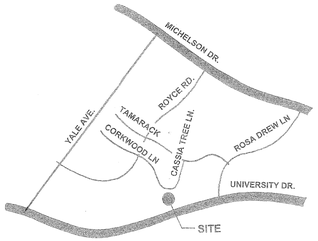
BUILDING SECTION REFERENCE
A / 1.4 — SECTION NUMBER / SHEET NUMBER

DETAIL REFERENCE
4 / D1 — DETAIL NUMBER / SHEET NUMBER

KEYNOTE REFERENCE
3 — KEYNOTE NUMBER

REVISION DELTA
2 — REVISION NUMBER

VICINITY MAP



STORMWATER POLLUTION PREVENTION NOTES

1

Storm water pollution prevention devices and practices shall be installed and/or instituted as necessary to ensure compliance to the City of Irvine Water Quality standards contained in Chapter 3, Water, of Division 8 of Title 6 of the Irvine Municipal Code and any Erosion Control Plan associated with this project. All such devices and practices shall be maintained, inspected and/or monitored to ensure adequacy and proper function throughout the duration of the construction project.
Compliance to the Water Quality standards and any Erosion Control Plan associated with this project includes, but is not limited to the following requirements:

1. 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.
2. 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.
3. 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.
4. 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.
5. Trash and construction solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
6. 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 swept up immediately and may not be washed down by rain or other means.
7. Any slopes with disturbed soils or removed vegetation shall be stabilized to inhibit erosion by wind and water.
8. Storm water pollution prevention devices and/or practices shall be modified as needed as the project progresses to ensure effectiveness.

PLOT TIME:
PATH\NAME: C:\2013\1310\NONPLAN\1310 COVER.DGN

SUZUKI DESIGNS

LICENSED ARCHITECT ANDREW T. SUZUKI No. C-6941 REG. 4/30/15 STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
1	5-14-2013	B.D.

TITLE SHEET

MAK RESIDENCE
5056 CORKWOOD LANE
IRVINE, CALIFORNIA

TS

05/14/2013

05111-RRA

B-2

NOTE:
STRUCTURAL ENGINEERING DRAWINGS AND NOTES SHALL TAKE PRECEDENCE OVER ARCHITECTURAL GENERAL NOTES, WHICH ARE ARCHITECTURAL MINIMUMS.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 1 – ARCHITECT'S STATUS:

THE ARCHITECT DOES NOT GUARANTEE ANY TRADE OR SUBS PERFORMANCE, AND NO PROVISIONS OF THE CONTRACT DOCUMENTS SHALL RELIEVE THE TRADES OR SUBS FROM ANY LIABILITY DUE TO NEGLIGENCE, INCOMPETENCE OR ERRORS OF OMISSION OR COMMISSION OF THE TRADE OR SUB.

THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. 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. THE BUILDER/ OWNER IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS.

OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT/ENGINEER DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE BUILDER IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORKSITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.

SECTION 1-B CODES:

ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE CODES. BUILDER SHALL VERIFY ALL CODE REQUIREMENTS BEFORE THE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. A PARTIAL LIST OF APPLICABLE CODES IS LISTED ON THE COVER SHEET

SECTION 1-C ERRORS AND OMISSIONS:

ERRORS AND OMISSIONS WHICH OCCUR IN CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT - FIRST BY PHONE OR BY FAX AND THEN IN WRITING. WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE BUILDER OR SUB SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS OF WHICH THE BUILDER OR SUB FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

SECTION 1-D JOB CONDITIONS:

THE BUILDER AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK. THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY BY PHONE, FAX AND WRITTEN MESSAGE.

NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. THE BUILDER OR SUBCONTRACTOR SHALL REPORT TO PROJECT SUPERINTENDENT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK.
NOTE: ALL DRAWINGS ARE DRAWN TO THE SCALE OF 1/4" = 1'-0" UNLESS IT IS NOTED OTHERWISE. ROOF PLANS SHOWN ON THE ELEVATION SHEETS ARE 1/8"-1'-0". DETAILS ARE NOT TO ANY GIVEN SCALE

SECTION 1-E KNOWLEDGE TO COMPLETE CONSTRUCTION:

THE SCOPE OF THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT. HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE CONSTRUCTION ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLY OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR METHODS OF ASSEMBLY OF ANY SPECIFIC MATERIAL OR PRODUCT. THE IMPLEMENTATION OF THE PLAN REQUIRES A BUILDER AND/OR SUBCONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

SECTION 1-F CLEAN UP:

CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

GENERAL:

A. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

B. NAMED PRODUCTS: THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.

C. SCOPE: THE BUILDER AND SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIAL INDICATED ON THE PLANS AND REASONABLY INFERRED OR REQUIRED BY THE APPLICABLE CODES.

D. SUBSTITUTION: NO SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S WRITTEN AUTHORIZATION. ANY SUBSTITUTION SHALL BE MADE KNOWN TO OWNER/BUILDER AND ARCHITECT IN ADVANCE TO AVOID ANY DELAY IN THE PROJECT SCHEDULE. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE STRUCTURAL SUBSTITUTIONS OR CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER AND WRITTEN NOTIFICATION TO THE ARCHITECT.

E. CHANGES: ANY ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

F. STRUCTURAL OBSERVATION: OWNERS SHALL BE RESPONSIBLE TO FULFILL THE REQUIREMENTS OF SECTION 1710 OF THE IBC. TO EMPLOY HIS DESIGNATED ENGINEER TO MAKE SITE VISITS TO OBSERVE GENERAL COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS AND CHANGE ORDERS. THE ENGINEER SHALL SUBMIT A STATEMENT IN WRITING TO THE BUILDING OFFICIAL STATING THE SITE VISITS HAVE BEEN MADE AND THAT ANY DEFICIENCIES NOTED HAVE BEEN CORRECTED TO THE EXTENT AS DETERMINED BY THE BUILDING DEPARTMENT.

G. INFILTRATION CONTROL: ALL OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, GASKETED OR WEATHER STRIPPED IN ACCORDANCE WITH MANDATORY STATE ENERGY REQUIREMENTS.

FOUNDATIONS: INSTALL AS INCLUDED IN THE STRUCTURAL DRAWINGS AND AS AMENDED BY THE FINAL SOILS REPORT.

A. REFER TO THE ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE CAST IN CONCRETE AND FOR LOCATIONS OF FLOOR FINISHES AND SLAB DEPRESSIONS.

DIVISION 2: SITEWORK

SECTION 2-A EARTHWORK:

A. PERFORM ALL WORK IN THIS SECTION IN CONFORMANCE WITH THE FINAL SOILS COMPACTION, GEOLOGICAL REPORTS AND APPROVED ENGINEERED GRADING PLAN AS ACCEPTED BY THE BUILDING DEPARTMENT.

SECTION 2-A GRADING:

A. SEE CIVIL ENGINEERING DRAWINGS AND NOTES.

B. SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING A MINIMUM OF 6" WITHIN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. CRC SEC. R401.3

DIVISION 3: CONCRETE

GENERAL:

A. REFER TO STRUCTURAL DRAWINGS BY OTHERS FOR CONCRETE SPECIFICATIONS NOTES, DETAILS AND EMBEDMENTS TO BE USED ON THIS PROJECT FOR STRUCTURAL SLABS AND FOOTINGS.

B. IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE SUBCONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTIONS OF THIS WORK.

C. SOILS ENGINEER SHALL INSPECT FOUNDATION PRIOR TO POURING CONCRETE AND VERIFY SOIL BEARING PRESSURE AS RECOMMENDED IN THE SOILS REPORT.

D. TOP OF CONCRETE SLABS TO BE MINIMUM 6 INCH (8 INCH-HUD) ABOVE FINISH GRADE.

E. CONTRACTOR SHALL HAVE COUNTY APPROVED TRUSS PLANS ON THE JOB PRIOR TO FOUNDATION INSPECTION.

SECTION 3-A EXT. FLAT WORK AND NONSTRUCTURAL CONCRETE.

CONCRETE: 2,500 PSI AT 28 DAYS, 7.5 GALLONS WATER MAXIMUM PER SACK OF CEMENT (U.N.O.)

PORTLAND CEMENT: ASTM C150-72 AND C595-72 TYPE I OR II, LOW ALKALI WILL TESTED AND CERTIFIED. USE TYPE V CEMENT

AND MAXIMUM WATER TO CONCRETE RATIO OF .45
FOR SOIL CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT ON ALL STRUCTURAL CONCRETE (REFER TO SOILS REPORT).

WATER: FROM DOMESTIC SOURCES, CLEAN AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.

LIGHT WEIGHT AGGREGATES: ASTM C330-69 AND C332-66.
SAND AND STRUCTURAL AGGREGATES: ASTM C-33774.
ADMIXTURE: PER ASTM C260-60, C494-71 AND C818-77.

WATERPROOFING: SHALL BE INSTALLED PER MFR'S SPECS. A PROPER SYSTEM SHALL INCLUDE WATERPROOF MEMBRANE, SUBSURFACE FOUNDATION DRAIN , POROUS BACKFILL(OR DRAIN SCREEN) AND PROTECTION BOARD.

SECTION 3 - B REINFORCING STEEL:

WORKMANSHIP: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CURRENT CRC CODE.

DIVISION 4: MASONRY

SECTION 4-A MANUFACTURED / "STUCCO" STONE:

A. MANUFACTURED STONE VENEER SHALL BE INSTALLED PER
SECTION 4-B BRICK MASONRY AND PAVERS:

A. MASONRY SHALL COMPLY WITH CRC CHAPTER 6.

B. MASONRY VENEER SHALL COMPLY WITH CRC CHAPTER 2 AND CHAPTER 3.

C. REINFORCING SHALL BE ACCURATELY PLACED, AND HELD IN POSITION TOP AND BOTTOM.

ANCHORED MASONRY AND STONE WALL VENEER SHALL NOT EXCEED 5" IN THICKNESS, SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 7, TABLE R703.4, AND FIGURE R703.7 AND SHALL NOT EXTEND ABOVE THE FIRST STORY UNLESS A DESIGN IS PROVIDED BY A LICENSED ARCHITECT OR REGISTERED ENGINEER.

MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL IN ACCORDANCED WITH SECTION R703.7.4, INCLUDING THE REQUIRED SIZE AND SPACING OF TIES, THE REQUIRED AIR SPACE OR ALTERNATE MORTAR/ GROUT FILL, AND THE REQUIRED FLASHING AND WEEP HOLES.

MASONRY VENEER: PROVIDE NOT LESS THAN 1/2 INCH OF MORE THAN 1 1/4 INCH MORTAR BETWEEN MASONRY VENEER AND "DIAMOND MESH METAL LATH" AS MANUFACTURED BY INTL. (OR TREE ISLAND WIRE) HCF ER # 2287 – VERIFY WITH VENEER MANUFACTURER.

DIVISION 5: METALS, STRUCTURAL AND MISC.

SECTION 5-A MISCELLANEOUS AND STRUCTURAL METALS:

WORKMANSHIP: ALL WORK SHALL COMPLY WITH A.I.S.C. "MANUAL OF STEEL CONSTRUCTION", LATEST EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS OR STRUCTURAL DRAWINGS.

MATERIALS:

A. STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A-615. (CRC R404.1.2.3.7)

B. DRYER VENT TO OUTSIDE AIR PER MANUFACTURER'S SPECIFICATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.

PIPE: STANDARD STEEL PIPE-ASTM A53-69A, GRADE B OR AS SPECIFICALLY NOTED ON THE DRAWINGS.

MISCELLANEOUS ITEMS: MISCELLANEOUS METAL ITEMS AND THEIR RELATED COMPONENTS ARE NOT NECESSARILY INDIVIDUALLY DESCRIBED. THE MOST IMPORTANT AND THOSE REQUIRING DETAILED DESCRIPTION ARE SPECIFIED. MISCELLANEOUS ITEMS NOT DESCRIBED SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATION AND AS REQUIRED TO COMPLETE THE WORK.

SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF DECORATIVE IRON WORK TO BUILDER FOR REVIEW FOR CONFORMANCE WITH VISUAL DESIGN CONCEPT PRIOR TO FABRICATION.

DIVISION 6: WOOD FRAME

SECTION 6-A ROUGH CARPENTRY

SEE STRUCTURAL ENGINEER OF RECORD FOR ALL

FRAMING MEMBERS AND SPECIFICATIONS

VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAX. CRC R806.1

THE TOTAL NET FREE VENTILATING AREA
SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/200 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914 MM) ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS CRC R806.2

SECTION 6-C WOOD TRUSSES

A. THE BUILDER SHALL COORDINATE THE INSTALLATION OF ALL CEILING DROPS WITH THE TRUSS MANUFACTURER AND THE FRAMING CONTRACTOR.

1. PREFABRICATED TRUSSES SHALL BE ASSEMBLED UNDER THE APPROVAL OF AN INDEPENDENT TESTING AGENCY PER CBC CHAPTER 16. THE MANUFACTURER SHALL BE AN APPROVED FABRICATOR, AS CURRENTLY LISTED BY ICC.

2. MANUFACTURER SHALL SUPPLY TO THE ARCHITECT/ENGINEER AND CONTRACTOR FOR SUBMITTAL TO THE BUILDING DEPARTMENT CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A CALIFORNIA REGISTERED ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER TO OBTAIN BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO ISSUANCE OF BUILDING PERMIT.

3. BUILDER SHALL HAVE APPROVED TRUSS PLANS ON THE JOB PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE TRUSS MANUFACTURER SHALL SUBMIT CALCULATIONS, SHOP DRAWINGS, DETAILS, BRACING AND ERECTION BRACING SIGNED BY A REGISTERED ENGINEER TO THE BUILDING DEPARTMENT AND STRUCTURAL ENGINEER, FOR THEIR REVIEW PRIOR TO FABRICATION. ONE SET OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE VISUAL DESIGN CONCEPT PRIOR TO TRUSS FABRICATION.

B. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR FRAMING AROUND OPENINGS IN THE ROOF OR FLOOR, SHALL PROVIDE LADDER FRAMING AT NONSTANDARD TRUSS MEMBER SPACING TO KEEP WITHIN THE SPAN RATING OF THE ROOF OR FLOOR SHEATHING AND SHALL SUBMIT DETAILS AND HANGERS AS REQUIRED.

C. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND WEIGHT OF ATTIC LOCATED MECHANICAL EQUIPMENT AND INCORPORATE SUCH INFORMATION INTO THE DESIGN AND CALCULATION OF TRUSSES SUPPORTING IT.

D. NON-BEARING WALLS SHALL BE HELD SHORT TO ALLOW FOR RAFTER-TRUSS DEFLECTION WITH CLIPS APPROVED BY THE STRUCTURAL ENGINEER TO STABILIZE THE WALL.

E. TRUSS MANUFACTURER SHALL PROVIDE MEMBERS OF ADEQUATE BEARING AREA IN SUCH A WIDTH TO INSURE AGAINST OVER-STRESSING OF SUPPORTING TIMBER, MULTIPLE JOISTS, GIRDERS AND PLATES OR PROVIDE BEARING PLATES AND DETAILS TO DO SAME.

F. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS MANUFACTURER, FRAMING, ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS AT FIRE PROTECTED AREAS TO MAINTAIN REQUIRED FIRE PROTECTION WITHOUT PENETRATIONS UNLESS ALLOWED BY CODE AND LOCAL JURISDICTION.

G. WHERE TRUSS FRAMING AND CONVENTIONAL FRAMING OCCUR TOGETHER IN A CONTINUOUS ROOF PLANE, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS MANUFACTURER AND FRAMING CONTRACTOR TO ELIMINATE DIFFERENTIAL DEFLECTION BETWEEN THE TRUSS AND CONVENTIONAL FRAMING MEMBERS.

H. WHERE TRUSS FRAMING AND CONVENTIONAL FRAMING OCCUR TOGETHER IN THE SAME ROOF, THE PLATE HEIGHT AS NOTED WILL BE MAINTAINED FOR THE DEEPER CONVENTIONAL MEMBER WITH THE BOTTOM TRUSS CORD MATCHING THE RAFTER SEAT CUT. TRUSS MANUFACTURER SHALL PROVIDE HEEL AS REQUIRED TO MAINTAIN A CONTINUOUS ROOF PLANE ALIGNMENT.

SECTION 6 – B FINISH CARPENTRY:

MILLWORK: MANUFACTURE MILLWORK AND CASEWORK PER MANUAL OF MILLWORK AND WOODWORK INSTITUTE OF CALIFORNIA, CUSTOM GRADE UNLESS NOTED OTHERWISE.

INSTALLATION: INSTALL ALL SHELVING, CASEWORK, MILLWORK, DOORS, HARDWARE, RAILING, TRIM, COUNTERS, UTILITY BACKBOARDS AND OTHER FINISH CARPENTRY.

DIVISION 7: ROOFING

INSTALL ROOFING MATERIAL AS PER CODE AND MANUFACTURERS

MANUFACTURERS RECOMMENDATIONS

SECTION 7-A ROOFING AND MEMBRANES:

SCOPE: FURNISH AND INSTALL ROOFING AND WATERPROOFING WORK COMPLETE, INCLUDING CANT STRIPS AND INCORPORATING OTHER TRADES FLASHING, SLEEVES AND JACKS.

INSTALLATION: INSTALL ROOFING AND ALL CORROSION RESISTANT METAL FLASHING PER MANUFACTURER'S RECOMMENDATIONS INCLUDING THE USE OF FASTENERS AND ANCHORING DEVICES IN HIGH WIND AREAS, AND PER CRC, CHAPTER 9, CAREFULLY INCORPORATING FLASHING SUPPORTS, JACKS, SLEEVES, ROOF DRAINS, SKYLIGHTS, ETC., SUPPLIED BY OTHERS.

ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR THE WEATHER-TIGHT INTEGRITY OF THE ENTIRE ROOFING SYSTEM, INCLUDING , BUT NOT LIMITED TO : MEMBRANES ,FLOORING, WALL/ROOF FLASHINGS, JACKS, VENTS, UNDERLAYMENT AND SHEATHING.

UNDERLAYMENT SHALL CONFORM TO ASTM D226 TYPE I, ASTM 4869 TYPE I, OR ASTM D6757 SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D 1970.

SPECIAL CONDITIONS:

A. PROVIDE CANT STRIPS AT ALL VERTICAL SURFACES.

B. PROVIDE CRICKETS AS INDICATED, AND AS NECESSARY FOR PROPER WATER DRAINAGE AND TO REDIRECT DRAINAGED OR RUNOFF WATER AWAY FROM VERTICAL SURFACES.

MATERIALS: REFER TO PLANS FOR TYPE AND MANUFACTURER OF ROOFING.

SECTION 7-B SHEET METAL:

MEASUREMENTS: VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT ON ALL PARTS IS REQUIRED.

STANDARDS: ALL WORK INCLUDED IN THIS SECTION SHALL BE PERFORMED IN A WEATHER TIGHT MANNER CONSISTENT WITH GOOD ROOFING AND WEATHERPROOFING PRACTICE". FOLLOW SMACNA , WINDOW AND ROOFING MANUFACTURERS' GUIDELINES ".

FLASHING AND COUNTERFLASHING: EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. FLASHING AND COUNTER FLASHING SHALL BE PROVIDED AT THE JUNCTION OF THE ROOF AND VERTICAL SURFACES (WALLS, ETC.) PER CRC SECTION R903.2.

ALL PARAPETS SHALL BE PROVIDED WITH COPING OF APPROVED MATERIALS. ALL FLASHING, COUNTER FLASHING AND COPING, WHEN OF METAL, SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL PER CRC SECTION R903.3.

ROOF VALLEY FLASHING SHALL BE PROVIDED FOR SHINGLES AS FOLLOWS:

A. ASPHALT SHINGLES: THE ROOF VALLEY FLASHING SHALL BE THE SAME AS REQUIRED FOR WOOD SHINGLES OR SHALL BE OF LACED ASPHALT SHINGLES APPLIED IN AN APPROVED MANNER WITH AN UNDERLAYMENT OF NOT LESS THAN TYPE 20 FELT EXTENDING 18 inch FROM THE CENTER LINE EACH WAY.

" ALL VALLEYS SHALL BE CLOSED / WOVEN TYPE FOR SOUTHERN CALIFORNIA".

B. CLAY AND CONCRETE TILE: THE ROOF
VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 26 GA. GALVANIZED SHEET CORROSION-RESISTANT METAL APPLIED OVER AN UNDERLAYMENT OF NOT LESS THAN 30# A.S.T.M. FELT. THE METAL SHALL EXTEND AT LEAST 12 inch FROM THE CENTERLINE EACH WAY AND SHALL HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 inch HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4 inch.

DO NOT NAIL GREATER THAN 1 INCH INTO ANY VALLEY. DO NOT BLOCK WITH BATTENS. USE BATTEN EXTENDERS , WIRE TIES , OR OTHER TO COMPLY WITH THIS REQUIREMENT. USE CRIMPED EDGES WHERE UNDERLAYMENT FELTS ARE INSTALLED OVER VALLEY METAL. ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND ICC REPORT.

FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTED THROUGH EXTERIOR WALLS OR ROOF SURFACES. PROVIDE SOLID BLOCKING AROUND BEAM PENETRATIONS FOR SUPPORT OF METAL FLASHING COLLARS.

WHERE EXPOSED TO WEATHER, FLASH ALL HORIZONTAL WOOD TRIM BUTTING TO EXTERIOR FINISH.

WORKMANSHIP:

1. WORK SHALL BE ACCURATELY FABRICATED TO MATCH DETAIL AND FITTED TO JOB CONDITIONS.

2. MOLDED AND BRAKE-FORMED MEMBERS SHALL BE FINISHED TRUE AND STRAIGHT WITH SHARP LINES AND ANGLES.

3. LOCK SEAMS FLAT AND TRUE TO LINE, 1/2 inch WIDE, SWEATED FULL WITH SOLDER WHERE OVERLAPPING DOES NOT PROVIDE WATER TIGHT CONNECTION.
" ALTERNATE USE A SEALANT SUCH AS VULKEM 116 WITH A 4-INCH MINIMUM OVERLAP .

4. SHEET METAL WORK SHALL BE DESIGNED TO PROVIDE COMPLETE WEATHER TIGHT AND WATERPROOF CONNECTIONS.

5. ALL GALVANIZED METAL SHALL BE SHOP PRIMED WITH ONE COAT OF ZINC DUST–ZINC OXIDE PRIMER OVER ALL SURFACES AND AS RECOMMENDED BY METAL SPECIALIST.

6. SHEET METAL USED AS FLASHING ADJACENT TO WOOD SURFACES SHALL BE SET IN HIGH QUALITY SEALANT TO INSURE WATERPROOFING BETWEEN SUCH MATERIALS.

F.A.U. COMBUSTION AIR: PROVIDE COMBUSTION AIR PER MANUFACTURER'S SPECIFICATIONS AND CMC CHAPTER 7.

DRYER VENTS: VENT DRYER TO OUTSIDE AIR WITH MINIMUM 4 INCH DIAMETER SMOOTH METAL DUCT WITH BACK DRAFT DAMPER PER CMC 504.3. MANUFACTURERS SPECIFICATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. LENGTH LIMITATION: UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE BUILDING OFFICIAL, DOMESTIC DRYER MOISTURE-EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90-DEGREE ELBOWS. FOR EACH ADDITIONAL 90-DEGREE ELBOW IN EXCESS OF TWO, CMC 504.3.2.2 SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 504.3.2.2

SECTION 7-C INSULATION:

SEE ENERGY COMPLIANCE SHEET FOR CALIFORNIA ENERGY TITLE 24 REQUIREMENTS.

1. THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED OR WEATHER-STRIPPED:

A. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL PANELS, WALL SOLE PLATES AND FLOORS.

B. OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS, CEILINGS AND FLOORS.

C. OPENINGS IN THE ATTIC FLOOR (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY FIREPLACES).

D. ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

ALTERNATIVE APPROVED TECHNIQUES MAY BE USED TO MEET THE STANDARD CAULKING REQUIREMENTS FOR EXTERIOR WALLS INCLUDING, BUT NOT LIMITED TO, CONTINUOUS STUCCO, CAULKING OR TAPING OF ALL JOINTS BETWEEN WALL COMPONENTS (E.G., BETWEEN SLATS IN WOOD SLAT WALLS), BUILDING WRAPS OR RIGID WALL INSULATION.

2. BUILDER AND INSULATION INSTALLER ARE TO PROVIDE A CERTIFICATE OF INSULATION AND POST IN THE BUILDING IN A CONSPICUOUS LOCATION.

3. SEE PLANS FOR PARTY WALL CONDITIONS.
EXTERIOR WALL COVERINGS:

WATER RESISTIVE BARRIER (WRB) SHALL BE PROVIDED BEHIND THE EXTERIOR FINISH OF EXTERIOR WALLS. PROVIDE 1 LAYER OF #15 ASPHALT FELT, COMPLYING WITH ASTM D 226 OR OTHER APPROVED WRB OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. SEC R703.2 WHERE PLASTER IS APPLIED OVER WOOD BASED SHEATHING, THE WRB SHALL INCLUDE A VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO 2 LAYERS OF GRADE D PAPER PER CRC R703.6.3

MATERIALS:
1. ALL EXTERIOR MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CRC, APPLICABLE EDITION, STATE AND LOCAL CODES.

2. WHERE HARDBOARD SIDING IS USED FOR COVERING THE OUTSIDE OF EXTERIOR WALLS, IT SHALL CONFORM TO THE CRC, APPLICABLE EDITION, STATE AND LOCAL CODES.
LAP SIDING SHALL BE INSTALLED HORIZONTALLY AND APPLIED TO SHEATHED OR UNSHEATHED WALLS. CORNER BRACING SHALL BE INSTALLED TO CONFORM WITH CRC REQUIREMENTS.
A WEATHER-RESISTIVE BARRIER (TYM BUILDING PAPER) SHALL BE INSTALLED UNDER LAP SIDING. ALL FASTENERS USED FOR THE ATTACHMENT OF SIDING SHALL BE HOT DIPPED GALVANIZED STAINLESS STEEL , COPPER OR ALUMINUM
NAIL SIZE AND SPACING SHALL MEET CRC REQUIREMENTS AND SHALL PENETRATE FRAMING 1 1/2 inch. LAP SIDING SHALL OVERLAP 1 inch MINIMUM AND BE NAILED THROUGH BOTH COURSES AND INTO FRAMING MEMBERS WITH NAILS LOCATED 1/2 inch FROM BOTTOM OF THE OVERLAPPED COURSE, OR TO MANUFACTURER'S SPECIFICATIONS.

BALCONY AND DECK :

DECKS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS AND SIMILAR SURFACES EXPOSED TO THE WEATHER SHALL SHALL BE FULLY PAINTED AND SEALED.

ALL EXTERIOR DECKS AND BALCONIES EXPOSED TO WEATHER SHALL BE CONSTRUCTED WITH SUFFICIENT SLOPE (MINIMUM 1/8 inch PER FOOT) TO ENSURE ADEQUATE DRAINAGE.

UNLESS REQUIRED TO BE HANDICAP ACCESSIBLE, PROVIDE A MINIMUM 2 INCH DROP FROM FINISHED INTERIOR FLOOR TO THE HIGHEST FLOOR LEVEL ON ANY ADJOINING DECK OR BALCONY.

BUILDER SHALL BE RESPONSIBLE FOR THE WEATHER INTEGRITY OF THE ENTIRE HORIZONTAL MEMBRANE ,INCLUDING TRANSITION FLASHING, PENETRATIONS, ETC. COATING THICKNESS SHALL BE AT LEAST THAT AS REQUIRED BY MANUFACTURER; NO REFLECTIVE SEAMS IN PLY OR METAL SHALL BE VISIBLE UPON COMPLETION.

DIVISION 8: DOORS, WINDOWS AND GLASS

ALL EXTERIOR DOORS AND WINDOW ASSEMBLIES SHALL COMPLY WITH THE REQUIREMENTS OF CRC SECTION R612.6 (DESIGN PRESSURE RATING), AND SHALL BE

DIVISION 9: FINISHES (CONT.)

SECTION 9-B GYPSUM WALLBOARD & CEILING BOARD

SCOPE: FURNISH AND INSTALL ALL GYPSUM WALLBOARD WORK COMPLETE. VERIFY ALL SPECIALTY MATERIALS, NAILING AND INSTALLATION SEQUENCING AT SOUND/FIRE ASSEMBLIES AND STRUCTURAL SHEAR WALLS PRIOR TO COMMENCING WORK.

STANDARDS:

A. ALL WORK / ALL COMPLY WITH CHAPTER 6 OF THE CRC

B. ALL WORK AND MATERIALS SHALL COMPLY WITH GYPSUM ASSOCIATION'S "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD."

WORKMANSHIP:
ALL WORKMANSHIP SHALL BE INSPECTED AND APPROVED BY THE BUILDER OR BUILDERS REPRESENTATIVE. SPECIAL FINISHES SHALL BE PRE-DETERMINED BY CONTRACT WITH BUILDER AND SUB.

A. ALL JOINTS IN FINISHED SURFACES SHALL BE TAPED AND FINISHED WITH JOINT COMPOUND.

B. PROVIDE METAL TRIM AT ALL EXPOSED EDGES AND EXTERNAL CORNERS.

C. METAL TRIM SHALL BE TIGHT TO WALLBOARD EDGES, PLUMB, LEVEL AND TRUE TO PLANE, SECURELY ATTACHED.

D. CONCEAL EXPOSED NAIL OR SCREW HEADS WITH JOINT COMPOUND.

E. PROTECT ALL EXPOSED WOOD BEAMS, POST, RAILINGS ETC.

F. ALL GYPSUM WALLBOARD AT TUBS TO BE INSTALLED IN SUCH A MANNER THAT THERE ARE NO SURFACES OUT OF ALIGNMENT WITH ADJACENT SURFACES AND THE TRUE PLANE OF THE WALL IS MAINTAINED.

MATERIALS:

A. GYPSUM WALLBOARD AND CEILING BOARD: 1/2 INCH THICK THROUGHOUT UNLESS NOTED OTHERWISE.

B. GYPSUM WALLBOARD AND CEILING BOARD: 5/8 INCH THICK, FIRE RATED "X" WITH TAPED JOINTS AT FIRE/SOUND RATED WALLS AS DETAILED AND AT OTHER WALLS AND CEILINGS WHERE NOTED ON DRAWINGS. PROVIDE MULTIPLE LAYERS AS DETAILED, WITH NAILS SIZED ACCORDINGLY. REFER TO SHEET G3.

C. AT CEILINGS: PROVIDE 5/8 INCH GYPSUM WALLBOARD WHEN FRAMING SPACING EXCEEDS 16 INCH O.C.

D. MOISTURE RESISTANT WALLBOARD AND CEILING BOARD: USE IN WET AREAS AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER.

E. PROVIDE WATER RESISTANT GYPSUM BOARD UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO A HEIGHT OF 70 INCHES MINIMUM ABOVE DRAIN INLET (CRC R702.3.8), MAINTAIN GAP BETWEEN FACTORY EDGE AND ALL TUBS, SHOWER RECEPTIONS TO ENSURE FULL SEALANT APPLICATION BY CERAMIC TILE INSTALLER.

F. EXTERIOR USE: EXTERIOR GRADE FIRE RATED, FOR AREAS SUBJECT TO MOISTURE AT FIRE ASSEMBLIES AS DETAILED.

G. METAL CORNER BEAD, CASING AND TRIM – GALVANIZED AND NAILED.
1) L-SHAPED TRIM AT EXPOSED EDGES TYPICAL.
2) BULLNOSE CORNER BEAD AT EXTERNAL CORNERS

H. RESILIENT CHANNELS: PROVIDE AT FIRE/SOUND RATED FLOOR/CEILING ASSEMBLIES AS DETAILED.

I. TAPE AND COMPOUND: AS RECOMMENDED BY GYPSUM BOARD MANUFACTURER FOR USE SPECIFIED.

SECTION 9-C FLOORING:

RESILIENT FLOORING
SCOPE:

A. FURNISH AND INSTALL ALL RESILIENT FLOORING MATERIAL COMPLETE AS SCHEDULED.

A. SUBFLOORS SHALL BE CLEAN, FREE OF DUST AND DRY, LEVEL AND SMOOTH.

B. SURFACES SHALL BE PRIMED AS RECOMMENDED BY THE MANUFACTURER.

C. MATERIALS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

D. ENSURE ADEQUACY OF FLOOR PLANE PRIOR TO INSTALLATION
NOTIFY OWNER OF ANY SUBSTANDARD CONDITION PRIOR TO APPLICATION.

E. VERIFY ACCEPTABILITY OF CONCRETE SURFACES FOR ALKALINITY PRIOR TO INSTALLATION.

MATERIALS:
A. VINYL SHEETING: AS SELECTED BY OWNER.

B. ADHESIVES: AS RECOMMENDED BY THE MANUFACTURER OF THE FLOOR COVERING.

C. PROVIDE POSITIVE SLOPE AT TILE SEATS WITHIN SHOWERS AND AT FLOOR TOWARDS FLOOR DRAIN.

NOTE: CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTERLINE OF THE DOOR BETWEEN ADJACENT ROOMS, UNLESS INDICATED OTHERWISE ON PLANS.

SECTION 9-D TILE
SCOPE: FURNISH AND INSTALL TILE, GROUT, MASTIC, MORTAR, SEALER ETC. COMPLETE. WORK SHALL BE CLEAN, PLUMB, LEVEL, EXCEPT AT AREAS INTENDED TO DRAIN, TRUE TO LINE WITH CONSISTENT JOINTS.

INSTALLATION:
A. TILE ON FLOOR, SLAB OR WOOD FRAME SHALL BE INSTALLED PER THE CERAMIC TILE INSTITUTE STANDARDS AND TILE COUNCIL OF AMERICA.

B. INSTALL MUD SET TILE AT COUNTERS, TUBS AND SHOWERS PER THE CERAMIC TILE INSTITUTE AND TILE COUNCIL OF AMERICA STANDARDS.

C. PROVIDE WATERPROOF MEMBRANE BENEATH TILE OVER WATER RESISTANT BACKING BOARD AS RECOMMENDED BY MANUFACTURER AND CERAMIC TILE INSTITUTE AND TILE COUNCIL OF AMERICA STANDARDS AT ALL AREAS SUBJECT TO MOISTURE AND WATER "I.E., TUBS/SHOWERS".

MATERIALS:

A. TILE AND GROUT AS SELECTED BY BUILDER.

B. INSTALLATION OF GROUTED TILE FLOORING IS NOT RECOMMENDED OVER WOOD FRAMED FLOOR SYSTEMS

SECTION 9-E LAMINATE PLASTIC FINISHES

LAMINATE PLASTIC: FORMICA, WILSON ART OR NEVAMAR. 1/16TH INCH GENERAL PURPOSE GRADE TG.

APPLICATION: LAMINATE PLASTIC SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SPLASHES SHALL BE FULLY FORMED (U.N.O.). RANGE CUTS AND COUNTERS SHALL BE SELF-EDGED (U.N.O.).

SECTION 9-F COUNTER TOPS:

MATERIALS SHALL BE INDICATED ON INTERIOR ELEVATIONS.
COLORS SHALL BE SELECTED BY COLOR COORDINATOR.

SECTION 9-G PAINTING AND FINISHING

SCOPE: PROVIDE PAINTING WORK AS INDICATED AND SPECIFIED, COMPLETE INCLUDING PREPARATION OF SURFACES OTHER THAN THOSE THAT ARE FACTORY PRIMED.

WORKMANSHIP:

A. EACH COAT SHALL BE UNIFORMLY APPLIED, WELL BRUSHED OUT AND FREE OF BRUSH MARKS, RUNS, SAGS OR SKIPS.

B. PAINT FINISHES SHALL BE CUT SHARPLY TO LINE. PROTECT ADJACENT SURFACES.

C. MIX AND APPLY PAINT AND STAINS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

D. HARDWARE SHALL BE MASKED OR REMOVE PRIOR TO PAINTING OR STAINING.

E. SUBCONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM OVERSPRAY, AND ALL NECESSARY CLEAN-UP.

F. SEMI-GLOSS PAINT TO BE ROLLER OR BRUSH APPLIED.

PREPARATION OF SURFACES:

A. SURFACES SHALL BE CLEAN AND DRY, AND IN SUITABLE CONDITION FOR FINISH SPECIFIED. REMOVE ALL OIL, GREASE, BOND BREAKING AGENTS, DUST, MILL SCALE AND EFFLORESCENCE.

B. CRACKS, HOLES, AND KNOTS SHALL BE FILLED, SANDED SMOOTH, AND SEALED. WOOD SURFACES, EXCEPT RESAWN WOOD, SHALL BE SANDED PERFECTLY SMOOTH. SANDING DUST SHALL BE COMPLETELY REMOVED.

C. TRIM AND OTHER FINISH WORK SHALL BE PRIMED PRIOR TO INSTALLATION, TO MINIMIZE INCONSISTENT SHRINKAGE.

MATERIALS:

A. SUBMIT LIST OF MATERIALS AND MANUFACTURERS FOR OWNERS AND ARCHITECTS REVIEW.

B. ALL MATERIALS SHALL BE DELIVERED TO THE SITE IN SEALED ORIGINAL MANUFACTURER'S CONTAINERS.

C. STAIN SHALL BE SELECTED BY COLOR CONSULTANT OR BUILDERS SELECTED SUBSTITUTE.

D. PAINT SHALL BE MANUFACTURED BY "DUNN EDWARDS" OR OWNERS SELECTED SUBSTITUTE.

COLORS: TO BE SELECTED BY THE ARCHITECT, COLOR CONSULTANT, OR BUILDERS AGENT.

EXTERIOR PAINTING AND STAINING:

A. EXTERIOR EXPOSED CONCRETE AND MASONRY: TWO COATS MASONRY PAINT.

B. EXTERIOR WOOD, INCLUDING SIDING, GARAGE DOORS, RAILINGS, FASCIA, EXPOSED BEAMS, ALL TRIM, ETC., SHALL RECEIVE
A MINIMUM OF ONE COAT OF PRIMER AND ONE TO TWO COATS FINISH, OR, AS SPECIFIED IN CONTRACT.

C. EXPOSED METAL, INCLUDING VENT PIPES, EXHAUST VENTS, HEATING AND AIR CONDITIONING UNITS, GRILLS, ETC. TWO COATS OF PAINT OVER ONE COAT OF PRIMER. COLOR TO MATCH ADJACENT SURFACES.

D. ALL EXPOSED EDGES OF TRIM TO BE SAME COLOR AS FACE.

E. NO THINNING OF MATERIAL SHALL BE ACCEPTABLE.

F. SUBCONTRACTOR SHALL SEAL ALL SIX SIDES OF ALL DOORS.

G. STUCCO ACCENTS PER COLOR SCHEDULE.

H. THE NUMBER OF COATS NOTED ABOVE SHALL BE CONSIDERED MINIMUM. APPLY ADDITIONAL COATS IF REQUIRED TO PROVIDE FULL AND EVEN COVERAGE THROUGHOUT.

I. FULLY SEAL AND PRIME ALL CUT ENDS OF WOOD MEMBERS IN CONTACT WITH OTHER WOOD MEMBERS.

INTERIOR PAINTING AND FINISHING:

A. CEILINGS AND WALLS:

1) KITCHENS, NOOKS, BATHROOMS AND INTERIOR SERVICE ROOMS: ONE COAT SEALER AND ONE COAT SEMI-GLOSS ENAMEL, UNLESS NOTED OTHERWISE.

2) ALL OTHER ROOMS: ONE COAT SEALER AND ONE COAT FLAT PAINT, UNLESS NOTED OTHERWISE.

B. WARDROBES/CLOSETS: FINISH AS SPECIFIED FOR ADJOINING ROOM, EXCEPT SHELVING.

C. DOORS, FRAMES, WOOD BASE, SHELF CLEATS: ONE COAT PRIMER, ONE COAT SEMI-GLOSS ENAMEL.

D. STAINGRADE CABINETS: ONE COAT SANDING SEALER, ONE COAT STAIN, TWO COATS LACQUER.

E. STAINGRADE WOOD HAND RAILINGS, WOOD CAPS ETC.: ONE COAT STANDING SEALER, ONE COAT STAIN, TWO COATS LACQUER.

F. PAINT GRADE CABINETS, RAILINGS, WOOD CAPS ETC.: ONE COAT SEALER AND ONE COAT SEMI-GLOSS ENAMEL.

G. METAL SURFACES: PRIME AND PAINT SAME AS ADJACENT SURFACES.

H. LUMINOUS CEILING RECESSES ARE TO BE PAINTED WITH ONE (1) COAT SEALER AND ONE (1) COAT WHITE ENAMEL HIGH GLOSS.

I. ALL EXPOSED INTERIOR WOOD BEAMS TO BE PAINTED TO MATCH CEILING OF SOLID STAIN PER OWNER.

J. RESAWN AND ROUGHSAWN LUMBER

1) ALL ROUGHSAWN AND RESAWN SURFACES TO RECEIVE STAIN, COLOR AND FINISH TO BE APPROVED BY BY COLOR AND MATERIAL SPECIFICATION.

2) DO NOT PRIME UNLESS NOTED ON PLANS.

K. THE NUMBER OF COATS NOTED ABOVE SHALL BE CONSIDERED MINIMUM. APPLY ADDITIONAL COATS IF REQUIRED TO PROVIDE FULL AND EVEN COVERAGE THROUGHOUT.

DIVISION 10: SPECIALTIES

SECTION 10-A GENERAL SPECIALTIES

SCOPE: FURNISH AND INSTALL COMPLETE IN WORKING ORDER THE ITEMS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN. THE GENERAL CONTRACTOR TO VERIFY COMPATIBILITY OF ALL ADJACENT FINISH MATERIALS WITH ALL SELECTED FIXTURES AND APPLIANCES. ALL FIXTURES AND APPLIANCES TO BE CEC CERTIFIED.

BATH & PLUMBING ACCESSORIES:

A. WATER CLOSET: 1.6 GAL. AVE WATER CONSUMPTION. AS SELECTED BY OWNER. (CPC 402.2)

B. LAVATORY: AS SELECTED BY BUILDER / OWNER.

C. TUB/SHOWER COMBINATION: AS SELECTED BY BUILDER/ OWNER. PROVIDE WATER PROOF ENCLOSURE TO A MINIMUM 72" ABOVE THE TUB DRAIN.

D. MASTER BATHTUB: AS SELECTED BY BUILDER/OWNER 42 INCH X 60 INCH

E. SHOWER ENCLOSURE: SIZE AS INDICATED ON DRAWINGS. CERAMIC TILE SHOWER STALL OVER WATERPROOF MEMBRANE WITH FLOOR TO SLOPE TOWARDS FLOOR DRAIN WITH TEMPERED, SHATTERPROOF GLASS ENCLOSURE. CERAMIC TILE WALLS TO HEIGHT INDICATED ON INTERIOR ELEVATIONS, MINIMUM 72 INCH ABOVE DRAIN. (CPC-IAPMO STD IS-4-4-2003 ITEM 4.6) FRAME AS SELECTED BY OWNER, MINIMUM 72 INCH HIGH ABOVE DRAIN.

F. MEDICINE CABINETS: MIRRORED DOOR, RECESS MOUNTED, TOP AT + 72 INCH.

G. WATER HEATER: AS SELECTED BY E-24, GAS, WITH PRESSURE/ TEMPERATURE RELIEF VALVE PIPED TO EXTERIOR OF BUILDING, WITH INSULATION BLANKET, ON MINIMUM 18 INCH HIGH PLATFORM AT GARAGE, WITH PAN AND DRAIN LINE TO OUTSIDE. FUEL BURNING EQUIPMENT TO OUTSIDE. FUEL BURNING EQUIPMENT LOCATED IN GARAGES AND SUBJECT TO MECHANICAL DAMAGE FROM THE NORMAL VEHICULAR PATH SHALL BE PROTECTED AS INDICATED IN DRAWINGS AND AS REQUIRED BY CMC 308.14. ALL TANK-TYPE WATER HEATERS SHALL BE SEISMICALLY PER CPC CHAPTER 5.

H. SHOWER HEAD: AS SELECTED BY BUILDER/OWNER, INSTALL MIN. 78 INCH ABOVE DRAIN.

KITCHEN FIXTURES AND APPLIANCES:

A. DISHWASHER: AS SELECTED BY BUILDER /OWNER, 24 INCH WIDE – VERIFY.

B. COOKTOP: GAS, AS SELECTED BY OWNER. 30 INCH WIDE WITH 20 INCH WIDE EXHAUST HOOD, 30 INCH ABOVE COOKTOP – VERIFY.

C. OVEN: GAS, AS SELECTED BY BUILDER/OWNER. BUILT-IN DOUBLE OVENS. 30 INCH WIDE X 58 INCH HIGH – VERIFY.

D. MICROWAVE OVEN: AS SELECTED BY OWNER.

E. REFRIGERATOR: PROVIDE 39 INCH WIDE X 72 INCH HIGH SPACE–VERIFY

F. SINK: DOUBLE SINK AS SELECTED BY BUILDER/ OWNER. WITH DISPOSAL: 42 INCH WIDE – VERIFY.

G. GARBAGE DISPOSAL: AS SELECTED BY BUILDER / OWNER.

FINISH HARDWARE: AS SELECTED BY BUILDER/ OWNER.

HOUSE NUMBERS: AS SELECTED BY OWNER. ADDRESS TILES, 4 INCH HIGH LETTERS ON CONTRASTING BACKGROUND. COLOR TO MATCH

MAILBOXES: AS SELECTED BY BUILDER/ OWNER. MILL BE PROVIDED ONLY IF REQUIRED BY LOCAL CODE OR ORDINANCE.

FIREPLACES

FIREPLACES: ELEVATION AND SIZE AS DETAILED BY ARCHITECT, SEE DRAWINGS. PREFABRICATED METAL FIREBOX BY LENNOX, MERIT SERIES, AND 22S.SD (OR APPROVED EQUAL) WITH APPROVED SPARK ARRESTER

THE SPARK ARRESTOR SHALL MEET THE FOLLOWING REQUIREMENTS:

1. THE NET FREE AREA OF THE SPARK ARRESTER SHALL NOT BE LESS THAN FOUR TIMES THE NETFREE AREA OF THE OUTLET OF THE CHIMNEY.

2. THE SPARK ARRESTER SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 12 GAGE WIRE, 19 GAGE GALVANIZED WIRE OR 24 GAGE STAINLESS STEEL.

3. OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIAMETER LARGER THAN 1/2 INCH AND SHALL NOT BLOCK THE PASSAGE OF SPHERES HAVING A DIAMETER OF LESS THAN 3/8 INCH.

4. THE SPARK ARRESTOR SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE TO ALLOW FOR CLEANING OF THE CHIMNEY FLUE. CRC R1003.9.1

DIVISION 11: EQUIPMENT

SECTION 11A – APPLIANCES AND SPECIAL EQUIPMENT

MEASUREMENTS: VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTAINMENT OF ALL PARTS IS REQUIRED. NOTIFY ARCHITECT IF ANY DISCREPANCIES APPEAR.

DIVISION 12: FURNISHINGS

NOT INCLUDED IN THESE SPECIFICATIONS.

DIVISION 13: SPECIAL CONSTRUCTION

NOT INCLUDED IN THESE SPECIFICATIONS.

DIVISION 14: CONVEYING EQUIPMENT

NOT INCLUDED IN THESE SPECIFICATIONS.

DIVISION 15: MECHANICAL

SECTION 15-A HEATING

SCOPE: SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC., FOR INSTALLATION OF A COMPLETE HEATING AND AIR CONDITIONING SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO: MECHANICAL UNITS, DUCTS, REGISTERS, CATWALKS, GRILLES, BOOTS, VENT PIPES, DAMPERS, COMBUSTION AIR, FANS, VENTILATORS, REFRIGERANT LINES, REFRIGERANT, ETC. ALL MATERIALS, WORK, ETC., TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
" ALL DUCTS SHALL BE SEALED WITH APPROVED MASTICS, TAPES, TO PROVIDE A SUBSTANTIALLY AIRTIGHT SYSTEM.
MAXIMUM DUCT LEAKAGE , BOTH SUPPLY AND RETURN , SHALL NOT EXCEED 6 PERCENT OF THE RATED CFM VOLUME PER ECC SEC. 144(k).

INSTALLATION:

A. FURNACE TO BE INSTALLED IN ATTIC AS REQUIRED BY THE CMC SEC. 931.0

B. AN ATTIC FURNACE SHALL COMPLY WITH SECTION 904.11 OF THE CMC AND THE FOLLOWING:

1) PROVIDE REQUIRED CLEARANCES FOR DUCT WORK AND TO COMBUSTIBLES.

2) PROVIDE MINIMUM 22 INCH X 30 INCH ATTIC ACCESS (BIG ENOUGH FOR LARGEST PIECE OF EQUIPMENT) OPENING AND PASSAGEWAY CONTINUOUS TO THE FURNACE AND ITS CONTROLS. (CMC 904.11.1) A 20 INCH X 30 INCH ACCESS OPENING MAY BE USED IF NO EQUIPMENT IS PROVIDED IN THE ATTIC SPACE. (CRC R807.1)

3) PROVIDE AN UNOBSTRUCTED CONTINUOUS SOLID FLOOR PASSAGEWAY NOT LESS THAN 24 INCH WIDE NOT TO EXCEED 20' FROM THE ATTIC ACCESS OPENING TO THE FURNACE. (CMC 904.11.2 & 904.11.3)

4) PROVIDE A LEVEL WORKING PLATFORM 30 INCH DEEP (x MIN. 30 INCH WIDE) IN FRONT OF THE ENTIRE FIREBOX SIDE OF THE FURNACE AND TO ALL SERVICEABLE CONTROLS, FILTERS ETC. (CMC 904.11.4)

5) PROVIDE A PERMANENT ELECTRIC OUTLET AND SWITCHED LIGHT FIXTURE AT THE ENTRANCE TO THE PASSAGEWAY. (CMC 904.11.5)

A. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WHICH WOULD COMPROISE THE DESIGNED STRUCTURAL INTEGRITY OF SUCH ELEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

B. FUEL BURNING EQUIPMENT LOCATED IN GARAGES AND SUBJECT TO MECHANICAL DAMAGE FROM THE NORMAL VEHICULAR PATH SHALL BE PROTECTED AS INDICATED IN DRAWINGS AND AS REQUIRED BY CMC 308.1, CPC 508.14 AND NFPA 54:9.1.10.2)

C. PROVIDE HIGH AND LOW COMBUSTION AIR IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND CMC CHAPTER 7

D. DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019 INCH SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE PER CRC SECTION R302.5.2.

MATERIALS:
A. DUCTS: CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 6, CMC

B. DAMPERS: PROVIDE APPROVED AUTOMATIC FIRE DAMPERS OF MINIMUM 26 GAUGE CORROSION RESISTANT METAL MATERIAL WITH SEALED EDGES AT ALL DUCTWORK PENETRATING FIRE RATED WALLS, FLOORS OR CEILINGS AS REQUIRED AND ALLOWED BY THE CMC. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE W/ THEIR LISTING.

CALCULATIONS AND DRAWINGS: CONTRACTOR TO SUPPLY AND SUBMIT TO THE BUILDING DEPARTMENT, CALCULATIONS AND DRAWINGS FOR APPROVAL. SUBMIT ONE (1) SET TO THE ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE VISUAL DESIGN CONCEPT PRIOR TO COMMENCING WORK. EQUIPMENT SHALL COMPLY WITH STATE ENERGY REQUIREMENTS FOR EFFICIENCY. DUCT WORK "R" VALUE SHALL ALSO COMPLY WITH STATE ENERGY REQUIREMENTS.

SECTION 15-B PLUMBING

SCOPE: SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC., FOR INSTALLATION OF COMPLETE PLUMBING SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE AND INCLUDING, BUT NOT LIMITED TO: FIXTURES, HOT AND COLD WATER PIPING, EXHAUST FLUES, COMBUSTION AIR, GAS PIPING, LOG LIGHTERS, DRAINS, SOIL AND VENT PIPING, HOT WATER HEATERS, PIPE INSULATION, METERS, VALVES, VALVES, ETC. ALL MATERIALS, WORK, ETC., TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL PLUMBING WORK COMPLETE AND OPERABLE, INCLUDING TRENCHING AND BACKFILLING. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.

INSTALLATION:

A. ROUGHING-IN SHALL BE COMPLETED, TESTED AND INSPECTED AS REQUIRED BY CODE BEFORE CLOSING-IN WITH OTHER WORK.

B. OPENINGS IN PIPES, DRAINS, AND FITTINGS SHALL BE KEPT COVERED DURING CONSTRUCTION.

C. PROVIDE SOLID BACKING FOR SECURING FIXTURES. ALL FIXTURES TO BE SET LEVEL.

D. PROVIDE CLEANOUTS AT ENDS OF ALL LINES AND WHERE REQUIRED BY CODES.

E. COPPER TUBING SHALL BE FULLY SWEATED TO FITTINGS. ALL COPPER PIPE CONNECTIONS TO FERROUS PIPING SHALL BE MADE WITH DIELECTRIC COUPLING OR ISOLATION FLANGES.

F. BLACK IRON AND GALVANIZED STEEL PIPE JOINTS SHALL BE MADE WITH APPROVED PIPE THREAD COMPOUND.

G. PROVIDE SHUT-OFF VALVES AT EACH FIXTURE.

H. PROVIDE CONDENSATE LINE AT EACH F.A.U. LOCATION. PROVIDE PRIMARY & SECONDARY CONDENSATE LINE TO AN APPROVED DRAINAGE RECEPTACLE AT ATTIC F.A.U. LOCATIONS.

I. PROVIDE COLD WATER LINE TO REFRIGERATOR SPACE IN RECESSED BOX OR IN CABINET IMMEDIATELY ADJACENT TO REFRIGERATOR SPACE.

J. ALL VENTS TO LEAD TO OUTSIDE AIR, WHERE POSSIBLE, LOCATE ALL ROOF VENTS TO REAR SIDE OR RIDGES.

K. ALL HORIZONTAL A.B.S. PIPING SHALL BE HUNG WITH APPROVED HANGERS AT 4'-0" ON CENTER MAXIMUM AND SPACED TO PERMIT EXPANSION AND CONTRACTION WITHOUT HITTING ADJOINING PIPE. VERTICAL PIPING SHALL BE SUPPORTED AT 6' 0 INCH ON CENTER WITH WROUGHT STEEL "J" STRAPS SECURELY FASTENED TO BUILDING FRAME. ALTERNATE METHODS MUST BE BE DESCRIBED BY CODE AND APPROVED BY BUILDER / ARCHITECT.

L. PROVIDE AIR CHAMBERS AT LAVATORY, DISHWASHER AND CLOTHES WASHER WATER CONNECTIONS. SET VERTICALLY AS CLOSE TO THE FIXTURE AS FEASIBLE.

M. PROVIDE 3/4 INCH TEE FOR IRRIGATION AT MAIN SHUT-OFF.

N. PROVIDE WATER HEATER SEISMIC RESTRAINTS AS REQUIRED BY LOCAL CODE.

O. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WHICH WOULD COMPROMISE THE DESIGNED STRUCTURAL INTEGRITY OF SUCH ELEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

MATERIALS:

A. CORROSIVE PROPERTIES OF SOIL: FOLLOW ALL RECOMMENDATIONS IN THE FINAL SOILS REPORT FOR ALL MATERIALS PLACED WITHIN OR IN PROXIMITY OF SOIL AS NECESSARY.

B. CLEANOUTS: OWNER SELECTED SUBSTITUTE.

C. DOMESTIC WATER PIPING: TYPE "L" OR "K" COPPER TUBING BELOW GRADE AND SLAB – VERIFY WITH SOIL COMPATIBILITY. ALL OTHER COPPER TUBING SHALL BE TYPE "M". FITTINGS – WROUGHT COPPER OR CAST BRONZE. USE NO-LEAD SOLDER.

D. DIELECTRIC INSULATORS: EPCA TYPE "1/4", "1/8" OR "CK" DIELECTRIC UNIONS.

E. VENT PIPING: ABS D2661-68.

F. VALVES, STOPS, CLOCKS: OWNER SELECTED SUBSTITUTE.

G. ROOF FLASHINGS: SEE SECTION 7B.

H. FIXTURES AND FITTINGS: SEE SECTION 10.

I. PROVIDE RECESSED FAUCET BOX AT WASHER.

J. DRAINS: SIZED AS REQUIRED. PROVIDE OVERFLOWS AS INDICATED ON DRAWINGS AND AS NECESSARY.

K. AIR CHAMBERS AT EACH END OF HEADERS, SHALL BE 36 INCH LONG, ONE PIPE SIZE LARGER THAN HEADER. INDIVIDUAL DRAINERS SHALL BE 18 INCH LONG, ONE PIPE SIZE LARGER THAN BRANCH TO FIXTURE. ALTERNATE METHODS MUST BE DESCRIBED BY CODE AND APPROVED BY THE ARCHITECT / BUILDER.

L. WATER HEATERS SHALL CONFORM TO STATE ENERGY REGULATIONS AND SHALL BE CEC LISTED.

M. WATER HEATERS OVER 4' FEET HIGH WITH NON-ROD WATER CONNECTIONS SHALL BE SECURED TO RESIST EARTHQUAKES, PER CMC REQUIREMENTS.

DIVISION 16: ELECTRICAL

CALCULATIONS AND DRAWINGS: CONTRACTOR TO SUPPLY AND SUBMIT TO THE BUILDING DEPARTMENT LOAD CALCULATIONS AND DRAWINGS FOR APPROVAL PRIOR TO COMMENCING WORK. SUBMIT ONE (1) SET TO THE ARCHITECT FOR REVIEW FOR CONFORMANCE WITH THE VISUAL DESIGN CONCEPT PRIOR TO COMMENCING WORK.

METERS: VERIFY ALL REQUIREMENTS WITH GOVERNING UTILITY COMPANY.

SECTION 16-A ELECTRICAL

ARCHITECTS ELECTRICAL SYSTEM LAYOUTS ARE GENERALLY A DIAGRAMMATIC LOCATION OF OUTLETS AND EQUIPMENT IS APPROXIMATE. ACTUAL ROUTING OF WIRING, LOCATIONS OF OUTLET TO BE GOVERNED BY STRUCTURAL CONDITIONS AND CONSTRUCTIONS. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE AND INSPECTION TO BE READILY ACCESSIBLE.

SCOPE: SUPPLY ALL LABOR, TRANSPORTATION, MATERIALS, ETC., FOR INSTALLATION OF COMPLETE ELECTRICAL SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE AND INCLUDING, BUT NOT LIMITED TO: FIXTURES, APPLIANCES, WIRING, SWITCHES, OUTLETS, TELEVISION JACKS, SERVICES, GROUNDS, TEMPORARY POWER, JUNCTION BOXES, CONDUIT, SUBPANELS, ETC. ALL WORK, MATERIALS, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ELECTRICAL WORK COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.

STANDARDS:

ELECTRICAL SERVICES: UNDERGROUND. THE SERVING UTILITY WILL PROVIDE AND INSTALL ALL PRIMARY AND SECONDARY SERVICE RACEWAYS AND CONDUCTORS INCLUDING TRANSFORMER PADS AND CONNECTIONS TO THE LINE SIDE OF ALL BUILDING MAIN DISCONNECTS. BUILDING MAIN, SIZED AS DESIGNATED BY THE SERVICE UTILITY, SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR FROM EACH BUILDING MAIN DISCONNECT TO THE EXTERIOR BUILDING LINE FOR CONTINUATION BY THE SERVICING UTILITY.

WORK AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE AND CONFORM TO ALL LOCAL GOVERNING AGENCIES.

MATERIALS AND EQUIPMENT SHALL BE U.L. APPROVED.

CORROSIVE PROPERTIES OF SOIL: FOLLOW ALL RECOMMENDATIONS IN THE FINAL SOILS REPORT FOR ALL MATERIALS PLACED WITHIN OR IN PROXIMITY OF SOIL AS NECESSARY.

SHOULD A CONFLICT ARISE BETWEEN THIS SPECIFICATION, THE DRAWINGS OR ANOTHER ELECTRICAL SPECIFICATION ISSUED AS A PART OF THESE DOCUMENTS, THE MORE STRINGENT SHALL PREVAIL.

INSTALLATION:

A. PROVIDE SEPARATE CIRCUITS EACH FOR DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, WASHER, DRYER, F.A.U. AND MICROWAVE OVEN.

B. SWITCHED OUTLETS SHALL BE 1/2 HOT.

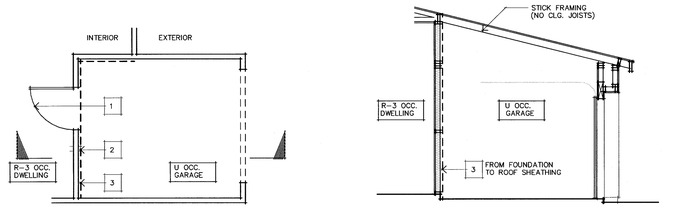
C. BATHROOM FANS: WHERE PERMITTED BY CODE, SWITCH FANS SEPARATELY FROM LIGHT. PROVIDE EXHAUST FANS AT TOILET ROOMS AND/OR AREAS WITH TUBS, SHOWERS OR OR SPAS WITH A MIN 50 CFM FAN. (CMC TABLE 4-A-1). ALL EXHAUST VENTS TO LEAD TO OUTSIDE AIR AND BE 3'-0" MIN. FROM ANY OPENINGS OR PROPERTY LINES. (CMC 504.5)

D. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHERPROOF.

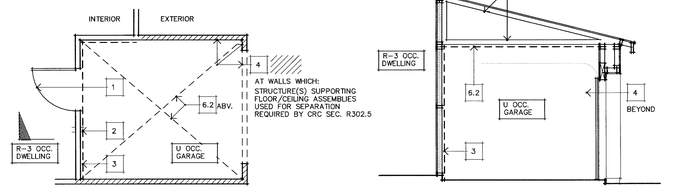
E. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS, G.F.I., PROTECTION FOR PERSONNEL IN BATHROOMS, GARAGES, OUTDOORS, IN KITCHENS WHERE RECEPTACLES ARE INSTALLED TO SERVE COUNTERTOP SURFACES, AND WITHIN 6 FT. OF OUTSIDE EDGE OF A WET BAR SINK WHERE RECEPTACLES ARE INSTALLED TO SERVE COUNTERTOP SURFACES. (ART. 210.8 (A).

F. PROVIDE LOW VOLTAGE STUB OUT FOR HOUSE NUMBERS IF LOCAL CODE REQUIRES ILLUMINATION.

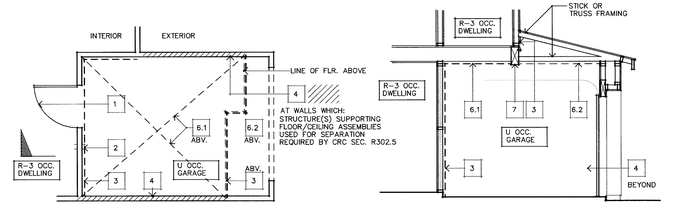
G. KITCHEN AND BATHROOM LI



1 STORY PLAN VIEW SECTION VIEW

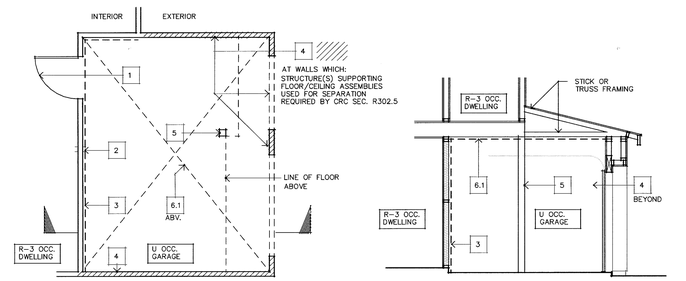


1 STORY PLAN VIEW SECTION VIEW



2 STORY PLAN VIEW SECTION VIEW

PARTIAL CEILING PROTECTION



2 STORY PLAN VIEW SECTION VIEW

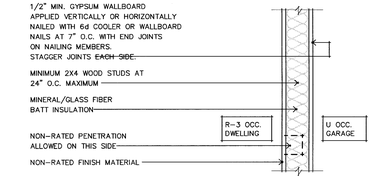
FULL CEILING PROTECTION

SELF-CLOSING, SELF LATCHING, SOLID WOOD OR METAL HONEYCOMB, 1 3/8 INCHES IN THICKNESS (OR SELF-CLOSING SELF LATCHING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES)

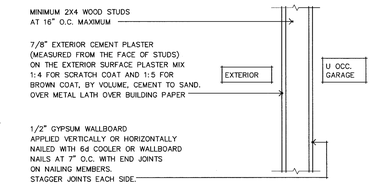
1 DOOR HOUSE TO GARAGE DOOR
CRC SEC. R302.5

DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 0.019-INCH (0.48 MM) SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

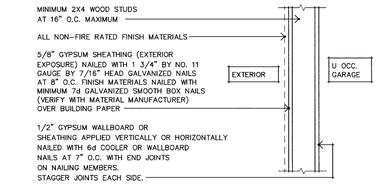
2 MECHANICAL PENETRATION
CRC SEC. R302.5.2



3 WALL BETWEEN GARAGE AND DWELLING
INTERIOR WALL
CRC SEC. R302.6

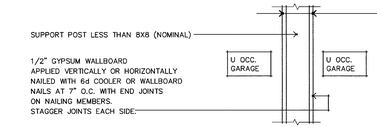


4.1 EXTERIOR WALL
CRC SEC. R302.6

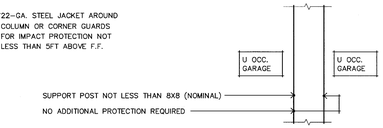


4.2 EXTERIOR WALL AT SIDING
CRC SEC. R302.6

4 WALLS THAT SUPPORT OCCUPANCY SEPARATION
WALLS THAT SUPPORT THE STRUCTURE OF OCCUPANCY ABOVE
CBC SEC. 706.5

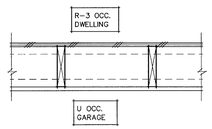


5.1 ISOLATED POST 1 HR FIRE-RESISTIVE CONSTRUCTION
CRC SEC. R302.6



5.2 ISOLATED POST 1 HR FIRE-RESISTIVE CONSTRUCTION
CRC SEC. R327.2 & R327.7

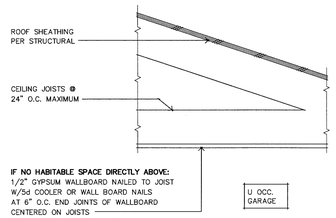
5 ISOLATED POST THAT SUPPORTS OCCUPANCY SEPARATION
ISOLATED POST THAT SUPPORTS THE STRUCTURE OF OCCUPANCY ABOVE



WOOD JOIST, GYPSUM WALLBOARD

ONE LAYER OF 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES O.C. BY MIN. 1 7/8 INCHES 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS

6.1 FLOOR/CEILING REQ'D FIRE BARRIER CRC SEC. R302.6



6.2 ROOF/CEILING NON-RATED
CRC SEC. R302.6

6 FLOOR/CEILING AT OCCUPANCY SEPARATION

7 UNPROTECTED BEAM HEAVY TIMBER
CRC SEC. R327.2 & R327.7

BEAMS AND GIRDERS MAY BE OF SAWN TIMBER OR STRUCTURAL GLUED-LAMINATED TIMBER AND SHALL NOT BE LESS THAN 6 INCHES IN WIDTH AND NOT LESS THAN 10 INCHES IN DEPTH. (NOMINAL)

FIRE PROTECTION :

R-3 OCCUPANCY (DWELLING) TO U OCCUPANCY (PRIVATE GARAGE)

OCCUPANCY SEPARATION

NOTES:

OCCUPANCY SEPARATIONS SHALL BE VERTICAL OR HORIZONTAL OR BOTH OR, WHEN NECESSARY, OF SUCH OTHER FORM AS MAY BE REQUIRED TO AFFORD A COMPLETE SEPARATION BETWEEN THE VARIOUS OCCUPANCY DIVISIONS IN THE BUILDING.

THE INFORMATION SHOWN HERE IS INTENDED TO ILLUSTRATE THE "GENERAL" FIRE PROTECTION REQUIREMENTS FOR R-3 OCC. TO U OCC. OCCUPANCY SEPARATION AND THE MINIMUM APPLICABLE CRC REQUIREMENTS . REFER TO CBC FOR DETAILED REQUIREMENTS.

ALL FIELD CONDITIONS WHICH MAY POSSIBLY BE ENCOUNTERED ARE NOT NECESSARILY DESCRIBED. FIELD CONDITIONS ENCOUNTERED WHICH REQUIRE CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN A TIMELY MANNER.

THE ARCHITECT RECOMMENDS THAT ALL TRADES PERFORMING WORK AT FIRE PROTECTION AREAS BE FULLY KNOWLEDGEABLE OF THE CODE REQUIREMENTS FOR THE MATERIALS AND INSTALLATION. FURTHER, IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR FIELD WALK THE ENTIRE LENGTH AND EXTENT OF THE FIRE PROTECTED AREAS WITH THE BUILDING OFFICIAL DURING THE MODEL UNIT CONSTRUCTION TO INSURE THAT ALL MATERIALS, INSTALLATION, PENETRATIONS, CONNECTIONS, ECT. ARE COMPLETE AND IN ACCORDANCE WITH ALL CODE REQUIREMENTS. ALL "GENERAL" REQUIREMENTS SHOWN SHALL BE VERIFIED WITH LOCAL ORDINANCES AND REQUIREMENTS, THE MORE STRINGENT SHALL PREVAIL.

DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR DOORS IN COMPLIANCE WITH SECTION R302.5. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING (CRC SEC. R302.5)

APPLICABLE NOTES TO DETAILS

A) REFER TO SPECIFIC FIRE ASSEMBLIES FROM CRC FOR ALL ADDITIONAL FOOTNOTES, SPECIAL REQUIREMENTS AND PROPRIETARY MATERIALS.

B) STRUCTURAL DRAWINGS SHALL BE REFERENCED TO STRUCTURALLY REQUIRED SHEATHING THICKNESSES, MEMBER SIZING AND SPACING BEYOND THE FIRE PROTECTION MINIMUMS NOTED HERE. CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN A TIMELY MANNER.

SUZUKI DESIGNS
LICENSED ARCHITECT ANDREW Y. SUZUKI NO. C29941 STATE OF CALIFORNIA
REGISTERED ARCHITECT ANDREW Y. SUZUKI NO. 29941 STATE OF CALIFORNIA

NO. DATE DESCRIPTION

FIRE SEPARATION COMPLIANCE

MAK RESIDENCE
5056 CORKWOOD LANE
IRVINE, CALIFORNIA

GN3

PLOT TIME: 1:28 PM PATH\NAME: G:\2013\1310\NONPLAN\1310 GEN NOTES.DGS

Mandatory Measures Summary — MF-1R

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.

DESCRIPTION

Building Envelope Measures:

§116(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.

§116(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).

§117: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.

§118(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-6R Form.

§118(i): The thermal emittance and solar reflectance values of the roof roofing material meets the requirements of §118(i) when the installation of a Cool Roof is specified on the CF-1R Form.

*§150(a): Minimum R-19 insulation in wood-frame ceiling or equivalent U-factor.

§150(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.

*§150(c): Minimum R-13 insulation in wood-frame wall or equivalent U-factor.

*§150(d): Minimum R-13 insulation in raised wood-frame floor or equivalent U-factor.

§150(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.

§150(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.

§150(l): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perms/inch and shall be protected from physical damage and UV light deterioration.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

§150(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.

§150(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a with a readily accessible, operable, and tight-fitting damper and or a combustion-air control device.

§150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating and Plumbing System Measures:

§110-§113: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.

§113(c)5: Water-heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies must meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §113(c)5.

§115: Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage source connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.

§150(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.

§150(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 112(c).

§150(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.

§150(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating systems, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

§150(j)2: First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes are insulated per Standards Table 150-B.

§150(j)2: Cooling system piping (suction, chilled water, or brine lines),and piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A.

§150(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 123-A.

§150(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.

§150(j)3A: Insulation for chilled water piping and refrigerant suction lines includes a vapor retardant or is enclosed entirely in conditioned space.

Ducts and Fans Measures:

§150(m)1I: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used

§150(m)1I: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to zero reductions in the cross-sectional area of the duct.

§150(m)2D: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

§150(m)7: Exhaust fan systems have back draft or automatic dampers.

§150(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.

§150(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.

§150(m)10: Flexible ducts cannot have porous inner cores.

§150(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2-2007 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

Pool and Spa Heating Systems and Equipment Measures:

§114(a): Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.

§114(b)1: Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating.

§114(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.

§114(b)3: Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

§150(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150(p).

Residential Lighting Measures:

§150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.

§150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §130(d).

§150(k)4: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.

§150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder; OR shall be rated to consume no more than five watts of power as determined by §130(d), and shall not contain a medium screw-base socket.

§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).

§150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.

§150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy;
EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed luminaries in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy or controlled by a manual-on occupant sensor.

§150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.

§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy.

EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119.

EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupant sensor.

§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luminaires.
EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119.
EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.

§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero-clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and have a label that certifies the luminaire is airtight with air leakage less then 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.

§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy.
EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocontrol not having an override or bypass switch that disables the photocontrol; OR an astronomical time clock not having an override or bypass switch that disables the astronomical time clock; OR an energy management control system (EMCS) not having an override or bypass switch that allows the luminaire to be always on
EXCEPTION 2: Outdoor luminaires used to comply with Exception1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours.
EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 680 of the California Electric Code need not be high efficacy luminaires.

§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130(d).

§150(k)15: Lighting for parking lots and carports with a total of for 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146.

§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires.
EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.

**** SUMMARY SHEET ****

Project: Mak Residence, -- 5056 Corkwood Lane, Irvine, Ca.
Zone: 8

Addition to existing residence

Wall Insulation: R-13 in 2X4 New Construction
R-19 in 2x6 New Construction
R-19 in New Knee Walls

Ceiling Insulation: R-30 in New Construction

Radiant Foil Barrier: Not Required

Raised Floor Insulation: N/A

Slab Edge Insulation: None

Glazing Type: All New glass is DUAL PANE (See Notes)

Hard Surface Flooring: None Required

Minimum Furnace AFUE: 78% AFUE

Minimum Heating Capacity: Addition = 23,988 Btu/Hr

Minimum A/C SEER: 13.0 SEER

A/C Tonnage: Addition = 27,551 Sens. Btu/Hr (by A/C Cont.)

Duct Insulation: R-4.2 For any New Ducts & Plenums in Unconditioned Spaces

Note(s):
1) No HERS measures are required.
2) All New windows and glass doors can have Vinyl clear glass Default NFRC U-Factor and Default SHGC values. Low E is Optional.

CERTIFICATE OF COMPLIANCE: RESIDENTIAL COMPUTER METHOD — CF-1R — Page 1

Project Title..... Mak Addition — Date..03/25/13 11:56:04
Project Address..... 5056 Corkwood Lane, Irvine, Ca. 92612 — *****
Documentation Author... Terry Statum, Aero Energy, 15434 Shelton Drive, Lake Mathews, CA 92570, 951-776-4140 — *v8.1* ******
Climate Zone..... 08
Compliance Method..... MICROPAS8 v8.1 for 2008 CEC Standards (rel)

Building Permit # | Plan Check / Date | Field Check/ Date

MICROPAS8 v8.1 File-MAKADD Wth-CTZ08S08 Program-FORM CF-1R
User#-MP1751 User-Aero Energy Run-Mak Addition

MICROPAS8 ENERGY USE SUMMARY

Energy Use (kTDV/sf-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating.....	11.82	11.98	-0.16	-1.4%
Space Cooling.....	61.27	59.52	1.75	2.9%
Ventilation Fans.....	0.78	0.78	0.00	0.0%
Water Heating.....	16.78	16.78	0.00	0.0%
Total	90.65	89.06	1.59	1.8%

*** Building complies with Computer Performance ***

GENERAL INFORMATION

HERS Verification..... Not Required
Conditioned Floor Area..... 2430 sf
Building Type..... Single Family Detached
Construction Type..... Existing+Addition+Alteration
Vintage Assumptions ..... Before 1978
Natural Gas at Site ..... Yes
Building Front Orientation.. Front Facing 90 deg (E)
Number of Dwelling Units... 1
Number of Building Stories.. 1
Weather Data Type..... FullYear

Floor Construction Type.... Slab On Grade
Number of Building Zones... 2
Conditioned Volume..... 26566 cf
Slab-On-Grade Area..... 2430 sf
Glazing Percentage..... 23.6 % of floor area
Average Glazing U-factor... 0.55 Btu/hr-sf-F
Average Glazing SHGC..... 0.66
Average Ceiling Height..... 10.9 ft

CERTIFICATE OF COMPLIANCE: RESIDENTIAL COMPUTER METHOD — CF-1R — Page 4

Project Title..... Mak Addition — Date..03/25/13 11:56:04
MICROPAS8 v8.1 File-MAKADD Wth-CTZ08S08 Program-FORM CF-1R
User#-MP1751 User-Aero Energy Run-Mak Addition

FENESTRATION SURFACES

Orientation	Area (sf)	U-factor	SHGC	Act Azm	Tilt	Exterior Shade	Type	Location/Comments
10 Wind Left (S)	31.5	0.550	0.650	180	90		Standard	LGLAS7/Existing
13 Wind Back (W)	101.4	0.530	0.670	270	90		Standard	BGLAS3/Existing
14 Wind Back (W)	58.0	0.580	0.650	270	90		Standard	BGLAS4/Existing
15 Wind Back (W)	55.0	0.550	0.650	270	90		Standard	BGLAS5/Existing

SLAB SURFACES

Slab Type	Area (sf)
HOUSE - Existing	
Standard Slab	1670
ADD - New (Added)	
Standard Slab	760

HVAC SYSTEMS

System Type	Minimum Efficiency	Verified EER	Verified Refrig Charge or CID	Verified Adequate Airflow	Verified Fan Watt Draw	Verified Maximum Cooling Capacity
HOUSE - Existing						
Gas	0.780 AFUE	n/a	n/a	n/a	n/a	n/a
ACSplit	8.00 SEER	No	No	No	No	No
ADD - New (Added)						
Gas	0.780 AFUE	n/a	n/a	n/a	n/a	n/a
ACSplit	13.00 SEER	No	No	No	No	No

HVAC SIZING

System Type	Total Heating Load (Btu/hr)	Sensible Cooling Load (Btu/hr)	Design Cooling Capacity (Btu/hr)	Verified Maximum Cooling Capacity (Btu/hr)
HOUSE - Existing				
Gas	26201	n/a	n/a	n/a
ACSplit	n/a	23904	27394	n/a
ADD - New (Added)				
Gas	23988	n/a	n/a	n/a
ACSplit	n/a	27551	31573	n/a

CERTIFICATE OF COMPLIANCE: RESIDENTIAL COMPUTER METHOD — CF-1R — Page 2

Project Title..... Mak Addition — Date..03/25/13 11:56:04
MICROPAS8 v8.1 File-MAKADD Wth-CTZ08S08 Program-FORM CF-1R
User#-MP1751 User-Aero Energy Run-Mak Addition

BUILDING ZONE INFORMATION

Zone Type	Floor Area (sf)	Volume (cf)	# of Dwell Units	# of Peop-le	Cond-itioned	Thermo-stat Type	Vent Height (ft)	Vent Area (sf)	Verified Leakage or Housewrap
HOUSE - Existing									
Residence	1670	15698	0.69	3.5	Yes	Setback	2.0	Standard	No
ADD - New (Added)									
Residence	760	10868	0.31	1.5	Yes	Setback	2.0	Standard	No

ATTIC AND ROOF DETAILS

Roof Type	Roof Mass (lb/sqft)	Roof Rise	Re-flect-ance	Emiss-ivity	Frame Depth (in.)	Frame Spac-ing (in.)	R-Value Above Deck	R-Value Below Deck	Vent Area Ratio	Vent High
HOUSE - Existing										
Tile	Heavy	6:12	0.10	0.85	3.5	24 oc	0.00	0.00	1/300	0.00
ADD - New (Added)										
Tile	Heavy	6:12	0.10	0.85	3.5	24 oc	0.00	0.00	1/300	0.00

OPAQUE SURFACES

Surface	Type	Area (sf)	U-factor	Sheath-ing R-val	Cavity R-val	Act Azm	Tilt	Solar Gains	Appendix JA4 Reference	Location/ Comments
HOUSE - Existing										
1 Wall	Wood	174	0.110	11	0	90	90	Yes	4.3.1 A2	Front 2x4 Wall
2 Wall	Wood	80	0.110	11	0	90	90	No	4.3.1 A2	Front Gar.Wall
4 Wall	Wood	123	0.110	11	0	180	90	Yes	4.3.1 A2	Left 2x4 Wall
11 Wall	Wood	312	0.110	11	0	0	90	Yes	4.3.1 A2	Right 2x4 Wall
12 Wall	Wood	52	0.110	11	0	0	90	No	4.3.1 A2	Gar. 2x4 Wall
16 Attic	Wood	330	0.048	19	0	n/a	0	Yes	4.2.1 A16	Vented Attic
19 Roof	Wood	680	0.049	19	0	180	27	Yes	4.2.1 A4	Vault Roof
21 Door	Wood	24	0.500	0	0	90	90	Yes	4.3.1 A4	Front Door
22 Door	Wood	18	0.500	0	0	0	90	No	4.5.1 A4	Gar. Door
HOUSE - Deleted										
5 Wall	Wood	160	0.110	11	0	180	90	Yes	4.3.1 A2	Left 2x4 Wall
8 Wall	Wood	231	0.110	11	0	270	90	Yes	4.3.1 A2	Back 2x4 Wall
17 Attic	Wood	660	0.048	19	0	n/a	0	Yes	4.2.1 A16	Vented Attic
ADD - New (Added)										
3 Wall	Wood	93	0.102	13	0	90	90	Yes	4.3.1 A3	Front 2x4 Wall
6 Wall	Wood	70	0.102	13	0	180	90	Yes	4.3.1 A3	Left 2x4 Wall
7 Wall	Wood	217	0.074	19	0	180	90	Yes	4.3.1 A5	Left 2x6 Wall

CERTIFICATE OF COMPLIANCE: RESIDENTIAL COMPUTER METHOD — CF-1R — Page 5

Project Title..... Mak Addition — Date..03/25/13 11:56:04
MICROPAS8 v8.1 File-MAKADD Wth-CTZ08S08 Program-FORM CF-1R
User#-MP1751 User-Aero Energy Run-Mak Addition

HVAC SIZING

System Type	Total Heating Load (Btu/hr)	Sensible Cooling Load (Btu/hr)	Design Cooling Capacity (Btu/hr)	Verified Maximum Cooling Capacity (Btu/hr)
Total	50189	51455	58967	n/a

Sizing Location..... IRVINE
Winter Outside Design.. 33 F
Winter Inside Design..... 70 F
Summer Outside Design.. 86 F
Summer Inside Design..... 75 F
Summer Range..... 27 F

DUCT SYSTEMS

System Type	Duct Location	Duct R-value	Verified Duct Leakage	Verified Surface Area	Verified Buried Ducts
HOUSE - Existing					
Gas	Attic	R-2.1	No	No	No
ACSplit	Attic	R-2.1	No	No	No
ADD - New (Added)					
Gas	Attic	R-4.2	No	No	No
ACSplit	Attic	R-4.2	No	No	No

FAN SYSTEMS

System Type	Flow (cfm)	Power (W/cfm)
HOUSE - Existing		
Standard	42.58	.25
ADD - New (Added)		
Standard	19.23	.25

WATER HEATING SYSTEMS

Tank Type	Heater Type	Distribution Type	Number in System	Energy Factor	Tank Size (gal)	External Insulation R-value
WH1 - Existing						
1 Storage	Gas	StandardNoInsul	1	.58	50	R-n/a

CERTIFICATE OF COMPLIANCE: RESIDENTIAL COMPUTER METHOD — CF-1R — Page 3

Project Title..... Mak Addition — Date..03/25/13 11:56:04
MICROPAS8 v8.1 File-MAKADD Wth-CTZ08S08 Program-FORM CF-1R
User#-MP1751 User-Aero Energy Run-Mak Addition

OPAQUE SURFACES

Surface	Type	Frame Area (sf)	U-factor or	Sheath-ing R-val	Cavity ing R-val	Act Azm	Tilt	Solar Gains	Appendix JA4 Reference	Location/ Comments
9 Wall	Wood	137	0.102	13	0	270	90	Yes	4.3.1 A3	Back 2x4 Wall
10 Wall	Wood	359	0.074	19	0	270	90	Yes	4.3.1 A5	Back 2x6 Wall
13 Wall	Wood	16	0.102	13	0	0	90	Yes	4.3.1 A3	Right 2x4 Wall
14 Wall	Wood	56	0.102	13	0	0	90	Yes	4.3.1 A3	Right 2x4 Wall
15 Wall	Wood	208	0.074	19	0	0	90	No	4.3.1 A5	Right KneeWall
18 Attic	Wood	260	0.031	30	0	n/a	0	Yes	4.2.1 A20	Vented Attic
20 Roof	Wood	580	0.049	19	0	180	27	Yes	4.2.1 A4	Vault Roof

PERIMETER LOSSES

Surface	Length (ft)	F2 Factor	Insul R-val	Solar Gains	Appendix JA4 Reference	Location/ Comments
HOUSE - Existing						
23 SlabEdge	39	0.730	R-0/0in	No	4.4.7 A1	Exposed edge
25 SlabEdge	155	0.730	R-0/0in	No	4.4.7 A1	Covered edge
HOUSE - New (Added)						
24 SlabEdge	19	0.730	R-0/0in	No	4.4.7 A1	Exposed edge
26 SlabEdge	77	0.730	R-0/0in	No	4.4.7 A1	Covered edge

FENESTRATION SURFACES

Orientation	Area (sf)	U-factor	SHGC	Act Azm	Tilt	Exterior Shade Type	Location/Comments
HOUSE - Existing							
1 Wind Front (E)	66.0	0.550	0.650	90	90	Standard	FGLAS1/Existing
2 Wind Front (E)	40.0	0.530	0.670	90	90	Standard	FGLAS2/Existing
4 Wind Left (S)	21.0	0.580	0.650	180	90	Standard	LGLAS1/Existing
16 Wind Right (N)	30.0	0.580	0.650	0	90	Standard	RGLAS1/Existing
HOUSE - Deleted							
5 Wind Left (S)	120.0	0.530	0.670	180	90	Standard	LGLAS2/Existing
6 Wind Left (S)	48.0	0.580	0.650	180	90	Standard	LGLAS3/Existing
11 Wind Back (W)	40.0	0.530	0.670	270	90	Standard	BGLAS1/Existing
12 Wind Back (W)	73.0	0.580	0.650	270	90	Standard	BGLAS2/Existing
ADD - New (Added)							
3 Wind Front (E)	4.5	0.550	0.650	90	90	Standard	FGLAS3/Existing
7 Wind Left (S)	101.4	0.530	0.670	180	90	Standard	LGLAS4/Existing
8 Wind Left (S)	33.0	0.580	0.650	180	90	Standard	LGLAS5/Existing
9 Wind Left (S)	30.0	0.580	0.650	180	90	Standard	LGLAS6/Existing

CERTIFICATE OF COMPLIANCE: RESIDENTIAL COMPUTER METHOD — CF-1R — Page 6

Project Title..... Mak Addition — Date..03/25/13 11:56:04
MICROPAS8 v8.1 File-MAKADD Wth-CTZ08S08 Program-FORM CF-1R
User#-MP1751 User-Aero Energy Run-Mak Addition

REMARKS

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title-24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility.

DESIGNER or OWNER	DOCUMENTATION AUTHOR
Name.... Mak Residence	Name.... Terry Statum
Company. Owner	Company. Aero Energy
Address. 5056 Corkwood Lane, Irvine, Ca. 92612	Address. 15434 Shelton Drive, Lake Mathews, CA 92570
Phone...	Phone... 951-776-4140
License.	
Signed.. (date)	Signed.. 3/25/13 (date)

ENFORCEMENT AGENCY

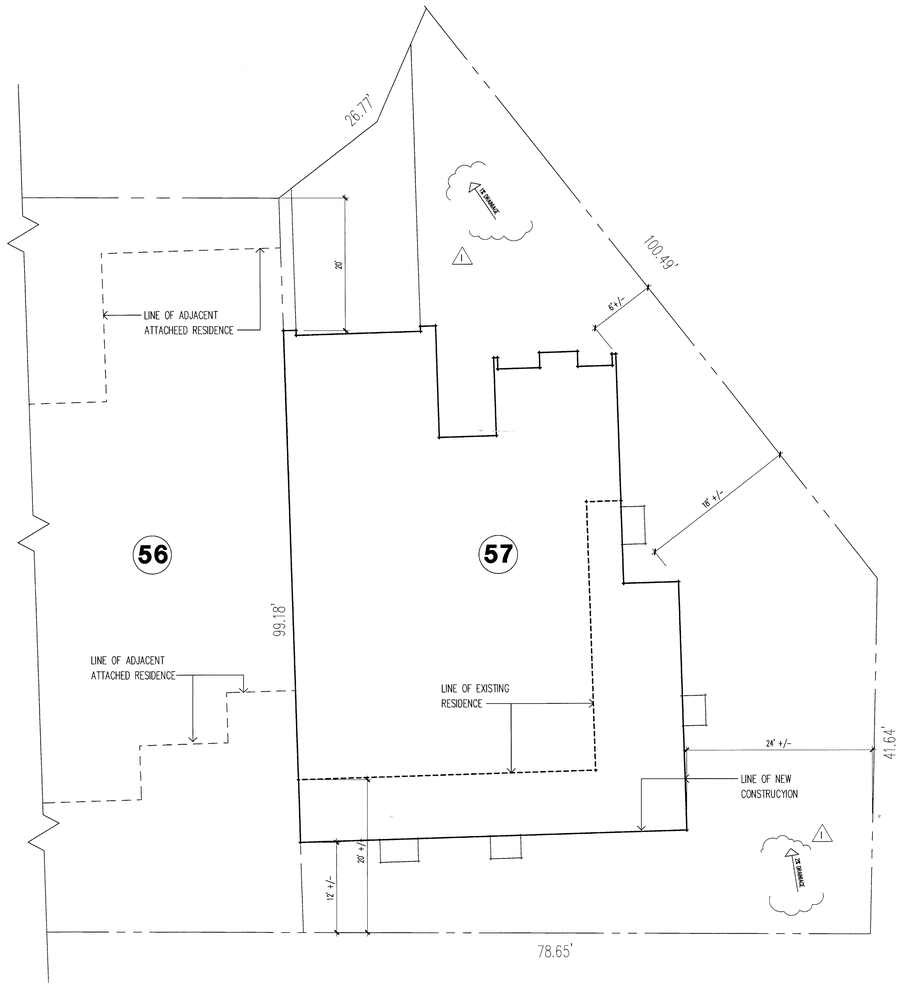
Name....
Title...
Agency..
Phone...
Signed.. (date)

NO. DATE DESCRIPTION

MAK RESIDENCE
5056 CORKWOOD LANE
IRVINE, CALIFORNIA

T-24.1

PLOT TIME: 10:10 AM PATH\NAME: G:\2013\13TOV\NONPLAN\T-24 BLANK.DC5



LOT 57 SITE PLAN

PLOT TIME: 8:12 AM PATH\NAME: G:\2013\1310\PLANS\1310 SITE.DGS

SUZUKI DESIGNS

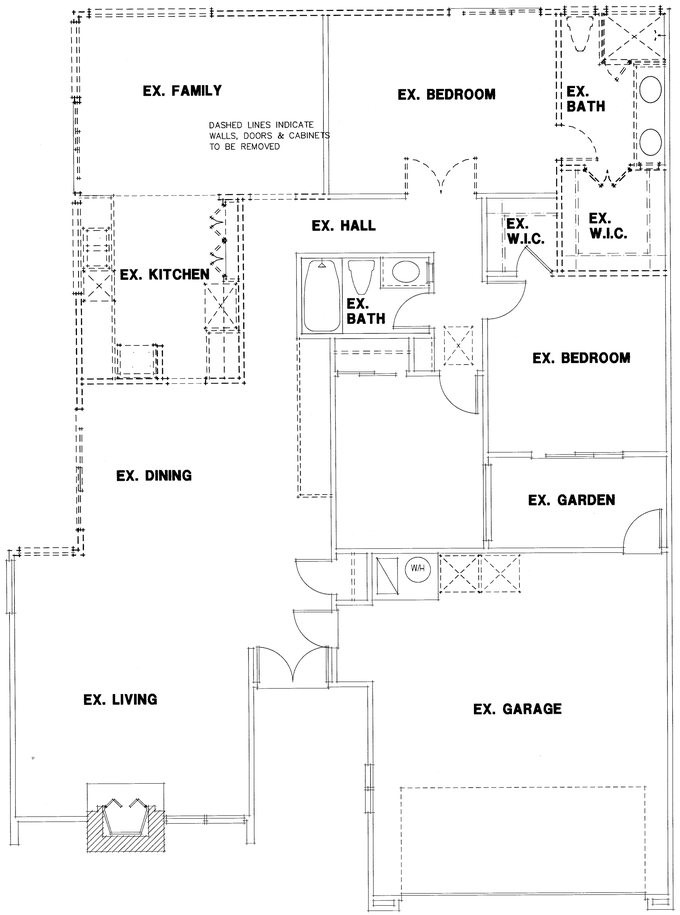
LICENSED ARCHITECT
A. SUZUKI
C-29041
REN 4/30/15
STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
1	5-14-2013	B.D.

SITE PLAN

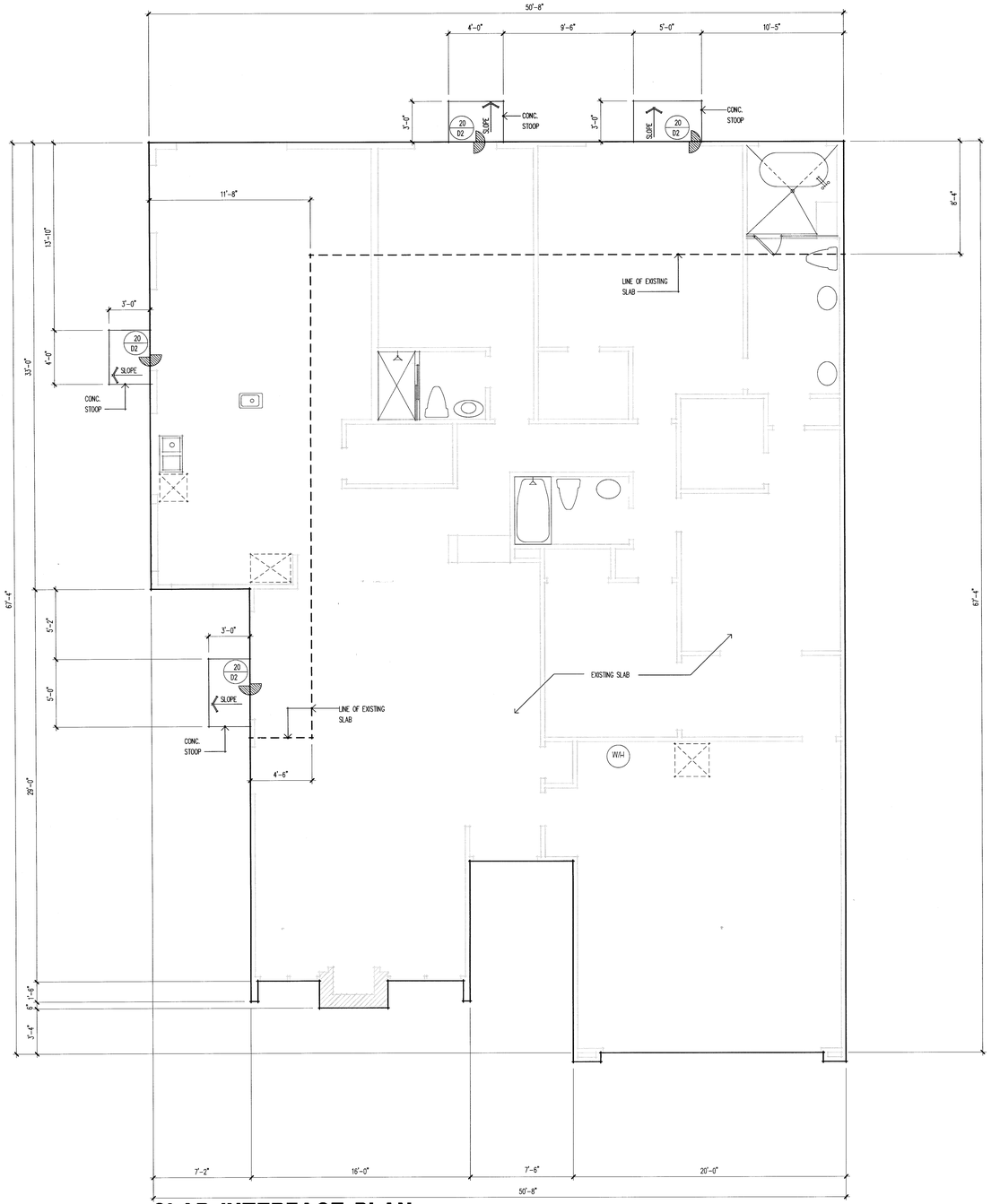
MAK RESIDENCE
5056 CORKWOOD LANE
IRVINE, CALIFORNIA

1.0



DEMOLITION PLAN

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



SLAB INTERFACE PLAN

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

CONCRETE PLACEMENT

THE FOLLOWING ARE ARCHITECTUAL MINIMUM STANDARDS ONLY. REFER TO PROJECT SOILS REPORT AND STRUCTURAL ENGINEERS DRAWINGS FOR NOTES AND INFORMATION NOT SHOWN HERE.

CONCRETE SLABS:

CONCRETE SLABS SHALL BE PLACED OVER A MINIMUM OF 1" CLEAN DAMP SAND OVER 6 MIL. VISQUEEN OVER 1" CLEAN DAMP SAND.

CONCRETE STOOPS:

CONCRETE STOOPS SHALL BE PROVIDED AT EACH EXTERIOR DOOR.
STOOP SHALL BE A MINIMUM OF 1'-0" WIDER THAN THE DOOR 6" EACH SIDE.
STOOP SHALL PROJECT A MINIMUM OF 36" IN FRONT OF DOOR OPENING.
STOOP SHALL BE A MIN. OF 3-1/2" THICK.
STOOP SHALL BE ATTATCHED TO HOUSE W/ # 4 REBARS AT 24" O/C. (MINIMUM 2)

CONCRETE PORCHES:

CONCRETE PORCHES SHALL BE PROVIDED AT THE FRONT OR MAIN ENTRY DOOR.
PORCH DIMENSIONS ARE NOTED ON PLANS.
PORCH SHALL BE A MINIMUM OF 3-1/2" THICK.
PORCH SHALL BE ATTATCHED TO HOUSE W/ # 4 REBARS AT 24" O/C. (MINIMUM 2)
EXCEPTION , WOOD PORCHES. SEE PLAN.

INDICATES DROP IN SLAB (SEE DETAILS)

DRIVEWAYS AND FLATWORK :

SEE CIVIL ENGINEERING DRAWING FOR DRIVEWAYS AND FLATWORK.
REFER TO GENERAL NOTES SHEET G-1 DIV. 3 FOR FURTHER ARCHITECTURAL CONCRETE MINIMUM REQUIRMENTS.

DEPARTMENT OF PUBLIC WORKS

PRIOR TO REQUESTING A FOUNDATION INSPECTION, THE ENGINEER OF RECORD SHALL FIELD VERIFY THE BUILDING PAD HEIGHT AND SUBMIT A LETTER TO THE CITY ENGINEER CERTIFYING THE BUILDING PAD HEIGHT AS COMPLYING W/ THE APPROVED GRADING PLAN.

ARCHITECTURAL REFERENCE ONLY. SEE STRUCTURAL ENGINEERS PLANS FOR STRUCTURAL INFORMATION NOT SHOWN HERE

COTINUOUS INSPECTION IS REQUIRED FOR PLACEMENT OF CONCRETE FOUNDATION PER CITY OF IRVINE BULLETIN 182

1

SUZUKI DESIGNS

LICENSED ARCHITECT ANDREW Y. SUZUKI REG. C-29241 REN. 8-31-2015 STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
1	5-14-2013	B.D.

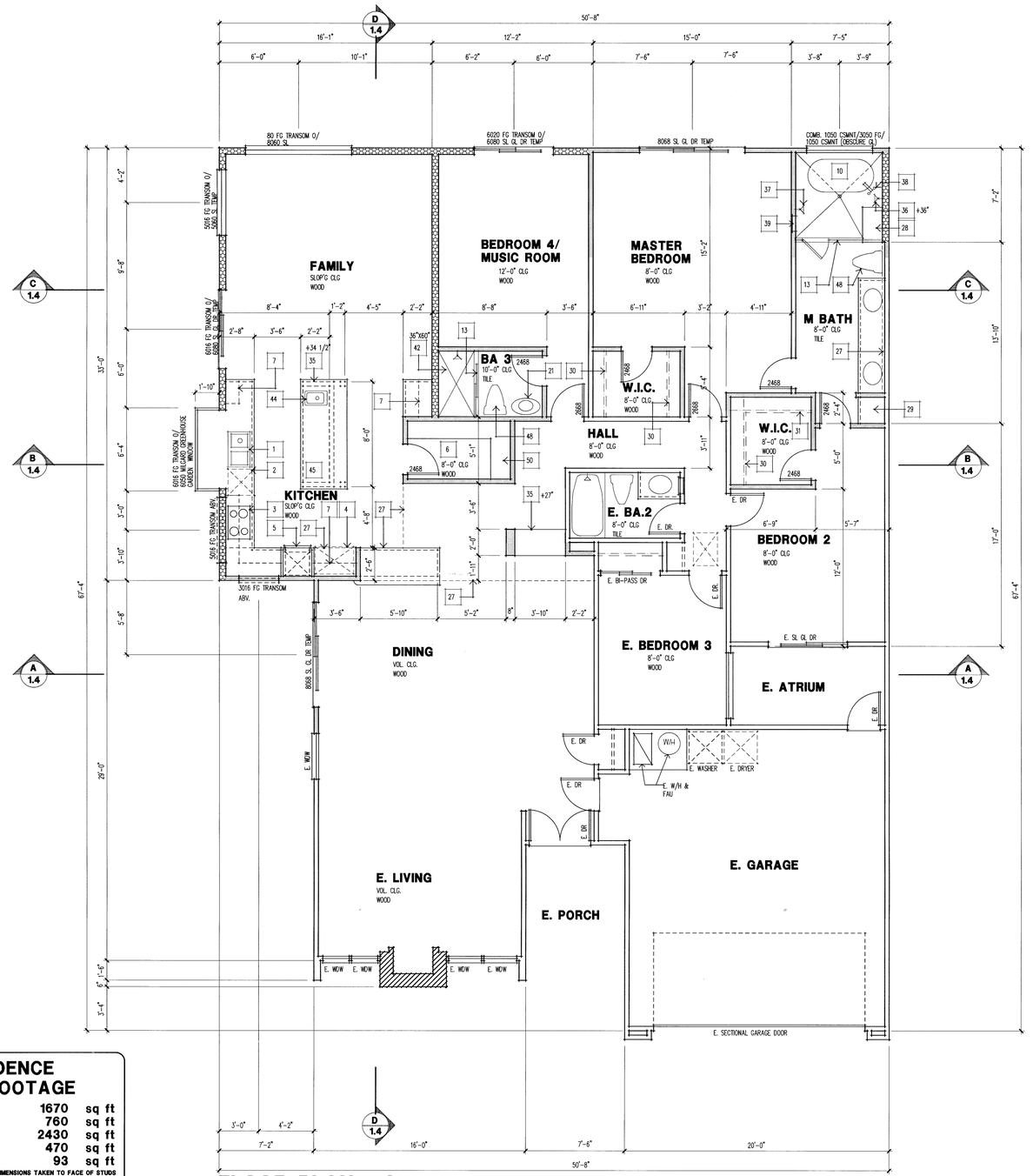
SLAB INTERFACE & DEMOLITION PLAN

MAK RESIDENCE

5056 CORKWOOD LANE
IRVINE, CALIFORNIA

1.1

PLOT TIME: 8:11 AM PATH\NAME: G:\2013\1310\PLANS\1310 PLAN 1.DC5



FLOOR PLAN - A

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

MAK RESIDENCE SQUARE FOOTAGE

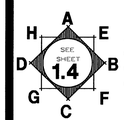
EXISTING	1670	sq ft
NEW	760	sq ft
TOTAL	2430	sq ft
EX. GARAGE	470	sq ft
PORCH	93	sq ft

FOR ARCHITECTS USE ONLY - DIMENSIONS TAKEN TO FACE OF STUDS

FLOOR PLAN NOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL (REFER TO INTERIOR ELEVATIONS)
2. BUILT IN DISHWASHER WITH AIR GAP (REFER TO INTERIOR ELEV'S)
3. DROP-IN COOKTOP RANGE WITH EXHAUST HOOD ABOVE (VENT TO O.S.A.)
4. PROVIDE 39" REFRIGERATOR SPACE. (PROVIDE PLUMBING RECESSED IN WALL FOR ICE MAKER)
5. 30" WIDE DOUBLE CONVENTIONAL OVEN (REFERTO INTERIOR ELEVATIONS, VERIFY WITH MANUFACTURERS SPEC'S)
6. PANTRY WITH ADJUSTABLE SHELVES U.N.O. (REFER TO INTERIOR ELEVATIONS)
7. LINE OF CABINET/SHELF ABOVE (REFER TO INTERIOR ELEVATIONS)
8. PROVIDE CURTAIN ROD
9. 32" X 60" FIBERGLASS TUB WITH SHOWER TO 72" A.F.F. WITH SHOWER HEAD AT +80" A.F.F.
10. FREE STANDING CAST IRON TUB
11. 102" X 42" FIBERGLASS TUB/SHOWER WITH WAINSCOT TO 78" ABOVE FINISH FLOOR AND SHOWER HEAD AT 80" A.F.F.
12. RECESSED MEDICINE CABINET (REFER TO INTERIOR ELEVATIONS)
13. SHATTER RESISTANT SHOWER ENCLOSURE—FULLY TEMPERED OR LAMINATED SAFETY GLASS
14. WASHER SPACE (PROVIDE RECESS NICHE IN WALL FOR PLUMBING AND PROVIDE WASTE LINE)(PROVIDE A "SMITTY" PAN W/ DRAIN TO BE TIED INTO A FIXTURE DRAIN BELOW WHEN WASHER IS LOCATED ON THE SECOND FLOOR)
15. DRYER SPACE (VENT TO O.S.A.)
16. LINE OF EXHAUST VENT
17. BACK DRAFT DAMPER
18. WATER HEATER PER CMC
    - PROVIDE SEISMIC STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSION, LOWER STRAP LOCATED TO MAINTAIN MIN. 4" DISTANCE ABOVE CONTROLS.
    - PLACE W/H ON 18" HIGH RIGID PLATFORM.
    - PROVIDE P.T. RELIEF VALVE TO OUTSIDE OR APPROVED DRAIN
19. FORCED AIR UNIT PER CMC
    - PROVIDE RIGID WOOD PLATFORM W/ RAG (14" MIN.)
    - PROVIDE CONDENSATE LINE TO DRAIN OUTSIDE OR APPROVED TRAPPED DRAIN(REFER TO HVAC DRAWINGS)
    - VERIFY SIZE AND CLEARANCE
    - PROVIDE COMBUSTION AIR AS REQUIRED
20. AIR CONDITIONER PAD (VARIFY SIZE WITH MANUFACTURER)
21. PEDESTAL SINK
22. INTERIOR GARAGE FINSH REFER TO SHEET GN3 OR GN4.
23A. METAL FIREPLACE (REFER TO GENERAL NOTES – DIVISION 10)
23B. GAS APPLIANCE (REFER TO GENERAL NOTES – DIVISION 10)
24. NONCOMBUSTIBLE HEARTH—MINIMUM 20" IN FRONT OF & 12" ON EACH SIDE OF FIREPLACE OPENING
25. LAUNDRY SINK
26. LINE OF SHELF (REFER TO PLAN FOR HEIGHT)
27. LINE OF SOFFIT ABOVE
28. CERAMIC TILE SEAT (+20")
29. LINEN (REFER TO INTERIOR ELEVATIONS)
30. SHELF AND POLE
31. SHELF AND DOUBLE POLE
32. 20" X 30" MIN. (X MIN. 30" CLEAR HEADROOM) ATTIC ACCESS – CBC 1209.2 (22" X 30" MIN. W/ ATTIC MTD. FAU – CMC 904.11.1)
33. GAS CO. SERVICE RISER (VERIFY LOCATION WITH UTILITY CO.)
34. ELECTRIC SERVICE MAIN, PROVIDE UFER GROUND (VERIFY LOCATION WITH UTILITY COMPANY)
35. LOW WALL (REFER TO PLAN FOR HEIGHT)
36. HAND HELD SHOWER HEAD W/DIVERTER
37. FIXED WALL MOUNTED SHOWER HEAD
38. TUB CONTROLS & SPOUT
39. 16"X 24" SHAMPOO NICHE
42. HAND MADE SHOWER PAN. SEE PLAN FOR SIZE.
43. DUCT CHASE
44. VEGETABLE SINK
45. KITCHEN ISLAND—SEE INTERIORS
46. DEAD BOLT AT TOP AND BOTTOM OF ENTRY DOOR, AND TOP ONLY OF INTERIOR DOORS
47. CEILING BREAK
48. WATER CLOSET (MAXIMUM 1.6 GALLONS PER FLUSH)

INTERIOR KEY



WALL FRAMING LEGEND

NEW 2X4 STUD WALL

NEW 2X6 STUD WALL

EXISTING STUD WALL

ALL SOFFITS SHALL BE 1'-0" BELOW CEILING U.N.O.

GENERAL PLAN NOTES

1) ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/8" THK. U.N.O. (REFER TO PLAN FOR SIZE)
2) ALL GARAGE MAN DOORS TO BE HOLLOW CORE 1 3/8" THK. EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
3) ALL HOUSE TO GARAGE DOORS TO BE 20 MINUTE FIRE RATED OR SOLID CORE, SOLID WOOD OR HONEYCOMB CORE STEEL 1 3/8" THK. WITH SELF CLOSER AND SELF LATCHING AND TIGHT FITTING (REFER TO PLAN FOR SIZE)
4) ALL ENTRY DOORS AND TO BE SOLID CORE 1 3/4" THICK. (REFER TO PLAN FOR SIZE)
5) PROVIDE 100 SQ. IN. OF MAKE UP AIR AT THE LAUNDRY ROOM. (TO REPLACE AIR BEING EXHAUSTED BY DRYER VENT AND EXHAUST FAN IF APPLICABLE) PER CMC 504.3.2

SUZUKI DESIGNS

LICENSED ARCHITECT ANDREW Y. SUZUKI NO. C29941 STATE OF CALIFORNIA

LICENSED ARCHITECT ANDREW Y. SUZUKI NO. C29941 REN. 4/30/15 STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION

FLOOR PLAN

MAK RESIDENCE

5056 CORKWOOD LANE
IRVINE, CALIFORNIA

1.2

PLOT TIME: 1:00 PM PATH\NAME: G:\2013\1310\PLANS\1310 PLAN 1.DC5

UTILITY PLAN

UTILITY SYMBOLS

	110 VOLT OUTLET AT +12" ABOVE FLOOR UNO
	110 VOLT OUTLET, SWITCH CONTROLLED 1/2 HOT
	110 VOLT OUTLET, WITHIN CABINET
220 V	220 VOLT OUTLET
220 V D	220 VOLT OUTLET WITH DISCONNECT
	110 VOLT FLOOR OUTLET WITH COVER
W.P. GFI	110 VOLT WATER PROOF OUTLET WITH GFI
	TWO POLE LIGHT SWITCH AT +36" ABOVE FLOOR, +8" ABOVE COUNTER
3	3 WAY LIGHT SWITCH
4	4 WAY LIGHT SWITCH
D	TWO POLE LIGHT SWITCH WITH DIMMER
M	TWO POLE LIGHT SWITCH WITH MOTION SENSOR
PB	DOOR CHIME PUSH BUTTON
	DOOR CHIME
T	THERMOSTAT, VERIFY LOCATION WITH HVAC DRAWING
	TELEPHONE OUTLET
	TELEVISION ANTENNA JACK
	SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE
V.P.	VAPOR PROOF RECESSED INCANDESCENT FIXTURE
	HANGING INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE WITH ADJUSTABLE FIXTURE
	EXHAUST FAN WITH LIGHT, SWITCHED SEPARATELY
	RECESSED WALL MOUNTED INCANDESCENT LIGHT FIXTURE (APPROX. 12" FROM FLOOR)
J	JUNCTION BOX WITH COVER OR ADAPTOR AS REQUIRED
	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	WALL MOUNTED FLUORESCENT LIGHT FIXTURE
	RECESSED FLUORESCENT LIGHT FIXTURE
	RECESSED EXHAUST FAN, SWITCH CONTROLLED
H	COMBINATION HEATER/EXHAUST FAN
H	CEILING HEATER
S	SMOKE DETECTOR, ICBO APPROVED, CEILING MOUNTED U.N.O.
FG	FUEL GAS OUTLET
	FIREPLACE KEY VALVE (LOOSE)
HB	HOSE BIBB WITH NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE
HBV	HOSE BIBB WITH SHUT-OFF VALVE AND NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE
	ELECTRONIC SECURITY
	COMPUTER DATA LINE
ADD	ILLUMINATED ADDRESS FIXTURE-VISIBLE FROM STREET
PC	PHOTO CONTROL

ELECTRICAL NOTES

1. LIGHT FIXTURES IN CLOTHES CLOSET SHALL BE PLACED MINIMUM OF 12" AWAY FROM WALLS & MINIMUM OF 12" AWAY FROM CLOTHES PER CEC ART. 410.8
2. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS AIR CHANGES PER HOUR IN ALL TUB AND SHOWER AREAS IN BATHROOMS THAT DO NOT HAVE NATURAL VENTILATION
3. SMOKE DETECTOR PER CBC SEC. 907.2:
   - SHALL BE INSTALLED ON EACH FLOOR IN ACCORDANCE WITH MANUFACTURERS LISTING
   - SHALL BE MOUNTED ON THE CEILING OR WALL AT A CENTRAL POINT OR AREA GIVING ACCESS TO ROOMS USED FOR SLEEPING
   - SHALL BE INSTALLED IN CLOSE PROXIMITY TO THE STAIRS GIVING ACCESS TO ROOMS USED FOR SLEEPING
   - SHALL BE HARD WIRED, INSTALLED WITH A BATTERY BACKUP AND SHALL EMIT A SIGNAL WHEN BATTERY IS LOW
   - SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS WITHIN A UNIT
4. PROVIDE OUTLET AND LIGHTS IN ATTICS CONTAINING FAU'S
5. PROVIDE CONVENIENCE OUTLET IN EACH BATHROOM, POWDER AND LAUNDRY WITHIN 3 FT. OF BASIN EDGE, CEC ART. 210.52(D). SUCH OUTLETS SHALL BE APPROVED GROUND FAULT CIRCUIT PROTECTED (GFI). CEC ART. 210.8(A)1. OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM, CEC ART. 210.11(C)3.
6. PROVIDE AT LEAST ONE 125 VOLT SINGLE PHASE RECEPTACLE IN GARAGE & OUTDOORS, CEC ART. 210.52(G). THIS CIRCUIT SHALL BE GROUND FAULT CIRCUIT PROTECTED (GFI) & WATERPROOF WHEN EXTERIOR, CEC. ART. 210.8(A) 2, 3.
7. ALL KITCHEN 125VOLT SINGLE PHASE 15 & 20 AMP RECEPTACLES SERVING COUNTER TOP SURFACE SHALL BE GROUND FAULT CIRCUIT INTERRUPTED (GFI), CEC ART. 210.8(A) 6.
8. PERMANENTLY INSTALLED LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY LUMINARIES AND UP TO 50 PERCENT OF THE TOTAL RATED WATTAGES CAN BE NON HIGH EFFICACY LUMINARIES CONTROLLED WITH SEPARATE SWICH, PER ENERGY CODE SEC. 150(K)
9. PROVIDE 100 SQ. IN. OF MAKE UP AIR AT THE LAUNDRY ROOM. (TO REPLACE AIR BEING EXHAUSTED BY DRYER VENT AND EXHAUST FAN IF APPLICABLE), CMC SEC. 504.3.2.
10. ALL NEW ELECTRICAL OUTLETS SHALL BE ARC FAULT CIRCUIT INTERRUPTED, COMBINATION TYPE AFCI REQUIRED CEC ART. 210.12 (B)
11. PROVIDE "NUTONE-MODEL QTKEN110" MECHANICAL WHOLE HOUSE EXHAUST FAN IN ALL LAUNDRY ROOMS WITH 110-CFM & 0.7 SONES OR APPROVED EQUAL, DUCT TO A ROOF OR WALL CAP USING 6" ROUND DUCTWORK.
12. FOR ELECTRICAL DEVICES INSTALLED IN DWELLINGS: CEC ARTICLE 210 & 406:
    A) ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(B): FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC.
    B) TAMPER RESISTANT RECEPTACLES FOR ALL LOCATIONS DESCRIBED IN 210.52 (I.E., ALL RECEPTACLES IN A DWELLING).

1

SUZUKI DESIGNS

LICENSED ARCHITECT SUZUKI REN 10/31/15 No. C-49141 STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
1	5-14-2013	B.D.

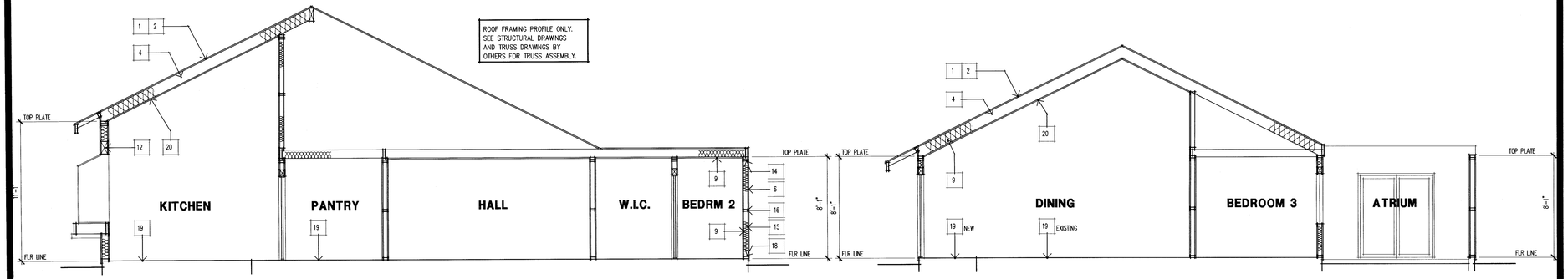
UTILITY PLAN

MAK RESIDENCE

5056 CORKWOOD LANE
IRVINE, CALIFORNIA

1.3

PLOT TIME: 8:11 AM PATH\NAME: G:\2013\1310\PLANS\1310 PLAN 1.DGS

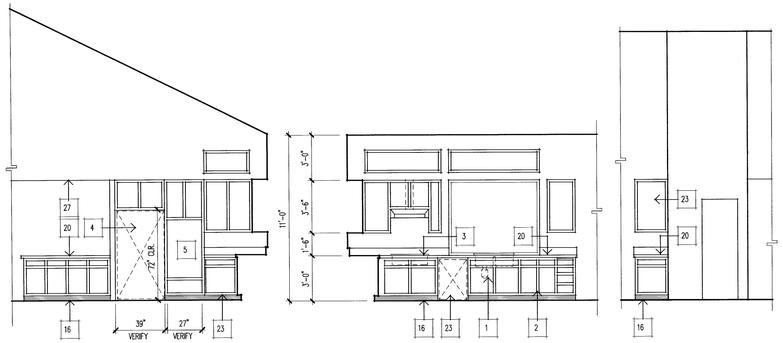


SECTION B

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

SECTION A

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



KITCHEN

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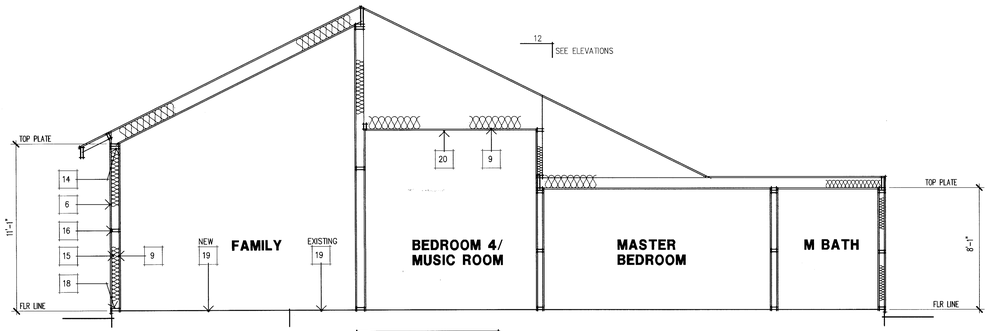

CONCRETE SLAB:
SEE STRUCTURAL DRAWINGS FOR
STRUCTURAL DESIGN

SECTION C

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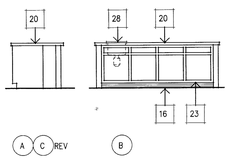

ISLAND

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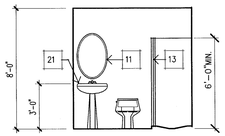

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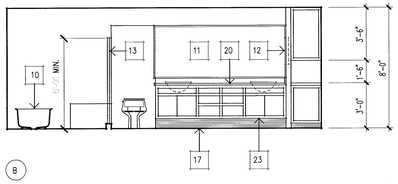

M BATH

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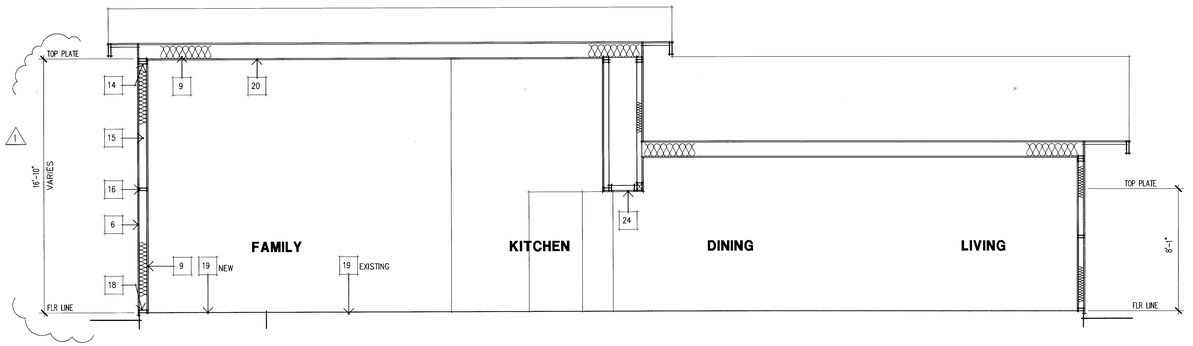


SECTION D

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

SECTION NOTES

1. ROOF MATERIAL (REFER TO ROOF NOTES)
2. ROOF SHEATHING (REFER TO FRAMING PLAN)
3. DESIGNED WOOD TRUSS PER MANUFACTURER (REFER TO TRUSS PLANS)
4. 2 X ROOF RAFTERS (REFER TO FRAMING PLAN)
5. FALSE 2X FRAMING AT 24" O.C.
6. EXTERIOR FINISH (REFER TO ELEVATION NOTES)
7. EXTERIOR SOFFIT (REFER TO ELEVATION NOTES)
8. 2 X CEILING JOISTS (REFER TO FRAMING PLAN)
9. INSULATION (REFER TO ENERGY COMPLIANCE SHEET)
10. FLUSH BEAM (REFER TO FRAMING PLAN)
11. DROP BEAM (REFER TO FRAMING PLAN)
12. HEADER (REFER TO FRAMING PLAN)
13. 2 X 4 FRAMING
14. CONTINUOUS DOUBLE 2X TOP PLATE
15. 2 X STUDS AT 16" O.C.
16. 2 X BLOCK AT MID-HEIGHT
17. 2 X CRIPPLE STUD AT 16" O.C.
18. 2 X P.T.D.F. SILL PLATE
19. CONCRETE SLAB (REFER TO STRUCTURAL FOUNDATION PLAN)
20. 1/2" GYPSUM BOARD
21. INTERIOR GARAGE FINISH REFER TO SHEET GN3.
22. 5/8" GYPSUM BOARD AT MEMBERS SPACED GREATER THAN 24" O/C
23. SHELF (REFER TO FLOOR PLAN FOR HEIGHT)
24. SOFFIT (REFER TO FLOOR PLAN FOR HEIGHT)
25. 2 X SOLE PLATE
26. 2 X FLOOR JOISTS (REFER TO FRAMING PLAN)
27. FLOOR SHEATHING (REFER TO FRAMING PLAN)
28. HANDRAIL (REFER TO DETAIL)
29. GUARDRAIL (REFER TO DETAIL)
30. (3) 2 X 12 STAIR STRINGERS
31. 5/8" MIN. PLYWOOD TREAD AND RISERS
32. 2X "NAILED SPACED" DECKING
33. G.I. FLASHING (ROOF TO WALL)
34. RIP 2X DECK JOISTS FOR 1/4" PER FOOT SLOPE
35. ELASTOMERIC DECKING OVER PLYWOOD SUB FLOOR (INSTALLED TO MANUFACTURER'S SPECIFICATIONS)
36. 1/2" GYMSUM BOARD UNDER STAIRS PER CBC SEC. 1009.5.3

INTERIOR NOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. BUILT-IN DISHWASHER WITH AIR GAP
3. DROP-IN COOK-TOP WITH EXHAUST HOOD AND MICROWAVE ABOVE AND SLIDE-IN CONVENTIONAL OVEN BELOW (VENT TO OUTSIDE AIR, VERIFY DIMENSIONS WITH MANUFACTURER'S SPEC.'S) (MAINTAIN 30" CLEAR ABOVE RANGE OR COOKTOP TO UNPROTECTED NONCOMBUSTIBLES OR 24" CLEAR TO METAL VENTILATING HOOD.
4. PROVIDE 39" REFRIGERATOR SPACE AND PLUMBING RECESSED IN WALL FOR ICE MAKERS
5. 30" WIDE COMBINATION MICROWAVE ABOVE CONVENTIONAL OVEN (VERIFY DIMENSIONS WITH MANUFACTURER SPEC.'S)
6. PANTRY WITH ADJUSTABLE SHELVES
7. BUILT-IN TRASH COMPACTOR
8. SHOWER CURTAIN ROD
9. 32" X 60" TUB WITH SHOWER
10. 42" X 60" OVAL TUB
11. MIRROR
12. RECESSED MEDICINE CABINET
13. TEMPERED SHOWER ENCLOSURE
14. WASHER SPACE
15. DRYER SPACE
16. 4" TOESPACE
17. 8" TOESPACE
18. CUTTING BOARD
19. SYNTHETIC COUNTERTOP AND SPLASH
20. CERAMIC TILE COUNTERTOP AND SPLASH
21. PEDESTAL SINK
22. WAINSCOT TO 72"
23. STAIN GRADE FINISH
24. PAINT GRADE FINISH
25. LAUNDRY SINK
26. DRYWALL SHELF
27. DRYWALL SOFFIT
28. VEGETABLE SINK
29. WOOD TOP

SUZUKI DESIGNS

LICENSED ARCHITECT
A. SUZUKI
No. C-29749
STATE OF CALIFORNIA

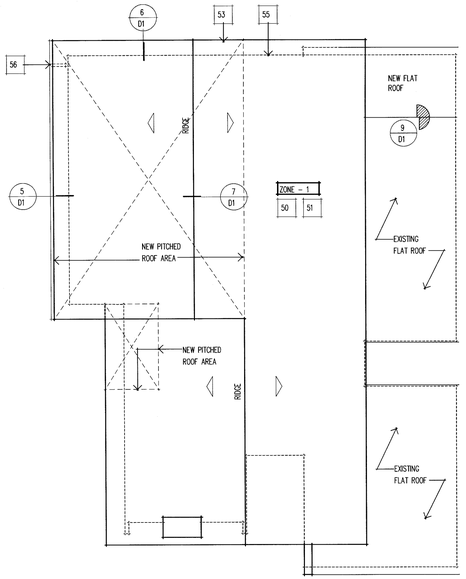
NO.	DATE	DESCRIPTION
1	5-14-2013	B.D.

SECTIONS A-D &
INTERIOR ELEVATIONS

MAK RESIDENCE
5056 CORKWOOD LANE
IRVINE, CALIFORNIA

1.4

PLOT TIME: 8:13 AM PATH\NAME: G:\2013\1310\PLANS\1310 SECTION 1.DGS



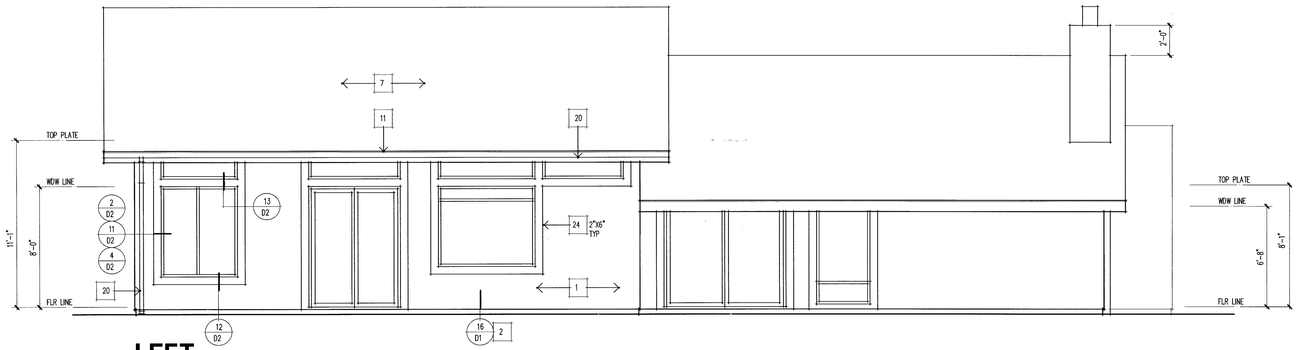
ROOF PLAN

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

NO CHANGES ARE TO BE MADE TO THE FRONT OF THE RESIDENCE.
ALL ELEMENTS OF THE ELVATION ARE EXISTING.

FRONT

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



LEFT

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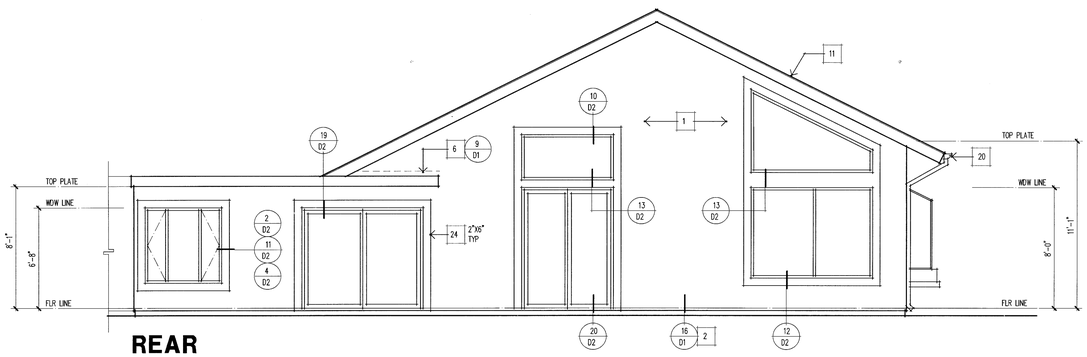


REAR

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

ELEVATION NOTES

1. 7/8" STUCCO (REFER TO GENERAL NOTES)
2. CONTINUOUS G.I. STUCCO SCREED (REFER TO DETAIL)
3. APPROVED SPARK ARRESTER BY FIREPLACE MFR.
4. G.I. SADDLE AND FLASHING
5. G.I. CHIMNEY CAP BY FIREPLACE MFR.
6. G.I. FLASHING
7. ROOF MATERIAL (REFER TO ROOF NOTES)
8. STUCCO SOFFIT O/ METAL LATH O/ BUILDING PAPER
9. ATTIC VENT (REFER TO ATTIC VENT CALCS)
10. 3X6 RAFTER TAILS
11. RE/S FASCIA OR BARGE BOARD. SEE ELEVATIONS FOR SIZE.
12. RE/S TRIM. SEE ELEVATIONS FOR SIZE.
13. STUCCO OVER 2X TRIM
14. POT SHELF (REFER TO DETAIL)
15. LINE OF CEILING
16. LINE OF SHELF
17. LINE OF ROOF ABOVE
18. DECORATIVE FOAM PIPE
19. TYPICAL EXTERIOR SIDING
20. G.I. GUTTER W/DOWNSPOUT
21. WOOD SHUTTERS (NON ACTIVE)
22. WOOD CORBEL
23. STUCCO RECESS
24. FINISH COAT OVER FOAM TRIM. (REFER TO DETAIL)
25. ELDORADO STONE (ER-602) OR APPROVED EQUAL
26. WOOD OUTLOOKER
27. SECTIONAL GARAGE DOOR
28. WOOD RAIL OR W.I. RAIL (REFER TO DETAIL)
29. EXTERIOR GRADE PLYWOOD SOFFIT
30. 14" X 18" G.I. SCREENED AND LOUVERED COMBUSTION AIR VENT

ROOF NOTES

50. ROOF SLOPES: 6:12
51. ROOF MATERIAL: CONC. "S" TILE

ROOF COVERING: MFR.: MONIER "LIFETILE" ICBO #2656 OR APPROVED EQUAL. ROOF MATERIAL SHALL BE CLASS "A" FIRE RETARDENT.

52. ALL EAVES AND RAKES SHALL BE 12" O.H., U.N.O.
53. PROVIDE G.I. VALLEY FLASHING AT ALL ROOF VALLEYS
54. PROVIDE SADDLE AND FLASHING AT CHIMNEY CHASE, TYPICAL
55. LINE OF STRUCTURE
56. G.I. GUTTER AND DOWNSPOUT, TYP.

ATTIC VENT CALCULATIONS

THE ATTIC VENTILATION CALCULATIONS PER C.B.C. SECTION 1203.2 AS FOLLOWS:

(A) ATTIC AREA (SQUARE FEET).

(B) DIVIDE (A) BY 150★ (300 IF VAPOR RETARDER IS PROVIDED AT WARM SIDE PER. CBC. SEC. 1203.2) AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED NET FREE VENTING AREA IN SQUARE INCHES.
SEE GENERAL NOTE DIVISION 6, SECTION A.

(C) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY GABLE END VENTS.

(D) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY ROOF VENTILATORS.

(E) TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY UNDER EAVE VENTS BLOCKING.

PLAN "1A"	A ATTIC AREA	B REQUIRED VENTING	C GABLE END VENTS	D ROOF VENTS	E EAVE VENTS
ZONE-1	FT.^{2}	IN.^{2}	IN.^{2}	HIGH IN.^{2} LOW	IN.^{2}
ZONE-2	FT.^{2}	IN.^{2}	IN.^{2}	HIGH IN.^{2} LOW	IN.^{2}
ZONE-3	FT.^{2}	IN.^{2}	IN.^{2}	HIGH IN.^{2} LOW	IN.^{2}

NOTES:
ALL VENT OPENINGS SHALL BE COVERED W/ 1/4" CORROSIVE RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING W/ TRUSS MFR TO ACCOMMODATE ALL ATTIC VENTS

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES BEING BLOCKED BY INSULATION.

ATTIC VENTS

- (1) DV24A DORMER VENT PROVIDES 120 SQ. IN. OF FREE FLOW AIR MOVEMENT
- (1) L 1424 14" X 24" ATTIC VENT PROVIDES 168 SQ. IN. OF FREE FLOW AIR MOVEMENT
- (1) L 1418 14" X 18" ATTIC VENT PROVIDES 126 SQ. IN. OF FREE FLOW AIR MOVEMENT
- (1) L 1412 14" X 12" ATTIC VENT PROVIDES 84 SQ. IN. OF FREE FLOW AIR MOVEMENT
- (1) L 149 14" X 9" ATTIC VENT PROVIDES 63 SQ. IN. OF FREE FLOW AIR MOVEMENT
- (1) G'HAGIN CLOAKED VENT TILE PROVIDES 95 SQ. IN. OF FREE FLOW AIR MOVEMENT
- (1) VENT BLOCK PROVIDES 10 SQ. IN. OF FREE FLOW AIR MOVEMENT
  (1) VENT BLOCK EVERY THIRD BAY

SUZUKI DESIGNS

LICENSED ARCHITECT ANDREW Y. SUZUKI NO. C-29141 RENEWAL 08/31/2013 STATE OF CALIFORNIA

NO. DATE DESCRIPTION

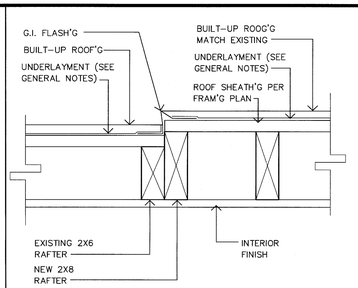
FRONT, LEFT & REAR
ELEVATIONS - ROOF PLAN

MAK RESIDENCE

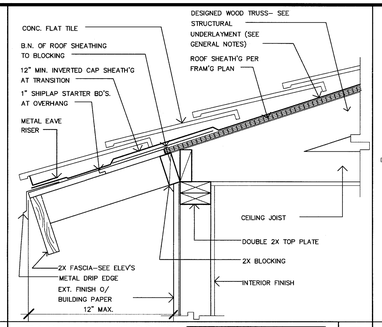
5056 CORKWOOD LANE
IRVINE, CALIFORNIA

1.5

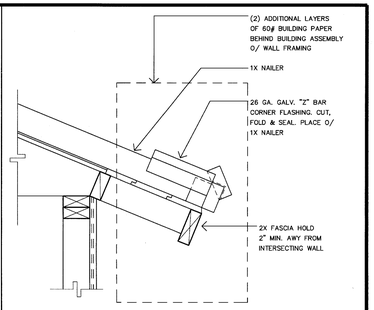
PLOT TIME: 3:22 PM PATH\NAME: G:\2013\1310\PLANS\1310 ELEVATION 1.DGS



13 **ROOF TRANSITION** 9

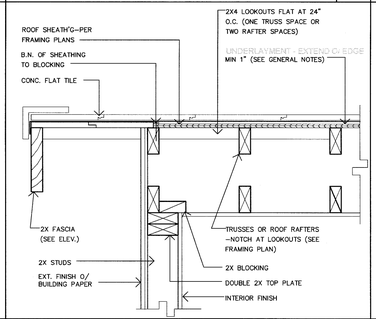


EAVE AT TRUSSES INSTALL ROOFING PER MFG PUBLISHED RECOMMENDATIONS 5

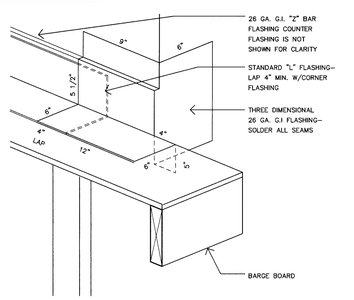


EAVE AT INTERSECTING WALL 1

21 17

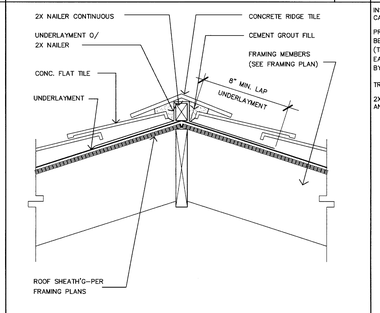


14 **10** **RAKE DETAIL** INSTALL ROOFING PER MFG PUBLISHED RECOMMENDATIONS 6

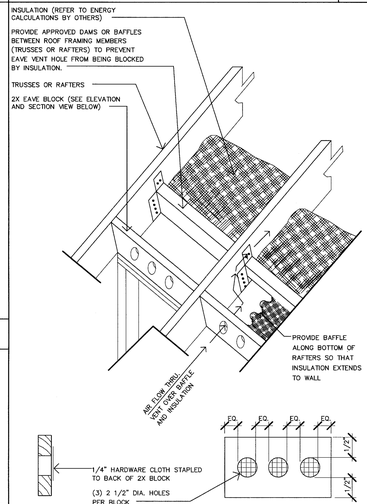


RAKE/CORNER WALL FLASHING 2

22 18

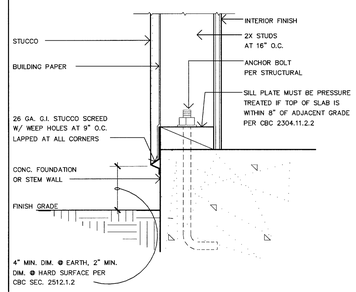


15 **11** **RIDGE CAP** INSTALL ROOFING PER MFG PUBLISHED RECOMMENDATIONS 7

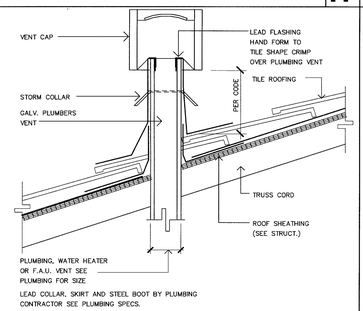


EAVE VENT BLOCK DETAIL 4

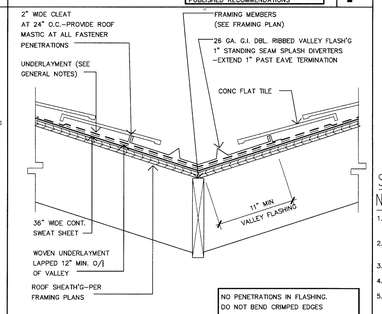
23 19



20 **EXTERIOR PLASTER SCREED** 16



VENT THRU ROOF INSTALL ROOFING PER MFG PUBLISHED RECOMMENDATIONS 12



VALLEY FLASHING INSTALL ROOFING PER MFG PUBLISHED RECOMMENDATIONS 8

24 20

SUZUKI DESIGNS

LICENSED ARCHITECT ANDREW Y. SUZUKI NO. C29841 STATE OF CALIFORNIA

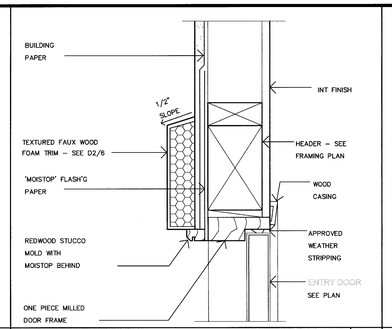
LICENSED ARCHITECT ANDREW Y. SUZUKI NO. C29841 Renewal 5/24/15 STATE OF CALIFORNIA

NO. DATE DESCRIPTION

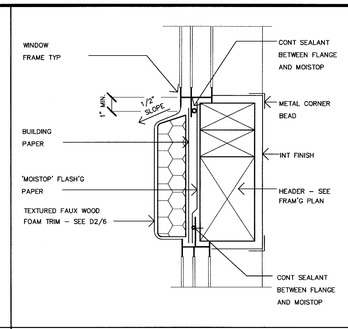
DETAILS

MAK RESIDENCE
5056 CORKWOOD LANE
IRVINE, CALIFORNIA

D1



21 HEAD AT ENTRY DOOR



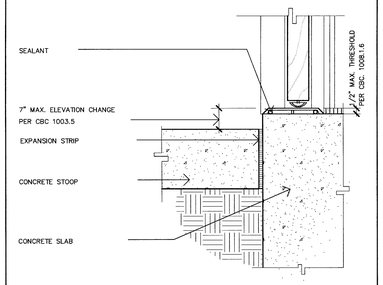
17 HORIZONTAL MULLION

13

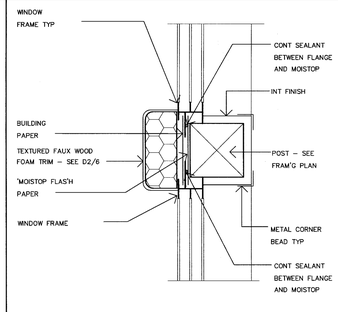
9

5

1

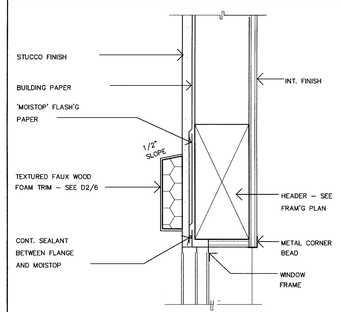


22 THRESHOLD AT EXTERIOR DOOR

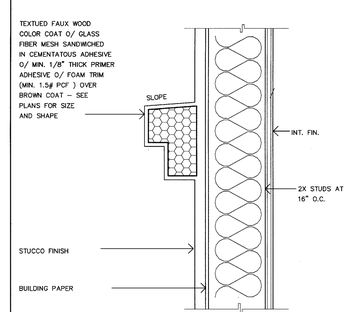


18 VERTICAL MULLION

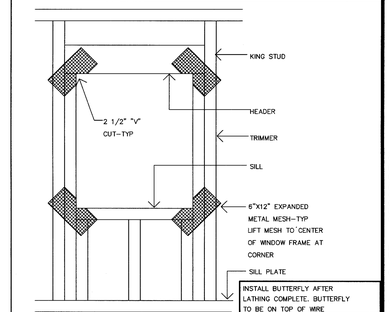
14



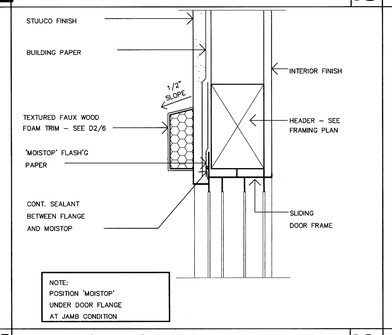
10 WINDOW HEAD



6 FOAM TRIM BAND



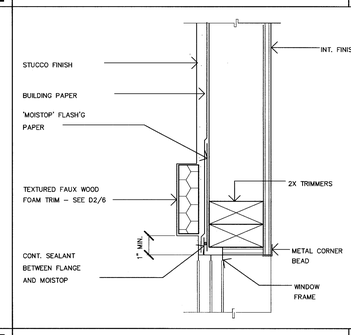
2 WINDOW CORNER TREATMENT



23 HEAD SLIDING DOOR

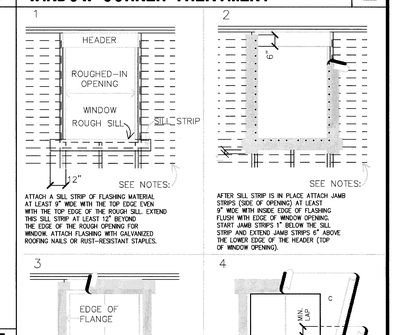
19

15



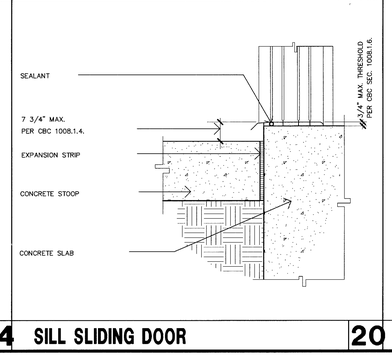
11 WINDOW JAMB

7



4 WINDOW FLASHING INSTALLATION

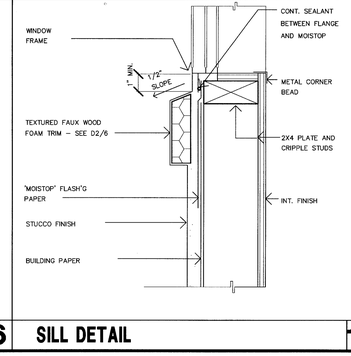
2



24 SILL SLIDING DOOR

20

16



12 SILL DETAIL

8

4

NO. | DATE | DESCRIPTION

SUZUKI DESIGNS

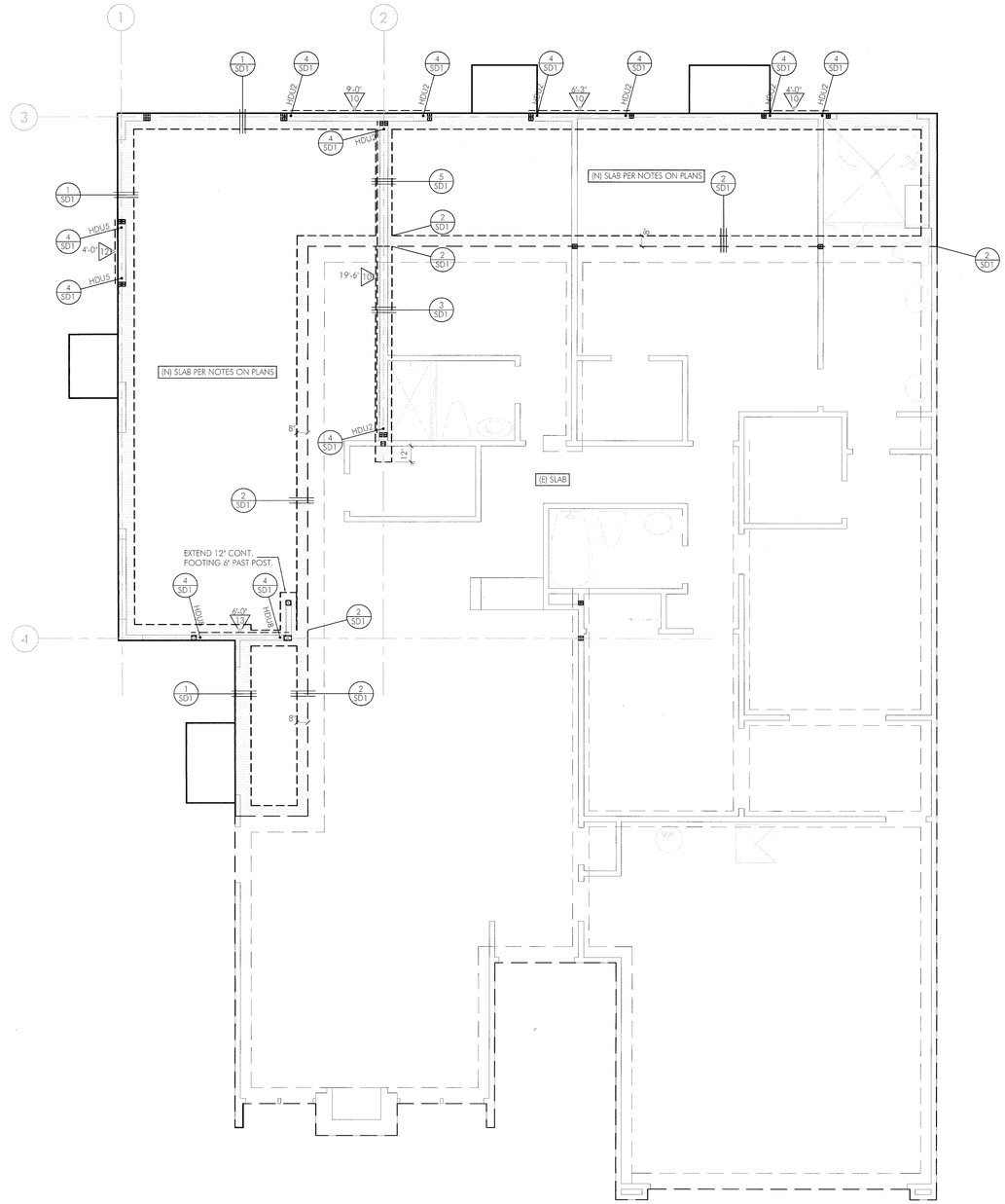
LICENSED ARCHITECT NO. C9941 ANDREW Y. SUZUKI 32 MCASLAN, #200, IRVINE, CA 92614 STATE OF CALIFORNIA

LICENSED ARCHITECT ANDREW Y. SUZUKI Renewal 08/31/2013 STATE OF CALIFORNIA

MAK RESIDENCE
5056 CORKWOOD LANE
IRVINE, CALIFORNIA

DETAILS

D2



PARTIAL FOUNDATION PLAN

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

SYMBOLS LEGEND

- (E) FOUNDATION
- (N) FOUNDATION
- FOUNDATION PAD PER PAD SCHEDULE
- POST OR TRIMMER AS NOTED
- SPAN & DIRECTION OF FLOOR MEMBER PER SCHEDULE
- DETAIL NUMBER / DETAIL SHEET NUMBER
- KEY NOTE NUMBER
- BEAM NUMBER, REFER TO CALCULATIONS
- (N) NEW FRAMING MEMBER.
- (E) EXISTING FRAMING MEMBER.

PAD SCHEDULE

P1 — 18" SQ. x 12" DEEP CONCRETE PAD W/ (2) #4 EACH WAY.

FOUNDATION NOTES

1. REFER TO SD-1 FOR GENERAL NOTES, NAILING SCHEDULE, SHEAR WALL SCHEDULE.
2. SEE SHEAR WALL SCHEDULE ON SD-1 FOR ANCHOR BOLTS SPACING AT SHEAR WALLS (IF APPLICABLE).
3. ALL (N) CONTINUOUS FOOTING ARE 12"x18" W/ (2) #4 CONT. BAR @ TOP & (2) #4 CONT. BAR @ BOTTOM.
4. (N) SLABS ON GRADE ARE 4" THICK W/ #3 @ 16" O.C. BOTH WAYS CENTERED IN THE SLAB.
5. (N) CONCRETE SLABS UNDER LIVING SPACES TO BE OVER 2" SAND OVER 10 MIL VISQUEEN OVER 2" SAND. VISQUEEN OPTIONAL UNDER NON-LIVING AREAS.
6. SPECIAL INSPECTION IS REQUIRED PER SECTION 1704 FOR EPOXY ANCHORS.
7. POWER DRIVEN PINS ARE NOT PERMITTED AT FOUNDATIONS.
8. (E) CONTINUOUS FOOTING ARE ASSUMED TO BE 12"x12".
9. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153.EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED. (2304.9.5.1).
10. a) HOLDOWN ANCHORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
    b) ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION.

REGISTERED PROFESSIONAL ENGINEER
CHRISTINA R. SILVA
No. 37201
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

Christina R. Silva, P.E.
8176 LINDENWOOD DRIVE
HUNTINGTON BEACH - CA - 92646
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REVISIONS

NO.	DATE	DESCRIPTION

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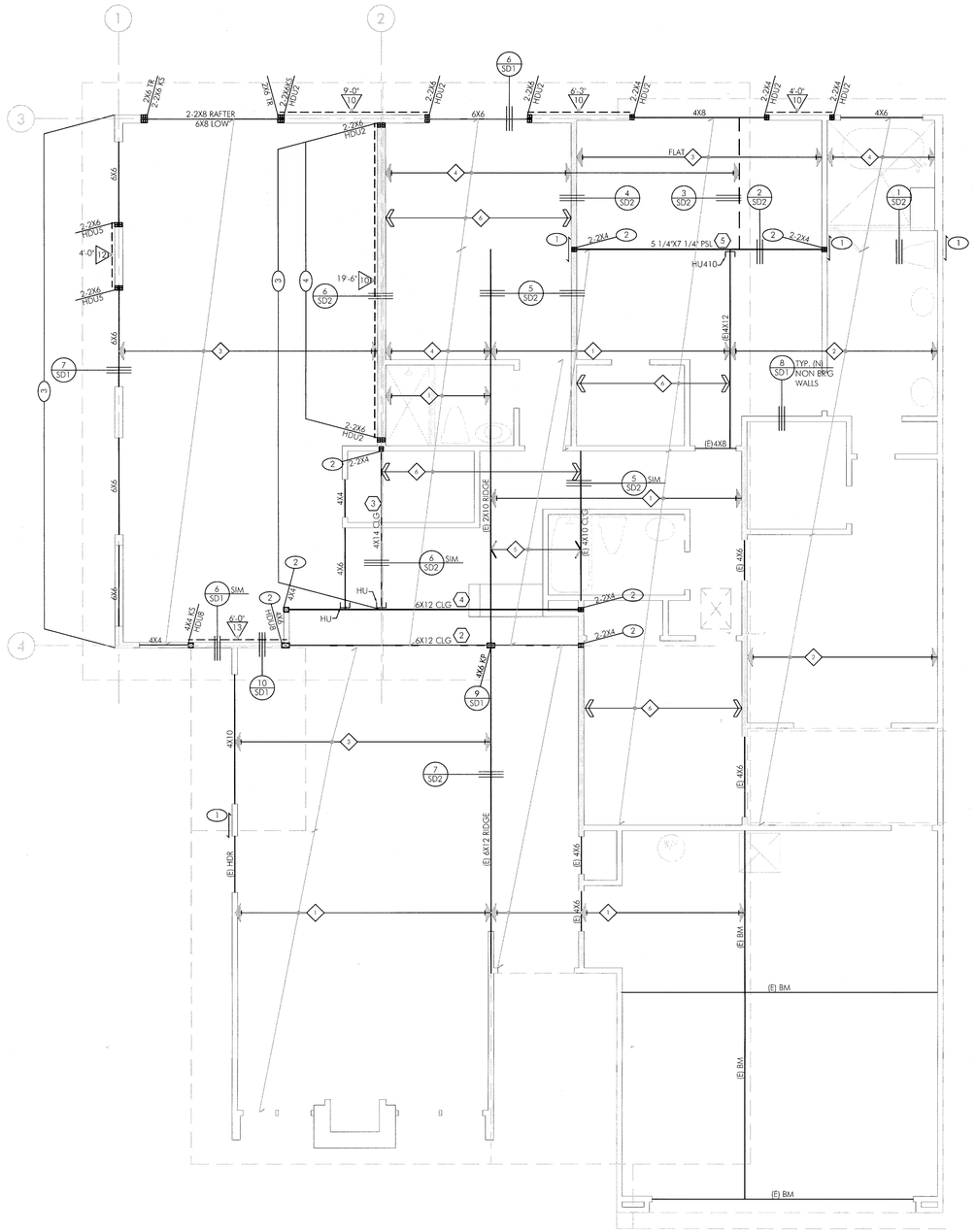
PROJECT NUMBER: 01561-13
DRAWN BY: TCSS
PLOT DATE: 04/24/13

PARTIAL FOUNDATION PLAN

Mak Residence
5056 Corkwood Lane, Irvine, CA., 92612.
Client: Mario & Laura Mak
Architect: Suzuki Designs

SHEET NO.:

S-1



PARTIAL ROOF FRAMING PLAN

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

SYMBOLS LEGEND

- POST OR TRIMMER AS NOTED
- SPAN & DIRECTION OF ROOF MEMBER PER SCHEDULE
- SPAN & DIRECTION OF CEILING MEMBER PER SCHEDULE
- SPAN & DIRECTION OF FLOOR MEMBER PER SCHEDULE
- SPAN & DIRECTION OF KICKERS MEMBER PER SCHEDULE
- SHEAR WALL PER SHEAR WALL SCHEDULE
- SHEAR WALL LINES PER CALCULATIONS
- DETAIL NUMBER / DETAIL SHEET NUMBER
- KEY NOTE NUMBER
- CALIFORNIA FRAMING
- BEAM NUMBER, REFER TO CALCULATIONS
- (N) NEW FRAMING MEMBER.
- (E) EXISTING FRAMING MEMBER.
- INTERIOR BEARING WALL

FRAMING SCHEDULE

1. (E) 2X8 SLOPING ROOF RAFTERS.
2. (E) 2X6 FLAT ROOF RAFTERS.
3. 2-2X8 ROOF RAFTERS @ 24" O.C.
4. 2X8 ROOF RAFTERS @ 24" O.C.
5. (E) 2X4 KICKERS @ 48" O.C.
6. (E) OR (N) 2X6 CEILING JOISTS @ 24" O.C.

KEY NOTES

1. ST6224 AT (N) TO (E) WALL.
2. HZ-5 EACH SIDE OF BEAM TO TOP PLATE OR ST22 @ SIDE OF BEAM TO POST.
3. ST6224 PER TOP PLATE SPLICE.
4. 2X6 STUD WALL BALLOON FRAMED.

FRAMING NOTES

1. ALL FRAMING IS NEW UNLESS NOTED (E) FOR EXISTING.
2. REFER TO SD-1 FOR GENERAL NOTES, NAILING SCHEDULE, SHEAR WALL SCHEDULE.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE SHORING OF (E) STRUCTURAL MEMBERS DURING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE AND LIABLE FOR ANY DAMAGES INCURRED AS A RESULT OF PROCEEDING WITHOUT CAUTION.
5. ALL (E) REFERENCED ON THE PLANS MUST BE FIELD VERIFIED. CONTACT ENGINEER OF RECORD IF ANY DISCREPANCIES ARISE BETWEEN THE EXISTING STRUCTURE AND THE STRUCTURAL PLANS.
6. (N) SHEAR PANELS SHOWN ON ONE SIDE OF WALLS MAY BE INSTALLED ON OTHER SIDE WITH SAME CONTINUOUS LENGTH.
7. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153.EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED. (2304.9.5.1)

SHEATHING

TYPICAL ROOF: (DOC PS1 OR PS2)

15/32" STRUCTURAL RATED SHEATHING, EXP.1, WITH MINIMUM PANEL INDEX 24", USE 8D COMMON NAILS AT 6" O.C. BOUNDARY, 6" O.C. EDGE, AND 12" O.C. FIELD.

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REVISIONS

NO.	DATE	DESCRIPTION

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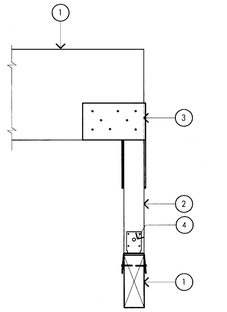
PROJECT NUMBER: 01561-13
DRAWN BY: TCSS
PLOT DATE: 04/24/13

PARTIAL ROOF FRAMING PLAN

Mak Residence
5056 Corkwood Lane, Irvine, CA. 92612.
Client: Mario & Laura Mak
Architect: Suzuki Designs

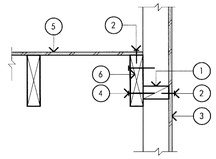
SHEET NO.:
S-2



1. BEAM OR TOP PLATE AS OCCURS.
2. KING POST PER PLAN.
3. SIMPSON 'EPC' POST CAP.
4. INVERTED 'PC' OR A35 CLIP BOTH SIDES.

CONNECTION DETAIL — 9

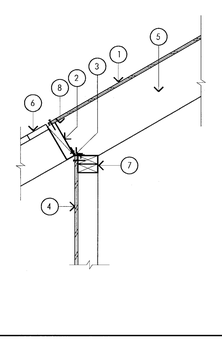
CRSS100—1



1. 2X BLOCKING.
2. EDGE NAILING.
3. PLYWOOD SHEAR PANEL WHERE OCCURS. WHEN OUTSIDE, TO BE INSTALLED PRIOR TO ROOF FRAMING.
4. 16d's AT 4" O.C. (U.N.O.)
5. ROOF SHEATHING.
6. 2X ROOF RAFTERS.

HIGH TO LOW ROOF — 10

10/SD1



1. (N) CONT. FOOTING PER PLAN.
2. (N) SLAB PER PLAN.
3. (N) 2x STUD WALL.
4. 1/2"Ø ABs @ 48" O.C. OR PER SHEAR WALL SCHEDULE.
5. NATURAL GRADE.

INTERIOR FOOTING — 5

CRSS062

1. ROOF SHEATHING EXTENDED & EDGE NAILED TO BLOCKING.
2. FULL HEIGHT BLOCKING
3. A35 OR LS 50, @ 24" O.C. OR PER SHEAR WALL SCHEDULE AT SHEAR PANELS.
4. SHEAR PANEL PER PLAN.
5. ROOF RAFTERS PER PLAN.
6. STARTER BOARD WHERE OCCURS.
7. DBL TOP PLATE OR BM. PER PLAN
8. RAFTER TAIL TO MATCH OF EXISTING ROOF, OR P/ ARCH. CONNECTION.

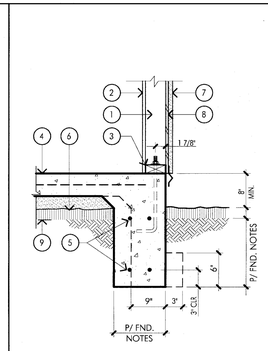
SHEAR TRANSFER — 11

7/SD1

1. 2X CEILING JOIST.
2. SIMP. STC @ EACH CONNECT. (MAX. @ 24" O.C.)
3. lx OVER 2x PLATE OR (2) 2x TOP PLATE.
4. 2X NAILER WITH 16d's @ 8" O.C.
5. (E) CONCRETE SLAB.
6. (N) 2X STUD WALL.
7. 0.145" RAMSET POWER PINS AT 24" O.C. W/ MIN. 1 1/4" PENETRATION INTO SLAB ICC-ESR#1799

CRSS106

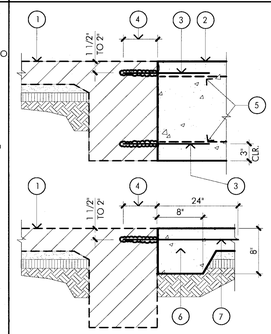
INT. NON-STRUCTURAL WALL ON (E) SLAB — 12



1. 2X STUDS @ 16 " O.C.
2. INTERIOR FINISH
3. 2X P.T.D.F. SILL (USE 3X WHERE INDICATED ON PLANS) W/ 1/2" DIA. ANCHOR BOLTS @ 48" O.C. & 12" MAX. FROM ENDS OF MUD SILL (U.N.O. ON PLANS) W/ 3"x3"x0.229" PLATE WASHER. MIN. (2) A.B. PER PIECE OF MUD SILL.
4. SLAB & REINFORCEMENT PER FOUNDATION NOTES.
5. FOOTING REINFORCEMENT PER FOUNDATION NOTES.
6. SLAB UNDERLAYMENT PER FOUNDATION NOTES.
7. EXTERIOR FINISH W/ G.I. BASE SCREED.
8. PLYWOOD IF OCCURS PER PLAN.
9. TOP OF NAT. GRADE OR COMPACTED FILL.

TYPICAL EXTERIOR FOOTING — 1

CRSS013—6



1. EXISTING FOUNDATION
2. NEW FOOTING, MINIMUM SAME SIZE AS EXISTING OR SEE PLAN FOR SIZE.
3. #4 DOWEL X 30" LONG @ TOP & BOTT. OVERLAPPING FTN'G. REINFORCEMENT.
4. MIN. 6" EMBEDMENT OF DOWELS INTO EXISTING CONCRETE W/ EPOXY GROUT
5. FOOTING REINFORCEMENT PER PLAN OR MIN. (1) #4 TOP & (1) #4 BOTTOM.
6. NEW SLAB PER PLAN
7. #3 DOWELS X 30" LONG @ 18" O.C.

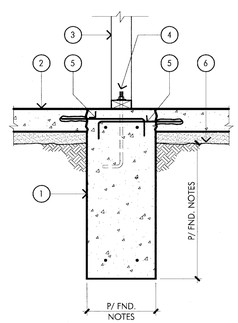
NOTE:

SPECIAL INSPECTION IS REQUIRED FOR EPOXY.

EPOXY ICC-ESR#2508.

ADDITION OF FTN'G./SLAB AT EXISTING FOUNDATION — 2

CRSS014—3

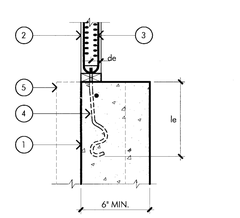


1. (N) CONT. FOOTING PER FOUNDATION NOTES.
2. (E) SLAB.
3. (N) 2x STUD WALL.
4. 1/2"Ø ABs @ 48" O.C. OR PER SHEAR WALL SCHEDULE.
5. #3 DOWELS @ 18" O.C. EMBEDDED 4" INTO (E) SLAB W/ EPOXY.
6. NATURAL GRADE.

NOTE:
SIMPSON SET-XP EPOXY ICC-ESR#2508 SPECIAL INSPECTION IS REQUIRED DURING INSTALLATION.

INTERIOR FOOTING — 7

CRSS053—1



FOOTING

SIMPSON HOLDOWN	de	le	ANCHOR Ø & TYPE	POST (MIN.)
HDU2	1 3/4"	16 5/8"	5/8" Ø SSTB20	4X4
HDU5	1 3/4"	20 5/8"	5/8" Ø SSTB24	4X4
HDU8	1 3/4"	24 7/8"	7/8" Ø SSTB28	4X4

1. FOOTING PER PLAN.
2. 4X4 POST (U.N.O. ON PLAN).
3. HOLDOWN PER PLAN.
4. SSTB BOLT PER TABLE BELOW.
5. SIMILAR @ INTERIOR FOOTINGS.

NOTES:

- PROVIDE MIN. #4 BAR 6'-0" LONG, 3" TO 5" FROM THE TOP OF THE FOUNDATION CENTERED @ "HD" OMIT IF BARS EXIST @ THIS LOCATION.
- DEEPEN FTG. AS REQ'D. TO ACHIEVE le + 3" COVER.
- REFER TO MFR. SPECS. FOR INSTALLATION TO WOOD MEMBER.
- Fc = 2500 psi (U.N.O.).

HOLDOWN INSTALLATION — 4

CRSS055—3

NAILING SCHEDULE

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

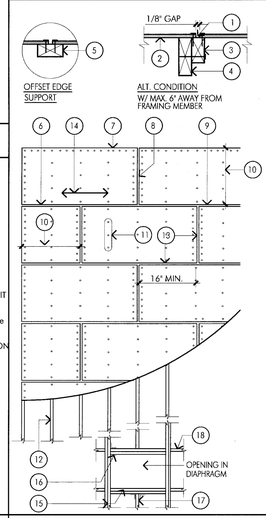
* NOTE: COMMON OR BOX NAILS MAY BE USED (U.N.O.)

SHEAR WALL SCHEDULE

2010 CBC / 2010 CRC

SHEAR PANEL TYPE	SHEATHING	EDGE NAILING (COMMON) (d)	FIELD NAILING (COMMON) (d)	SHEAR CAPACITY (PLF)	SILL PLATE CONNECTION 16d's SINKER	SILL PLATE CONNECTION 1/4"Ø SDS SCREWS	FRAMING CLIPS A35's, LS50's OR LTP4's	ANCHOR BOLT SPACING 5/8" Ø	ANCHOR BOLT SPACING 1/2" Ø
1	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260	@ 4" O.C.	@ 24" O.C.	@ 16" O.C.	x 10" @ 48" O.C.	x 10" @ 36" O.C.
1	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	350	@ 3" O.C.	@ 16" O.C.	@ 12" O.C.	x 10" @ 32" O.C.	x 10" @ 24" O.C.
2 (a)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490	@ 2.5" O.C.	@ 12" O.C.	@ 10" O.C.	x 10" @ 12" O.C.	x 10" @ 10" O.C.
3 (a)	15/32" APA structural I rated	10 d's @ 3" O.C.	10 d's @ 12" O.C.	600	@ 2" O.C.	@ 8" O.C.	@ 8" O.C. (U.N.O.)	x 10" @ 8" O.C.	x 10" @ 8" O.C.
4 (a)	15/32" APA structural I rated	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	2 rows staggs @ 3" O.C. (b)	@ 6" O.C.	@ 6" O.C. (U.N.O)	x 12" @ 16" O.C. w/2x sill in contact w/sill	x 12" @ 16" O.C. w/2x sill in contact w/ concrete (c)
5 both sides (a)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	980	see shear transfer detail	@ 6" O.C.	see shear transfer detail	x 12" @ 16" O.C. w/ 3x6 sll (c)	N/A
6 both sides (a)	15/32" APA structural I rated	10 d's @ 3" O.C.	10 d's @ 12" O.C.	1200	see shear transfer detail	@ 4" O.C.	see shear transfer detail	x 12" @ 12" O.C. w/ 3x6 sll (c)	N/A
7 both sides (a)	15/32" APA structural I rated	10 d's @ 2" O.C.	10 d's @ 12" O.C.	1740	N/A	@ 3" O.C.	see shear transfer detail	x 12" @ 8" O.C. w/ 3x6 sll (c)	N/A

(a)PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(b)SEE SHEAR TRANSFER DETAIL. USE MIN. 3 1/2" WIDE FRAMING MEMBERS TO RECEIVE SILL PLATE NAIL.
(c) WHERE 3x MUD SILL OCCURS USE 2-20d BOX NAILS IN LIEU OF (2) 16d COMMON NAILS FOR STUD END NAILS.
(d) NAILS MAY BE COMMON OR GALVANIZED. GALVANIZED NAILS MUST BE HOT-DIPPED OR TUMBLED.
USE A35 @ 6" O.C. ON SIMPSON STRONG WALL & HARDY PANEL (U.N.O.)
ALL ANCHOR BOLTS TO HAVE 3"x3"x0.229" SQ. PLATE WASHER WITH SLOTED HOLE.
NOTE: PLYWOOD SHEAR PANELS MAY BE REPLACED WITH SURE BOARD SERIES 200W STRUCTURAL PANELS NAILED W/ 10d [0.148"x2.25" MIN.] NAILS @ 4" O.C. EDGES & 6" O.C. FIELD WHEN REPLACING SHEAR TYPE 10-13 & 2" O.C. EDGES & 6" O.C. FIELD WHEN REPLACING SHEAR TYPE 14. (APMO ER #0126).



1. PANEL JOINT.
2. ROOF OR FLOOR SHEATHING.
3. 2X4 W/ NAILS TO BE MATCHED W/ E.N.
4. ROOF OR FLOOR FRAMING MEMBER.
5. 2X4 FLAT CONNECT TO FRAMING MEMBER W/(2) 10d COMMON NAILS @ EACH END.
6. PANEL EDGE WHERE 2X FLAT BLKG. IS NEEDED @ BLOCKED DIAPHRAGM.
7. DIAPHRAGM BOUNDARY & B.N. PER PLAN.
8. DISCONTINUOUS PANEL EDGE, EDGE NAILING PER PLAN.
9. CONT. PANEL EDGE W/ BLKG. (IF BLOCKED DIAPHRAGM), E.N. PER PLAN.
10. 24" MIN. UNLESS FULLY BLOCKED @ ALL EDGES.
11. FIELD NAILING PER PLAN.
12. FRAMING MEMBERS.
13. 1/8" GAP U.N.O.
14. DIRECTION OF FACE GRAIN PERPENDICULAR TO SUPPORT.
15. BLOCK OUT EDGES OF THE OPENING W/ DBL. STRUCTL. MEMBERS/BEAM (U.N.O.) AND PROVIDE B.N. @ ALL EDGES.
16. TYP. APPROVED HANGERS USE (3) 16d's TOE NAILS IF LENGTH OF TAIL JOIST IS LESS THAN 6'-0".
17. TAIL JOIST/TRUSS PER PLAN.
18. TYP. 2-BAYS OF BLKG. USE CS16 OVER BLK'G AND NAIL @ 2 1/16" O.C.

NOTES:
- STAGGERED JOINTS AS SHOWN
- NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
- SEE GENERAL NOTES FOR PLYWOOD TYPE, THICKNESS, SPACING, & NAIL SIZE.
- PROVIDE MIN. 3/8" EDGE DISTANCE @ FRAMING MEMBER & 5/16" TO EDGE OF PLYWOOD DIAPHRAGM.
- ALL DIAPHRAGM BOUNDARIES SHOULD BE FULLY SUPPORTED BY FRAMING MEMBERS W/ BOUNDARY NAILING
- T&G EDGE TO BE LOCATED OVER CONTINUOUS PANEL JOINT.
- MAX. UNSUPPORTED SHEATHING TO BE 24". PROVIDE ADEQUATE FRAMING MEMBERS TO LIMIT SPAN.

SHEATHING LAYOUT

CRSS006

GENERAL REQUIREMENTS

- Work performed shall comply with the following:
- Building code: 2010 CBC / 2010 CRC.
- All applicable local, State, and Federal codes, ordinances, laws, regulations and protective covenants governing the site.
- Engineer of record is to be notified by the contractor should any questions arise or discrepancies are found pertaining to work drawings and/or specifications.

STRUCTURAL WOOD (DOC PS-20)

- Lumber Grades (min. or better):
- 4x, 6x & 8x beams/posts/headers: #1 DFL (PSL beams are 2.0E; LSL beams are 1.55E).
- 2x joists/rafters: #2 DFL
- Studs: Stud Grade
- Plates: DFL Construction Standard
- All mudsills are Pressure Treated DFL
- Plate washers are required at all holdowns
- Holdowns shall be re-tightened just prior to covering the wall framing
- Manufactured lumber specified on the drawings is iLevel, and may be replaced with other equivalent ICC approved lumber. ICC ES reports for iLevel: ESR-1387, ESR-1153.
- Manufactured hardware specified on the drawings is Simpson Strong Tie, and may be replaced with other equivalent ICC approved. ICC ES reports for Simpson: ESR-2105,2236,2330,2604,2549,2611.2508.
- All Glu Lam Beams are 24F V4 D.F.L. w/ standard camber, (U.N.O.) exposed Glu Lam Beams to be pressure treated or of wood with natural resistance to decay per ANSI/AITC STDS. 17.
- Typical roof sheathing: (DOC PS1 OR PS2) 15/32" Structural rated sheathing, Exp.1, with minimum Panel Index 24". Use 8d common nails at 6" o.c. boundary, 6" o.c. edge, and 12" o.c. field.
- Typical floor sheathing: (DOC PS1 OR PS2) 23/32" Structural rated Sturd-I-Floor, T & G Exp.1, with minimum Panel Index of 24". Use 10d common nails at 6" o.c. boundary, 6" o.c. edge, and 12" o.c. field. Use ring or screw shank nails, as an alternate to nails, use #9 x 2" WSTN2LS screws (ICC-ESR #5053). Glue sheathing to framing using adhesives meeting APA specification AFG-01. Where it applies.
- All structural panels and sheathing are required to be grade marked.

STRUCTURAL CONCRETE

- All concrete materials and construction shall conform to chapter 19 of the Building Code. Concrete shall be proportioned to provide a minimum compressive strength f'c of 4500psi at 28 days, water-cement ratio of 0.45, and type V cement. Design f'c=2500 psi. Continuous Inspection is required during placement of concrete.

STRUCTURAL STEEL

- All steel shall conform to ASTM A36 (u.n.o.).
- Threaded rods and anchor bolts are A307 (u.n.o.).
- Reinforcement steel is grade 40 and must conform to ASTM A615.
- Welding to be done by licensed contractors.

DESIGN DATA

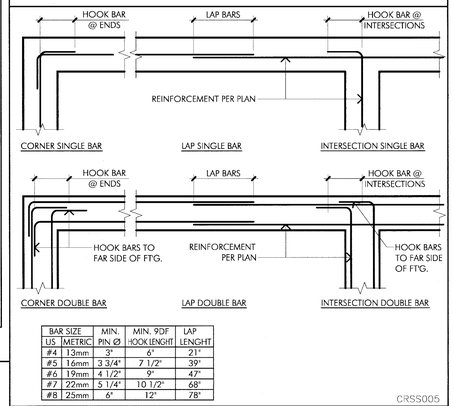
Roof LL = 20psf Max. weight of roofing material = 9psf

Wind Analysis: Method 1, Simplified Method

1. Basic wind speed (3 second gust): 85mph
2. Importance factor: 1 Occupancy category II
3. Wind exposure: C
4. Internal pressure co-efficient: +/- 0.18 (n/a for Method 1)
5. Components and cladding: 10.3psf

Seismic Analysis:

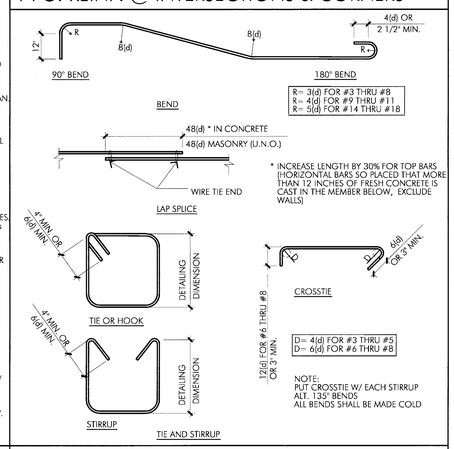
1. Importance factor: 1 Occupancy category II
2. S_s = 1.5 S1 = 0.535
3. Site Class D
4. Seismic Design Category D
5. SD_s = 1.4 $SD1$ = 0.535
6. Basic seismic-force-resisting system: light framed walls sheathed w/ wood structural panels rated for shear resistance.
7. Design base shear: 0.154W
8. Seismic response co-efficient: C_s = (SD_s/R)I (n/a for Alternative Procedure)
9. R= 6.5
10. Simplified Alternative Procedure
11. Allowable Soils Bearing Pressure: 1500psf (Table 1806.2).



BAR SIZE US	BAR SIZE METRIC	MIN. PIN Ø	MIN. 90F HOOK LENGHT	LAP LENGHT
#4	13mm	3"	6"	21"
#5	16mm	3 3/4"	7 1/2"	39"
#6	19mm	4 1/2"	9"	47"
#7	22mm	5 1/4"	10 1/2"	68"
#8	25mm	6"	12"	78"

CRSS005

FT'G. REINF. @ INTERSECTIONS & CORNERS



* INCREASE LENGTH BY 30% FOR TOP BARS (HORIZONTAL BARS SO PLACED THAT MORE THAN 12 INCHES OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW, EXCLUDE WALLS)

NOTE:
PUT CROSSTIE W/ EACH STIRRUP
ALT. 135° BENDS
ALL BENDS SHALL BE MADE COLD

TYPICAL REINFORCING DETAILS

CRSS012

Christina R. Silva, P.E.
8176 LINDENWOOD DRIVE
HUNTINGTON BEACH - CA - 92646
PHONE: (714) 307-7101
EMAIL: crsconsulting@aol.com

REVISIONS

NO	DATE	DESCRIPTION
1	05/13/13	PLAN CHECK.

RESTRICTIVE NOTICE

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PROJECT NUMBER: 01561-13
DRAWN BY: TCSS
PLOT DATE: 05/13/13

STRUCTURAL DETAILS & NOTES

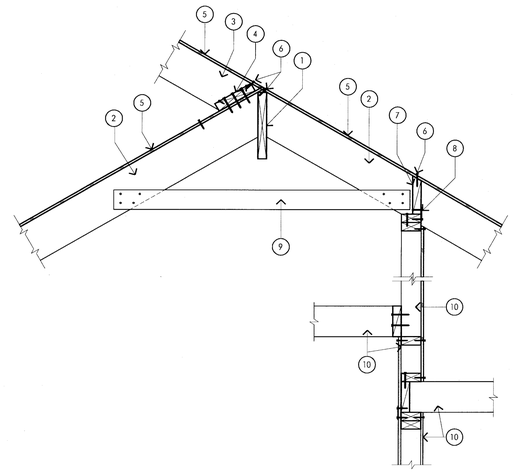
Mak Residence
5056 Corkwood Lane, Irvine, CA, 92612.
Client: Mario & Laura Mak
Architect: Suzuki Designs

SHEET NO.:

SD-1

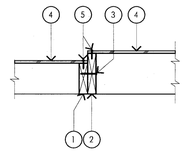
14

10



1. (E) 2X RIDGE.
2. (E) RAFTERS.
3. (N) RAFTERS PER PLAN.
4. 2X NAILER W/ (3) 16d's PER RAFTER.
5. ROOF SHEATHING.
6. E.N.
7. 2X BLOCKING.
8. (1) LTP4 PER BLOCK.
9. 2X COLLAR TIES @ 48" O.C. W/ (4) 16d's EACH END.
10. SAME AS DETAIL 4/SD2.

CONNECTION/SHEAR TRANSFER 5/SD2 — 5

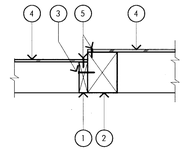


1. (E) 2X6 RAFTER.
2. (N) 2X8 RAFTER.
3. 16d's @ 6" O.C.
4. ROOF SHEATHING.
5. B.N.

CONNECTION/SHEAR TRANSFER 1/SD2 — 1

15

11



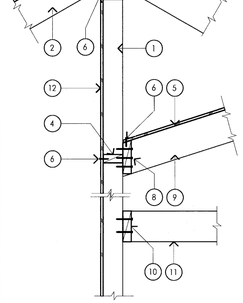
1. (E) 2X6 RAFTER.
2. (N) BEAM PER PLAN.
3. 16d's @ 6" O.C.
4. ROOF SHEATHING.
5. B.N.

CONNECTION/SHEAR TRANSFER 2/SD2 — 2

16

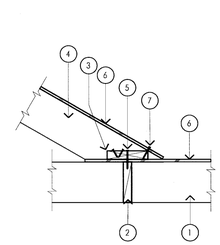
12

8



1. (N) 2X6 BALLOON FRAME WALL.
2. ROOF RAFTERS PER PLAN.
3. OVERLAP W/ (4) 16d's.
4. 2X BLOCKING.
5. ROOF SHEATHING.
6. E.N.
7. (1) A35 PER BLOCK.
8. 2X PRESSURE BLOCKING OR LEDGER W/ (2) 16d's PER STUD & 16d's @ 6" O.C. TO BLOCKING.
9. (E) ROOF RAFTERS WHERE APPLICABLE SEE PLANS.
10. 2X PRESSURE BLOCKING W/ (2) 16d's PER STUD.
11. CEILING JOISTS PER PLAN.
12. FULL HEIGHT SHEAR PANEL PER PLAN.

CONNECTION/SHEAR TRANSFER 5/SD2 — 6



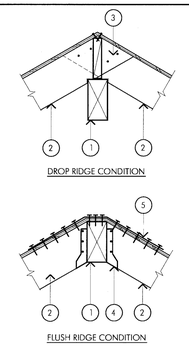
1. ROOF RAFTERS/CEILING JOISTS P/ PLAN.
2. 2X BLOCKING.
3. 2X8 NAILER.
4. ROOF RAFTERS FROM SLOPING ROOF SEAT CUT AND TOE NAILED AT NAILER.
5. 16d's @ 6" O.C.
6. ROOF SHEATHING.
7. B.N.

CONNECTION/SHEAR TRANSFER 3/SD2 — 3

17

13

9

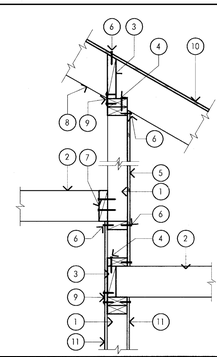


DROP RIDGE CONDITION

FLUSH RIDGE CONDITION

1. RIDGE PER PLAN (ALT. TO DROP RIDGE: WALL P/ PLANS).
2. ROOF RAFTER PER PLAN.
3. OVERLAP RAFTERS O/ DROP RIDGE W/ (4) 16d's.
4. HANGERS FOR ROOF RAFTERS 10'-0" OR LONGER. OTHERWISE USE (5) 16d's TOE NAILS PER CONNECTION.
5. ST22 @ 48" O.C.

CONNECTION DETAIL CRSS018 — 7



1. 2X4 STUD WALL.
2. CEILING JOISTS PER PLAN.
3. 2X BLOCKING.
4. 16d's @ 6" O.C.
5. SHEAR PANEL TYPE 10.
6. E.N.
7. 2X PRESSURE BLOCKING W/ (2) 16d's PER STUD.
8. ROOF RAFTERS PER PLAN.
9. (1) LTP4 PER BLOCK.
10. ROOF SHEATHING.
11. 1/2" DRY WALL W/ 6d COOLER NAILS @ 7" O.C. EDGES & FIELD.

NOTE:
- OK' TO CUT SHEAR PANEL FOR MECHANICAL & ATTIC ACCESS, BLOCK & E.N. AROUND OPENING.

CONNECTION/SHEAR TRANSFER 4/SD2 — 4

Christina R. Silva, P.E.
8178 LINDENWOOD DRIVE
HUNTINGTON BEACH, CA. 92646
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EMAIL: crsconsulting@aol.com

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT NUMBER: 01561-13
DRAWN BY: TCSS
PLOT DATE: 04/24/13

STRUCTURAL DETAILS & NOTES

Mak Residence
5056 Corkwood Lane, Irvine, CA. 92612.
Client: Mario & Laura Mak
Architect: Suzuki Designs

SHEET NO.:

SD-2

17671 Cassia Tree Lane
(00595471-RBPR)

BUILDING PLANS, CALCULATIONS AND CORRESPONDENCE SCAN SHEET

Address: **17671 CASSIA TREE LN**

Permit Number: **00595471-RBPR**

ADDITION FOR:
DARREN AND KELLY FOSTER
17671 CASSIA TREE
IRVINE, CA 92620
(949) 500-9935

DESIGN BY:
PHILLIP G. BUDOVEC
22246 SUMMIT HILL DRIVE
LAKE FOREST, CA 92630
(949) 283-0199

CODE ANALYSIS

OCCUPANCY TYPE	R3/U
CONSTRUCTION TYPE	VB
CALIFORNIA BUILDING CODE (VOL 2)	2010
CALIFORNIA RESIDENENTIAL CODE	2010
CALIFORNIA PLUMBING CODE	2010
CALIFORNIA MECHANICAL CODE	2010
CALIFORNIA ELECTRICAL CODE	2010
CALIFORNIA ENERGY CODE	2010

THIS IS A TWO STORY, SINGLE FAMILY UNIT

THIS IS AN EXISTING UNSPRINKLERED HOME

WORKING HOURS:
WORKING HOURS ARE FROM 7:00 AM – 6:00 PM M-F
9:00 AM – 6:00 PM SATURDAY
NO WORKING HOURS ON SUNDAYS OR LEGAL HOLIDAYS

PROJECT DESCRIPTION:
THIS IS A SECOND FLOOR MASTER BATH ADDITION/REMODEL.
SEE EXISTING PLAN AND NEW PLAN FOR THE EXTENT OF THIS PROJECT

LEGAL DESCRIPTION:
THIS IS A PARCEL OF LAND KNOWN AS LOT 77, OF TRACT 8269, IN THE CITY OF IRVINE, IN COUNTY OF ORANGE, IN THE STATE OF CALIFORNIA.

APN # 453 15 254

CONSTRUCTION:
THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON THIS CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.

ADDITION PERMITS:
POOLS, SPAS, WALLS, FENCES, PATIO COVERS AND ANY OTHER FREESTANDING STRUCTURES REQUIRE A SEPARATE REVIEW AND PERMIT

INDEX

A-1 TITLE SHEET AND SITE PLAN

A-2 EXISTING/NEW FIRST FLOOR PLAN /SECOND FLOOR DEMO PLAN

A-3 NEW SECOND FLOOR MASTER BATH PLAN

A-4 NEW ELEVATIONS

A-5 NEW FOUNDATION PLAN

A-6 NEW FLOOR FRAMING/ROOF FRAMING

S-1 STRUCTURAL DETAILS

SSW1 STRUCTURAL DETAILS

SSW2 STRUCTURAL DETAILS

G-1 GENERAL NOTES

T-24 TITLE 24

11 SHEETS

AREA CALCS

	EXISTING	NEW	NEW TOTAL
FIRST FLOOR	1497 SQ FT	000 SQ FT	1497 SQ FT
SECOND FLOOR	1021 SQ FT	135 SQ FT	1156 SQ FT
TOTAL	2458 SQ FT	135 SQ FT	2593 SQ FT

GARAGE 422 SQ FT

ELECTRICAL/FLOOR PLAN NOTES:

1. ALL ELECTRICAL OUTLETS IN BATHROOMS, GARAGES, BASEMENT, CRAWL SPACES, OUTSIDE AND AT ALL KITCHEN COUNTERS AND ISLANDS ARE TO BE GROUND CIRCUIT INTERRUPTER (GFI) FOR ALL NEW RECEPTACLE OUTLETS AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
2. ALL ELECTRICAL OUTLETS ARE TO BE ARC-FAULT CIRCUIT INTERRUPTER PROTECRED BRANCH CIRCUITS AND PROVIDE TAMPER RESISTANT/PROOF RECEPTACLE FOR ALL NEW RECEPTACLE OUTLETS AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
3. SWITCH ALL HIGH-EFFICACY LIGHTS SEPARATELY FROM LOW EFFICACY LIGHTS AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
4. LIGHTING IN ALL BEDROOMS, HALL, LIVING ROOM, DEN, AND OTHER SIMILAR ROOMS TO BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSER OR DIMMER AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
5. ALL LIGHTS SHALL BE HIGH EFFICACY (15 WATTS OR LESS PROVIDE 40 LUMEN PER WATT, 15-40 WATTS PROVIDE 50 LUMENS PER WATT AND OVER 40 WATTS PROVIDE 60 LUMENS PER WATT) UNLESS IN KITCHENS UP TO 50 % OF HARDWIRED WATTS MAY BE LOW EFFICACY. IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOM HAVE A MANUAL SWITCH FOR ON AND A VACANCY SENSOR FOR OFF. ALL OTHER ROOMS, HALLS, STAIRS, DINING AND BEDROOMS HAVE A MANUAL SWITCH FOR ON AND A VACANCY SENSENSOR FOR OFF OR ELECTRIC DIMMER SWITCHES. ALL OUTDOOR BUILDING LIGHT HAVE A MOTION SENSOR ON AND PHOTO CELL SENSER OFF AND ALL TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
6. ALL SMOKE DETECTORS ARE TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
7. ALL CARBON MONOXIDE DETECTORS ARE TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
8. ALL SWITCHES TO CEILING LIGHTS SHALL HAVE DIMMER SWITCHES PER CODE AND TO BE ARC-FAULT CIRCUIT INTERRUPTER AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
9. ALL RECESSED CAN LIGHTS IN INSULATED CEILINGS SHALL BE CERIFIED AIRTIGHT AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
10. ALL 120 VOLT SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS IN ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER AND TO BE ON A SEPARATE BRANCH CIRCUIT IS REQUIRED FOR THE ENTIRE CIRCUIT AND TO BE INSTALLED PER CODE
11. ALL FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, WASHERS AND DRYERS, BUILT IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH ½ HP MOTOR OR LARGER SHALL BE ON A SEPARATE # 12 AWG WIRE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE. EACH AND ALL DWELLING UNITS SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUN # 12 AWG WIRE AND A 15 AMP INDICATING TYPE SWITCH TO BE ON A SEPATATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
12. PROVIDE DEDICATED 120 VOLT CIRCUIT AT WASHER AND AT DRYER AND TO BE ON A SEPARATE CIRUITAND TO BE INSTALLED PER CODE
13. ONE SWITCHED LIGHT FIXTURE OR SWITCH LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, STAIRWAY, HALL GARAGE AND AT ALL OUTDOOR ENTRANCES AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
14. SURFACE MOUNTED LIGHTING FIXTURES IN WALKIN CLOSETS MUST BE 12" FROM STORAGE AREAS. FLUSH MOUNTED MUST BE 6" AWAY FROM STORAGE AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
15. ALL ELECTRONIC BALLAST SHALL BE RATED 15 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
16. PROVIDE AT THE JOB SITE FOR THE ELECTRICAL INSPECTOR REVIEW AND APPROVAL, A SINGLE LINE DIAGRAM, A PANEL SCHEDULE AND A LOAD CALCULATION FOR ALL ELECTRICAL SYSTEM TO BE ON SEPARATE CIRCUITS, TO BE ARC-FAULT, CIRCUIT INTERRUPTER AND TO BE INSTALLED PER CODE AND CITY/COUNTY REQUIREMENTS
17. ALL TEMPERED GLASS TO BE ETCH MARKED AND TO BE INSTALLED PER CODE
18. ALL DEFERRED SUBMITTALS TO BE REVIEWED BY DESIGNER OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW
19. SEE SHEET G-1 SECTION 16 A FOR MORE ELECTRICAL NOTES
20. SEE THE CALIFORNIA ELECTRICAL CODE (CEC) FOR ADDITIONAL REQUIREMENTS AND ADDITIONAL NOTES NOT COVERED IN THESE NOTES
21. SEE TITLE 24 MANDATORY MEASURES SUMMARY FOR ADDITIONAL NOTES FOR RESIDENTIAL LIGHTING
22. PROVIDE SEPARATE BRANCH CIRCUIT FOR ALL ELECTRICAL BEING INSTALLED AND TO BE INSTALLED PER CODE

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS:
PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN EACH HALLWAY LEADING TO SLEEPING ROOM ON TOP OF STAIRWAY AND IN EACH STORY.
PROVIDE SMOKE DETECTORSIN EACH SLEEPING ROOM OF NEW AND EXISTING CONSTRUCTION
THE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED WITH BATTERY BACK UP PER CODE.
DETECTORS SHALL BE INTERCONNECTED WITH EXISTING TO SOUND AT THE SAME TIME PER CODE.
SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE INSTALLED PER CODE AND A UL APPROVED PRODUCT

EMERGENCY WINDOW EGRESS NOTES
HABITABLE ROOMS SHELL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RECSUE WINDOW
A. MINIMUN NET CLEAR OPENING OF 5.7 SQ IN
B. MINIMUM 5 SQUARE FEET FOR GRADE-FLOOR OPENING
C. MINIMUN NET CLEAR OPENING WIDTH OF 20 INCHES
D. MINIMUN NET CLEAR HEIGHT OF 24 INCHES
E. SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR

EXISTING CONDITION:
THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS. ALIGN ALL NEW WALLS WITH EXISTING EXTERIOR AND INTERIOR WALLS. ALL NEW WALLS ARE PLUS AND MINUS AND SHOULD BE VERIFIED WITH EXISTING CONDITIONS AND WALLS.
ANY DISCREPANCIES OR OMISSIONS IN THE PLANS SHALL BE BROUGHT TO THE DESIGNER OR STRUCTURAL ENGINEER WITHIN A REASONABLE TIME OF DISCOVERY.
MATCH ALL MATERIALS WITH EXISTING, SIZE SHAPE, TEXTURE AND COLOR.

STRUCTURAL OBSERVATION.

WHERE REQUIRED BY THE PROVISIONS OF SECTION 1710.2 OR 1710.3 THE OWNER IS REQUIRED TO EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN SECTION 1702. SECTION 1710.2 REQUIRES STRUCTURAL OBSERVATIONS FOR SEISMIC RESISTANCE FOR CERTAIN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F. SECTION 1710.3 REQUIRES STRUCTURAL OBSERVATIONS FOR WIND REQUIREMENTS FOR CERTAIN STRUCTURES SITED WHERE THE WIND SPEED EXCEEDS 110 MPH. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER IS REQUIRED TO SUBMIT A WRITTEN STATEMENT TO THE BUILDING OFFICIAL THAT IDENTIFIES ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED. PRIOR TO THE COMMENCEMENT OF OBSERVATIONS, THE STRUCTURAL OBSERVER IS REQUIRED TO SUBMIT A WRITTEN STATEMENT TO THE BUILDING OFFICIAL IDENTIFYING THE STRUCTURAL OBSERVATIONS. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER IS REQUIRED TO SUBMIT A WRITTEN STATEMENT TO THE BUILDING OFFICIAL INDICATING WHAT SITE VISITS HAVE BEEN MADE, IDENTIFIES ANY DEFICIENCIES THAT HAVE NOT BEEN RESOLVED.

STRUCTURAL OBSERVATION BY THE STRUCTURAL ENGINEER OF RECORD WILL BE REQUIRED AT

FOUNDATION PRIOR TO POURING CONCRETE_____

FRAMING PRIOR TO COVERING STRUCTURAL ITEMS_____

ZONING

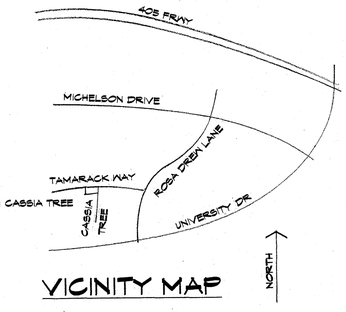
SITE -17671 CASSIA TREE
PLANNING AREA - UNIVERSITY PARK 20
ZONING AREA 2.2B
LOW - DENSITY RESIDENTIAL

TRACT 8269, LOT 77

APN # 453 15 254

PROVIDE HOUSE NUMBERS VISIBLE AND LEGIBLE FROM STREET

THE TITLE REPORT FOR THE EFFECTED PROPERTY HAS BEEN REVIEWED AND ANY APPLICABLE CONDITIONS, SUCH AS EASEMENTS, INCORPORATED INTO PLANS CITY OF IRVINE



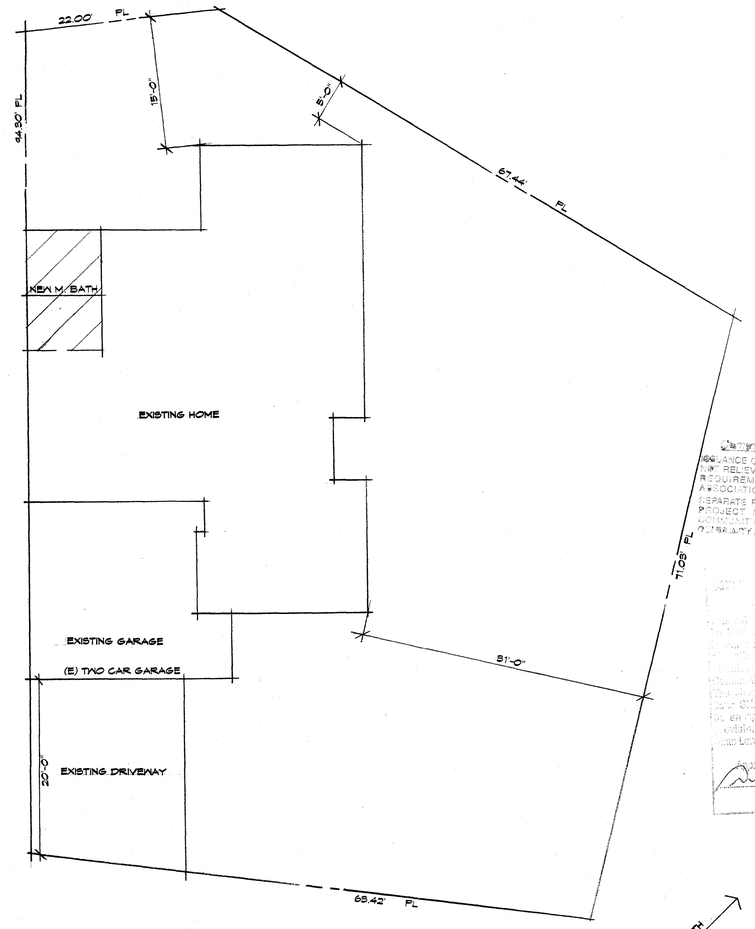
VICINITY MAP

STORM WATER POLLUTION PREVENTION NOTES

Storm water 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 6 of Title 6 of the Irvine Municipal Code and any Erosion Control Plan associated with this project. All such devices and practices shall be maintained, inspected and/or monitored to ensure adequacy and proper function throughout the duration of the construction project.

Compliance to the Water Quality standards and any Erosion Control Plan associated with this project includes, but is not limited to the following requirements:

1. Effective combination of erosion and sediment control BMPs shall be implemented to protect the exposed portions of the site from erosion and to prevent sediment discharges.
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 earth 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 a 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 wastes.
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 swept up immediately and may not be washed down by rain or other means.
8. Storm water pollution prevention devices and/or practices shall be modified as needed as the project progresses to ensure effectiveness.



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

CITY OF IRVINE BUILDING DIVISION
ISSUANCE OF A CITY BUILDING PERMIT DOES NOT RELIEVE THE APPLICANT OF THE LEGAL REQUIREMENT TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF THE PROJECT. SEPARATE REVIEW AND APPROVAL OF THE PROJECT MAY BE REQUIRED BY YOUR COMMUNITY ASSOCIATION. CONTACT YOUR COMMUNITY ASSOCIATION FOR REQUIREMENTS.
PLANS APPROVED
BY: [signature]
DATE: 1/7/14
THE APPROVAL OF THESE PLANS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE CITY OF IRVINE BUILDING CODES OR ANY OTHER LAW.

REGISTERED PROFESSIONAL ENGINEER
CHRISTINA R. SILVA
No. 73701
EXP. 6/30/15
CIVIL
STATE OF CALIFORNIA
12-30-13

STRUCTURAL :
CHRISTINA R. SILVA
7552 ONTARIO DRIVE
HUNTINGTON BEACH, CA 92648 (714) 307-7101

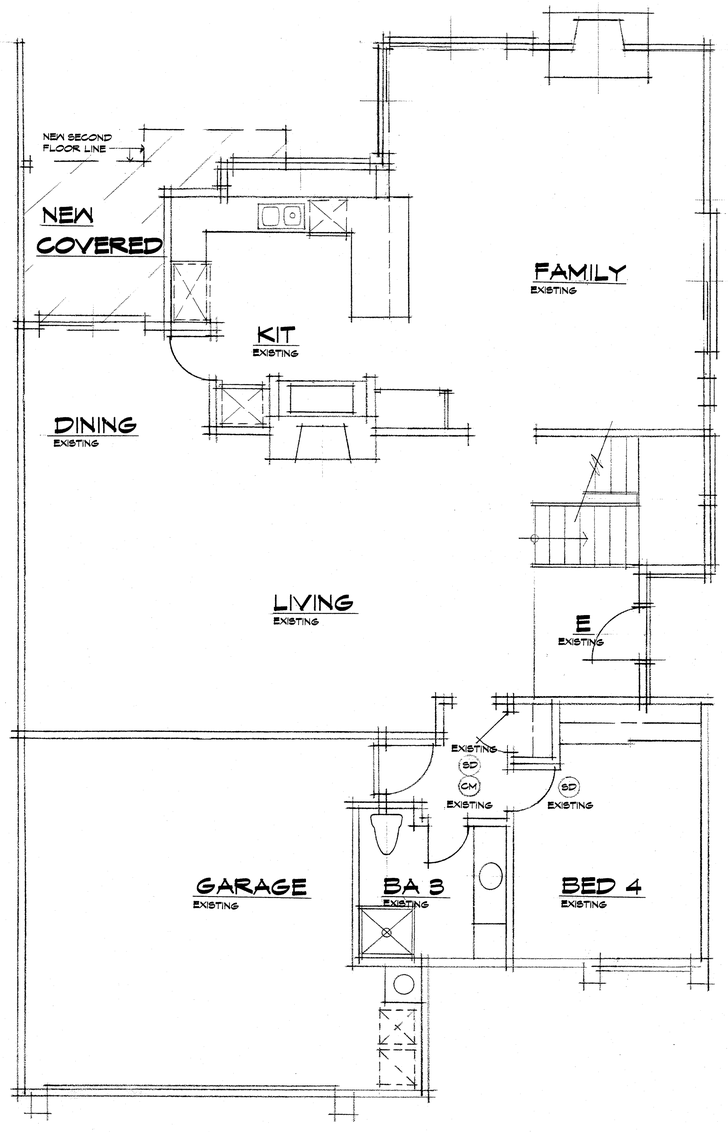
DESIGN BY:
PHILLIP G. BUDOVEC
22246 SUMMIT HILL DRIVE
LAKE FOREST, CA 92630 (949) 283-0199

ADDITION FOR:
DARREN AND KELLY FOSTER
17671 CASSIA TREE
IRVINE, CA 92620 (949) 500-9935

00593149-RMI

B-2

A-1



WALL LEGEND

EXISTING WALLS

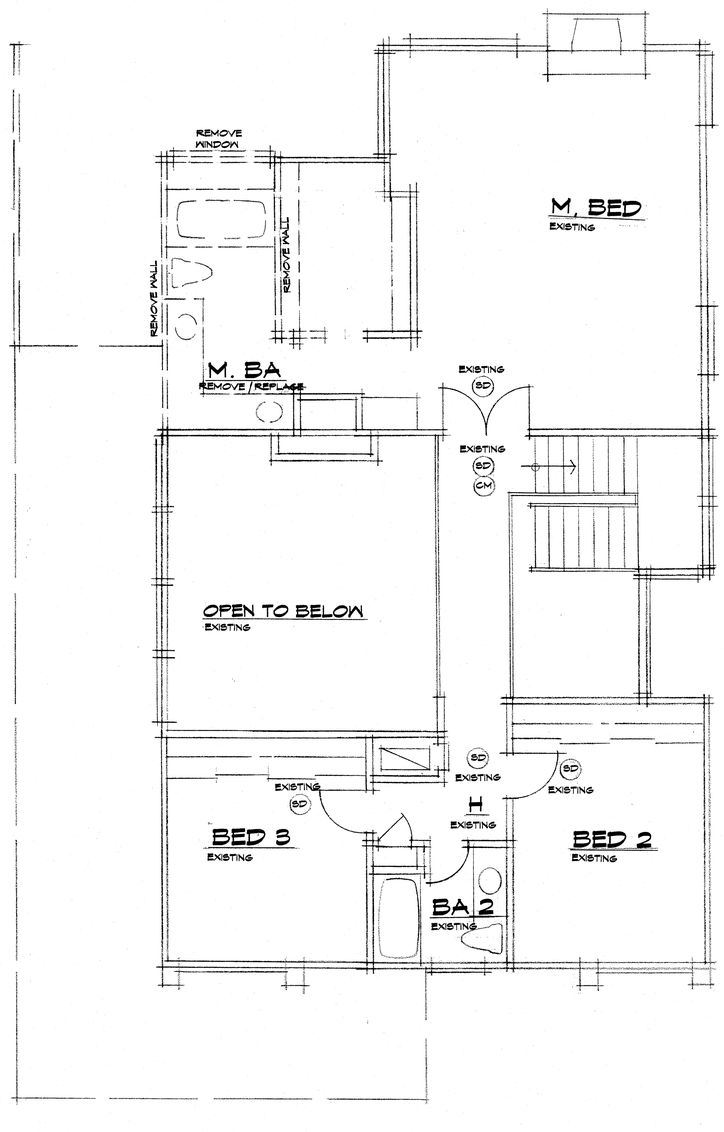
WALLS TO BE REMOVED

NEW WALLS

AREA CALCS

	EXISTING	NEW	NEW TOTAL
FIRST FLOOR	1457 SQ FT	000 SQ FT	1457 SQ FT
SECOND FLOOR	1021 SQ FT	135 SQ FT	1156 SQ FT
TOTAL	2458 SQ FT	135 SQ FT	2593 SQ FT
GARAGE	422 SQ FT		

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



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

DESIGN BY:
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ADDITION FOR:
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A-2

ELECTRICAL/FLOOR PLAN NOTES:

1. ALL ELECTRICAL OUTLETS IN BATHROOMS, GARAGES, BASEMENT, CRAWL SPACES, OUTSIDE AND AT ALL KITCHEN COUNTERS AND ISLANDS ARE TO BE GROUND CIRCUIT INTERRUPTER (GFI) FOR ALL NEW RECEPTACLE OUTLETS AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
2. ALL ELECTRICAL OUTLETS ARE TO BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED BRANCH CIRCUITS AND PROVIDE TAMPER RESISTANT/PROOF RECEPTACLE FOR ALL NEW RECEPTACLE OUTLETS AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
3. SWITCH ALL HIGH-EFFICACY LIGHTS SEPARATELY FROM LOW EFFICACY LIGHTS AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
4. LIGHTING IN ALL BEDROOMS, HALL, LIVING ROOM, DEN, AND OTHER SIMILAR ROOMS TO BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSER OR DIMMER AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
5. ALL LIGHTS SHALL BE HIGH EFFICACY (15 WATTS OR LESS PROVIDE 40 LUMEN PER WATT, 15-40 WATTS PROVIDE 50 LUMENS PER WATT AND OVER 40 WATTS PROVIDE 60 LUMENS PER WATT) UNLESS IN KITCHENS UP TO 50 % OF HARDWIRED WATTS MAY BE LOW EFFICACY. IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOM HAVE A MANUAL SWITCH FOR ON AND A VACANCY SENSOR FOR OFF. ALL OTHER ROOMS, HALLS, STAIRS, DINING AND BEDROOMS HAVE A MANUAL SWITCH FOR ON AND A VACANCY SENSENSOR FOR OFF OR ELECTRIC DIMMER SWITCHES. ALL OUTDOOR BUILDING LIGHT HAVE A MOTION SENSOR ON AND PHOTO CELL SENSER OFF AND ALL TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
6. ALL SMOKE DETECTORS ARE TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
7. ALL CARBON MONOXIDE DETECTORS ARE TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
8. ALL SWITCHES TO CEILING LIGHTS SHALL HAVE DIMMER SWITCHES PER CODE AND TO BE ARC-FAULT CIRCUIT INTERRUPTER AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
9. ALL RECESSED CAN LIGHTS IN INSULATED CEILINGS SHALL BE CERIFIED AIRTIGHT AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
10. ALL 120 VOLT SINGLE PHASE 15 AND 20 AMP BRANCH CIRCUITS IN ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER AND TO BE ON A SEPARATE BRANCH CIRCUIT IS REQUIRED FOR THE ENTIRE CIRCUIT AND TO BE INSTALLED PER CODE
11. ALL FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, WASHERS AND DRYERS, BUILT IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH ¼ HP MOTOR OR LARGER SHALL BE ON A SEPARATE # 12 AWG WIRE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE. EACH AND ALL DWELLING UNITS SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUN # 12 AWG WIRE AND A 15 AMP INDICATING TYPE SWITCH TO BE ON A SEPATATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
12. PROVIDE DEDICATED 120 VOLT CIRCUIT AT WASHER AND AT DRYER AND TO BE ON A SEPARATE CIRUITAND TO BE INSTALLED PER CODE
13. ONE SWITCHED LIGHT FIXTURE OR SWITCH LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, STAIRWAY, HALL GARAGE AND AT ALL OUTDOOR ENTRANCES AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
14. SURFACE MOUNTED LIGHTING FIXTURES IN WALKIN CLOSETS MUST BE 18" FROM STORAGE AREAS. FLUSH MOUNTED MUST BE 6" AWAY FROM STORAGE AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
15. ALL ELECTRONIC BALLAST SHALL BE RATED 15 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ AND TO BE ON A SEPARATE BRANCH CIRCUIT AND TO BE INSTALLED PER CODE
16. PROVIDE AT THE JOB SITE FOR THE ELECTRICAL INSPECTOR REVIEW AND APPROVAL, A SINGLE LINE DIAGRAM, A PANEL SCHEDULE AND A LOAD CALCULATION FOR ALL ELECTRICAL SYSTEM TO BE ON SEPARATE CIRCUITS, TO BE ARC-FAULT, CIRCUIT INTERRUPTER AND TO BE INSTALLED PER CODE AND CITY/COUNTY REQUIREMENTS
17. ALL TEMPERED GLASS TO BE ETCH MARKED AND TO BE INSTALLED PER CODE
18. ALL DEFERRED SUBMITTALS TO BE REVIEWED BY DESIGNER OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW
19. SEE SHEET G-1 SECTION 16 A FOR MORE ELECTRICAL NOTES
20. SEE THE CALIFORNIA ELECTRICAL CODE (CEC) FOR ADDITIONAL REQUIREMENTS AND ADDITIONAL NOTES NOT COVERED IN THESE NOTES
21. SEE TITLE 24 MANDATORY MEASURES SUMMARY FOR ADDITIONAL NOTES FOR RESIDENTIAL LIGHTING
22. PROVIDE SEPARATE BRANCH CIRCUIT FOR ALL ELECTRICAL BEING INSTALLED AND TO BE INSTALLED PER CODE

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS:

PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN EACH HALLWAY LEADING TO SLEEPING ROOM ON TOP OF STAIRWAY AND IN EACH STORY.
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THE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE HARD WIRED WITH BATTERY BACK UP PER CODE. DETECTORS SHALL BE INTERCONNECTED WITH EXISTING TO SOUND AT THE SAME TIME PER CODE.
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EMERGENCY WINDOW EGRESS NOTES

HABITABLE ROOMS SHELL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RECSUE WINDOW

A. MINIMUN NET CLEAR OPENING OF 5.7 SQ IN
B. MINIMUM 5 SQUARE FEET FOR GRADE-FLOOR OPENING
C. MINIMUN NET CLEAR OPENING WIDTH OF 20 INCHES
D. MINIMUN NET CLEAR HEIGHT OF 24 INCHES
E. SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR

EXISTING CONDITION:

THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, ALIGN ALL NEW WALLS WITH EXISTING EXTERIOR AND INTERIOR WALLS. ALL NEW WALLS ARE PLUS AND MINUS AND SHOULD BE VERIFIED WITH EXISTING CONDITIONS AND WALLS.
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MATCH ALL MATERIALS WITH EXISTING, SIZE SHAPE, TEXTURE AND COLOR.

BATH NOTES:

MAXIMUN FLOW RATES
WATER CLOSETS: 1.6 GPM
SHOWERHEADS: 2.5 GPM
SINK FAUCETS: 2.5 GPM

WATER CLOSET - PROVIDE A MINUMIN 30" CLEAR WIDTH X 24" CLEAR IN FRONT OF THE WATER CLOSET PER CODE

CONTROL VALVES SHAL BE PRESSURE BALANCING/THERMOSTATIC PER CODE

BATH EXHAUST FAN REQUIREMENT NOTES

BATH EXHAUST FANS MUST BE ENERGY STAR AND BE CONTROLLED BY A HUMIDISTAT CONTROL WHICH SHELL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80 % PER CODE

PLUMBING NOTES

ALL NEW AND EXISTING HOSE BIBS MUST BE PROTECTED BY AN ANTISIPHON BACKFLOW DEVICE PER CODE
ALL NEW AND EXISTING LANDSCAPE IRRIGATION MUST BE PROTECTED BY AN ANTISIPHON BACKFLOW DEVICE PER CODE
ALL NEW SEWER LINES AND DRAINAGE PIPING MUST BE A MIN OF 2 % SLOPE PER CODE

T-24 NOTES

WINDOWS
U-FACTURE = 0.39
SHGC = 0.21

HVAC
EFFICIENCIES = 78% AFUE AND 11.2 EER
DUCT R-VALUE = 4.2

SEE SHEET T-24 FOR ALL T-24 INFORMATION
INFORMATION AND FORMS

ELECTRICAL SYMBOLS

- DUPLEX CONVENIENCE OUTLET
- DUPLEX CONVENIENCE OUTLET (HIDDEN)
- WP GFI — WATER-PROOF DUPLEX CONVENIENCE OUTLET W/GROUND FAULT CIRCUIT INTERRUPTER
- DUPLEX CONVENIENCE OUTLET (HALF HOT)
- DUPLEX CONVENIENCE OUTLET (HALF HOT, HIDDEN)
- GFI — DUPLEX CONVENIENCE OUTLET W/GROUND FAULT CIRCUIT INTERRUPTER
- 220 — 220 VOLT OUTLET (DISCONNECT AT A/C LOCATION)
- 220 — 220 VOLT OUTLET (HIDDEN)
- FLOOR DUPLEX CONVENIENCE OUTLET
- SINGLE POLE SWITCH
- 3 — THREE WAY SWITCH
- 4 — FOUR WAY SWITCH
- D — DIMMER SWITCH
- ROUND RECESSED INCANDESCENT LIGHT FIXTURE
- FL — ROUND RECESSED FLUORESCENT LIGHT FIXTURE
- IH — ROUND RECESSED INFRARED BULB HEATER
- SURFACE MOUNTED INCANDESCENT LIGHT FIXTURE
- PEND — PENDANT INCANDESCENT LIGHT FIXTURE
- LOOSE KEY
- FUEL GAS
- HOSE BIBB
- HOSE BIBB WITH SHUT OFF VALVE
- HOSE BIBB WITH IRRIGATION TEE
- PADDLE FAN
- ML — MINI LIGHT
- WALL WASHER OR EYEBALL
- WALL MOUNTED LIGHT FIXTURE
- LIGHT BAR
- TRACK LIGHTING
- FLUORESCENT TUBE LIGHT FIXTURE
- RECESSED STEP LIGHT
- CEILING FAN W/INTEGRAL LIGHT
- RECESSED CEILING FAN (EXHAUST TO OUTSIDE AIR)
- RC — RECIRCULATING FAN CODE MINIMUM, FAN EXHAUST TO OUTSIDE AIR PREFERED
- SD — SMOKE DETECTOR
- TELEPHONE
- TELEVISION/CABLE
- DOOR CHIMES
- PUSH BUTTON
- RAG — RETURN AIR GRILLE
- THERMOSTAT
- SUB PANEL (VERIFY LOCATION)
- CM — CARBON MONOXIDE

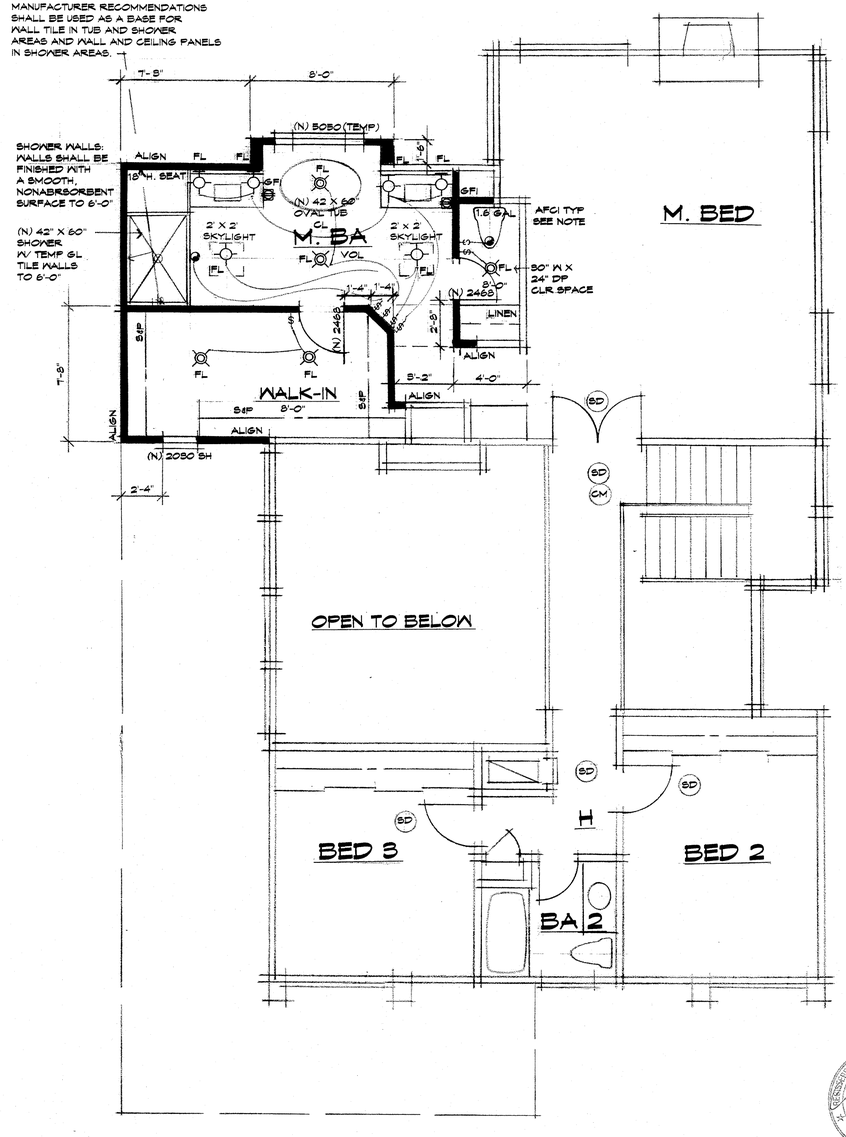
WALL LEGEND

EXISTING WALLS
WALLS TO BE REMOVED
NEW WALLS

AREA CALCS

	EXISTING	NEW	NEW TOTAL
FIRST FLOOR	1437 SQ FT	000 SQ FT	1437 SQ FT
SECOND FLOOR	1221 SQ FT	135 SQ FT	1156 SQ FT
TOTAL	2458 SQ FT	135 SQ FT	2593 SQ FT
GARAGE	422 SQ FT		

CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.



NEW SECOND FLOOR PLAN

1/4"=1'-0

DESIGN BY:
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22246 SUMMIT HILL DRIVE
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ADDITION FOR:
DARREN AND KELLY FOSTER
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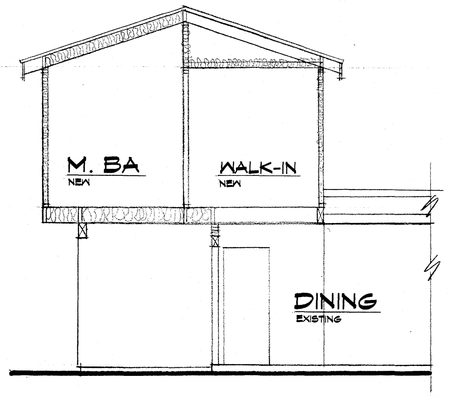
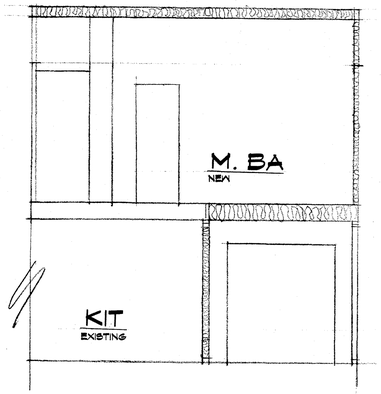
A-3



SECTION A
1/4"=1'-0



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

ELEVATION NOTES

ROOFING:
1.1 CEDAR SHAKES SHINGLE: CLASS 'A' RATED ROOF;
PER ROOF MANUFACTURE SPECIFICATIONS AND PER CBC.
TYPICAL 4/12 ROOF SLOPE. 1'-0" OVERHANG AND RAKE.

EXTERIOR MATERIAL:
2.1 MIN 7/8" THICH THREE COAT STUCCO FINISH.
PER MANUFACTURER'S SPECIFICATIONS AND
CBC CHAPTER 14. MATCH EXISTING TEXTURE.
PROVIDE 2 LAYERS OF BUILDING PAPER, GRADE D
MIN OVER WOOD SHEATHING TO RECEIVE EXTERIOR LATH.
PROVIDE A CONTINUOUS G.I. STUCCO SCREED
PER MANUFACTURE SPECIFICATION AND PER CBC

TRIM:
3.1 2x FASCIA. MATCH EXISTING FASCIA 1'-0" OVERHANG

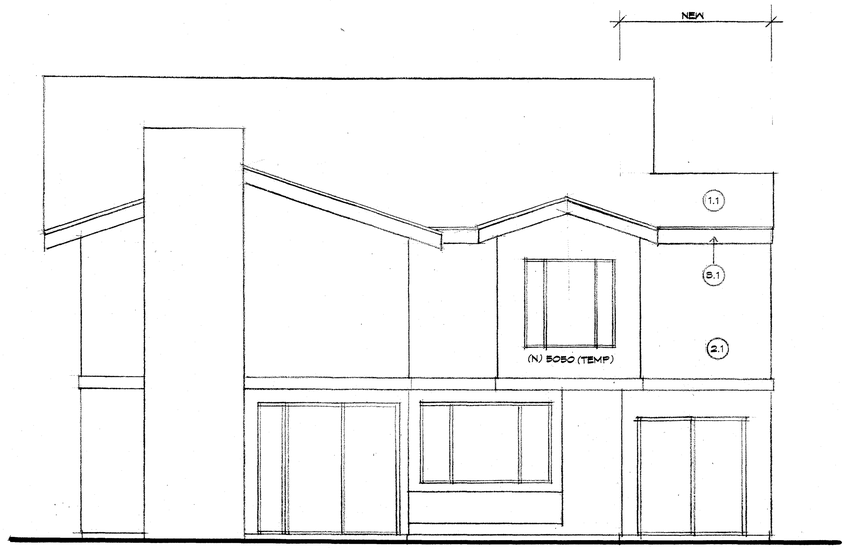
INTERIOR MATERIAL:
4.1 TYPICAL WALLS AND CEILINGS, ½" THICK GYPSUM
BOARD THROUGHOUT UNLESS NOTED OTHERWISE

INSULATION:
5.1 EXTERIOR WALLS R-15
5.2 CEILING R-30

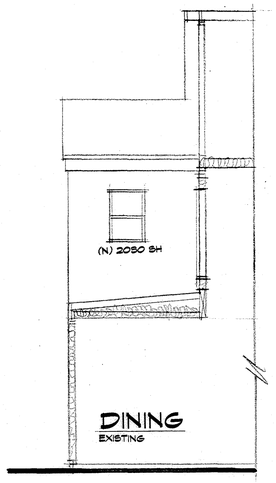
PAD FOOTING:
6.1 SEE FOUNDATION PLAN

STRUCTURAL FRAMING:
7.1 SEE FRAMING PLAN FOR NEW STRUCTURAL

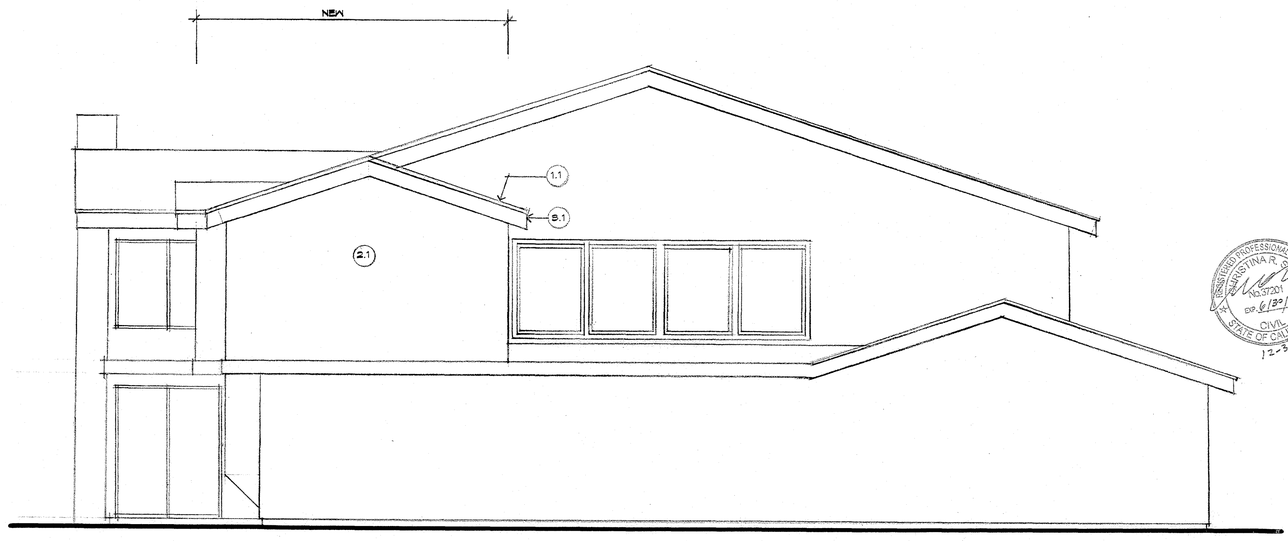
NOTE:
MATCH ALL MATERIALS WITH EXISTING,
SIZE, TEXTURE AND COLOR, ETC.



REAR ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"

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A-4

FOUNDATION NOTES

TYPICAL EXT. FOOTING
(N) 15" X 18" CONC CONT FOOTING W/
(2) #4 TOP AND BOT TYPICAL FOR TWO STORY

NEW SLAB
(N) 4" MIN THICK CONC SLAB #3 AT 16" OC BW
CENTERED IN SLAB O/ 2" SAND O/
6 MIL VISQUEEN O/2" SAND TYPICAL

NEW TYPICAL ANCHOR BOLTS
5/8" DIA X 10" AT 48" O.C. 12" MAX AT ENDS
W/ 0.229" THK X 3" SQ PL WASHER
TYPICAL UNO AT SHEAR WALLS

TYPICAL ANCHOR BOLTS
FOR (E) FOOTING
5/8" DIA A307 THREADED ROD
EMBEDED 5" INTO CONCRETE
W/ SIMPSON SET-XP EPOXY
48" O.C. W/ 0.229" THK
X 3" SQ PL WASHER
TYPICAL UNO AT SHEAR WALL
ALSO SEE DETAIL 12/SD1

ALL SHEAR HARDWARE AND
ANCHOR BOLTS W/ NON- STANDARD
SPACING ARE TO BE FIXED IN PLACE
FOR THE FOUNDATION INSPECTION

NEW PAD FOOTING TO BE
POURED BELOW EXISTING FOOTINGS

SEE SN-1 FOR ADDITIONAL FRAMING
NOTES, SHEAR WALL SCHEDULES AND
NAILING SCHEDULES AND SD-1 FOR
STRUCTURAL DETAILS

NOTE: SPECIAL INSPECTION P/ SECTION 1704
IS REQUIRED AT ALL EPOXY INSTALLATION
AT SHEAR PANEL W/ NAILING 4" OC OR LESS

PAD FOOTING SCHEDULE

P1 = 1'-7" SQ X 24" CONCRETE PAD W/ (2) #4 EW
P2 = 2'-0" WIDE X 48" LONG X 12" THICK UNDERPINED
CONCRETE PAD W/#4 AT 9" BOTH WAYS AND
TOP AND BOTTOM

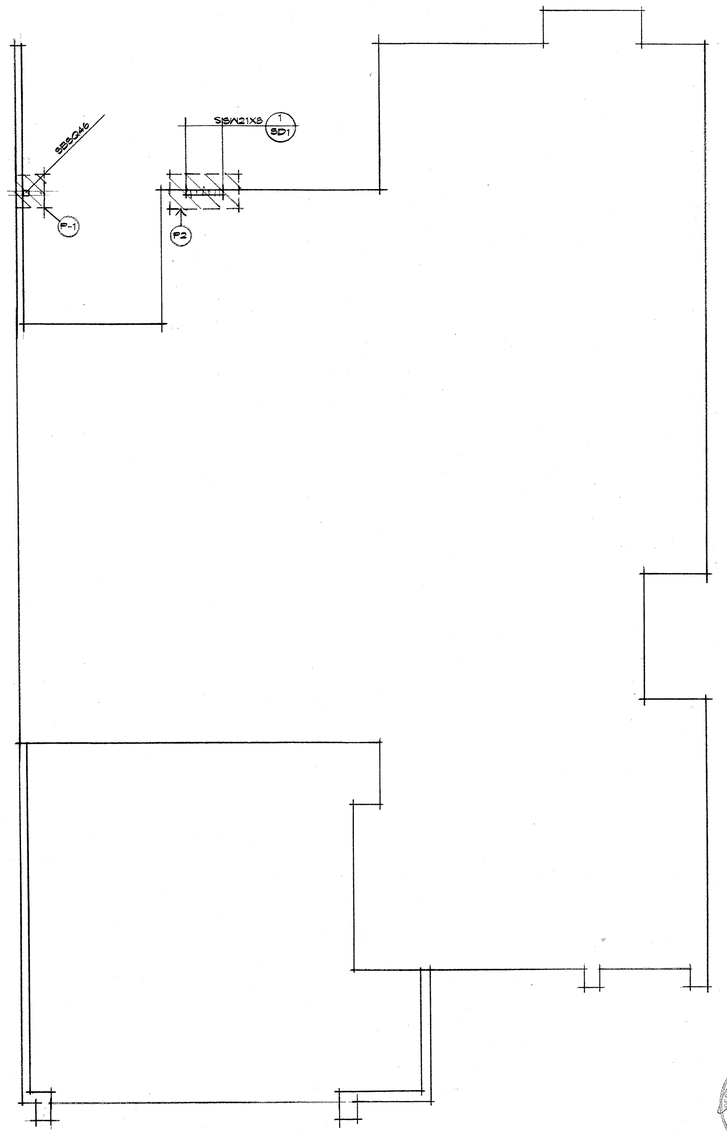
STRUCTURAL OBSERVATION.

WHERE REQUIRED BY THE PROVISIONS OF SECTION 1710.2 OR 1710.3 THE OWNER IS REQUIRED TO EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS AS DEFINED IN SECTION 1702. SECTION 1710.2 REQUIRES STRUCTURAL OBSERVATIONS FOR SEISMIC RESISTANCE FOR CERTAIN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F; SECTION 1710.3 REQUIRES STRUCTURAL OBSERVATIONS FOR WIND REQUIREMENTS FOR CERTAIN STRUCTURES SITED WHERE THE WIND SPEED EXCEEDS 110 MPH. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER IS REQUIRED TO SUBMIT A WRITTEN STATEMENT TO THE BUILDING OFFICIAL THAT IDENTIFIES ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED. PRIOR TO THE COMMENCEMENT OF OBSERVATIONS, THE STRUCTURAL OBSERVER IS REQUIRED TO SUBMIT A WRITTEN STATEMENT TO THE BUILDING OFFICIAL IDENTIFYING THE STRUCTURAL OBSERVATIONS. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER IS REQUIRED TO SUBMIT A WRITTEN STATEMENT TO THE
BUILDING OFFICIAL INDICATING WHAT SITE VISITS HAVE BEEN MADE, IDENTIFIES ANY DEFICIENCIES THAT HAVE NOT BEEN RESOLVED.

STRUCTURAL OBSERVATION BY THE STRUCTURAL ENGINEER OF RECORD WILL BE REQUIRED AT

FOUNDATION PRIOR TO POURING CONCRETE_____

FRAMING PRIOR TO COVERING STRUCTURAL ITEMS_____



REGISTERED PROFESSIONAL ENGINEER
CHRISTINA R. SILVA
No. 37201
EXP 6/30/14
CIVIL
STATE OF CALIFORNIA

12-10-13

FOUNDATION PLAN

1/4"=1'-0"

STRUCTURAL :
CHRISTINA R. SILVA
7652 ONTARIO DRIVE
HUNTINGTON BEACH, CA 92648 (714) 307-7101

DESIGN BY:
PHILLIP G. BUDOVEC
22246 SUMMIT HILL DRIVE
LAKE FOREST, CA 92630 (949) 283-0199

ADDITION FOR:
DARREN AND KELLY FOSTER
17671 CASSIA TREE
IRVINE, CA 92620 (949) 500-9935

A-5

FRAMING NOTES

TYPICAL ROOF SHEATHING (DOC PS1 OR PS2)
15/32" THICK, STRUCTURAL RATED SHEATHING, EXPOSURES 1
WITH MIN PANEL INDEX 24/0 WITH 8d COMMON NAILS AT
6" O.C. AT BOUNDARY "EN" 6" O.C. AT EDGE "EN" AND
12" O.C. IN FIELD "FN"

TYPICAL FLOOR SHEATHING (DOC PS1 OR PS2)
23/32" THICK, STRUCTURAL RATED STURD-I-FLOOR, T&G EXP 1,
WITH MINIMUN PANEL INDEX OF 48/24, WITH 10d COMMON NAILS
AT 6" O.C. AT BOUNDARY "EN" AND EDGES "EN"; 12" O.C. IN
FIELD "FN". USE RING OR SCREW SHANK NAILS, OR AS AN
ALTERNATETO THE NAILS, USE #8x2" GRABBER FLYWOOD
SCREWS (ICC #5280). GLUE SHEATHING TO FRAMING BY USING
ADHESIVES MEETING APA SPECIFICATION AFG-01.

(N) MANUFACTURED BEAMS
BEAMS ARE 1.1 LEVEL LSL- 1.5E OR PSL- 2-0E OR
BOISE CASCADE VERSALAM 2.0

STRUCTURAL CONCRETE
ALL CONCRETE MATERIAL AND CONSTRUCTION SHALL
CONFORM TO CHAPTER 19 OF THE BUILDING CODE
CONCRETE SHALL BE PROPORTION TO PROVIDE A MINIMUM
COMPRESSIVE STRENGTH f'c OF 4500 PSI AT 28 DAYS,
MATER - CEMENT RATIO OF 0.45, AND TYPE V CEMENT

SYMBOLS

- ⬡ BEAM # PER CALCULATIONS
- △ SHEAR WALL PER SCHEDULE
- ▨ BEARING WALL

NOTES:
ANY EXISTING (E) FRAMING UNDER NEW (N) ADDITION
MUST BE FIELD VERIFIED DURING CONSTRUCTION.
NOTIFY ENGINEER OF ANY DISCREPANCIES
BETWEEN ASSUMED FRAMING AND ACTUAL FRAMING

FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE
OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS
STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS
FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH
ASTM A153. EXCEPTION: PLAIN CARBON STEEL FASTENERS IN
SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD
IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED. (2304.9.5.1)

CONTRACTOR IS RESPONSIBLE FOR PROVIDING
ADEQUATE SHORING OF EXISTING FRAMING AS
NEEDED TO COMPLY WITH NEW FRAMING REQUIREMENTS

SEE SD-1 AND S-1 FOR ADDITIONAL FRAMING NOTES,
SHEAR WALL SCHEDULE AND NAILING SCHEDULES

NOTE: SPECIAL INSPECTION P/ SECTION 1704
IS REQUIRED AT ALL EPOXY INSTALLATION
AT SHEAR PANEL W/ NAILING 4" OC OR LESS

STRUCTURAL OBSERVATION.

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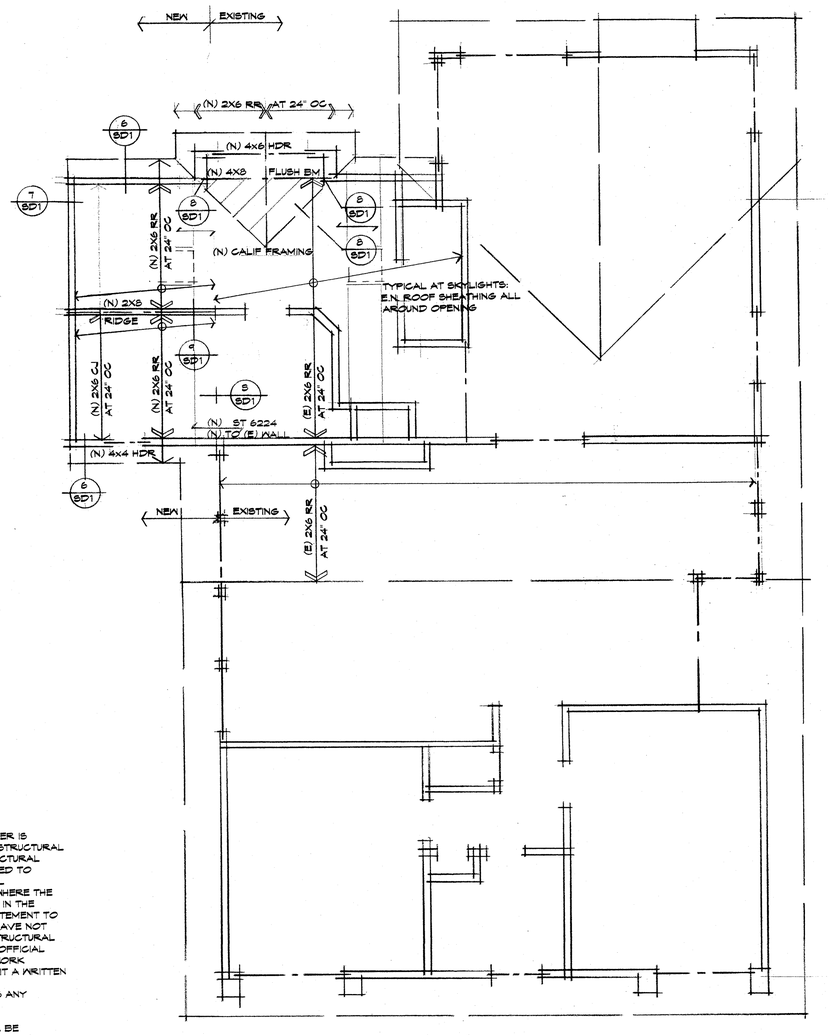
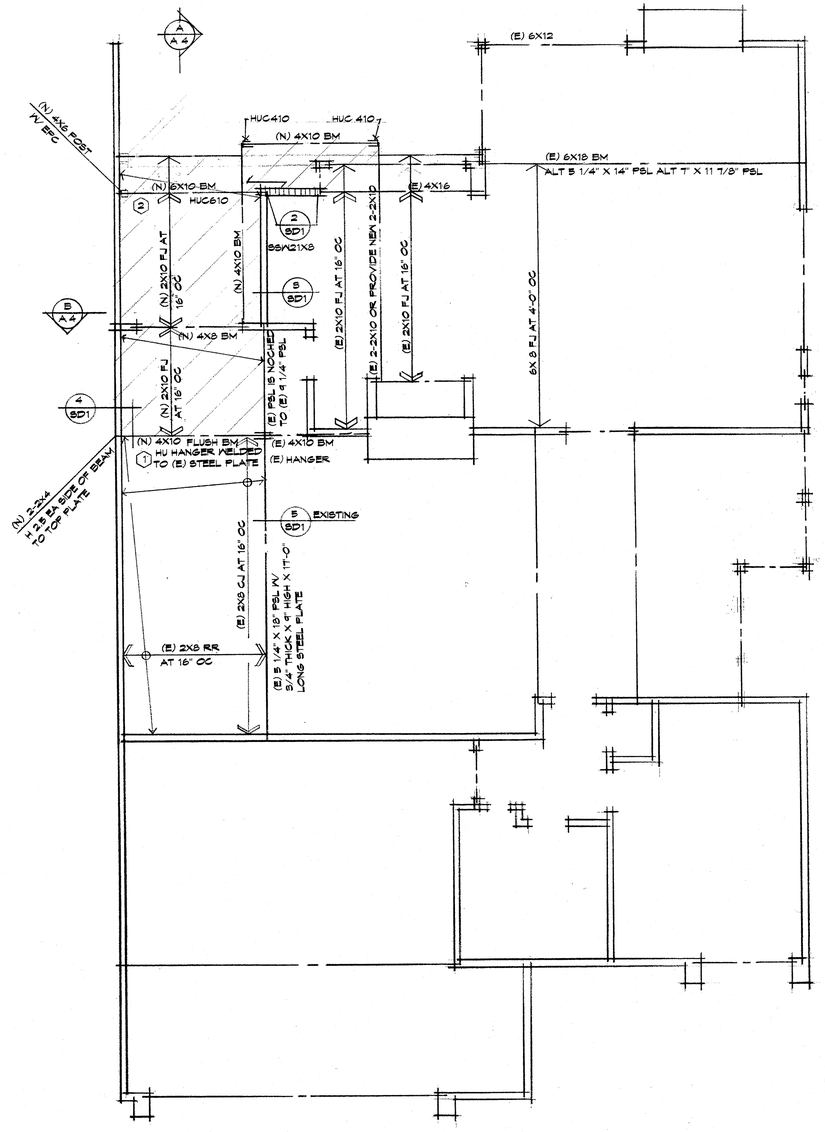


ROOF FRAMING PLAN

1/4"=1'-0"



FLOOR FRAMING PLAN

1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
CHRISTINA R. SILVA
No. 5720
EXP. 6-30-19
CIVIL
STATE OF CALIFORNIA
12-5-18

STRUCTURAL :
CHRISTINA R. SILVA
7652 ONTARIO DRIVE
HUNTINGTON BEACH, CA 92648 (714) 307-7101

DESIGN BY:
PHILLIP G. BUDOVEC
22246 SUMMIT HILL DRIVE
LAKE FOREST, CA 92630 (949) 288-0199

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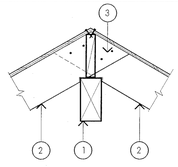
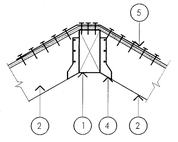
A-6



DROP RIDGE CONDITION

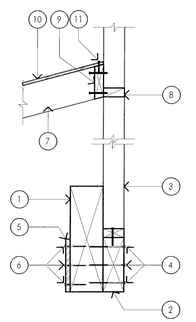


FLUSH RIDGE CONDITION

1. RIDGE PER PLAN (ALT. TO DROP RIDGE: WALL P/ PLANS).
2. ROOF RAFTER PER PLAN.
3. OVERLAP RAFTERS O/ DROP RIDGE W/ (4) 16d's.
4. HANGERS FOR ROOF RAFTERS 10'-0" OR LONGER, OTHERWISE USE (5) 16d's TOE NAILS PER CONNECTION.
5. ST22 @ 48" O.C.

CONNECTION DETAIL 9

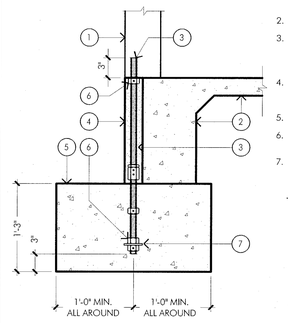
CRSS018



1. 5 1/4"X18# PSL x 24' LONG +/- TO BE NOTCHED TO 9 1/4" @ LAST 7' OF LENGTH.
2. (E) 4X12 BEAM.
3. (E) WALL.
4. (3) 1/4"Ø X6" SIMPSON SDS @ 16" O.C.
5. 3/4"X9" HIGH A36 STEEL PLATE x MIN. 17" LONG.
6. (3) 1/4"Ø X3 1/2" SIMPSON SDS @ 16" O.C.
7. (E) 2X8 ROOF RAFTERS.
8. 2x BLOCKING.
9. 2x LEDGER W/ (2) 16d's PER STUD & (2) 16d's PER BLOCK.
10. ROOF SHEATHING.
11. E.N.

CONNECTION DETAIL 5

5/SD1



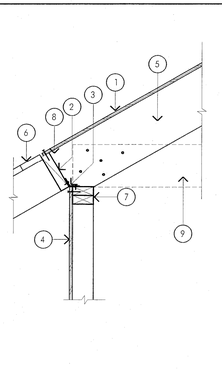
1. SIMPSON SSW STEEL STRONG WALL PANEL PER PLAN.
2. (E) SLAB & FOOTING.
3. SIMPSON SSWHSR1 - 3KT SSW ANCHOR BOLT W/ EXTENSION OR EQUIV. CONTINUOUS THREADED ROD W/ 2" PLATE WASHER & DBL. NUTS.
4. CUT 3"x3" GROOVE IN (E) CONC. FOOTING TO INSTALL SIMP. ANCHOR OR DRILL THROUGH FOR CONT. ROD.
5. (N) PAD PER PLAN.
6. HEAVY HEX NUT FIXED IN PLACE ON ALL SSWAB ANCHOR BOLTS.
7. PLATE WASHER.

NOTE:

- Pc = 2500 PSI MIN. FOR (N) CONCRETE PAD.

SIMPSON STEEL STRONG WALL 1

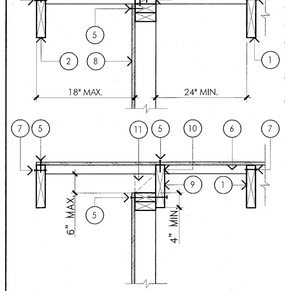
1/sd1



1. ROOF SHEATHING EXTENDED & EDGE NAILED TO BLOCKING.
2. FULL HEIGHT BLOCKING
3. A35 OR LS 50, @ 24" O.C. OR PER SHEAR WALL SCHEDULE AT SHEAR PANELS.
4. SHEAR PANEL PER PLAN.
5. ROOF RAFTERS PER PLAN.
6. STARTER BOARD WHERE OCCURS.
7. DBL TOP PLATE OR BM. PER PLAN
8. RAFTER TAIL TO MATCH OF EXISTING ROOF, OR P/ ARCH. CONNECTION.
9. 2X CEILING TIES W/ MIN. (5) 16d's PER RAFTER AND (5) 16d's PER SPLICE.

SHEAR TRANSFER 6

6/SD1



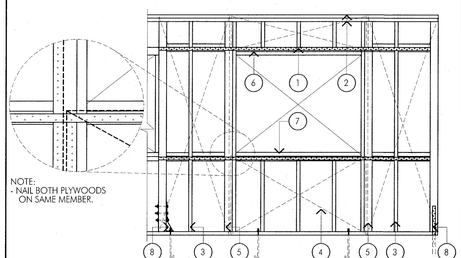
1. TYPICAL ROOF RAFTER PER PLAN.
2. 2X FASCIA BOARD.
3. 2X FLAT BLOCKS W/ 16d's @ 4" O.C. TO PLATE BELOW.
4. ROOF SHEATHING.
5. EDGE NAILING.
6. 2X FLAT OUTRIGGER @ 24" O.C.
7. (2) 16d's PER CONNECTION.
8. SEE PLAN FOR SHEAR PANEL TYPE AND LOCATION.
9. ALTERNATE COND. W/ ROOF RAFTER NEXT TO WALL W/16d's @ 8" O.C. TO TOP PLATE.
10. NOTCH RAFTER @ OUTRIGGER DO NOT OVERCUT.
11. SHIM AS REQUIRED.

NOTE:

USE A35's PER SHEAR WALL SCHEDULE WHEN R/R IS ON TOP OF THE WALL.

SHEAR TRANSFER 7

CRSS019

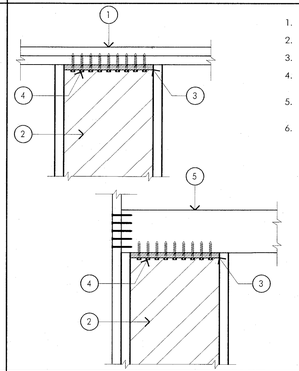


1. CS16 OVER SHEAR PANEL OVER 2X BLK'G W/8d @ 2 1/16" O.C. EXTEND ONTO HDR. OR WINDOW SILL & 32" PAST EACH CORNER OF OPENING.
2. DOUBLE 2X TOP PLATE.
3. 2X STUD PER PLAN.
4. HATCHED AREA INDICATES PLWD. SHEAR PANEL ALL AROUND OPENING PROVIDE B.N. @ BLK'G & EDGES OF SHEAR WALL.
5. PROVIDE CONT. STUD/S OR POST. W/B.N. NEXT TO OPENING.
6. HEADER PER PLAN.
7. WINDOW SILL.
8. POST W/SIMPSON HOLDOWN PER PLAN WHERE OCCURS

NOTE:
- NAIL BOTH PLYWOODS ON SAME MEMBER.

OPENING @ SHEAR WALL 8

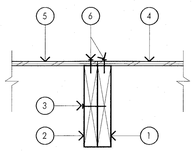
CRSS003



1. (E) DBL TOP PLATE.
2. SIMP. STEEL STRONG WALL PER PLAN.
3. 7/8" MAX. WOOD SHIM.
4. SDS 1/4"x3 1/2" PROVIDED W/ WALL PANEL.
5. CONTINUOUS HEADER O/ SSW AS APPLICABLE PER PLAN.
6. 2X KING STUD @ END.

SIMPSON SSW PANEL 2

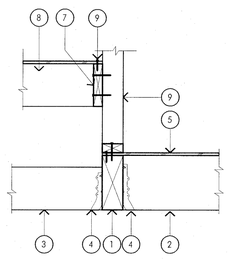
CRSS059-1



1. (E) JOIST.
2. (N) JOIST.
3. 16d's @ 6" O.C.
4. (E) SHT'G.
5. (N) SHT'G.
6. BOUNDARY NAILING.

CONNECTION DETAIL 3

CRSS031-1



1. (N) FLUSH BEAM.
2. (N) FLOOR JOISTS.
3. (E) CEILING JOISTS.
4. LU HANGERS.
5. FLOOR SHEATHING.
6. (N) WALL @ 2nd FLOOR.
7. (E) ROOF RAFTER W/ (2) 16d's PER STUD.
8. (E) ROOF SHEATHING.
9. B.N.

CONNECTION DETAIL 4

4/SD1

NAILING SCHEDULE

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

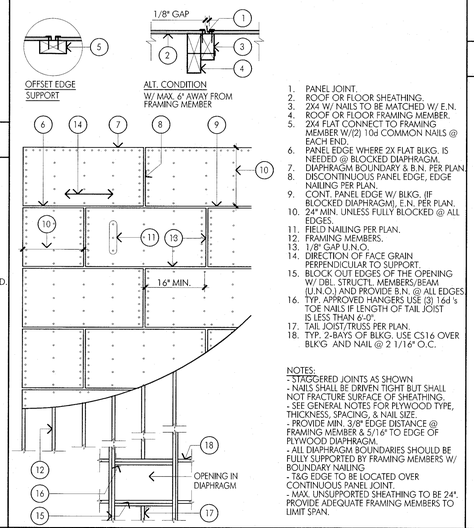
* NOTE: COMMON OR BOX NAILS MAY BE USED (U.N.O.)

SHEAR WALL SCHEDULE

2010 CBC / 2010 CRC

SHEAR PANEL TYPE	SHEATHING	EDGE NAILING (COMMON) (d)	FIELD NAILING (COMMON) (d)	SHEAR CAPACITY (PLF)	SILL PLATE CONNECTION		FRAMING CLIPS A35's, LS50's OR LTP4's	ANCHOR BOLT SPACING	
					16d's SINKER	1/4"Ø x6" SDS SCREWS		5/8" Ø	1/2" Ø
1S	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260	@ 4" O.C.	@ 24" O.C.	@ 16" O.C.	x 10" @ 48" O.C.	x 10" @ 36" O.C.
1	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	350	@ 3" O.C.	@ 16" O.C.	@ 12" O.C.	x 10" @ 32" O.C.	x 10" @ 24" O.C.
1 (a)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490	@ 2.5" O.C.	@ 12" O.C.	@ 10" O.C.	x 10" @ 12" O.C.	x 10" @ 10" O.C.
1 (a)	15/32" APA structural I rated	10 d's @ 3" O.C.	10 d's @ 12" O.C.	600	@ 2" O.C.	@ 8" O.C.	@ 8" O.C. (U.N.O.)	x 10" @ 8" O.C.	x 10" @ 8" O.C.
1 (b)	15/32" APA structural I rated	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	2 rows staga @ 3" O.C. (b)	@ 6" O.C.	@ 6" O.C. (U.N.O.)	x 12" @ 16"O.C. w/3x or 2-2x sill in contact w/ concrete (c)	x 12" @ 12"O.C. w/3x or 2-2x sill in contact w/ concrete (c)
2 both sides (a)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	980	see shear transfer detail	@ 6" O.C.	see shear transfer detail	x 12" @ 16" O.C. w/ 3x6 sill (c)	N/A
3 both sides (a)	15/32" APA structural I rated	10 d's @ 3" O.C.	10 d's @ 12" O.C.	1200	see shear transfer detail	@ 4" O.C.	see shear transfer detail	x 12" @ 12" O.C. w/ 3x6 sill (c)	N/A
3 both sides (a)	15/32" APA structural I rated	10 d's @ 2" O.C.	10 d's @ 12" O.C.	1740	N/A	@ 3" O.C.	see shear transfer detail	x 12" @ 8" O.C. w/ 3x6 sill (c)	N/A

(a)PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(b)SEE SHEAR TRANSFER DETAIL. USE MIN. 3 1/2" WIDE FRAMING MEMBERS TO RECEIVE SILL PLATE NAIL.
(c) WHERE 3x MUD SILL OCCURS USE 2-20d BOX NAILS IN LIEU OF (2)16d COMMON NAILS FOR STUD END NAILS.
(d) NAILS MAY BE COMMON OR GALVANIZED. GALVANIZED NAILS MUST BE HOT-DIPPED OR TUMBLED.
USE A35 @ 6" O.C. ON SIMPSON STRONG WALL & HARDY PANEL (U.N.O.)
ALL ANCHOR BOLTS TO HAVE 3"x3"x0.229" SQ. PLATE WASHER WITH SLOTED HOLE.
NOTE: SHEAR CAPACITIES SHOWN MAY BE INCREASED 20% FOR WIND LOAD.



OFFSET EDGE SUPPORT

ALT. CONDITION W/ MAX. 6" AWAY FROM FRAMING MEMBER

1. PANEL JOINT.
2. ROOF OR FLOOR SHEATHING.
3. 2X4 W/ NAILS TO BE MATCHED W/ E.N.
4. ROOF OR FLOOR FRAMING MEMBER.
5. 2X4 FLAT CONNECT TO FRAMING MEMBER W/(2) 10d COMMON NAILS @ EACH END.
6. PANEL EDGE WHERE 2X FLAT BLKG. IS NEEDED @ BLOCKED DIAPHRAGM.
7. DIAPHRAGM BOUNDARY & B.N. PER PLAN.
8. DISCONTINUOUS PANEL EDGE, EDGE NAILING PER PLAN.
9. CONT. PANEL EDGE W/ BLKG. (IF BLOCKED DIAPHRAGM), E.N. PER PLAN.
10. 24" MIN. UNLESS FULLY BLOCKED @ ALL EDGES.
11. FIELD NAILING PER PLAN.
12. FRAMING MEMBERS.
13. 1/8" GAP U.N.O.
14. DIRECTION OF FACE GRAIN PERPENDICULAR TO SUPPORT.
15. BLOCK OUT EDGES OF THE OPENING W/ DBL. STRUCTL. MEMBERS/BEAM (U.N.O.) AND PROVIDE B.N. @ ALL EDGES TYP. APPROVED HANGERS USE (3) 16d 's TOE NAILS IF LENGTH OF TAIL JOIST IS LESS THAN 6'-0".
16. TAIL JOIST/TRUSS PER PLAN.
17. TYP. 2-BAYS OF BLKG. USE CS16 OVER BLK'G AND NAIL @ 2 1/16" O.C.

NOTES:
- STAGGERED JOINTS AS SHOWN.
- NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING.
- SEE GENERAL NOTES FOR PLYWOOD TYPE, THICKNESS, SPACING, & NAIL SIZE.
- PROVIDE MIN. 3/8" EDGE DISTANCE @ FRAMING MEMBER & 5/16" TO EDGE OF PLYWOOD DIAPHRAGM.
- ALL DIAPHRAGM BOUNDARIES SHOULD BE FULLY SUPPORTED BY FRAMING MEMBERS W/ BOUNDARY NAILING
- T&G EDGE TO BE LOCATED OVER CONTINUOUS PANEL JOINT.
- MAX. UNSUPPORTED SHEATHING TO BE 24". PROVIDE ADEQUATE FRAMING MEMBERS TO LIMIT SPAN.

SHEATHING LAYOUT

CRSS006

GENERAL REQUIREMENTS

- Work performed shall comply with the following:
- Building code: 2010 CBC / 2010 CRC.
- All applicable local, State, and Federal codes, ordinances, laws, regulations and protective covenants governing the site.
- Engineer of record is to be notified by the contractor should any questions arise or discrepancies are found pertaining to work drawings and/or specifications.

STRUCTURAL WOOD (DOC PS-20)

- Lumber Grades (min. or better):
- 4x, 6x & 8x beams/posts/headers: #1 DFL (PSL beams are 2.0E; LSL beams are 1.55E).
- 2x joists/rafters: #2 DFL
- Studs: Stud Grade
- Plates: DFL Construction Standard
- All mudsills are Pressure Treated DFL
- Plate washers are required at all holdowns
- Holdowns shall be re-tightened just prior to covering the wall framing
- Manufactured lumber specified on the drawings is iLevel, and may be replaced with other equivalent ICC approved lumber. ICC ES reports for iLevel: ESR-1387, ESR-1153.
- Manufactured hardware specified on the drawings is Simpson Strong Tie, and may be replaced with other equivalent ICC approved. ICC ES reports for Simpson: ESR-2105,2236,2330,2604,2549,2611,2508.
- All Glu Lam Beams are 24F V4 D.F.L. w/ standard camber, (U.N.O.) exposed Glu Lam Beams to be pressure treated or of wood with natural resistance to decay per ANSI/AITC STDS. 17.
- Typical roof sheathing: (DOC PS1 OR PS2) 15/32" Structural rated sheathing, Exp.1, with minimum Panel Index 24". Use 8d common nails at 6" o.c. boundary, 6" o.c. edge, and 12" o.c. field.
- Typical floor sheathing: (DOC PS1 OR PS2) 23/32" Structural rated Sturd-I-Floor, T & G Exp.1, with minimum Panel Index of 24". Use 10d common nails at 6" o.c. boundary, 6" o.c. edge, and 12" o.c. field. Use ring or screw shank nails, as an alternate to nails, use #8 x 2" WSTN2LS screws (ICC-ESR #5053). Glue sheathing to framing using adhesives meeting APA specification AFG-01. Where it applies.
- All structural panels and sheathing are required to be grade marked.

STRUCTURAL CONCRETE

- All concrete materials and construction shall conform to chapter 19 of the Building Code. Concrete in direct contact w/ soils shall be proportioned to provide a minimum compressive strength f'c of 4500psi at 28 days, water-cement ratio of 0.45, and type V cement. Design f'c=2500 psi. No Special Inspection required for 4500 psi. Contractor to have evidence of 4500 psi to show City Inspector.

STRUCTURAL STEEL

- All steel shall conform to ASTM A36 (u.n.o.).
- Threaded rods and anchor bolts are A307 (u.n.o.).
- Reinforcement steel is grade 40 and must conform to ASTM A615.
- Welding to be done by licensed contractors.

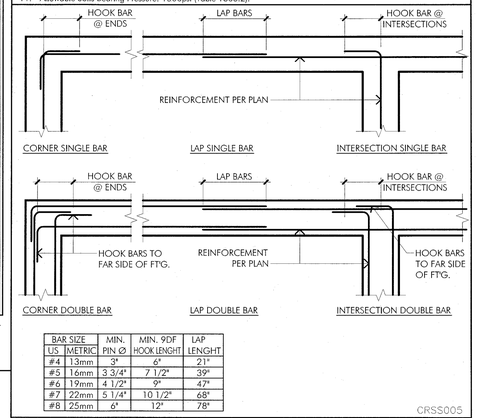
DESIGN DATA

Roof LL = 16psf (Table 301.6 CRC) Max. weight of roofing material = 7.5psf Floor LL =40psf/30psf
Wind Analysis: Method 1, Simplified Method

1. Basic wind speed (3 second gust): 85mph
2. Importance factor: I Occupancy category II
3. Wind exposure: C
4. Internal pressure co-efficient: +/- 0.18 (n/a for Method 1)
5. Components and cladding: 10.3psf

Seismic Analysis:

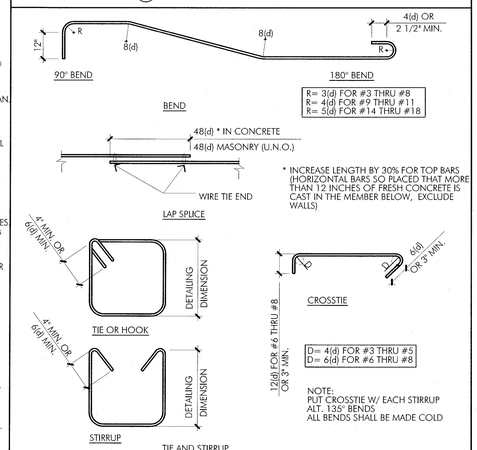
1. Importance factor: 1 Occupancy category II
2. Ss = 1.5 S1 = 0.534
3. Site Class D
4. Seismic Design Category D
5. SDs = 1.4 SD1 = 0.534
6. Basic seismic-force-resisting system: light framed walls sheathed w/ wood structural panels rated for shear resistance.
7. Design base shear: 0.169W
8. Seismic response co-efficient: Cs = (SDs/R)I (n/a for Alternative Procedure)
9. R= 6.5
10. Simplified Alternative Procedure
11. Allowable Soils Bearing Pressure: 1500psf (Table 1806.2).



BAR SIZE US	BAR SIZE METRIC	MIN. PIN Ø	MIN. 90DF HOOK LENGHT	LAP LENGHT
#4	13mm	3"	6"	21"
#5	16mm	3 3/4"	7 1/2"	39"
#6	19mm	4 1/2"	9"	47"
#7	22mm	5 1/4"	10 1/2"	68"
#8	25mm	6"	12"	78"

CRSS005

FT'G. REINF. @ INTERSECTIONS & CORNERS



TYPICAL REINFORCING DETAILS

CRSS012

Christina R. Silva, P.E.
7652 ONTARIO DRIVE
HUNTINGTON BEACH - CA - 92648
PHONE: (714) 307-7101
EMAIL: crsconsulting@aol.com

REGISTERED PROFESSIONAL ENGINEER CHRISTINA R. SILVA EXP. 12/31/14 CIVIL STATE OF CALIFORNIA

12-10-13

REVISIONS

NO.	DATE	DESCRIPTION

RESTRICTIVE NOTICE

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PROJECT NUMBER: 01639-13
DRAWN BY: TCSS
PLOT DATE: 12/9/13

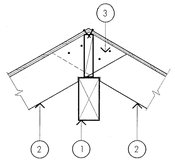
STRUCTURAL DETAILS & NOTES

Addition for Darren & Kelly Foster

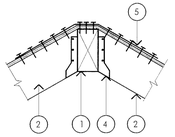
17671 Cassia Tree Lane, Irvine, CA. 92612
Client: Phillip Budovec
Architect: Phillip Budovec

SHEET NO.:

SD-1



DROP RIDGE CONDITION

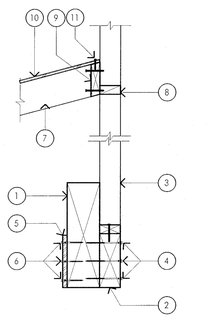


FLUSH RIDGE CONDITION

1. RIDGE PER PLAN (ALT. TO DROP RIDGE: WALL P/ PLANS).
2. ROOF RAFTER PER PLAN.
3. OVERLAP RAFTERS O/ DROP RIDGE W/ (4) 16d's.
4. HANGERS FOR ROOF RAFTERS 10'-0" OR LONGER, OTHERWISE USE (5) 16d's TOE NAILS PER CONNECTION.
5. ST22 @ 48" O.C.

CONNECTION DETAIL 9

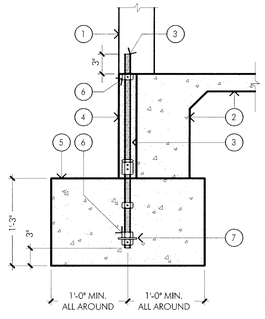
CRSS018



1. 5 1/4"X18" PSL x 24' LONG +/- TO BE NOTCHED TO 9 1/4" @ LAST 7' OF LENGTH.
2. (E) 4X12 BEAM.
3. (E) WALL.
4. (3) 1/4"Ø X6" SIMPSON SDS @ 16" O.C.
5. 3/4"X9" HIGH A36 STEEL PLATE x MIN. 17" LONG.
6. (3) 1/4"Ø X3 1/2" SIMPSON SDS @ 16" O.C.
7. (E) 2X8 ROOF RAFTERS.
8. 2x BLOCKING.
9. 2x LEDGER W/ (2) 16d's PER STUD & (2) 16d's PER BLOCK.
10. ROOF SHEATHING.
11. E.N.

CONNECTION DETAIL 5

5/SD1



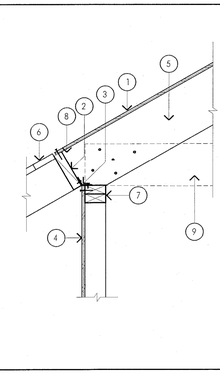
1. SIMPSON SSW STEEL STRONG WALL PANEL PER PLAN.
2. (E) SLAB & FOOTING.
3. SIMPSON SSWHSRJ - 3KT SSW ANCHOR BOLT W/ EXTENSION OR EQUIV. CONTINUOUS THREADED ROD W/ 2" PLATE WASHER & DBL. NUTS.
4. CUT 3"x3" GROOVE IN (E) CONC. FOOTING TO INSTALL SIMP. ANCHOR OR DRILL THROUGH FOR CONT. ROD.
5. (N) PAD PER PLAN.
6. HEAVY HEX NUT FIXED IN PLACE ON ALL SSWAB ANCHOR BOLTS.
7. PLATE WASHER.

NOTE:

- P_C = 2500 PSI MIN. FOR (N) CONCRETE PAD.

SIMPSON STEEL STRONG WALL 1

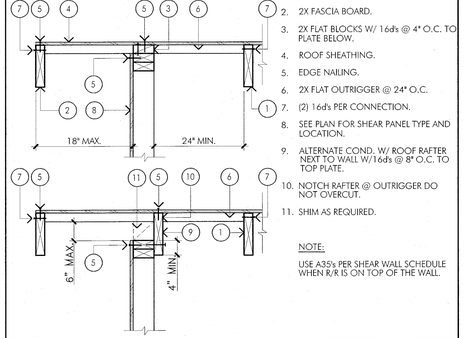
1/sd1



1. ROOF SHEATHING EXTENDED & EDGE NAILED TO BLOCKING.
2. FULL HEIGHT BLOCKING
3. A35 OR LS 50, @ 24" O.C. OR PER SHEAR WALL SCHEDULE AT SHEAR PANELS.
4. SHEAR PANEL PER PLAN.
5. ROOF RAFTERS PER PLAN.
6. STARTER BOARD WHERE OCCURS.
7. DBL TOP PLATE OR BM. PER PLAN
8. RAFTER TAIL TO MATCH OF EXISTING ROOF, OR P/ ARCH. CONNECTION.
9. 2X CEILING TIES W/ MIN. (5) 16d's PER RAFTER AND (5) 16d's PER SPLICE.

SHEAR TRANSFER 6

6/SD1



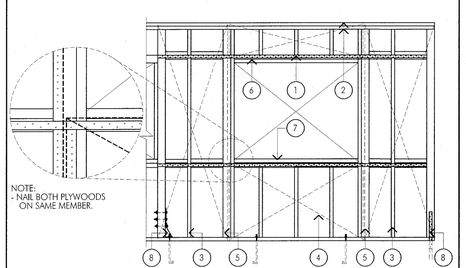
1. TYPICAL ROOF RAFTER PER PLAN.
2. 2X FASCIA BOARD.
3. 2X FLAT BLOCKS W/ 16d's @ 4" O.C. TO PLATE BELOW.
4. ROOF SHEATHING.
5. EDGE NAILING.
6. 2X FLAT OUTRIGGER @ 24" O.C.
7. (2) 16d's PER CONNECTION.
8. SEE PLAN FOR SHEAR PANEL TYPE AND LOCATION.
9. ALTERNATE COND. W/ ROOF RAFTER NEXT TO WALL W/16d's @ 8" O.C. TO TOP PLATE.
10. NOTCH RAFTER @ OUTRIGGER DO NOT OVERCUT.
11. SHIM AS REQUIRED.

NOTE:

USE A35's PER SHEAR WALL SCHEDULE WHEN R/R IS ON TOP OF THE WALL.

SHEAR TRANSFER 7

CRSS019



NOTE:
- NAIL BOTH PLYWOODS ON SAME MEMBER.

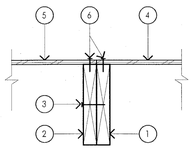
1. CS16 OVER SHEAR PANEL OVER 2X BLKG W/8d @ 2 1/14" O.C. EXTEND ONTO HDR. OR WINDOW SILL 6 32" PAST EACH CORNER OF OPENING.
2. DOUBLE 2X TOP PLATE.
3. 2X STUD PER PLAN.
4. HATCHED AREA INDICATES PLWD. SHEAR PANEL ALL AROUND OPENING PROVIDE B.N. @ BLKG & EDGES OF SHEAR WALL.
5. PROVIDE CONT. STUD/S OR POST. W/B.N. NEXT TO OPENING.
6. HEADER PER PLAN.
7. WINDOW SILL
8. POST W/SIMPSON HOLDOWN PER PLAN WHERE OCCURS

OPENING @ SHEAR WALL 8

CRSS003

SIMPSON SSW PANEL 2

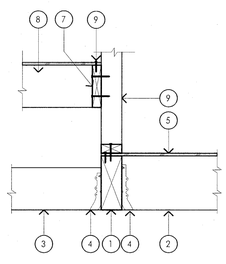
CRSS059-1



1. (E) JOIST.
2. (N) JOIST.
3. 16d's @ 6" O.C.
4. (E) SHT'G.
5. (N) SHT'G.
6. BOUNDARY NAILING.

CONNECTION DETAIL 3

CRSS031-1



1. (N) FLUSH BEAM.
2. (N) FLOOR JOISTS.
3. (E) CEILING JOISTS.
4. LU HANGERS.
5. FLOOR SHEATHING.
6. (N) WALL @ 2nd FLOOR.
7. (E) ROOF RAFTER W/ (2) 16d's PER STUD.
8. (E) ROOF SHEATHING.
9. B.N.

CONNECTION DETAIL 4

4/SD1

NAILING SCHEDULE

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

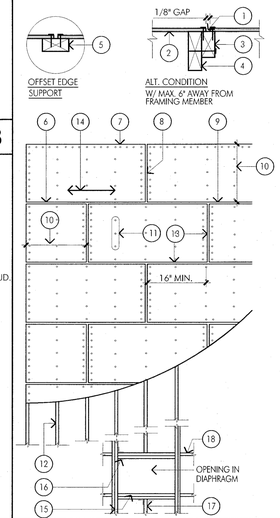
* NOTE: COMMON OR BOX NAILS MAY BE USED (U.N.O.)

SHEAR WALL SCHEDULE

2010 CBC / 2010 CRC

SHEAR PANEL TYPE	SHEATHING	EDGE NAILING (COMMON) (d)	FIELD NAILING (COMMON) (d)	SHEAR CAPACITY (PLF)	SILL PLATE CONNECTION 1.6d's SINKER	SILL PLATE CONNECTION 1/4" Ø x6" SDS SCREWS	FRAMING CLIPS A35's, LS50's OR LTP4's	ANCHOR BOLT SPACING 5/8" Ø	ANCHOR BOLT SPACING 1/2" Ø
10	3/8" APA rated	8 d's @ 6" O.C.	8 d's @ 12" O.C.	260	@ 4" O.C.	@ 24" O.C.	@ 16" O.C.	x 10" @ 48" O.C.	x 10" @ 36" O.C.
1	3/8" APA rated	8 d's @ 4" O.C.	8 d's @ 12" O.C.	350	@ 3" O.C.	@ 16" O.C.	@ 12" O.C.	x 10" @ 32" O.C.	x 10" @ 24" O.C.
1 (a)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	490	@ 2.5" O.C.	@ 12" O.C.	@ 10" O.C.	x 10" @ 12" O.C.	x 10" @ 10" O.C.
1 (a)	15/32" APA structural I rated	10 d's @ 3" O.C.	10 d's @ 12" O.C.	600	@ 2" O.C.	@ 8" O.C.	@ 8" O.C. (U.N.O.)	x 10" @ 8" O.C.	x 10" @ 8" O.C.
1X (a)	15/32" APA structural I rated	10 d's @ 2" O.C.	10 d's @ 12" O.C.	870	2 rows stagg @ 3" O.C. (b)	@ 6" O.C.	@ 6" O.C. (U.N.O.)	x 12" @ 16"O.C. w/3x or 2-2x sill in contact w/ concrete (c)	x 12" @ 12"O.C. w/3x or 2-2x sill in contact w/ concrete (c)
1X both sides (a)	3/8" APA rated	8 d's @ 3" O.C.	8 d's @ 12" O.C.	980	see shear transfer detail	@ 6" O.C.	see shear transfer detail	x 12" @ 16" O.C. w/ 3x6 sill (c)	N/A
1X both sides (a)	15/32" APA structural I rated	10 d's @ 3" O.C.	10 d's @ 12" O.C.	1200	see shear transfer detail	@ 4" O.C.	see shear transfer detail	x 12" @ 12" O.C. w/ 3x6 sill (c)	N/A
1X both sides (a)	15/32" APA structural I rated	10 d's @ 2" O.C.	10 d's @ 12" O.C.	1740	N/A	@ 3" O.C.	see shear transfer detail	x 12" @ 8" O.C. w/ 3x6 sill (c)	N/A

(a)PROVIDE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES WITH NAILS STAGGERED.
(b)SEE SHEAR TRANSFER DETAIL. USE MIN. 3 1/2" WIDE FRAMING MEMBERS TO RECEIVE SILL PLATE NAIL.
(c) WHERE 3x MUD SILL OCCURS USE 2-20d BOX NAILS IN LIEU OF (2)16d COMMON NAILS FOR STUD END NAILS.
(d) NAILS MAY BE COMMON OR GALVANIZED. GALVANIZED NAILS MUST BE HOT-DIPPED OR TUMBLED.
USE A35 @ 6" O.C. ON SIMPSON STRONG WALL & HARDY PANEL (U.N.O.)
ALL ANCHOR BOLTS TO HAVE 3"x3"x0.229" SQ. PLATE WASHER WITH SLOTED HOLE.
NOTE: SHEAR CAPACITIES SHOWN MAY BE INCREASED 20% FOR WIND LOAD.



1. PANEL JOINT.
2. ROOF OR FLOOR SHEATHING.
3. 2X4 W/ NAILS TO BE MATCHED W/ E.N.
4. ROOF OR FLOOR FRAMING MEMBER.
5. 2X4 FLAT CONNECT TO FRAMING MEMBER W/(2) 10d COMMON NAILS @ EACH END.
6. PANEL EDGE WHERE 2X FLAT BLKG. IS NEEDED @ BLOCKED DIAPHRAGM.
7. DIAPHRAGM BOUNDARY & B.N. PER PLAN.
8. DISCONTINUOUS PANEL EDGE, EDGE NAILING PER PLAN.
9. CONT. PANEL EDGE W/ BLKG. (IF BLOCKED DIAPHRAGM). B.N. PER PLAN.
10. 24" MIN. UNLESS FULLY BLOCKED @ ALL EDGES.
11. FIELD NAILING PER PLAN.
12. FRAMING MEMBERS.
13. 1/8" GAP U.N.O.
14. DIRECTION OF FACE GRAIN PERPENDICULAR TO SUPPORT.
15. BLOCK OUT EDGES OF THE OPENING W/ DBL. STRUCT'L. MEMBERS/BEAM (U.N.O.) AND PROVIDE B.N. @ ALL EDGES.
16. TYP. APPROVED HANGERS USE (3) 16d's TOE NAILS IF LENGTH OF TAIL JOIST IS LESS THAN 6'-0".
17. TAIL JOIST/TRUSS PER PLAN.
18. TYP. 2-BAYS OF BLKG. USE CS16 OVER BLKG AND NAIL @ 2 1/16" O.C.

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CRSS006

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- All structural panels and sheathing are required to be grade marked.

STRUCTURAL CONCRETE

- All concrete materials and construction shall conform to chapter 19 of the Building Code. Concrete in direct contact w/ soils shall be proportioned to provide a minimum compressive strength f'c of 4500psi at 28 days, water-cement ratio of 0.45, and type V cement. Design P_C=2500 psi. No Special Inspection required for 4500 psi. Contractor to have evidence of 4500 psi to show City Inspector.

STRUCTURAL STEEL

- All steel shall conform to ASTM A36 (u.n.o.).
- Threaded rods and anchor bolts are A307 (u.n.o.).
- Reinforcement steel is grade 40 and must conform to ASTM A615.
- Welding to be done by licensed contractors.

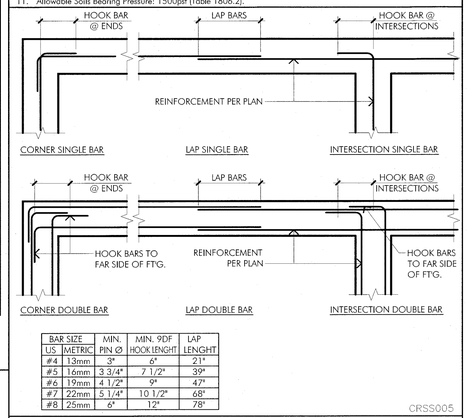
DESIGN DATA

Roof LL = 16psf (Table 301.6 CRC) Max. weight of roofing material = 7.5psf Floor LL =40psf/30psf
Wind Analysis: Method 1, Simplified Method

1. Basic wind speed (3 second gust): 85mph
2. Importance factor: 1 Occupancy category II
3. Wind exposure: C
4. Internal pressure co-efficient: +/- 0.18 (n/a for Method 1)
5. Components and cladding: 10.3psf

Seismic Analysis:

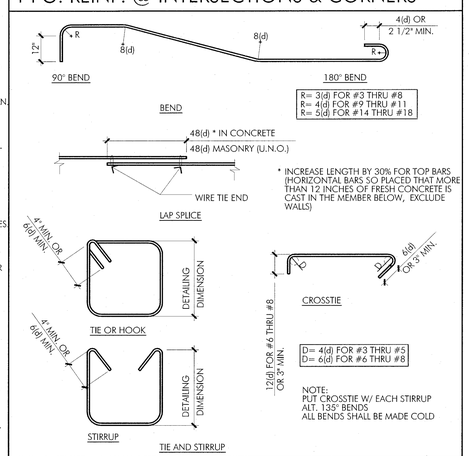
1. Importance factor: 1 Occupancy category II
2. S_s = 1.5 S1 = 0.534
3. Site Class D
4. Seismic Design Category D
5. S_{DS} = 1.4 S_{D1} = 0.534
6. Basic seismic-force-resisting system: light framed walls sheathed w/ wood structural panels rated for shear resistance.
7. Design base shear: 0.169W
8. Seismic response co-efficient: C_s = (S_{DS}/R)I (n/a for Alternative Procedure)
9. R= 6.5
10. Simplified Alternative Procedure
11. Allowable Soils Bearing Pressure: 1500psf (Table 1806.2).



BAR SIZE US	BAR SIZE METRIC	MIN. PIN Ø	MIN. 90DF HOOK LENGHT	LAP LENGHT
#4	13mm	3"	6"	21"
#5	16mm	3 3/4"	7 1/2"	39"
#6	19mm	4 1/2"	9"	47"
#7	22mm	5 1/4"	10 1/2"	68"
#8	25mm	6"	12"	78"

CRSS005

FT'G. REINF. @ INTERSECTIONS & CORNERS



TYPICAL REINFORCING DETAILS

CRSS012

Christina R. Silva, P.E.
7692 ONTARIO DRIVE
HUNTINGTON BEACH - CA - 92648
PHONE: (714) 307-7101
EMAIL: crssconsulting@aol.com

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT NUMBER: 01639-13
DRAWN BY: TCSS
PLOT DATE: 12/09/13

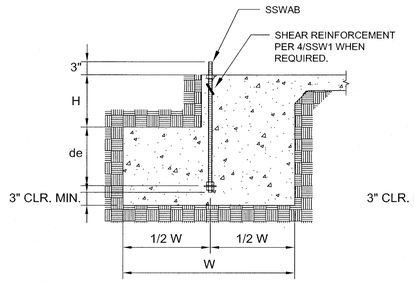
STRUCTURAL DETAILS & NOTES

Addition for Darren & Kelly Foster

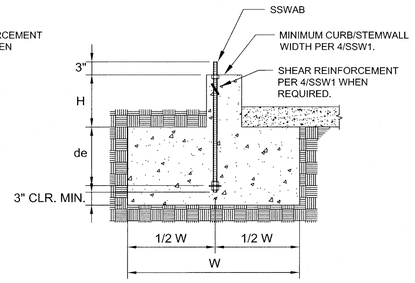
17671 Cassia Tree Lane, Irvine, CA. 92612
Client: Phillip Budovec
Architect: Phillip Budovec

SHEET NO.:

SD-1

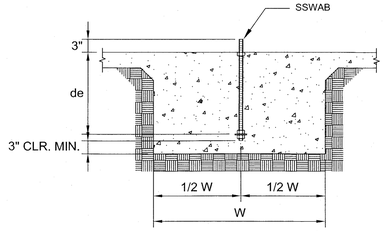


SLAB ON GRADE FOUNDATION

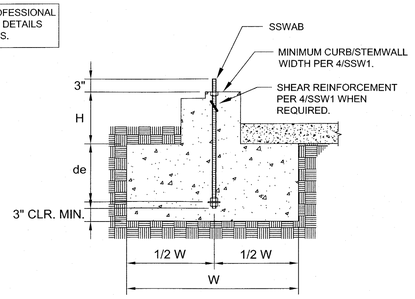


CURB OR STEMWALL FOUNDATION

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



INTERIOR FOUNDATION

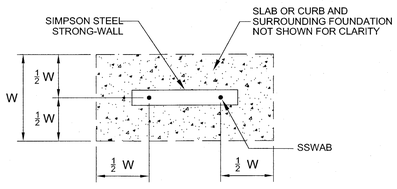


BRICK LEDGE FOUNDATION

NOTES:
1. SEE 2/SSW1 AND 3/SSW1 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 4/SSW1 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = le - de. SEE 5/SSW1 AND 6/SSW1 FOR le.

STEEL STRONG-WALL ANCHORAGE - TYPICAL SECTIONS

1



SEE TABLES BELOW FOR DIMENSIONS

FOUNDATION PLAN VIEW

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	9,600	25	9	17,100	36	12
		HIGH STRENGTH	19,900	39	13	35,300	56	19
	UNCRACKED	STANDARD	9,600	21	7	17,100	32	11
		HIGH STRENGTH	19,900	34	12	35,300	49	17
WIND	CRACKED	STANDARD	4,500	12	6	5,600	14	6
			6,900	16	6	12,700	24	8
			9,600	20	7	17,100	30	10
		HIGH STRENGTH	11,100	22	8	22,400	35	12
			13,500	25	9	26,800	39	13
			16,000	28	10	31,600	43	15
			19,900	33	11	35,300	47	16
	UNCRACKED	STANDARD	5,600	12	6	5,600	12	6
			7,800	15	6	12,000	20	7
			9,600	18	6	17,100	26	9
		HIGH STRENGTH	11,200	19	7	22,100	30	10
			13,900	22	8	26,700	34	12
			15,800	24	8	32,100	38	13
			19,900	29	10	35,300	41	14

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-05 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/SSW1 FOR de.

SSWAB TENSION ANCHORAGE SCHEDULE 2500 PSI

2

STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 3500 PSI CONCRETE

DESIGN CRITERIA	CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	9,600	22	8	17,100	33	11
		HIGH STRENGTH	19,900	36	12	35,300	51	17
	UNCRACKED	STANDARD	9,600	19	7	17,100	28	10
		HIGH STRENGTH	19,900	31	11	35,300	44	15
WIND	CRACKED	STANDARD	5,300	12	6	6,000	13	6
			7,400	15	6	13,200	22	8
			9,600	18	7	17,100	27	9
		HIGH STRENGTH	11,400	20	7	23,100	32	11
			14,100	23	8	27,800	36	12
			15,900	25	9	31,700	39	13
			19,900	30	10	35,300	43	15
	UNCRACKED	STANDARD	6,600	12	6	6,600	12	6
			8,300	14	6	12,200	18	6
			9,600	16	6	17,100	23	8
		HIGH STRENGTH	11,200	17	6	22,400	27	9
			14,300	20	7	27,500	31	11
			16,400	22	8	33,100	35	12
			19,900	26	9	35,300	37	13

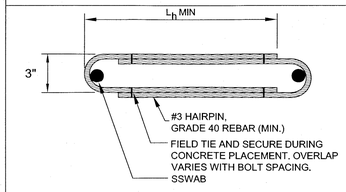
STEEL STRONG-WALL ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONDITION	ANCHOR STRENGTH	SSWAB 3/4" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)	SSWAB 1" ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	de (in)
SEISMIC	CRACKED	STANDARD	9,600	20	7	17,100	30	10
		HIGH STRENGTH	19,900	33	11	35,300	47	16
	UNCRACKED	STANDARD	9,600	18	6	17,100	26	9
		HIGH STRENGTH	19,900	28	10	35,300	41	14
WIND	CRACKED	STANDARD	6,000	12	6	6,000	12	6
			7,600	14	6	12,900	20	7
			9,600	17	6	17,100	25	9
		HIGH STRENGTH	11,100	18	6	22,600	29	10
			13,900	21	7	27,400	33	11
			17,000	24	8	31,500	36	12
			19,900	27	8	35,300	40	14
	UNCRACKED	STANDARD	7,500	12	6	7,500	12	6
			8,500	13	6	12,700	17	6
			9,600	15	6	17,100	22	8
		HIGH STRENGTH	10,500	15	6	22,600	25	9
			13,800	18	6	26,800	28	10
			16,200	20	7	32,700	32	11
			19,900	24	8	35,300	35	12

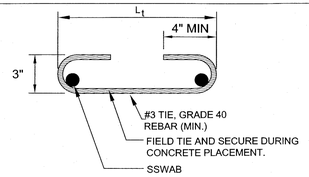
NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318 APPENDIX D WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF SSWAB ANCHOR BOLT. STANDARD (ASTM FI554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A449).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-05 SECTION D.3.3.4.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE REGISTERED DESIGN PROFESSIONAL MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. SEE 1/SSW1 AND 2/SSW1 FOR W AND de.

SSWAB TENSION ANCHORAGE SCHEDULE 3500/4500 PSI

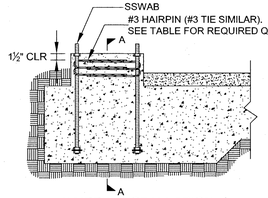
3



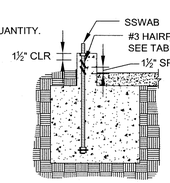
HAIRPIN SHEAR REINFORCEMENT



TIE SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A-A

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

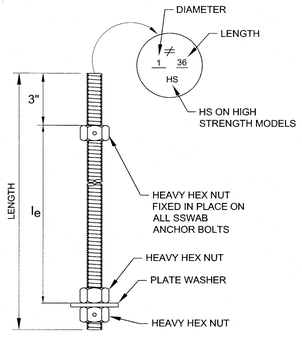
STEEL STRONG-WALL SHEAR ANCHORAGE

MODEL	SEISMIC[3] L_t OR L_h (in)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MINIMUM CURB/ STEMWALL WIDTH (in)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MINIMUM CURB/ STEMWALL WIDTH (in)	WIND[4] ASD ALLOWABLE SHEAR LOAD V (lbs) UNCRACKED	WIND[4] ASD ALLOWABLE SHEAR LOAD V (lbs) CRACKED
SSW12	9	(1) #3 TIE	6	NONE REQUIRED	6	1370	980[8]
SSW15	12	(1) #3 TIE	6	NONE REQUIRED	6	1765[7]	1260[7]
SSW18	14	(1) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6	N/A	
SSW21	15	(1) #3 HAIRPIN	8[5]	(1) #3 HAIRPIN	6	N/A	
SSW24	17	(2) #3 HAIRPINS	8[5]	(2) #3 HAIRPINS	6	N/A	

NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-05 AND ASSUME MINIMUM f'c=2,500 PSI CONCRETE. SEE DETAILS 1/SSW1 TO 3/SSW1 FOR TENSION ANCHORAGE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR PANELS INSTALLED ON A WOOD FLOOR, INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. MINIMUM CURB/STEMWALL WIDTH IS 6" WHEN STANDARD STRENGTH SSWAB IS USED.
6. 8" MINIMUM CURB/STEMWALL ALLOWABLE SHEAR IS 1145 lbs. USE SEISMIC SHEAR REINFORCEMENT FOR HIGHER SHEAR LOADS.
7. 8" MINIMUM CURB/STEMWALL ALLOWABLE SHEAR IS 2015 lbs. UNCRACKED AND 1440 lbs. CRACKED. USE SEISMIC SHEAR REINFORCEMENT FOR HIGHER SHEAR LOADS.
8. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318 D.8.2.

STEEL STRONG-WALL ANCHOR BOLT SHEAR ANCHORAGE

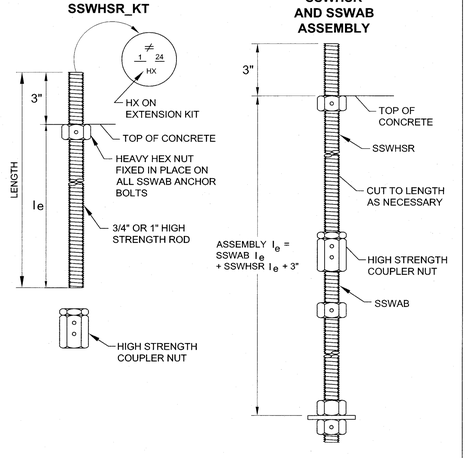
4



STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_e
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

SSW ANCHOR BOLTS

5

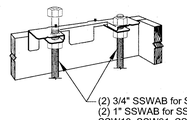


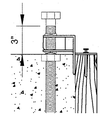
SSW WIDTH	MODEL NO.	DIAMETER	TOTAL LENGTH	l_e
12" MODEL	SSWHSR3/4-2KT	3/4"	24"	21"
	SSWHSR3/4-3KT	3/4"	36"	33"
15", 18", 21 AND 24" MODELS	SSWHSR1-2KT	1"	24"	21"
	SSWHSR1-3KT	1"	36"	33"

SSW ANCHOR BOLT EXTENSION

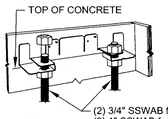
6

SSWT EXTERIOR INSTALLATION

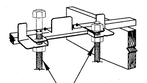


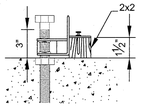


SSWTPF PANEL FORM INSTALLATION

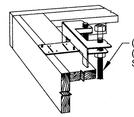


SSWT INTERIOR INSTALLATION





SSWTBL BRICK LEDGE INSTALLATION



SSW ANCHOR BOLT TEMPLATES

7

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE: POSITAS BLVD.
5956 - LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON StrongTie THERE IS NO EQUAL

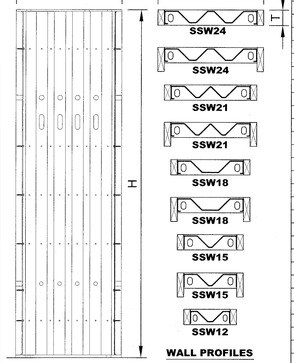
STEEL STRONG-WALL
ANCHORAGE DETAILS
ENGINEERED DESIGNS

NAME	
DATE	9-21-2009
SCALE	N.T.S.
CHECKED	
SHEET	SSW1
	OF SHEETS
JOB NO.	

STEEL STRONG-WALL MODELS

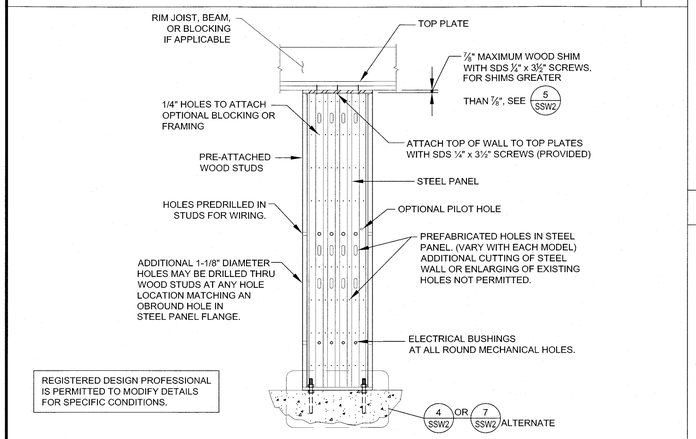
STD. WALL MODEL NO.	-STK WALL MODEL NO.	H (in)	T (in)	HOLDOWN ANCHOR BOLTS[2]	QTY. OF TOP OF WALL SCREWS
SSW12x7	- -	80	3 1/2	(2) 3/4"	4
SSW15x7	- -	80	3 1/2	(2) 1"	6
SSW18x7	- -	80	3 1/2	(2) 1"	9
SSW21x7	- -	80	3 1/2	(2) 1"	12
SSW24x7	- -	80	3 1/2	(2) 1"	14
SSW12x7.4	- -	85 1/2	3 1/2	(2) 3/4"	4
SSW15x7.4	- -	85 1/2	3 1/2	(2) 1"	6
SSW18x7.4	- -	85 1/2	3 1/2	(2) 1"	9
SSW21x7.4	- -	85 1/2	3 1/2	(2) 1"	12
SSW24x7.4	- -	85 1/2	3 1/2	(2) 1"	14
SSW12x8	- -	93 1/4	3 1/2	(2) 3/4"	4
SSW15x8	SSW15x8-STK	93 1/4	3 1/2	(2) 1"	6
SSW18x8	SSW18x8-STK	93 1/4	3 1/2	(2) 1"	9
SSW21x8	SSW21x8-STK	93 1/4	3 1/2	(2) 1"	12
SSW24x8	SSW24x8-STK	93 1/4	3 1/2	(2) 1"	14
SSW12x9	- -	105 1/4	3 1/2	(2) 3/4"	4
SSW15x9	SSW15x9-STK	105 1/4	3 1/2	(2) 1"	6
SSW18x9	SSW18x9-STK	105 1/4	3 1/2	(2) 1"	9
SSW21x9	SSW21x9-STK	105 1/4	3 1/2	(2) 1"	12
SSW24x9	SSW24x9-STK	105 1/4	3 1/2	(2) 1"	14
SSW12x10	- -	117 1/4	3 1/2	(2) 3/4"	4
SSW15x10	SSW15x10-STK	117 1/4	3 1/2	(2) 1"	6
SSW18x10	SSW18x10-STK	117 1/4	3 1/2	(2) 1"	9
SSW21x10	SSW21x10-STK	117 1/4	3 1/2	(2) 1"	12
SSW24x10	SSW24x10-STK	117 1/4	3 1/2	(2) 1"	14
SSW15x11	SSW15x11-STK	129 1/4	5 1/2	(2) 1"	6
SSW18x11	SSW18x11-STK	129 1/4	5 1/2	(2) 1"	9
SSW21x11	SSW21x11-STK	129 1/4	5 1/2	(2) 1"	12
SSW24x11	SSW24x11-STK	129 1/4	5 1/2	(2) 1"	14
SSW15x12	SSW15x12-STK	141 1/4	5 1/2	(2) 1"	6
SSW18x12	SSW18x12-STK	141 1/4	5 1/2	(2) 1"	9
SSW21x12	SSW21x12-STK	141 1/4	5 1/2	(2) 1"	12
SSW24x12	SSW24x12-STK	141 1/4	5 1/2	(2) 1"	14
SSW18x13	SSW18x13-STK	153 1/4	5 1/2	(2) 1"	9
SSW21x13	SSW21x13-STK	153 1/4	5 1/2	(2) 1"	12
SSW24x13	SSW24x13-STK	153 1/4	5 1/2	(2) 1"	14

TABLE NOTES:
1. SDS¼" x 3½" SCREWS PROVIDED WITH WALL.
2. SEE SHEET SSW1 FOR ANCHORAGE SOLUTIONS.



WALL PROFILES

STEEL STRONG-WALL MODELS — 1



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

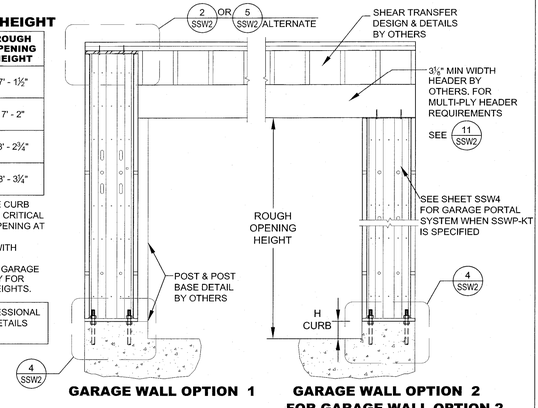
SINGLE-STORY SSW ON CONCRETE — 2

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL No.	H CURB	ROUGH OPENING HEIGHT
SSW12x7 SSW15x7	5½"	7' - 1½"
SSW18x7 SSW21x7 SSW24x7	6"	7' - 2"
SSW12x8 SSW15x8	5½"	8' - 2¾"
SSW18x8 SSW21x8 SSW24x8	6"	8' - 3¼"

1. THE HEIGHT OF THE GARAGE CURB ABOVE THE GARAGE SLAB IS CRITICAL FOR THE ROUGH HEADER OPENING AT GARAGE RETURN WALLS.
2. SHIMS ARE NOT PROVIDED WITH STEEL STRONG-WALL.
3. FURRING ON UNDERSIDE OF GARAGE HEADER MAY BE NECESSARY FOR LESSER ROUGH OPENING HEIGHTS.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



GARAGE WALL OPTION 1

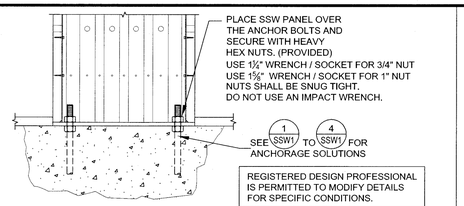
GARAGE WALL OPTION 2

FOR GARAGE WALL OPTION 2

NOTE:
7-FT. HIGH STEEL STRONG-WALL MODELS ARE 80", 2" TALLER THAN 7-FT. HIGH WOOD STRONG-WALL SHEARWALLS

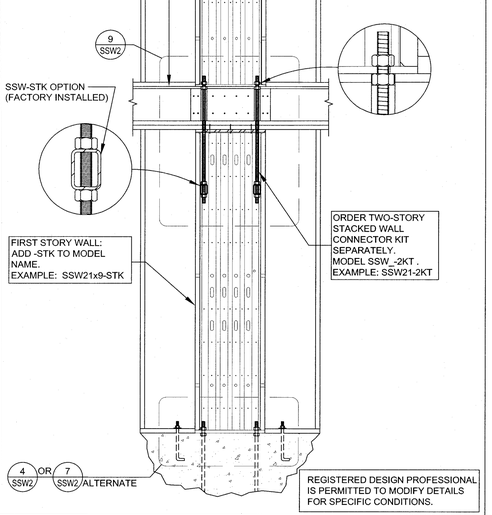
REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

ALTERNATE GARAGE WALL OPTIONS — 3



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG-WALL ON CONCRETE — 4



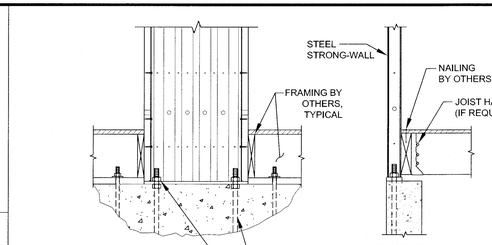
REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR:
1. SHEAR TRANSFER
2. OUT OF PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TOP OF WALL HEIGHT ADJUSTMENTS — 5

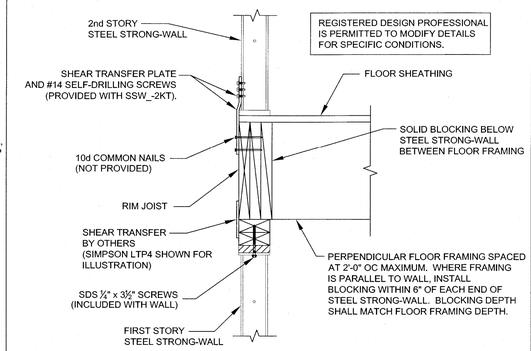
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED — 6



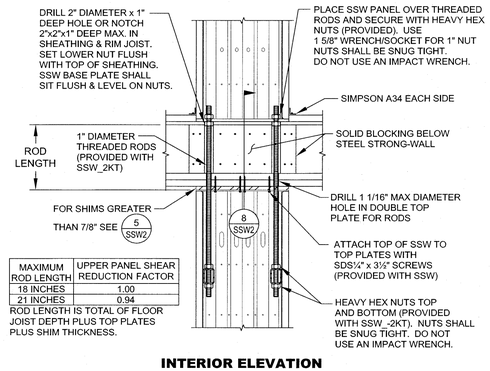
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ALTERNATE 1ST FLOOR WOOD FRAMING — 7



REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

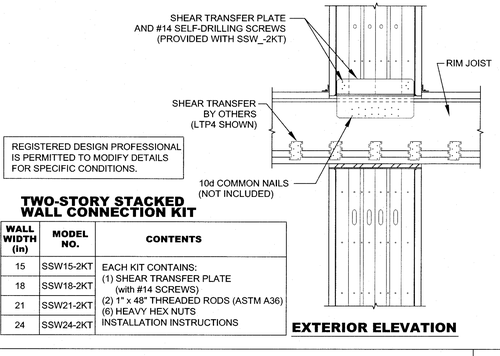
TWO-STORY STACKED FLOOR SECTION — 8



MAXIMUM ROD LENGTH	UPPER PANEL SHEAR REDUCTION FACTOR
18 INCHES	1.00
21 INCHES	0.94

ROD LENGTH IS TOTAL OF FLOOR JOIST DEPTH PLUS TOP PLATES PLUS SHIM THICKNESS.

INTERIOR ELEVATION



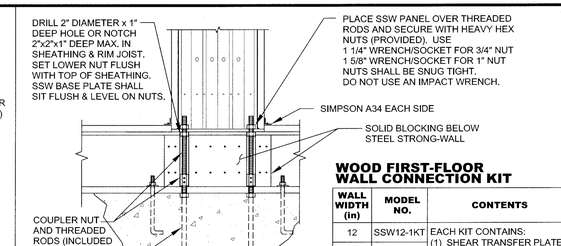
REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

TWO-STORY STACKED WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
15	SSW15-2KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 1" x 48" THREADED RODS (ASTM A36) (6) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
18	SSW18-2KT	
21	SSW21-2KT	
24	SSW24-2KT	

EXTERIOR ELEVATION

TWO-STORY STACKED FLOOR FRAMING — 9

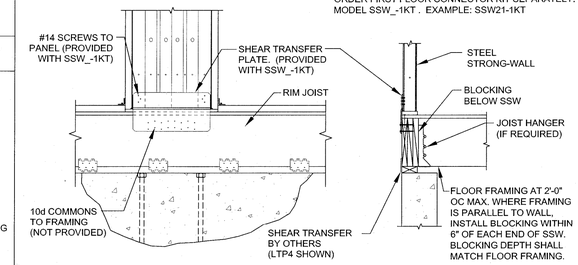


INTERIOR ELEVATION

WOOD FIRST-FLOOR WALL CONNECTION KIT

WALL WIDTH (in)	MODEL NO.	CONTENTS
12	SSW12-1KT	EACH KIT CONTAINS: (1) SHEAR TRANSFER PLATE (with #14 SCREWS) (2) 3/4"x18" or 1" x 18" THREADED RODS (ASTM A36) (2) COUPLER NUTS (2) HEAVY HEX NUTS INSTALLATION INSTRUCTIONS
15	SSW15-1KT	
18	SSW18-1KT	
21	SSW21-1KT	
24	SSW24-1KT	

ORDER FIRST FLOOR CONNECTOR KIT SEPARATELY. MODEL SSW_-1KT . EXAMPLE: SSW21-1KT



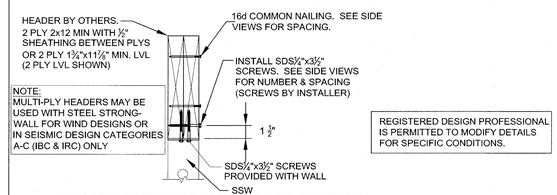
EXTERIOR ELEVATION

SECTION

FIRST FLOOR AT WOOD FRAMING NOTES:
1. USE WOOD FIRST-FLOOR ALLOWABLE LOAD TABLES FROM THE STRONG-WALL CATALOG FOR THIS INSTALLATION.
2. USE ALTERNATE DETAIL 7 SSW2 TO ACHIEVE MAXIMUM ON-CONCRETE ALLOWABLE LOADS.
3. FOR TWO-STORY STACKED STEEL STRONG-WALLS WITH WOOD FIRST FLOOR, USE ALTERNATE DETAIL 7 SSW2.
4. REGISTERED DESIGN PROFESSIONAL SHALL DESIGN FOR SHEAR TRANSFER FROM RIM JOIST TO SILL PLATE AND SILL PLATE TO FOUNDATION.

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

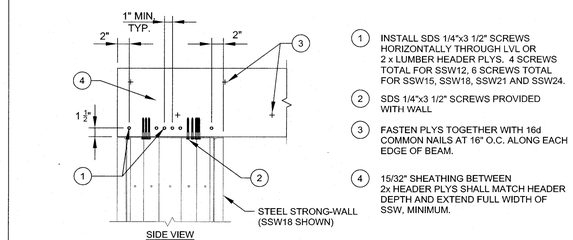
FIRST FLOOR AT WOOD FRAMING — 10



NOTE:
MULTI-PLY HEADERS MAY BE USED WITH STEEL STRONG-WALL FOR WIND DESIGNS OR IN SEISMIC DESIGN CATEGORIES A-C (IBC & IRC) ONLY

REGISTERED DESIGN PROFESSIONAL IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

SSW MULTI-PLY HEADER CROSS SECTION



1. INSTALL SDS 1/4"x3 1/2" SCREWS HORIZONTALLY THROUGH LVL OR 2 x LUMBER HEADER PLYS. 4 SCREWS TOTAL FOR SSW12, 6 SCREWS TOTAL FOR SSW15, SSW18, SSW21 AND SSW24.
2. SDS 1/4"x3 1/2" SCREWS PROVIDED WITH WALL
3. FASTEN PLYS TOGETHER WITH 16d COMMON NAILS AT 16" O.C. ALONG EACH EDGE OF BEAM.
4. 15/32" SHEATHING BETWEEN 2x HEADER PLYS SHALL MATCH HEADER DEPTH AND EXTEND FULL WIDTH OF SSW, MINIMUM.

SSW WITH MULTI-PLY HEADER

MULTI-PLY HEADERS — 11

NOTES — 12

1. STEEL STRONG-WALL SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY, INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD. , PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY, INC." IS AN ISO 9001 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE SPECIFIER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STEEL STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE SPECIFIER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE SPECIFIER.
7. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

NO.	DATE	REVISIONS
1	9/21/2009	2006 IBC REVISIONS

SIMPSON STRONG-TIE COMPANY, INC.
HOME OFFICE: POSITAS BLVD.
5956 W. LAS POSITAS BLVD.
PLEASANTON, CA 94588
TEL: (800) 999-5099

SIMPSON Strong-Tie THERE IS NO EQUAL

STEEL STRONG-WALL
FRAMING DETAILS
ENGINEERED DESIGNS

NAME
DATE 9-21-2009
SCALE N.T.S.
CHECKED
SHEET **SSW2**
OF SHEETS
JOB NO.

SECTION 1A -- GENERAL REQUIREMENTS

1. **Codes:** All work shall comply with the most stringent requirements of all applicable city, county state and federal laws, rules, codes ordinances and regulations. If the General Contractor or any Subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non-conforming work.

2. **Insurance:** The General Contractor and every Subcontractor performing work or providing services and/or materials for the work are required to purchase and maintain in force "All Risk" Builders insurance prior to commencement of the work and/or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/or the labor, services and materials being supplied by the General Contractor, Subcontractors.

3. **Review of Drawings:** The General Contractor and all Subcontractors shall review the full content of the plans for discrepancies and omissions prior to commencement of work. Any discrepancies or omissions in the plans shall be communicated to the Designer within a reasonable time of discovery.

4. **Bracing:** Bracing and temporary supports shall be provided as required to hold the work securely in place and to sustain all loads that may occur during construction.

5. **Existing Conditions:** The contractor shall verify all dimensions, elevations, and site conditions before starting work and notify the Designer immediately of any discrepancies.

6. **Cutting and Patching:** All Subcontractors shall do their own cutting, fitting, patching, etc., to make the several parts come together properly and fit it to receive or be received by work of other trades.

7. **Clean-up:** All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding, and surplus materials and leave the job in a broom-clean condition.

8. **Storage of Materials:** The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture, pests, and vandals.

9. **Infiltration Control:** All openings in the building envelope must be caulked, gasketed or weather stripped in accordance with mandatory state energy requirements.

10. **Structural Observation:** Structural observation per code. Structural observation shall be provided when so designated by designer or engineer of record or when required by building official.

SECTION 2A -- EARTHWORK

1. **Scope:**
   - A. The General Contractor shall take all necessary measures to fully protect adjacent properties.
   - B. The work consists of furnishing all labor, equipment, materials and performing all operations necessary for all earth work.

2. **Excavations:**
   - A. Excavations for footings shall be made to the width, length, and depth required. Finish with level bottoms.
   - B. Excavations shall be kept free of standing water.
   - C. Where excavations are made to depth greater than indicated, such additional depth shall be filled with concrete as specified for footings.

3. **Fill and Backfill:**
   - A. Fill materials shall be free from debris, vegetable matter and other foreign substances.
   - B. Backfilling for trenches shall be compacted to density recommended by code.
   - C. Backfill for pipe trenches shall be compacted on both sides of pipe in six-inch layers.
   - D. Provide termite treatment of soil prior to pouring of concrete.

4. **General Grading and Drainage:**
   - A. Finish grade surrounding units shall be graded to direct surface run off away from foundations for a minimum distance of 5 feet, sloped at (2%), towards a water disposal area or sub drain system. See site plan for additional notes

SECTION 3A - CONCRETE (ALSO SEE STRUCTURAL NOTES)

1. **Scope:**
   - A. Furnish, install and finish concrete work complete, including final grading and surface preparation under slabs, form work, reinforcing, expansion joints, moisture barriers, embedded items and placement of bolts and inserts supplied by other trades, etc.
   - B. The General Contractor shall coordinate and verify all concrete dimensions, slopes, drains, recesses and embedment's with all trades prior to the placement of concrete. Dimensions to hold downs, etc., are approximate only. It is the responsibility of the General Contractor, the Framing Contractor and the Concrete Contractor to locate these anchors in the exact position.
   - C. The Building Department Official shall inspect all concrete embeds prior to placement of concrete.

2. **Workmanship:**
   - A. Concrete shall be worked in all forms, into all corners, around reinforcement and embedded items.
   - B. Bolts, anchors and all inserts shall be accurately located and securely held in place until concrete has hardened.
   - C. Concrete flat work shall be true to within 1/8-inch in 10 feet in all directions or sloped to drain as indicated on the drawings allowing no puddling to occur.
   - D. Provide termite treatment of soil prior to pouring of concrete.
   - E. Finished floor, top of curb or top of retaining walls shall be a minimum of 6" above adjacent finished grade.

3. **Materials:**
   - A. Cement: ASTM C150, Type 1. Use Type "V" cement for soils containing sulphate concentration exceeding 0.2%.
   - B. Aggregates: ASTM C33.
   - C. Water: Clean, fresh, suitable for domestic purposed.
   - D. Reinforcing steel: ASTM A615-40.
   - E. Tie wire: Reinforcing steel shall be securely tied in place with #16 double annealed steel wires. Bars shall be supported on well-cured concrete blocks or Structural Engineer approved metal chairs.
   - F. Concrete slab:(Also see structural notes)
     4" nominal concrete slab, over 2" sand, over
     4 mil. Polyvinyl chloride moisture barrier or equivalent, properly lapped and sealed over
     2" sand over compacted base
     Slab shall be reinforced with:
     A minimum of 6" x 6" -- W1.4 x W 1.4 E.W.W. at center of slab.
   - G. All continuous footings to be a minimum of 12" wide x 12" deep below lowest adjacent natural grade at 1-story condition, 15" wide x 18" deep below lowest adjacent natural grade at 2-story condition. Continuous footings to be reinforced with a minimum 1-#4 rebar top and bottom unless noted otherwise.
   - H. Foundation bolts: All continuous exterior footings to have minimum 1/2" diameter x 10" long anchor bolts embedded "I" minimum into concrete and within 12" of corners and ends of walls unless noted otherwise. Spacing shall be 72" O.C. maximum unless noted otherwise on plans. All bolts shall extend a minimum of 4" into the first pour of concrete and shall be capped with washer and nut securely tightened against sill plate.
   - I. Drawings indicate hardware embedment's by the Simpson Strong-Tie Company, Inc. unless noted otherwise. All hardware subject to weather/moisture exposure shall be hot dipped galvanized or properly primed and painted to prevent rust or corrosion.

4. **Reinforcing Steel:**
   - A. Lap bars 30 diameters - minimum.
   - B. Minimum concrete clear coverage of reinforcing, non-prestressed, shall be as follows:
     (1) Footings: Concrete placed against earth ..... 3"
     Concrete placed against forms exposed to earth...2"
     (2) Walls: Interior-Face No. 11 bar and smaller .... 3/4"
     Exterior-Face No. 5 bar and smaller 1-1/2"
     (3) Slabs: 1"
   - C. Dowel new footings to old. Dowel across cold joints. Dowel slabs to foundation.

5. **Design Mix: (Also see structural notes)**
   - A. Compressive strength: 2,500 psi - minimum at 28 days.
   - B. Ready-mix concrete: ASTM C94.

SECTION 4A -- MASONRY

1. **Scope:**
   - A. Furnish and install all masonry work complete, including masonry veneer, grout, mortar and masonry reinforcing, etc.
   - B. All reinforced continuous footings and walls shall be adequately tied at corners and intersections per standard masonry construction practices or per Structural Engineer's requirements as requested by the General Contractor.

2. **Workmanship:**
   - A. Masonry shall comply with the code.
   - B. Masonry veneer shall comply with the code.
   - C. Work shall be plumb, level and true to line with consistent joints.
   - D. Reinforcing shall be accurately placed and held in position top and bottom.

3. **Materials:**
   - A. Masonry units: Structural - ASTM, C-90, Grade N.
   - B. Water: Clean, fresh; suitable for domestic purposes.
   - C. Portland cement: ASTM C150, Type 1.
   - D. Sand: ASTM C144.
   - E. Lime: Hydrated - ASTM C207, Type S.
   - F. Cement mortar: One part cement; 3 parts maximum sand, 1/4 part minimum to 1/2 part maximum hydrated lime. All parts by volume.
   - G. Grout: One part cement to three parts sand. Add water to produce consistency for pouring without separation.
   - H. Reinforcing steel: ASTM A615-40.
   - I. Tie Wire: ASTM A82, 16 gauge; black annealed.
   - J. Veneer ties: Corrugated galvanized steel, Steel-Tex or selected substitute.
     (1) In brick masonry with grout spaces 2 inches or larger, 2 parts pea gravel may be added.

SECTION 6A -- ROUGH CARPENTRY (ALSO SEE STRUCTURAL NOTES)

1. **Scope:**
   - A. Laying out of work, building of rough frame of the structure, sheathing, rough trim, siding, shear panels, etc.
   - B. Furnish and install all rough hardware, bolts, screws, nails, straps, anchors, hold downs, mastic for mudsills, caulking, building paper, elastomeric membrane, sisal kraft and all necessary equipment.
   - C. Install all interior and exterior standing and running trim, shelving, boarding and all building specialties. Install all rough backing for finish attachments and finish materials.
   - D. The General Contractor shall determine the location of full height balloon framed walls in accordance with the highest standard of construction and framing practices.

2. **Grading Standards:**
   - A. Framing lumber: Each piece of lumber shall bear grade mark of appropriate agency.
   - B. Wood Structural Panels: Shall bear the mark of "American Plywood Association", APA, and shall meet the latest edition of performance standards.
   - C. Glue Laminated Timber: Materials, manufacturer and quality control shall be in conformance with voluntary product standard PS 56-73, ANSI A190.1-1983, structural glue laminated timber and AITC 117-87 design and manufacturing for structural glue laminated timber of softwood species, members shall be identified with the grade mark of the Western Woods Product Association.

3. **Framing Material/Grade/Specie:**
   - A. Structural Lumber: All structural lumber to be Douglas Fir. All wood shall be 1) adequately separated from concrete and earth; 2) shall be treated wood or; 3) wood of natural resistance to decay to protect against deterioration in accordance the code
   - B. Mudsills: Pressure treated or foundation grade redwood set at all exterior wall sills in mastic.
   - C. Vertical Framing: No. 2 grade or better, unless noted otherwise.
   - D. Top Plates: Provide double top plate with minimum 48" lap at splices.
   - E. Horizontal Framing: No. 1 grade unless noted otherwise. No. 2 grade for framing lumber 2 to 4 inches wide by 2 inches and taller or No. 1 grade for all framing lumber wider than 5 inches, unless noted otherwise. Set all simple supported horizontal members with crown side up, cantilevers with crown side down.
   - F. Glue Laminated Timber: Shall be combination 24F-V4-DF/DF for simple span beams and 24F-V3-DF/DF for beams cantilevered over a support and continuous beams, with standard camber unless noted otherwise. Moisture content shall not exceed 16%. Adhesives shall meet the requirements for wet conditions of service. No holes, notches, clips or field modifications shall be made without prior written approval from the manufacturer.
   - G. Wood Structural Panel Diaphragms: Wood structural panels shall be APA rated sheathing, exposure 1, with edge blocking, as per code or as detailed. All plywood diaphragms shall be nailed with cement coated ring shank ply nails.
   - H. Roof sheathing and Subfloor: (Also see structural notes)
     (1) Plywood Roof Sheathing: 1/2" thick, APA rated, exposure 1, span rating = 24/0 with 8d nails at 6" O.C. at boundary "BN" and edge "EN"; 12" O.C. in field "FN".
     (2) Exposed Eaves and Rakes: 1/2" thick, APA rated plywood, A-C exterior, span rating: 24 unless detailed otherwise.
     (3) Plywood Subfloor at Interior Floors: 5/8" thick, APA rated, Sturd-I-Floor, exposure 1, T & G, span rating 16, with 10d nails at 6" O.C. at boundary "BN" and edges "EN"; 10" O.C. in field "FN". Glued and nailed.
     (4) Plywood Subfloor at Waterproof Floors: 5/4" thick, APA-Rated, A-C exterior, T&G, span rating 32/16 minimum, or as specified by waterproof surface manufacturer. Same nailing as for interior floors.
   - I. Metal Connectors: All framing hardware including but not limited to hangers, column caps and bases, framing clips, and plywood clips as approved by the local Building Department - Drawings indicate hardware by the Simpson Strong-Tie Company Inc. unless noted otherwise. Installation shall be according to current manufacturer's specifications. All metal connectors subject to exposure to moisture shall be galvanized, properly primed and painted or otherwise protected against rust, corrosion and deterioration. Provide rotated straps at CC and ECC caps where protruding bolts cannot be simply concealed by finish materials.
   - J. Interior Bearing Walls: Shall have 7/32" shot pins at 32" O.C.; and interior non-bearing walls shall have 7/32" shot pins at 48" O.C.; i.e.: Ramset per ICC Report, unless noted otherwise on plans.
   - K. Shear Wall Material: Shall extend the full length of wall plane to provide uniform base for finish materials.
   - L. All exposed wood trim shall be Cedar.
   - M. Fascia and Barge Boards: Kiln dried, select appearance grade.
   - N. Exterior Siding: Horizontal hardboard siding over building paper as recommended by manufacturer. No joints in siding for wall areas less than 16' long. All hardboard type siding shall be thoroughly caulked at all joints and penetrations with P.C.B. caulking or other non-hardening type caulking as recommended by manufacturer and per code.
   - O. Exterior Plywood: 5/8" thick exterior grade, resawn texture one side.
   - P. Exterior Decking: 2x6 spaced decking, cedar, kiln dried, select appearance grade.
   - Q. Building paper: Per code. 1 layer 15 pound (60 minute) paper minimum, at vertical walls. Provide 1 layer 30lb. felt for the first two courses from grade. Provide 2 layers building paper, Grade D minimum, over wood based sheathing to receive exterior lath.
   - R. Self-sealing elastomeric membrane: Provide 1 layer fully adhered self-sealing elastomeric membrane at all exterior surfaces other than vertical.
   - S. Nailing Schedule: Per code. -- See table for common box nails. If alternate nails are used, contractor shall submit I.C.C. Approved test reports of specified nail type along with alternate nail specifications for Structural Engineer's review prior to field use.

4. **Framing:**
   - A. Blocking and Bridging:
     (1) Stud Walls: Per code. Full height walls shall have continuous studs from bottom to top plate.
     (2) Joists and Rafters: Per code. Use solid bridging.
     (3) Backing: Provide solid backing at all pendant or surface-mounted electrical fixtures, rails, grab bars, bath accessories, etc.
   - B. Fire stopping: Per code.
   - C. Stud Walls: Per section code. All studs to have full bearing on plate. All studs to be at 16" O.C. unless noted otherwise. Studs to be sized per requirements of the code.
   - D. Use continuous, full height, ballooned framed studs in accordance with the highest standard of construction and framing practices.
   - E. All angled walls to be at 45 degrees unless noted otherwise.
   - F. Provide "full bearing" under beams or multiple joists.
   - G. Built up roofs, waterproof balcony decks, and exterior horizontal areas "i.e., breezeways" are to be framed with a slope to ensure water drainage without puddling.
   - H. Provide crickets as indicated and as necessary for proper water drainage and to re-direct channeled or runoff water away from vertical surfaces.
   - I. Use double floor joists below all parallel walls, unless noted otherwise.
   - J. At floor levels use solid blocking below trimmers and posts from bearing header and beams above.
   - K. Provide stripping where required to provide uniform surface where flush joists and beams are different depths.
   - L. Use hangers to attach framing members to flush beams, typical.
   - M. At areas where overlap roof framing occurs, the roof sheathing at the lower roof shall be continuous below the upper roof.
   - N. Headers: Per code. Align bottom of all adjacent window and door headers unless noted otherwise.
   - O. All shear walls extend from sill plate to the roof diaphragm or to the bottom side of floor joists at first story shear walls in a two-story condition; see structural details.
   - P. Building Paper: Install as required by Building Official and per code. Provide two layers of building paper, grade D min over wood sheathing to receive exterior lath.
   - Q. Use "Gang Nail" straps at bottom of fascia splices and corners.
   - R. Use mitered joints at fascia splices.
   - S. All dimensions given are to face of framing, unless noted otherwise.

SECTION 7A -- ROOFING AND WATERPROOFING (ALSO SEE ROOF NOTES)

1. **Scope:** Furnish and install roofing and waterproofing work complete, including cant strips and incorporating other trades flashing, sleeves and jacks.

2. **Installation:** Install roofing and wall corrosion resistant metal flashing per manufacturer's recommendations including the use of fasteners and anchoring devices in high wind areas, and per code, carefully incorporating flashing scuppers, jacks, sleeves, roof drains, skylights, etc.

3. **Special Conditions:**
   - A. Provide cant strips at all vertical surfaces.
   - B. Provide crickets as indicated and as necessary for proper water drainage and to re-direct channeled or runoff water away from vertical surfaces.

4. **Materials: (Also see elevation notes)**
   - A. Composition Shingles: Class "A" rated roof assembly. Apply over one layer, 15 pound felt underlayment in accordance with manufacturer's specifications and per code.
     (AND / OR)
   - B. Tile Roof: Class "A" rated roof assembly. Install per manufacturer's specifications and per code.
   - C. Built-up Composition Roof: Class "A" rated roof assembly. Four layers, 15 pound felt, 25 pounds hot mopping between layers and 60 pounds flood coat with 400 pounds pea gravel surface, slope solid edge blocked roof 1/4" per foot minimum for water drainage. per manufacture specification and per code.
   - D. Flashing: 28 gauge corrosion resistant metal min., lap joints and fill with roofing cement, unless noted otherwise.
   - E. Roofing Nails: Corrosion resistant, sized per code requirements.

SECTION 7B -- SHEET METAL

1. **Scope:**
   - A. Provide miscellaneous corrosion resistant metal work as indicated and specified, including flashing, gravel stops, sill pans, scuppers, gutters, downspouts and miscellaneous vents.
   - B. Provide all flashing and counter flashing items as indicated in continuous pieces where possible and as required to make work completely waterproof using the highest standards of construction practice.
   - C. Flash and counter flash at all roof to wall conditions. Flash and caulk wood beams and out lookers projecting through exterior walls or roof surfaces.
   - D. Flash all exterior trim, door and window openings with approved method and materials which conforms to standards of local and applicable codes.

2. **Workmanship:**
   - A. Work shall be accurately fabricated to match detail and fitted to job conditions.
   - B. Molded and brake-formed members shall be finished true and straight with sharp lines and angles.
   - C. Lock seams flat and true to line, 1/2 inch wide, sweated full with solder where overlapping does not provide water tight connection.
   - D. Sheet metal work shall be designed to provide complete weather tight and waterproof connections.
   - E. All galvanized metal shall be shop primed with one coat of zinc dust-zinc oxide primer over all surfaces and as recommended by metal specialist.
   - F. Sheet metal used as flashing adjacent to wood surfaces shall be set in high quality sealant to insure waterproofing between such materials.

3. **Materials:**
   - A. Minimum thicknesses: Not less than No. 26, U.S. gauge.
   - B. Flashing and sheet metal thicknesses shall be appropriate for the specific condition in accordance with the recommendations of the "Designerural Sheet Metal Manual" but in no case less than the listed minimum or per requirements of the code.
   - C. Solder and Flux if necessary: 50% lead, 50% tin, standard brand solder. Flux shall be muriatic acid.
   - D. Fasteners: Corrosion resistant screws and other fasteners compatible for use with base metal used for steel metal and flashing.

4. **Attic Vents: (also see roof attic notes)**
   - A. Provide low profile attic cross ventilation per most stringent requirements of applicable City, County or per code.
   - B. Pitch Roof: See drawings for dormer vent locations and size.
   - C. Eaves: (4)1-1/2" diameter screened vents.
   - D. Gable End: See drawings for size and location.
   - E. Soffit: 8"x12" corrosion resistant screened vents - see drawings for locations.

5. **Dryer Vents:** Vent dryer to outside air with minimum 4" diameter smooth metal duct with back draft damper per mechanical code, manufacturer's specifications and local jurisdictional requirements. Length of run and number of bends to be minimized. Duct runs exceeding maximum allowed by code or manufacturer shall be oversized to 5" to insure adequate air flow.

6. **Crawlspace "Foundation" Vents/Access:** Provide cross ventilation at all enclosed areas exposed to grade per code requirements of the code. The General Contractor to notify Designer should any enclosed area be discovered in field for which required ventilation has not been provided prior to application of finish materials. Provide minimum 24"x18" access hole per requirements of the code

SECTION 7C -- INSULATION (ALSO SEE ELEVATION/SECTION AND T-24 NOTES)

1. **Scope:** Furnish and install thermal and sound insulation complete, including all Energy Compliance requirements. Insulation requirements indicated in CF-1R forms to supersede all information given.

2. **Installation:**
   - A. Thermal Insulation: Install batts between joists, at all ceiling areas exposed to roof or attic areas including any vertical wall areas separating living spaces from attics between ceilings and roof -knee walls - and between studs at all exterior walls. Batts shall be securely installed and tightly fitted.

3. **Materials:**
   - A. Thermal Insulation: (See T-24)
     (1) Ceiling areas: At ceiling with attic space above - Minimum R-19 batts. Optional R-30 batts
     (2) Exterior walls: Minimum R-13 batts.
     (3) Raised floor: Minimum R -13 batts

SECTION 7D -- SKYLIGHTS

1. **Scope:** Furnish and install skylights per manufacturers specifications where indicated in drawings and per code.

2. **Materials:**
   - A. "Bristolite" low profile skylight, by Bristol Fiberlite Industries, I.C.C. Skylights to be curb mounted, double glazed. Size as indicated in drawings.

SECTION 8D -- GLASS AND GLAZING (SEE FLOOR PLANS FOR WINDOW SIZE AND ADDITIONAL NOTES)

1. **Scope:** Furnish and install all glazing and mirrors.

2. **Standards:** Glass and Glazing as per code and per Energy Compliance Calculations.

3. **Materials:**
   - A. Glass in hazardous areas: Provide tempered glass per code requirements, as indicated in drawings and as necessary. All operable doors to be tempered and all tempered glass to have visible etch. Dual glazed typical.
   - B. Fixed and Operable Windows: Dual glazed typical.
   - C. Doors: Tempered glass. Dual glazed typical.
   - D. Shower Enclosures: Approved tempered, shatter proof.
   - E. Glass Block: Sized as indicated on plans. Install flashing, reinforcing, expansion material, grout and sealer as recommended by manufacturer.
   - F. Caulking Compound: Gun applied non-hardening, non-mildewing.

SECTION 9A -- STUCCO (ALSO SEE ELEVATION NOTES)

1. **Scope:** Furnish and install all plastering work complete, including grounds, screeds, expansion joints, casing, corner guards, etc.

2. **Standards:**
   - A. All work shall comply with the code
   - B. All work shall comply with the installation standards of the manufacturer of the plaster products provided
   - C. All work shall comply with applicable standards of "Lathing and Plastering Reference Specifications" of the regional Lathing and Plastering Contractor's Association.
   - D. Application of waterproof barrier shall be the responsibility of contractor based on the recommendations of the stucco manufacture.

3. **Materials - 3 Coat Exterior Plaster:** (N) ST 6224 (N) BM (E) WALL
   - A. Walls: Minimum 7/8" thick, three coat stucco finish, application with integral color coat over 1-1/4" corrosion resistant metal wire mesh over, 1 layer 15 pound felt minimum, at walls, 1 layer elastomeric membrane at surfaces other than vertical or K-lath on all exterior framed areas. Per manufacture specification and per code.
   - B. Soffits: Use hi-rib lath as recommended by stucco manufacturer.
   - C. Provide a continuous corrosion resistant (GI) metal base screed at all foundation. Per manufacture specification and per code.
   - D. Corners: All outside corners to be reinforced.
   - E. Expansion Joints: Install expansion/weep joints as recommended by Stucco Contractor.
   - F. Provide two layers of building paper, grade D min over wood sheathing to receive exterior lath.

SECTION 9B -- GYPSUM WALLBOARD & CEILING BOARD (ALSO SEE ELEVATION/SECTION NOTES)

1. **Scope:** Furnish and install all gypsum wallboard work complete. Verify all specialty materials, nailing and installation sequencing prior to commencing work.

2. **Standards:**
   - A. All work shall comply with the code.
   - B. All work and materials shall comply with Gypsum Associations' "Recommended Specifications for the Application and Finishing of Gypsum Wallboard" and per code.

3. **Workmanship:**
   - A. All joints in finished surfaces shall be taped and finished with joint cement. Reinforce all corners.
   - B. Provide metal trim at all exposed edges and external corners.
   - C. Metal trim shall be tight to wallboard edges, plumb, level, and true to plane, securely attached.
   - D. Conceal exposed nail or screw heads with joint compound.
   - E. Protect all exposed wood beams, post, railings etc.
   - F. All gypsum wallboard at tubs to be installed in such a manner that there are no surfaces out of alignment with adjacent surfaces and the true plane of the wall is maintained.

4. **Materials:**
   - A. Gypsum Wallboard and Ceiling Board: 1/2" thick throughout unless noted otherwise and per code.
   - B. Gypsum Wallboard and Ceiling Board: 5/8" thick, Fire rated "X" with taped joints at fire rated walls and at other walls and ceiling where noted on drawings. See sections and section notes and per code.
   - C. Moisture Resistant Wallboard and Ceiling Board: Use in wet areas as recommended by Gypsum Board Manufacturer. Shower areas walls shall be finished with a hard, non-absorbent surface to be the height not less than 70" above the drain.
   - D. Metal corner bead, casing and trim with galvanized metal and nailed per code. (1) L-shaped trim at exposed edges typical.
   - E. Tape and Compound: As recommended by Gypsum Board Manufacturer for use specified and per code.
   - F. Nailing: Per code.

SECTION 16A -- ELECTRICAL (ALSO SEE FLOOR/ELECTRICAL NOTES)

1. **Scope:** Supply all labor, materials, etc., for installation of complete electrical system to operate according to the best practices of the trade and including but not limited to: Fixtures, appliances, wiring, switches, outlets, television jacks, services, grounds, junction boxes, conduit, sub-panels, etc. All work, materials, etc., to comply with all requirements of all legally constituted authorities having jurisdiction including all County and State ordinances. Furnish and install electrical work complete and operable and per code.

2. **Standards:**
   - A. Work and equipment shall be in accordance with the best practices of the trade and conform to all local governing agencies and per code.
   - B. Materials and equipment shall be U.L. approved.

3. **Installation:**
   - A. Provide separate circuits each for dishwasher, garbage disposal, refrigerator, washer, dryer, F.A.U. and microwave oven and per code
   - B. Bathroom and Service Room fans: Where permitted by code, switch fans separately from light. Provide exhaust fans at areas with tubs, showers and laundries with minimum five complete air changes per hour where natural ventilation does not occur. See floor plan fan notes.
   - C. All equipment installed outdoors and exposed to weather shall be weatherproof on a separate circuits.
   - D. Provide ground fault circuit interrupters, G.F.C.I., on a separate circuits, at all kitchens, baths, garages, basement, crawl space, outdoor and wet area outlets. Provide 125 volt ampere A.F.C.I. and tamper resistant/proof receptacle on a separate circuit at all bedrooms.
   - E. All lighting shall be in accordance with state energy mandatory requirements. Kitchen lighting shall be fluorescent. Other lighting shall be fluorescent, on a dimmer or on a motion detector in accordance with state energy mandatory requirements.
   - F. Bathroom receptacle outlets shall be supplied by a minimum 20 ampere branch circuit.
   - G. The complete electrical system shall be grounded in accordance with the presently adopted edition of the N.E.C., Art. #250.
   - H. No alterations to the structural frame, diaphragms, connections or shear panels shall be made which would compromise the designed structural integrity of such elements without prior written approval from the Structural Engineer.

4. **Fire Warning System:** Smoke detectors, carbon monoxide and alarm system shall be hard-wired with battery back-up power and low battery signal and installed as required by code. Detectors shall be placed in corridors, adjacent rooms and sleeping rooms - per manufacturer's recommendations. Detectors shall be placed in close proximity to stairway when bedrooms are located on upper floor. All detectors shall be interconnected to sound a simultaneous alarm audible in all sleeping areas of the dwelling unit and per code. See floor plan electrical/floor notes for additional notes.

DESIGN BY:
PHILLIP G BUDOVEC
22246 SUMMIT HILL DRIVE
LAKE FOREST, CA 92630 (949) 855-0199

ADDITION FOR:
DARREN AND KELLY FOSTER
17671 CASSIA TREE
IRVINE, CA 92620 (949) 500-9935

REGISTERED PROFESSIONAL ENGINEER
PHILLIP G. BUDOVEC
No. 23014
CIVIL
STATE OF CALIFORNIA
12-10-13

G-1

STATE OF CALIFORNIA
RESIDENTIAL ADDITIONS
CEC- CF-1R ADD (Revised 03/10) — CALIFORNIA ENERGY COMMISSION

Prescriptive Certificate of Compliance:	CF-1R ADD
Residential *Additions*	(Page 1 of 8)
Site Address: 17671 CASSIA TREE	Enforcement Agency:	Date: DEC 2013

General Information

Project Name	Climate Zone #	# of Stories
DARREN + KELLY FOSTER	6	one

Building Type ☒ Single Family ☐ Multi Family — Circle the Front Orientation: N, E, S, W or Degrees E

Conditioned Floor Area of Addition (CFA): 1525 — **New Addition Size:** ☐ Less than or equal to 100 ft² ☒ Less than or equal to 1000 ft² (Do not use this form for additions greater than 1000 ft²)

NOTE: For Alterations to an existing home, submit a completed CF-1R-ALT Form.
Exception: Existing HVAC systems that are replaced or altered to serve the addition may be included on the CF-1R -ADD Form.

PRESCRIPTIVE ENVELOPE REQUIREMENTS FOR ADDITIONS

For standard wood and assemblies meeting the **Cavity R-value only**.

- *For 100 ft² additions: the Proposed values must be equal or greater than the Standard column or when indicated when using Package D, "Pkg D". Enter values in the shaded Proposed Columns.*
- *For less than 1,000 ft² additions must comply with "Pkg D" requirements unless indicated in the Standard Column. To meet "Pkg D" minimum energy compliance requirements, see RCM Appendix B, Table 151-C or §152(b) in the RCM. Enter values in the shaded Proposed Columns.*

Size of Addition	100 ft² or less					Less than 1,000 ft²				
Component	Standard		Proposed		Comment	Standard		Proposed		Comment
Ceiling Insulation	R-19				Minimum	Pkg D		R-30		Table 151-C
Wall Insulation	R-13				Minimum	R-13		R-13		Minimum
Floor Insulation	R-13				Minimum	Pkg D				Table 151-C
Fenestration	U-factor	SHGC	U-factor	SHGC	Enter Values From "Fenestration Proposed Areas" Page 2 of 5	U-factor	SHGC	U-factor	SHGC	Enter Values From "Fenestration Proposed Areas" Page 3 of 5
	0.40	Pkg D				0.40	Pkg D	40		
Maximum Glazing Area	50 ft²	≥		ft²		Addition Alone[1]		135	ft²	
						For West-Facing Orientation[2,3]		0	ft²	
Radiant Barrier	N/A					Pkg D				Table 151-C
Roofing	N/A		See Roofing Products Below			Pkg D		See Roofing Products Below		

OPAQUE SURFACE DETAILS For the furred portioned of Mass Walls see Furring Strips Construction Table below.

A	B	C	D	E	F	G	H	I	J
Proposed See Note					Standard	Values From JA4 Table				
Tag/ ID[1]	Assembly Name or Type[2]	Framing Material and Size[2]	Thickness, Spacing, or Other[2]	U-factor[4]	JA4 Table Number[2]	Framed Cavity R-value[5]	Continuous Insulation R-Value[5]	JA4 Assembly Row/Col[5]	Proposed Assembly U-factor[6]
	WALLS	2X4	3 1/2"	0.256					

Note: For furred assemblies, accounting for Continuous Insulation R-value, see Page JA4-3 and Equation 4-1. For calculating furred walls use the Mass and Furring Construction table below.

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Site Address:	Enforcement Agency:	Date:

1. *For Tag/ID indicate the identification name that matches the building plans.*
2. *Indicate the Assembly Name or type: Roof/Ceiling, Walls, Floors, Slabs, Crawl Space, Doors and etc…Indicate in column G the Frame material and Size: For Wood, Metal, Metal Buildings, Mass, enter 2x4, 2x6, or etc… see JA4 for other possible frame type assemblies.*
3. *Enter the thickness for mass in inches or Spacing between framing members enter; 16" or 24"OC; or Other for all other assembly description such as Concrete Sandwich Panel, Spandrel Panel, Logs, Straw Bale Panel, and etc….*
4. *Based on the Climate Zone; enter the equivalent U-factor found in JA4 Table based on the R-Value from Table 151-C*
5. *Enter the Table number that closely resembles the proposed assembly.*
6. *Enter the R-value that is being installed in the wall cavity or between the framing; otherwise, enter "0".*
7. *Enter the Continuous Insulation R-value for the proposed assembly; otherwise, enter "0".*
8. *Enter the row and column of the U-factor value based on Column F Table Number and enter the Assembly U-factor in Column J.*
9. *The **Proposed** Assembly U-factor, Column J, must be equal to or less than the **Standard** U-factor in Column E to comply.*

FURRING STRIPS CONSTRUCTION TABLE FOR MASS WALLS ONLY

A	B	C	D	E	F	G	H	I	J	K	L	M
Proposed Properties of Masonry and Concrete Walls From Reference Joint Appendix Table 4.3.5, 4.3.6, 4.3.7					Added Interior or Exterior Insulation in Furring Space from Reference Joint Appendix Table 4.3.13							
Mass Thickness[1]	Assembly Name or Type[2]	JA4 Table Number[2]	JA4 Mass Cell Value[2]	Mass U-Factor[3]	Interior or Exterior of Insulation Layer	Frame Thickness	Frame Type Wood or Metal	Framing Cavity R-value	JA4 Mass Cell Value[2]	Effective R-value[4]	Final Assembly U-factor[5]	Comment

1. *Indicate the Mass Thickness from Reference Joint Appendix JA.*
2. *Indicate the Assembly Name or type: Roof/Ceiling, Walls, Floors, Slabs, Crawl Space, Doors and etc…Indicate the Frame type and Size: For Wood, Metal, Metal Buildings, Mass, enter 2x4, 2x6, or etc… see JA4 for other possible frame type assemblies.*
3. *Enter the Table number that closely resembles the proposed assembly.*
4. *Enter the row and column of the U-factor value.*
5. *Enter the Effective R-value listed in the JA4 Table Number.*
6. *The Final Assembly is calculated by using Equation 4-1 or Equation 4-4 of the Reference Joint Appendix JA4. Enter the value in Column L.*
7. *Insert the Final Assembly U-factor value back on to the Opaque Surface Details table in Column J.*

FENESTRATION PROPOSED AREAS

Fenestration Type and Frame (Window, Glass Door or Skylight)	Orientation (North, East, South, West)	ProposedArea[1] (ft²)	Maximum U-factor[2,3]	Maximum SHGC[2,3,4]	NFRC or Default Values[5]
WINDOW	E	6 SQ FT	0.57	0.57	
Total					

1. *Fenestration area is the area of total glazed product (i.e. glass plus frame). Exception: When a door is less than 50% glass, the fenestration area may be the glass area plus a "2 inch frame" around the glass.*
2. *Enter value from Component Package D Requirements in Table 151-C.*
3. *Actual fenestration products installed and as indicated in CF-6R-ENV Form shall be equivalent to or have a lower U-factor and/or a lower SHGC value than specified on the Fenestration Proposed Areas table above.*
4. *Submit a completed WS-3R Form if a reduced SHGC is calculated with exterior shading.*

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5. If applicable at this stage enter "NFRC" for NFRC Certified windows or CEC "Default" values found in Table 116-A or B.

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ADDITION ALLOWED FENESTRATION AREAS

	A	B	C	D	E		F
	CFA of Addition ft²	Allowed % of CFA²	Allowed Area (A x B)	Area Removed[1,4] ft²	Allowed Area (C + D)		Proposed Areas[2] (Table Above)
Total Fenestration Area[2,3]						≥	
West Fenestration Area[1,2,5] (Required In CZ's 2, 4 & 7 -15)						≥	

1. *The Proposed West Fenestration Area includes West-sloping skylight area and any other skylight area with a pitch less than 2:12.*
2. *Enter 20% when no West orientation restriction or 15% when West fenestration is being installed in Climate Zones 2, 4, & 7-15.*
3. *Fenestration area removed to make way for the addition. For additions less than 1,000 ft² the standards allows glazing removed during the remodel to be added to the glazing area allowance. The maximum allowed glazing area for the addition is CFA x (15% or 20%) + glass removed to make way for the addition.*
4. *In climate zones 2, 4, 7-15, no more than 5% of the CFA is allowed for west-facing glazing plus west-facing glass area removed to make way for the addition. The maximum allowed west-facing glazing area is the CFA x 5% + west-facing glass removed to make way for the addition.*
5. *To meet energy compliance, the Proposed Area must be less than or equal to the Allowed Area for BOTH the Total and West Fenestration Areas.*

ROOFING PRODUCTS (COOL ROOFS) *§151(f)12*

Check applicable box below if the roof addition is exempt from the roofing product "Cool Roof" requirements. Note: If any one of the boxes are checked below, the Aged Solar Reflectance and Thermal Emittance requirements for roofing products in §118(i) are not applicable. Do not fill table below.

☐ Roofing compliance Not Required in Climate Zones 1-12, 14, and 16 with a Low-Sloped. Less or 2:12 pitch.
☐ Roofing compliance Not Required in Climate Zones 1 through 9 and 16 with a Steep-Sloped. Roofs pitch greater than 2:12 and product weight less than 5lb/ft².
☐ Roofing area covered by building integrated; photovoltaic panels and solar thermal panels are exempt from the above Cool Roof criteria
☐ Roof constructions that have thermal mass over the roof membrane with at least 25 lb/ft² is exempt from the above Cool Roof criteria.

Note: If no CRRC-1 label is available, this compliance method cannot be used, use the Performance Approach to show compliance, otherwise, check the applicable box below if Exempt from the Roofing Products "Cool Roof" Requirement:

CRRC Product ID Number[1]	Roof Slope ≤ 2:12	Roof Slope > 2:12	Product Weight ≤ 5lb/ft²	Product Weight > 5lb/ft²	Product Type[2]	Aged Solar Reflectance[3,4]	Thermal Emittance	SRI[5]
	☐	☐	☐	☐		☐[4]		
	☐	☐	☐	☐		☐[4]		
	☐	☐	☐	☐		☐[4]		
	☐	☐	☐	☐		☐[4]		
	☐	☐	☐	☐		☐[4]		

1. *The CRRC Product ID Number can be obtained from the Cool Roof Rating Council's Rated Product Directory at www.coolroofs.org/products/search.php.*
2. *Indicate the type of product is being used for: the roof top, i.e. single-ply roof, asphalt roof, metal roof, etc.*
3. *If the Aged Reflectance is not available in the Cool Roof Rating Council's Rated Product Directory then use the Initial Reflectance value from the same directory and use the equation (0.2+0.7(Initial − 0.2) to obtain a calculated aged value. Where Ωis the Initial Solar Reflectance.*
4. *Check box if the Aged Reflectance is a calculated value using the equation above.*
5. *Calculate the SRI value by using the SRI- Worksheet at http://www.energy.ca.gov/title24/ and enter the resulting value in the SRI Column above and attach acopy of the SRI- Worksheet to the CF-1R.*

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RESIDENTIAL ADDITIONS
CEC- CF-1R ADD (Revised 03/10) — CALIFORNIA ENERGY COMMISSION

Prescriptive Certificate of Compliance:	CF-1R ADD
Residential *Additions*	(Page 5 of 8)
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To apply **Liquid Field Applied Coatings,** the coating must be applied across the entire roof surface and meet the dry mil thickness or coverage recommended by the coatings manufacturer and meet minimum performance requirements listed in §118(i)4. Select the applicable coating:

☐ Aluminum-Pigmented Asphalt Roof Coating ☐ Cement-Based Roof Coating ☐ Other _____

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HVAC SYSTEMS - HEATING

Heating Equipment Type and Capacity[1,2,3]	Minimum Efficiency (AFUE or HSPF)	Distribution Type and Location[4]	Duct or Piping Insulation R-Value	Thermostat Type	Configuration (Central, Split, Space, Package or Hydronic)
EXISTING					

1. *Indicate Heating Type (Central Furnace, Wall Furnace, Heat pump, Boiler, Electric Resistance, etc.)*
2. *Electric resistance heating is allowed only in Component Package C, or except where electric heating is supplemental (i.e., if total capacity ≤ 2 KW or 7,000 Btu/hr electric heating is controlled by a time-limiting device not exceeding 30 minutes). See §151(b)3 exception.*
3. *Refer to the HERS Verification section on Pages 3 and 4 of the CF-1R-ADD Form for additional requirements and check applicable boxes.*
4. *Indicate Type or Location (Ducts, Hydronic in Floor, Radiators, etc.)*

HVAC SYSTEMS - COOLING

Cooling Equipment Type and Capacity[1,2]	Minimum Efficiency (SEER/EER or COP)	Distribution Type and Location[3]	Duct or Piping Insulation R-Value	Thermostat Type	Configuration (Central, Split, Space, Package or Hydronic)
EXISTING					

1. *Indicate Cooling Type (A/C, Heat pump, Evap. Cooling, etc).*
2. *Refer to the HERS Verification section on Pages 3 and 4 of the CF-1R-ADD Form for additional requirements and check applicable boxes.*
3. *Indicate Type or Location (Ducts, Hydronic in Floor, Radiators, etc.)*

WATER HEATING

List water heaters and boilers for both domestic hot water (DHW) heaters and hydronic space heating. Individual dwelling DHW heaters must be storage gas or propane fired, non-recirculating, and may not exceed 50 gallons. If no natural gas is connected to the building, an electric storage DHW heater less than 50 gallons with an energy factor greater than 0.90 may be used. Hot water pipe insulation from the DHW heater to the kitchen(s) and on all underground hot water pipes is required in all component packages in all climate zones.

Water Heater Type/Fuel Type	Distribution Type (Standard, Recirculating)[2]	Number In System	Tank Capacity (gal)	Energy Factor or Thermal Efficiency	External Tank Insulation R-Value[3]
EXISTING					

1. *Indicate Type (Storage Gas, Heat Pump, Instantaneous, etc.)*
2. *Recirculating systems serving multiple dwelling units shall meet the recirculation requirements of §150(n). The Prescriptive requirements do not allow the installation of a recirculating water heating system for single dwelling units.*
3. *The water heating tank and pipes shall be insulated to meet the requirements of §150(j).*

SPECIAL FEATURES The enforcement agency should pay special attention to the Special Features specified in this checklist below. These items may require written justification and documentation and special verification. Applicable special features shall be marked with a YES and be specified within the plans.

Radiant Barrier (Roof)
☐ YES ☐ NO | Required in Climate Zones 2, 4, and 8-15 for additions larger than 100 ft².

Slab Edge (Perimeter) Insulation
☐ YES ☐ NO | In Climate Zone 16 under Component Package D, R-7 insulation is required.

Heated Slab Insulation
☐ YES ☐ NO | Slab edge insulation required for heated slabs in all Climate Zones. See details in Table 118-A of the standards.

Raised Slab Insulation

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☐ YES ☐ NO | In Climate Zones 1, 2, 11, 13, 14 & 16 R-8 insulation is required, and in Climate Zones 12 & 15 R-4 insulation is required under Component Package D.

Thermal Mass – To obtain Compliance Credit for the installation of thermal mass, use the Performance Approach.

HERS VERIFICATION SUMMARY – The enforcement agency should pay special attention to the HERS Measures specified in this checklist below. A completed and signed CF-4R Form for all the measures specified shall be submitted to the building inspector before final inspection.

Duct Sealing & Testing *HERS verification is required for this measure.*

☐ YES ☒ NO | In all Climate Zones, if a new space-conditioning system (HVAC equipment and ducting) is installed to serve the addition alone, the ducts are to be sealed and tested per §151(f)10.

☐ YES ☒ NO | In Climate Zones 2 and 9-16, if more than 40 linear feet of new or replacement ducts are installed in unconditioned space to serve the addition, the ducts are to be sealed and tested per §152(b)1D. ☐ **EXCEPTION: Existing duct systems that are extended, which are constructed, insulated or sealed with asbestos.**

☐ YES ☒ NO | In Climate Zones 2 and 9-16, if the existing HVAC equipment is replaced (including replacement of the air handler, outdoor condensing unit of a split system, cooling or heating coil, or the furnace heat exchanger) and will serve the addition, the ducts are to be sealed and tested per §152(b)1E.
☐ **EXCEPTION: Duct systems that are documented to have been previously sealed confirmed through HERS verification in accordance with procedures in the Reference Residential Appendix RA3.**
☐ **EXCEPTION: Duct systems with less than 40 linear feet in unconditioned space.**
☐ **EXCEPTION: Existing duct systems constructed, insulated or sealed with asbestos.**

Refrigerant Charge – Split System HERS *verification is required for this measure.*

☐ YES ☒ NO | In Climate Zones 2 and 8-15, if a newly ducted split A/C or heat pump is installed to serve the addition alone, a refrigerant charge measurement shall be verified per §151(f)7A.

☐ YES ☒ NO | In Climate Zones 2 and 8-15, if the existing HVAC equipment is replaced (including replacement of the air handler, outdoor condensing unit of a split system, cooling or heating coil, or the furnace heat exchanger) and will serve the addition, a refrigerant charge measurement shall be verified per §152(b)1F.

Central Fan Integrated Ventilation System – Airflow and Fan Watt Draw - do not apply for additions 1,000 ft² or less.

Ducted Split Systems - Air Conditioners and Heat Pumps: Airflow and Fan Watt Draw *HERS verification is required.*

☐ YES ☒ NO | In Climate Zones 10 through 15, if a new space-conditioning system (HVAC equipment and ducting) is installed to serve the addition alone, the airflow and fan watt draw shall be verified per §151(f)7B.

☐ YES ☐ NO | In Climate Zones 10 through 15, if the existing space-conditioning system (HVAC equipment and ducting) is replaced and will serve the addition, the airflow and fan watt draw shall be verified per §152(b)1F.

Documentation Author's Declaration Statement

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

Name: PHILLIP BUDOVEC	Signature:
Company:	Date: DEC 2013
Address: 22246 SUMMIT HILL	If Applicable ☐ CEA or ☐ CEPE (Certification #):
City/State/Zip: LAKE FOREST, CA 92630	Phone: 949-282-0199

Responsible Building Designer's Declaration Statement

- I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications for the building design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 1 and 6 of the California Code of Regulations.
- The building design features identified on this Certificate of Compliance are consistent with the information provided to document this building design on the other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Name: PHILLIP BUDOVEC	Signature:

STATE OF CALIFORNIA
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Company:	Date:
Address:	License:
City/State/Zip:	Phone:

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

STATE OF CALIFORNIA
MANDATORY MEASURES SUMMARY: RESIDENTIAL
CEC- MF-1R (Revised 08/09) — CALIFORNIA ENERGY COMMISSION

Mandatory Measures Summary	MF-1R
Residential	(Page 1 of 3)
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NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.

DESCRIPTION

Building Envelope Measures:

§116(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.
§116(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).
§117: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.
§118(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-6R Form.
§118(i): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §118(i) when the installation of a Cool Roof is specified on the CF-1R Form.
*§150(a): Minimum R-19 insulation in wood-frame ceiling or equivalent U-factor.
§150(b): Loose fill insulation shall conform with manufacturer's installed design labeled R-Value.
*§150(c): Minimum R-13 insulation in wood-frame wall or equivalent U-factor.
*§150(d): Minimum R-13 insulation in raised wood-frame floor or equivalent U-factor.
§150(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.
§150(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.
§150(l): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

§150(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
§150(e)1B: Masonry or factory-built fireplaces have a combustion outside air intake, which is at least six square inches in area and is equipped with a with a readily accessible, operable, and tight-fitting damper and or a combustion-air control device.
§150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating and Plumbing System Measures:

§110-§113: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.
§113(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §113(c)5.
§115: Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§150(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.
§150(j): Heating systems are equipped with thermostats that meet the setback requirements of Section 112(c).
§150(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
§150(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§150(j)2: First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes are insulated per Standards Table 150-B.
§150(j)2: Cooling system piping (suction, chilled water, or brine lines),and piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A.
§150(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 psi, meets the requirements of Standards Table 123-A.

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Mandatory Measures Summary	MF-1R
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§150(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§150(j)3A: Insulation for chilled water piping and refrigerant suction lines includes a vapor retardant or is enclosed entirely in conditioned space.
§150(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.

Ducts and Fans Measures:

§150(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used
§150(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
§150(m)2D: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§150(m)7: Exhaust fan systems have back draft or automatic dampers.
§150(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.
§150(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.
§150(m)10: Flexible ducts cannot have porous inner cores.
§150(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2-2007 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

Pool and Spa Heating Systems and Equipment Measures:

§114(a): Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.
§114(b)1: Any pool or spa heating equipment shall be installed with at least 36" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating
§114(b)2: Outdoor pools or spas that have a heat pump or gas heater shall have a cover.
§114(b)3: Pools shall have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§150(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150(p).

Residential Lighting Measures:

§150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.
§150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §130(d).
§150(k)4: Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
§150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder; OR shall be rated to consume no more than five watts of power as determined by §130(d), and shall not contain a medium screw-base socket.
§150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).
§150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.
§150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy.
EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 50% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed

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luminaires in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy and controlled by a manual-on occupant sensor.
§150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.
§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy.
EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119.
EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupant sensor.
§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luminaires.
EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119.
EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.
§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and have a label that certifies the luminaire is airtight with air leakage less then 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283; and be sealed with a gasket or caulk between the luminaire housing and ceiling.
§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy.
EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocontrol not having an override or bypass switch that disables the photocontrol; OR an astronomical time clock not having an override or bypass switch that disables the astronomical time clock; OR an energy management control system (EMCS) not having an override or bypass switch that allows the luminaire to be always on
EXCEPTION 2: Outdoor luminaires used to comply with Exception1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours.
EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 680 of the California Electric Code need not be high efficacy luminaires.
§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §130(d).
§150(k)15: Lighting for parking lots and carports with a total of for 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146
§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires.
EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.

DESIGN BY:
PHILLIP G. BUDOVEC
22246 SUMMIT HILL DRIVE
LAKE FOREST, CA 92630 (949) 282-0199

ADDITION FOR:
DARREN AND KELLY FOSTER
17671 CASSIA TREE
IRVINE, CA 92620 (949) 500-9935

T-24

Exhibit A

PARKSIDE COMMUNITY ASSOCIATION (PCA)

ARCHITECTURAL COMMITTEE APPROVAL APPLICATION

Date first received by the Association 4/21/2025

Applicant Name Yasmin Hashemzadeh & Bobak Zonnoor Lot# 82

Property Address 17702 Cassia Tree Ln

Mailing Address 17702 Cassia Tree Ln, Irvine, CA 92612

Primary Phone (650) 224-0109 Email Address: yasminsoureh@gmail.com

Description of the proposed addition, change, or modification (the "Improvement"):

~~The proposed scope includes an interior wall and fireplace removal, a 60 sq. ft. addition to the kitchen and dining areas,~~ new window installations for the master bedroom and bathrooms, and replacement of the entry door and sidelights with ~~a full glass system. All work will match the existing architectural style.~~

Commencement Date: Upon city permit approval Completion Date: _____

I/We submit this application and attached plans (minimum 2 sets) if applicable, for Association review electronically to **doug.whitlock@associa.us** I/We understand that building permits for these improvements may be required and the cost of any permits and the responsibility for obtaining permits and subsequent City of Irvine inspection will be the sole responsibility of the undersigned. I/We acknowledge that architectural approval is not intended to be, nor shall it be considered, a substitute for approval by the necessary and appropriate City agencies. The address of the Architectural Committee is:

x $60 application Fee payable to Parkside Community Association
(Please mail check to address below)

Applicant Signature

Check # 6381 dated 4/9/25

Parkside Community Association Architectural Committee
C/O Associa-PCM
27051 Towne Centre Drive, Suite 200, Foothill Ranch, CA 92610

ARCHITECTURAL COMMITTEE (AC) REVIEW

Date Received by AC: _____

Architectural Committee Decision: **APPROVED**: XX **DENIED**: _____

Comments: SEE PAGE 2 FOR CONDITIONS

On Behalf of the Parkside Arch Committee

BY: Doug Whitlock - mgr
Architectural Committee Member

BY: _____
Architectural Committee Member

ENCLOSURE 5

CONDITIONS

- That the new windows match the existing windows on the home.
- That the owner will provide manager with photos or a brochure indicating the color and style of the new windows.

Subject: Parkside Community Association Architectural Application – 17702 Cassia Tree Ln, Irvine, CA 92612

Dear Architectural Committee,

Please find attached the completed Architectural Approval Application for improvements to our property located at **17702 Cassia Tree Ln, Irvine, CA 92612**.

The proposed scope includes an interior wall and fireplace removal, a 60 sq. ft. addition to the kitchen and dining areas, new window installations for the master bedroom and bathrooms, and replacement of the entry door and sidelights with a full glass system. All work will match the existing architectural style.

Attached are:

- Completed application form
- Neighbor Awareness Form
- Required architectural drawings (plot plan, floor plan, roof plan, elevations)
- Color photos of the existing residence
- Copy of the vesting deed

Please let us know if additional documentation is required. We look forward to your review and approval.

Best regards,
Yasmin Hashemzadeh & Bobak Zonnoor
(650) 224-0109
yasminsoureh@gmail.com

Subject: Architectural Application – 17702 Cassia Tree Ln, Irvine, CA

Description of the proposed addition, change, or modification (the "Improvement"):

The proposed project consists of several interior and exterior modifications to enhance both the functionality and aesthetics of the home:

1. **Interior Modification:** Removal of the existing interior wall and fireplace currently separating the kitchen and living room to create an open-concept floor plan. This will improve the flow between the main living spaces.

2. **Structural Addition:** Construction of an approximately 60 sq. ft. addition to the rear of the home, extending the kitchen and dining room areas. The addition will continue the flat roofline of the existing dining room and integrate with the rear elevation, maintaining consistency with the current architectural design and exterior aesthetic.

3. **Window Additions:** Installation of new windows in both the upstairs and downstairs bathrooms to enhance natural light and ventilation. Additional windows will also be installed in the master bedroom to increase natural light and improve the overall livability of the space. All new windows will match the existing home style and materials.

4. **Entry Door Replacement:** Replacement of the existing front entry door and sidelights with a new glass entry door and full-height glass sidelights, in keeping with modern architectural finishes, while complementing the home's current design.

All improvements will comply with applicable building codes and will be constructed using materials and finishes that match or complement the existing home.

Exhibit B

PARKSIDE COMMUNITY ASSOCIATION (PCA)

Neighbor Notification Policy

The Architectural Committee desires to give neighbors an opportunity to be aware of and to comment upon any improvements which may materially impact their property. The Architectural Committee and the Board of Directors are vested with the sole authority and discretion to determine whether a proposed improvement is consistent with the architectural standards set forth in the Parkside Community Association's Declaration of Covenants, Conditions and Restrictions and Reservation of Easements or the Architectural Guidelines. Thus, this neighbor notification procedure is intended only as courtesy to neighbors and does not obligate the Architectural Committee to solicit or consider neighbor comments, and confers no rights or authority upon neighbors to approve or disapprove a proposed improvement. Neighbor comments respecting a particular improvement shall only be advisory and shall not be binding in any way on the Architectural Committee's decision. The Architectural Committee's failure to consider a neighbor's comments or failure to require an Owner to obtain a neighbor's signature on the Neighbor Awareness Statement shall not give rise to any right or cause of action, either express or implied, in favor of a neighbor to challenge the Architectural Committee's decision.

Definitions:

The terms "Facing Neighbor," "Adjacent Neighbor," and "Impacted Neighbor" shall be defined as follows:

Facing Neighbor:
Three (3) homes most directly across the street from the Applicant's home.

Adjacent Neighbor:
Homes with adjoining property lines to the Applicant's home.

Impacted Neighbor:
Any other homes in the immediate surrounding area which the Architectural Committee, in its sole discretion, determines may be materially impacted by the proposed improvement.

A completed Neighbor Awareness Statement must be provided to the Architectural Committee to verify the neighbors have been notified of the proposed improvements and have had an opportunity to review the plans. If you are unable to personally meet with your neighbors and have them sign the Neighbor Awareness Statement, you may, in the alternative, mail the Neighbor Awareness Statement together with a copy of the plans detailing the proposed improvement, to the such neighbors. You must send completed Statement electronically to Architectural Committee for review to **doug.whitlock@associa.us**

Neighbor Awareness Statement

Yasmin Hashemzadeh & Bobak Zonnoor **[applicant's name]** hereby confirm that the undersigned neighbors have seen the Application for Architectural Approval and attachments (insert date of plans/attachments shown to neighbors - 03/29/25) which I am submitting for Architectural Committee approval. The undersigned neighbors understand that objections do not in of themselves cause denial of proposed plans. The Architectural Committee may, however, consider neighbor comments submitted to the Committee in determining approval or disapproval of a proposed improvement.

NOTICE TO PARKSIDE COMMUNITY ASSOCIATION NEIGHBORS: If this Neighbor Awareness Statement is mailed to you, you must return the completed Statement to the Parkside Community Association's Architectural Committee electronically at doug.whitlock**@associa.us,** within ten (10) days of the date the Neighbor Awareness Statement was mailed to you; otherwise, any objections or comments you may have to the proposed improvement may be deemed waived and may not be considered by the Architectural Committee in reviewing the proposed improvement.

ENCLOSURE 6

FACING NEIGHBORS: ***Signatures on file, please view scanned copy***

Print Name Signature Date

17711 Cassia Tree Ln Irvine, CA 92612
Property Address

Comments:

Print Name Signature Date

17691 Cassia Tree Ln Irvine, CA 92612
Property Address

Comments:

Print Name Signature Date

17716 Cassia Tree Ln Irvine, CA 92612
Property Address

Comments:

ADJACENT NEIGHBORS:

Print Name Signature Date

17692 Cassia Tree Ln Irvine, CA 92612
Property Address

Comments:

Property Address ***Signatures on file, please view scanned copy***

Comments:_____

_____

_____

_____

Print Name Signature Date

17712 Cassia Tree Ln Irvine, CA 92612

Property Address

Comments:_____

_____

_____

IMPACTED NEIGHBORS:

_____

Print Name Signature Date

7 Teakwood Way, Irvine, CA 92612

Property Address

Comments:_____

_____

_____

_____

Print Name Signature Date

11 Teakwood Way, Irvine, CA 92612

Property Address

Comments:_____

_____

_____

_____

Print Name Signature Date

9 Teakwood Way, Irvine, CA 92612

Property Address

Comments:_____

_____

_____

FACING NEIGHBORS:

Jacquelyn Jackson — Jacquelyn Jackson — 4-15-25
Print Name — Signature — Date
17711 Cassia Tree Ln Irvine, CA 92612
Property Address

Comments:

Print Name — Signature — Date
17691 Cassia Tree Ln Irvine, CA 92612
Property Address

Comments:

MARTIN GOODMAN — 4/15/25
Print Name — Signature — Date
17716 Cassia Tree Ln Irvine, CA 92612
Property Address

Comments:

ADJACENT NEIGHBORS:

WILLIAM COGEN — 3/29/25
Print Name — Signature — Date
17692 Cassia Tree Ln Irvine, CA 92612
Property Address

Comments:

Property Address

Comments: _____

_____

_____

_____

Julie Campbell Julie Campbell 4/8/25

Print Name Signature Date

17712 Cassia Tree Ln Irvine, CA 92612

Property Address

Comments: _____

_____

_____

IMPACTED NEIGHBORS:

Jamie Wilkinson 3-29-2025

Print Name Signature Date

7 Teakwood Way, Irvine, CA 92612

Property Address

Comments: _____

_____

_____

_____

Print Name Signature Date

11 Teakwood Way, Irvine, CA 92612

Property Address

Comments: _____

_____

_____

_____

Print Name Signature Date

9 Teakwood Way, Irvine, CA 92612

Property Address

Comments: _____

_____

_____

Exhibit C

PARKSIDE COMMUNITY ASSOCIATION
CHECKLIST OF ISSUES FOR APPROVAL BY ARCHITECTURAL COMMITTEE

Submitted by: Yasmin Hashemzadeh & Bobak Zonnoor

Date Submitted: 04/21/25

Has an application form been submitted: (Yes) / No (If not, submittal must be rejected until submittal package is complete)

Received

A. Application Documents

X 1. Application for Architectural Approval.
X 2. Neighbor Awareness Form.
X 3. Written consent on side yard easement issues.
X 4. Color Photos of the Residence

B. Plot Plan

X 1. Show all Improvements, both existing and proposed.
X 2. Shows all dimensions of Improvements to be reviewed (including proposed wall heights and perimeter heights), distances between existing structures and proposed Improvements, distances between proposed Improvements and adjacent lots, streets, common areas, any easement shown..
X 3. Shows North compass arrow, curve grade, floor grade, dimensions, square foot of each floor, of proposed Improvement.

C. Roof Plan

X 1. Shows plan of all proposed and existing roof systems with slope pitches noted.
X 2. Shows materials, colors, types of all proposed and existing roof systems.
X 3. Indicates any unusual conditions or construction resulting from the proposed work.

D. Floor Plan

X 1. Indicates all walls, columns, openings, and any condition or feature that will affect exterior design of proposed or existing Improvement.
X 2. Dimensions accurately all items and parts of plans and details, including balconies and decks.
X 3. Notes square footage of area under roof of existing and proposed Improvements.
X 4. Notes all items of exterior that cannot be clearly noted on the elevations.

E. Elevations

X 1. Notes all finish materials, colors and textures for both the proposed Improvement and any adjacent existing Improvements.
X 2. Indicates existing and proposed heights, including all details.

F. Current Vesting Deed

X 1. Copy of recorded vesting deed indicating name(s) of current Owner(s) with a legible 8-1/2" x 11" legal description of the Subject Property.

G. Easements

X 1. Side yard easements, with dominant and servient tenements, existing Improvements and proposed Improvements.

Exhibit D

PARKSIDE COMMUNITY ASSOCIATION (PCA)
NOTICE OF COMPLETION

Please complete this form in its entirety and submit it to Parkside Community Association electronically at **doug.whitlock@associa.us** within thirty (30) days of completion of improvement(s). Building construction must be completed within one (1) year of approval by the ACC or as extended by the ACC (extension must be granted in writing). Where landscaping is part of project, the landscaping shall be completed within sixty (60) days of occupancy or substantial completion of the exterior of the building, whichever occurs first. Should the improvements be in nature of landscape and hardscape the improvements must be completed within six (6) months or as extended by the ACC.

Owners Name: _____

Mailing Address: _____

Property Address: _____

Telephone #: (___) _____ Work #: (___)_____ Cell #: (___)_____

Email Address:_____

Improvement (s): [ ] Exterior Improvements (i.e. siding/window replacement)

[ ] Roof

[ ] Painting

[ ] Landscaping

[ ] Room Addition

[ ] New Home

[ ] Other

The above-referenced improvement(s) have been inspected and the structure has been erected in substantial conformity with plans, setbacks and specifications, including landscaping and approved by the Parkside Community Association's Architectural Committee.

Date of Completion: _____

Owners Signature: _____ Date: _____

SIDE YARD EASEMENT CONSENT

Date: March 24, 2025

To: Parkside Community Association
Architectural Committee
C/O Associa-PCM
27051 Towne Centre Drive, Suite 200
Foothill Ranch, CA 92610

Re: Side Yard Easement Consent for Architectural Improvements at 17702 Cassia Tree Ln, Irvine, CA 92612

I, **William Cogen**, the adjacent property owner of **17692 Cassia Tree Ln**, Irvine, CA 92612, acknowledge and consent to the proposed improvements at the neighboring property located at **17702 Cassia Tree Ln**, Irvine, CA 92612, owned by **Yasmin Hashemzadeh & Bobak Zonnoor**.

The project includes an approximately 60 sq. ft. addition extending toward the shared backyard fence and side yard easement, along with interior and exterior modifications as submitted to the Parkside Community Association Architectural Committee.

We understand that this consent acknowledges our awareness and approval of the proposed encroachment into or near the side yard easement between our properties.

Owner Signature: William Cogen
Printed Name: William Cogen
Property Address: 17692 Cassia Tree Ln, Irvine, CA 92612
Date: March 29, 2025

Yasmin Hashemzadeh & Bobak Zonnoor
17702 Cassia Tree Ln
Irvine, CA 92612
March 24, 2025

William Cogen
17692 Cassia Tree Ln
Irvine, CA 92612

Dear William,

We hope this letter finds you well. We are submitting an architectural application to the Parkside Community Association for approval of a proposed improvement at our home located at **17702 Cassia Tree Ln**, which shares a backyard fence and property line with your property.

The project involves a modest addition to our kitchen and dining room area, which will extend toward the side of our property line adjacent to your home. As part of the HOA's requirements, we are respectfully requesting your written consent due to the proximity of the addition to the **side yard easement** shared between our properties.

The addition will be constructed in a manner consistent with the existing architectural style. We have provided the project plans for your review if you'd like to review them in detail. Please let us know if you have any questions or concerns — we'd be glad to walk you through the plans or meet in person.

We have enclosed the HOA's easement consent form for your signature and would greatly appreciate your assistance in signing it. Thank you very much for your time and consideration.

Sincerely,
Yasmin Hashemzadeh & Bobak Zonnoor
(650) 224-0109
yasminsoureh@gmail.com

PARCEL NUMBER:
45315247

TYPE OF CONSTRUCTION:
TYPE V-B LIGHT, WOOD-FRAME

OCCUPANCY GROUP:	# OF STORIES:
SINGLE-FAMILY	TWO STORY

PROJECT DESCIRPTION

NEW ADDITION TO THE REAR OF THE EXISTING SINGLE FAMILY DWELLING AND KITCHEN REMODEL.

SITE PREPARATION

1. THE METHOD OF CLEARING AND STRIPPING SHOULD BE VERIFY BY THE CONTRACTOR.
2. ALL SURFACE VEGETATION, DEBRIS AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING SITE PREPARATION, EXCAVATION OR PLACEMENT OF FILL.
3. FILL FOR FLOOR SLABS AND FOUNDATION TRENCHES SHALL CONSIST OF NATIVE SOIL.
4. NATIVE SOIL PLACED FOR SLAB SUPPORT SHALL BE PLACED IN LAYERS NOT EXCEEDING 4" WHEN COMPACTED.
5. IMPORT FOR SLAB SUPPORT SHALL CONSIST OF SAND, GRAVELY SAND OR SILTY SAND AND SHALL HAVE A EXPANSION INDEX OF LESS THAN 30.

SITE NOTES

1) ALL WORK SHALL COMPLY WITH THE CBC, CMC, CPC, 2018 TITLE 24 CALIFORNIA ENERGY CODE AND ALL APPLICABLE CODES, REGULATIONS OR REQUIREMENTS OF THE CITY OR COUNTY HAVING JURISDICTION FOR THE PLACE OF THE BUILDING

2) SEPARATE PERMITS SHALL BE OBTAINED FOR FENCES, POOLS, SPA OR RETAINING WALLS.

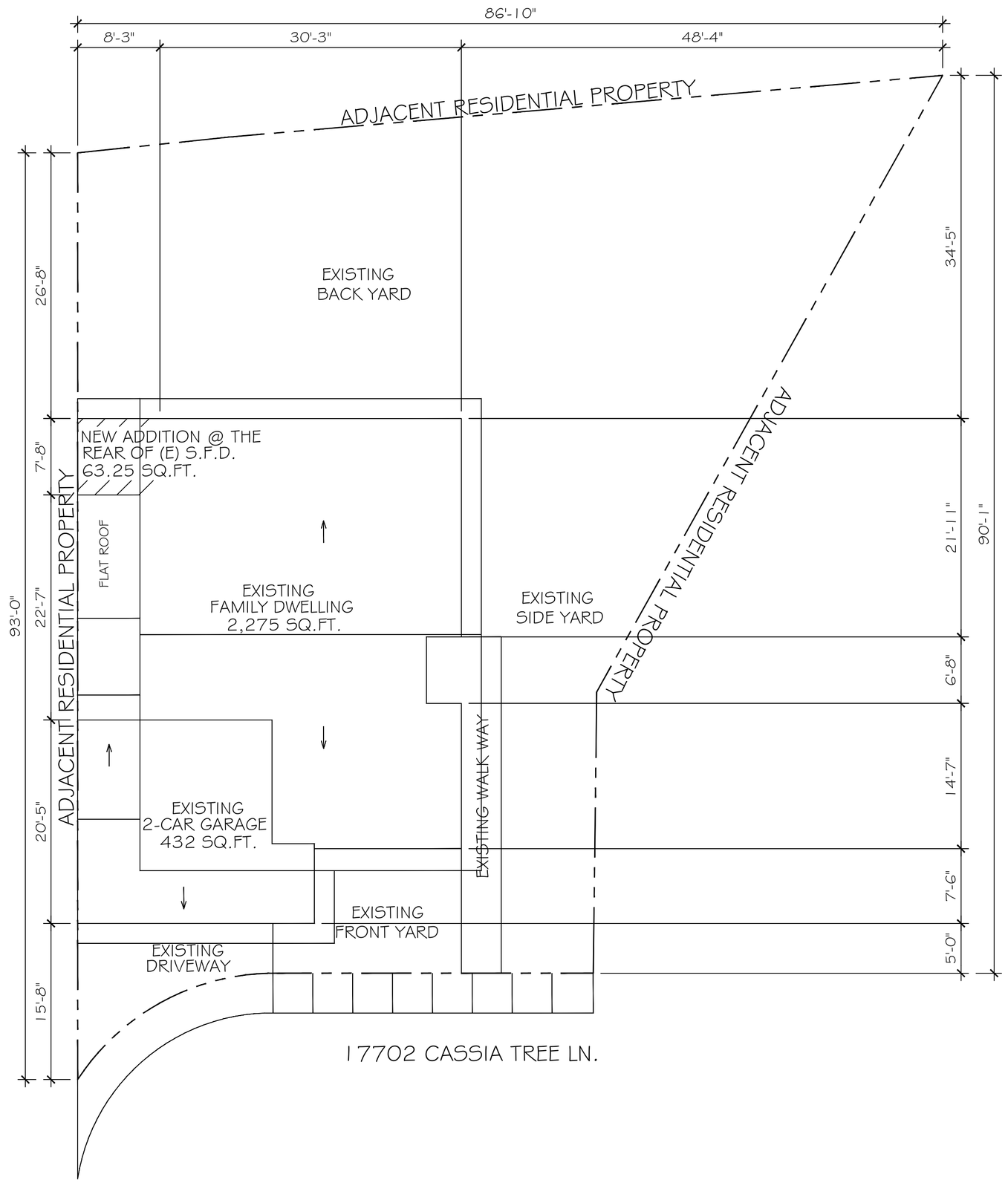
3) FINAL GRADING WORK SHALL COMPLY WITH CHAPTER 33 UBC AND SHALL PROVIDE POSITIVE DRAINAGE FROM ALL PARTS OF THE BUILDING AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES

4) ALL SURFACES SHALL BE SLOPED TO DRAIN WATER AWAY FROM THE BUILDING

5) AT TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL SHOW THEIR VALID "WORKERS COMPENSATION" INSURANCE CERTIFICATE

6) ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS.

7) BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND



SITE PLAN

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

N

LOT SCOPE:

ZONE: MULTI-FAMILY

EXISTING SINGLE FAMILY DWELLING:	2,275 SQ. FT.
EXISTING 2-CAR GARAGE:	432 SQ. FT.
NEW ADD. AT THE REAR OF (E) S.F.D.:	63.25 SQ. FT.
TOTAL SQ.FT.:	2,770.25 SQ. FT.

LOT: 5,400 SQ. FT.

TOTAL LOT COVERAGE: 5,400/ 2,770.25 (100%)=51.30%

RODRIGUEZ PLANNING & DESIGN
1008 EAST 18TH STREET
LOS ANGELES, CA.,90021
OFFICE: (213) 747-3875
CELL: (213) 408-1157

DRAWN BY
ROGER RODRIGUEZ

Construction Documents for:
SOUREH RESIDENCE
NEW ADDITION TO THE REAR OF THE EXISTING
SINGLE FAMILY DWELLING AND KITCHEN REMODEL.
17702 CASSIA TREE LN, IRVINE, CALIFORNIA, 92612

SHEET TITLE
SITE PLAN

SHEET No.
A-1

DATE
04-18-25

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WINDOW SCHEDULE

SYM.	W	H	THK.	DESCRIPTION	REMARKS	QTY
1	1'-7"	3'-9"	Stand.	SLIDER	TEMP. GLASS	1
2	2'-6"	1'-6"	Stand.	SLIDER	TEMP. GLASS	0
3	3'-"	3'-0"	Stand.	SLIDER	TEMP. GLASS	0
4	6'-0"	3'-0"	Stand.	SLIDER	TEMP. GLASS	0
5	5'-0"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
6	6'-0"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
7	5'-0"	5'-0"	Stand.	SLIDER	TEMP. GLASS	0
8	5'-0"	6'-0"	Stand.	FIXED	TEMP. GLASS	0

DOOR SCHEDULE

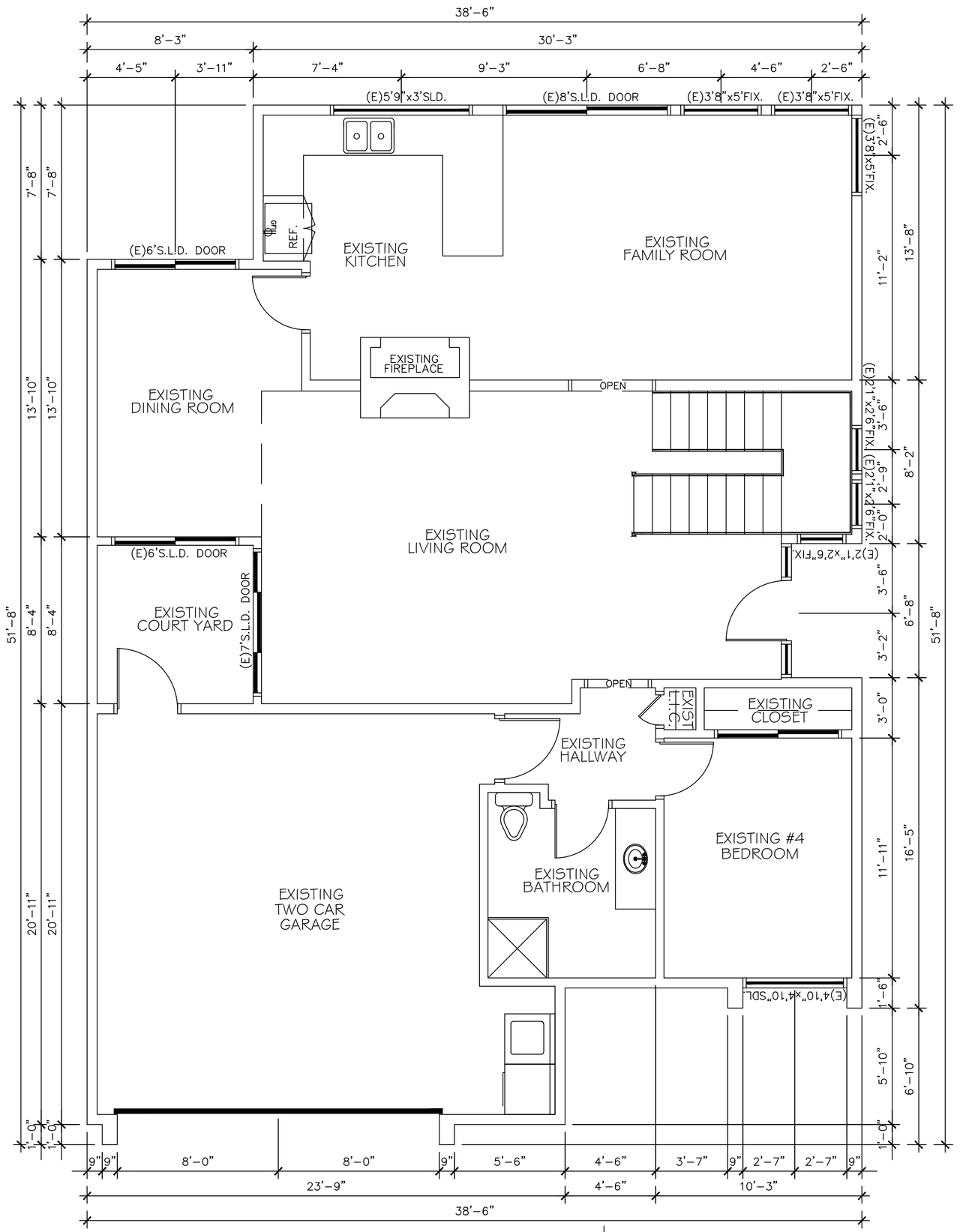
SYM.	W	H	THK.	DESCRIPTION	REMARKS	QTY
1	3'-0"	6'-8"	1-3/8"	Solid Door	Standard	0
2	2'-8"	6'-8"	1-3/8"	Solid Door	Standard	0
3	5'-0"	6'-8"	1-3/8"	Solid Pocket Doors	Standard	0
4	5'-0"	6'-8"	1-3/8"	Dual Solid Door	Standard	0
5	6'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
6	8'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
7	10'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
8	8'-0"	6'-8"	1-3/8"	By-Folding Tempered Glass Door	Standard	0
9	12'-0"	6'-8"	1-3/8"	By-Folding Tempered Glass Door	Standard	0
10	16'-0"	6'-8"	1-3/8"	Garage Door with Automatic opener	Standard	0

SYMBOLS LEGEND

SD	NEW SMOKE DETECTOR HARD WIRE 110 VOLTS INTER CONECTED WITH BATTERY BACK UP		
CMD	NEW CARBINE MONOXIDE DETECTOR		
F	EXHAUST FAN w/ 5- AIR CHANGES PER HOUR ENERGY STAR RATED w/ HUMIDISTAT TYP.		
	BUILDING STANDARD WALL MOUNTED LIGHT w/ PHOTO MOTION / FLOOR		
	BUILDING STANDARD LIGHT		
	BUILDING STANDARD DUPLEX OUTLET		
GFI	GFI DUPLEX OUTLET		
$	SWITCH	$2	2 WAY SWITCH

ELECTRIC NOTES:

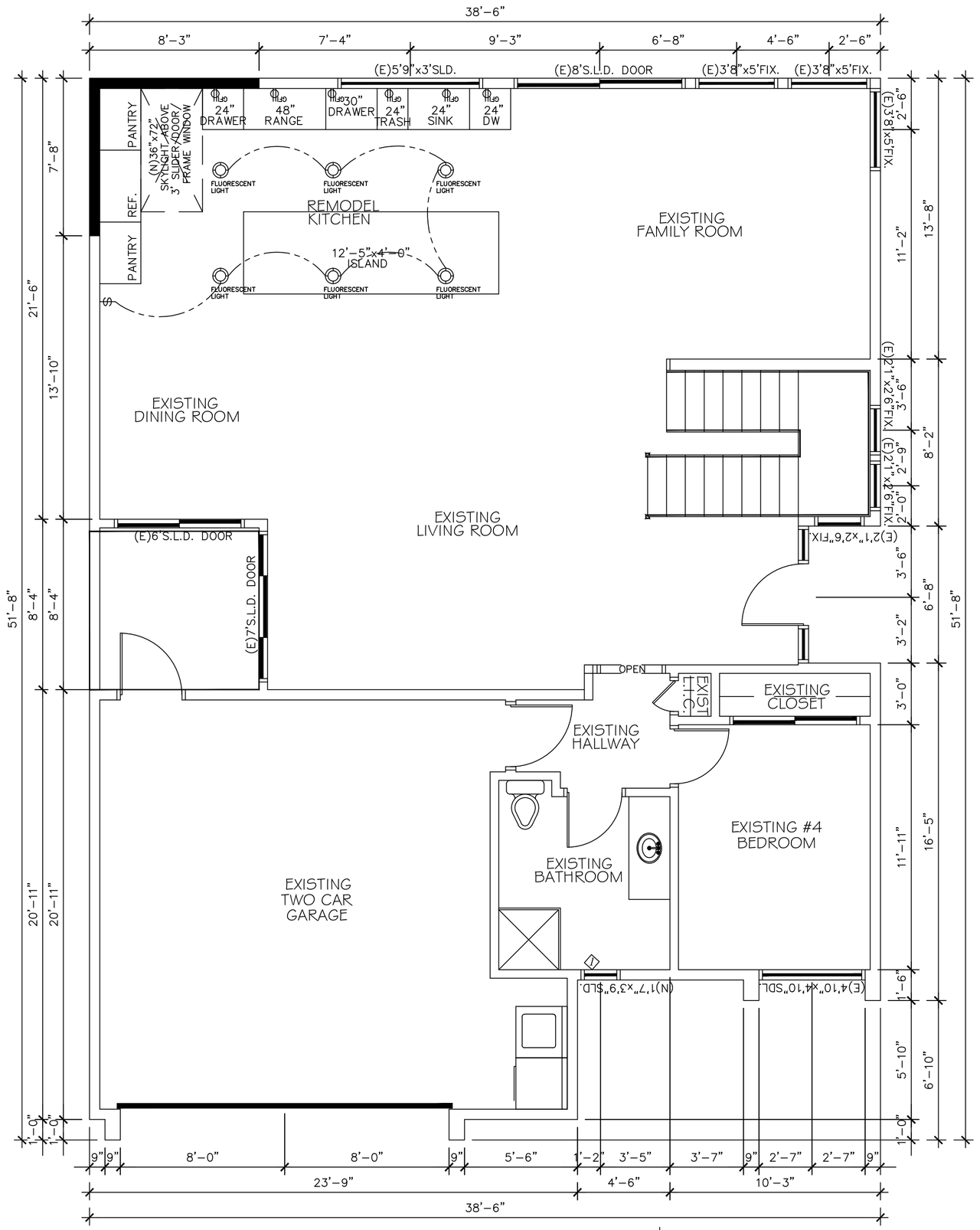
1 VERIFY ELECTRICAL OUTLET AND LIGHTING LAYOUT WITH OWNER FOR SPECIFIC REQMT'S PROVIDE ADEQUATE ELECTRICAL PANEL AND CIRCUIT SIZING FOR FUTURE ANTICIPATED NEEDS
2 SMOKE DETECTORS SHALL BE U.L. LISTED PERMANENTLY WIRED AND BE EQUIPPED WITH A BATTERY BACKUP AND SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING ROOMS
3 ALL WORK SHALL BE IN FULL COMPLIANCE WITH ALL CODES AND REGULATIONS HAVING JURISDICTION FOR THE PLACE OF THE BUILDING
4 EXHAUST FANS SHALL BE CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR (80 CFM) W/ BACKDRAFT DAMPER
5 ALL RECESSED INCANDESCENT LIGHT FIXTURES SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) BY U.L. OR OTHER TESTING/ RATING LABORATORY RECOGNIZED BY I.C.C.
6 GENERAL LIGHTING IN KITCHENS AND ROOMS CONTAINING WATER CLOSETS SHALL BE A MIN. OF 40 LUMENS/WATT (FLUORESCENT)
7 PROVIDE LIGHT ABOVE ATTIC FAU WITH SWITCH AT ACCESS OPENING
8 PROVIDE 110V RECEPTACLE IN ATTIC FOR FAU



EXISTING 1ST FLOOR PLAN

SCALE: 1/4=1'-0"

N



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4=1'-0"

N

BATH:
1. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQ. WITHIN 70" ABOVE DRAIN.
2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT MATERIALS:
3. GLASS ENCLOSURE DOORS MUST BE LABELED CATEGORY II SWING DOOR OUTWARD.
4. NET AREA OF SHOWER RECEPTOR NOT LESS THAN 24 " AND 30" DIA CIR 510, 511, 5406, 5407, UBC STD. T-54 & D.C. 909.
5. BATHS WITHOUT OPENABLE WINDOWS SHALL BE PROVIDED WITH VENT FAN CAPABLE OF MINIMUM 5 AIR CHANGES PER HR.
6. TOILET COMPARTMENT MINIMUM 30" WIDE WITH 24" CIR. IN FRONT OF TOILET.
7. PROVIDE MINIMUM 12" X 12" ACCESS AT TUB TRAP EXCEPT WHERE CONCERNED FIXED
8. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE A/P CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED 5407, UBC STD. T-54 & D.C. 909.
9. TUB / SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCE, OR THERMOSTATIC MIXING TYPE.
10. WATER CLOSETS (TOILETS) WILL USE NO MORE THAN 1.6 GALLONS PER FLUSH.
11. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.

WALL LEGEND

- NEW / PROPOSED 2X4 STUD WALL @ 16"O.C.
- EXISTING STUD WALLS
- DEMO STUD WALLS

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Construction Documents for:

SOUREH RESIDENCE
NEW ADDITION TO THE REAR OF THE EXISTING SINGLE FAMILY DWELLING AND KITCHEN REMODEL.
17702 CASSIA TREE LN, IRVINE, CALIFORNIA, 92612

SHEET TITLE
1ST FLR PLN

SHEET No.
A-2a

DATE
04-18-25

WINDOW SCHEDULE

SYM.	W	H	THK.	DESCRIPTION	REMARKS	QTY
1	1'-7"	3'-9"	Stand.	SLIDER	TEMP. GLASS	1
2	3'-8"	4'-0"	Stand.	SLIDER	TEMP. GLASS	1
3	3'-"	3'-0"	Stand.	SLIDER	TEMP. GLASS	0
4	6'-0"	3'-0"	Stand.	SLIDER	TEMP. GLASS	0
5	5'-0"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
6	6'-0"	4'-0"	Stand.	SLIDER	TEMP. GLASS	0
7	5'-0"	5'-0"	Stand.	SLIDER	TEMP. GLASS	0
8	5'-0"	6'-0"	Stand.	FIXED	TEMP. GLASS	0

DOOR SCHEDULE

SYM.	W	H	THK.	DESCRIPTION	REMARKS	QTY
1	3'-0"	6'-8"	1-3/8"	Solid Door	Standard	0
2	2'-8"	6'-8"	1-3/8"	Solid Door	Standard	0
3	5'-0"	6'-8"	1-3/8"	Solid Pocket Doors	Standard	0
4	5'-0"	6'-8"	1-3/8"	Dual Solid Door	Standard	0
5	6'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
6	8'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
7	10'-0"	6'-8"	1-3/8"	Sliding Tempered Glass Door	Standard	0
8	8'-0"	6'-8"	1-3/8"	By-Folding Tempered Glass Door	Standard	0
9	12'-0"	6'-8"	1-3/8"	By-Folding Tempered Glass Door	Standard	0
10	16'-0"	6'-8"	1-3/8"	Garage Door with Automatic opener	Standard	0

SYMBOLS LEGEND

SD	NEW SMOKE DETECTOR HARD WIRE 110 VOLTS INTER CONECTED WITH BATTERY BACK UP
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F	EXHAUST FAN w/ 5- AIR CHANGES PER HOUR ENERGY STAR RATED w/ HUMIDISTAT TYP.
	BUILDING STANDARD WALL MOUNTED LIGHT w/ PHOTO MOTION / FLOOR
	BUILDING STANDARD LIGHT
	BUILDING STANDARD DUPLEX OUTLET
GFI	GFI DUPLEX OUTLET
$	SWITCH ^{2} 2 WAY SWITCH

ELECTRIC NOTES:

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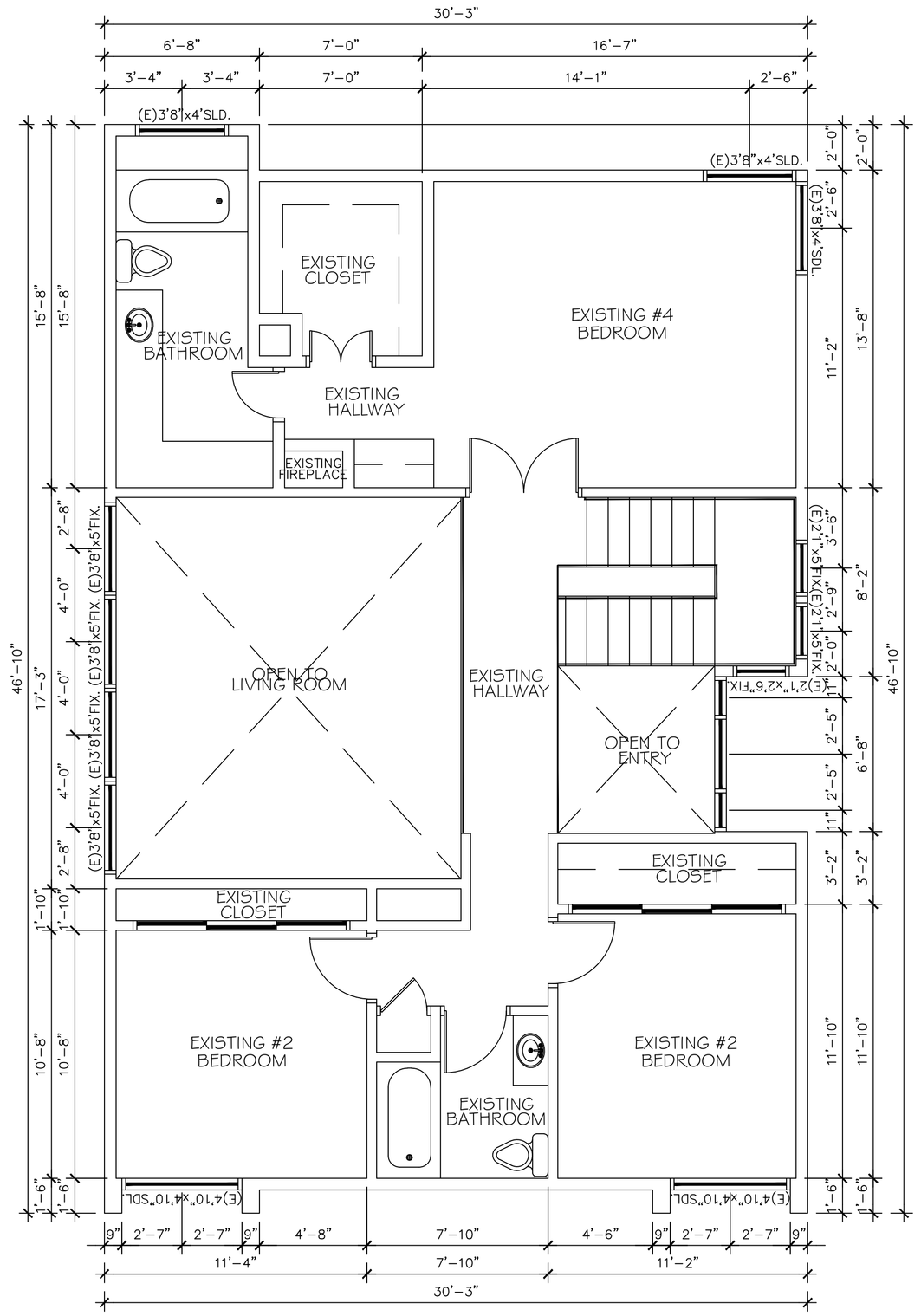
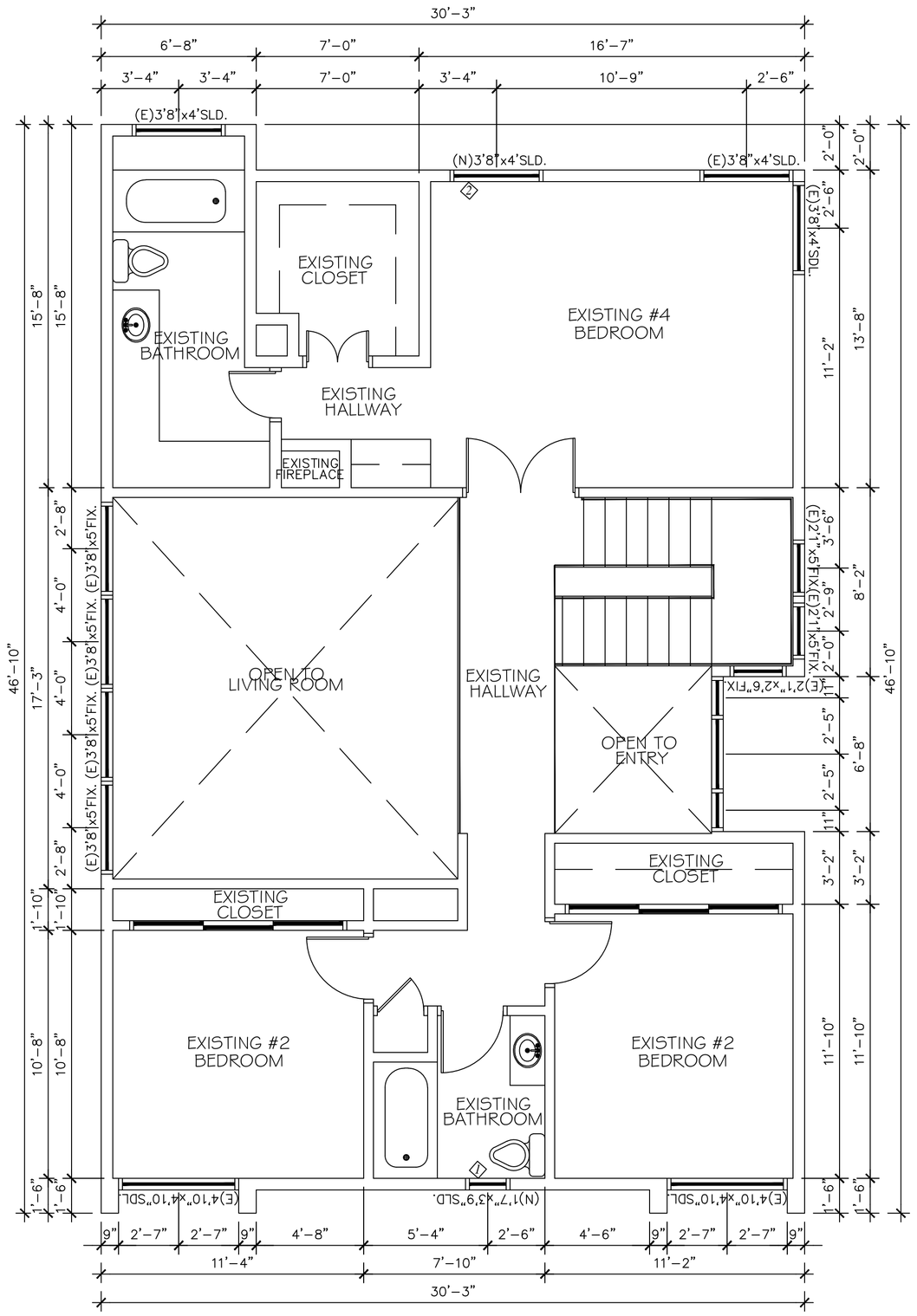


EXISTING 2ND FLOOR PLAN

SCALE: 1/4=1'-0"

N



PROPOSED 2ND FLOOR PLAN

SCALE: 1/4=1'-0"

N

BATH:

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- EXISTING STUD WALLS
- DEMO STUD WALLS

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1008 EAST 18TH STREET
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DRAWN BY
ROGER RODRIGUEZ

Construction Documents for:

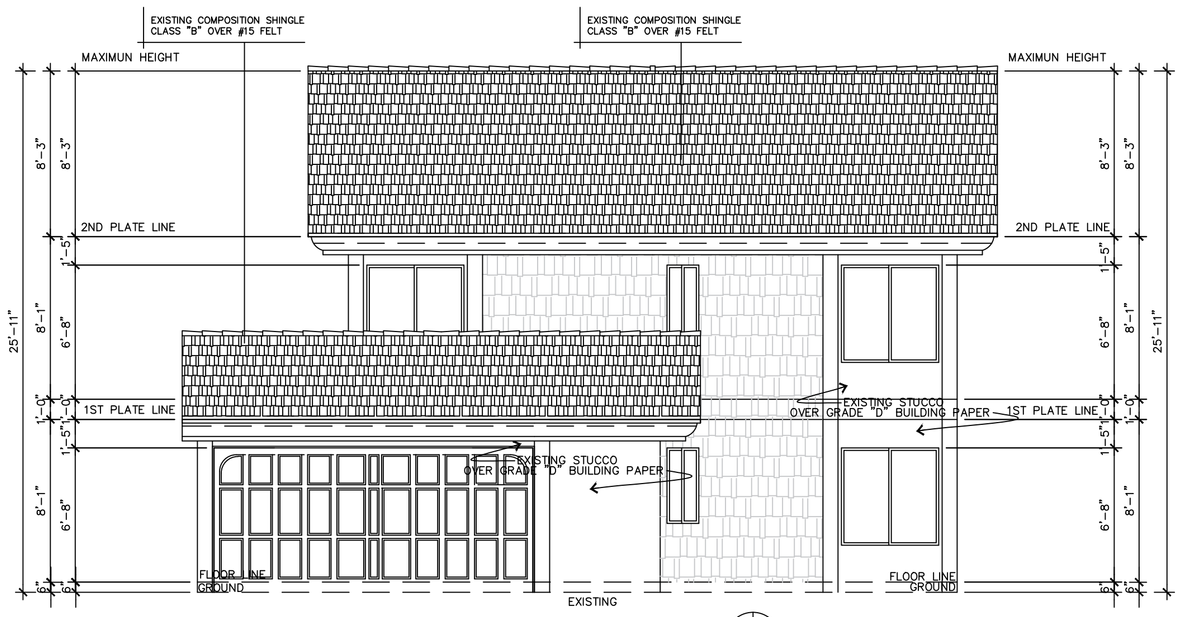
SOUREH RESIDENCE
NEW ADDITION TO THE REAR OF THE EXISTING SINGLE FAMILY DWELLING AND KITCHEN REMODEL.

17702 CASSIA TREE LN, IRVINE, CALIFORNIA, 92612

SHEET TITLE
2ND FLR PLN

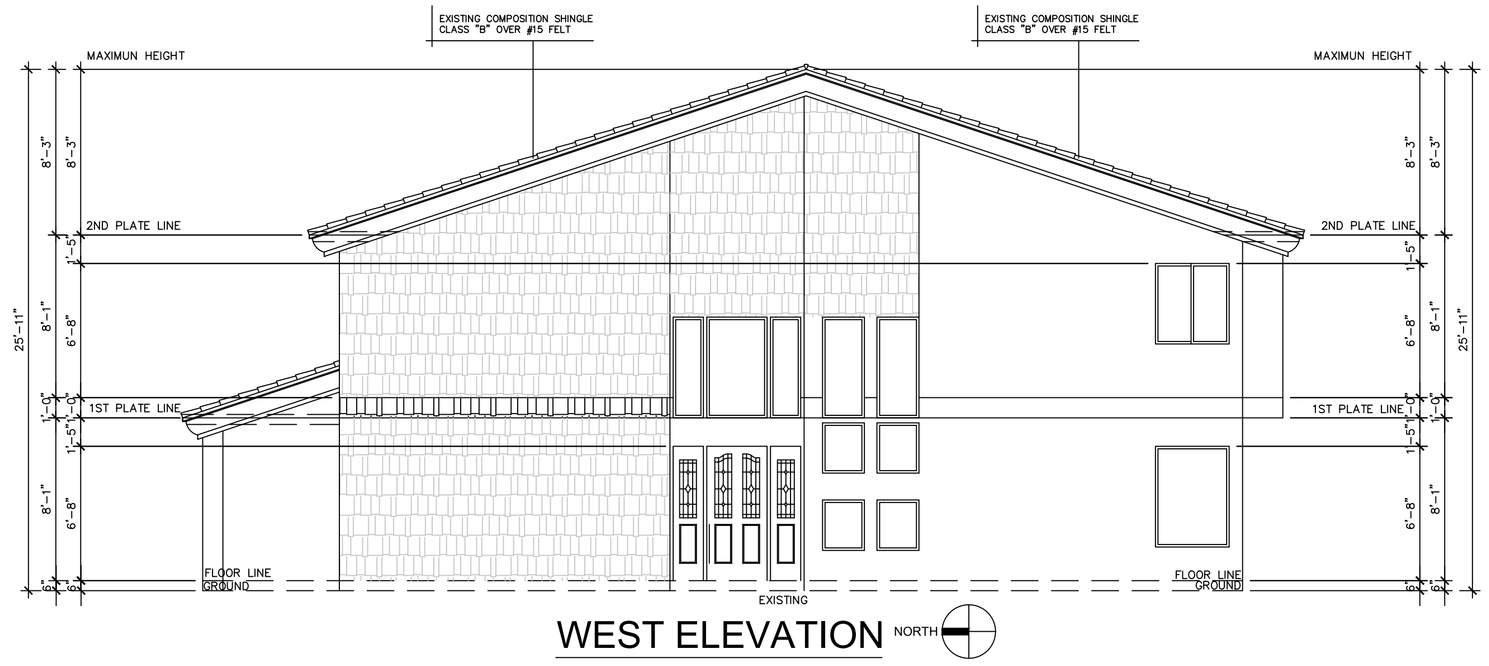
SHEET No.
A-2b

DATE
04-18-25

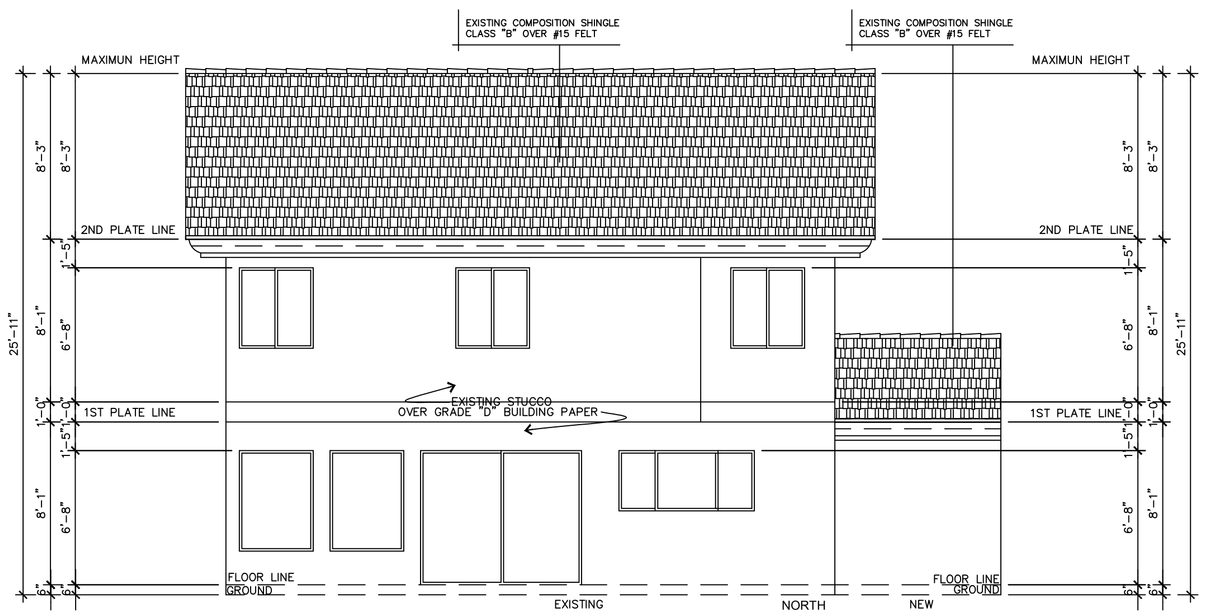


NORTH ELEVATION

NORTH

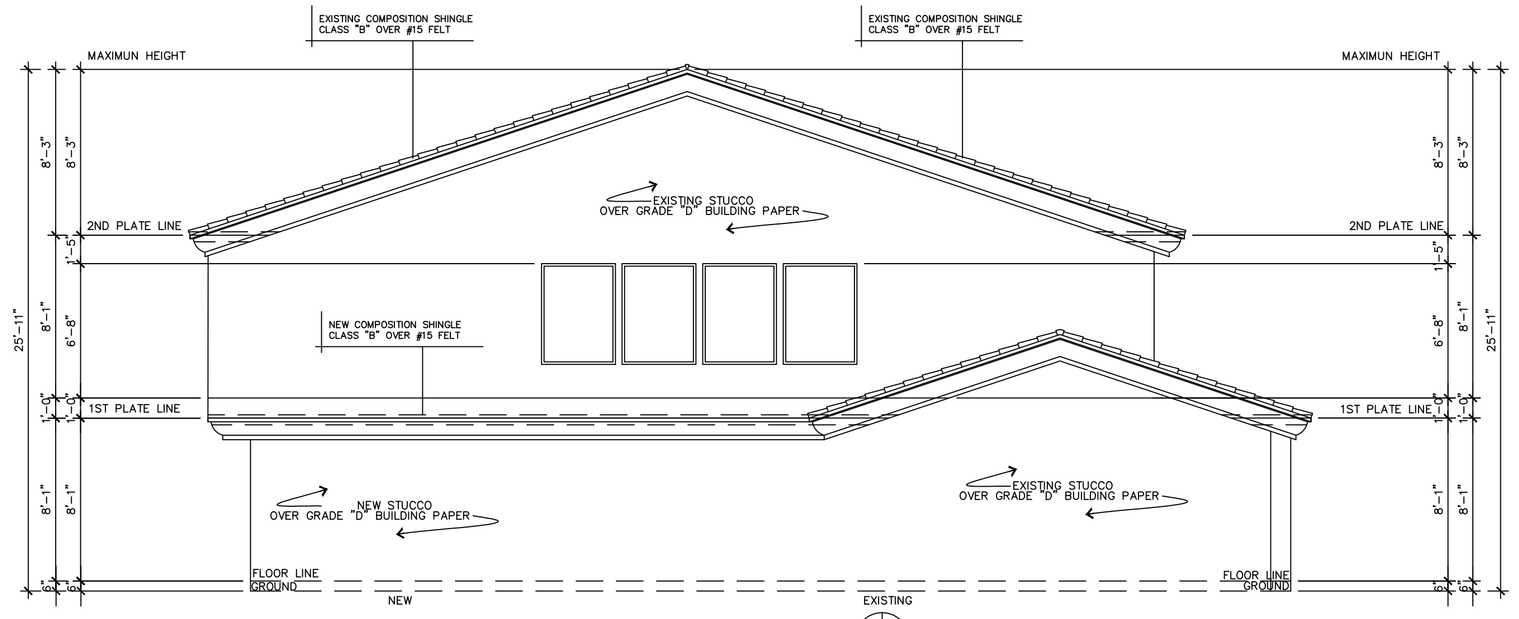


WEST ELEVATION NORTH



SOUTH ELEVATION

NORTH



EAST ELEVATION NORTH

ELEVATION PLAN

SCALE: 3/16=1'-0"

RODRIGUEZ PLANNING & DESIGN
1008 EAST 18TH STREET
LOS ANGELES, CA.,90021
OFFICE: (213) 747-3875
CELL: (213) 408-1157

DRAWN BY
ROGER RODRIGUEZ

Construction Documents for:
SOUREH RESIDENCE
NEW ADDITION TO THE REAR OF THE EXISTING
SINGLE FAMILY DWELLING AND KITCHEN REMODEL.
17702 CASSIA TREE LN, IRVINE, CALIFORNIA, 92612

SHEET TITLE
ELEVATION

SHEET No.
A-3

DATE
04-18-25

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PARCEL NUMBER:
45315247

TYPE OF CONSTRUCTION:
TYPE V-B LIGHT, WOOD-FRAME

OCCUPANCY GROUP:	# OF STORIES:
SINGLE-FAMILY	TWO STORY

PROJECT DESCIRPTION

NEW ADDITION TO THE REAR OF THE EXISTING SINGLE FAMILY DWELLING AND KITCHEN REMODEL.

SITE PREPARATION

1. THE METHOD OF CLEARING AND STRIPPING SHOULD BE VERIFY BY THE CONTRACTOR.
2. ALL SURFACE VEGETATION, DEBRIS AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING SITE PREPARATION, EXCAVATION OR PLACEMENT OF FILL.
3. FILL FOR FLOOR SLABS AND FOUNDATION TRENCHES SHALL CONSIST OF NATIVE SOIL.
4. NATIVE SOIL PLACED FOR SLAB SUPPORT SHALL BE PLACED IN LAYERS NOT EXCEEDING 4" WHEN COMPACTED.
5. IMPORT FOR SLAB SUPPORT SHALL CONSIST OF SAND, GRAVELY SAND OR SILTY SAND AND SHALL HAVE A EXPANSION INDEX OF LESS THAN 30.

SITE NOTES

1) ALL WORK SHALL COMPLY WITH THE CBC, CMC, CPC, 2018 TITLE 24 CALIFORNIA ENERGY CODE AND ALL APPLICABLE CODES, REGULATIONS OR REQUIREMENTS OF THE CITY OR COUNTY HAVING JURISDICTION FOR THE PLACE OF THE BUILDING

2) SEPARATE PERMITS SHALL BE OBTAINED FOR FENCES, POOLS, SPA OR RETAINING WALLS.

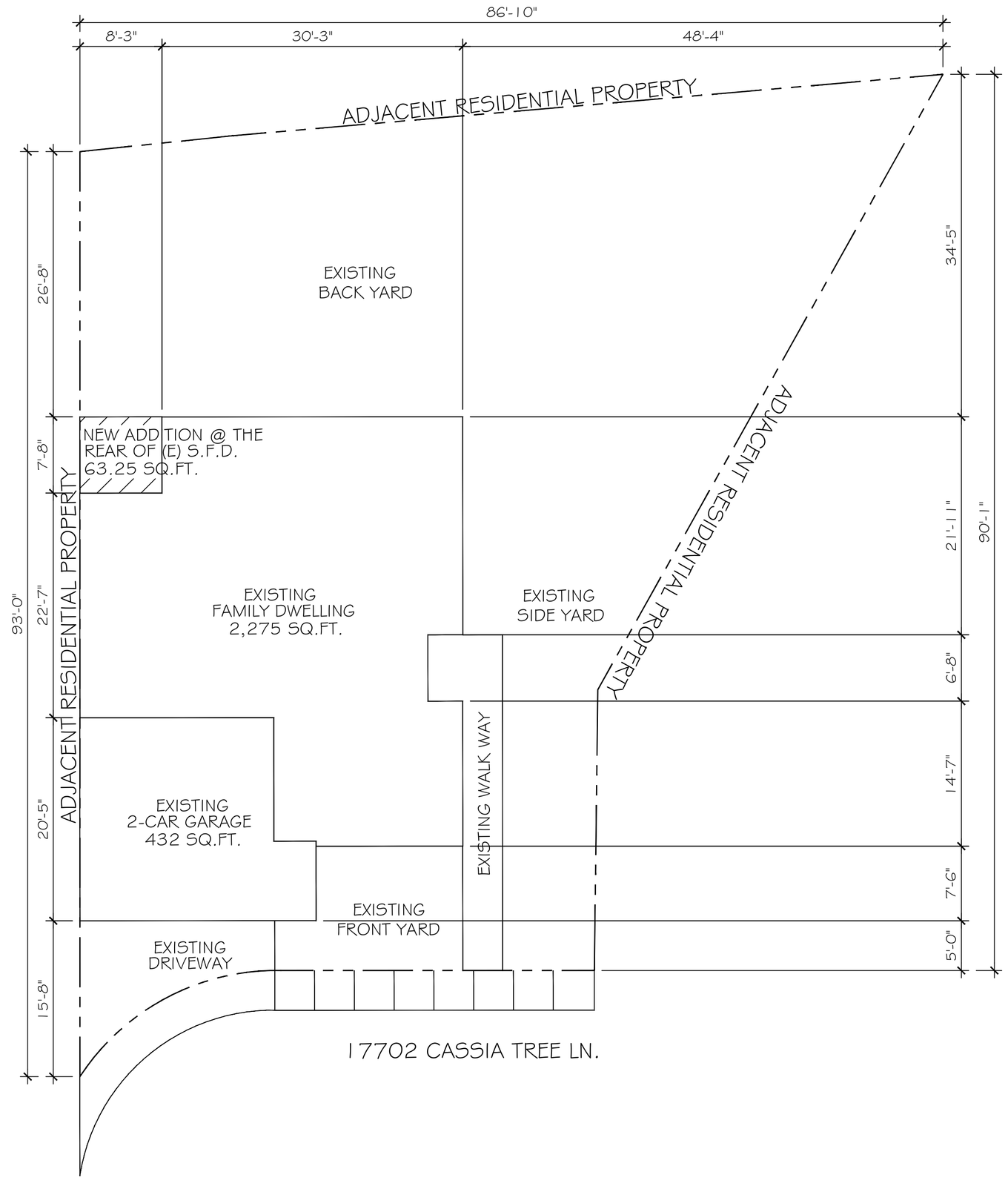
3) FINAL GRADING WORK SHALL COMPLY WITH CHAPTER 33 UBC AND SHALL PROVIDE POSITIVE DRAINAGE FROM ALL PARTS OF THE BUILDING AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES

4) ALL SURFACES SHALL BE SLOPED TO DRAIN WATER AWAY FROM THE BUILDING

5) AT TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL SHOW THEIR VALID "WORKERS COMPENSATION" INSURANCE CERTIFICATE

6) ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS.

7) BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND



SITE PLAN

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

N

LOT SCOPE:

ZONE: MULTI-FAMILY

EXISTING SINGLE FAMILY DWELLING:	2,275 SQ. FT.
EXISTING 2-CAR GARAGE:	432 SQ. FT.
NEW ADD. AT THE REAR OF (E) S.F.D.:	63.25 SQ. FT.
TOTAL SQ.FT.:	2,770.25 SQ. FT.

LOT: 5,400 SQ. FT.

TOTAL LOT COVERAGE: 5,400/ 2,770.25 (100%)=51.30%

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SHEET TITLE
SITE PLAN

SHEET No.
A-1

DATE
03-11-25