Community Development cityofirvine.org

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

January 14, 2026

Mr. Yasser Amer
28841 Hedgerow
Mission Viejo, CA 92692

Sent via email:
mmashhoon@gmail.com

Subject: Setback Deviation Letter for 19 Senisa Way, Planning Area 20
File No. 00959684-PSD

Dear Mr. Amer:

Community Development Department staff completed their review of your request for a reduced side-yard setback as detailed in your application and plans for a proposed residential addition at 19 Senisa Way 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).

In May 2025, building plans were submitted for a residential first- and second-story addition with a zero-foot setback from the side property line. Specifically, the project includes an approximately 394-square-foot first-story addition and an approximately 196-square-foot second-story addition. Pursuant to the Zoning Ordinance, a minimum 5-foot side-yard setback is required, unless a deviation is granted pursuant to Section 3-27-13.

The property located at 19 Senisa Way is located on Lot 22 of Tract 5922 within University Park. The existing two-story home was built prior to 1980 and abuts a local street on the north side of the property, residences on the east and south sides of the property, and open space on the west side of the property. The existing side-yard setback between the subject property and the adjacent side residence is zero feet. In accordance with Zoning Ordinance provisions in effect at the time of construction, the existing two-story home was legally built with a zero-lot line setback on the east property line.

The development standards specific to the 2.2B Low Density Residential zoning district have changed since the home was originally constructed and now require a 5-foot setback from the side property line, rendering the existing home legal non-conforming. Pursuant to Section 3-27-13 of the Zoning Ordinance, you have formally requested that the new addition be permitted to be built to the same zero-foot setback as the existing two-story dwelling.

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

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 for 19 Senisa Way will continue to utilize the existing, legal nonconforming setback standard for the side-yard. Approved building permits and plans demonstrate that similar reduced setbacks have been previously granted within this tract. Specifically, 9 Senisa Way (approved in 1990, File No. 00111996-RBPR); 18 Senisa Way (approved in 2002, File No. 00323133-RBPR); 24 Senisa Way (approved in 2004, File No.00377802-RBPR); and 5 Senisa Way (approved in 2022, File No. 00882645-RBPR) maintain the same zero-foot setback (Enclosure 3). These approvals support the precedent to allow for a reduced side-yard setback and establish that approval of this request would be consistent in scale and character to 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 building addition to a zero-foot setback will be harmonious with the character of the neighborhood in that several residential units in Tract 5922 were developed with that same zero-foot side setback. The placement, scale, massing, and height of the proposed addition is consistent with the character of the neighborhood. The applicant will be required to obtain a building permit to ensure the building addition is consistent with the current Building Code and Zoning Ordinance requirements, with the inclusion of the setback deviation. Based on the above, the construction of the building addition will be in harmony with the aesthetic character of the neighborhood.

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

   The design, materials, and amenities utilized in the building addition will be consistent with the character of the neighborhood. The University Community Association Architectural Committee has approved the proposed residential addition and design (Enclosure 4). The applicant also obtained an Adjacent Neighbor Acknowledgement letter for the proposed work, and the neighbor has no objections to the planned addition (Enclosure 5). Furthermore, the proposed addition would be consistent with the scale of other approved properties in the

project vicinity. Therefore, the overall design of the addition will be consistent with the scale and character of the neighborhood.

Based on an analysis of this request, it has been determined that the proposed addition meets the above findings. Therefore, the request for the reduced zero-foot setback for the proposed first- and second-story addition, as generally depicted in Enclosure 1, is approved. **Please include a copy of this approval letter on the plans for your next building permit application submittal.**

If you have any questions or concerns on this matter, please do not hesitate to contact Associate Planner Tianna de la Paz at 949-724-6027 or via email at tdelapaz@cityofirvine.org.

Sincerely,

Stephanie Frady, AICP
Director of Community Development

Enclosures:
1. Deviation Request and Preliminary Plans
2. Section 3-37-13, *2.2 Low Density Residential Standards*, of the Irvine Zoning Ordinance
3. Examples of Residential Additions in Tract 5922
4. HOA Approval Letter
5. Adjacent Neighbor Acknowledgement

ec: Ann Wuu, Acting Planning Manager
File: 00959684-PSD

Setback Deviation Request Letter

Patti Ross and Ron Zagorsky
19 Senisa Way
Irvine, CA 92612
[Email Address]
[Phone Number]

[Date]

Formal Request for Setback Deviation – 19 Senisa Way, Irvine, CA 92612
APN: 453-052-22

Dear Planning Staff,

We are writing to formally request a deviation from the current side yard setback requirement at our property located at 19 Senisa Way, Irvine, CA 92612. This request is necessary in connection with a proposed residential addition that will maintain the existing 0-foot side setback, which has been a consistent and legal condition of the property since its original development.

Description of the Proposed Project

The proposed project consists of the demolition of the existing pergola, followed by the addition of 394.18 square feet on the main floor to create a new master bedroom and master bathroom. This addition will be constructed in the location of the demolished pergola. On the upper floor, the existing master bedroom will be expanded by 196.33 square feet, bringing its total size to 393.85 square feet. Additionally, the roof of the new master bedroom below will be used as a 394.18 square foot balcony.

The total area of the existing residence is 2,353.6 square feet, and the total area of the addition is 590.51 square feet. Upon completion, the total proposed building area will be 2,944.11 square feet.

The proposed work will align with the existing side wall of the home, maintaining the original 0-foot setback, which is consistent with how this tract was originally built. The City of Irvine is now requesting a minimum 5-foot side yard setback for the addition; however, complying with this requirement would not only be inconsistent with the original site plan and neighborhood context, but would also render the project infeasible due to space constraints.

Support for Required Findings

Finding A – Comparable Setbacks in the Tract

Numerous homes within this tract were legally constructed with 0-foot side yard setbacks, reflecting the original development pattern of this neighborhood. To illustrate this, I am providing three examples of nearby properties that maintain similar side yard setbacks:

1. 9 Senisa Way, Irvine, CA 92612 – This residence maintains a 0-foot side yard setback with legal original construction. (See Exhibit A)
2. 5 Senisa Way, Irvine, CA 92612 – Structure built to the property line, consistent with original tract design. (See Exhibit B)
3. 7 Senisa Way, Irvine, CA 92612 – Side wall constructed at 0 setback, mirroring the proposed condition. (See Exhibit C)
4. 24 Senisa Way, Irvine, CA 92612 – Constructed at 0 setback (See Exhibit D)
5. 18 Senisa Way, Irvine, CA 92612 – Constructed at 0 setback (See Exhibit E)

These examples support the fact that maintaining a 0-foot setback is in keeping with existing conditions throughout this tract.

Finding B – Harmony with the Character of the Neighborhood

The proposed addition has been designed to fully align with the architectural and spatial character of the neighborhood. The homes along Senisa Way were originally constructed with attached structures and minimal side yard separation, a hallmark of this tract's design. By maintaining the original 0-foot setback, the proposed addition preserves the visual rhythm and continuity of the neighborhood's layout. A forced deviation to a 5-foot setback would create an unusual gap and disrupt the uniformity of the streetscape. (See Exhibits A, B, C, D and E)

Finding C – Compatibility of Design, Materials, and Amenities

The design of the addition will match the existing structure in every respect — materials, color, roofline, and architectural detailing. The addition will use the same stucco finish, roof tiles, windows, and trim, ensuring a seamless integration. No aspect of the construction will appear out of place or inconsistent with the character of surrounding homes. In fact, maintaining the existing side setback ensures the project remains more compatible than if the new setback were enforced. (Houses photos in Exhibits A, B, C, D and E match our Design, Materials and Amenities)

Supporting Documentation

Enclosed with this letter, please find the following:

- Preliminary site plan, floor plans, and proposed elevations;
- A letter of no objection from the adjacent property owner at 17 Senisa Way, Irvine, CA 92612
- Photographs and addresses of homes in the tract built to the same 0-foot setback (Exhibits A, B, C, D and E).

- A letter from the Homeowner's Association (if applicable) indicating preliminary approval of the project

We respectfully request your consideration and approval of this setback deviation request, allowing the addition to be built in line with the property's existing legal setback condition. Please do not hesitate to contact us with any questions or to request additional information.

Sincerely,
Patti Ross and Ron Zagorsky
Homeowners – 19 Senisa Way
[Email Address]
[Phone Number]

Exhibit: Comparable Setbacks in Tract

Exhibit	Address	Description
A	9 Senisa Way	This residence maintains a 0-foot side yard setback.

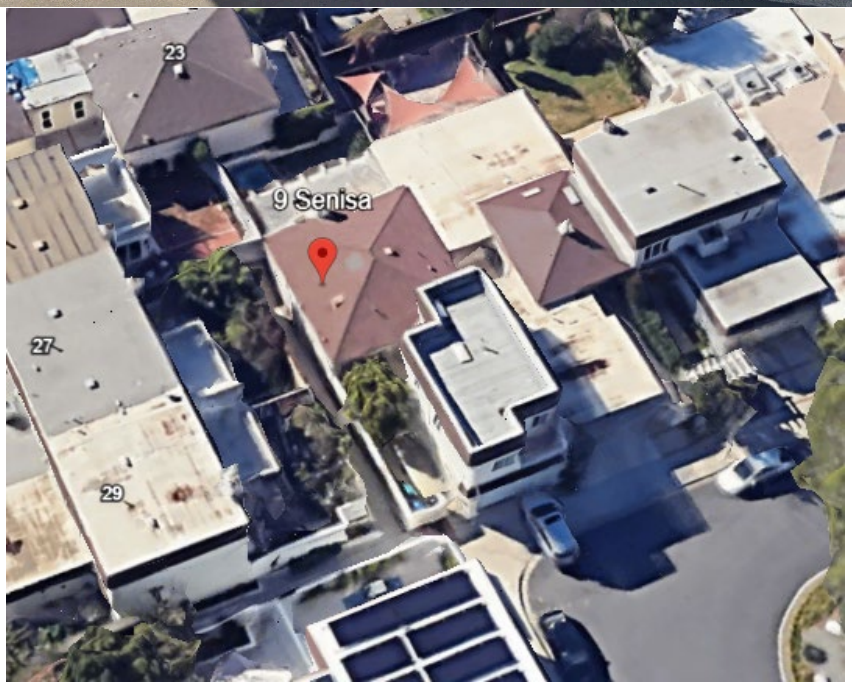
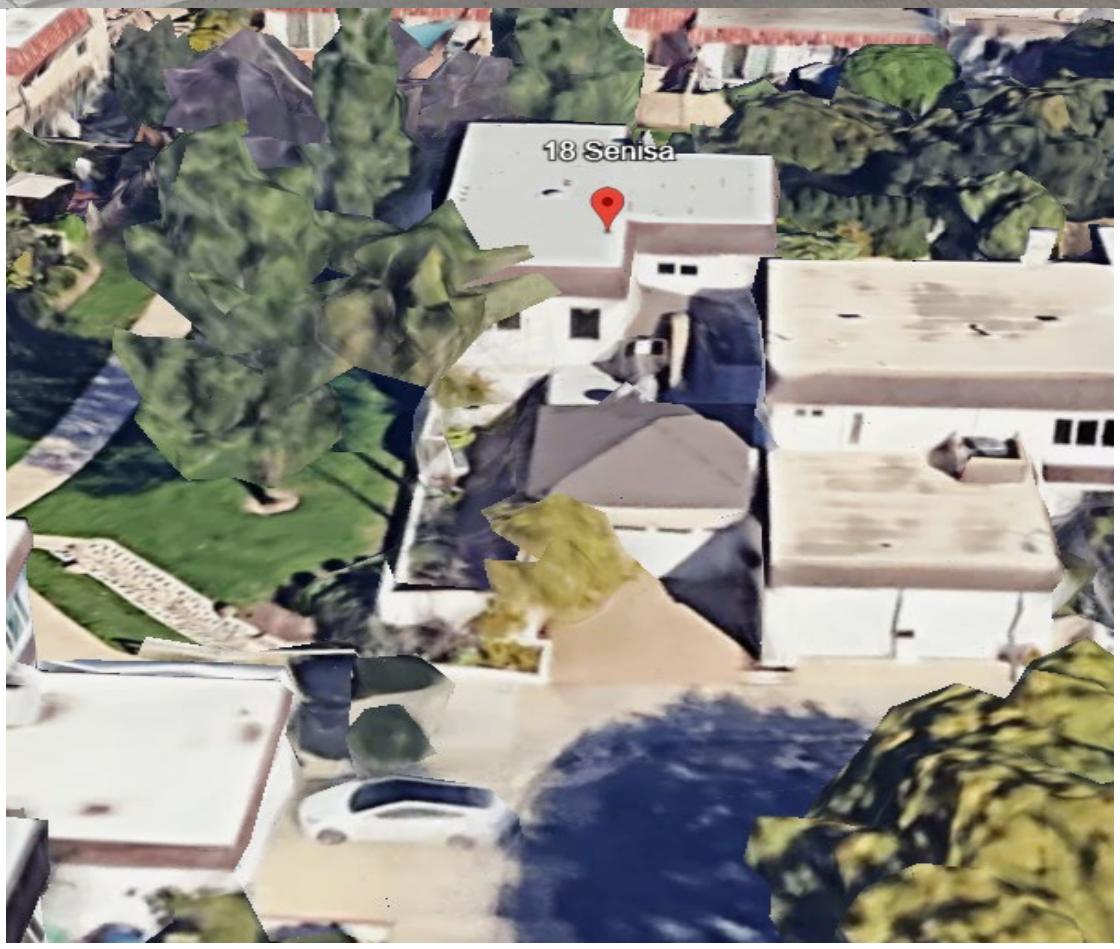


Exhibit	Address	Description
B	5 Senisa Way	Structure built to the property line.

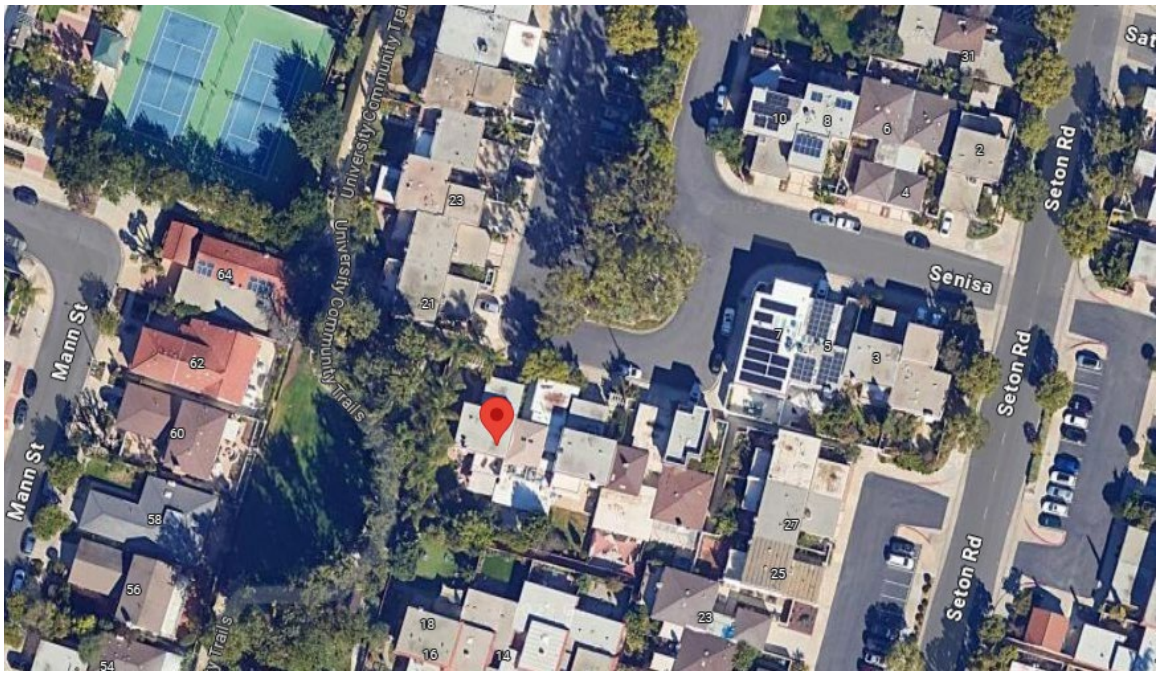
Exhibit	Address	Description
C	7 Senisa Way	Side wall constructed at 0 setback.

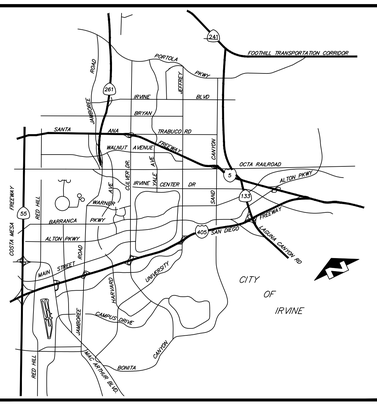
Exhibit	Address	Description
D	24 Senisa Way	Constructed at 0 setback.

Exhibit	Address	Description
E	18 Senisa Way	Constructed at 0 setback.



Vicinity Map indicating our Address, and the Harmony in our neighborhood in terms of Character (Zero lot setback), Design, Materials and Amenities





VICINITY MAP

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 2022.3 EFFECTIVE NOVEMBER 2024)

LOCATION MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: *19 SENISA WAY, IRVINE, CA 92612*
PROJECT DESCRIPTION: Residential Alteration and Addition
-DEMOLITION OF THE EXISTING PERGOLA
-ADDITION OF 380.43 SF MASTER BEDROOM + MASTER BATHROOM ON THE MAIN FLOOR ON THE DEMOLISHED PERGOLA LOCATION
-EXPANSION OF THE (E) MASTER BEDROOM 211 SF TO BE 386.55 AT UPPER FLOOR (TOTAL EXPANSION: 196.66 SF INCLUDING WALLS)
Project Scope Summary:
ADDITION AREA AT MAIN FLOOR: 380.43 SF
ADDITION AREA AT UPPER FLOOR:196.66 SF
SPRINKLERS: NO
ANY ADDITION OR MODIFICATION TO AN EXISTING FIRE SPRINKLER SYSTEM IS SUBJECT TO A SEPARATE APPROVAL AND PERMIT FROM THE ORANGE COUNTY FIRE AUTHORITY (OCFA).

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

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

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

LIMITS OF PROJECT DURATION [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 BUILDING

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 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 *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 *IN SHEET A04*
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 *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 *PLEASE CHECK SHEET S-2.2*

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

THE FOLLOWING REQUIREMENTS ARE NOT APPLICABLE AS THE PROJECT IS NOT WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE; THE FOLLOWING REQUIREMENTS APPLY AS INDICATED BY THE APPROVED FIRE PROTECTIONS PLAN

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 *G01 AND G02* 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 *T01 AND T02* 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 DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION CONTACT (IC) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (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 APPENIDIX 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 RAIN OR OTHER MEANS.
8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS)

CALIFORNIA BUILDING CODE	2022
CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA ELECTRICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2022

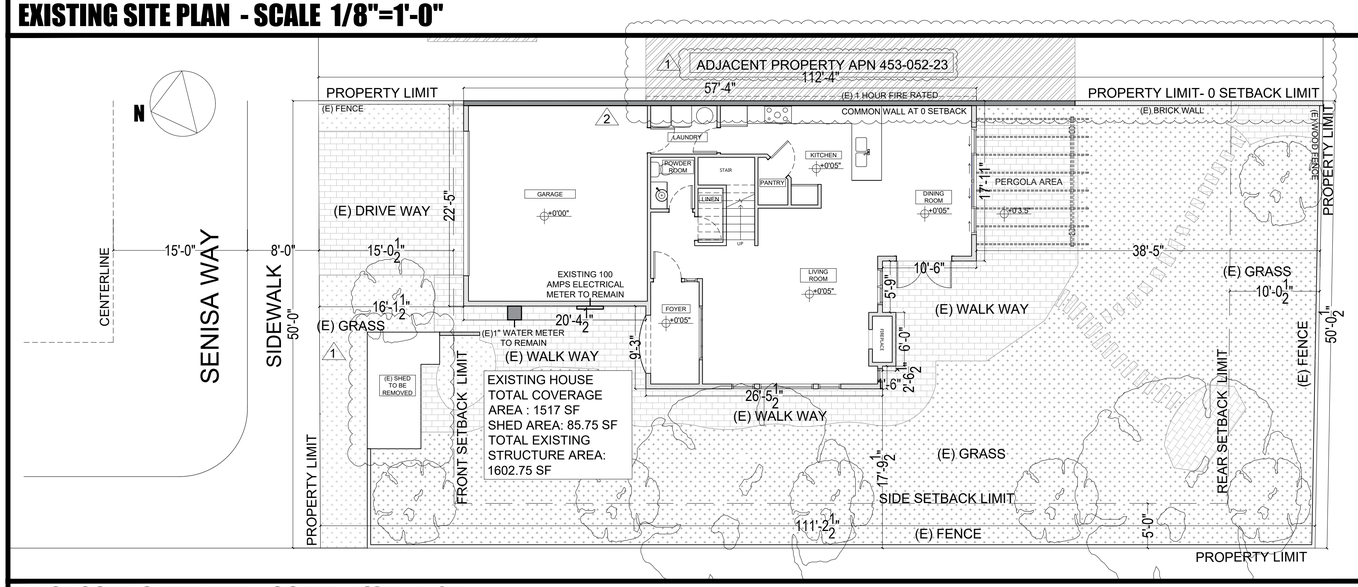
DEFERRED SUBMITTALS

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

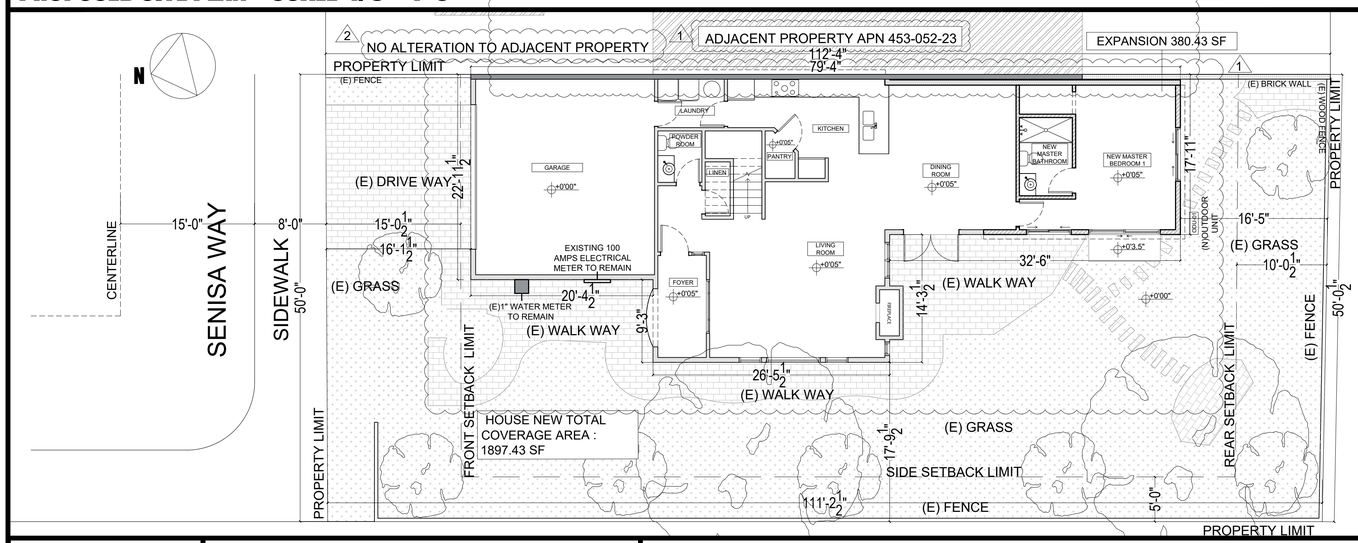
SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

BE ADVISED, SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTO

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



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



SYMBOLS

	GRASS
	WALKWAY
	EXISTING TREE

	EXISTING COMMON 1 HOUR FIRE RATED WALL
	EXISTING WALLS TO REMAIN
	NEW WALL 1-HOUR FIRE-RATED
	EXISTING COMMON BRICK WALL
	ADJACENT HOUSE AREA

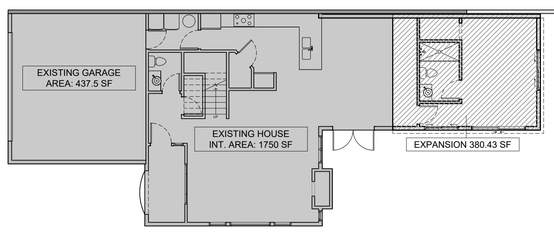
ITEMS THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER:

- Quality insulation installation (QII)
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

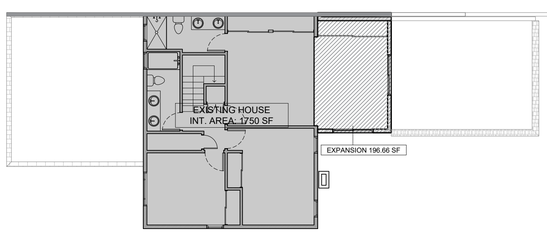
REQUIRED SPECIAL FEATURES:

- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

MAIN FLOOR ADDITION DIAGRAM - SCALE 3/32"=1'-0"



UPPER FLOOR ADDITION DIAGRAM - SCALE 3/32"=1'-0"



GENERAL NOTES

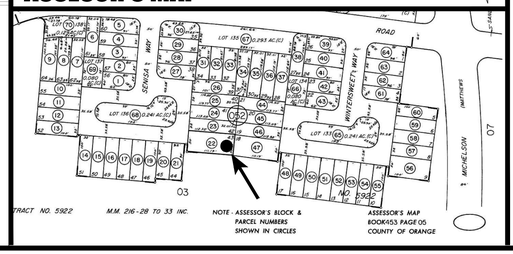
1. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
2. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. 7/8" STUCCO, ETC.) ADDED TO THE PLAN FOR THE SETBACK MEASUREMENT. THE FIELD INSPECTOR WILL ADD THE PLANNED WALL FINISH THICKNESS TO THE FOUNDATION SETBACK.
3. LANDSCAPE AND IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS
4. PROJECT WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM OR WILL PROVIDE A COMPLYING SEPTIC SYSTEM.
5. ALL WORK TO COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
6. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
8. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
9. A STAMPED SET OF APPROVED PLANS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES.
10. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL SET OF DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE RESIDENCE OVER SCALED DIMENSIONS.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTION, OTHER THEN PLAN CHECK AND BUILDING PERMIT FEES PROVIDED BY THE OWNER.
13. ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNING AGENCIES.
14. THE CONTRACTOR SHALL MAINTAIN LIABILITY INSURANCE TO PROTECT HIMSELF AND HOLD THE DESIGNER AND OWNER HARMLESS FROM ANY CLAIM FOR DAMAGES FOR INJURY OR PROPERTY DAMAGE DURING THE COURSE OF THE CONTRACT.
15. FIRE INSURANCE SHALL BE MAINTAINED BY THE OWNER.
16. TEMPORARY POWER, WATER, WORKERS TOILET FACILITIES AND MATERIAL STORAGE SHALL BE PROVIDED BY THE CONTRACTOR.
17. THE CONTRACTOR SHALL PROTECT ALL FINISHED WORK AND ADJACENT SURFACES FROM DAMAGE DURING COURSE OF CONSTRUCTION AND SHALL REPLACE AND OR REPAIR ANY AND ALL DAMAGES CAUSED BY THE WORKERS OR DUE TO CONSTRUCTION.
18. ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES. UPON COMPLETION OF THE WORK ALL AREAS SHALL BE LEFT BROOM SWEPT AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE.

APPLICABLE CODES

PART 1: 2022 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24
PART 2: 2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24
PART 2.5: 2022 CALIFORNIA RESIDENTIAL CODE (CRC), TITLE 24
PART 3: 2022 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24
PART 4:2022 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24
PART 5: 2022 CALIFORNIA PLUMBING CODE (CPC), TITLE 24
PART 6:2022 CALIFORNIA ENERGY CODE, TITLE 24
PART 9: 2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN), PART 11
2022 CALIFORNIA REFERENCED STANDARDS, TITLE 24, PART 12
CITY OF IRVINE MUNICIPAL CODE

VICINITY MAP

ASSESOR'S MAP



PROJECT INFORMATION

PROJECT ADDRESS:
19 SENISA WAY, IRVINE, CA 92612

SCOPE OF WORK: Residential Alteration and Addition
-DEMOLITION OF THE EXISTING PERGOLA
-ADDITION OF 380.43 SF MASTER BEDROOM + MASTER BATHROOM ON THE MAIN FLOOR ON THE DEMOLISHED PERGOLA LOCATION
-EXPANSION OF THE (E) MASTER BEDROOM 211 SF TO BE 386.55 AT UPPER FLOOR (TOTAL EXPANSION: 196.66 SF INCLUDING WALLS)
Project Scope Summary:
ADDITION AREA AT MAIN FLOOR: 380.43 SF
ADDITION AREA AT UPPER FLOOR:196.66 SF

ASSESSOR'S PARCEL NUMBER:	453-052-22
TRACT NUMBER	5922
LOT NUMBER	43
PARCEL NUMBER	22
FIRE HAZARD SEVERITY ZONE	OUTSIDE STATE RESPONSIBILITY AREA
CEC CLIMATE ZONE:	8
CONSTRUCTION TYPE:	V-B
ZONING	2.2B - LOW DENSITY RESIDENTIAL
OCCUPANCY	R-3/U
LOT AREA	5611.13 SF - 0.13 ACRES
HOUSE BUILDING YEAR	1966
NB OF STORIES	2

	CODE	EXISTING	PROPOSED
PARCEL COVERAGE (INCLUDING SHED) (IN SF)	2805.56	1602.75	1602.75-85.75+380.43 =1897.43
LOT COVERAGE (%)	50%	28.56%	33.81%
LOT SETBACKS - ZERO LOT LINE			
FRONT SETBACK	15'-0"	16'-1.5"	16'-1.5"
REAR SETBACK	10'-0"	38'-5"	16'-5"
SIDE SETBACK (UPPER SIDE)	0'-0"	0'-0"	0'-0"
SIDE SETBACK (LOWER SIDE)	5'-0"	17'-9.5"	17'-9.5"
GENERAL HOUSE INFORMATION			
MAIN FLOOR LIVABLE AREA (EXCLUDING GARAGE) (SF)	-	888.43	1059.94
UPPER FLOOR LIVABLE AREA (EXCLUDING BALCONY) (SF)	-	690.07	872.15
TOTAL LIVABLE AREA (EXCLUDING GARAGE) (SF)	-	1578.5	1932.09
GARAGE AREA (SF)	-	437.5	437.5
MAIN FLOOR ADDITION (INCLUDING WALLS) (SF)	-	-	380.43
UPPER FLOOR ADDITION (INCLUDING WALLS) (SF)	-	-	196.66
BALCONY (SF)	-	189.78	0
TOTAL HOUSE ADDITION (MAIN AND UPPER EXCLUDING BALCONY) (SF)	-	-	577.09
MAXIMUM ALLOWABLE HEIGHT	35'	21'-8"	21'-8"
HOUSE PARKING	2	2	2
SPRINKLERED	-	NO	NO
ENERGY EFFICIENCY	REFER TO T24 SHEETS		
PROPERTY EASEMENTS	NO EASEMENTS ON THIS PROPERTY		

SHEET INDEX

YA CREATIVE DESIGN PARTNERS, INC
YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER SHAYAAN HASHMI C 94225 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

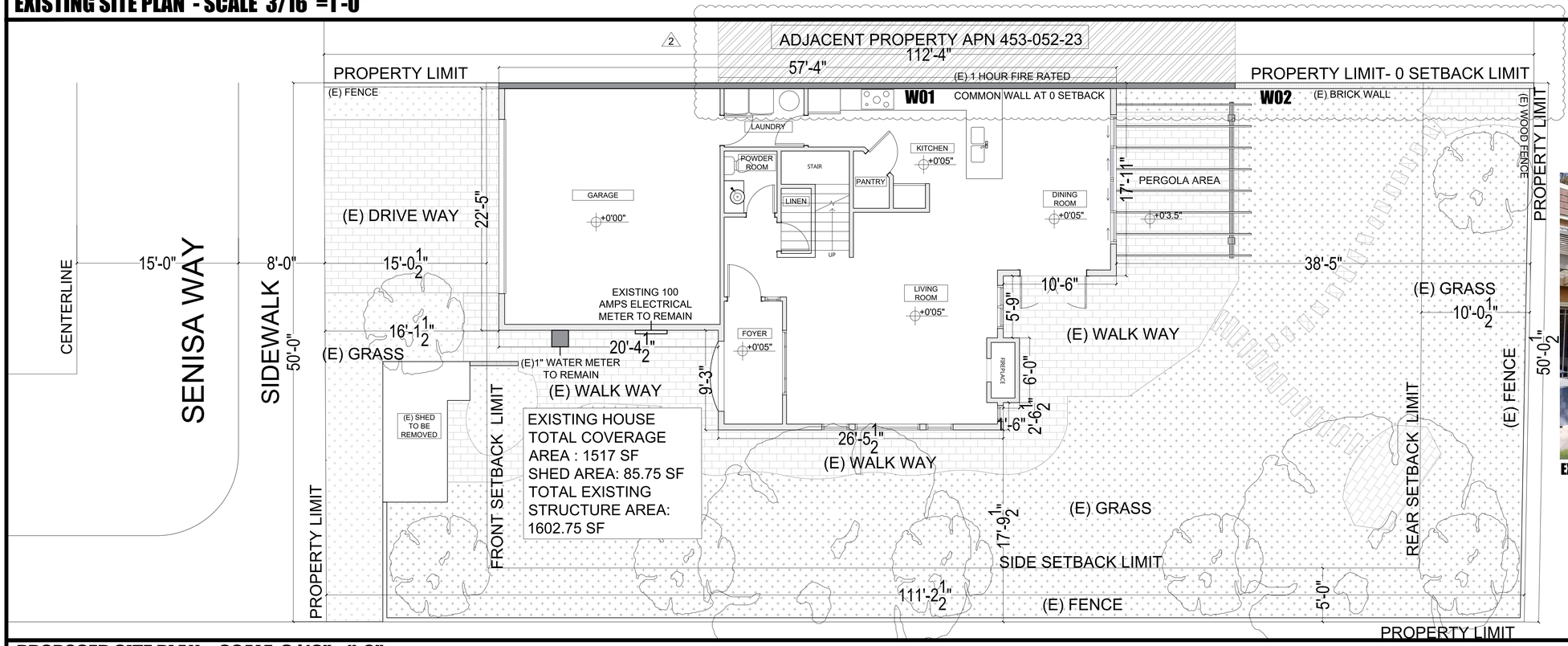
2

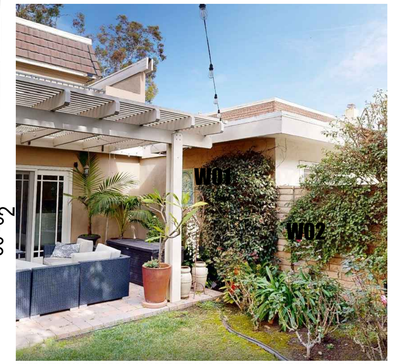
COVER PAGE AND SITE PLAN

DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 1 OF 33

C00

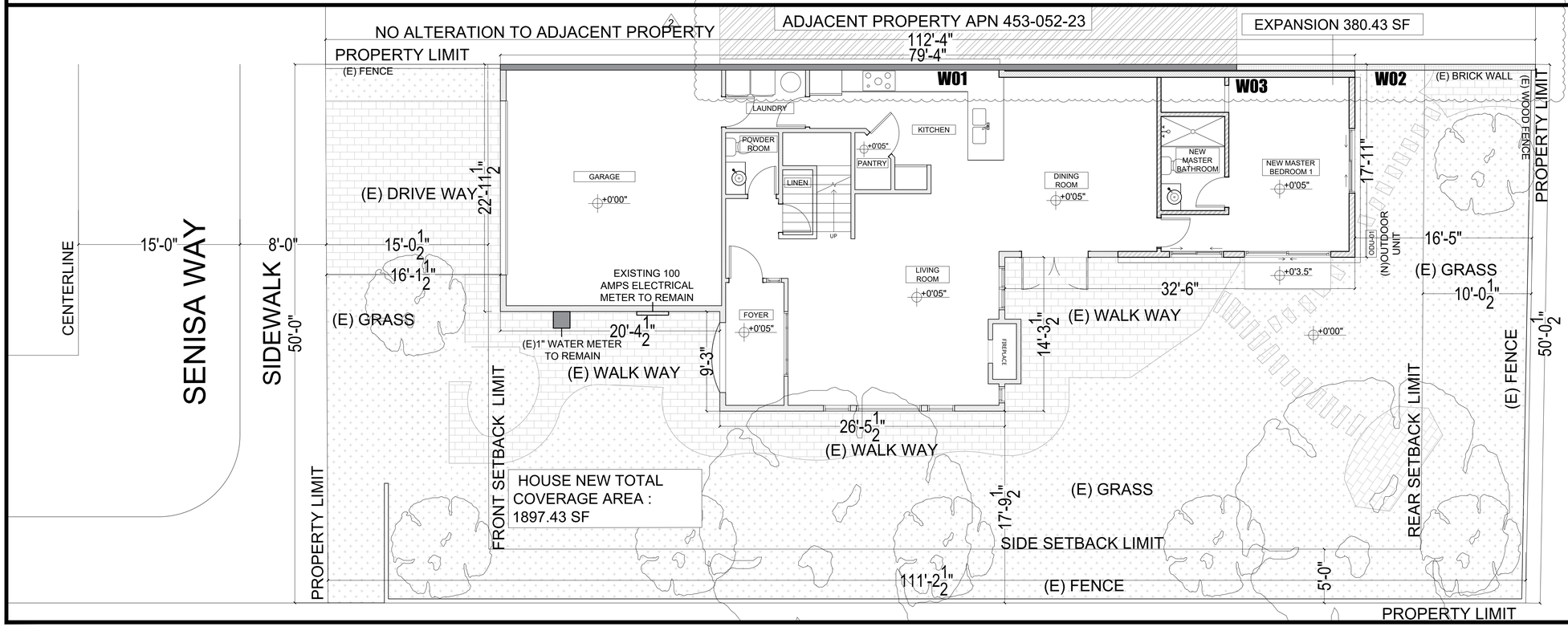
EXISTING SITE PLAN - SCALE 3/16"=1'-0"





EXISTING WALLS CONDITION AT THE ADDITION AREA

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



SYMBOLS

- GRASS
- WALKWAY
- EXISTING TREE
- EXISTING COMMON 1 HOUR FIRE RATED WALL (W01)
- EXISTING WALLS TO REMAIN
- NEW WALL 1-HOUR FIRE-RATED (W03)
- EXISTING COMMON BRICK WALL (W02)
- ADJACENT HOUSE AREA

YA CREATIVE DESIGN PARTNERS, INC
YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER SHAYAAN HASHMI C 94225 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

ENLARGED SITE PLAN

DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 2 of 33

C01

ARCHITECTUAL GENERAL NOTES

1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.
2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH CURRENT EDITION OF STATE OF CALIFORNIA TITLE 24 CCR AND CURRENT CPC, CMC AND CEC CODES.
3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY OF IRVINE.
4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.
5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF ENCINITAS BUILDING INSPECTOR
7. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS.
8. APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.
9. APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
11. SOIL REPORT REQUIREMENT: IF A SOILS REPORT IS REQUIRED BY THE LOCAL JURISDICTION, THE GEOTECHNICAL INVESTIGATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CBC SECTION 1803.2 AND REPORTED IN ACCORDANCE WITH CBC SECTION 1803.6. -THE GEOTECHNICAL ENGINEER OF RECORD SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED

ROOF NOTES

1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.
2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.
3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE WITH SECTION R902.1 THROUGH R902.1.4.
5. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
6. CLAY AND CONCRETE ROOF TILE SHALL BE INSTALLED ON ROOF SLOPES OF TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. FOR ROOF SLOPES FROM TWO AND ONE-HALF UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.3.3.
7. SLATE SHINGLES SHALL BE USED ONLY ON SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER.
8. THE MINIMUM SLOPE FOR STANDING-SEAM ROOF SYSTEMS SHALL BE ONE-QUARTER UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).
9. BUILT-UP ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE, EXCEPT FOR COAL-TAR BUILT-UP ROOFS, WHICH SHALL HAVE A DESIGN SLOPE OF A MINIMUM ONE-EIGHTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (1-PERCENT SLOPE).
10. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8-PERCENT SLOPE).
11. MODIFIED BITUMEN ROOFING SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
12. SINGLE-PLY MEMBRANE ROOFS SHALL HAVE A DESIGN SLOPE OF NOT LESS THAN ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) FOR DRAINAGE.
13. A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED. IF THE APPLICANT DEVIATES FROM THE ROOF SPECIFICATIONS ON SHEET T1.1 THE APPLICANT SHALL PROVIDE A COPY OF THE ICC/UL LISTING

ROOF NOTES (CONT'D)

14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.
15. PER SECTION R806.5/EM3.9.6:
    a. IF INSULATION IS AIR PERMEABLE AND IT IS INSTALLED DIRECTLY BELOW THE ROOF SHEATHING WITH RIGID BOARD OR SHEET INSULATION WITH A MINIMUM R-4 VALUE INSTALLED ABOVE THE ROOM SHEATHING. (OR)
    b. IF THE INSULATION IS AIR-IMPERMEABLE AND IS IN DIRECT CONTACT WITH THE UNDERSIDE OF THE OF THE ROOF SHEATHING. (OR)
    c. IF TWO LAYERS OF INSULATION ARE INSTALLED BELOW THE ROOF SHEATHING:
    AN AIR-IMPERMEABLE LAYER IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING AND AN ADDITIONAL LAYER OF AIR PERMEABLE INSULATION IS TO BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

FLOOR PLAN NOTES

1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
4. REFER TO FRAMING PLANS AND SECTIONS FOR CLARIFICATION AND DIM. NOT SHOWN .
5. ALL ROOF DRAIN PIPES TO BE MIN. 2" STORM DRAINAGE SYSTEM UNLESS LOCAL CODE REQUIRES LARGER DRAIN SIZES.
   ROOF GUTTERS:
   STYLE A . INSTALLED AND DESIGNED IN ACCORDANCE WITH SMACNA MANUAL, PLATE #1,#2 & #3,GUTTER. PAGE 6 - 11, WIDTH AS REQUIRED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2.
   GUTTER: SIZE; PAGES 1,2, 3, 4, 5 &6, CHARTS#1,#2,#3,#4,#5#6 & #7
   STYLE; PLATE #2, STYLE A, PAGE 9
   EXPANSION;PLATE #6, PAGE 16 &17
   HANGING; PLATE #19, FIG. C, PAGE 43.
   DOWN SPOUTS:
   PLAIN RECTANGULAR.AS REQUIRED BY SMACNA MANUAL CHART #3, PAGE #3. SEE ARCHITECT FOR LOCATIONS OF DOWN SPOUTS. ALL DOWN SPOUTS ARE TO BE DESIGNED TO HANDLE THE AMOUNT OF ROOF WATER FOR MAXIMUM STORMS, SMACNA CHART #2, PAGE #2. DOWN SPOUTS ARE TO DEPOSIT DIRECTLY OVER A NDS 6 INCH SQUARE, MODEL 641 OR APPROVED EQUAL.(SEE SECTION 02710 MORE INFORMATION)
6. TRANSITION OF FLOOR MATERIALS OCCURRING IN OPENINGS WITH DOORS TO BE LOCATED UNDER THE CENTER OF THE DOOR IN THE CLOSED POSITION. TRANSITION OF FLOOR MATERIAL OCCURRING WITH NO DOOR TO BE LOCATED TO ALIGN WITH THE FACE OF THE PARTITION, U.O.N
7. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.
8. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N.
9. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED
   TO MATCH COLOR OF ADJACENT SURFACE.
10. ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
11. OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION.
12. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2
13. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT -DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5.1)
14. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWS 4.3.6.4.3)
15. FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.
16. 15, 20 AND 30 AMP. RECEPTACLE OUTLETS SHALL BE INSTALLED NO MORE THAN 48" MEASURED FROM THE TOP OF OUTLET BOX AND NOT LESS THAN 15" FROM THE BOTTOM OF OUTLET BOX ABOVE THE FLOOR.
17. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.
18. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED,COMPOSTED .

FLOOR PLAN NOTES (CONT'D)

19. VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS,STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.
20. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
21. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3
22. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVEN TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS
23. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
24. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
25. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
26. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0
27. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
28. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.
29. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABEL TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
30. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMATION.
31. NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED FOR AGING-IN-PLACE DESIGN AND FALL PREVENTION PER R327
    A) AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
    B) REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
    C) REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
    D) WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
    E) SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
    F) BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

MECHANICAL NOTES

1. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQ. IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3.)
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203 .5.2.1, CMC 402.5
4. SUPPLY AND RETURN AIR DUCTS TO BE INSULATED AT A MIN. OF R-6. (CAL ENERGY CODE TABLE 150.1-A)

MECHANICAL NOTES (CONT'D)

5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)
6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)
7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)
8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 3 (CPC TABLE 703.2)
9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 4. (CPC TABLE 703.2)
10. PROVIDE GAS LINES WITH A MN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).
11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0 (N).
12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)
13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).
14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS
15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.
17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.

ELECTRICAL NOTES

1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).
2. ARC-FAULT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12(A): KITCHENS, LAUNDRY AREAS, FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC. ALL BRANCH CIRCUITS WILL BE ARC FAULT CIRCUIT PROTECTED PER NEC ART. 210-12(B).
   THERE ARE TO BE A MINIMUM OF 2 SMALL APPLIANCE BRANCH CIRCUITS WITHIN THESE AREAS CEC 210.11(C)1
3. BATHROOM CIRCUITING SHALL BE EITHER: a) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM.
   b) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS PER NEC ART. 210-11(c)3.
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, OUTDOORS, LAUNDRY AREA, KITCHEN DISHWASHERS, KITCHEN COUNTERS AND AT WET BAR SINKS, WITHIN 6' OF A SINK, SHALL BE GFCI PROTECTED PER NEC ART. 210-8(A).
5. WEATHER RESISTANT TYPE FOR RECEPTACLES INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE) NEC 406.4(D)(6)
6. PER LIGHTING MEASURES 150(K)4 N T-24, THE BEDROOMS, HALLWAY, LIVING ROOM AND OFFICE ARE REQUIRED TO HAVE ANY INSTALLED FIXTURE TO BE ON A DIMMER SWITCH OR THE FIXTURE NEEDS TO BE HIGH EFFICACY.
7. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.
8. A RECEPTACLE OUTLET MUST BE INSTALLED IN EVERY ROOM SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)
9. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKMAIN NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)
12. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150 .0(K)21)
13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210 .11 (C)(2)
14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12)
15. A DEDICATED 125V, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A $^{120}/_{240}$-VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS (CENC 150.0(N)1A)

ELECTRICAL NOTES (CONT'D)

16. PER CEC 2022 150.0(N).1.A.:
    IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING:A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
    ☐ BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND
    ☐ A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND
    ☐ A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.
18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.
19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).

ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0

(S) ENERGY STORAGE SYSTEMS (ESS) READY. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:

1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
   A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
   B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 265 AMPS.
4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

(T) HEAT PUMP SPACE HEATER READY. SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(U) ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:

1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

(V) ELECTRIC CLOTHES DRYER READY. CLOT

COMMUNITY DEVELOPMENT
Building and Safety

STANDARD NOTES RESIDENTIAL CONSTRUCTION
2022 CALIFORNIA GREEN BUILDING STANDARDS (4.1)

[Effective July 1, 2024]
Applies to new residential buildings, additions, and alterations that increase the conditioned area, volume, or size. For additions and alterations, requirements only apply to and/or within the area of the addition or alteration.

INSTRUCTIONS: Designer to place an "X" preceding each applicable section or indicate "N/A" if not applicable. All blank spaces are to be completed for all applicable sections.

ELECTRIC VEHICLE (EV) CHARGING

CALIFORNIA GREEN BUILDING CODE (CGBC) 4.106.4: Applicable to new construction except new Accessory Dwelling Units (ADU) and new Junior Accessory Dwelling units (JADU) without additional parking facility.

N/A This project is exempt per CGBSC Section 4.106.4 exception 1. See sheet _____ for documentation from Southern California Edison verifying necessary alterations to the utility infrastructure are not feasible.

N/A **New one and two family dwellings and townhouses with attached private garages**, provide the following for each dwelling unit:

- A listed raceway not less than trade size 1 (nominal 1 inch inside diameter) to accommodate a future dedicated 208/240-volt branch circuit originating at the main service or subpanel, and terminating in a listed cabinet, box, or other enclosure in close proximity to the proposed EV charger within the attached garage.
  Exception: Raceway is not required if a minimum 40 amp 208/240 volt dedicated EV branch circuit is installed.
- Service panel or subpanel sized to accommodate original design load plus an added dedicated 40 amp minimum branch circuit for the future charging station.
- Service panel of subpanel shall have space reserved for the 40 amp branch circuit. Reserved space shall be labeled: "EV CAPABLE."

New Multifamily dwellings, hotels and motels and new residential parking facilities, Electric Vehicle Spaces (EVS) shall be provided for all type of parking facilities within the site. Calculations for the required number shall be rounded to the nearest whole number.

N/A A total of _____ **EV Ready, and** _____ **EV Charger** spaces are provided as shown on _____ plan sheet (s).

Existing Multifamily dwellings

N/A **Addition/alteration of parking facility serving the existing multifamily building**
A total of _____ **EV Capable** spaces are provided as shown on _____ plan sheet(s).

1. EV Capable:
   Applicable only to parking facilities serving existing multifamily buildings, when new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered.
   - At least ten (10) percent of the total number of parking spaces on the building site shall be capable of supporting future Level 2 Electric Vehicle Supply Equipment (EVSE).

   - Electrical panel service shall be adequate for total electrical loads
   - Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserve for future EV charging purposes as "EV CAPABLE".
2. EV Ready:
   - At least forty (40) percent of the total number of parking spaces shall be equipped with low power level 2 EV charging receptacles.
   - For multifamily parking facilities:
     a. Receptacles shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided, but no more that 40 percent of the total number of assigned parking spaces on the site.
     b. Receptacle power source shall be a dedicated branch circuit connected to the dwellings unit's electrical panel.
     c. Receptacle shall be 208/240 volt with one of the following configuration: NEMA 6-20R for 20 amps; NEMA 14-30R for 30 amps; or NEMA 14-50R for 50 amps.
3. EV Charger:
   - At least ten (10) percent of the total number of parking spaces shall be equipped with low power level 2 EV charger. At least fifty (50) percent shall be equipped with J1772 connectors.
   - Where common use parking or unassigned parking is provided, EV chargers shall be located in the common use or unassigned parking areas for use by residents and guests.
4. EV spaces requirements:
   - Install a listed raceway capable of accommodating a 208/240 volt dedicated branch circuit. Raceway shall be minimum trade size 1 (nominal 1 inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. A raceway is not required if a minimum 40 amps. 208/240 volt dedicated EV branch circuit is installed in close proximity to the location of the EV space.
   - The service panel or subpanel circuit directory shall identify the overcurrent space reserve for future EV charging as "EV CAPABLE".
   - Electric vehicle ready spaces shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01.
5. EVCS required per CGBC 4.106.4.2.2 item #2, except the ones serving public housing, public accommodations, motels and hotels, shall comply with the following:
   - EV space shall be 18 feet minimum length and 9 feet wide.
   - One in every twenty-five (25) charging spaces but not less than one shall also have an 8-foot-wide minimum aisle. A 5-foot aisle shall be permitted provided the minimum width of the EV space is 12 feet. Surface slope for this EV space and the aisle shall not exceed 1:48 in any direction. In addition, the EVCS space shall be located either on an accessible route or adjacent to an accessible parking space to allow use of the EV charger from the accessible parking.

WATER EFFICIENCY AND CONSERVATION (CGBSC 4.303)

INDOOR WATER USE

Plumbing fixtures and fittings shall comply with the following table:

FIXTURE FLOW RATES	
FIXTURE TYPES	**MAXIMUM FLOW RATE**
SHOWERHEADS	1.8 gpm @ 80 psi (see note 1)
PRIVATE LAVATORY FAUCETS	1.2 gpm @ 60 psi
LAVATORY FAUCETS IN COMMON AREAS	0.5 gpm @ 60 psi

FIXTURE FLOW RATES	
METERING FAUCETS	0.2 gallons per cycle
KITCHEN FAUCETS	1.8 gpm @60 psi (see note 2)
WATER CLOSETS	1.28 gallons per flush (see note 3)

NOTES:
(1) When a shower is served by more than one showerhead, the combined flow rate of all showerheads 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) Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Additionally, where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

(3) The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

(4) When pre-rinse spray valves are installed, shall meet the requirements in the California Code of Regulations, Title 20, Section 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A) and Section 1607(d)(7) and shall be equipped with an integral automatic shutoff.

OUTDOOR WATER USE - MWELO (CGBSC 4.304)

N/A This project is subject to MWELO requirements. See plan sheet _____ for completed City of Irvine Model Water Efficiency Landscape Ordinance work sheet, Form 40-81.

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGBSC 4.408)

Recycling of materials shall conform to the Construction and Demolition Materials Recycling Requirements of the City of Irvine Municipal Code (IMC) Sections 6-7-901 through 6-7-912.

BUILDING MAINTENANCE AND OPERATION

An operation and maintenance manual shall be provided to the building occupant or owner. The manual shall remain with the building throughout the life cycle of the home and shall contain but is not limited to the following items (CGBSC 4.410).

1. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems, and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
2. Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
3. Public transportation and/or carpool options available in the area.
4. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
5. Information about water conserving landscape and irrigation design and controllers which conserve water.
6. Instructions for maintaining gutters and downspouts and importance of diverting water at least 5 feet away from foundation.
7. Information on required routine maintenance measures, including but not limited to, caulking, painting, grading around building, etc.
8. Information about state solar energy and incentive programs available.

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REVISIONS

No	DATE
1	25/5/20
2	25/9/12

1

LICENSED PROFESSIONAL ENGINEER SHAYAAN HASHMI C 94225 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

CAL GREEN 01

DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 4 of 33

G01

9. A copy of all CGBSC special inspection verifications required through the course of construction.
10. Information from CAL FIRE on maintenance of defensible space around residential structures.
11. Information and/or drawings identifying the location of grab bar reinforcement.

RECYCLING BY OCCUPANTS (Applies to projects having 5 or more multifamily dwelling units per common building site)

N/A Readily accessible area(s) are designated, as shown on plan sheet(s) _____ for depositing, storage, and collection of non-hazardous materials for recycling, including paper, corrugated cardboard, glass, plastic, organic waste, and metal.

ENVIRONMENTAL QUALITY

FIREPLACES

Wood burning devices including fireplaces are not permitted under Southern California Air Quality Management District (SCAQMD) Rule 445. Any installed gas fireplace shall be a direct-vent sealed-combustion type. (CGBSC 4.503.1)

MECHANICAL EQUIPMENT AND DUCT PROTECTION

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

FINISH MATERIAL POLLUTANT CONTROL

- **Adhesives, sealants, and caulks** shall meet the applicable standards of CGBSC 4.504.2.1 and tables 4.504.1 and 4.504.2 for VOC limits and content prohibitions.
- **Paints and coatings** shall meet the applicable standards of CGBSC 4.504.2.2 and table 4.504.3 for VOC limits.
- **Aerosol paints and coatings** shall meet the applicable standards of CGBSC 4.504.2.3**.**
- **Carpet systems** shall meet the applicable standards of CGBSC 4.504.3 including CGBSC 4.504.31 for **carpet cushions** and CGBSC 4.504.2 **carpet adhesives**.
- **Resilient flooring** shall meet the applicable standards of CGBSC 4.504.4**.**
- **Composite wood products** shall meet the applicable standards of CGBSC 4.504.5 and table 4.504.5.

INTERIOR MOISTURE CONTROL

- **Water damaged** building materials shall not be installed.
- **Moisture content of wood** used in wall and floor framing shall be verified not to exceed 19 percent prior to approval to cover (CGBSC 4.505.3). Verification testing shall be performed using a probe-type or contact-type meter at three random locations between 2 and 4 feet from the grade stamped end of the piece being checked.
- **Insulation** products shall be dry when covered. Wet-applied insulation products shall meet the manufacturer's recommendations prior to enclosure.

AIR QUALITY AND EXHAUST (CGBSC 4.506)

Mechanical exhaust fans which exhaust directly from a room containing a bathtub, shower or tub/shower combination shall be provided and shall:

- Terminate outside the building, for duct sizing based on fan capacity and length see Prescriptive Duct Sizing Requirements.
- Be ENERGY STAR compliant.
- Be controlled by a humidity control, and unless functioning as a component of a whole house fan system, be capable of adjustment between a relative humidity range of less than or equal to 50 to 80 percent.
- Humidity control is not required to be an integral component to the exhaust fan.

- See below for supplemental requirements.

ADDITIONAL AIR QUALITY REQUIREMENTS

2022 CALIFORNIA ENERGY CODE (CEnC) (Applicable to residential single and two-family buildings and townhomes; Occupancy Group R3 only.)

Specific indoor air quality standards required by the California Energy Code, section 150.0(o), and reference document American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) 62.2 apply as follows:

- Bathroom exhaust fan shall be provided having a minimum capacity of **50 cfm**, a sound rating of **3 sones** or less unless designed for continuous operation and installed to operate without occupant intervention. In which case, the minimum capacity must be **20 cfm** and a sound rating of **1 sone** or less.
- Kitchen exhaust fan in enclosed or non-enclosed kitchens shall be provided having a minimum capacity of **300 cfm** and a sound rating of **3 sones** or less unless exhaust fan in enclosed kitchen is designed for continuous operation and installed to operate without occupant intervention. Must be provided with a minimum capacity or **5** air changes per hour based on the kitchen volume and a sound rating of **1 sone** or less.
- Whole Building Ventilation shall be provided. Fan capacity (Qtot) shall meet the Required Mechanical Ventilation Rate per CEnC Section 150(o)1.C. Fans intended for continuous operation shall have a sound rating not exceeding **1 sone.**

$Qtot = 0.03Afloor + 7.5(Nbr+1)$

Qtot = Total Required Ventilation rate, cfm
Afloor= Dwelling Unit Floor Area, ft²
Nbr = Number of Bedrooms (not less than 1)

NOTES:

(1) **Prior to passing rough mechanical inspection, the contractor shall complete and provide to the inspector for acceptance the first three pages of the CF2R-MCH-02 form to verify fan sizing requirements are met and to discuss proposed switching and control strategies.**

(2) A remote-mounted inline fan, or exterior-mounted exhaust fan, with a minimum of 4 feet of duct between the fan and the interior intake or supply grille does not require a sound rating.

(3) Fan ducts shall comply with Prescriptive Duct Sizing Requirements.

(4) Kitchen or bathroom exhaust fans intended for local exhaust only and designed for continuous operation shall operate automatically without occupant intervention. Such fans shall also be provided with readily accessible and identified override control.

(5) All fan listings must meet or exceed design specifications including air volume capacity at 0.25 inches of w.c., sound rating, and continuous operation as applicable.

(6) In lieu of a separate kitchen exhaust provide a range hood. The kitchen range hood airfow rate in enclosed and non-enclosed kitchens is determine according to dwelling unit square footage as follows:

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

(7) Whole Building Ventilation fans designed for continuous operation may operate automatically without occupant intervention, in which case such fans shall also be provided with readily accessible and identified override controls. As an alternate such fan may be switch controlled provided the switch is labeled using Arial 12 point font as follows:

To maintain minimum levels of outside air ventilation required for good health, the fan control should be on at all times when the building is occupied, unless there is severe outdoor air contamination.

- Minimum efficiency MERV 13 filter(s) shall be provided such that all recirculated and mechanically supplied outdoor air is filtered before passing through thermal conditioning components.

FAN SUMMARY

FAN LOCATION	CONTINUOUS/INTERMITTENT	SOUND RATING (sones)	REQUIRED AIR FLOW (CFM)
Kitchen			
Bathroom 1	CONTINUOUS	<0.3	30
Bathroom 2			
Bathroom 3			
Other:			

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

There are no atmospherically vented combustion appliances or solid fuel-burning appliances located inside the pressure boundary. *(If so, complete the following.)*

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

{(30 *Insert Fan 1* + 0 *Insert Fan 2*) x 100} / 294 *Insert Total Floor Area* = 10.20 *Insert Calculated Value*

Design outdoor air flow is:

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

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

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

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

a. For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter.
b. This table assumes no elbows. Deduct 15ft. of allowable duct length for each elbow.
c. NL = no limit on duct length of this size.
d. x = not allowed; any length of duct of this size with assumed turns and fitting will exceed the rated pressure drop.

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REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER SHAYAAN HASHI C 94225 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

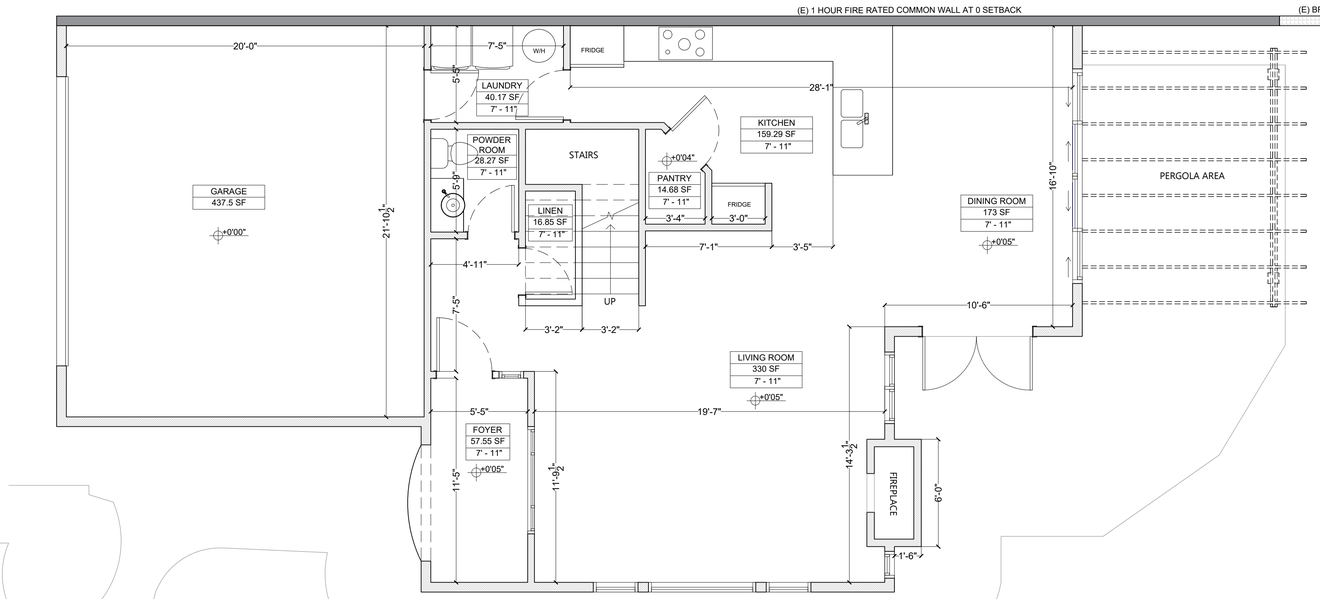
HOUSE ALTERATION + ADDITION
19 SENISA WAY , IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

CAL GREEN 02

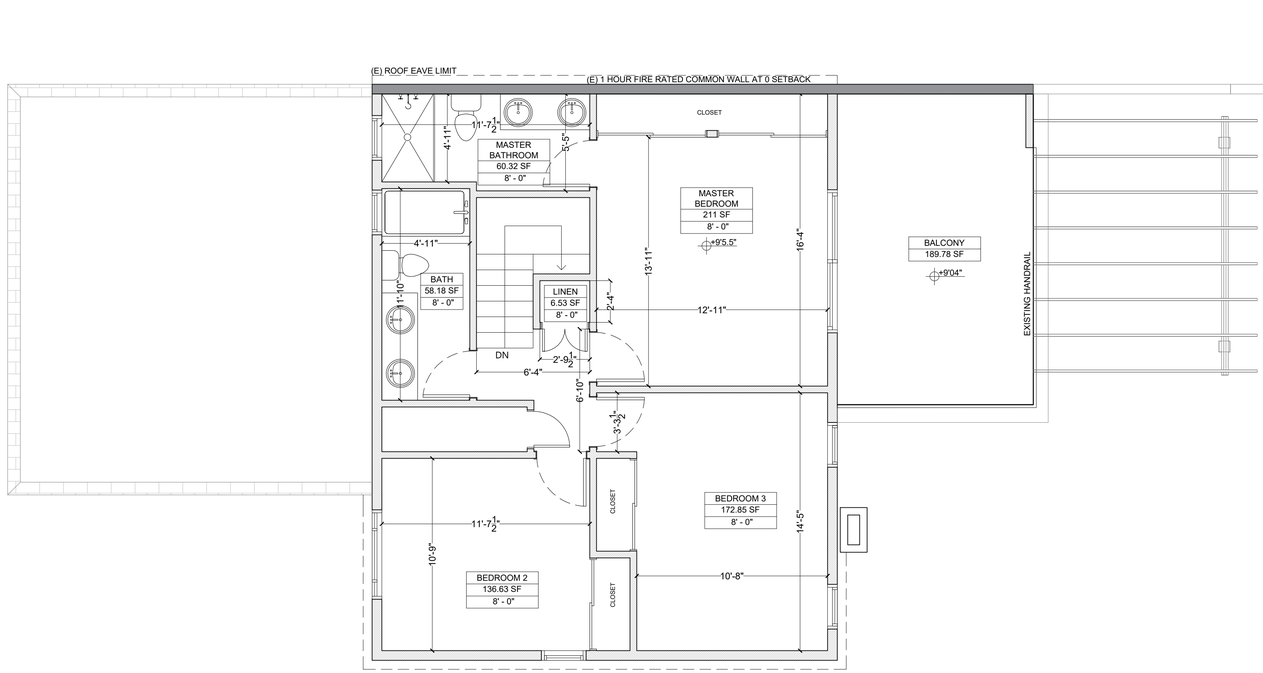
DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 5 of 33

G02

EXISTING MAIN FLOOR PLAN - SCALE 1/4"=1'-0"



EXISTING UPPER FLOOR PLAN - SCALE 1/4"=1'-0"



LEGEND

- EXISTING COMMON 1 HOUR FIRE RATED WALL
- EXISTING WALLS TO REMAIN
- EXISTING COMMON BRICK WALL

LEGEND & SYMBOLS

+X'Y"	LEVELS SYMBOL- CONSIDERING THE REFERENCE GRADE LEVEL 0'0" IS THE MAIN OUTSIDE THE FRONT OF THE GARAGE
ROOM AREA CLEAR HEIGHT	ROOM TAG

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REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER
SHAYAAN HASHMI
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STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION

19 SENISA WAY, IRVINE, CA 92612

OWNER : Patti Ross and Ron Zagorsky
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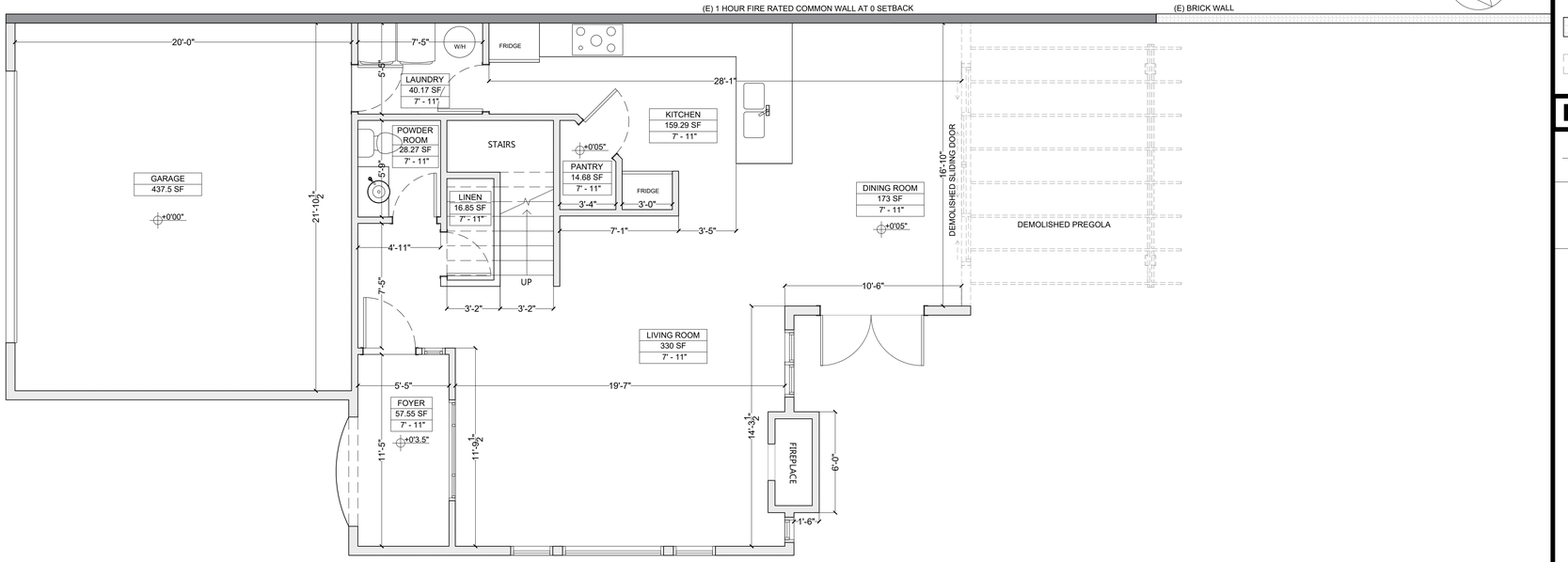
EXISTING PLANS

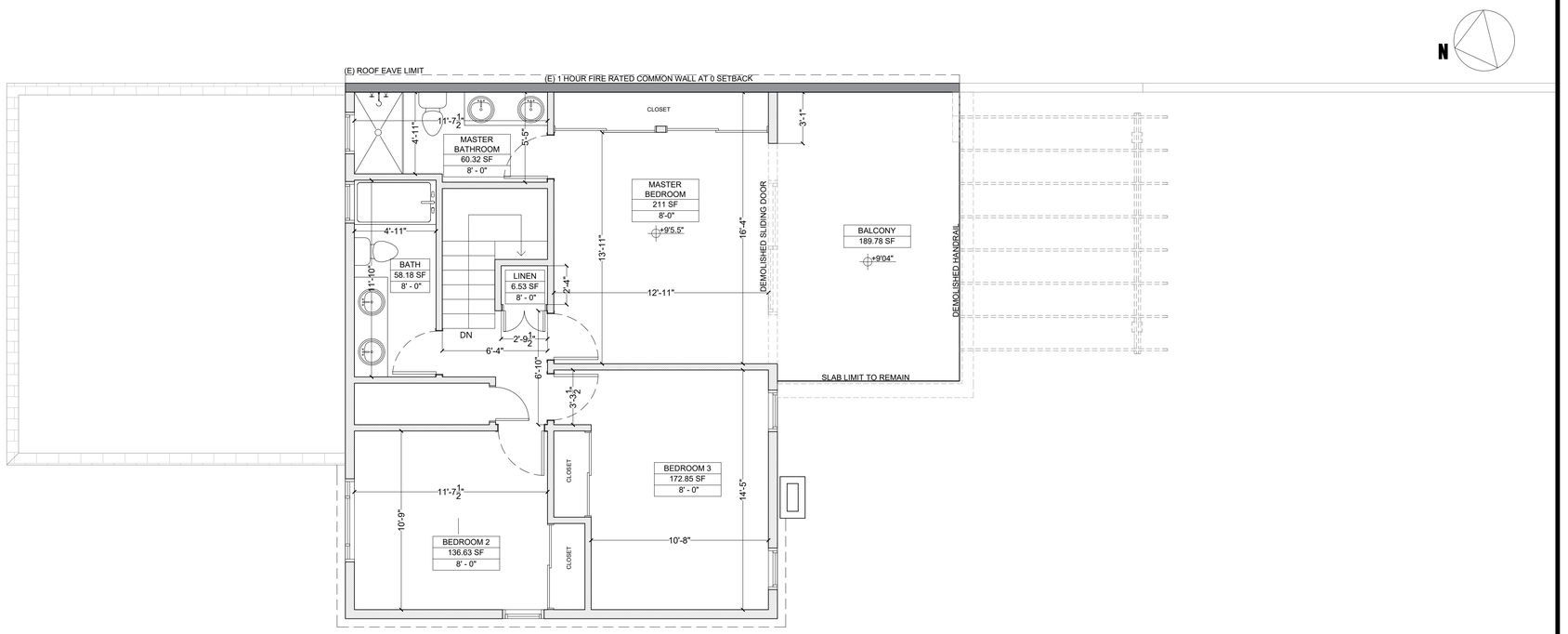
DRAWN	J.B.
CHECKED	R.H.
DATE	November 11, 2025
SCALE	AS NOTED
SHEET NUMBER	6 of 33

A01

DEMOLITION MAIN FLOOR PLAN - SCALE 1/4"=1'-0"



DEMOLITION UPPER FLOOR PLAN - SCALE 1/4"=1'-0"



LEGEND

- EXISTING COMMON 1 HOUR FIRE RATED WALL
- EXISTING WALLS TO REMAIN
- EXISTING COMMON BRICK WALL
- DEMOLISHED WALLS/ REMOVED ELEMENTS

LEGEND & SYMBOLS

+X'Y"	LEVELS SYMBOL- CONSIDERING THE REFERENCE GRADE LEVEL 0'0" IS THE MAIN OUTSIDE THE FRONT OF THE GARAGE
ROOM AREA CLEAR HEIGHT	ROOM TAG

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REVISIONS

No	DATE
1	25/5/20
2	25/9/12

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HOUSE ALTERATION + ADDITION

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DEMOLITION PLANS

DRAWN J.B.

CHECKED R.H.

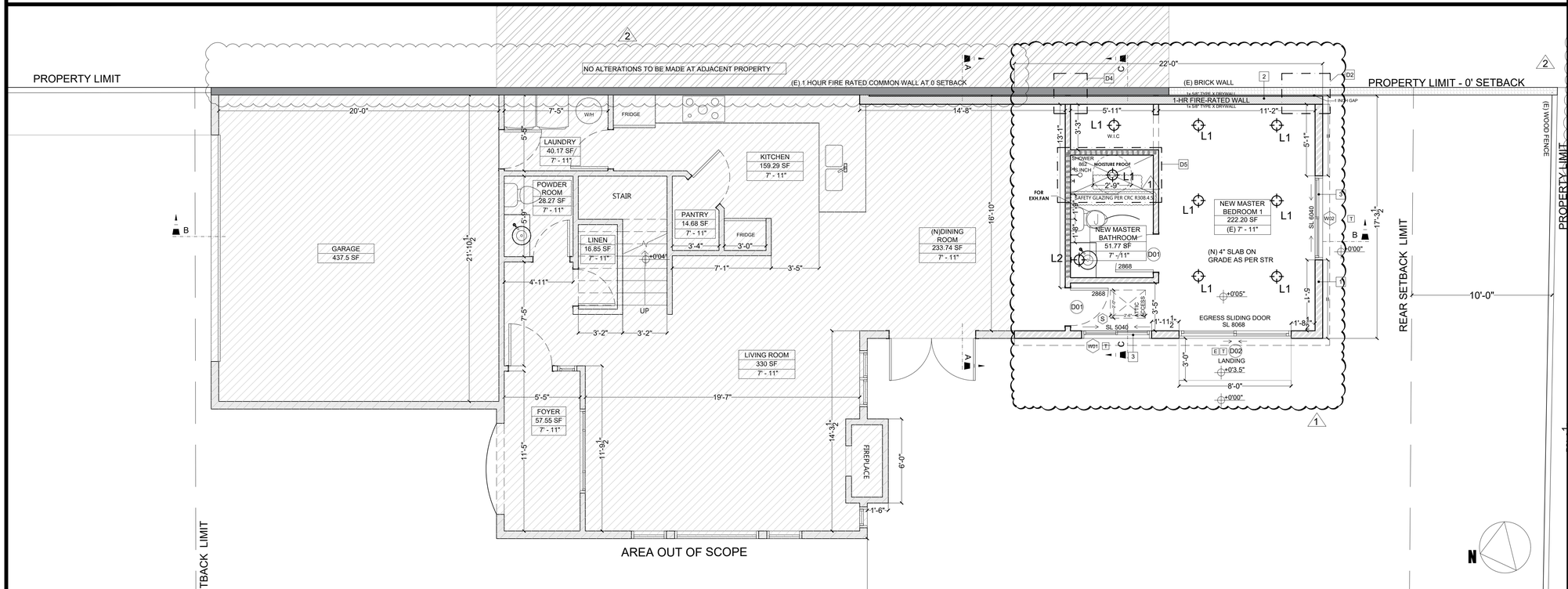
DATE November 11, 2025

SCALE AS NOTED

SHEET NUMBER 7 of 33

A02

PROPOSED MAIN FLOOR PLAN - SCALE 1/4"=1'-0"



KEYNOTES

1	(N) 2X6 WOOD STUDS EXTERIOR WALL INSULATION R-21 STUCCO FINISH
2	(N) 2X6 WOOD STUDS EXTERIOR WALL -ITEM NUMBER 15-1.1 AS PER CBC TABLE 721.1(2) -TO BE 1-HOUR FIRE-RATED AS PER CRC 2022 TABLE R302.1(1) -TESTED IN ACCORDANCE WITH UL U309 AND U305 WITH EXPOSURE FROM INTERIOR AND EXTERIOR SIDES -STC = 50 PER CBC 1206 ACHIEVED BY: 1x 5/8 INCH TYPE X DRYWALL ON EACH SIDE -BATT INSULATION R-21 -STUCCO FINISH REFERENCE DETAIL D1,D2,D4,D6 ON SHEET A10
3	SLIDING WINDOW AS PER WINDOW SCHEDULE
5A	CLASS A MANSARD ROOF ASPHALT SHINGLES AREA -DOUBLE UNDERLAYMENT AS PER CBC R905.2.2 TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
5B	CLASS A MANSARD ROOF FLAT AREA -TAR AND GRAVEL + WATERPROOF MEMBRANE TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
7	ROOF DRAIN + VERTICAL PIPE CALIFORNIA PLUMBING CODE 2022 1103.1 Vertical Conductors and Leaders TABLE 1103.1 SIZING ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING (Vertical drain) + APPENDIX D TABLE D-101.1 MAXIMUM RATES OF RAINFALL FOR VARIOUS CITIES (California highest rate 3 inch/hr) LOWER ROOF AREA: 348.49 SF -2 INCH PIPE IS NEEDED

CRC 2022

Section R327 Aging-in-Place Design and Fall Prevention

1. Doorbell Buttons - Doorbell buttons or controls, when installed, shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control. (CRC R327.1.4)

2. Elements - At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with (CRC R327.1.)

Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.

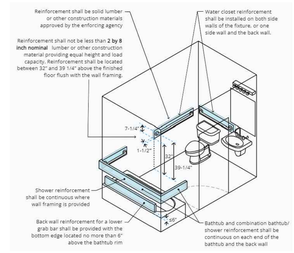
Reinforcement shall not be less than 2 by 8 inch nominal lumber. [1-1/2 inch by 7-1/4 inch actual dimension] or other construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches and 39-1/4 inches above the finished floor flush with the wall framing.

Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.

Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim.

Reinforcement of floors shall not be required for bathtubs and water closets installed on concrete slab floors.

3. Documentation for Grab Bar Reinforcement - Information and/or drawings identifying the location of grab bar reinforcement shall be placed in the operation and maintenance manual in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4. (CRC R327.1.1.1)



4. Electrical Receptacle Outlet, Switch and Control Heights - Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finish floor. Please indicate on the plans. (CRC R327.1.2)

NOTE: EXISTING ATTIC ACCESS AT UPPER LEVEL TO BE USED TO ACCESS ATTIC ADDITION

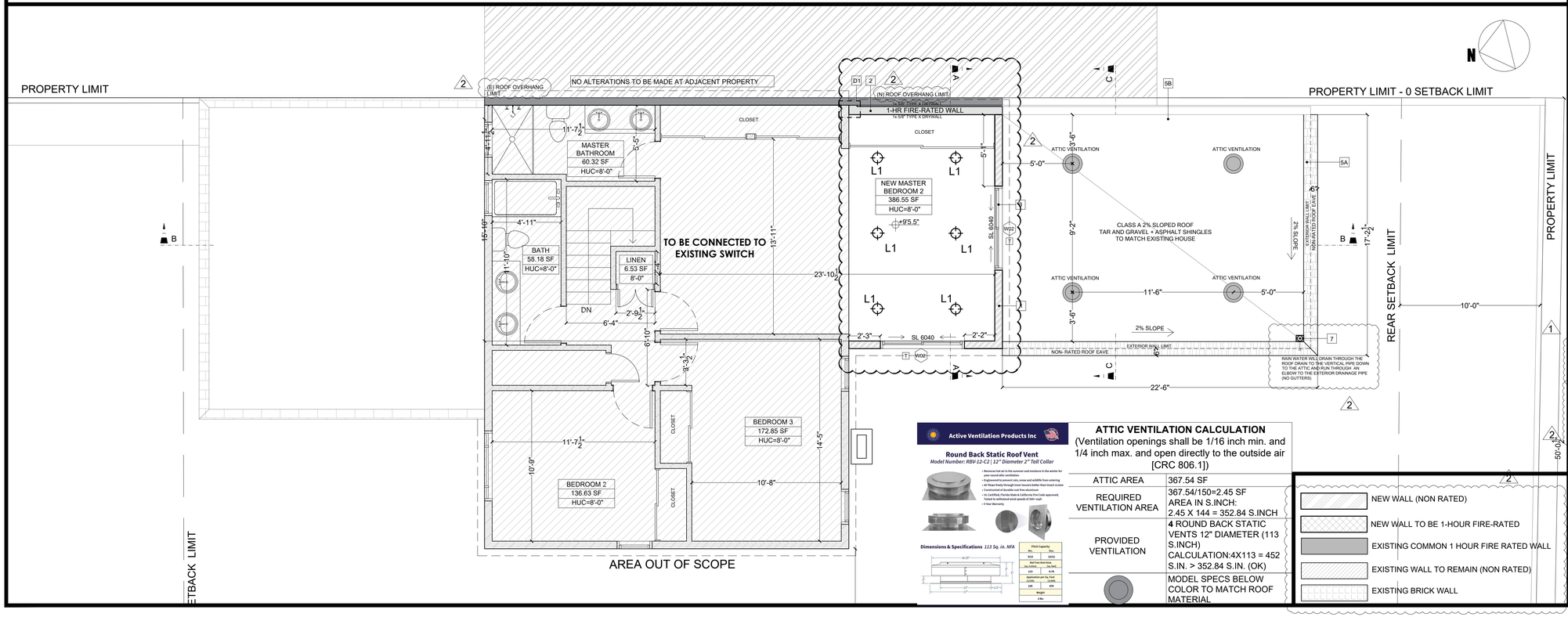
NOTE: BATHTUB AND SHOWER FLOORS, AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF AT LEAST 6 FEET ABOVE THE FLOOR. (CRC R307.2)

PATCH AND REPAIR EXISTING WALLS AS REQUIRED TO MAINTAIN EXISTING RATED CONSTRUCTION

NOTE: TO AVOID ANY ALTERATIONS FROM NEIGHBOR'S SIDE, WE ADDED A NEW FIRE RATED WALL TO SERVE AS EXTERIOR WALL TO THE HOUSE EXTENSION, REFER TO DETAILS D2, D4 AND D6 IN SHEET A10 FOR RATED ASSEMBLY REQUIREMENTS

+X'Y"	LEVELS SYMBOL- CONSIDERING THE REFERENCE GRADE LEVEL 0'0" IS THE MAIN OUTSIDE THE FRONT OF THE GARAGE
Dx	NEW DOOR TAG AND NUMBER
W3	NEW WINDOW TAG AND NUMBER
ROOM / AREA / CLEAR HEIGHT	ROOM TAG
	GRAB BAR REINFORCEMENT WALL
T	TEMPERED GLASS
E	EGRESS DOOR
S	SMOKE DETECTOR (CRC2022-R314-315/NFPA 72)

PROPOSED UPPER FLOOR PLAN - SCALE 1/4"=1'-0"



ATTIC VENTILATION CALCULATION
(Ventilation openings shall be 1/16 inch min. and 1/4 inch max. and open directly to the outside air [CRC 806.1])

ATTIC AREA	367.54 SF
REQUIRED VENTILATION AREA	367.54/150=2.45 SF AREA IN S.INCH: 2.45 X 144 = 352.84 S.INCH
PROVIDED VENTILATION	**4** ROUND BACK STATIC VENTS 12" DIAMETER (113 S.INCH) CALCULATION:4X113 = 452 S.IN. > 352.84 S.IN. (OK)
	MODEL SPECS BELOW COLOR TO MATCH ROOF MATERIAL

	NEW WALL (NON RATED)
	NEW WALL TO BE 1-HOUR FIRE-RATED
	EXISTING COMMON 1 HOUR FIRE RATED WALL
	EXISTING WALL TO REMAIN (NON RATED)
	EXISTING BRICK WALL

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REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER — SHAYAAN HASHMI — C 94225 — EXP. 12/31/26 — Irvine, California — CIVIL — STATE OF CALIFORNIA

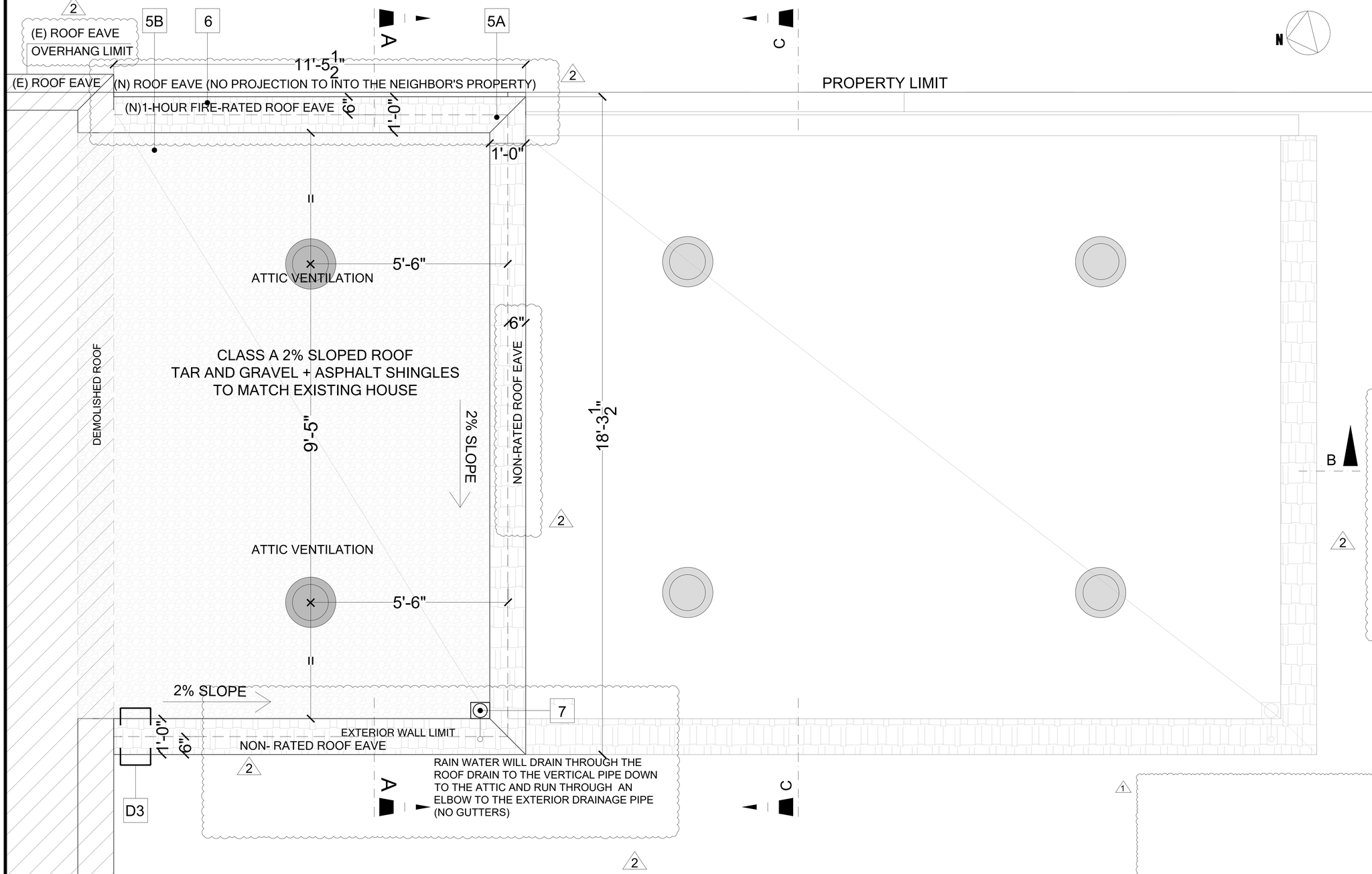
HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

PROPOSED PLANS

DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 8 of 33

A03

PROPOSED ROOF PLAN - SCALE 3/4"=1'-0"



KEYNOTES

5A	CLASS A MANSARD ROOF ASPHALT SHINGLES AREA -DOUBLE UNDERLAYMENT AS PER CBC R905.2.2 TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
5B	CLASS A MANSARD ROOF FLAT AREA -TAR AND GRAVEL + WATERPROOF MEMBRANE TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
6	ENCLOSED ROOF EAVE: CRC 2022-707A.6 The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by: One layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior covering or cladding on the underside of the rafter tails or soffit. The exterior portion of a 1-hour fire-resistive exterior assembly applied to the underside of the rafter tails or soffit, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
7	ROOF DRAIN + VERTICAL PIPE CALIFORNIA PLUMBING CODE 2022 1103.1 Vertical Conductors and Leaders TABLE 1103.1 SIZING ROOF DRAINS, LEADERS, AND VERTICAL RAINWATER PIPING (Vertical drain) + APPENDIX D TABLE D-101.1 MAXIMUM RATES OF RAINFALL FOR VARIOUS CITIES (California highest rate 3 inch/hr) UPPER ROOF AREA:170.38 SF -2 INCH PIPE IS NEEDED
NOTE	ROOF RAIN WATER DRAINAGE: RAIN WATER WILL DRAIN THROUGH THE ROOF DRAIN TO THE VERTICAL PIPE DOWN TO THE ATTIC AND RUN THROUGH AN ELBOW TO THE EXTERIOR DRAINAGE PIPE (NO GUTTERS). THIS IS THE DRAINAGE SYSTEM PREVIOUSLY USED IN THIS PROJECT (BELOW PHOTO)

ATTIC VENTILATION CALCULATION

(Ventilation openings shall be 1/16 inch min. and 1/4 inch max. and open directly to the outside air [CRC 806.1])

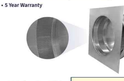
ATTIC AREA	186.67 SF
REQUIRED VENTILATION AREA	186.67/150=1.244 SF AREA IN S.INCH: 1.244 X 144 = 179.136 S.INCH
PROVIDED VENTILATION	**2** ROUND BACK STATIC VENTS 12" DIAMETER (113 S.INCH) CALCULATION:2X113 = 226 S.IN. > 179.136 S.IN. (OK)
	MODEL SPECS BELOW COLOR TO MATCH ROOF MATERIAL

Active Ventilation Products Inc

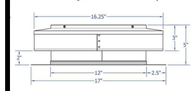
Round Back Static Roof Vent

Model Number: RBV-12-C2 | 12" Diameter 2" Tall Collar

- Removes hot air in the summer and moisture in the winter for year-round attic ventilation
- Engineered to prevent rain, snow and wildlife from entering
- Air flows freely through inner louvers better than insect screen
- Constructed of durable rust-free aluminum
- UL Certified, Florida State & California Fire Code approved; Tested to withstand wind speeds of 200+ mph
- 5 Year Warranty



Dimensions & Specifications *113 Sq. in. NFA*



Pitch Capacity	
Min.	Max.
3/12	12/12
Net Free Vent Area	
(sq. inches)	(sq. feet)
113	0.78
Application per Sq. Foot	
(1/150)	(1/144)
235	470
Weight	
2 lbs	

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HOUSE ALTERATION + ADDITION

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OWNER : Patti Ross and Ron Zagorsky

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PROPOSED ROOF PLAN

DRAWN J.B.

CHECKED R.H.

DATE November 11, 2025

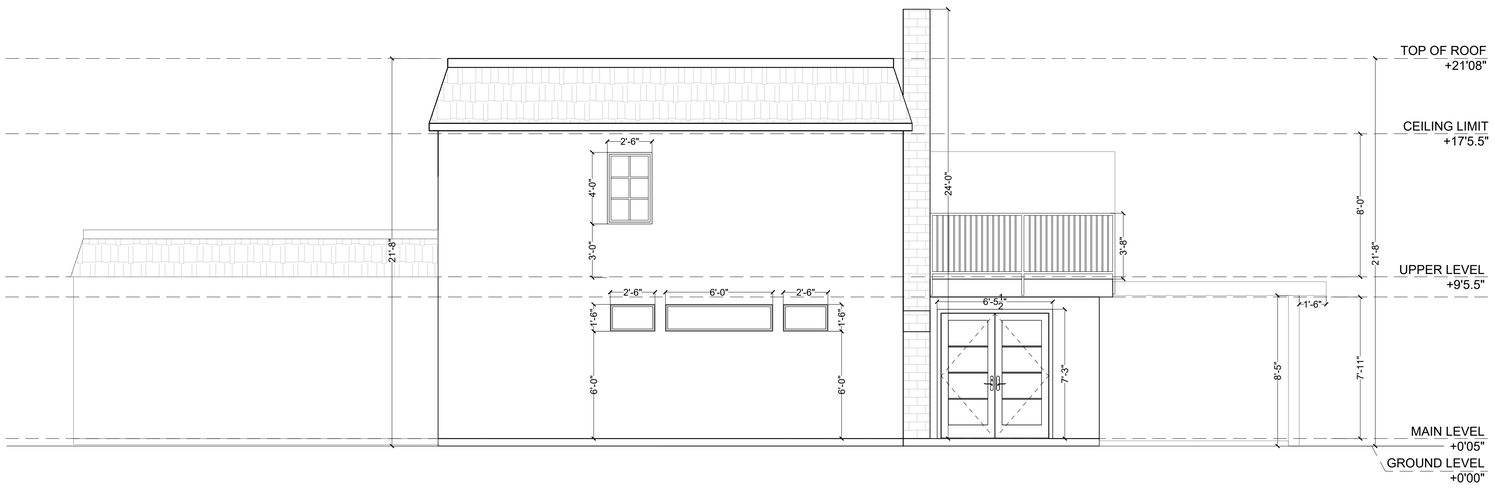
SCALE AS NOTED

SHEET NUMBER 9 of 33

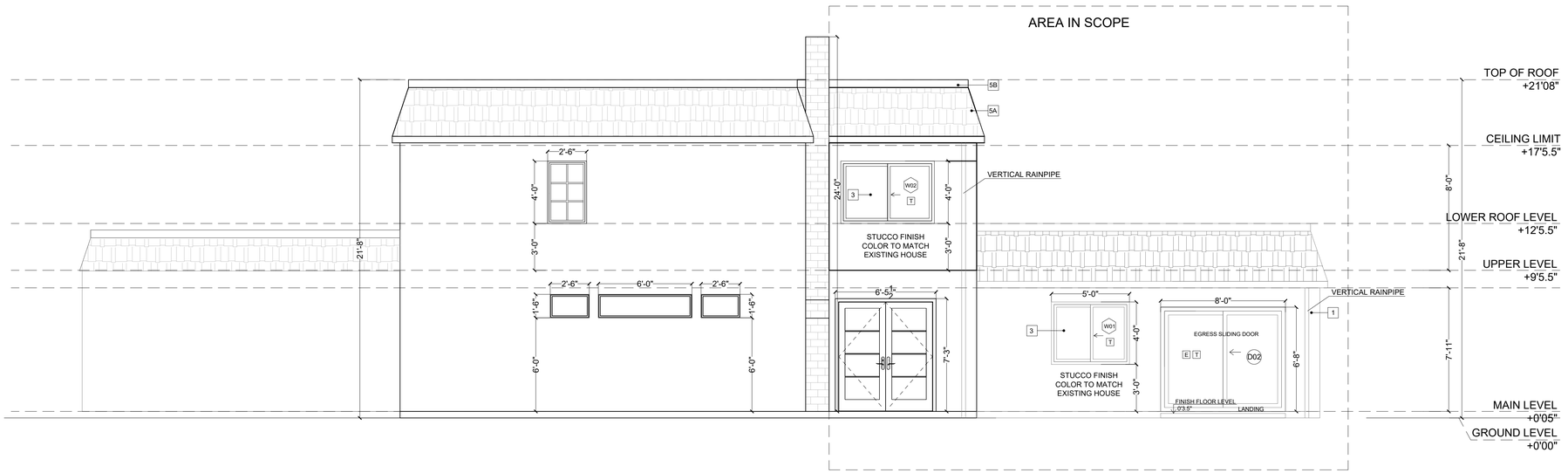
A04

Missing or invalid reference
File: ..\RECEIVED\2025.05.20 -C1\hy-c-catalog.pdf
Sheet: 18

EXISTING WEST ELEVATION - SCALE 1/4"=1'-0"



PROPOSED WEST ELEVATION - SCALE 1/4"=1'-0"



KEYNOTES

1	(N)2X6 WOOD STUDS EXTERIOR WALL INSULATION R-21 STUCCO FINISH
3	SLIDING WINDOW AS PER WINDOW SCHEDULE
5A	CLASS A MANSARD ROOF ASPHALT SHINGLES AREA -DOUBLE UNDERLAYMENT AS PER CBC R905.2.2 TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
5B	CLASS A MANSARD ROOF FLAT AREA -TAR AND GRAVEL + WATERPROOF MEMBRANE TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL

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C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

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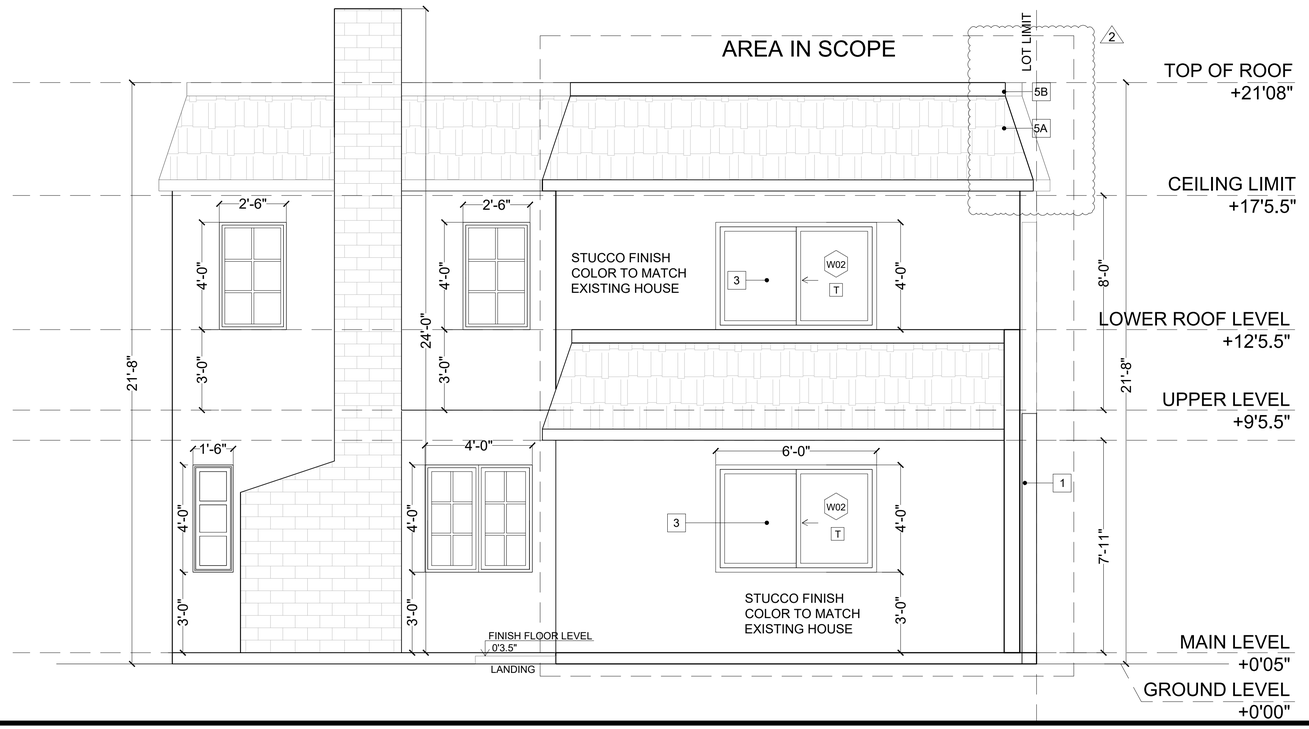
EXISTING AND PROPOSED WEST ELEVATION

DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 10 OF 33

A05

EXISTING SOUTH ELEVATION - SCALE 3/8"=1'-0"

PROPOSED SOUTH ELEVATION - SCALE 3/8"=1'-0"



KEYNOTES

1	(N)2X6 WOOD STUDS EXTERIOR WALL INSULATION R-21 STUCCO FINISH
3	SLIDING WINDOW AS PER WINDOW SCHEDULE
5A	CLASS A MANSARD ROOF ASPHALT SHINGLES AREA -DOUBLE UNDERLAYMENT AS PER CBC R905.2.2 TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
5B	CLASS A MANSARD ROOF FLAT AREA -TAR AND GRAVEL + WATERPROOF MEMBRANE TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL

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HOUSE ALTERATION + ADDITION

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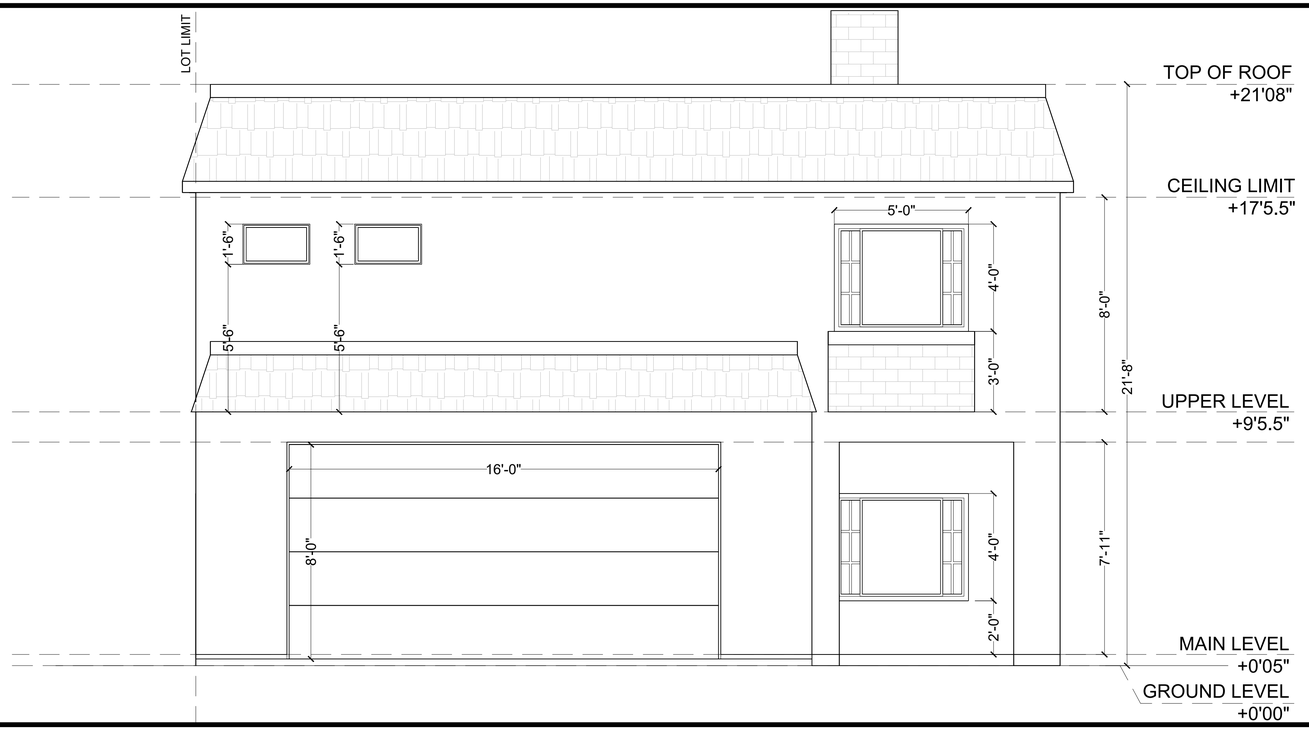
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

EXISTING AND PROPOSED SOUTH ELEVATION

DRAWN	J.B.
CHECKED	R.H.
DATE	November 11, 2025
SCALE	AS NOTED
SHEET NUMBER	11 OF 33

A06

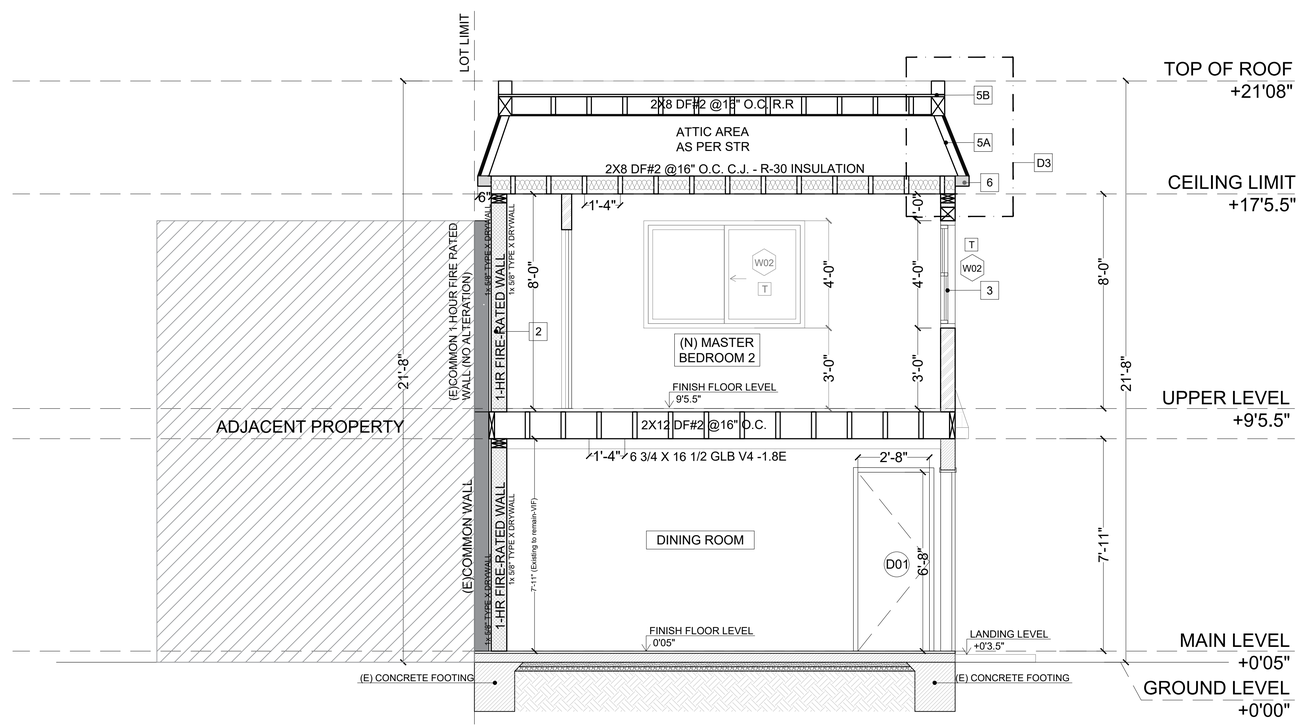
EXISTING AND PROPOSED NORTH ELEVATION - SCALE 3/8"=1'-0"



KEYNOTES

1	(N)2X6 WOOD STUDS EXTERIOR WALL INSULATION R-21 STUCCO FINISH
2	(N) 2X6 WOOD STUDS EXTERIOR WALL -ITEM NUMBER 15-1.1 AS PER CBC TABLE 721.1(2) -TO BE 1-HOUR FIRE-RATED AS PER CRC 2022 TABLE R302.1(1) -TESTED IN ACCORDANCE WITH UL U309 AND U305 WITH EXPOSURE FROM INTERIOR AND EXTERIOR SIDES -STC = 50 PER CBC 1206 ACHIEVED BY: 1x 5/8 INCH TYPE X DRYWALL ON EACH SIDE -BATT INSULATION R-21 -STUCCO FINISH REFERENCE DETAIL D1,D2,D4,D6 ON SHEET A10
5A	CLASS A MANSARD ROOF ASPHALT SHINGLES AREA -DOUBLE UNDERLAYMENT AS PER CBC R905.2.2 TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
5B	CLASS A MANSARD ROOF FLAT AREA -TAR AND GRAVEL + WATERPROOF MEMBRANE TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
6	ENCLOSED ROOF EAVE: CRC 2022-707A.6 The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by: One layer of 5/8-inch (15.9 mm) Type X gypsum sheathing applied behind the exterior covering or cladding on the underside of the rafter tails or soffit. The exterior portion of a 1-hour fire-resistive exterior assembly applied to the underside of the rafter tails or soffit, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

SECTION A-A - SCALE 3/8"=1'-0"



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LICENSED PROFESSIONAL ENGINEER
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C 94225
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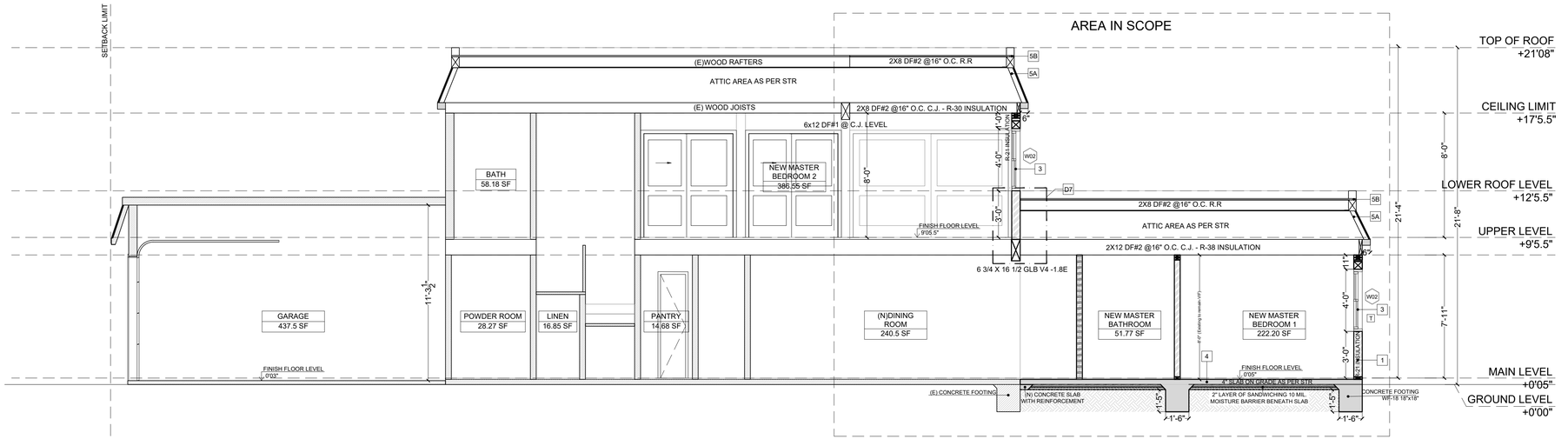
EXISTING NORTH ELEVATION AND SECTION A-A

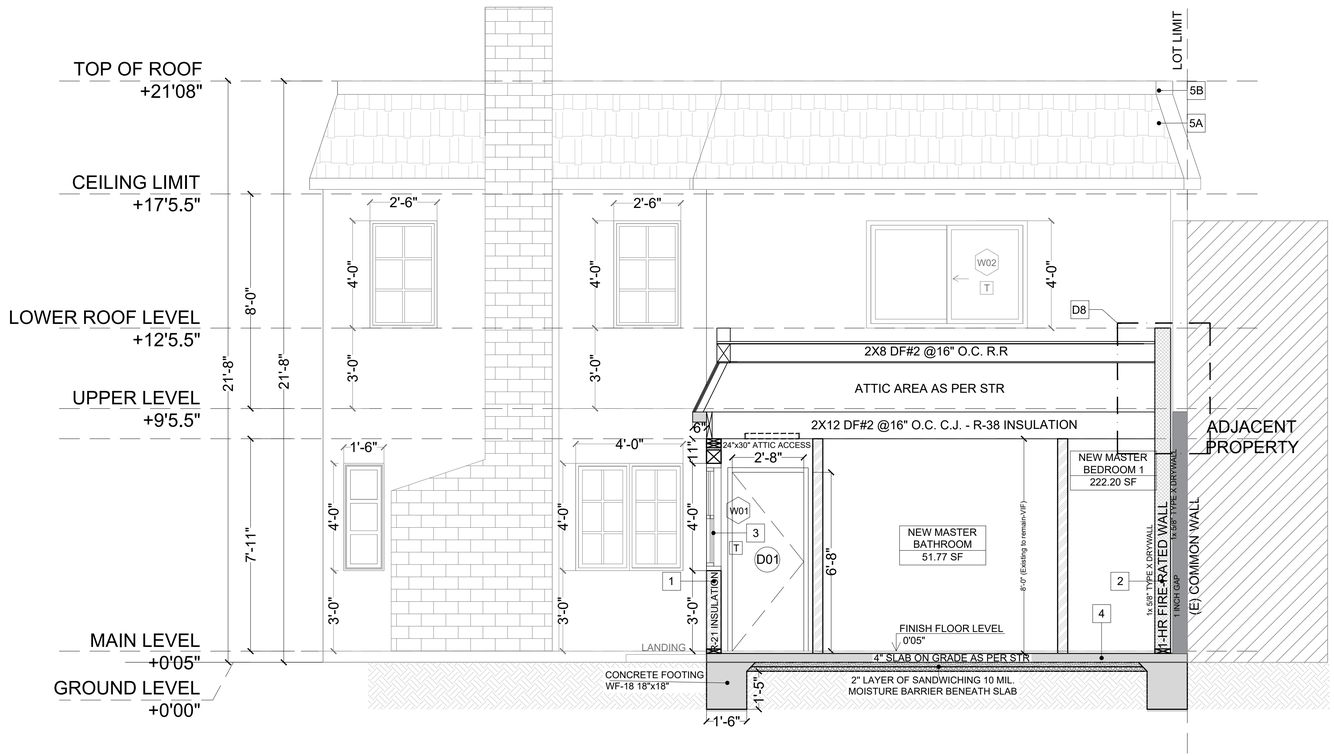
DRAWN	J.B.
CHECKED	R.H.
DATE	November 11, 2025
SCALE	AS NOTED
SHEET NUMBER	12 OF 33

A07

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



SECTION C-C - SCALE 3/8"=1'-0"



KEYNOTES

1	(N)2X6 WOOD STUDS EXTERIOR WALL INSULATION R-21 STUCCO FINISH
2	(N) 2X6 WOOD STUDS EXTERIOR WALL -ITEM NUMBER 15-1.1 AS PER CBC TABLE 721.1(2) -TO BE 1-HOUR FIRE-RATED AS PER CRC 2022 TABLE R302.1(1) -TESTED IN ACCORDANCE WITH UL U309 AND U305 WITH EXPOSURE FROM INTERIOR AND EXTERIOR SIDES -STC = 50 PER CBC 1206 ACHIEVED BY: 1x 5/8 INCH TYPE X DRYWALL ON EACH SIDE -BATT INSULATION R-21 -STUCCO FINISH REFERENCE DETAIL D1,D2,D4,D6 ON SHEET A10
3	SLIDING WINDOW AS PER WINDOW SCHEDULE
4	NEW 4" SLAB ON GRADE AS PER STR
5A	CLASS A MANSARD ROOF ASPHALT SHINGLES AREA -DOUBLE UNDERLAYMENT AS PER CBC R905.2.2 TO MATCH IN APPEARANCE EXISTING HOUSE ROOF MATERIAL
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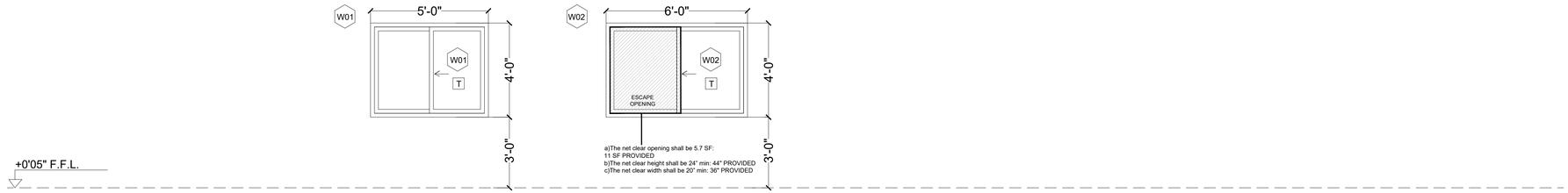
SECTIONS

DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 13 OF 33

A08

WINDOW AND DOOR SCHEDULE - SCALE 3/8"=1'-0"

WINDOW SCHEDULE												
MARK	PHASE CREATED	TYPE	FRAME MATERIAL	FRAME FINISH	WIDTH	HEIGHT	COUNT	SOLAR HEAT GAIN COEFFICIENT	U FACTOR	TEMPERED	ROOM	REMARKS
W01	NEW CONSTRUCTION	SLIDING	TO MATCH PRIMARY HOUSE	TO MATCH PRIMARY HOUSE	5'-0"	4'-0"	1	0.23	0.3	YES	NEW MASTER BEDROOM 1	STANDARD WINDOW
W02	NEW CONSTRUCTION	SLIDING	TO MATCH PRIMARY HOUSE	TO MATCH PRIMARY HOUSE	6'-0"	4'-0"	3	0.23	0.3	YES	NEW MASTER BEDROOM 1 - NEW MASTER BEDROOM 2	STANDARD WINDOW

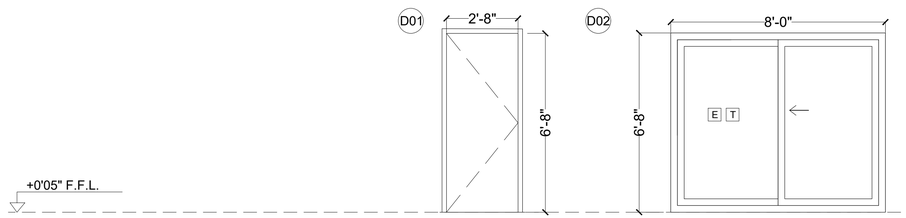


NET GLAZED AREA PER ROOM CALCULATION

(The minimum net glazed area shall be not less than 8% of the floor area of the room served)

ROOM	ROOM AREA	WINDOW AREA	PERCENTAGE
NEW MASTER BEDROOM 1	222.20 SF	69.43 SF	31.25%
NEW MASTER BEDROOM 2	386.55 SF	35.55 SF	9.20%

DOOR SCHEDULE												
MARK	PHASE CREATED	TYPE	FRAME MATERIAL	FRAME FINISH	WIDTH	HEIGHT	COUNT	SOLAR HEAT GAIN COEFFICIENT	U FACTOR	TEMPERED	ROOM	REMARKS
D01	NEW CONSTRUCTION	INTERIOR DOOR	TO MATCH PRIMARY HOUSE	TO MATCH PRIMARY HOUSE	2'-8"	6'-8"	2	N/A	N/A	N/A	NEW MASTER BEDROOM 1-NEW MASTER BATHROOM	STANDARD DOOR
D02	NEW CONSTRUCTION	EXTERIOR SLIDING DOOR	TO MATCH PRIMARY HOUSE	TO MATCH PRIMARY HOUSE	8'-0"	6'-8"	1	0.23	0.3	YES	NEW MASTER BEDROOM 1	EGRESS DOOR (EMERGENCY ESCAPE AND RESCUE OPENING DIRECTLY TO THE EXTERIOR)



DOOR NOTES

1. DOORS MANUFACTURER VERIFY FINAL CLEAR OPENING WINDOWS MEET ALL APPLICABLE EGRESS CODES.
2. VERIFY ALL NEW HARDWARE FINISHES WITH OWNER.
3. ALL CLEAR WIDTHS DOOR OPENINGS PER MANUFACTURER SPECIFICATIONS.

CRC 2022
R337.8.3 Exterior Doors
The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.

R308.4.1 Glazing in Doors
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.
Exceptions:
1.Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.
2.Decorative glazing.

Section R327 Aging-in-Place Design and Fall Prevention
Doorbell Buttons - Doorbell buttons or controls, when installed, shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control. (CRC R327.1.4)

WINDOW NOTES

1. ALL WINDOWS APPROVED INSULATED GLASS MEET LOCAL STANDARDS AND ENERGY CONSERVATION CODES.
2. WINDOW MANUFACTURER VERIFY FINAL CLEAR OPENING WINDOWS MEET ALL APPLICABLE EGRESS CODES.
3. VERIFY ALL NEW HARDWARE FINISHES WITH OWNER.
4. ALL CLEAR WIDTHS WINDOW OPENINGS PER MANUFACTURER SPECIFICATIONS.

CODE CHECK:
CRC 2022:
R303.1 Habitable Rooms
Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

R303.3 Bathrooms
Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.3 m2), one-half of which shall be openable.
Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be 50 cubic feet per minute (25 L/s) for intermittent ventilation or 20 cubic feet per minute (10 L/s) for continuous ventilation in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.

Section R310 Emergency Escape and Rescue Openings

R310.1 Emergency Escape and Rescue Opening Required
Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way.
R310.2.1 Minimum Size
Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2).
Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet (0.465 m2).
R310.2.2 Minimum Dimensions
The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.
R310.2.3 Maximum Height From Floor
Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.

Section R308 Glazing
R308.1 Identification
Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, the type of glass and the safety glazing standard with which it complies, and that is visible in the final installation. The designation shall be acid etched, sandblasted, ceramicfired, laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation.
Exceptions:
1.For other than tempered glass, manufacturer's designations are not required provided that the building official approves the use of a certificate, affidavit or other evidence confirming compliance with this code.
2.Tempered spandrel glass is permitted to be identified by the manufacturer with a removable paper designation.

R308.4 Hazardous Locations
The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous locations for the purposes of glazing.

R308.4.1 Glazing in Doors
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.
Exceptions:
1.Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.
2.Decorative glazing.

R308.4.2 Glazing Adjacent to Doors
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
-Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
-Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
Exceptions:
1.Decorative glazing.
2.Where there is an intervening wall or other permanent barrier between the door and the glazing.
3.Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with
Section R308.4.3.
4.Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in Windows
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:
The exposed area of an individual pane is larger than 9 square feet (0.836 m2).
The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
The top edge of the glazing is more than 36 inches (914 mm) above the floor.
One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

R308.4.5 Glazing and Wet Surfaces
Glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.
Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

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REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER SHAYAAN HASHMI C 94225 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

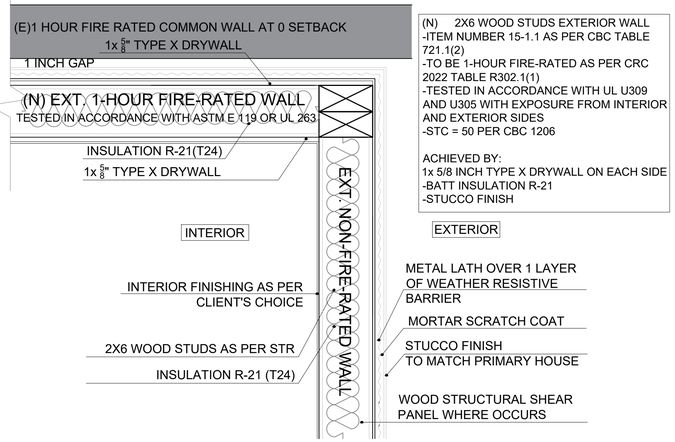
HOUSE ALTERATION + ADDITION
19 SENISA WAY , IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

WINDOW AND DOOR SCHEDULE

DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 14 of 33

A09

D2- EXTERIOR FIRE-RATED + NON-FR WALLS - SCALE 1-1/2"=1'-0"



(N) 2X6 WOOD STUDS EXTERIOR WALL
-ITEM NUMBER 15-1.1 AS PER CBC TABLE 721.1(2)
-TO BE 1-HOUR FIRE-RATED AS PER CRC 2022 TABLE R302.1(1)
-TESTED IN ACCORDANCE WITH UL U309 AND U305 WITH EXPOSURE FROM INTERIOR AND EXTERIOR SIDES
-STC = 50 PER CBC 1206

ACHIEVED BY:
1x 5/8 INCH TYPE X DRYWALL ON EACH SIDE
-BATT INSULATION R-21
-STUCCO FINISH

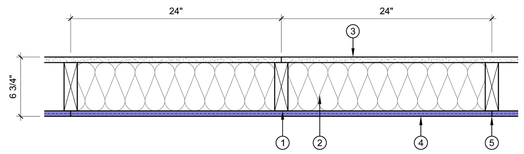
D4- INTERIOR FIRE-RATED AND NON-FR WALLS - SCALE 1-1/2"=1'-0"

(N) 2X6 WOOD STUDS EXTERIOR WALL
-ITEM NUMBER 15-1.1 AS PER CBC TABLE 721.1(2)
-TO BE 1-HOUR FIRE-RATED AS PER CRC 2022 TABLE R302.1(1)
-TESTED IN ACCORDANCE WITH UL U309 AND U305 WITH EXPOSURE FROM INTERIOR AND EXTERIOR SIDES
-STC = 50 PER CBC 1206

ACHIEVED BY:
1x 5/8 INCH TYPE X DRYWALL ON EACH SIDE
-BATT INSULATION R-21
-STUCCO FINISH

2

D6- EXTERIOR FIRE-RATED WALL DETAIL - SCALE NTS



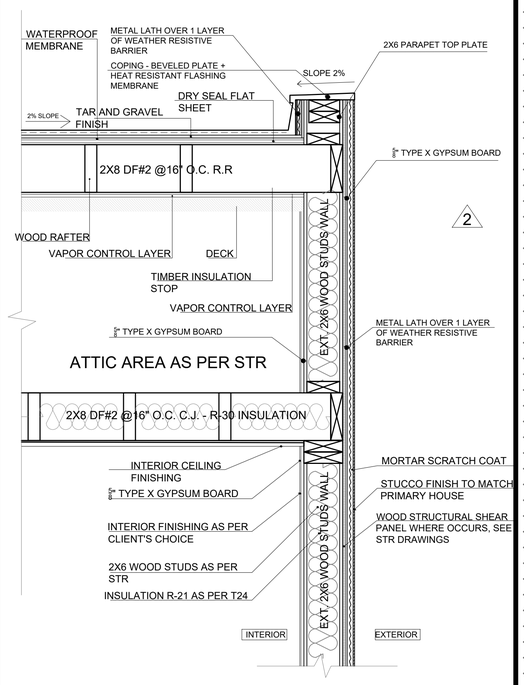
1. MIN. 2x6 WOOD STUDS 24" O.C.
2. 5-1/2" GLASS FIBER INSUALTION
3. 5/8" GOLD BOND FIRE-SHIELD GYPSUM BOARD (FSW, FSW-C, FSW-6, eXP-C, FSK, FSK-C) APPLIED VERTICALLY OR HORIZONTALLY AND FASTENED WITH 1-7/8" 6d NAILS 7" O.C. OR 1-1/4" TYPE W SCREWS 8" O.C. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED 24" FROM OPPOSITE SIDE.
4. 5/8" GOLD BOND SOUNDBREAK XP FIRE-SHIELD GYPSUM BOARD (SBWB) APPLIED VERTICALLY AND FASTENED WITH 1-7/8" 6d NAILS 7" O.C. OR 1-1/4" TYPE W SCREWS 8" O.C. VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED 24" FROM OPPOSITE SIDE.
5. JOINT TAPE AND COMPOUND OVER JOINTS AND FASTENER HEADS (OPTIONAL WHEN SQUARE EDGE BOARD IS USED)

STC 50 - 2x6 WOOD STUDS | SOUND TEST: NGC 2009013

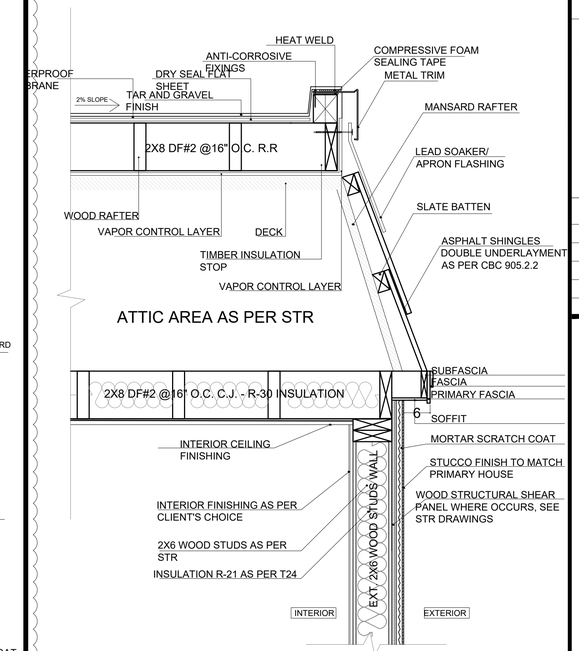
DATE: 07/01/2024	UL DESIGN: U309
SCALE: 1-1/2"=1'-0"	LOADBEARING WOOD STUD PARTITION - 1 HOUR

National Gypsum.

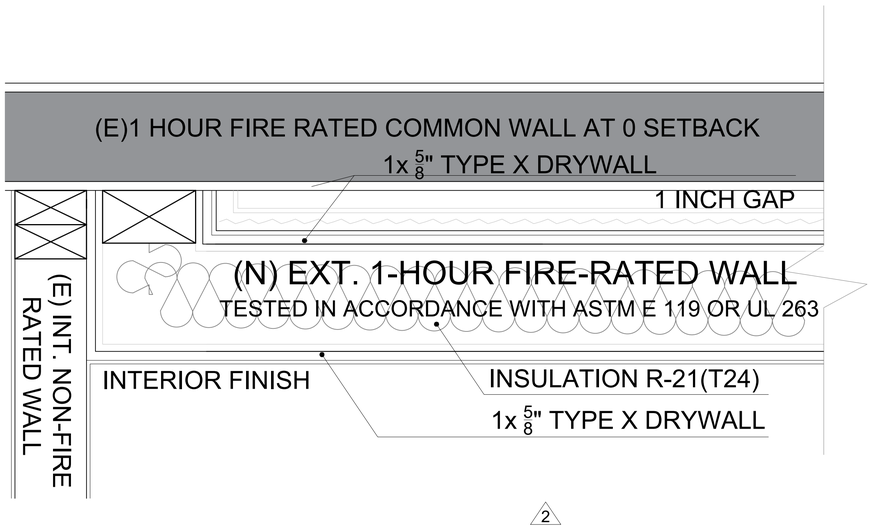
D8- EXTERIOR FIRE-RATED WALL TO ROOF CONNECTION - SCALE 1"=1'-0"



D3- MANSARD ROOF DETAIL - SCALE 1"=1'-0"

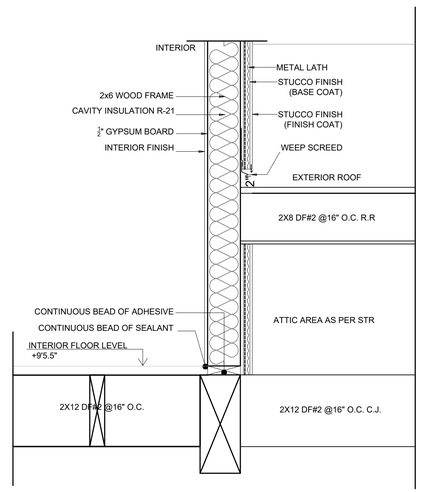


D1- EXISTING + NEW FIRE RATED WALL CONTINUITY - SCALE 3"=1'-0"



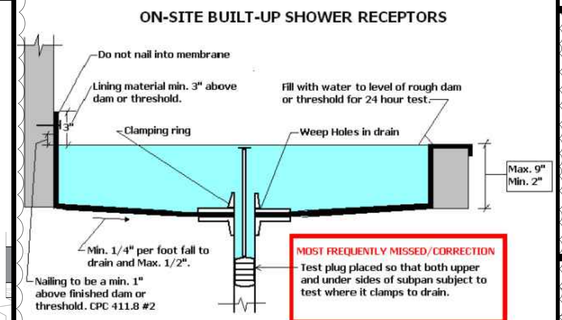
2

D7- WEEP SCREED DETAIL - SCALE 1"=1'-0"



2

D5- SHOWER CURB TYPICAL DETAIL PER CPC 408.5 - SCALE NTS



1

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REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER
SHAYAAN HASHMI
C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY , IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

DETAILS

DRAWN: J.B.
CHECKED: R.H.
DATE: November 11, 2025
SCALE: AS NOTED
SHEET NUMBER: 15 of 33

A10

FIRST FLOOR MECHANICAL LAYOUT - SCALE 3/8"=1'-0"

SCHEDULE No. 1
INDOOR & OUTDOOR HEAT PUMP UNITS SCHEDULE (OR APPROVED EQUAL)

INDOOR UNIT	TAG	IDU-01
	SERVING	BEDROOM
	MANUFACTURER	PIONEER
	MODEL	WS009AMFI20HLD
	POWER SUPPLY (V/PH/Hz)	115/1/60
	ELECTRIC	POWERED BY (N) ODU-01
	NOMINAL CAPACITY (BTU/H)	9,000
	AIR FLOW RATE (CFM)	265
	DIMENSIONS (HxWxD in)	11 3/8" x 28 1/2" x 7 3/8"
	NET / GROSS WEIGHT (LBS)	17.0 / 22.3
OUTDOOR UNIT	TAG	ODU-01
	SERVING	IDU-01
	MANUFACTURER	PIONEER
	MODEL	YN009AMFI20RRPD
	POWER SUPPLY (V/PH/Hz)	115/1/60
	MCA (A)	20
	RECOMMENDED BREAKER SIZE (A)	25
	NOMINAL CAPACITY (BTU/HR)	9,000
	SEER / EER	21.5 / 12.5
	HSPF	10
	COP	2.93
	NET / GROSS WEIGHT (LBS)	57.8 / 63.5
	DIMENSIONS (WxHxD in)	30 3/8" x 21 7/8" x 11 7/8"

SCHEDULE No. 2
EXHAUST FANS SCHEDULE (OR APPROVED EQUAL)

TAG	EF-01
MANUFACTURER	WHISPERGREEN
MODEL	FV-0511VK2
LOCATON	BATHROOMS
STATIC PRESSURE (INCH W.C.)	0.1
AIR VOLUME (CFM)	50
ELECTRICAL (V/ PH/ HZ)	120 / 1 / 60
MAX CURRENT (AMPS)	0.2
POWER CONSUMPTION (W)	3.1
MOTOR SPEED (RPM)	722
NOISE (SONES)	< 0.3
FAN TYPE	CEILING MOUNT

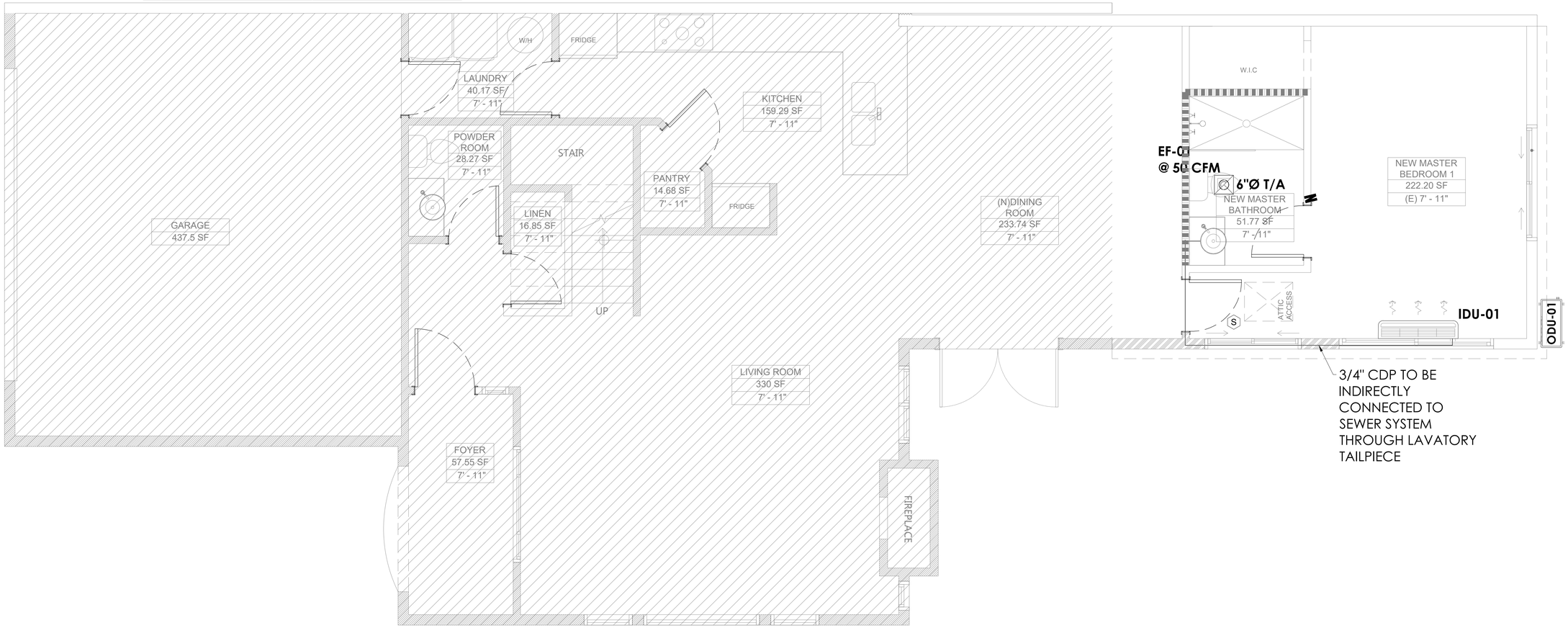
NO SUBJECT TO BUILDING PLAN CHECK - FOR REFERENCE ONLY

AS PER CMC 2022, EQUATION 405.2: VENTILATION AIR RATE:
Required O/A = 0.03 x A + 7.5 (Nb. of Bedrooms + 1)

FOR ADDITION BEDROOM:

- A = 294.0 FT2
- NB. OF BEDROOMS = 1
- **REQUIRED O/A = 23.82CFM**

VENTILATION REQUIREMENTS TO BE MET BY RUNNING EF-01 CONTINUOUSLY WHEN THE FLOOR IS OCCUPIED.



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REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER
SHAYAAN HASHMEY
C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

FIRST FLOOR MECHANICAL LAYOUT

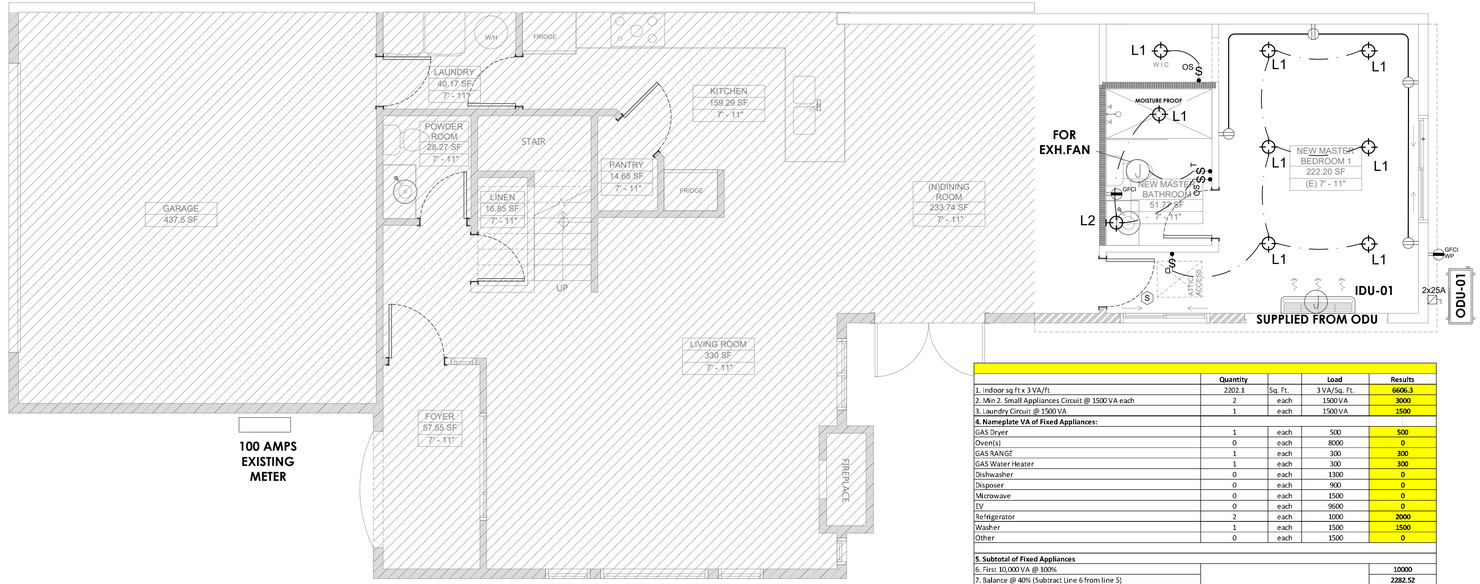
DRAWN J.B.
CHECKED R.H.
DATE Nov 11, 2025
SCALE AS NOTED
SHEET NUMBER 16 OF 29

M01

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

NO SUBJECT TO BUILDING PLAN CHECK - FOR REFERENCE ONLY

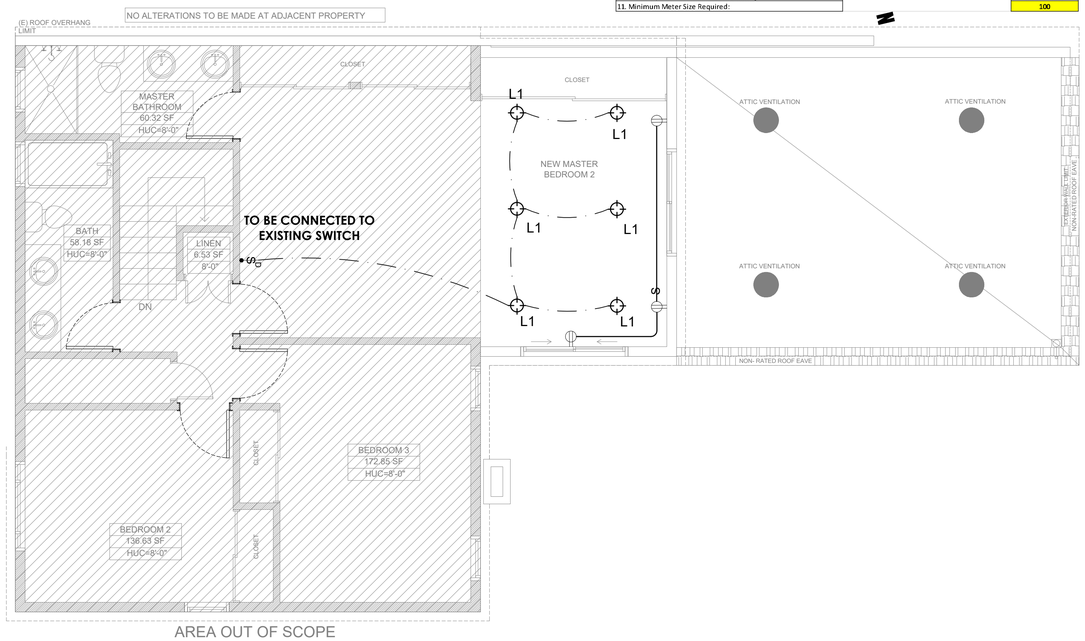
I.D	SYMBOL	DESCRIPTION	MODEL / BRAND	VOLT	WATTS
L1	⌖	CEILING MOUNTED (HIGH EFFICACY) FIXTURE	--	120 v	20 W
L2	⌖	WALL MOUNTED (HIGH EFFICACY) FIXTURE	--	120 v	20 W



GENERAL LIST OF ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
⊖	DUPLEX RECEPTACLE - WALL MOUNTED AT +18" A.F.F UNLESS NOTED WITH ARC-FAULT CIRCUIT INTERRUPTER
GFCI WP	DUPLEX RECEPTACLE - WALL MOUNTED AT +18" A.F.F UNLESS NOTED WITH GROUND FAULT CIRCUIT INTERRUPTER
GFCI	DUPLEX RECEPTACLE - WALL MOUNTED AT +18" A.F.F UNLESS NOTED WITH GROUND FAULT CIRCUIT INTERRUPTER
$	ONE-WAY SWITCH
$OS	SWITCH WITH OCCUPANCY SENSOR
$D	SWITCH WITH DIMMER
YxYYA	NON-FUSED DISCONFECT SWITCH - SIZE AS INDICATED
— · —	LIGHTING CONDUIT
———	POWER CONDUIT

	Quantity		Load	Results
1. Indoor sq ft x 3 VA/ft	2202.1	Sq. Ft.	3 VA/Sq. Ft.	6606.3
2. Min 2. Small Appliances Circuit @ 1500 VA each	2	each	1500 VA	3000
3. Laundry Circuit @ 1500 VA	1	each	1500 VA	1500
4. Nameplate VA of Fixed Appliances:				
GAS Dryer	1	each	500	500
Oven(s)	0	each	8000	0
GAS RANGE	1	each	300	300
GAS Water Heater	1	each	300	300
Dishwasher	0	each	1300	0
Disposer	0	each	900	0
Microwave	0	each	1500	0
EV	0	each	9600	0
Refrigerator	2	each	1000	2000
Washer	1	each	1500	1500
Other	0	each	1500	0
5. Subtotal of Fixed Appliances				
6. First 10,000 VA @ 100%				10000
7. Balance @ 40% (Subtract Line 6 from line 5)				2282.52
8. Largest of heating or cooling load:				8400
8a. Nameplace rating of AC & Cooling Equipment OR				0
8b. Heat Pump nameplace if no supplemental electric Heat OR				0
8c. Continuous Electric Thermal Storage @ nameplate rating OR				0
8d. 100% of heat pump nameplace rating plus 65% of supplemental Electric heat or central electric heat OR				0
8e. Space Heaters @ 65% of Nameplace rating if < 4 Units OR				0
8f. Space Heaters @40% of nameplate rating if > 4 Units				0
9. Total Load in VA				20682.52
10. Divide by 240 = Minimum Service Rating				86.17716667
11. Minimum Meter Size Required:				100



YA CREATIVE DESIGN PARTNERS, INC

YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER SHAYAAN HAMID C 94225 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION

19 SENISA WAY, IRVINE, CA 92612

OWNER : Patti Ross and Ron Zagorsky

ADDRESS:19 SENISA WAY, IRVINE, CA 92612

ELECTRICAL PLAN

DRAWN J.B.

CHECKED R.H.

DATE Nov 11, 2025

SCALE AS NOTED

SHEET NUMBER 15 OF 29

E01

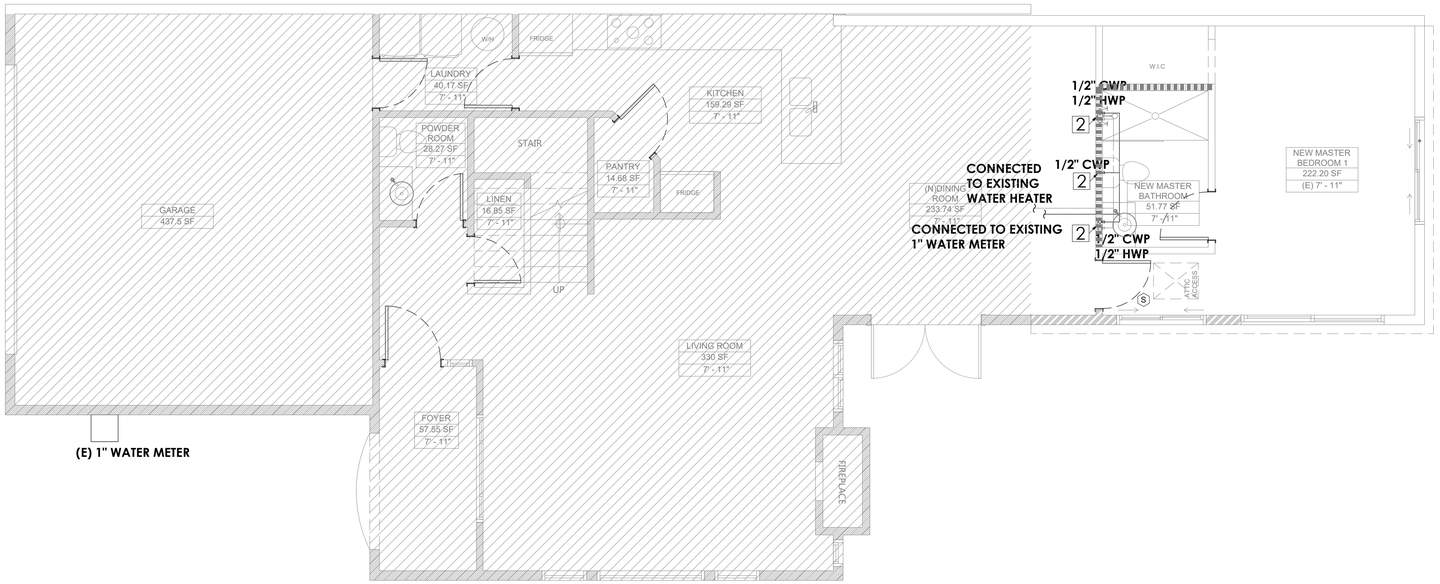
FIRST FLOOR WATER SUPPLY LAYOUT - SCALE 1/4"=1'-0"

WATER SUPPLY KEY NOTES:

1 — DCW, DHW RISE TO HIGH LEVEL.

2 — DCW/DHW/RHW TO FIXTURE CONNECTION.

NO SUBJECT TO BUILDING PLAN CHECK - FOR REFERENCE ONLY



FROM 2022 CPC - TABLE 610.3:
WATER SUPPLY FIXTURE UNITS LOADS:

FIXTURE	W.S.F.U	QTY.	TOTAL W.S.F.U
(E) CLOTHES WASHER	4.0	1	4.0
(E) KITCHEN SINK	1.5	1	1.5
(E) WATER CLOSET	2.5	1	2.5
(E) LAVATORY	1.0	1	1.0
(N) WATER CLOSET	2.5	1	2.5
(N) LAVATORY	1.0	1	1.0
(N) SHOWER	2.0	1	2.0
TOTAL PROJECT WSFU =			14.5

PER 2022 CPC - TABLE 610.4:
- THE LONGEST RUN IS APPROX. 80 FT.
- FOR W/M PRESSURE RANGE 30-45 PSI
- **THE MAIN CWP TO BE NOT LESS THAN 1"**
- **W/M NOT LESS THAN 3/4"**

FIRST FLOOR SEWER LAYOUT - SCALE 1/4"=1'-0"

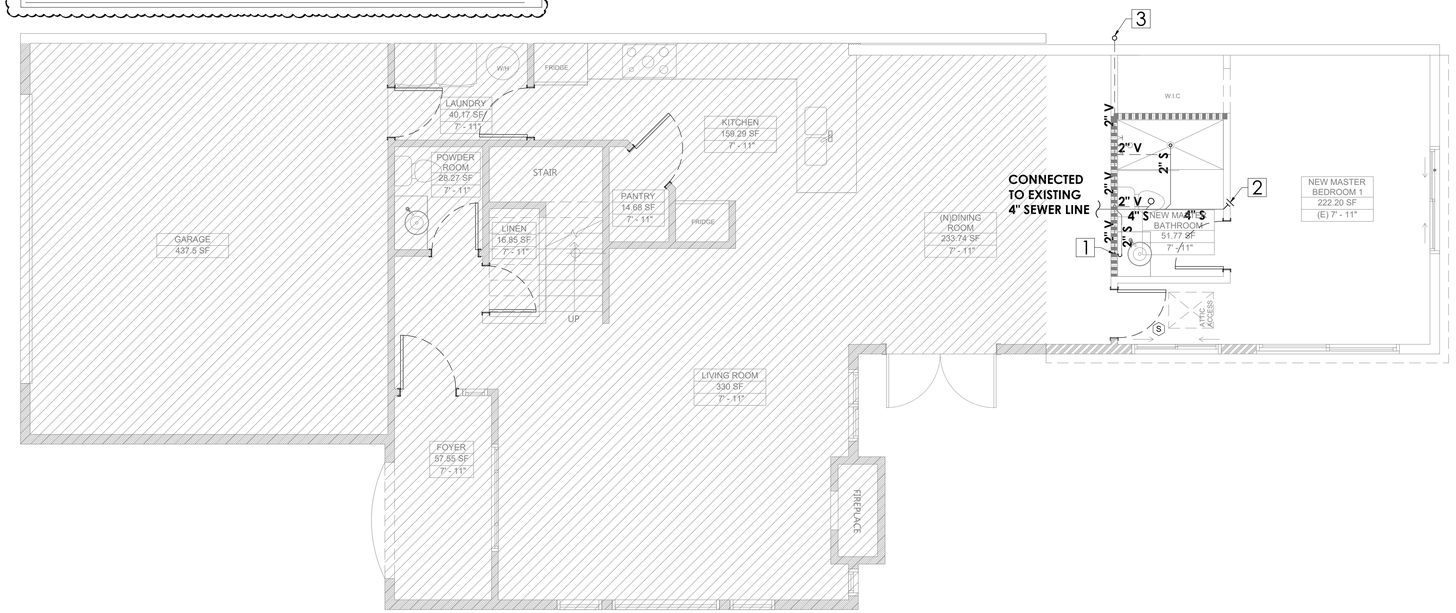
SANITARY KEY NOTES:

1 — WASTE DROP AND 2" VENT RISE.

2 — WALL CLEAN-OUT.

3 — 3" VENT STACK TO ABOVE.

NO SUBJECT TO BUILDING PLAN CHECK - FOR REFERENCE ONLY



FROM 2022 CPC - TABLE 702.1:
DRAINAGE FIXTURE UNIT VALUES (DFU):

FIXTURE	W.S.F.U	QTY.	TOTAL W.S.F.U
(E) CLOTHES WASHER	3.0	1	3.0
(E) KITCHEN SINK	2.0	1	2.0
(E) WATER CLOSET	3.0	1	3.0
(E) LAVATORY	1.0	1	1.0
(N) WATER CLOSET	3.0	1	3.0
(N) LAVATORY	1.0	1	1.0
(N) SHOWER	2.0	1	2.0
TOTAL PROJECT WSFU =			15.0

YA CREATIVE DESIGN PARTNERS, INC
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REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER — YAYAAN HABIB — C 94225 — EXP. 12/31/26 — CIVIL — STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

FIRST FLOOR PLUMBING LAYOUT

DRAWN	J.B.
CHECKED	R.H.
DATE	Nov 11, 2025
SCALE	AS NOTED
SHEET NUMBER	17 OF 29

P01

A. GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM AT LEAST TO THE MINIMUM STANDARDS OF THE 2022 CALIFORNIA BUILDING CODE AND ANY OTHER REGULATORY AGENCIES WHO MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

3. NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE FROM STRUCTURAL PLANS OR DETAILS. CONTACT ENGINEER OF RECORD OR ARCHITECT FOR ANY MISSING DIMENSIONS.

4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER, ARCHITECT, AND FIELD INSPECTOR. THE ARCHITECT OR STRUCTURAL ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.

5. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING EXCAVATIONS.

6. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION.

7. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.

8. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK THE DETAILS USED SHALL BE THE SAME AS FOR THE OTHER SIMILAR WORK.

9. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.

10. IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND/OR STANDARD DETAILS STARTING FROM SHEET S-6.

11. PIPES, DUCTS, SLEEVES, OPENINGS, POCKETS, BLOCK-OUTS, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC. NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR SUCH ITEMS, UNLESS SPECIFICALLY DETAILED IN THESE STRUCTURAL DRAWINGS. IF ANY PIPES, DUCTS, CONDUIT, ETC. ARE PLACED THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED.

12. ANCHOR BOLTS OR INSERTS FOR EQUIPMENT ANCHORAGE OR INSTALLATION SHALL BE DESIGNED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE IDENTIFIED ON THE MECHANICAL OR ELECTRICAL SUBMITTAL/SHOP DRAWINGS.

13. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE STRUCTURAL ENGINEER FREE AND HARMLESS FROM ALL CLAIMS, DEMANDS AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE STRUCTURAL ENGINEER.

14. IF THE CONTRACTOR PROPOSES ANY SUBSTITUTION, NEW CALCULATIONS AND DETAILS MAY HAVE TO BE PREPARED, EXISTING DETAILS MAY HAVE TO BE ALTERED, AND NEW DRAWINGS MAY HAVE TO BE SUBMITTED TO THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL PAY THE STRUCTURAL ENGINEER'S FEES TO ALTER THE APPROVED PLANS UNLESS OTHERWISE AGREED UPON WITH THE OWNER OR ARCHITECT. THE CONTRACTOR SHALL ALSO PROCESS THE REVISED PLANS REFLECTING ALL SUBSTITUTIONS THROUGH THE APPROPRIATE OFFICE OF ALL GOVERNING AGENCIES.

15. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

B. STRUCTURAL DESIGN CRITERIA

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

2. DESIGN LOADS:

	ROOF (C.J.)	FLOOR	BALCONY	EXT. WALL	INT. WALL
DEAD LOAD (DL)	15(11) PSF	20 PSF	20 PSF	20 PSF	10 PSF
LIVE LOAD (LL)	20 PSF	40 PSF	60 PSF		

3. LIVE LOADS ARE REDUCIBLE PER CBC SECTION 1601 AND TABLE 1607.1. ADDITIONAL LOADS DUE TO MECHANICAL UNITS, PARTITIONS, ETC SHALL BE CONSIDERED.

4. ROOF SLOPE(S): RE: ARCH

5. WIND LOAD:
   - BASIC WIND SPEED: V_{ULT} = 95 MPH V_{ASD} = 73 MPH
   - RISK CATEGORY: II
   - EXPOSURE: C
   - PROCEDURE: MFWRS METHOD 2, ENCLOSED BLD.

6. SEISMIC LOAD:
   - OCCUPANCY CATEGORY: II
   - SITE CLASS: D
   - SEISMIC DESIGN CATEGORY: E
   - IMPORTANCE FACTOR: I_E = 1.0
   - ACCELERATION PARAMETERS: S_S = 1.261 g S_1 = 0.451 g
   - SITE COEFFICIENTS: F_a = 1.200 F_v = 1.849
   - DESIGN ACCELERATION PARAMETERS: S_{DS} = 1.009 g S_{D1} = 0.556 g
   - PROCEDURE: EQUIVALENT LATERAL FORCE
   - SEISMIC FORCE RESISTING SYSTEM: WOOD SHEAR WALLS
   - RESPONSE MODIFICATION COEFFICIENT: R = 6.5
   - STRUCTURAL OVER-STRENGTH FACTOR: Ω_O = 3.0
   - DEFLECTION AMPLIFICATION FACTOR: C_d = 4.0
   - SEISMIC COEFFICIENT: C_s = 0.1293W

7. SNOW LOAD:
   - SNOW LOAD P_f: P_f = N/A

C. FOUNDATION DESIGN

DESIGN BEARING FOR UNCLASSIFIED SOIL PER CBC CLASS 5 PRESUMPTIVE VALUES (TABLE 1806.2):
- LATERAL BEARING: 100 PSF/FT
- VERTICAL BEARING: 1,000 PSF

B

D. CONCRETE

1. CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CALIFORNIA BUILDING CODE AND TO THE PROVISIONS OF ACI 318, LATEST EDITION.

2. CONCRETE SHALL BE STANDARD WEIGHT CONCRETE (145 PCF) AND HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS:

CONCRETE MEMBER	f'c	CONCRETE MEMBER	f'c
SLAB-ON-GRADE	2,500 PSI	STRUCTURAL SLABS/BEAMS	3,000 PSI*
CONTINUOUS FOOTINGS	3,000 PSI*	COLUMNS & PILASTERS	3,000 PSI*
SPREAD PAD FOOTINGS	3,000 PSI*	PILES & CAISSONS	3,000 PSI*
RETAINING/SHEAR WALLS	3,000 PSI*	GRADE BEAMS	3,000 PSI*

*ALL CONCRETE REQUIRED TO BE GREATER THAN 2,500 PSI SHALL HAVE SPECIAL INSPECTION

3. TYPE II PORTLAND CEMENT (LOW ALKALI) SHALL BE USED (U.N.O.).

4. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE ASTM C94 AND PER SECTION 19: MIXING & PLACING CONCRETE.

5. WATER SHALL BE CLEAN AND FREE OF ACID, ALKALIS AND ORGANIC MATERIALS.

6. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C 33.

7. ADMIXTURES PER ASTM A494 MAY BE USED ONLY WITH APPROVAL OF THE EOR. CALCIUM CHLORIDE SHALL NOT BE USED.

8. FLY ASH SHALL BE LIMITED TO NO MORE THAN THE FOLLOWING PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS IN THE CONCRETE, UNLESS OTHERWISE NOTED. FLY ASH OR OTHER POZZOLAN SHALL CONFORM TO ASTM C618 FOR CLASS F MATERIAL (CLASS C IS NOT PERMITTED).
   - FOUNDATIONS: 15%
   - SLABS ON GRADE: 15%

9. CONCRETE SLUMPS SHALL CONFORM TO ASTM C-143 AND SHALL NOT EXCEED THE FOLLOWING:
   - FOOTINGS: 4"
   - SLAB ON GRADE: 4"
   - IF TEMP IS ABOVE 80: 6" (PROVIDE REVISED MIX DESIGN)

10. CONCRETE SHALL BE PROPORTIONED SUCH THAT THE 7 DAY STRENGTHS ARE A MINIMUM OF 70% OF THE SPECIFIED 28-DAY COMPRESSIVE STRENGTH FOR ANY CONCRETE REQUIRING SHORING OR BRACING, OR TO RECEIVE CONSTRUCTION LOADS.

11. SLEEVES, PIPES AND CONDUITS SHALL NOT BE PLACED THROUGH CONTINUOUS OR SPREAD FOOTINGS, GRADE BEAMS, STRUCTURAL SLABS, PILE CAPS OR TIE BEAMS UNLESS SHOWN IN APPROVED STRUCTURAL DRAWINGS OR DETAILS.

12. ALL SLEEVES THROUGH BEAMS, GIRDERS, AND FOUNDATION WALLS SHALL BE INSTALLED AND SECURED IN POSITION PRIOR TO PLACING CONCRETE, EXCEPT AS SHOWN ON STRUCTURAL DRAWINGS, SLEEVING SHALL NOT BE PERMITTED UNLESS APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER.

13. CONDUIT SHALL NOT BE PLACED IN ANY CONCRETE SLAB LESS THAN 3-1/2" THICK. IF CONDUIT IS PLACED IN CONCRETE SLAB, ITS OUTSIDE DIAMETER SHALL NOT BE GREATER THAN ONE THIRD OF THE SLAB THICKNESS.

14. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 INCH (U.N.O.).

15. ALL VERTICAL SURFACES OF CONCRETE ABOVE FINISHED GRADE SHALL BE FORMED.

16. SLAB ON GRADE IS NOT DESIGNED AS A STRUCTURAL DIAPHRAGM (U.N.O.).

17. CONSTRUCTION OR CONTROL JOINTS IN SLABS ON GRADE TOPPINGS SHALL BE PROVIDED AS INDICATED. THE LOCATIONS OF JOINTS NOT SPECIFICALLY INDICATED SHALL BE REVIEWED BY THE ENGINEER AND APPROVED BY THE ARCHITECT. WHERE POSSIBLE JOINTS SHALL ALIGN WITH RE-ENTRANT CORNERS OF THE SLAB OR TOPPING.

18. WHERE CONCRETE IS PLACED AGAINST EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACES SHALL BE THOROUGHLY CLEANED AND ROUGHENED TO A MINIMUM AMPLITUDE OF ¼ INCH, AND A CONCRETE BONDING AGENT SHALL BE APPLIED TO THE EXISTING CONCRETE SURFACE.

19. FRAMING CONTRACTOR TO VERIFY LOCATION OF HOLD-DOWNS PRIOR TO POURING OF CONCRETE FOUNDATIONS.

20. DO NOT DISPLACE REBAR FROM THEIR INTENDED POSITIONS DURING PLACEMENT OF CONCRETE.

21. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO POURING CONCRETE.

22. COMPRESSIVE STRENGTH TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD WHEN CONCRETE REQUIRES SPECIAL INSPECTION.

23. REFER TO ARCHITECTURAL DRAWINGS FOR CURBS, DEPRESSIONS, SLOPES, GROOVES AND GROUNDS REQUIRED TO BE CAST INTO CONCRETE.

24. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

E. REINFORCING STEEL

1. DEFORMED BAR REINFORCEMENT (REBAR) SHALL CONFORM TO THE FOLLOWING U.N.O.:
   - #3 & SMALLER BARS = GRADE 40 MIN. (ASTM A615)
   - #4 & LARGER BARS = GRADE 60 (ASTM A615)

2. CONCRETE COVER FOR REBAR SHALL BE AS FOLLOWS:

CONCRETE CAST AGAINST EARTH:		3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	#5 AND SMALLER:	1-1/2"
	#6 AND LARGER:	2"
CONCRETE NOT EXPOSED TO WEATHER:	#14 & #18 BARS:	1-1/2"
	#11 AND SMALLER:	3/4"

3. REBAR PER ASTM A706 IS REQUIRED FOR ALL LATERAL MEMBERS (i.e. SHEARWALLS, MOMENT-FRAMES, CANTILEVERED COLUMNS, ETC...) & ALL WELDED BARS

4. DETAILS OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH CBC.

5. LAPS AT BAR SPLICES IN CONCRETE CONSTRUCTION SHALL BE AS SHOWN ON SHEET SD1 AND NOT LESS THAN 12"

6. LAPS AT BAR SPLICES IN MASONRY CONSTRUCTION SHALL BE AS SHOWN ON SHEET SD1 AND NOT LESS THAN 48 BAR DIAMETERS OR 24" MINIMUM.

7. VERTICAL REINFORCEMENT SHALL BE TIED OR OTHERWISE FIXED IN POSITION AT THE TOP AND BOTTOM AND AT INTERMEDIATE LOCATIONS, SPACED NOTE GREATER THAN 192 BAR DIAMETERS. SEE PROJECT DETAILS FOR ADDITIONAL REQUIREMENTS.

8. WALLS, PILASTERS AND COLUMNS SHALL BE DOWELED TO THEIR SUPPORTING FOOTINGS WITH REINFORCEMENT OF THE SAME SIZE, GRADE AND SPACING AS THE VERTICAL REINFORCEMENT IN THE WALLS, PILASTERS, OR COLUMNS (U.N.O.).

9. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR SUPPORT SPECIFICATIONS" AS CONTAINED IN THE LATEST 'MANUAL OF STANDARD PRACTICE" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).

E. REINFORCEMENT (CONT.)

10. REINFORCING STEEL DETAILING, BENDING, AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE CRSI 'MANUAL OF STANDARD PRACTICE', LATEST EDITION.

11. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE BEFORE PLACING CONCRETE OR GROUT.

12. WELDING OF CROSSING BARS AND TACK WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED.

13. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW BEFORE FABRICATION AND INSTALLATION.

14. WELDING OF ALL REINFORCING STEEL TO STRUCTURAL STEEL SHALL BE LIMITED TO THOSE AREAS SPECIFICALLY SHOWN ON THE PLANS. ANY OTHER WELDING SHALL REQUIRE THE APPROVAL OF THE GOVERNING AGENCY, FIELD INSPECTOR, AND STRUCTURAL ENGINEER.

15. FLARE GROOVE WELDS SHALL, IN ADDITION TO ALL SPECIFICATIONS LISTED ABOVE COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" AS PUBLISHED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.

F. STEEL

1. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE LATEST EDITION AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", INCLUDING ALL REFERENCED CODES.

2. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):

WIDE FLANGE	ASTM A992	Fy=50 KSI MIN.
RND. HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQ./RECT. HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	ASTM A36	Fy=36 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
ANGLE & CHANNEL	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.

2. MACHINE BOLTS ("M.B.") SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.

3. STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.

   A. WHERE DESIGNATED AS "-X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).
   B. WHERE DESIGNATED AS "-N" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).
   C. WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.
   D. GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.

4. ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.

5. WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.

6. PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.

7. ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.

8. NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.

9. WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.

10. STAINLESS STEEL (SS) BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.

11. WELDING:

   A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   B. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.
   C. WELDS SHALL HAVE A WELD CONTROLLED SEQUENCE AND TECHNIQUE IN ORDER TO MINIMIZE SHRINKAGE STRESSES AND DISTORTION.

12. STAINLESS STEEL WIRE ROPE SHALL CONFORM TO ASTM A492

13. GALVANIZED STEEL WIRE ROPE SHALL CONFORM TO ASTM A603.

14. NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 6,000 PSI IN ACCORDANCE WITH ASTM C109.

15. NON-SHRINK GROUT SHALL BE INSTALLED UNDER A COLUMN BASE PLATE AFTER THE COLUMN HAS BEEN PLUMBED AND PRIOR TO LOADING OF CORRESPONDING STRUCTURAL MEMBER.

16. NON-SHRINK GROUT SHALL BE INSTALLED UNDER BEAM SEATS AFTER THE BEAM HAS BEEN LEVELED, & PRIOR TO LOADING OF CORRESPONDING STRUCTURAL MEMBER.

17. SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION.

18. INTERIOR STEEL SHALL BE COATED WITH A SHOP-APPLIED PRIMER, FIELD PAINTING TO BE PROVIDED TO TOUCH-UP ANY DAMAGED PAINT ON SHAPES, BOLTS, AND WELDS

G. LUMBER AND TIMBER

1. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH CONFORMING TO THE CBC SECTION 2303 AND AFPA/AWC NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION (AND SUPPLEMENT), AND SHALL BE GRADE MARKED BY EITHER THE W.C.L.I.B. OR W.W.P.A.

2. SAWN STRUCTURAL FRAMING MEMBERS SHALL BE AS FOLLOWS (U.N.O. ON PLANS OR DETAILS):

2x WALL STUDS @ 16" O.C.	= D.F.L. #2
2x JOIST & RAFTERS	= D.F.L. #2
BEAMS & HEADERS (4 x 8 & SMALLER)	= D.F.L. #2
BEAMS & HEADERS (4 x 10 & LARGER, ALL 6x & WIDER)	= D.F.L. #1
POSTS (4 x 8 & SMALLER)	= D.F.L. #2
POSTS (4 x 10 & LARGER, ALL 6x & WIDER)	= D.F.L. #1

3. THE MOISTURE CONTENT OF WOOD PRODUCTS SHALL NOT EXCEED 19% AT THE TIME OF PLACEMENT.

4. ALL SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR. ANY CUTS AND HOLES IN PRESSURE TREATED LUMBER SHALL BE TREATED PER AWPA M 84.

5. ALL SILL PLATES BEARING ON CONCRETE OR MASONRY SHALL HAVE ANCHOR BOLTS PER SHEAR WALL SCHEDULE. ELSEWHERE, INSTALL 5/8"Ø x 10" MIN. LONG L-BOLTS PLACED WITHIN 12" MAX. (4-1/2" MIN.) FROM EACH END OR SPLICE, WITH 60" MAX. SPACING, MIN. 2 ANCHOR BOLTS PER EACH SILL PLATE. ALL ANCHOR BOLTS TO HAVE 3" x 3" x 1/4" STEEL PLATE WASHERS AND 7" MINIMUM EMBEDMENT.

G. LUMBER AND TIMBER (CONT.)

6. SILL PLATES OF INTERIOR, NON-BEARING, NON-SHEAR WALLS MAY BE FASTENED TO A CONCRETE SLAB USING HILTI "X-ZF72" LOW VELOCITY POWDER-ACTUATED FASTENERS (ICC-ESR-1663). CONCRETE SLAB IS TO BE NORMAL WEIGHT CONCRETE AND CURED AT LEAST 7 DAYS. PLACE FASTENERS 6" FROM ENDS OF SILL AND AT 36" (MAX.) SPACING BETWEEN.

7. ALL BOTTOM PLATES ATTACHED TO WOOD FRAMING BELOW TO BE FASTENED PER THE SHEAR WALL SCHEDULE. ELSEWHERE, INSTALL 16d NAILS AT 8" O.C. STAGGERED TO FRAMING BELOW.

8. GLUED LAMINATED TIMBERS SHALL BE FABRICATED IN ACCORDANCE WITH THE ANSI/AITC A190.1-1992 "STRUCTURAL GLUED LAMINATED TIMBER", AITC 117 OR APA-EWS 117, AND ASTM D3737-89A. EXTERIOR GLUE TO BE USED WITH INTENDED DRY USE CONDITION PER NDS SECTION 5.1.4.1. COMBINATIONS AND USES SHALL BE AS FOLLOWS:

KEY	COMBINATION NO.	USE
24F-V4-1.8E	EWS 24F-V4 DF/DF	SIMPLE SPAN
24F-V8-1.8E	EWS 24F-V8 DF/DF	CONTINUOUS & CANTILEVERS

9. FOR STRUCTURAL GLUE-LAMINATED TIMBER MEMBERS, AN AITC CERTIFICATION OF CONFORMANCE OR A CERTIFICATE OF CONFORMANCE ISSUED BY A CURRENT ICC APPROVED QUALITY CONTROL AGENCY, MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION. THE MAXIMUM MOISTURE CONTENT OF THE LAMINATIONS AT THE TIME OF MANUFACTURE SHALL NOT EXCEED 16% FOR DRY CONDITIONS OF USE.

10. FRAMING ANCHORS, POST CAPS, COLUMN BASES, AND OTHER CONNECTORS SPECIFIED ON DRAWINGS SHALL BE AS MANUFACTURED BY "SIMPSON STRONG-TIE" OR AN ENGINEER-APPROVED EQUAL. ALL CONNECTORS TO BE FULLY NAILED, SCREWED OR BOLTED AS SPECIFIED PER MANUFACTURER.

11. STEEL PLATES SHALL CONFORM TO ASTM A36. BOLTS & WASHERS SHALL CONFORM TO ASTM A307. NUTS SHALL CONFORM TO ASTM A563, GRADE A.

12. ALL BOLTS HEADS (MACHINE & LAG) AND NUTS BEARING ON WOOD SHALL BE FITTED WITH STANDARD CUT WASHERS, U.N.O. BOLT HOLES IN WOOD SHALL BE BORED WITH A BIT $\frac{1}{32}$" TO $\frac{1}{16}$" LARGER THAN THE NOMINAL BOLT DIAMETER.

13. LEAD HOLES FOR LAG SCREWS GREATER THAN 3/8"Ø SHALL BE BORED AT 40% - 70% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. CLEARANCE HOLES FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. LAG SCREWS SHALL BE INSERTED BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.

14. BOLTS SHALL HAVE 7 DIAMETER MINIMUM END DISTANCE AND 4 DIAMETER MINIMUM EDGE DISTANCE.

15. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE (CBC). MINIMUM NAILING SHALL CONFORM TO CBC TABLE 2304.10.1.

16. NAIL HOLES SHALL BE PRE-DRILLED WHEN NECESSARY TO PREVENT SPLITTING.

17. CUSTOM STEEL HARDWARE CONNECTORS FOR SAWN LUMBER, GLUED LAMINATED TIMBER, AND ENGINEERING WOOD PRODUCTS SHALL BE FABRICATED FROM STEEL CONFORMING TO ASTM A36. WELDS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF AWS D1.1.

18. ORIENTED STRAND BOARD (OSB) AND PLYWOOD SHEATHING SHALL CONFORM TO U.S. PRODUCT STANDARDS PS1-95 OR PS2-92, APA PERFORMANCE STANDARD PRP 108, AND CBC 2303.1.4. THE MINIMUM GRADES AND SPAN INDEXES SHALL BE AS FOLLOWS U.N.O.:

USE	MIN. GRADE	SPAN RATING
ROOF SHEATHING	APA-RATED SHEATHING, EXP. 1	24" MIN.
FLOOR/DECK SHEATHING	APA-RATED STURDI-FLOOR T&G	24" MIN.
WALL SHEATHING	PER SHEAR WALL SCHEDULE	N/A

19. HORIZONTAL DIAPHRAGM NAILING SHALL CONFORM TO CBC TABLE 2306.3.1.

20. STRUCTURAL PANEL SHEARWALLS SHALL CONFORM TO CBC TABLE 2306.4.1

21. NOMENCLATURE IS DEFINED AS FOLLOWS (PER DETAILS):
   - BN = BOUNDARY NAILING AT DIAPHRAGM BOUNDARIES, AND AT EDGES OF OPENINGS
   - EN = EDGE NAILING, AT CONTINUOUS PANEL EDGES
   - FN = FIELD NAILING, AT INTERMEDIATE FRAMING MEMBERS

22. WHERE DIAPHRAGM BLOCKING IS SPECIFIED FOR ROOFS, FLOORS, OR DECKS, USE 2X4 FLAT BLOCKING WITH "Z" CLIPS, U.N.O.

23. HORIZONTAL SHEATHING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, AND THE FACE GRAIN (LONG DIRECTION) OF SHEATHING SHALL BE PERPENDICULAR TO THE SUPPORT MEMBERS.

24. DIAPHRAGM SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

25. SIMPLE SPAN WOOD MEMBERS, NOT SHOP CAMBERED, SHALL BE ERECTED WITH THE NATURAL CAMBER UP. FOR CANTILEVERED WOOD MEMBERS, CONSULT WITH PROJECT STRUCTURAL ENGINEER.

26. PROVIDE DBL. 2X STUDS TO SUPPORT ALL BEAMS, UNLESS POSTS ARE SPECIFIED ON THE PLANS.

27. DOUBLE BLOCK UNDER ALL POSTS. DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS AND PROVIDE BLOCKING UNDER ALL PERPENDICULAR PARTITIONS, UNLESS OTHERWISE SPECIFIED.

28. TOP PLATES OF ALL WOOD STUD WALLS TO BE 2-2X (SAME WIDTH AS STUDS), LAP 48" (MIN.), WITH AT LEAST 12-16D NAILS AT EACH SIDE OF LAP AND NOT MORE THAN 6" BETWEEN NAILS (SEE PLANS IF STRAPS ARE REQUIRED).

29. NOTCHING OF BEAMS OR JOIST SHALL BE PERMITTED ONLY PER NDS SECTION 3.2.3.2, DETAILED AND APPROVED BY THE ENGINEER. HOLES DRILLED IN JOIST SHALL NOT BE WITHING 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST.

30. MOISTURE CONTENT OF SAWN LUMBER AT TIME OF PLACEMENT SHALL NOT EXCEED 19%.

31. BOTH VERTICAL AND HORIZONTAL INTERIOR PANEL JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.

32. THE SHEATHING ON THE FIRST SIDE MUST BE NAILED BEFORE THE FRAMING INSPECTION. THE SHEATHING ON THE OTHER SIDE MUST BE INSTALLED AND INSPECTED PRIOR TO INSTALLATION OF WALL SURFACE COVERING.

33. NO PENETRATIONS OR NOTCHES ARE PERMITTED OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS.

34. PROVIDE BACKING AS REQUIRED FOR HANDRAILS, DRYWALL, ETC. AS REQUIRED BY OTHER TRADES. SEE ARCHITECTURAL DRAWINGS.

35. ALL FASTENERS IN PRESERVATIVE-TREATED & FIRE-RETARDANT-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. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.

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REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER — SHAYAAN JAMALY — C 94225 — EXP. 12/31/26 — CIVIL — STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

GENERAL STRUCTURAL NOTES

DRAWN	Y.A.

G. LUMBER AND TIMBER (CONT.)

36. AS PER CBC 2019. SAWN LUMBER USED FOR LOAD-SUPPORTING PURPOSES, INCLUDING END-JOINTED OR EDGE-GLUED, MACHINE STRESS-RATED OR MACHINE-EVALUATED LUMBER, SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT. GRADING PRACTICES AND IDENTIFICATION SHALL COMPLY WITH RULES PUBLISHED BY AN AGENCY APPROVED IN ACCORDANCE WITH THE PROCEDURES OF DOC PS 20 OR EQUIVALENT PROCEDURES.

FASTENING SCHEDULE (2022 CBC)

CONNECTION	FASTENING [A, M]	LOCATION
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON 3 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 - 8d COMMON 2 - 3" x 0.131" NAILS 2 - 3" x 14 GAGE STAPLES	TOENAIL EA. END
3. 1" x 6" SUBFLOOR OR LESS TO EA. JOIST	2 - 8d COMMON	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EA. JOIST	3 - 8d COMMON	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2 - 16d COMMON	FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C. 3" x 0.131" NAILS @ 8 O.C. 3" x 14 GAGE STAPLES @ 12" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 - 16d @ 16" O.C. 4 - 3" x 0.131" NAILS @ 8 O.C. 4 - 3" x 14 GAGE STAPLES @ 12" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2 - 16d COMMON 3 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4 - 8d COMMON 4 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	TOENAIL
	2 - 16d COMMON 3 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	END NAIL
9. DOUBLE STUDS	16d @ 24" O.C. 3" x 0.131" NAIL @ 8" O.C. 3" 14 GAGE STAPLE @ 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d @ 16" O.C. 3" x 0.131" NAILS @ 12" O.C. 3" x 14 GAGE STAPLE @ 12" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8 - 16d COMMON 3 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d COMMON 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d @6" O.C. 3" x 0.131" NAIL @ 6" O.C. 3" 14 GAGE STAPLE @ 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2 - 16d COMMON 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" O.C. @ EDGE
15. CEILING JOISTS TO PLATE	3 - 8d COMMON 5 - 3" x 0.131" NAILS 5 - 3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4 - 8d COMMON	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON MIN. 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS, PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON MIN. 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1)	3 - 8d COMMON 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EA. STUD AND PLATE	2 - 8d COMMON 2 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
21. 1" x 8" SHEATHING TO EA. BEARING	3 - 8d COMMON	FACE NAIL
22. WIDER THAN 1" x 8" SHEATHING TO EA. BRG.	3 - 8d COMMON	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON 3" x 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON 32" O.C. 3" x 0.131" NAILS @24" O.C. 3" 14 GAGE STAPLE @ 24" O.C.	FACE NAIL @ T+B STAGG. OPP. SIDES
	2 - 20d COMMON 3 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	FACE NAIL @ ENDS AND @ EA. SPLICE
25. 2" PLANKS	16d COMMON	AT EA. BEARING
26. COLLAR TIE TO RAFTER	3 - 10d COMMON 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3 - 10d COMMON 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	TOENAIL
	2 - 16d COMMON 3 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2 - 16d COMMON 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
	2 - 16d COMMON 3 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	FACE NAIL
29. JOIST TO BAND JOIST	3 - 16d COMMON 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3 - 16d COMMON 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL @ EA. JOIST
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD[B] SUBFLOOR, ROOF AND WALL SHEATHHING (TO FRAMING)	1/2" AND LESS — 6d[C,L] 19/32" TO 3/4" — 8d[D] OR 6d[E] 7/8" TO 1" — 8d[E] 1-1/8" TO 1-1/4" — 10d[D] OR 8d[E]	2-3/8" x 0.113" NAIL[N] 1-3/4" 16 GAGE[G] 2-3/8" x 0.113" NAIL[P] 2" 16 GAGE[F]
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	3/4" AND LESS — 6d[E] 7/8" TO 1" — 8d[E] 1-1/8" TO 1-1/4" — 10d[D] OR 8d[E]	

NOTES:

A. COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
B. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
C. COMMON OR DEFORMED SHANK (6D - 2" × 0.113"; 8D - 21/2" × 0.131"; 10D - 3" × 0.148").
D. COMMON (6D - 2" × 0.113"; 8D - 21/2" × 0.131"; 10D - 3" × 0.148").
E. DEFORMED SHANK (6D - 2" × 0.113"; 8D - 21/2" × 0.131"; 10D - 3" × 0.148").
F. [OMITTED THIS TABLE]
G. [OMITTED THIS TABLE]
H. [OMITTED THIS TABLE]
I. [OMITTED THIS TABLE]
J. [OMITTED THIS TABLE]
K. [OMITTED THIS TABLE]
L. FOR ROOF SHEATHING APPLICATIONS, 8D NAILS (21/2" × 0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
M. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
N. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
O. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
P. FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

J. SPECIAL INSPECTIONS

1. SPECIAL INSPECTION IS REQUIRED PER CHAPTER 17 OF THE BUILDING CODE AND AS SUMMARIZED IN THE 'SUMMARY OF SPECIAL INSPECTIONS'. THE OWNER SHALL EMPLOY AN INSPECTION AGENCY PRIOR TO THE START OF WORK. COPIES OF ALL INSPECTION REPORTS SHALL BE SUBMITTED TO EOR AND THE CITY BUILDING INSPECTOR IN A TIMELY MANNER.

2. SPECIAL INSPECTIONS IDENTIFIED ARE IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE REQ'D. TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR. WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.

3. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT IN THE CATEGORY OF WORK REQUIRED.

4. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

5. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT OF RECORD OR ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.

6. WHERE CONTINUOUS SPECIAL INSPECTION IS REQUIRED, THE SPECIAL INSPECTOR SHALL CONTINUOUSLY PROVIDE FULL-TIME VERIFICATION OF THE WORK.

7. WHERE PERIODIC SPECIAL INSPECTION IS REQUIRED, THE SPECIAL INSPECTOR NEED NOT BE CONTINUOUSLY PRESENT. AT A MINIMUM, PERIODIC SPECIAL INSPECTION SHALL OCCUR DAILY.

8. SPECIAL INSPECTIONS SHALL MEET THE REQUIREMENTS OF THE CBC CHAPTER 17.

9. WHEN WORK IN MORE THAN ONE CATEGORY REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED, IT SHALL BE THE RESPONSIBILITY OF THE AGENT TO EMPLOY A SUFFICIENT NUMBER OF SPECIAL INSPECTORS TO ASSURE THAT ALL WORK IS CONTINUOUSLY INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.

10. WELDS DONE IN A FABRICATOR'S SHOP, APPROVED BY LOCAL BUILDING JURISDICTION, NEED NOT HAVE CONTINUOUS OR PERIODIC SPECIAL INSPECTION. THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH CBC SEC. 1704.2.2. SPECIAL INSPECTION IS REQUIRED FOR WELDS DONE IN A SHOP WHICH IS NOT AN APPROVED FABRICATOR AND APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO AND APPROVED BY THE CITY.

B

11. OFF-SITE FABRICATION:

11.1. SPECIAL INSPECTION IS REQUIRED FOR THE FABRICATION OF MEMBERS AND ASSEMBLIES (HENCEFORTH REFERRED TO AS "WORK PERFORMED") IN A SHOP NOT APPROVED BY THE INTERNATIONAL CODE COUNCIL (ICC).

11.2. FABRICATOR MUST BE REGISTERED AND APPROVED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT FOR WORK PERFORMED AT THE FABRICATOR'S SHOP.

11.3. FABRICATOR SHALL SUBMIT AN "APPLICATION TO PERFORM OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.

11.4. FABRICATOR SHALL SUBMIT A "CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION" TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES.

11.5. WHERE MATERIALS OR ASSEMBLIES ARE REQUIRED BY THE BUILDING CODE TO BE LABELED, SUCH MATERIALS AND ASSEMBLIES SHALL BE LABELED BY AN AGENCY APPROVED BY THE LOCAL JURISDICTION'S BUILDING DEPT. IN ACCORDANCE WITH SECTION 1703. PRODUCTS AND MATERIALS TO BE LABELED SHALL BE TESTED, INSPECTED AND LABELED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTIONS 1703.5.1 THROUGH 1703.5.3. IDENTIFY ON PLANS, NAME AND ADDRESS OF THE TESTING/INSPECTION AGENCY.

11.6. SPECIAL INSPECTION IS REQUIRED FOR FABRICATION PERFORMED IN A SHOP NOT APPROVED BY INSPECTION SERVICES. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO AND APPROVED BY INSPECTION SERVICES.

11.7. FABRICATION PERFORMED IN A SHOP APPROVED BY INSPECTION SERVICES NEED NOT HAVE CONTINUOUS OR PERIODIC SPECIAL INSPECTION. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT THE 'CERTIFICATE OF COMPLIANCE' FORM TO INSPECTION SERVICES.

11.8. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE LOCAL JURISDICTION'S BUILDING DEPARTMENT, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENTS.

11.9. SPECIAL INSPECTOR SHALL VERIFY THAT FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. THE SPECIAL INSPECTOR SHALL REVIEW THE PROCEDURES FOR COMPLETENESS AND ADEQUACY RELATIVE TO THE CODE REQUIREMENTS FOR THE FABRICATOR'S SCOPE OF WORK.

K. EXISTING CONDITIONS

1. ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.

2. EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".

3. FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.

4. IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.

5. CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER MATERIAL, FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

L. STRUCTURAL OBSERVATION NOTES

1. PER CBC SECTION 1704.6.1, THE OWNER SHALL EMPLOY THE ENGINEER TO PERFORM VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM.

1.1. ALL HOLD-DOWN LOCATIONS SHALL BE VERIFIED PRIOR TO FOUNDATION POURING. THIS INCLUDES ALL ANCHOR BOLTS, OTHER HARDWARE AND STEEL MEMBERS EMBEDDED INTO FOUNDATION.

1.2. ALL HARDWARE PLACEMENT INCLUDING, BUT NOT LIMITED TO, STRAPS, FRAMING CLIPS, HANGERS AND BEAM CONNECTIONS, STEEL MEMBERS EMBEDDED INTO FOUNDATION.

1.3. AT THE COMPLETION OF THE STRUCTURAL WORK FOR GENERAL CONFORMANCE TO THE APPROVE PLANS AND SPECIFICATIONS.

1.4. THIS STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY THE 2022 CALIFORNIA BUILDING CODE.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ALLOW A 2-DAY LEAD TIME FOR OBSERVATION.

M. POST-INSTALLED FASTENERS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS.

2. INSTALL BOLTS AND FASTENERS TO MISS REINFORCING.

3. PRIOR TO DRILLING FOR THE ANCHOR CONCRETE REINFORCING STEEL SHALL BE LOCATED WITH A MAGNETIC BAR LOCATOR.

4. FASTENERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND AS GIVEN BELOW. NOTIFY THE ENGINEER IF CONFLICTS EXIST BETWEEN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND THE BELOW REQUIREMENTS.

5. FASTENERS SHALL BE INSTALLED AT NOT LESS THAN THE MANUFACTURER'S MINIMUM EDGE DISTANCES AND/OR SPACINGS INDICATED IN THE MANUFACTURER'S LITERATURE, UNLESS INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER OF RECORD.

6. DRILL HOLES USING ROTARY PERCUSSION DRILL WITH A DEPTH GAGE. DO NOT DRILL THROUGH FULL THICKNESS OF CONCRETE. CLEAN HOLES BY VIGOROUSLY BRUSHING AND THEN BLOW OUT LOOSE MATERIAL USING OIL-FREE COMPRESSED AIR. THE BRUSH SHALL HAVE THE STIFF NON-METALLIC BRISTLES OF TYPE AND DIAMETER RECOMMENDED BY THE ADHESIVE MANUFACTURER. IF CONCRETE IS DAMP BLOW DRY HOLE WITH OIL-FREE COMPRESSED AIR. CLEAN WITH WATER ONLY IF RECOMMENDED BY MANUFACTURER. ADHESIVE ANCHORS MAY NOT BE SET IF WATER IS SEEPING INTO HOLE; NOTIFY THE ENGINEER.

7. ADHESIVE DOWELS AND ANCHORS IN CONCRETE AND GROUTED CMU SHALL BE OF THE TYPE SHOWN AND INSTALLED USING "HIT HY-200" BY HILTI, "SET" BY SIMPSON STRONG TIE OR APPROVED EQUAL.

8. CONTRACTOR SHALL SUBMIT MANUFACTURERS LITERATURE FOR THE ANCHOR SYSTEM TO BE USED. THIS LITERATURE SHALL INCLUDE ANCHOR MATERIAL, STRENGTH DATA, EMBEDMENT LENGTH, DRILL BIT SIZE AND THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS. FOR ADHESIVE ANCHORS INCLUDE ADHESIVE CHEMISTRY.

9. EXPANSION AND EPOXIED ANCHORS REQUIRE SPECIAL INSPECTION AS STATED IN THE STATEMENT OF SPECIAL INSPECTIONS SECTION. COPIES OF SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ADJ	ADJACENT
ALT	ALTERNATE
AFF	ABOVE FINISHED FLOOR
APPRX	APPROXIMATE
ARCH'L	ARCHITECTURAL
@	AT
BLDG	BUILDING
BLK'G	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BRG	BEARING
BTM	BOTTOM
BTWN	BETWEEN
C	CAMBER(ED)
CANT	CANTILEVER
CIP	CAST-IN-PLACE
CJ	CEILING JOIST
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CTR	CONTRACTOR
d	PENNY (NAILS)
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DIA	DIAMETER (Ø)
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DIM	DIMENSION
DJ	DECK JOIST
DN	DOWN
do	DITTO (REPEAT)
DP	DEEP (DEPTH)
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EMBED	EMBEDMENT
EN	EDGE NAILING
EXIST (E)	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FF	FINISHED FLOOR
FJ	FLOOR JOIST
FLR	FLOOR
FN	FIELD NAILING
FRM'G	FRAMING
FT(')	FEET
FTG	FOOTING
GA	HAUGE
GALV	GALVANIZE(D)
GB	GRADE BEAM
GLB	GLUE LAMINATED BEAM
HD	HOLD DOWN
HDR	HEADER
HGR	HANGER
HORIZ	HORIZONTAL
HT	HEIGHT
IN(")	INCHES
INT	INTERIOR
K	KIPS
KSI	KIPS PER SQUARE INCH
L	ANGLE
lb (#)	POUNDS
LTWT	LIGHTWEIGHT
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEZZ	MEZZANINE
MF	MOMENT FRAME
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NO.	(#) NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OWJ	OPEN WEB JOISTS
P/C	PRE-CAST CONCRETE
PERP	PERPENDICULAR
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FT.
PSI	POUNDS PER SQUARE IN.
PT	PRESSURE TREATED
P/T	POST-TENSIONED (PRE-STRESSED)
QTY	QUANTITY
REF	REFERENCE
REQ'D	REQUIRED
RJ	ROOF JOIST
RO	ROUGH OPENING
RR	ROOF RAFTER
SCH	SCHEDULE
SW	SHEARWALL
SHT	SHEET
SIM	SIMILAR
SIMP	SIMPSON
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	SELECT STRUCTURAL
STD	STANDARD
STGR	STAGGER
STRUCT	STRUCTURAL
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
THK	THICK(NESS)
THRD	THREAD(ED)
TN	TOE NAIL
TOF	TOP OF FOOTING
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT (V)	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE FLANGE (STEEL)
w/	WITH
w/o	WITHOUT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

SHEET INDEX

B

YA CREATIVE DESIGN PARTNERS, INC
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REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER — SHAYAAN AMJADI — C 94225 — EXP. 12/31/26 — CIVIL — STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

GENERAL STRUCTURAL NOTES (CONT.)

DRAWN	Y.A.
CHECKED	Y.A.
DATE	OCTOBER 27,2025
SCALE	AS NOTED
SHEET NUMBER	2 OF 9

S-2.1

COMMUNITY DEVELOPMENT
Building and Safety

STATEMENT OF SPECIAL INSPECTION

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

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

SECTION 1705: SPECIAL INSPECTIONS

1. X — **Special Cases, Section 1705.1.1** The following describes additional systems or elements subject to special inspection as required by the Chief Building Official, Engineer of Record, manufacturer's instructions, or Evaluation Report:

   Epoxied bolts/rebars

2. X — **Structural Steel, Section 1705.2** Special inspections and nondestructive testing of structural steel elements shall be in accordance with AISC 360. Offsite fabrication may only be performed by an approved fabricator. See City of Irvine Informational Bulletin 311.

   Cold-Formed Steel Deck, Section 1705.2.2 Special inspections for cold formed steel floor and roof deck shall be in accordance with the quality assurance inspection requirements of SDI QA/QC.

   Open-Web Steel Joists and Joist Girders, Section 1705.2.3 Special inspections of open-web steel joists and joist girders shall be in accordance with Table 1705.2.3.

3. X — **Concrete Construction, Section 1705.3** All structural concrete is subject to special inspection per CBC Table 1705.3 and City of Irvine Information Bulletin 181.

4. N/A — **Masonry Construction, Section 1705.4** Special inspections and tests of masonry construction shall be performed in accordance with the quality assurance program requirements of TMS 402/ACI 530/ASCE 5 and TMS 602/ACI 530.1/ASCE 6 except masonry fireplaces, masonry heaters, or masonry chimneys installed or constructed in accordance with Section 2111, 2112, or 2113, respectively.

5. X — **Wood Construction, Section 1705.5** Special inspections of prefabricated wood structural elements and assemblies shall be in accordance with Section 1704.2.5. Offsite fabrication may only be performed by an approved fabricator. See City of Irvine Informational Bulletin 311.

6. N/A — **Mass Timber Construction, Section 1705.5.3** Special inspections of Mass Timber elements shall be in accordance with Table 1705.5.3. Periodic special inspection will also be required for Mass Timber sealants and adhesives in accordance with Section 1705.20, when required by 703.7.

7. N/A — **High Load Diaphragms, Section 1705.5.1** The following describes high load diaphragms (diaphragms designed in accordance to CBC Table 2306.2) subject to special inspection requirements as described in Section 1704.2 (plan sheet or detail reference is acceptable):

STATEMENT OF SPECIAL INSPECTION

8. N/A — **Metal-Plate-Connected Wood Trusses, Section 1705.5.2** Special inspection of wood trusses with a clear span greater than or equal to 60 feet is required in accordance with CBC 1705.5.2.

9. N/A — **Soils, Section 1705.6** Footing excavations are subject to verification that proper depth and bearing material have been reached prior to placement of concrete per CBC Table 1705.6 (**NOTE:** Work performed under a grading permit is subject to separate special inspection requirements.)

10. N/A — **Driven Deep Foundations, Section 1705.7** Driven deep foundations are subject to special inspection per CBC Table 1705.7.

11. N/A — **Cast-in-Place Deep Foundations, Section 1705.8** Cast-in-place deep foundations are subject to special inspection per CBC Table 1705.8.

12. N/A — **Helical Pile Foundation, Section 1705.9** Helical pile foundations are subject to special inspection per CBC Section 1705.9.

13. X — **Sprayed Fire-Resistant Materials, Section 1705.15** Special inspections and tests of sprayed fire-resistant materials applied to floor, roof, and wall assemblies and structural members shall be performed in accordance with Sections 1705.15.1 through 1705.15.6.

14. N/A — **Mastic and Intumescent Fire-Resistant Coatings, Section 1705.16** Mastic and intumescent fire-resistant coatings applied to structural elements and decks shall be performed in accordance with Association of the Wall and Ceiling Industry (AWCI) Technical Manual 12-B.

15. X — **Exterior Insulation and Finish Systems (EIFS), Section 1705.17** Exterior insulation and finish systems (EIFS) are subject to special inspection per CBC Section 1705.17.

16. N/A — **Fire-Resistant Penetrations and Joints, Section 1705.18** In high-rise buildings or in buildings assigned to Risk Category III or IV, or in fire areas containing Group R occupancies with an occupant load greater than 250, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems, and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.4.1.2, 714.5.1.2, 715.3.1, and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.

17. — **Smoke Control, Section 1705.19** Via Orange County Fire Authority (OCFA) procedures.

SECTION 1705.13: SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

The following are applicable to specified seismic force-resisting systems, designated seismic systems, and architectural, mechanical, and electrical components. See CBC Sections 1705.13.1 through 1705.13.9 to determine applicability.

Seismic-Force Resisting Systems. The following describes the seismic-force resisting systems(s) subject to special inspection per applicable CBC Sections 1705.13.1 through 1705.13.9 as indicated below:

18. N/A — **Structural Steel, Section 1705.13.1** Special inspections of structural steel in the seismic force resisting systems of buildings shall be performed in accordance with the quality assurance requirements of American Institute of Steel Construction (AISC) 341.

STATEMENT OF SPECIAL INSPECTION

19. X — **Structural Wood, Section 1705.13.2** For the seismic force-resisting systems:

1. Continuous special inspection shall be required during field gluing operations of elements of the seismic force-resisting system.
2. Periodic special inspection shall be required for nailing, bolting, anchoring, and other fastening of elements of the seismic force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels, and hold-downs.

Exception: Special inspections are not required for wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to other elements of the seismic force-resisting system, where the fastener spacing of the sheathing is more than 4 inches on center.

Provide plan sheet or detail reference where the special inspection is required.

20. N/A — **Cold-Formed Steel Light-Frame Construction, Section 1705.13.3** For the seismic force-resisting systems of structures, periodic special inspection shall be required:

1. For welding operations of elements of the seismic force-resisting system; and
2. For screw attachment, bolting, anchoring, and other fastening of elements of the seismic force-resisting system, including shear walls, braces, diaphragms, collectors (drag struts), and hold-downs.

Provide plan sheet or detail reference where the special inspection is required.

21. X — **Designated Seismic Systems, Section 1705.13.4** The special inspector shall examine designated seismic systems requiring seismic qualification in accordance with Section 13.2.2 of ASCE 7 and verify that the label, anchorage and mounting conform to the certificate of compliance.

22. N/A — **Architectural Components, Section 1705.13.5** Periodic special inspection is required during the erection and fastening of:

- ☐ Exterior cladding, and exterior or interior veneer, more than 30 feet in height above grade or walking surface, or weighing more than 5 psf as indicated on plan sheet(s):
- ☐ Non-bearing walls more than 30 feet in height or weighing more than 15 psf as indicated on plan sheet(s):

23. X — **Access Floors, Section 1705.13.5.1** Periodic special inspection is required for the anchorage of access floors.

24. N/A — **Plumbing, Mechanical and Electrical Components, Section 1705.13.6** Periodic special inspection is required during installation and anchorage of:

- ☐ Electrical equipment for emergency or standby power systems.
- ☐ The piping system(s) and associated mechanical units intended to hazardous materials as indicated on plan sheet(s):

STATEMENT OF SPECIAL INSPECTION

- ☐ The HVAC ducts intended to carry hazardous materials as indicated on plan sheet(s):
- ☐ The vibration isolation system as indicated on plan sheet(s) :

25. N/A — **Storage Racks and Access Floors, Section 1705.13.7** Periodic special inspection is required for materials used, fabricated storage rack elements, storage rack anchorage installation, and completed storage rack system of steel storage racks and steel cantilevered storage racks that are 8 feet in height or greater and assigned to Seismic Design Category D, E or F per Table 1705.13.7.

26. N/A — **Seismic Isolation System, Section 1705.13.8** Periodic special inspection is required during the fabrication and installation of ☐ isolator units and ☐ energy dissipation devices.

27. N/A — **Cold-Formed Steel Special Bolted Moment Frames, Section 1705.13.9** Periodic special inspection shall be provided for the installation of cold-formed steel special bolted moment frames.

SECTION 1705.14: TESTING FOR SEISMIC RESISTANCE

28. N/A — **Structural Steel, Section 1705.14.1** The following describes required testing of welds, base metal, weld tab removal sites, and thermally cut surfaces of beam copes or access holes per CBC Section 1708 and AISC 341. MT= Magnetic Particle Testing per Appendix W of Section W4.2 AISC 341, UT= Ultrasonic Testing per Appendix W, Section 4.1. Testing procedures and acceptance criteria shall conform to AISC 341 and AWS D1.1.

- ☐ K-area welding; web area shall be MT'd for cracks in the k-area base metal within 3 inches minimum of the weld.
- ☐ Complete joint penetration groove welds. All shall be UT'd for materials 5/16 inches or thicker.
- ☐ Complete joint penetration groove welds. 25% of all beam to column connections shall be MT'd.
- ☐ Base metal for lamellar tearing; UT testing for discontinuities behind and adjacent to weld fusion line for all complete joint penetration groove welded connections for tension loading in the through thickness direction of base metal greater than 1 1/2 inch thickness to connected piece greater than 3/4 inch.
- ☐ Flange and web thickness exceeding 1 1/2 inches-__ welded splices and connections, __ thermally cut surfaces of beam copes and access holes shall be MT or penetrant tested.
- ☐ End of welds from which a weld tab has been removed shall be MT'd. (**NOTE:** N/A for continuity plate weld tabs)
- ☐ UT percentage reduction protocol is as follows (**NOTE:** May not exceed that allowed by AISC 341):
- ☐ MT percentage reduction protocol is as follows (**NOTE:** May not exceed that allowed by AISC 341):

29. N/A — **Nonstructural Components, Section 1705.14.2** The registered design professional shall specify on the approved construction documents the requirements for seismic qualification. Certificate of compliance for the seismic qualification shall be provided to the building official as specified in Section 1704.5.

STATEMENT OF SPECIAL INSPECTION

30. N/A — **Designated Seismic Systems, Section 1705.14.3** The registered design professional shall specify on the approved construction documents the requirements for seismic qualification. Certificate of compliance for the seismic qualification shall be provided to the building official as specified in Section 1704.5.

SECTION 1705.12: SPECIAL INSPECTIONS FOR WIND RESISTANCE

Special inspections for wind resistance, Section 1705.12 Special inspections for wind resistance specified in Sections 1705.12.1 through 1705.12.3

31. N/A — **Structural Wood, Section 1705.12.1** Continuous special inspection is required during field gluing operations of elements of the main windforce-resisting system. Periodic special inspection is required for nailing, bolting, anchoring, and other fastening of elements of the main windforce-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, and hold-downs.

Exception: Special inspections are not required for wood shear walls, shear panels, and diaphragms where the fastener spacing of the sheathing is more than 4 inches on center.

32. N/A — **Cold-Formed Steel Light-Frame Construction, Section 1705.12.2** Periodic special inspection is required for welding operations of elements of the main windforce-resisting system. Periodic special inspection is required for screw attachment, bolting, anchoring, and other fastening of elements of the main windforce-resisting system, including shear walls, braces, diaphragms, collectors (drag struts), and hold-downs. See Section 1705.12.2 for exceptions.

33. N/A — **Wind-Resisting Components, Section 1705.12.3** Periodic special inspection is required for fastening of the following systems and components:

1. Roof covering, roof deck, and roof framing connections.
2. Exterior wall covering and wall connections to roof and floor diaphragms and framing.

YA CREATIVE DESIGN PARTNERS, INC
1-949-482-7835
YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER — SIVAKAAN MURUGAN — C 94225 — EXP. 12/31/26 — CIVIL — STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

STATEMENT OF SPECIAL INSPECTION

DRAWN: Y.A.
CHECKED: Y.A.
DATE: OCTOBER 27,2025
SCALE: AS NOTED
SHEET NUMBER: 2 OF 9

S-2.2

PLAN NOTES

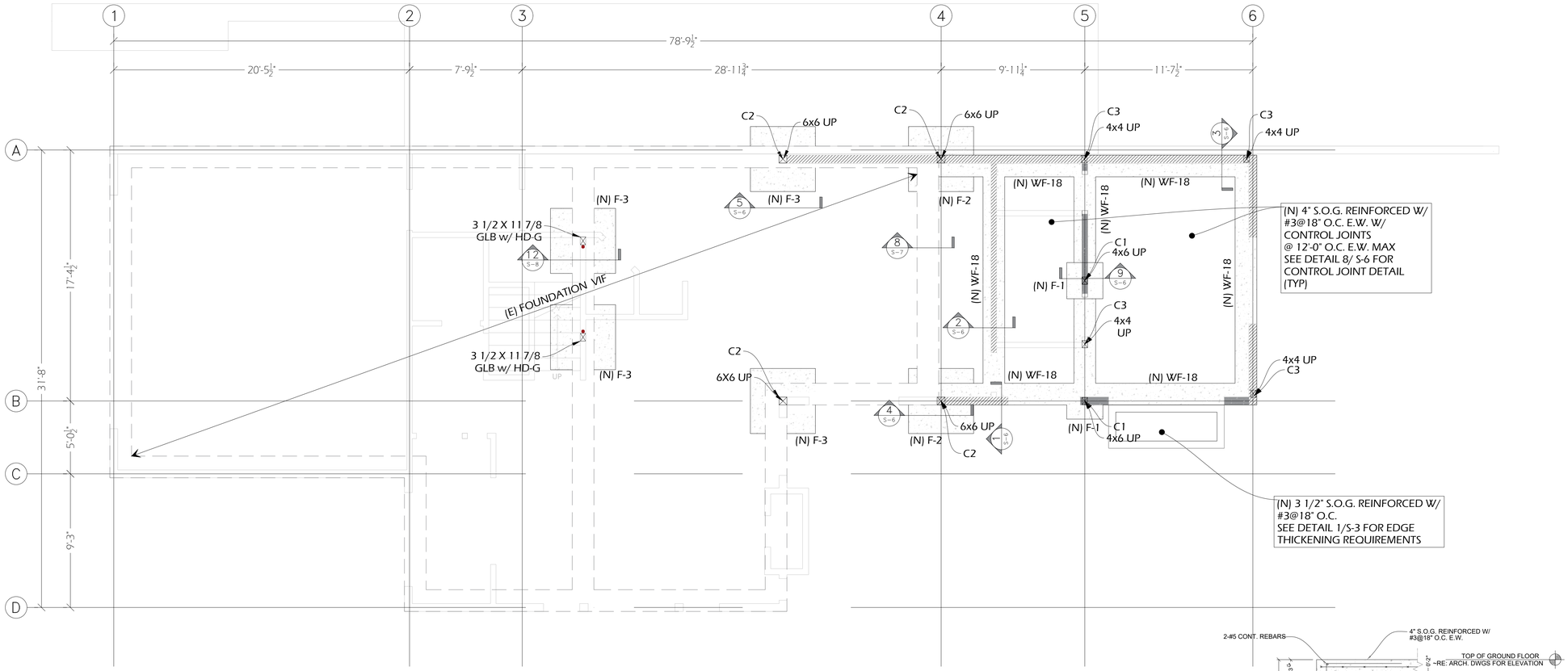
1. VERIFY ALL DIMENSIONS W/ ARCHITECT DRAWINGS PRIOR TO CONSTRUCTION..
2. INDICATES WOOD SHEAR WALLS.
3. INDICATES WOOD BEARING WALLS.
4. INDICATES WOOD NONBEARING WALLS.
5. INDICATES FOUNDATION HOLDOWN.
6. FOR FOOTING SCHEDULE SEE S-3, FOR FOUNDATION DETAILS SEE S-6 THRU S-10.
7. FOR WOOD POSTS SCHEDULE SEE S-3, FOR CONNECTION DETAILS SEE S-6 THRU S-10.
8. ALL SHEAR WALLS SHALL HAVE HOLDOWNS AS PER FOUNDATION HOLDOWNS SCHEDULE, FOR HOLDOWN SCHEDULES SEE S-9. SEE S-9 FOR SHEAR WALLS SCHEDULE.

WOOD POSTS SCHEDULE

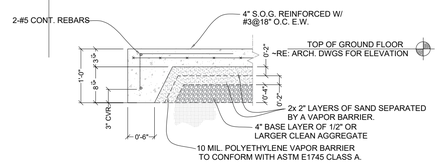
MARK	SIZE	MATERIAL	BASE CONNECTION
C1	4X6	DF#1	CB46 SIMPSON MODULE
C2	6X6	DF#1	CB66 SIMPSON MODULE
C3	4X4	DF#1	CB44 SIMPSON MODULE

FOOTING SCHEDULE

MARK	SIZE	DEPTH	LONGITUDINAL REINFORCEMENT	TRANSVERSE REINFORCEMENT	REMARKS
WF-18	1'-6" CONT.	1'-6"	2 #5 TOP & BTM	-	CONT. FTG.
F1	2'-6" X 2'-6"	1'-6"	5-#4 BTM	5-#4 BTM	POST FTG.
F2	4'-6" X 4'-6"	1'-6"	6-#5 BTM	6-#5 BTM	POST FTG.
F3	4'-6" X 4'-6"	1'-6"	6-#5 TOP & BTM	6-#5 TOP & BTM	POST FTG.



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



1 S-3 SLAB ON GRADE EDGE THICKENING
SCALE N.T.S

YA CREATIVE DESIGN PARTNERS
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YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER
SHAYAAN HABIB
C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

FOUNDATION PLAN

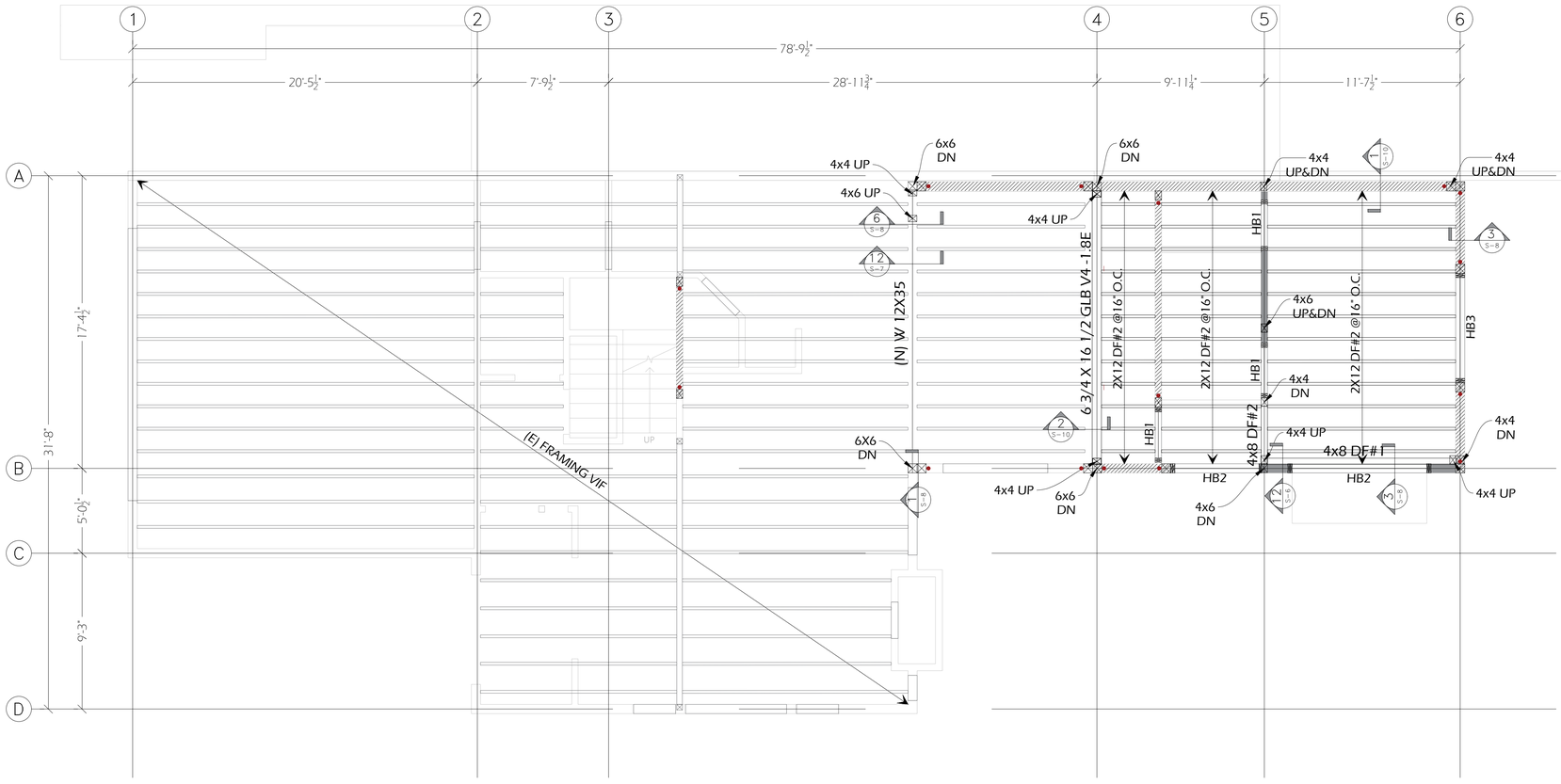
CHECKED BY Y.A.
DRAWN BY Y.A.
DATE December 08, 2025
SCALE AS NOTED
SHEET NUMBER 3 OF 10

S-3

HEADERS SCHEDULE				
MARK	MATERIAL	HEADER SIZE	TRIMMER STUDS	JAMB STUDS
HB1	DF #2	(2)2X6	2X4 DF #2	2X4 DF #2
HB2	DF #2	(3)2X6	2X6 DF #2	2X6 DF #2
HB3	DF #2	(3)2X8	2X6 DF #2	2X6 DF #2

PLAN NOTES

1. VERIFY ALL DIMENSIONS W/ ARCHITECT DRAWINGS PRIOR TO CONSTRUCTION..
2. INDICATES WOOD SHEAR WALLS.
3. INDICATES WOOD BEARING WALLS.
4. INDICATES WOOD NONBEARING WALLS.
5. (HD-X) INDICATES FOUNDATION HOLD-DOWN PER SCHEDULE, SEE S-9.
6. (HD-X*) INDICATES FRAMING HOLD-DOWN PER SCHEDULE, SEE S-9.
7. INDICATES SHEAR WALL TYPE AS PER SCHEDULE, SEE S-9.
8. INDICATES DRAG STRUT FORCES.
9. ALL EXTERIOR WOOD BEARING WALLS TO BE 2X6 @ 16" GRADE DF #2, SILL PLATE TO BE P.T.D.F WITH Ø5/8"X10" ANCHOR BOLTS W/ 3"X3"X3/16" SQ. WASHER AT 48" MAXIMUM O.C. AND 12" FROM ENDS OF SILL PLATE U.N.O.
10. ALL INTERIOR WOOD BEARING WALLS TO BE 2X4 @ 16" GRADE DF #2, SILL PLATE TO BE P.T.D.F WITH Ø5/8"X10" ANCHOR BOLTS W/ 3"X3"X3/16" SQ. WASHER AT 48" MAXIMUM O.C. AND 12" FROM ENDS OF SILL PLATE U.N.O.
11. FOR HEADERS SCHEDULE SEE S-4, FOR HEADERS DETAILS SEE S-6 THRU S-10.
12. ALL SHEAR WALLS SHALL HAVE HOLDOWNS AS PER FOUNDATION HOLDOWNS SCHEDULE, FOR HOLDOWN SCHEDULES SEE S-9. SEE S-9 FOR SHEAR WALLS SCHEDULE.
13. FLOOR FRAMING TO BE SHEATHED W/ 3/4" SHEATHING AND SINGLE FLOOR GRADE PLYWOOD BLOCKED SHEATHING. ATTACH SHEATHING W/8d NAILS @ 4" O.C. AT PERIMETER AND 6" O.C. INTERIOR SUPPORTS, TYPICAL ALL NAILS TO BE GALVANIZED W/ 1 3/8"MINIMUM FASTENER PENETRATION IN FRAMING MEMBER OR BLOCKING.



FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

YA CREATIVE DESIGN PARTNERS

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YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER
SHAYAAN RABBI
C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

SECOND/CEILING FLOOR FRAMING PLAN

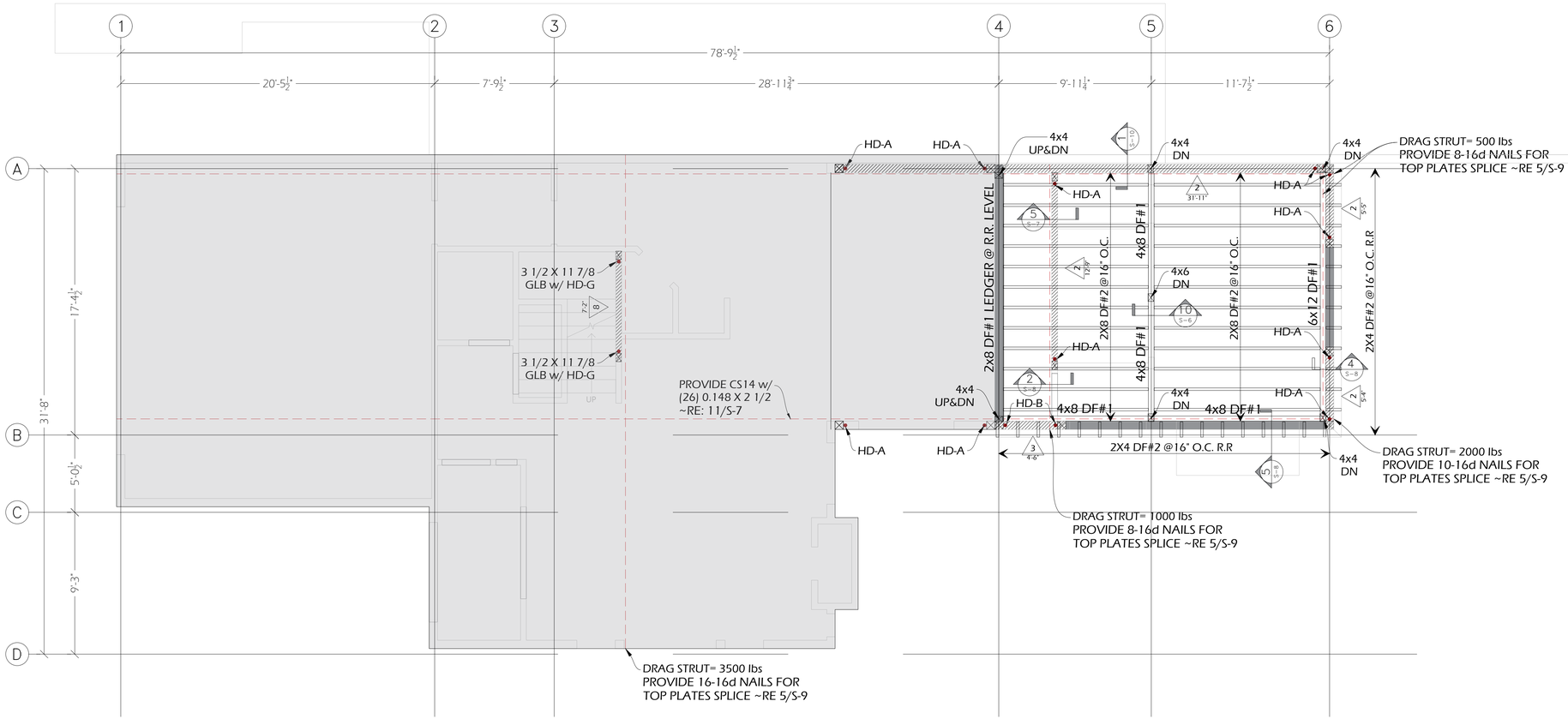
CHECKED BY	Y.A.
DRAWN BY	Y.A.
DATE	December 08, 2025
SCALE	AS NOTED
SHEET NUMBER	4 OF 10

S-4.1

HEADERS SCHEDULE				
MARK	MATERIAL	HEADER SIZE	TRIMMER STUDS	JAMB STUDS
HB1	DF #2	(2)2X6	2X4 DF #2	2X4 DF #2
HB2	DF #2	(3)2X6	2X6 DF #2	2X6 DF #2
HB3	DF #2	(3)2X8	2X6 DF #2	2X6 DF #2

PLAN NOTES

1. VERIFY ALL DIMENSIONS W/ ARCHITECT DRAWINGS PRIOR TO CONSTRUCTION..
2. INDICATES WOOD SHEAR WALLS.
3. INDICATES WOOD BEARING WALLS.
4. INDICATES WOOD NONBEARING WALLS.
5. (HD-X) INDICATES FOUNDATION HOLD-DOWN PER SCHEDULE, SEE S-9.
6. (HD-X*) INDICATES FRAMING HOLD-DOWN PER SCHEDULE, SEE S-9.
7. INDICATES SHEAR WALL TYPE AS PER SCHEDULE, SEE S-9.
8. INDICATES DRAG STRUT FORCES.
9. ALL EXTERIOR WOOD BEARING WALLS TO BE 2X6 @ 16" GRADE DF #2, SILL PLATE TO BE P.T.D.F WITH Ø5/8"X10" ANCHOR BOLTS W/ 3"X3"X3/16" SQ. WASHER AT 48" MAXIMUM O.C. AND 12" FROM ENDS OF SILL PLATE U.N.O.
10. ALL INTERIOR WOOD BEARING WALLS TO BE 2X4 @ 16" GRADE DF #2, SILL PLATE TO BE P.T.D.F WITH Ø5/8"X10" ANCHOR BOLTS W/ 3"X3"X3/16" SQ. WASHER AT 48" MAXIMUM O.C. AND 12" FROM ENDS OF SILL PLATE U.N.O.
11. FOR HEADERS SCHEDULE SEE S-5.1, FOR HEADERS DETAILS SEE S-6 THRU S-10.
12. ALL SHEAR WALLS SHALL HAVE HOLDOWNS AS PER FOUNDATION HOLDOWNS SCHEDULE, FOR HOLDOWN SCHEDULES SEE S-9. SEE S-9 FOR SHEAR WALLS SCHEDULE.
13. ROOF FRAMING TO BE SHEATHED W/ 15/32" SHEATHING AND SINGLE FLOOR GRADE PLYWOOD BLOCKED SHEATHING. ATTACH SHEATHING W/8d NAILS @ 6" O.C. AT PERIMETER AND 6" O.C. INTERIOR SUPPORTS, TYPICAL ALL NAILS TO BE GALVANIZED W/ 1 3/8"MINIMUM FASTENER PENETRATION IN FRAMING MEMBER OR BLOCKING.



LOWER ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

YA CREATIVE DESIGN PARTNERS

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REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER
SHAYAAN HABIBI
C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

LOWER ROOF FRAMING PLAN

CHECKED BY	Y.A.
DRAWN BY	Y.A.
DATE	December 08, 2025
SCALE	AS NOTED
SHEET NUMBER	4 OF 10

S-4.2

HEADERS SCHEDULE				
MARK	MATERIAL	HEADER SIZE	TRIMMER STUDS	JAMB STUDS
HB1	DF #2	(2)2X6	2X4 DF #2	2X4 DF #2
HB2	DF #2	(3)2X6	2X6 DF #2	2X6 DF #2
HB3	DF #2	(3)2X8	2X6 DF #2	2X6 DF #2

PLAN NOTES

1. VERIFY ALL DIMENSIONS W/ ARCHITECT DRAWINGS PRIOR TO CONSTRUCTION..
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4. INDICATES WOOD NONBEARING WALLS.
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7. INDICATES SHEAR WALL TYPE AS PER SCHEDULE, SEE S-9.
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9. ALL EXTERIOR WOOD BEARING WALLS TO BE 2X6 @ 16" GRADE DF #2, SILL PLATE TO BE P.T.D.F WITH Ø5/8"X10" ANCHOR BOLTS W/ 3"X3"X3/16" SQ. WASHER AT 48" MAXIMUM O.C. AND 12" FROM ENDS OF SILL PLATE U.N.O.
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11. FOR HEADERS SCHEDULE SEE S-5.1, FOR HEADERS DETAILS SEE S-6 THRU S-10.
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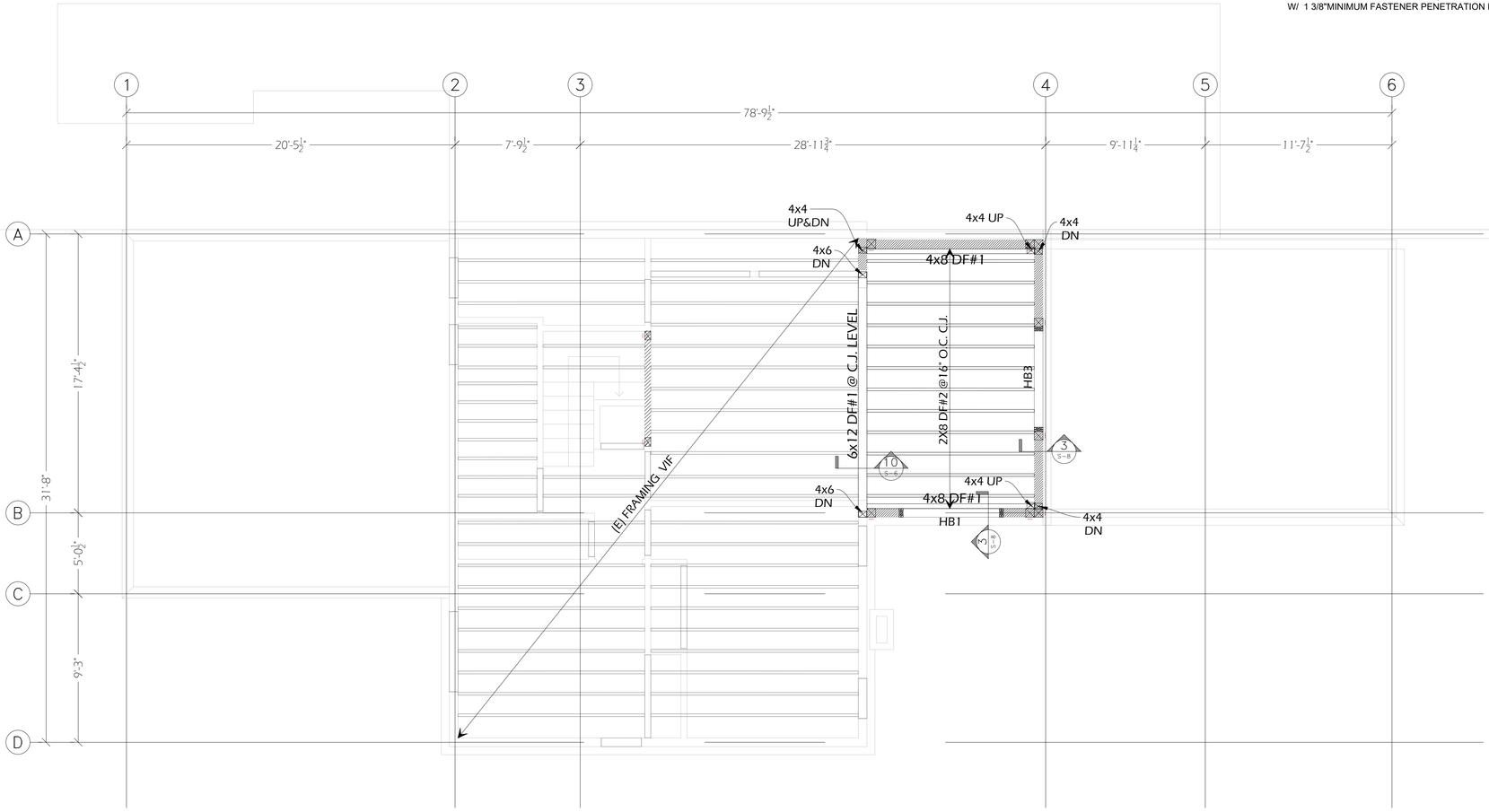

HIGHER CEILING FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

YA CREATIVE DESIGN PARTNERS

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YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER
SHAYAAN HABIBI
C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

HIGHER CEILING FLOOR FRAMING PLAN

CHECKED BY Y.A.

DRAWN BY Y.A.

DATE December 08, 2025

SCALE AS NOTED

SHEET NUMBER 5 OF 10

S-5.1

HEADERS SCHEDULE				
MARK	MATERIAL	HEADER SIZE	TRIMMER STUDS	JAMB STUDS
HB1	DF #2	(2)2X6	2X4 DF #2	2X4 DF #2
HB2	DF #2	(3)2X6	2X6 DF #2	2X6 DF #2
HB3	DF #2	(3)2X8	2X6 DF #2	2X6 DF #2

PLAN NOTES

1. VERIFY ALL DIMENSIONS W/ ARCHITECT DRAWINGS PRIOR TO CONSTRUCTION..
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3. INDICATES WOOD BEARING WALLS.
4. INDICATES WOOD NONBEARING WALLS.
5. (HD-X) INDICATES FOUNDATION HOLD-DOWN PER SCHEDULE, SEE S-9.
6. (HD-X*) INDICATES FRAMING HOLD-DOWN PER SCHEDULE, SEE S-9.
7. INDICATES SHEAR WALL TYPE AS PER SCHEDULE, SEE S-9.
8. INDICATES DRAG STRUT FORCES.
9. ALL EXTERIOR WOOD BEARING WALLS TO BE 2X6 @ 16" GRADE DF #2, SILL PLATE TO BE P.T.D.F WITH Ø5/8"X10" ANCHOR BOLTS W/ 3"X3"X3/16" SQ. WASHER AT 48" MAXIMUM O.C. AND 12" FROM ENDS OF SILL PLATE U.N.O.
10. ALL INTERIOR WOOD BEARING WALLS TO BE 2X4 @ 16" GRADE DF #2, SILL PLATE TO BE P.T.D.F WITH Ø5/8"X10" ANCHOR BOLTS W/ 3"X3"X3/16" SQ. WASHER AT 48" MAXIMUM O.C. AND 12" FROM ENDS OF SILL PLATE U.N.O.
11. FOR HEADERS SCHEDULE SEE S-5.2, FOR HEADERS DETAILS SEE S-6 THRU S-10.
12. ALL SHEAR WALLS SHALL HAVE HOLDOWNS AS PER FOUNDATION HOLDOWNS SCHEDULE, FOR HOLDOWN SCHEDULES SEE S-9, SEE S-9 FOR SHEAR WALLS SCHEDULE.
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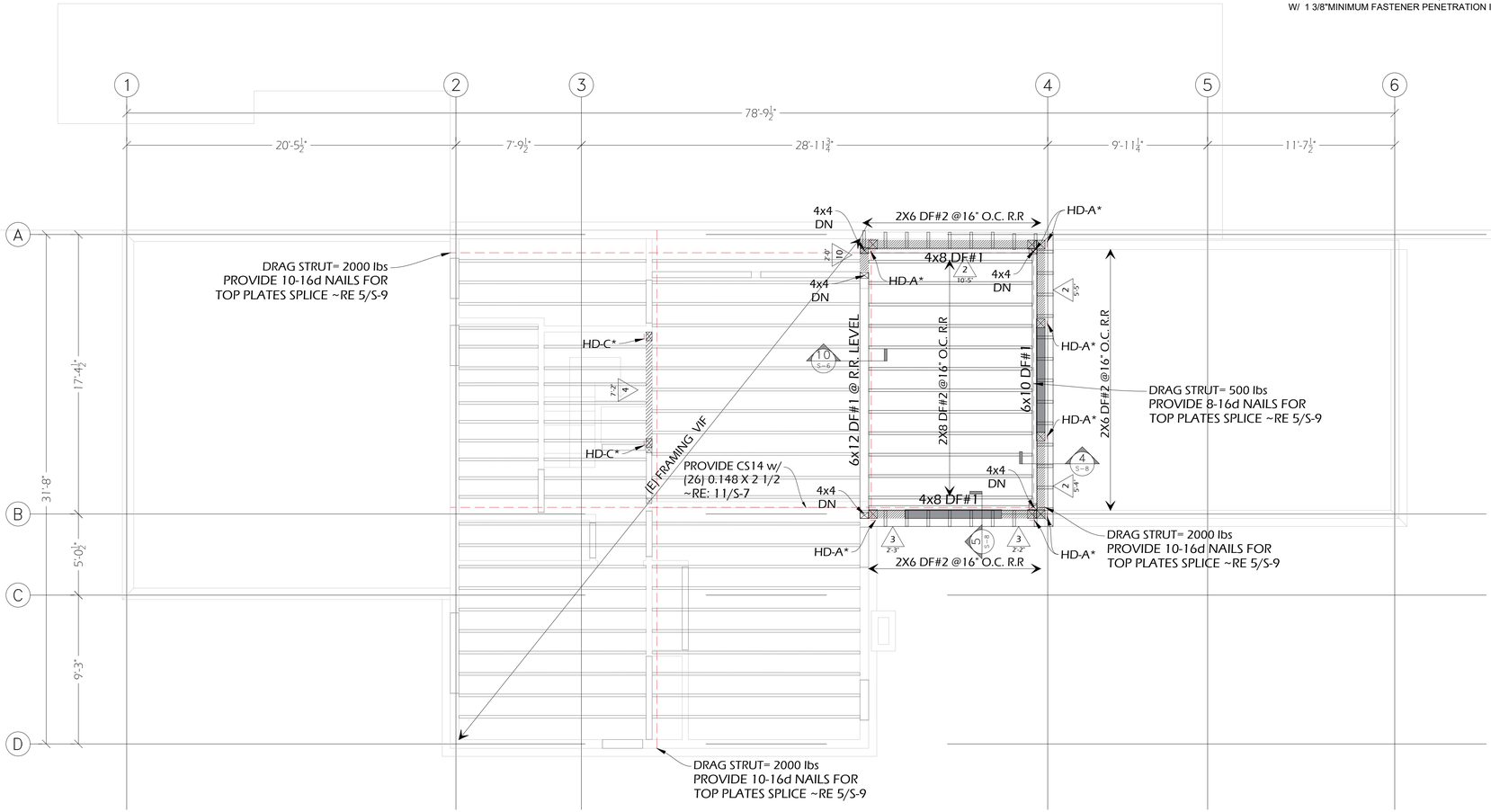

HIGHER ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

YA CREATIVE DESIGN PARTNERS

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YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

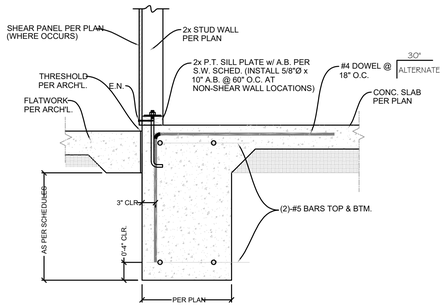
LICENSED PROFESSIONAL ENGINEER
SHAYAAN HABIBI
C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

HIGHER ROOF FRAMING PLAN

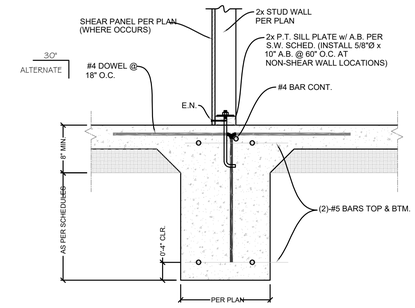
CHECKED BY: Y.A.
DRAWN BY: Y.A.
DATE: December 08, 2025
SCALE: AS NOTED
SHEET NUMBER: 5 OF 10

S-5.2



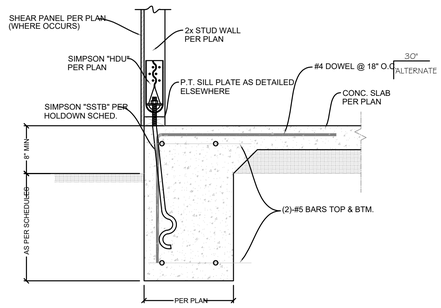
1 S-6 EXTERIOR WALL FOOTING DETAIL

SCALE N.T.S



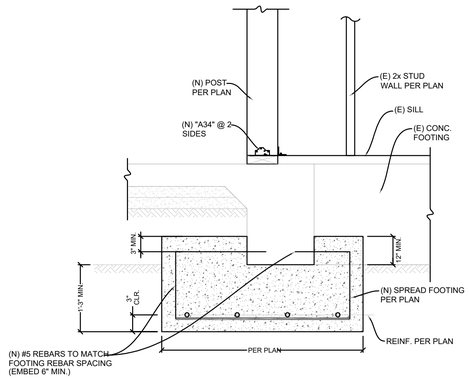
2 S-6 INTERIOR WALL FOOTING DETAIL

SCALE N.T.S



3 S-6 TYP. HOLDOWN DETAIL

SCALE N.T.S



4 S-6 SPREAD FOOTING UNDERPIN DETAIL

SCALE N.T.S

5 S-6 SPREAD FOOTING UNDERPIN DETAIL

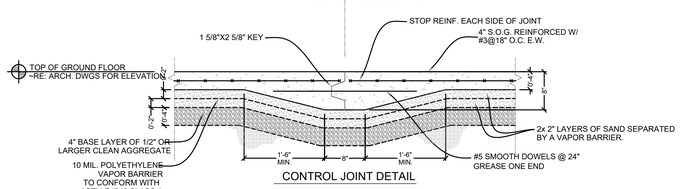
SCALE N.T.S

6 S-6 SHEAR WALL TO EXISTING CONCRETE DETAIL

SCALE N.T.S

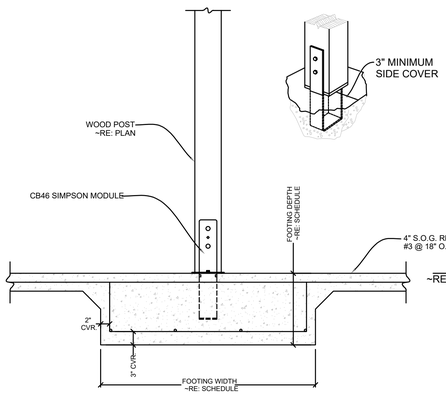
7 S-6 INTERIOR NONBEARING WOOD WALL FOOTING DETAIL

SCALE N.T.S



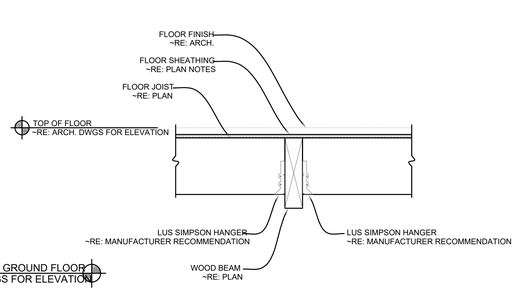
8 S-6 SLAB ON GRADE EDGE THICKENING & CONTROL JOINT DETAIL

SCALE N.T.S



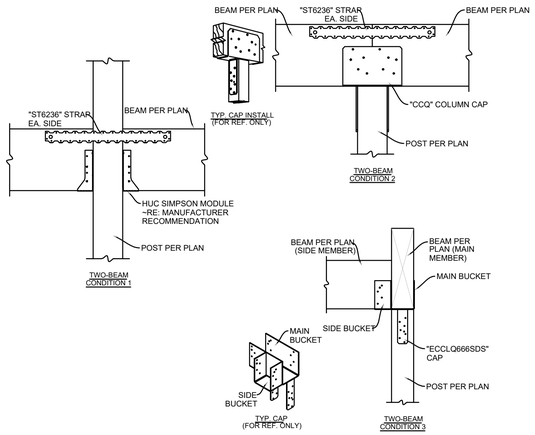
9 S-6 WOOD POST FOOTING DETAIL

SCALE N.T.S



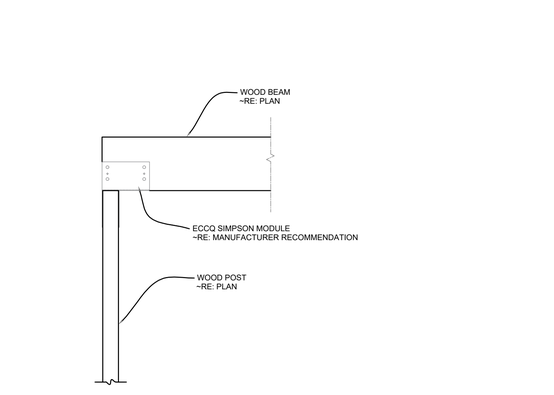
10 S-6 FLOOR JOIST TO WOOD BEAM DETAIL

SCALE N.T.S



11 S-6 BEAM TO POST CONNECTION DETAIL

SCALE N.T.S



12 S-6 WOOD BEAM BEARING AT WOOD POST DETAIL

SCALE N.T.S

EDGE THICKENING DETAIL

YA CREATIVE DESIGN PARTNERS
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YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

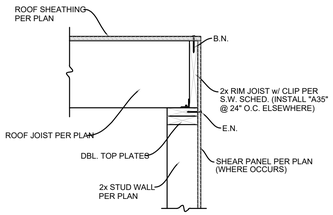
LICENSED PROFESSIONAL ENGINEER SHAYAAN HABIBI C 94225 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

STRUCTURAL DETAILS

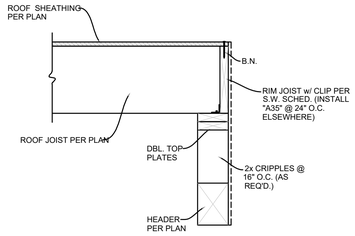
CHECKED BY: Y.A.
DRAWN BY: Y.A.
DATE: December 08, 2025
SCALE: AS NOTED
SHEET NUMBER: 6 OF 10

S-6



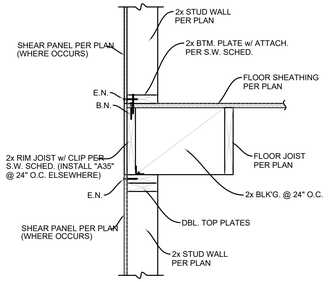
1 S-7 ROOF SHEAR TRANSFER DETAIL

SCALE N.T.S



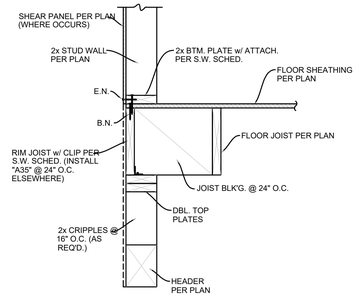
2 S-7 ROOF SHEAR TRANSFER DETAIL

SCALE N.T.S



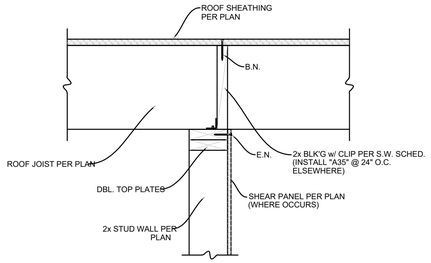
3 S-7 SHEAR TRANSFER DETAIL

SCALE N.T.S



4 S-7 JOIST TO WALL SHEAR TRANSFER DETAIL

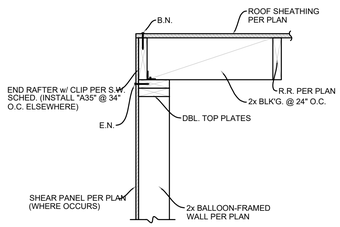
SCALE N.T.S



5 S-7 ROOF SHEAR TRANSFER DETAIL

SCALE N.T.S

EAVE CONNECTION NOTE
THIS DETAIL FOR SHEAR TRANSFER ONLY. REF. ARCH'L. DWGS. FOR EAVE DETAIL.



6 S-7 ROOF SHEAR TRANSFER DETAIL

SCALE N.T.S

EAVE CONNECTION NOTE
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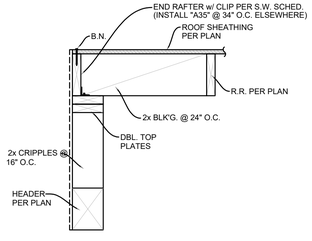
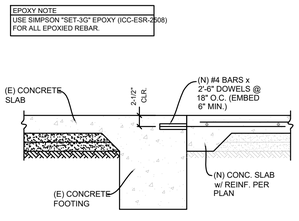


7 S-7 ROOF SHEAR TRANSFER DETAIL

SCALE N.T.S

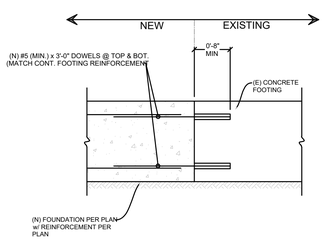
EPOXY NOTE
USE SIMPSON "SET-3G" EPOXY (ICC-ESR-2508) FOR ALL EPOXIED REBAR.



8 S-7 NEW TO EXISTING FOOTING DETAIL

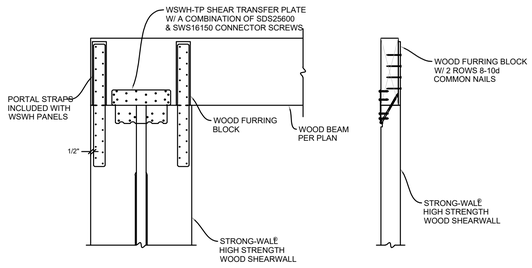
SCALE N.T.S

EPOXY NOTE
USE SIMPSON "SET-3G" EPOXY (ICC-ESR-2508) FOR ALL EPOXIED REBAR.



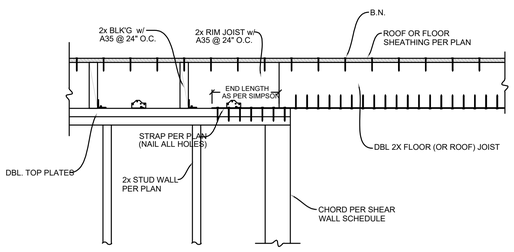
9 S-7 NEW TO EXISTING FOOTING DETAIL

SCALE N.T.S



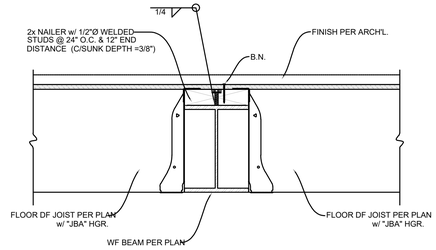
10 S-7 WSWH WALLS SHEAR TRANSFER DETAIL

SCALE N.T.S



11 S-7 TYPICAL JOIST TO PLATE STRAP CONNECTION DETAIL

SCALE N.T.S



12 S-7 JOIST TO STEEL BEAM CONNECTION DETAIL

SCALE N.T.S

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YAMER@YACREATIVEDESIGNPARTNERS.COM

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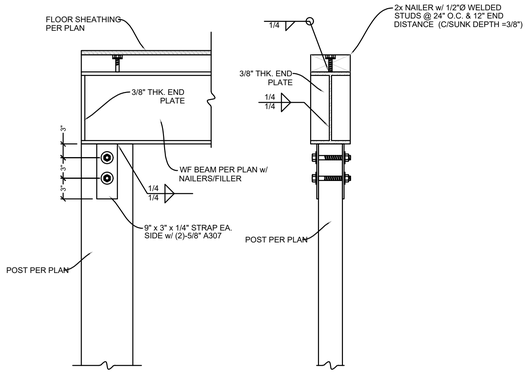
STRUCTURAL DETAILS

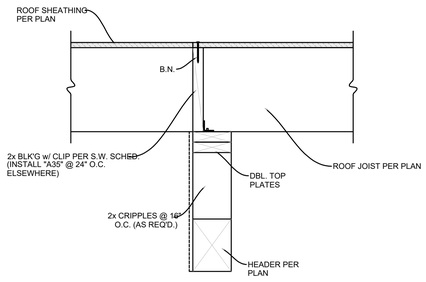
CHECKED BY: Y.A.
DRAWN BY: Y.A.
DATE: December 08, 2025
SCALE: AS NOTED
SHEET NUMBER: 7 OF 10

S-7



1 S-8 STEEL BEAM TO WOOD POST CONNECTION DETAIL

SCALE N.T.S.



2 S-8 ROOF SHEAR TRANSFER DETAIL

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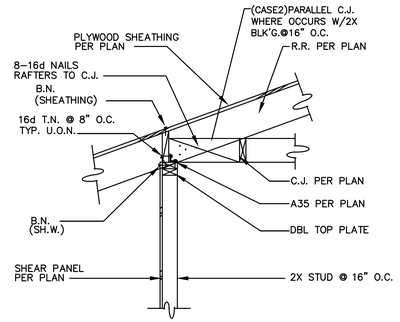

3 S-8 ROOF SHEAR TRANSFER DETAIL

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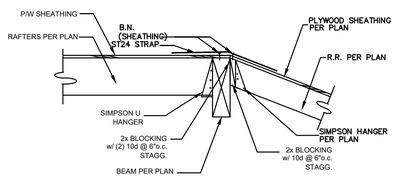


4 S-8 ROOF SHEAR TRANSFER DETAIL

SCALE N.T.S.

5 S-8 ROOF SHEAR TRANSFER DETAIL

SCALE N.T.S.

6 S-8 KING POST TO STEEL BEAM CONNECTION DETAIL

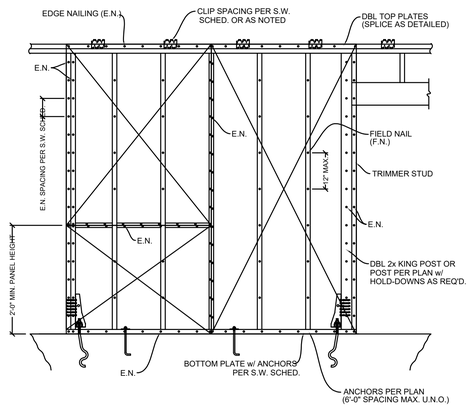
SCALE N.T.S.

7 S-8 TYPICAL DOOR OPENING DETAIL

SCALE N.T.S.

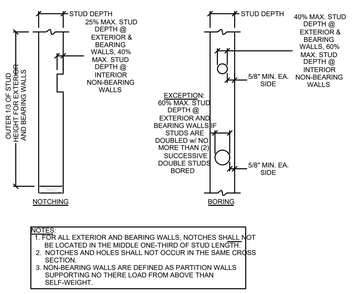
8 S-8 TYPICAL WINDOW OPENING DETAIL

SCALE N.T.S.



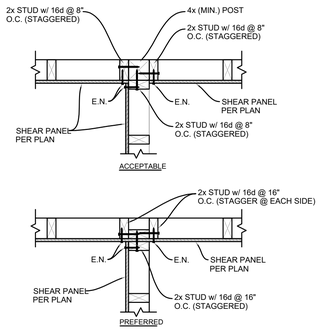
9 S-8 TYPICAL SHEAR WALL ELEVATION DETAIL

SCALE N.T.S.



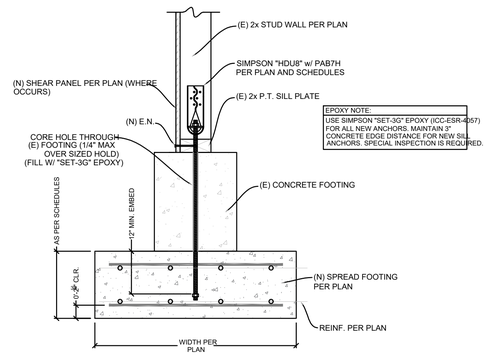
10 S-8 TYPICAL STUD NOTCHING AND BORING DETAIL

SCALE N.T.S.



11 S-8 TYPICAL SHEAR WALL INTERSECTION DETAIL

SCALE N.T.S.



12 S-8 UNDERPINNED ANCHORAGE DETAIL FOR NEW HOLD-DOWNS

SCALE N.T.S.

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REVISIONS

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EXP. 12/31/26
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19 SENISA WAY, IRVINE, CA 92612

STRUCTURAL DETAILS

CHECKED BY: Y.A.
DRAWN BY: Y.A.
DATE: December 08, 2025
SCALE: AS NOTED
SHEET NUMBER: 8 OF 10

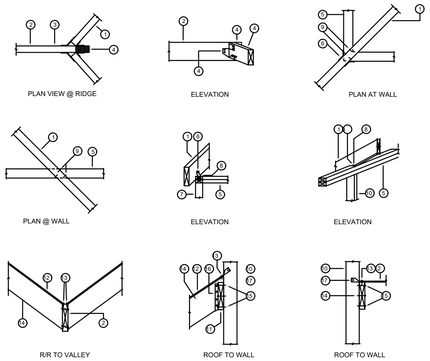
S-8

SHEAR WALL SCHEDULE

MARK	VASD (PLF) SEISMIC	VASD (PLF) WIND	STRUCTURAL PANEL	E.N.	2x BTM. PLATE	A.B. ON 2x SILL	SHEAR CLIPS	ADD'L. NOTES
1	220	307.5	3/8" RATED	8d @ 6"	16d @ 8" O.C.	48" O.C.	24" O.C.	15
2	320	447.5	3/8" RATED	8d @ 4"	16d @ 4" O.C.	48" O.C.	24" O.C.	15
3	430	602.5	15/32" STRUC I	8d @ 4"	16d @ 4" O.C.	36" O.C.	16" O.C.	15
4	550	770	15/32" STRUC I	8d @ 3"	SDS @ 12" O.C.	30" O.C.	8" O.C.	15
5	665	930	15/32" STRUC I	10d @ 3"	SDS @ 8" O.C.	24" O.C.	8" O.C.	15
6	770	1077.5	15/32" RATED	10d @ 2"	SDS @ 8" O.C.	18" O.C.	8" O.C.	7, 15
7	870	1217.5	15/32" STRUC I	10d @ 2"	SDS @ 4" O.C.	18" O.C.	8" O.C.	7, 15
8	1330	1860	15/32" STRUC I DOUBLE SIDED	10d @ 3"	SDS @ 4" O.C.	12" O.C.	4" O.C.	7, 15
9	1740	2435	15/32" STRUC I DOUBLE SIDED	10d @ 2"	SDS @ 2" O.C.	9" O.C.	4" O.C.	7, 15
10	WSWH24 SIMPSON SHEAR WALL MODULE ~RE: MANUFACTURER FOR STANDARD INSTALLATION DETAIL SHEETS							18

NOTES:
1. THIS TABLE IS APPLICABLE FOR 2x STUD WALLS @ 16" O.C. ONLY.
2. WOOD STRUCTURAL PANELS SHALL BE APA-GRADED AND COMPLY WITH PS1 & PS2. PANELS MAY BE OSB OR PLYWOOD SHALL BE EXPOSURE 1 (C-D) . PANELS ARE NOT TO BE USED AS AN EXTERIOR FINISH WITH LONG-TERM WEATHER EXPOSURE.
3. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
4. FRAMING MEMBERS SHALL BE DOUGLAS FIR - LARCH #2 (MINIMUM GRADE).
5. SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. FASTENERS IN CONTACT WITH PRESSURE-TREATED WOOD INCLUDING WASHERS AND NUTS SHALL EITHER BE HOT-DIP GALVANIZED OR STAINLESS STEEL.
6. WIDTH OF NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE AT LEAST 2" NOMINAL UNLESS NOTED OTHERWISE. NAILS SHOULD BE LOCATED AT LEAST 3/8" FROM PANEL EDGES UNLESS NOTED OTHERWISE.
7. WIDTH OF NAILED FACE OF COMMON FRAMING MEMBERS AND BLOCKING SHALL BE AT LEAST 3" NOMINAL. NAILING SHALL BE STAGGERED.
8. EDGE NAILING (E.N.) SHALL BE 8d COMMON (0.131"Ø x 2-1/2") OR 10d COMMON (0.148"Ø x 3") PER TABLE.
9. FIELD NAILING (F.N.) SHALL MATCH E.N. SIZE AND BE SPACED @ 12" O.C. MAX.
10. ADHESIVES SHALL NOT BE USED ALONE OR IN COMBINATION WITH NAILING.
11. ANCHOR BOLTS SHALL BE 5/8"Ø WITH 7" MIN. EMBEDMENT AND SHALL HAVE 3" SQ. x 0.229" (MIN.) PLATE WASHERS THAT SHALL EXTEND TO WITHIN 1/2" OF BOTTOM OR SILL PLATE EDGE ON THE SHEATHED SIDE.
12. SILL PLATES TO HAVE A MINIMUM (2) ANCHOR BOLTS EACH PIECE WITH (1) LOCATED NOT MORE THAN 12" AND NOT LESS THAN 4" FROM EACH END.
13. HOLD DOWN DEVICES SEPARATE FROM AND IN ADDITION TO ANCHOR BOLTS.
14. SDS SHALL BE 1/4"Ø x 6" MIN. SIMPSON STRONG-DRIVE SDS PER ICC-ESR-2236. SUBSTITUTIONS MUST BE APPROVED BY THE EOR. SCREWS TO BE STAGGERED AND HAVE AT LEAST __" EDGE AND __" END DISTANCES. MAIN MEMBER BEING FASTENED TO SHALL BE AT LEAST 4x FRAMING WITH ENOUGH DEPTH FOR FULL PENETRATION.
15. SHEAR CLIPS AT TOP PLATES MAY BE EITHER "A35" OR "LTP4". DO NOT MIX CLIPS ON ANY SINGLE SHEAR WALL UNLESS DETAILED.
16. SHEAR CLIPS REQUIRE (12) 8d x 1-1/2" NAILS. WHEN "LTP4" IS INSTALLED OVER STRUCTURAL PANELS, USE 8d COMMON NAILS.
17. PERIODIC SPECIAL INSPECTION IS REQUIRED. DETACHED ONE- OR TWO-FAMILY DWELLINGS NOT EXCEEDING TWO STORIES ABOVE GRADE AND WITHOUT HORIZONTAL OR VERTICAL IRREGULARITIES ARE EXEMPT.
18. CONTRACTOR TO REFERENCE SIMPSON LATEST SPECS AND INSTALLATION INSTRUCTIONS.

1 S-9 SHEAR WALL SCHEDULE
SCALE NTS



1.- HIP OR VALLEY PER PLAN
2.- RIDGE BOARD OR BEAM PER PLAN
3.- SLOPED AND SKEWED HANGER
4.- BEVEL TOP OF RISGE TO ROOF PITCH
5.- DBL TOP PLATE
6.- SIMPSON H2.5 TO EA. SIDE TO DBL TOP PLATE
7.- POST OR CORNER STUD
8.- HEEL CUT HIP/VALLEY AT WALL
9.- (3) 8d TOE NAILS TO TOP PLATE
10.- 2X STUDS
11.- 2X LEDGER
12.- ROOF SHTG
13.- EDGE NAILING
14.- R/R PER PLAN
15.- (3) 16D'S EA. STUD (U.N.O.)
16.- APPROVED HANGERS (3) 8d TOE NAILS PER RAFTER FOR SPAN OF 8.5FT. OR LESS
17.- SIMPSON H2.5 AT 48" O.C.

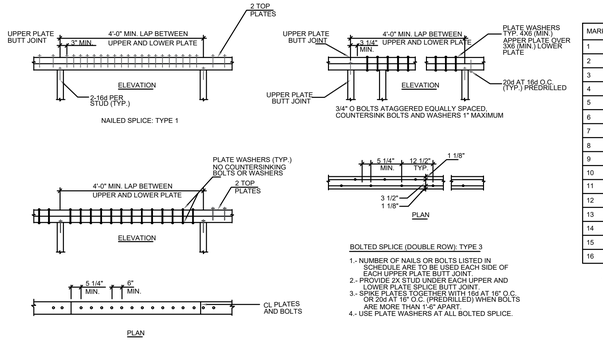
7 S-9 ROOF FRAMING DETAILS
SCALE NTS

FOUNDATION HOLDOWN SCHEDULE

MARK	HOLDOWN DEVICE	STEM WALL			SLAB ON GRADE		VALUE (LBS)
		STEM THICK.	MID/ CORNER	END WALL	MID/ CORNER	END WALL	
A	HDU2 HOLDOWN w/ 5/8"Ø A.B. ON 4x MIN THK. POST	6"	SSTB24	SSTB24	SSTB16	SSTB20 (2,960)	3,075
B	HDU4 HOLDOWN w/ 5/8"Ø A.B. ON 4x MIN THK. POST	6"	SB5/8x24	SB5/8x24	SSTB20	SB5/8x24	4,565
C	HDU5 HOLDOWN w/ 5/8"Ø A.B. ON 4x MIN THK. POST	6"	SB5/8x24	SB5/8x24	SSTB24	SB5/8x24	5,645
D	HDU8 HOLDOWN w/ 7/8"Ø A.B. ON 6x MIN THK. POST.	8"	SB5/8x24 (7,855)	PAB7	SSTB28	SSTB28	7,870
E	HDU11 HOLDOWN w/ 1"Ø A.B. ON 8x MIN THK. POST.	8"	PAB8	PAB8	SB1x30	SB1x30	11,175
F	HDU14 HOLDOWN w/ 1"Ø A.B. ON 8x MIN THK. POST.	8"	PAB10	PAB10	PAB10	PAB10	14,390
G	HD19 HOLDOWN w/ 1 1/4"Ø A.B. ON 8x #1 MIN THK. POST.	8"	PAB10	PAB10	PAB10	PAB10	19,070

NOTES:
1. HOLDOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
2. DEEPEN FOOTINGS TO PROVIDE 3" MIN. CLEAR COVER WHERE REQUIRED FOR LONGER ANCHORS.

2 S-9 FOUNDATION HOLDOWN SCHEDULE
SCALE NTS



MARK	TYPE	SPLICE	DRAG FORCE VALUE (#)
1	1	8 -16d NAILS	1800#
2	1	10 -16d NAILS	2250#
3	1	12 -16d NAILS	2700#
4	1	14 -16d NAILS	3150#
5	1	16 -16d NAILS	3600#
6	1	20 -16d NAILS	4500#
7	2	2 - 3/4" O M.B.	1915#
8	2	3 - 3/4" O M.B.	2815#
9	2	4 - 3/4" O M.B.	3562#
10	2	5 - 3/4" O M.B.	4261#
11	2	6 - 3/4" O M.B.	4711#
12	2	8 - 3/4" O M.B.	5439#
13	3	4 - 3/4" O M.B.	6437#
14	3	8 - 3/4" O M.B.	9463#
15	3	10 - 3/4" O M.B.	14,322#
16	3	12 - 3/4" O M.B.	15,835#

SHEAR WALL TOP PLATE SPLICE

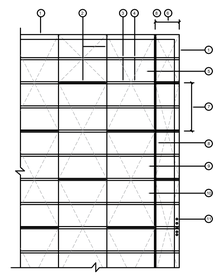
BOLTED SPLICE (DOUBLE ROW): TYPE 3
1.- NUMBER OF NAILS OR BOLTS LISTED IN SCHEDULE ARE TO BE USED EACH SIDE OF EACH UPPER PLATE BUTT JOINT.
2.- PROVIDE 2X STUD UNDER EACH UPPER AND LOWER PLATE SPLICE BUTT JOINT
3.- SPIKE PLATES TOGETHER WITH 16d AT 16" O.C. OR 20d AT 16" O.C. (PREDRILLED) WHEN BOLTS ARE MORE THAN 1'-0" APART.
4.- USE PLATE WASHERS AT ALL BOLTED SPLICE.

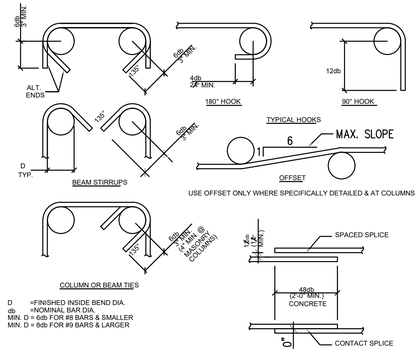
FRAMING HOLDOWN SCHEDULE

MARK	TYPE	NOTES	VALUE
A	4x POST (MIN.) w/ MSTC40 FLR-TO-FLR STRAP	18" MAX. CLEAR SPAN USE (28)-16d SINKERS	2,695
B	4x POST (MIN.) w/ MSTC52 FLR-TO-FLR STRAP	18" MAX. CLEAR SPAN USE (44)-16d SINKERS	4,235
C	4x POST (MIN.) w/ MSTC66 FLR-TO-FLR STRAP	18" MAX. CLEAR SPAN USE (64)-16d SINKERS	5,860
D	4x POST (MIN.) w/ MSTC48B3 FLR-TO-BM PRE-BENT STRAP	3" x 9-1/4" MIN. BEAM SEE CATALOG FOR NAILING	3,975
E	4x POST (MIN.) w/ MSTC66B3 FLR-TO-BM PRE-BENT STRAP	3-1/2" x 11-1/4" MIN. BEAM SEE CATALOG FOR NAILING	4,505
F	2-2x POST (MIN.) w/ CS14 FLR-TO-FLR COILED STRAP	16" MAX. END LENGTH USE (26)-12d COMMON	2,490
G	4x POST (MIN.) w/ CMST12 FLR-TO-FLR COILED STRAP	33" MAX. END LENGTH USE (74)-16d COMMON	9,215

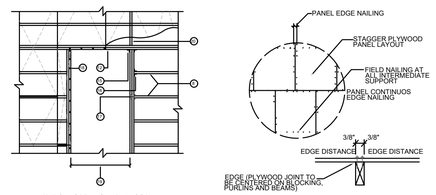
NOTES:
1. MSTC STRAP TIES TO BE CENTERED BETWEEN UPPER & LOWER FLOORS. MAXIMUM CLEAR SPAN = 18". NAILS NOT REQUIRED IN CLEAR SPAN (RIM BOARD) AREA.

3 S-9 FRAMING HOLDOWN SCHEDULE
SCALE NTS



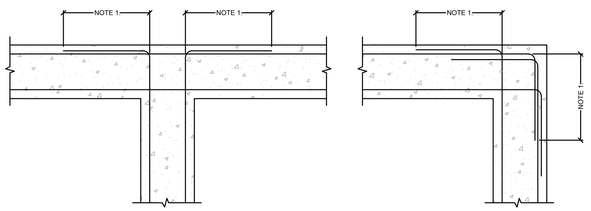


4 S-9 TYPICAL REBAR BENDING DETAIL
SCALE NTS



1.- DIAPHRAGM BOUNDARY
2.- PLYWOOD PANEL EDGES
3.- INTERMEDIATE BEARING
4.- R/R OR F/J PER PLAN
5.- LAY LONG DIMENSION OF PLYWOOD ACROSS JOINTS
6.- 24" MIN. SHEET WIDTH
7.- STAGGER PLYWOOD END JOINTS MIN. 16"
8.- PROVIDE EDGE BLKG @ NARROW STRIP EVEN IF DIAPHRAGM DOESN'T REQUIRE EDGE BLK'G
9.- ROOF SHTG - 1/2" CDX A.P.A. APPROVED PLYWOOD (U.N.O.)
10.- FLOOR SHTG - 5/8" CDX A.P.A. APPROVED PLYWOOD (U.N.O.)
11.- DIAPHRAGM NAIL'G TO BE AS FOLLOWS, WITH 10d NAILS (U.N.O.)
BOUNDARY: 4" O.C.
@ ROOF PERIMETER, BLTS, LINES, CHORDS, STRUTS, AS SHOWN ON PLANS
EDGE: 6" O.C. @ ALL BEARING ENDS & EDGES OF EA. PLYWOOD SHEET.
FIELD: 12" O.C. @ ALL INTERMEDIATE BEARINGS.
ALL NAILS SHALL HAVE A MIN. EDGE DISTANCES OF (3/8").
ALL JOIST & TRUSSES SHALL BE LAID OUT IN A 4'-0" MODULE TO COINCIDE WITH PLYWOOD PATTERN.
NAILING SHALL BE INSPECTED PRIOR TO COVERING.
12.- DBL. HEADER JOIST OR BM PER PLAN
13.- DBL. HEADER JOIST OR BM
14.- TAIL JOIST
15.- APPROVED HANGERS @ HDR. JOIST
16.- APPR. HANGERS @ TAIL JOIST > 6' - 0" LONG
17.- (3) 16d TOE NAILS @ TAIL JOIST < 6' - 0" LONG
18.- EDGE NAILING
19.- SEE PLAN FOR OPEN'G
20.- TYP. 2-BAYS OF BLK'G WITH CS150

5 S-9 TYPICAL PLATE SPLICE DETAIL
SCALE NTS



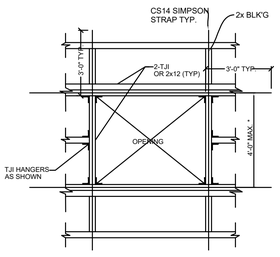
NOTE:
1. SEE CONCRETE LAP SPLICE TABLE (10/S-9)

8 S-9 CORNER AND INTERSECTION REINFORCING
SCALE N.T.S.

REINF. SIZE	BOTTOM REINF. LAP LENGTH	TOP REINF. LAP LENGTH
#3	1'-10"	2'-4"
#4	2'-5"	3'-1"
#5	3'-0"	3'-11"
#6	3'-7"	4'-8"
#7	5'-3"	6'-9"
#8	6'-0"	7'-9"
#9	6'-9"	8'-9"
#10	7'-7"	9'-10"

NOTES:
1. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE (f'_c > 2,500 PSI).
2. "BOTTOM BARS" ARE ALL VERTICAL BARS, ALL HORIZONTAL WALL REINFORCEMENT, AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
3. "TOP BARS" ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
4. FOR BARS WITH CLEAR COVER LESS THAN 1x BAR DIAMETER OR CLEAR SPACING LESS THAN 2x BAR DIAMETER, MULTIPLY TABULATED VALUES BY 1.5
5. FOR TYPE 'A' SPLICES DIVIDE TABULATED VALUES BY 1.3.

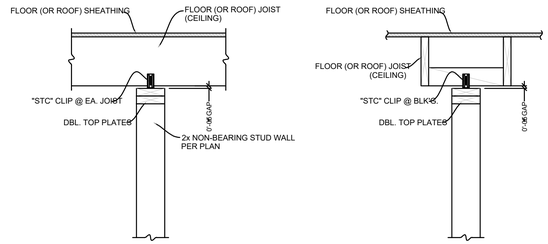
10 S-9 CONCRETE LAP SPLICE TABLE
SCALE NTS

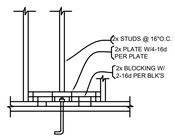


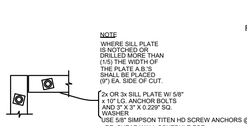
FOR 6'-0 OPENINGS, USE THREE JOISTS EACH SIDE PROVIDE CS14 SIMPSON MODULE AROUND THE OPENING.

9 S-9 TYPICAL OPENING FLOOR OR ROOF DETAIL
SCALE NTS

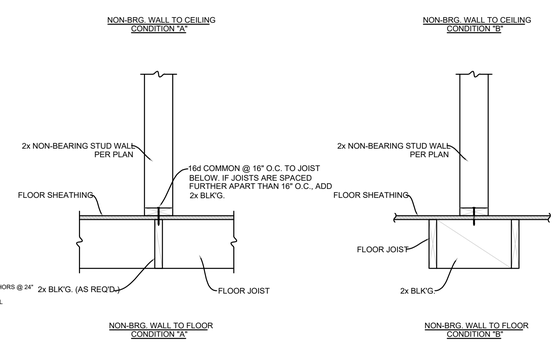
6 S-9 TYPICAL PLYWOOD LAYOUT
SCALE NTS







11 S-9 ANCHOR BOLT PLACEMENT DETAIL
SCALE N.T.S



12 S-9 TYPICAL NON-BEARING WALL CONNECTION
SCALE NTS

YA CREATIVE DESIGN PARTNERS
1-949-492-7835
YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

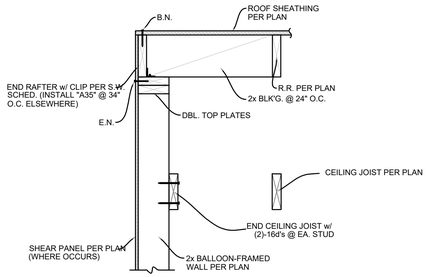
STRUCTURAL DETAILS

CHECKED BY Y.A.
DRAWN BY Y.A.
DATE December 08, 2025
SCALE AS NOTED
SHEET NUMBER 9 OF 10

S-9

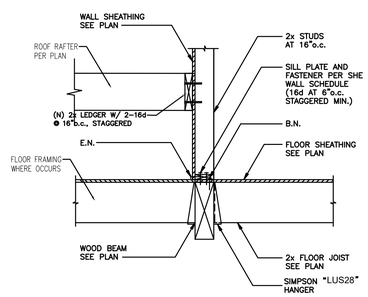
EAVE CONNECTION NOTE

THIS DETAIL FOR SHEAR TRANSFER ONLY.
REF. ARCH'L. DWGS. FOR EAVE DETAIL



1 S-10 ROOF SHEAR TRANSFER DETAIL

SCALE N.T.S.



2 S-10 JOIST TO BEAM CONNECTION

SCALE N.T.S.

YA CREATIVE DESIGN PARTNERS

T: 949-492-7835

YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE

LICENSED PROFESSIONAL ENGINEER
SHAYAAN HABIBI
C 94225
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612

STRUCTURAL DETAILS

CHECKED BY
Y.A.

DRAWN BY
Y.A.

DATE
December 08, 2025

SCALE
AS NOTED

SHEET NUMBER
10 OF 10

S-10

T01 - ENERGY COMPLIANCE - SCALE NTS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 1 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

GENERAL INFORMATION					
01	Project Name	House Alt + Addition			
02	Run Title	Title 24 Analysis			
03	Project Location	19 Senisa Way			
04	City	Irvine	05	Standards Version	2022
06	Zip code	92612	07	Software Version	EnergyPro 9.4
08	Climate Zone	8	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed Addition	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	577.09	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	1587.5	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	2164.59	19	Glazing Percentage (%)	23.15%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

ADDITION ALONE - Project Analysis Parameters					
01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1587.5	577.09	2164.59	3	1	4

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 2 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	1.82	0	1.59	0	0.23
Space Cooling	0	34.49	0	34.5	0	-0.01
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	69.93	0	69.93	0	0
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**106.24**	**0**	**106.02**	**0**	**0.22**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.49	0	6.49		
Appl. & Cooking	0	39.28	0	39.27		
Plug Loads	0	63.72	0	63.72		
Outdoor Lighting	0	6.09	0	6.09		
TOTAL COMPLIANCE	**0**	**221.82**	**0**	**221.59**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 3 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	36.61	36.79	-0.18	-0.49
Net EUI[2]	36.61	36.79	-0.18	-0.49

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

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Verified EER/EER2
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified HSPF
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
FF ADDITION	Conditioned	ODU-011	380.43	8	DHW Sys 1	New
SF ADDITION	Conditioned	ODU-011	196.66	8	DHW Sys 1	New

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 4 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
E Wall	FF ADDITION	R-21 Wall	90	Back	100	0	90	Extension	New
W Wall	FF ADDITION	R-21 Wall	270	Front	200	73.6	90	Extension	New
S Wall	FF ADDITION	R-21 Wall	90	Back	160	20	90	Extension	New
E Wall 2	FF ADDITION	R-21 Wall	90	Back	100	0	90	Extension	New
E Wall 3	SF ADDITION	R-21 Wall	90	Back	100	0	90	Extension	New
W Wall 2	SF ADDITION	R-21 Wall	270	Front	200	20	90	Extension	New
S Wall 2	SF ADDITION	R-21 Wall	90	Back	160	20	90	Extension	New
E Wall 4	SF ADDITION	R-21 Wall	90	Back	100	0	90	Extension	New
Roof	FF ADDITION	R-38 Roof Attic 2 x 12	n/a	n/a	380.43	n/a	n/a		New
Roof Attic	SF ADDITION	R-30 Roof Attic 2 x 8	n/a	n/a	196.66	n/a	n/a		New
Flooring to Cond.	SF ADDITION	Flooring	n/a	n/a	196.66	n/a	n/a		New

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic FF ADDITION	Attic RoofFF ADDITION	Ventilated	10	0.1	0.85	Yes	No
Attic SF ADDITION	Attic RoofSF ADDITION	Ventilated	10	0.1	0.85	Yes	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
D02	Window	W Wall	Front	270			1	53.6	0.3	NFRC	0.23	NFRC	Bug Screen
W01	Window	W Wall	Front	270			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 5 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
W02	Window	S Wall	Back	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
W02 2	Window	W Wall 2	Front	270			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
W02 3	Window	S Wall 2	Back	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	FF ADDITION	380.43	0.1	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofFF ADDITION	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic RoofSF ADDITION	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 6 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-38 Roof Attic 2 x 12	Ceilings (below attic)	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.027	Over Ceiling Joists: R-8.8 insul. Cavity / Frame: R-29.3 / 2x12 Inside Finish: Gypsum Board
R-30 Roof Attic 2 x 8	Ceilings (below attic)	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-30	None / None	0.033	Over Ceiling Joists: R-11.2 insul. Cavity / Frame: R-18.9 / 2x8 Inside Finish: Gypsum Board
Flooring	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 7 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Small Storage	1	50	EF	0.63	Btu/Hr	75000	0	80	n/a	

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
ODU-011	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/IHSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	10	9000	7000	EERSEER	21.5	12.5	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 8 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Required	Required	Yes	Yes	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01-E**

Project Name: House Alt + Addition **Calculation Date/Time:** 2025-11-10T23:49:18-08:00 **(Page 9 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** 2025.11.06_19 Senisa Way T24.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Mohamad Al Nhayli	Mohamad Al Nhayli
Company: BCE	Signature Date: 11/10/2025
Address: Pleasanton	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Pleasanton, CA 94566	Phone: 2134290414

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building des gn identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Mohamad Al Nhayli	Mohamad Al Nhayli
Company: BCE	Date Signed: 11/10/2025
Address: Pleasanton	License:
City/State/Zip: Pleasanton, CA 94566	Phone: 2134290414

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

YA CREATIVE DESIGN PARTNERS, INC
YAMER@YACREATIVEDESIGNPARTNERS.COM

REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER — SHAYAAN HASHI — C 94225 — EXP. 12/31/26 — CIVIL — STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY, IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

TITLE 24 SHEETS

DRAWN J.B.
CHECKED R.H.
DATE November 11, 2025
SCALE AS NOTED
SHEET NUMBER 32 of 33

T01

T02 - ENERGY COMPLIANCE - SCALE NTS

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires**. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers**. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls**. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth**. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. `
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must 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.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

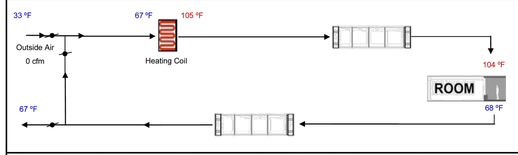
Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

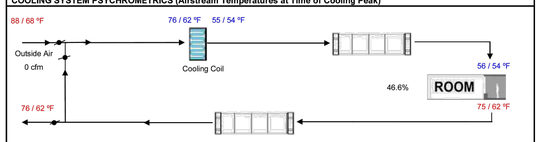
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: House Alt + Addition					Date: 4/3/2025	
System Name: ODU-01					Floor Area: 591	
ENGINEERING CHECKS		**SYSTEM LOAD**				
			COIL COOLING PEAK		COIL HTG. PEAK	
			CFM	Sensible	Latent	CFM	Sensible
Number of Systems	1						
Heating System							
Output per System	9,000	Total Room Loads	332	6,900	332	140	5,506
Total Output (Btuh)	9,000	Return Vented Lighting		0			
Output (Btuh/sqft)	15.2	Return Air Ducts		221			192
Cooling System		Return Fan		0			0
Output per System	9,000	Ventilation	0	0	0	0	0
Total Output (Btuh)	9,000	Supply Fan		0			0
Total Output (Tons)	0.8	Supply Air Ducts		221			192
Total Output (Btuh/sqft)	15.2						
Total Output (sqft/Ton)	787.4	TOTAL SYSTEM LOAD		7,343	332		5,889
Air System							
CFM per System	0	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	0	Standard Heat Pump		8,560	0		6,724
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	Total Adjusted System Output (Adjusted for Peak Design conditions)		8,560	0		6,724
Outside Air (cfm/sqft)	0.00						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK		Aug 3 PM			Jan 1 AM

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



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



YA CREATIVE DESIGN PARTNERS, INC
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REVISIONS

No	DATE
1	25/5/20
2	25/9/12

LICENSED PROFESSIONAL ENGINEER SAYAAN HASHI C 94225 EXP. 12/31/26 CIVIL STATE OF CALIFORNIA

HOUSE ALTERATION + ADDITION
19 SENISA WAY , IRVINE, CA 92612
OWNER : Patti Ross and Ron Zagorsky
ADDRESS:19 SENISA WAY, IRVINE, CA 92612

TITLE 24 SHEETS

DRAWN: J.B.
CHECKED: R.H.
DATE: November 11, 2025
SCALE: AS NOTED
SHEET NUMBER: 33 of 33

T02

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.

ENCLOSURE 2

10. Public park facility (only in public parks).
11. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot.)
12. Residential shelter.
13. Residential, accessory dwelling unit.
14. Residential, attached.
15. Residential, single-family detached.
16. School, public.
17. Supportive housing — Small.
18. Transitional housing — Small.
19. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.* [2, 6]

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

E.	*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)

APPLICATION FOR BUILDING PERMIT

COMMUNITY DEVELOPMENT DEPT.
2801 McGAW, P.O. BOX 19575, IRVINE, CALIFORNIA 92713
FOR PERMIT INFO: 660-3660 • FOR INSPECTIONS: 660-3676
PRINT OR TYPE ONLY – DO NOT USE PENCIL OR RED INK

CITY OF IRVINE

CC# 5298 CCR

PERMIT # 111996 RBPR

BUILDING ADDRESS: #9 SENISA way IRV ca 92715
LOT: 039
VILLAGE OR PLANNED COMMUNITY: university Park
TRACT: 5922
OWNER: Esmail Khaef Farzaneh Roohparvar
ADDRESS: #9 SENISA way
CITY: IRV ZIP: 92715 PH: 7147338981
GRADING PERMIT REQ'D? ☐ YES ☐ NO
PRECISE GRADING PERMIT ISSUED ☐ YES ☐ NO
ENCROACHMENT PERMIT REQ'D ☐ YES ☐ NO
APPLICANT: ~~Esmail Khaef~~ Robco Builders
ADDRESS: ~~#9 SENISA WAY~~ (714)
CITY: ~~IRV~~ ZIP: ~~92715~~ PH: 364-1138
ARCHITECT/ ENGINEER: BEHROOZ AZARIAN LIC. NO.
ADDRESS:
CITY: ZIP: PH:
☐ NEW ☐ ADD ☐ REPAIR ☐ DEMOLISH ☐ ALTERATION
SIZE - SQ. FT.: 435
CONTRACTOR: Robco Builders
ADDRESS: 27331 Setenil
CITY: MISSION VIEJO ZIP: PH: 364-1138
STORIES: 2
CITY LIC. #: 23521 EXP. DATE: 5/31/91
FAMILIES: 1

F

ENTERED IN COMPUTER

Circle One:

1. New Construction
2. Tenant Improvement/Alteration
3. Residential Remodel

RECEIPT # F00 69 | $ 148.90 | DATE 8/17/90

INCLUDED ☐ STRUCT ☐ ENERGY ☐ MECH. ☐ ELEC. ☐ PLUMB.
PLANS APPV'D ☒ STRUCT ☐ ENERGY ☐ MECH. ☐ ELEC. ☐ PLUMB.

DESCRIPTION OF WORK: ROOM ADDITION
PROPOSED USE OF STRUCTURE: EXTRA Room

ASSESSOR PARCEL NO. 453-052-~~02~~26 | CODE YEAR 1988
DEVELOPMENT CASE NO. | BUILDING HEIGHT
BUILDING SET BACKS: FRONT EXISTING | RIGHT SIDE 10 CHANGE | LEFT SIDE | REAR
ZONING STANDARDS COMPLIANCE APPROVED BY: J. Apel DATE 9/12/90
VALUATION 15577 | OCC R-3 | TYPE V-N
PLANS CHECKED AND APPROVED BY: DATE 9-12-90
PERMIT ISSUED BY: DATE 9/13/90

CONTRACTOR

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B Lic. No. 529193
Date 8/17/90 Contractor ROBCO Builders
Contractor's Agent Rob Lawson

OWNER-BUILDER

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractors License Law for the following reason:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
☒ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
☐ I am exempt under Sec. _____, B.&P.C. for this Reason _____

Date _____ Owner _____

WORKER'S COMPENSATION

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.

Policy No. 1509090-89 Company ST. FUND
☒ Certified copy is hereby furnished.
☐ Certified copy is filed with the City of Irvine.
Date 8/17/90 Applicant Rob Lawson

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the building valuation is for one hundred dollars($100) or less.)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LENDER

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____
Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X Rob Lawson
Signature of Applicant or Agent Date

X Rob Lawson
Print Applicant's/Agent's Name

SUMMARY OF FEES

Building Permit	135.76	SMIP	1.13
Plumbing Permit	13.77	SDC	-
Electrical Permit	7.40	Permit Issuance	10.00
Mechanical Permit	-	IBC	-
Microfilming (4)	2.76	Slurry Seal	-
Energy Surcharge	29.91	Corridor Fee	-
Energy Plan Check	19.44	Less Advance P.C.	-148.90
Plan Check	129.46	Final Fee	200.73 due

REMARKS:

THIS WORK BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMPLETED.

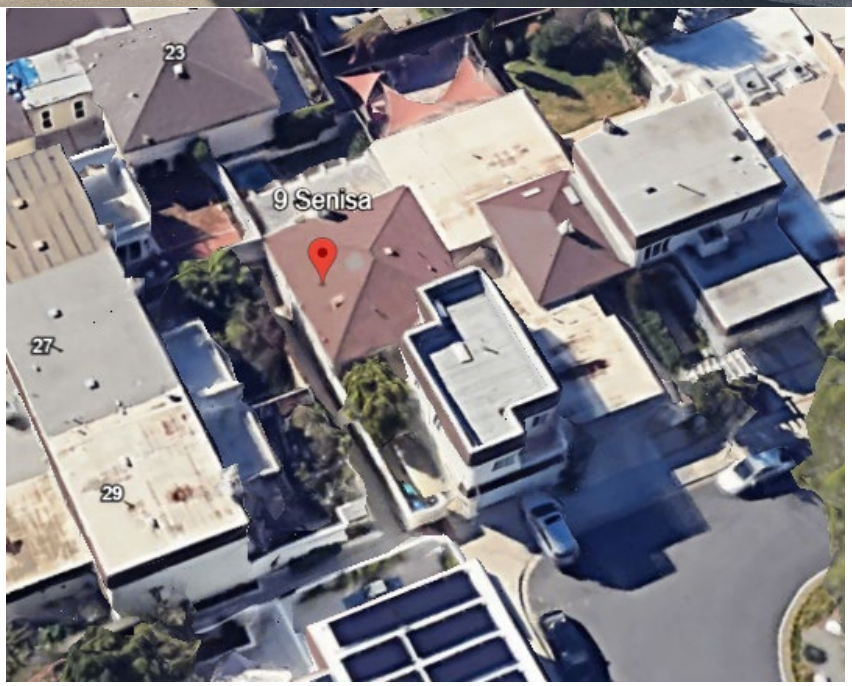
PLAN CHECK APPLICANT Rob Lawson DATE 8/17/90

FORM 41-12 REV. 4/87

ENCLOSURE 3 OFFICE COPY BP 111996

Exhibit: Comparable Setbacks in Tract

Exhibit	Address	Description
A	9 Senisa Way	This residence maintains a 0-foot side yard setback.



City of Irvine
Building & Safety Division
Community Development Dept.
One Civic Center Plaza
PO Box 19575 Irvine, CA 92623-9575
For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501

Res Alt/Add/2nd Story Deck Permit

00323133-RBPR

ADDRESS: 18 SENISA WAY
TRACT: 5922 **LOT:** 52
APN: 45305213
PLANNING AREA: 20

DESCRIPTION OF WORK:
ADDITION & REMODEL

CONTRACTOR

LICENSED CONTRACTORS DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B Lic.No. 576675

Date X9/16/02 Contractor MYLES CONSTRUCTION

OWNER-BUILDER

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
- ☐ I am exempt under Sec. _____, B&PC, for this Reason _____

Date _____ Owner _____

WORKERS' COMPENSATION

WORKERS' COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are:

Carrier _____

Policy # _____

- ☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date X9/16/02 Applicant X

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LENDER

CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X _____ X 09/16/02
Signature of Applicant or Agent Date

X RICHARD DAHLOR
Print Applicant's/Agent's Name

OWNER: MELODEE ZAMUDIO
ADDRESS: 18 SENISA WAY
CITY, ST ZIP: IRVINE CA 92612
PHONE: (949) 387-7377

APPLICANT: MELODEE ZAMUDIO
ADDRESS: 18 SENISA WAY
CITY, ST ZIP: IRVINE CA 92612
CONTACT: Melodee Zamudio 949-936-8506
PHONE: (949) 387-7377

CONTRACTOR: MYLES CONSTRUCTION
ADDRESS: 2229 S HURON
CITY, ST ZIP: SANTA ANA CA 92704
CONTR LIC EXP: 9/30/2003
IRV BUS LIC: 99032451 **EXP DATE:** 3/31/2003

VALUATION: $ 21,948
STORIES: 2 **NO. UNITS:** 1
CODE YR: 1998 **TOT SQFT:** 540

USE	OCC	CONST. TYPE	SQ FT
Room addition	R-3	Type V- N	420
Interior alteration	R-3	Miscellaneous	120

CIP #

Energy Surcharge Insp	30.00
Garbage Disposal Res	7.39
Lawn Sprinkler Sys Res	14.78
Dishwasher Res	7.39
Incidental Gas Piping Res	29.44
State Seismic Res	2.10
Elec Fixtures/Switches Res	15.48
Water Heater/Vent Res	12.33
Water Piping/Softner Res	14.78
Outlets/J box/Controller Res	18.38
Gas Piping 1-5 Outlets Res	17.25
Issuance Fee Res	15.00
Factory Wired Unit Res	21.00
Res Remodel Insp	56.40
Microfilm	9.00
Outlet Installation Res	1.68
Res Addition Insp	197.40
Furnace/Burner Res 0-100kBTU	47.75

Total Permit Fees: $517.55
Receipt# 230459
TCA Receipt: **TCA:**

PLAN CHECK #: 00320591-RRA
PLANNING APPROVAL: PETER COX 9/4/2002
BUILDING APPROVAL: JIM NORTHCUTT 9/5/2002
PERMIT ISSUED BY: BRUCE BECKMAN 9/16/2002

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

INSPECTION

NOTICE:
Pursuant to Assembly Bill 3020, no excavation permit is valid unless the following is performed:
1. UNDERGROUND SERVICE ALERT has been contacted and has provided inquiry I.D. Number _____
2. The applicant agrees to contact and obtain an inquiry I.D. Number from UNDERGROUND SERVICE ALERT (1-800-422-4133) at least 2 working days prior to commencing excavation.

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

CERTIFICATION OF COMPLETION

I certify that under date 6-30 of 2003 that I made a final inspection of all work under the following permit types and from this inspection it appears that the Building or Facility is now ready for occupancy. By A. Campbell Date 6-30-03

INDIVIDUAL APPROVAL

Plumbing By _____ Date _____

Mechanical By _____ Date _____

Electrical By _____ Date _____

Fire Sprinkler By _____ Date _____

Swimming Pool By _____ Date _____

Building By A. Campbell Date 6-30-03

Grading By _____ Date _____

Encroachment By _____ Date _____

Landscaping By _____ Date _____

Construction Permit By _____ Date _____

OTHER_____ By _____ Date _____

UTILITY RELEASES

Electrical By _____ Date _____

Gas By _____ Date _____

BOND RELEASE

Bond Released By _____ Date _____

City of Irvine
Building & Safety Division
Community Development Dept.
One Civic Center Plaza
PO Box 19575 Irvine, CA 92623-9575
For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501

Res Alt/Add/2nd Story Deck Permit

00377802-RBPR

ADDRESS: 24 SENISA WAY
TRACT: 5922 **LOT:** 49
APN: 45305216
PLANNING AREA: 20

DESCRIPTION OF WORK:
ADDITION & REMODEL

CONTRACTOR

LICENSED CONTRACTORS DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class_____ Lic.No._____

Date 12/21/04 Contractor_____

OWNER-BUILDER

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
- ☑ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
- ☐ I am exempt under Sec. _____, B&PC, for this Reason_____

Date_____ Owner_____

WORKERS' COMPENSATION

WORKERS' COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are:
  Carrier _____
  Policy # _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____ Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LENDER

CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X _____ 12/21/04
Signature of Applicant or Agent Date

X _____
Print Applicant's/Agent's Name

OWNER: RAY GOTO
ADDRESS: 24 SENISA WAY
CITY, ST ZIP: IRVINE CA 92612
PHONE: (949) 559-6440

APPLICANT: ARCH DESIGN SOL INC
ADDRESS: 1300 QUAIL ST 208
CITY, ST ZIP: NEWPORT BEACH CA 92660
CONTACT: MARK DWYER 949-724-9650
PHONE: (949) 724-9650

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

VALUATION: $ 41,868
STORIES: 2 **NO. UNITS:** 1
CODE YR: 2001 **TOT SQFT:** 940

USE	OCC	CONST. TYPE	SQ FT
RES., SFD.	R-3	Type V- N	820
RES., SFD.	R-3	Miscellaneous	120

PERMIT FEES

Microfilm	10.50
Energy Surcharge Insp	30.00
Issuance Fee Res	15.00
Air Conditioning Res	73.54
Bldg Sewer Res	14.78
Dishwasher Res	7.39
Elec Fixtures Res	22.15
Factory Wired Unit Res	16.80
Fixture/Trap Res	81.29
Furnace/Burner Res 0-100kBTU	47.75
Garbage Disposal Res	7.39
Gas Piping 1-5 Outlets Res	17.25
Incidental Gas Piping Res	58.88
Outlets/Switches Res	24.18
Panelboard <= 225 A Res	19.49
Res Addition Insp	385.40
Res Remodel Insp	56.40
Suspended Heater/Vent Res	11.03
Ventilating Fan Res	33.09
Water Heater/Vent Res	12.33
State Seismic Res	3.90

Total Permit Fees: $948.54

Receipt# **00005827**

TCA Receipt: **TCA:**

PLAN CHECK #: 00375632-RRA
PLANNING APPROVAL: NANCY MOSS 11/1/2004
BUILDING APPROVAL: KAM CHITALIA 11/9/2004
PERMIT ISSUED BY: BILL MOORE 12/21/2004

NOTICE:
Pursuant to Assembly Bill 3020, no excavation permit is valid unless the following is performed:
1. UNDERGROUND SERVICE ALERT has been contacted and has provided inquiry I.D. Number
2. The applicant agrees to contact and obtain an inquiry I.D. Number from UNDERGROUND SERVICE ALERT (1-800-422-4133) at least 2 working days prior to commencing excavation.

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

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

INSPECTION

Exhibit	Address	Description
D	24 Senisa Way	Constructed at 0 setback.

City of Irvine
Building & Safety Division
Community Development Dept.
One Civic Center Plaza
PO Box 19575 Irvine, CA 92623-9575
For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501

Res Alt/Add/2nd Story Deck Permit

00882645-RBPR

ADDRESS: 5 SENISA WAY
TRACT: 5922 **LOT: 37**
APN: 45305228
PLANNING AREA: 20

DESCRIPTION OF WORK:
(E-PLAN) RESIDENTIAL ADDITION & REMODEL.

CONTRACTOR

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class_____ Lic.No._____

Date 09/16/2022 Contractor_____

OWNER-BUILDER

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

☐ I am exempt under Sec. _____, B&PC, for this Reason_____

Date 9/16/2022 Owner SEAN SOHI

WORKERS' COMPENSATION

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are:
Carrier _____

Policy # _____

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 9/16/2022 Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LENDER

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

_____
Signature of Applicant or Agent Date

_____
Print Applicant's/Agent's Name

OWNER: SEAN SOHI
ADDRESS: 5405 ALTON PKWY SUITE 5A #511
CITY, ST ZIP: IRVINE CA 92604
PHONE: (949) 235-8750

APPLICANT: SEAN SOHI
ADDRESS: 5405 ALTON PKWY SUITE 5A #511
CITY, ST ZIP: IRVINE CA 92604
CONTACT: SEAN SOHI 949-235-8750
PHONE: (949) 235-8750

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

VALUATION: $60,212
STORIES: 0 **NO. UNITS:**
CODE YR: 2019 **TOT SQFT:** 678

USE	OCC	CONST. TYPE	SQ FT
1ST FLOOR ADDED LIVING (COVR-3		Type VB	70
2ND FLOOR ADDED LIVING (CO\R-3		Type VB	190
Air Condition		RESIDENTIAL	
KITCHEN REMODEL		Miscellaneous	236
BATHROOM REMODEL		Miscellaneous	182

PERMIT FEES

SB 1473 fee - Due to State	2.70
SB 1473 fee - Admin	0.30
Energy Surcharge Insp	53.72
Issuance Fee Res	23.23
Air Conditioning Res	349.40
Dishwasher Res	13.50
Elec Fixtures,hard wired appl	38.83
Fixture/Trap Res	105.30
Furnace/Burner Res	174.50
Garbage Disposal Res	27.00
Outlets/Switches Res	26.64
Res Remodel Insp	656.30
Water Heater/Vent Res	29.28
State Seismic Res	7.83
SlurrySeal Res Remodel/Add	20.34

Total Permit Fees: $1,528.87
Receipt# **00246137**

TCA Receipt: **TCA:**

PLAN CHECK #: 00860023-RRA
PLANNING APPROVAL: LYNNAE GUZMAN 6/13/2022
BUILDING APPROVAL: AREZOO RAHIMI 8/30/2022
PERMIT ISSUED BY: JOHN VAN DER WALL 9/16/2022
PERMIT FINALED BY: BRYAN WARRINER 5/25/23
ACTION CODE: 86

NOTICE: Pursuant to Assembly Bill 3020, no excavation permit is valid unless the following is performed:
1. UNDERGROUND SERVICE ALERT has been contacted and has provided inquiry I.D. Number
2. The applicant agrees to contact and obtain an inquiry I.D. Number from UNDERGROUND SERVICE ALERT (1-800-422-4133) at least 2 working days prior to commencing excavation.

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

PROJECT DURATION: 18 months –Overall for Room Additions or major reconstruction, and no more than 6 months to complete exterior wall finishes and roofing; 6 months – Any other type of permitted work. Note- this permit shall become null & void if work is suspended for 180 days or more. See City of Irvine Information Bulletin No. 222 for more information regarding owner and contractor responsibilities.
See Inspection Record Card for Smoke Detector and Carbon Monoxide Alarm requirements.

Exhibit	Address	Description
B	5 Senisa Way	Structure built to the property line.

UNIVERSITY COMMUNITY ASSOCIATION

April 11, 2025

Patti Ann Ross,Ttee
19 Senisa Way
Irvine, CA 92612

RE: CC&R Compliance Review for Home Improvement:
19 Senisa Way
Account# 00209-3390

Dear Patti Ann Ross,Ttee:

The Board of Directors/Manager for the University Community Association has approved your plans for **Home Addition/Alteration** with the following stipulations:

- **Homeowner to submit an application for exterior painting prior to painting the exterior.**

At this time you may proceed with your project. Please be reminded that the approval is based on conformance to the University Community Association CC&R's and the Architectural Guidelines only. This approval does not release you from obtaining other necessary approval and/or permits if applicable.

Please remember that improvements must conform to the approved plan and Board of Director approval will expire six (6) months from the date of this letter.

Thank you for adhering to the submittal requirements for the University Community Association. Your cooperation is appreciated.

Sincerely,

UNIVERSITY COMMUNITY ASSOCIATION
BOARD OF DIRECTORS

ENCLOSURE 4

August 18, 2025

RE: 19 Senisa, Irvine, CA

To whom it may concern,

I live at 17 Senisa and I am the attached neighbor of Patti Ross and Ron Zagorski who reside at the above referenced address.

I previously signed the HOA approval form for home improvements. I have seen the plans and walked through their home with them.

Please accept this letter as my approval for them to move forward with the work they submitted to HOA and City of Irvine.

Thank you.

Li Xiao

ENCLOSURE 5