



February 10, 2026

Mr. Meir Siso
19011 Antioch Drive
Irvine, CA 92603

Sent Via Email
msiso@towersemi.com

**Subject: Setback Deviation Letter for 19011 Antioch Drive, Planning Area 21
(Turtle Rock)
File No. 00972571-PSD**

Dear Mr. Siso:

Community Development Department staff completed its review of your request for a reduced side-yard setback as detailed in your request letter and preliminary plans for a proposed residential addition at 19011 Antioch Drive located in Planning Area 21 (Turtle Rock) (Enclosure 1). The property is zoned 2.2 Low Density Residential and is subject to the general development standards contained in Section 3-37-13 of the Irvine Zoning Ordinance, as amended by City Council Ordinance No. 25-22 (Enclosure 2).

In October 2025, building plans were submitted for a residential one-story addition totaling 940 square feet with an approximately 262-square-foot portion of the addition, enclosing an existing atrium that is open to the sky, proposed with a zero-foot setback from the side (northerly) property line. Pursuant to the Irvine Zoning Ordinance, a minimum 5-foot side-yard setback is required unless a deviation is granted pursuant to Section 3-27-13 of the Zoning Ordinance.

The subject property is located within the Broadmoor development of Turtle Rock and was constructed in 1969 under Building Permit No. 00046626 and associated Tract Map 6599 (Enclosure 3). The existing one-story home fronts a public street to the east (Antioch Drive), abuts adjacent residences to the north and south, and a greenbelt to the west. The existing side-yard setback along the north property line between the subject property and the adjacent residence at 19001 Antioch Drive is zero feet. In accordance with the Zoning Ordinance provisions in effect at the time of construction, the existing one-story home was legally built with a zero-foot setback from the side property line on the north side of the lot.

The development standards specific to the 2.2 Low Density Residential zoning district have changed since the subject residence was 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, the applicant has requested that the approximately 262-square-foot portion of the proposed one-story addition be

permitted to be built to the same zero-foot setback as the existing first story building footprint of the residence along the northerly property line.

Chapter 2-40 of the Zoning Ordinance establishes the residential setback deviation procedure, which allows residential additions to use the building setback in effect at the time that the unit was originally constructed, subject to approval by the Director of Community Development. Approval of the setback deviation request is subject to the following findings per Section 2-40-5 of the Zoning Ordinance:

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

The proposed residential addition for 19011 Antioch Drive will continue to utilize the existing, legal non-conforming side-yard setback standard in place at the time the residence was constructed. Approved building permits and plans demonstrate that similar reduced setbacks have previously been granted within this tract. Specifically, reduced setbacks with the same zero-foot side yard setback, were approved at 19041 Antioch Drive in 2020 (00805074-RBPR); 18982 Racine Drive in 2013 (00570707-RBPR); and 18991 Antioch Drive in 2020 (00809376-RBPR) (Enclosure 4). These approvals support the precedent to allow for a reduced side-yard setback. They also 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 utilizing the original zero-foot setback will be harmonious with the character of the neighborhood in that several residential units in Tract 6599 were developed with the same zero-foot side-yard setback. The placement, scale, massing, and height of the proposed addition is consistent with the character of the neighborhood. The applicant will be required to obtain a building permit to ensure the building addition is consistent with the current Building Code and Irvine Zoning Ordinance requirements, with the inclusion of the setback deviation. Based upon the above, the construction of the building addition will be in harmony with the aesthetic character of the neighborhood.

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

The design, materials, and amenities utilized in the building addition will be consistent with the character of the neighborhood. The Turtle Rock Broadmoor Community Homeowners Association has reviewed and approved the proposed residential addition and design (Enclosure 5). Additionally, the applicant obtained an Adjacent Neighbor Acknowledgement from the adjacent property owner to the

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north for the proposed work with no reported objections (Enclosure 6). The proposed setback deviation will not further encroach into the setback area of the existing building footprint. Furthermore, the proposed addition would be consistent in scale with other approved properties mentioned above. Therefore, the overall design of the building addition will be consistent with the scale and character of the neighborhood.

Based on an analysis of this request, it has been determined that the proposed addition meets the required findings. Therefore, the request for the reduced setback from five feet to zero feet for the proposed first floor addition, as generally depicted in Enclosure 1 along the north side of the lot at 19011 Antioch Drive, is approved. **Please include a copy of this approval letter on the plans for your next building permit application submittal.**

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Wednesday, February 18, 2026, the approval granted by this letter shall become effective Thursday, February 19, 2026.

If you have any questions or concerns on this matter, please do not hesitate to contact Assistant Planner Samantha Zepeda at 949-724-5427 or via email at SZepeda@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Written Request and Preliminary Plans
2. Section 3-37-13, *2.2 Low Density Residential Standards*, of the Irvine Zoning Ordinance, as amended by City Council Ordinance No. 25-22
3. Building Permit No. 00046626 and Tract Site Plan
4. Examples of Residential Additions in Tract 6599 and Approved Building Permits
5. Homeowners Association Approval Letter
6. Adjacent Neighbor Acknowledgement

ec: Ann Wuu, Acting Planning Manager
Chris Chung, Principal Planner
File: 00972571-PSD

To City of Irvine, Community Development Department

Subject: **Supporting documentation for Setback Deviation request**

Property Address: 19011 Antioch Dr. Irvine

1. Description of the proposed project

The project includes interior remodeling of the existing floor plan and addition of 940 sqft, to compose 4 bedroom, 4 ½ bath residence. As part of the addition, we close the atrium area and convert it to living area.

No change is made to the walls along the zero-lot-line side, no portion of the project creates new encroachment, moves the existing wall, or increases the building mass along the zero-setback boundary.

The addition does not exceed 50% of the existing gross square footage of the structure and demolition.

2. Provide 3 examples to support the request

Our home is located within a zero-lot line residential tract in which all homes were originally constructed with one exterior wall built directly on the property line. This design condition is consistent throughout the entire neighborhood.

Examples: Antioch Dr. house number: 18971, 18981, 18991, 19001, 1902, 19031, 19041.

3. Describe how the original setback will be in harmony with the neighborhood

Because no changes are being made to the existing zero-lot-line wall, and because the atrium enclosure occurs entirely within the original footprint, the project will not create any additional massing, shadowing, or privacy impacts.

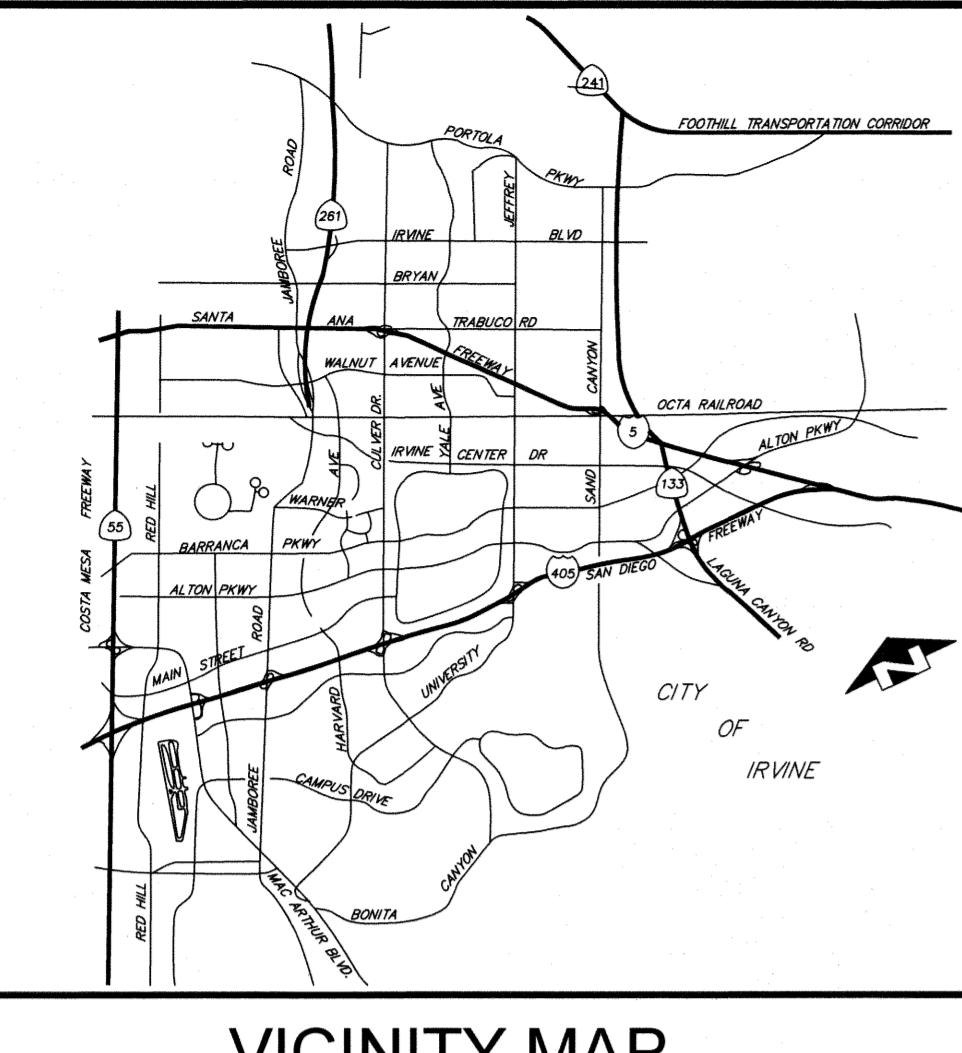
The HOA did not allow us to make any changes to the wall, the wall will remain as it is, the additional roof that will cover the atrium will be 2 feet inside the property line.

4. Character, Materials, and Design

There is no change to the zero-line wall, it will remain the same, the roof will be replaced with shingles instead of tiles and we will maintain the same height.

Sincerely,

Meir Siso



THE CITY OF IRVINE

RESIDENTIAL ADDITION/ALTERATION PLANS



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

(VERSION 2022.4 EFFECTIVE AUGUST 2025)

VICINITY MAP

LOCATION MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 19011 ANTIOCH, IRVINE, CA 92604

PROJECT DESCRIPTION: REMODEL EXIST. RES. 1608 SQFT & ADD. 940 SQFT. TO COMPOSE A 4 BEDROOM, 4 1/2 BATH RESIDENCE.

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

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

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

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

(NOTE: COMPLETE IMC TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM)

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

LIMITS OF PROJECT DURATION (IMC SECT. 5-9-208)

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

WATER CONSERVING PLUMBING FIXTURES (IB 321)

RESIDENTIAL BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994 SHALL HAVE ALL NON-COMPLIANT 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 706.2) SEE DETAIL <PROVIDE DETAIL REFERENCE>

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

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CONSTRUCTION WASTE (IMC SECT. 6-7-7)

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CONSTRUCTION WORK HOURS (IMC SECT. 6-8-205)

MON-FRI 7 AM TO 7 PM
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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 ALL OF IRVINE SPECIAL INSPECTION REQUIREMENTS FOR CONCRETE PLACEMENT IN FOUNDATIONS AND SLAB ON GRADE FOR RESIDENTIAL PROJECTS.

2. EPOXY BOLTS & EXST. FOUNDATION
2. HADPY FRAMES (4) TOTAL

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

<SELECT ONE OF THE FOLLOWING OPTIONS:
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FOR APPROVED FIRE PROTECTION PLAN, SEE <INSERT PLAN SHEET WHERE APPROVED FIRE PROTECTION PLAN IS PROVIDED>

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

NATURAL GAS SYSTEM GENERAL NOTES

1. ACCEPTABLE PIPE MATERIALS:
• BLACK STEEL SCHEDULE 40 - ASME B36.10, ASTM A53, OR ASTM A106.

• ALUMINUM, BRASS, AND BRONZE MUST BE COATED TO PROTECT AGAINST EXTERNAL CORROSION; NOT ALLOWED IN EXTERIOR LOCATIONS OR UNDERGROUND.

• CORRUGATED STAINLESS STEEL - CSA L1-C1

• POLYETHYLENE (PE) PLASTIC - ASTM D2513, ALLOWED FOR INSTALLATION OUTDOORS. UNDERGROUND ONLY: INSTALL TRACER WIRE (THICKNESS AWG 14) TO FACILITATE LOCATING.

2. PLUMBING JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.10.1)

3. PLUMBING JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.6.11)

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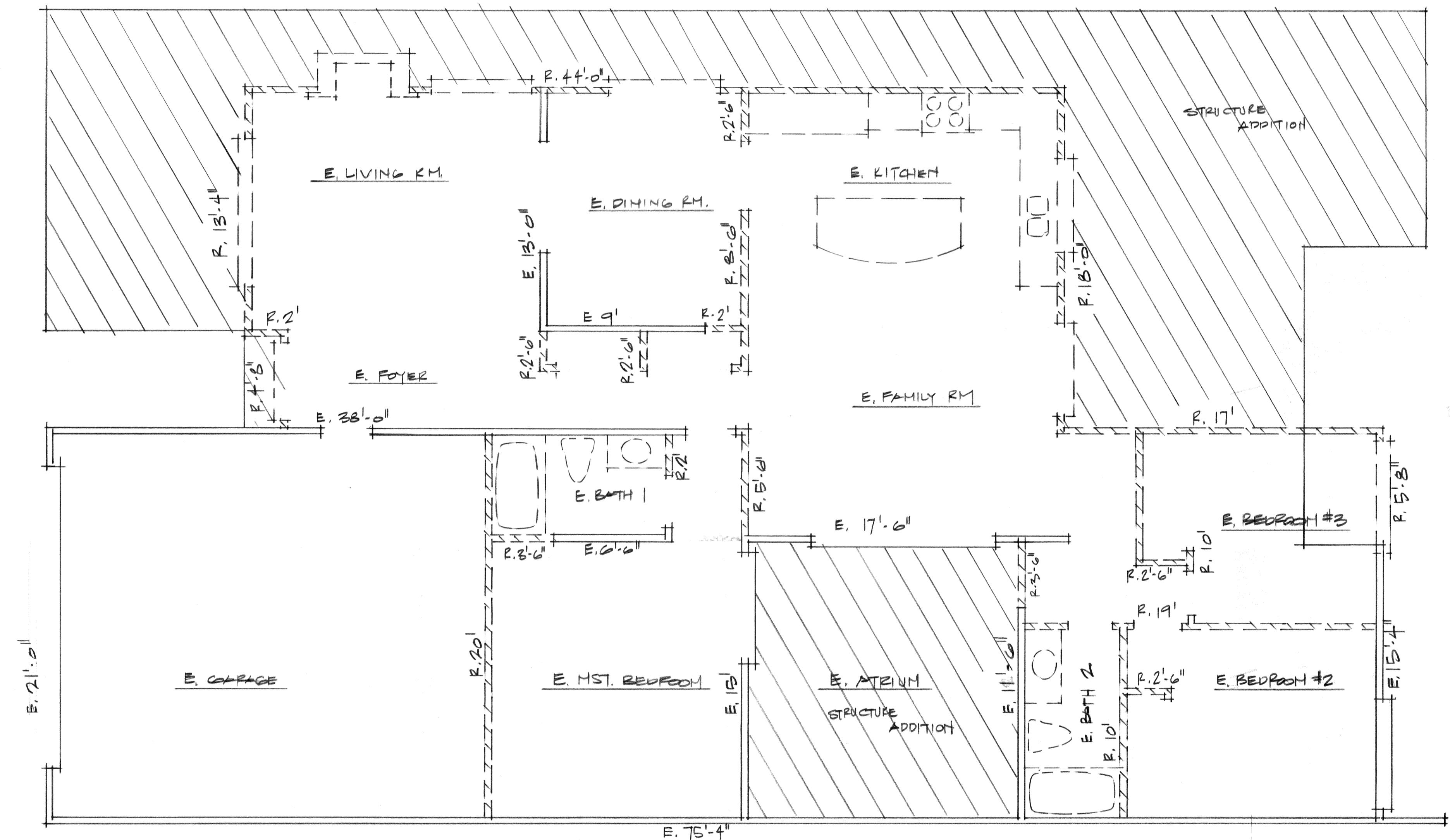
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EXISTING / DEMOLITION FLOOR PLAN

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

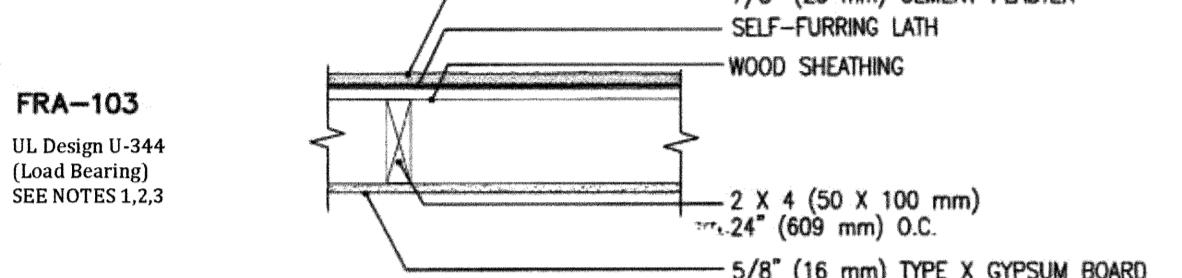
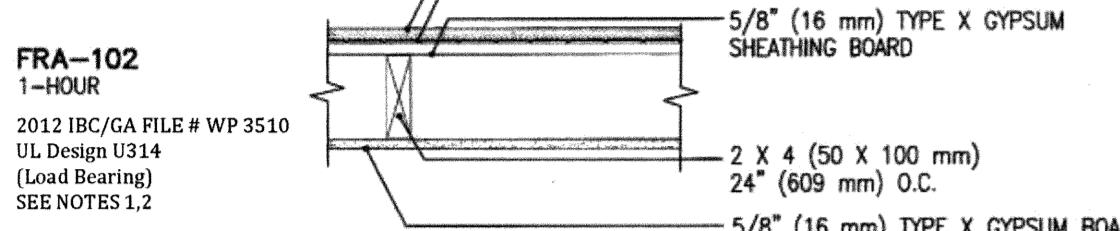
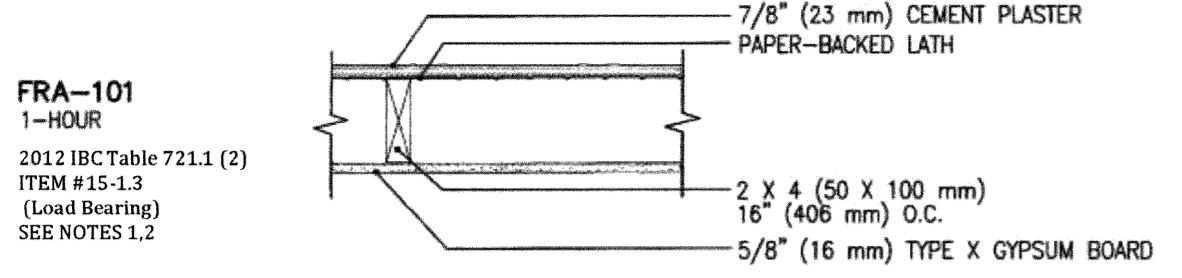
EXIST. WALLS	+
REMOVED WALLS	-

222'-2" L.F. > 50% REHAB
201'-0" L.F.

GROSS STRUCTURE ALT. TABULATION

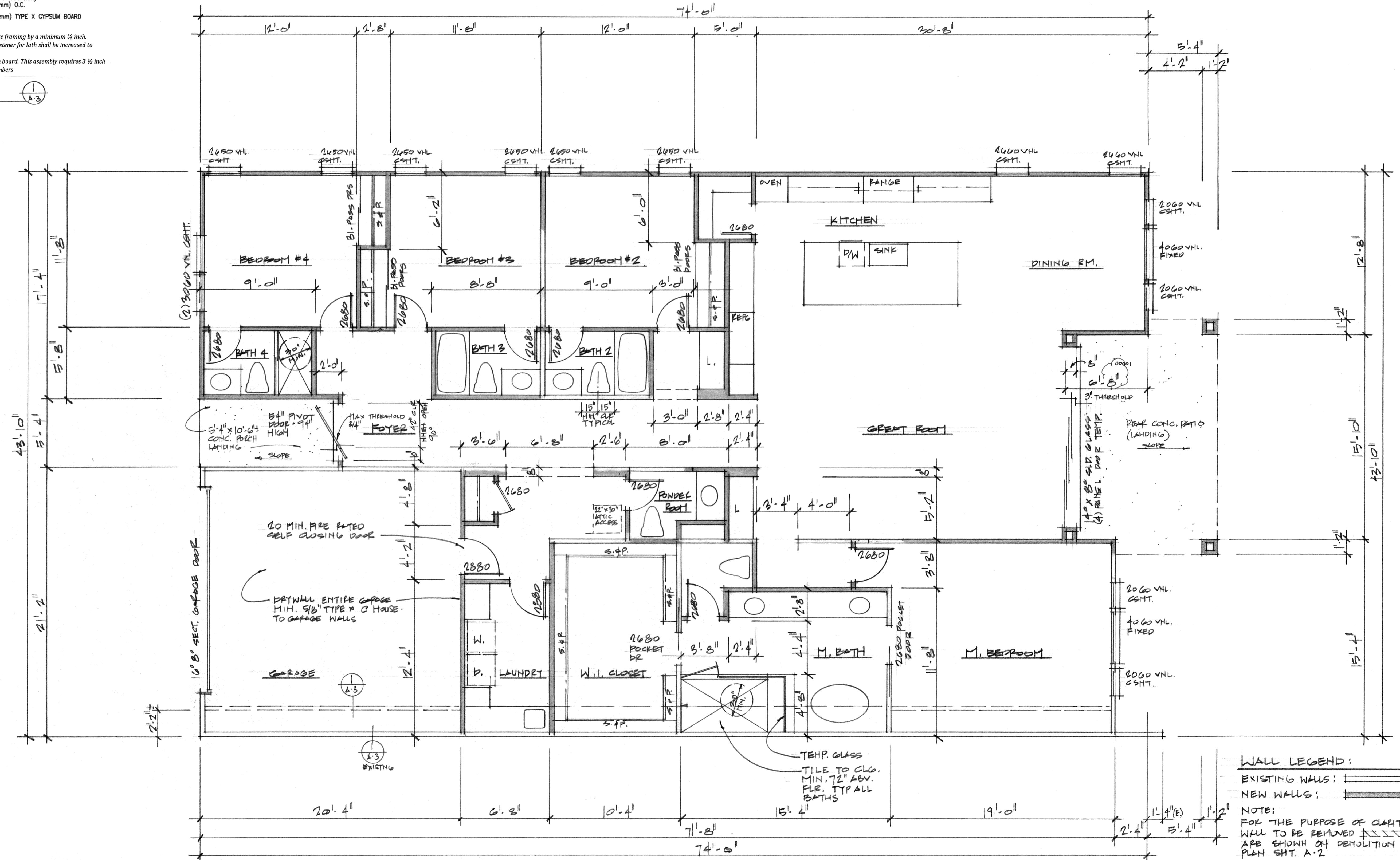
EXISTING RESIDENCE : 1,668 S.F.
EXISTING GARAGE : 430 S.F.
ST. GROSS SQ.FT. TOTAL: 2,098 S.F.
98 S.F. ÷ 1% = 50% = 1,049 S.F.
PROPOSED ADDT. GROSS
FT. OF STRUCTURE : 940. S.F.

Cement Plaster (Stucco) at 7/8 inch thickness provides a recognized one-hour membrane and is integral to a code compliant one-hour fire rated assembly.



- Approved fasteners for lath should be spaced 7 inches on center and penetrate framing by a minimum 3/4 inch.
- Wood-based sheathing may be added between cement plaster & framing. Fastener for lath shall be increased to maintain minimum penetration of 3/4 into framing.
- 7/8 inch cement plaster may substitute for one layer 5/8 inch Type X gypsum board. This assembly requires 3 1/2 inch glass fiber batts or a spray-applied cellulose insulation between framing members.

ONE-HR WALL (FIRE RATING) (A-3)



REVISIONS	BY
DESIGNER, MAPHO CALLIGRAPHY 826 STANLEY PLACENTIA, CA, 92870 (714) 269-7900	

OWNER	HEIR + MYLUET SIEGEL 1901 ANTIOCH LAWN, CA 92604 (949) 279-3933
ENGINEER:	SHILLIX YACHT 112 E. CHAPMAN AVE, ORANGE, CA 92866 (714) 997-9120

ELECTRICAL LEGEND :

○ GFCI	GROUND FAULT PROTECTED OUTLET	}	ALL TAMPER RESISTANT
○ AFCI	ARC FAULT PROTECTED OUTLET		
○	1/2 HOT + 1/2 SWITCH CONTROLLED OUTLET		
○ E.	EXISTING OUTLET		
○ 220V	220 V OUTLET	}	I.C. LISTED / AIR TIGHT LABLED
○	6" LED RECESSED LIGHT		
○	4" LED RECESSED LIGHT		
○	SURFACE MOUNTED LIGHT FIXT.	}	PIN BASED
○ FAN	CEILING FAN		
○ FAN / LIGHT	CEILING FAN w/ LIGHT FIXT.	}	INTER CONNECTED ON DESIGNATED CIRCUIT
○	EXHAUST FAN (MIN. 50 CFM TO OUTSIDE)		
○	SMOKE DETECTOR		
○	SMOKE / CARBON MONOX. DETECTOR		
\$	SINGLE POLE SWITCH	}	SEE NOTE @ SWITCH LOCATION FOR "DIMMER, OCCUPANT, VACANCY OR MOTION SENSOR XPHOTO CELL
\$3	3-WAY SWITCH		
\$4	4-WAY SWITCH		

SMOKE ALARM NOTES:

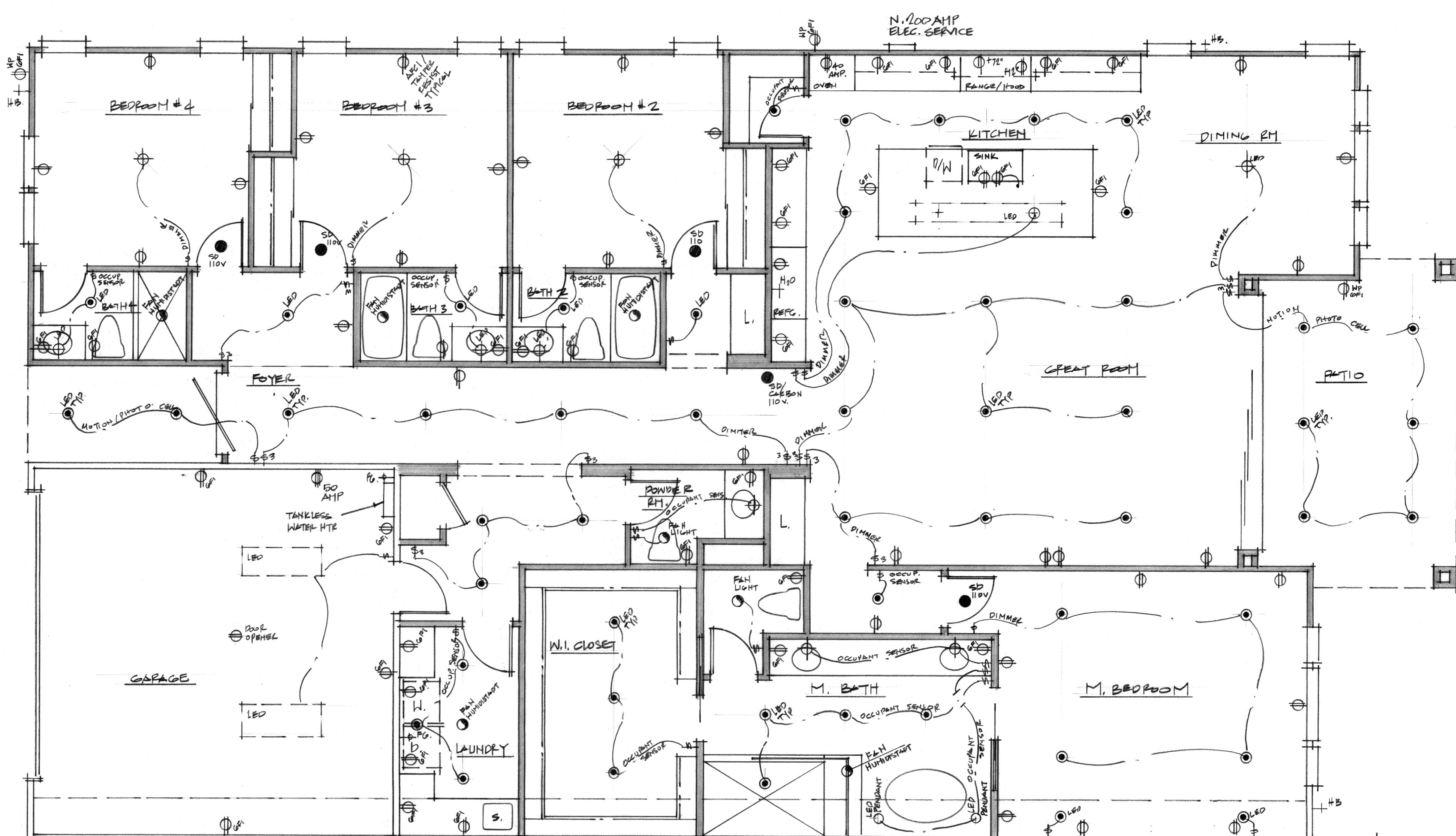
1. SMOKE ALARMS SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL 217 (CRC R314.1.1)
2. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING & BE EQUIPPED WITH BATTERY POWER (CRC R314.6)
3. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING UNIT (CRC R314.4)

CARBON MONOXIDE ALARM NOTES

1. CARBON MONOXIDE ALARMS PROVIDED SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL 2034 (IRC R315.1)
2. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BLDG. WIRING & SHALL BE EQUIPPED WITH A BATTERY BACK UP (IRC R315.6)
3. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING UNIT (IRC R315-5)

All recessed downlights in ceilings shall comply with California Energy Code section (CEnC 150.0(k)(1)(C)). Clearly note on the utility plans that "All recessed downlights in ceilings shall meet the following requirements:

- Shall be listed as **zero clearance insulation contact (IC)** by Underwriters laboratories or other nationally testing/rating laboratory.
- Have a label that certifies the luminaire is **airtight** with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283.
- Be sealed with a **gasket or caulk** between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk.
- Allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling.
- Shall not contain **screw-based sockets**.
- Shall meet the clearance and installation requirements of CEC section 410.116.





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.

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

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

- A dwelling unit may not have less than one 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: EV charging 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 or 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.

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

Existing Multifamily dwellings

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 a Level 2 electric vehicle (EV) space.

• Electrical panel space shall be dedicated for future electrical loads.

• Service panel or subpanel circuit directory shall identify the overcurrent protective device (space/s) reserved 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 non-EV ready parking facilities:

• Receptacles shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided, but no more than 40 percent of the total number of assigned parking spaces on the site.

• Receptacles shall be located in at least one assigned parking space per dwelling unit's electrical panel.

• Receptacles shall be located in at least one assigned parking space per dwelling unit's electrical panel.

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 area 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 in a listed cabinet, box or other 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 protective device space/s reserved for future EV charging.

• Electric vehicle ready spaces shall be identified by signage or pavement markings in compliance with California Traffic Operations Policy Directive 1-31.

5. **EVCS requirements:**

• EVCS required per CGBC 4.106.2.2 item #2, except the ones serving public housing, public accommodations, motels, and hotels, shall comply with the following:

• EV space shall be 18 gallons per minute at 60 psi.

• One or more 18-gallon (28) 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 space for this EV space and the aisle shall not exceed 1/8 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 (CGBC 4.303)

INDOOR WATER USE

Plumbing fixtures and fittings shall comply with the following table:

FIXTURE FLOW RATES		MAXIMUM FLOW RATE
Fixture Types		
SHOWERHEADS		1.8 gpm @ 60 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		MAXIMUM FLOW RATE
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 60 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 total, 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 integral shutoff.

OUTDOOR WATER USE - MWEO (CGBC 4.304)

This project is subject to MWEO requirements. See plan sheet _____ for completed City of Irvine Model Water Efficiency Landscape software, Form 40-81.

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGBC 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 (CGBC 4.410).

1. Operation and maintenance instructions for the following:

- Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems, and other major appliances and equipment.
- Water and yard irrigation, including gutters and downspouts.
- Space conservation systems, including condensers and air filters.
- Landscape irrigation systems.
- Water reuse systems.

2. Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycling programs and locations.

3. Public transportation and/or carpool options available in the area.

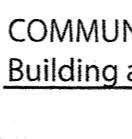
4. Information on the use of an energy efficient humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that room.

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.



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. **REBAR DOUBLES EPOXYED INTO EX. FOUNDATION W/ SET SHIMS IN EPOXY**

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:

Structural Steel, Section 1705.1.2 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.

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 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.

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 Section 1705.2.3.

Concrete Construction, Section 1705.3 All structural concrete is subject to special inspection per CBC Table 1705.3 and City of Irvine Informational Bulletin 181.

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.

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.

Mass Timber Construction, Section 1705.5.2 Special inspections of Mass Timber elements shall be in accordance with Table 1705.5.2. Periodic special inspection will also be required for Mass Timber sealants and adhesives in accordance with Section 1705.20, when required by 703.7.

High Load Diaphragms, Section 1705.5.3 The following describes high load diaphragms (diaphragms designed in accordance to CBC Table 2306.2) subject to special inspection requirements as described in Section 1704.2.1.

Metal-Plate-Connected Wood Trusses, Section 1705.5.4 Special inspection of wood trusses with a clear span greater than or equal to 60 feet is required in accordance with CBC 1705.5.

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).

Driven Deep Foundations, Section 1705.7 Driven deep foundations are subject to special inspection per CBC Table 1705.7.

Cast-in-Place Deep Foundations, Section 1705.8 Cast-in-place deep foundations are subject to special inspection per CBC Table 1705.8.

Helical Pile Foundation, Section 1705.9 Helical pile foundations are subject to special inspection per CBC Section 1705.9.

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

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.

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

Fire-Resistant Penetrations and Joints, Section 1705.18 In high-rise buildings or in buildings assigned to fire-resistance ratings, fire-resistant penetrations with an occupant load greater than 350, 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 714.1.2, 714.5.1, 715.3.1, and 715.4 shall be in accordance with Section 1705.18 or 1705.19.

Smoke Control, Section 1705.19 Orange County Fire Authority (OCFA) procedures.

SECTION 1705.13: SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

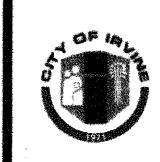
The following are applicable to specified seismic force-resisting systems, designated seismic systems, and architectural, mechanical, and electrical components. See CBC Sections 1705.13.1 through 1705.13.9 to determine applicability.

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

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



COMMUNITY DEVELOPMENT
Building and Safety

**STANDARD RESIDENTIAL
SECURITY CODE PROVISIONS [VERSION 6.0]**

[Applies to Applications Made on or After 01/01/2023]

This document shall be completed by the design professional of record. The completed document shall be incorporated in its entirety, along with the City of Irvine Standard Security Code Plan Requirements and Definitions into the plans submitted for approval prior to permit issuance. This document is in 12 point font and may not be reduced in size prior to incorporation.

INSTRUCTIONS:
(1) Those provisions preceded by an asterisk (*) shall be completed if applicable and an "A" shall be inserted in the space preceding the provision; if not applicable, an "N/A" shall be inserted.

(2) Those provisions preceded by a (P) shall be depicted in the plans via notes, details, plan, and/or elevation views in a manner that clearly demonstrates compliance to the requirement. Such depictions shall be cross-referenced within the brackets () provided or note shall be completed as otherwise instructed.

STANDARDS

KEYING REQUIREMENTS (Adapted from Irvine Municipal Code [IMC] Section 5-9-511)

Upon occupancy by the owner or proprietor, each single unit shall have locks using combinations which are interchangeable free from locks used in all other separate dwellings, proprietorships, or similar distinct occupancies.

FRAMES, JAMBS, STRIKES, HINGES (Adapted from IMC Section 5-9-513)

Installation and construction of frames, jambs, strikes, and hinges for locking exterior swinging doors and door leading from garage into dwelling unit shall be as follows:

- A. Door jambs shall be installed with solid backing in such a manner that no void exists between the strike side of the jamb and the frame opening for a vertical distance of 6 inches each side of the strike.
- B. In wood framing, door frames shall be placed between studs at door lock height for 3 stud spaces each side of the door openings. Trimmers shall be full length from header to the floor with solid backing across entire plate.
- C. Door stops on wooden jambs for in-swinging doors shall be of 1 piece construction with the jamb. Jambs for all doors shall be solid wood with a minimum of 16 U.S. gauge steel, brass, or brass, and secured to the jamb by a minimum of 3 screws, which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached.
- D. Thresholds for doorjambs in wood framed doors shall be constructed of minimum 16 U.S. gauge steel, brass, or brass, and secured to the jamb by a minimum of 3 screws, which must penetrate at least 2 inches into solid backing beyond the surface to which the strike is attached.
- E. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
- F. When pairs of doors are utilized in residential structure, a 1 piece assembly attached to the full-length edge of the inactive door leaf, incorporating an astragal and flush-bolts for the header and threshold, will be accepted as a strike plate, provided the assembly is constructed of aluminum or steel a minimum of 1/8 inch in thickness.

G. All exterior doors equipped with lever-handled locking devices which operate the deadbolt shall have thresholds designed and installed so as to prevent the passing of rigid materials between the door and threshold to the exterior.

N/A (*) STANDARDS FOR LOUVERED WINDOWS (Ref. IMC Section 5-9-514)

(P) Louvered windows shall not be utilized if any portion of it is within 8 feet vertically or 6 feet horizontally from any exterior accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure. (Ref. elevation views, window schedule)

N/A (*) STANDARDS FOR GARAGE DOORS: ROLLING OVERHEAD, SOLID OVERHEAD (Ref. IMC Section 5-9-515)

A. Wood doors shall have panels a minimum of 5/16 inch in thickness with the locking hardware being attached to the support framing.

B. Aluminum doors shall be a minimum thickness of 0.0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within 3 inches of the strike area of the pilot or pedestrian access door.

C. Fiberglass doors shall have panels a minimum density of 6 ounces per square foot from the bottom of the door to a height of 7 feet. Panels above 7 feet and panels in residential structures shall have a density not less than 5 ounces per square foot.

D. Doors utilizing a cylinder lock shall have a minimum 5 pin tumbler operation with the locking bar or bolt extending from the door a minimum of 1 inch.

E. Doors that exceed 16 feet in width shall have a receiving point; or, if the door does not exceed 19 feet a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header, or torsion spring counterbalance-type hardware may be used.

F. Except in a residential building, doors secured by electrical operation shall have a keyed-switch to open the door when in a closed position, or by a signal locking device.

G. Doors with slide bolt assemblies shall have a minimum of 1/120 inches in thickness, with a minimum bolt diameter of 1/2 inch and protrude at least 1 1/2 inches into the receiving guide. A bolt diameter of 3/8 inch may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.

STANDARDS FOR EXTERIOR DOORS & OPENINGS (Ref. IMC Section 5-9-516)

Except for vehicular access doors, all exterior swinging doors of any residential building and garages, including the door leading from the garage area into the dwelling unit, and interior entrances to Accessory Dwelling Units, shall be equipped as follows:

A. (P) All wood doors shall be of solid core construction with a minimum thickness of 1 3/4 inches, or with a minimum density of 6 ounces per square foot. (Ref. plans and/or door schedule)

FRONT DOOR EXIST.

B. A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of 1 inch and be constructed so as to repel cutting tool attack. The deadbolt shall

have an embedding of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of 5 pin tumblers, and shall be connected to the inner portion of the lock by connecting screws at least 1/4 inch in diameter.

C. The inactive leaf of double doors shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the mechanism.

D. (P) Glazing in exterior doors, or within 40 inches of any locking mechanism, shall be of fully tempered glass or rated burglary resistant glazing. (Ref. plans and/or window schedule or note: No glazing in exterior doors or within 40 inches of any locking mechanism)

SLIDE GLASS DOORS

E. Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide-angle (minimum 180 degrees) door viewer.

F. Dutch-type doors shall have a deadbolt on the upper and lower half, both engaging the door frame.

STANDARDS FOR ADDRESSING AND SITE MAPPING (Ref. IMC Section 5-9-516)

(*) EXIST. Single-family residential buildings shall display a street address number conforming to the following specifications:

A. (P) Numerals shall be clearly visible from the street on which they are addressed or when viewed from another building, visible from the approach. Numerals shall be of a color contrasting to the background to which they are affixed. A San Serif font with a stroke weight of medium to bold or an approved equivalent font which is clearly legible. Method of attachment shall not include the use of 2-sided tape or any material not resistant to weather conditions. (Ref. elevation views)

EXISTING

B. (P) Numerals shall be no less than 4 inches in height and illuminated during the hours of darkness. The numerals and light fixture shall be illuminated within a single, weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photocell device. Battery operated units are prohibited. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. (Ref. elevation views and applicable notes and/or details)

EXISTING

C. (P) Buildings farther than 75 feet from the center line of the addressed street, or where at least two homes are accessed off the same driveway or common area walkway, shall, in addition to the illuminated address fixture, provide a wayfinding sign designed as follows:

1. A sign shall be placed, when possible, on the right side of the driveway or common area roadway or pedestrian entrance, at a height between 24 inches and 42 inches. Landscaping at full maturity or by cars parked on the street shall not obstruct such additional addressing; or,

2. A pole sign, the same height as a standard City street sign, placed at the entrance to the driveway serving the homes.

3. Additional signs shall be installed at all decision-making locations along the driveways and walkways.

N/A

4. Signs shall have minimum four-inch high numerals, and include the address numbers of each home, or the range of numbers may be used when there are multiple buildings instead of listing individual address numbers. Signs shall contain directional arrows, at least four inches in length/height. (Ref. plans and note: This provision not applicable)

N/A

5. Range of addresses shall note if all numbers are even or odd based upon existing or potential address sequencing conflicts on the opposite side of the addressed street with the word "even" or "odd" in minimum three-inch-high letters.

D. Numerals shall be a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.

E. (P) Any building which affords vehicular access to the rear through a public or private alley shall display, in a clearly visible location, an address number a minimum of 4 inches in height. (Ref. elevations and applicable notes and/or details or note: This provision not applicable)

N/A

F. (P) There shall be positioned, at each common area pedestrian entrance, for the public and tenants, of a multi-family dwelling complex having buildings that are at least four stories in height, an illuminated directional signpost of the complex, which depicts the location of the viewer and the unit designations within the complex. The diagram shall be of a size clearly readable from a distance of five feet. It shall be lighted with a minimum maintained 2.0 foot-candles of light on the surface of the sign during the hours of darkness, utilizing a light source, constructed of weather- and vandal-resistant materials, and provided with an uninterruptible A.C. power source or controlled by a photocell device. Battery operated units are prohibited. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. (Ref. elevations and applicable notes and/or details or note: This provision not applicable)

N/A

G. (P) Residential Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) shall display a street address number, and unit number (when applicable) conforming to the following:

1. A self-illuminated primary address sign, including all addresses on the property, shall be provided which is clearly visible from the addressed street and conform with a minimum maintained 2.0 foot-candles of light during the hours of darkness utilizing a light source which is constructed of weather- and vandal-resistant materials, and provided with an uninterruptible A.C. power source or controlled only by a photocell device. Battery operated units are prohibited. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. (Ref. elevations and applicable notes and/or details or note: This provision not applicable)

N/A

2. Primary sign copy shall use numerals and letters no less than four inches in height and contain street address number, and unit number (when applicable):

a. Top row for primary dwelling unit: address number and unit number (when applicable)

b. Second row for an exterior accessed ADU or JADU: address number and unit number (when applicable) and general location of ADU or JADU in relationship to primary building, using a highly visible directional arrow, at least four inches length, pointing to the path of travel to the ADU or JADU.

c. Third row for exterior accessed units or interior accessed units with address number and unit number and the words "inside the home" (when applicable).

d. If using a unit number, it shall be preceded by the word "unit".

e. Additional information may be required depending upon building configuration and orientation to the addressed street.

f. Numerals/letters shall be in a Sans Serif font with a stroke weight of medium to bold, or an approved equivalent font which is clearly legible.

g. Address sign shall be in place after issuance of a building permit and prior to construction if replacing an existing address sign.

h. Mounted at a height between 5 to 8 feet above ground level. (Ref. elevations, and applicable notes and/or note: This provision not applicable)

N/A

I. (P) In multiple family complexes, garages or carports not directly attached to the dwelling unit or placed next to the dwelling unit and discernible as being associated with 1 addressed dwelling unit shall not use the same address as the dwelling unit. The address sign shall be placed on the garage or carport and the address numbers shall be adjacent to the garage or carport. Numerals and lettering shall be in a clearly visible location, using an address number a minimum of 4 inches in height. (Ref. elevations, and applicable notes and/or details or note: This provision not applicable)

N/A

J. All exterior address identification numbers and/or letters shall not be affixed to a surface using 2 sided tape or any material not resistant to weather conditions.

STANDARDS FOR LIGHTING (Ref. IMC Section 5-9-516)

[Note: Performance standards are contained herein for reference. Compliance shall be demonstrated in photometric study preceding plan check approval.]

(*) ✓ Single-family dwelling units, garages, motor courts, and tracts of homes shall conform to the following lighting standards:

A. (P) All exterior doors shall have a light fixture that is capable of illuminating the door. Garage doors accessed from alleys shall have vandal resistant light fixtures. (Ref. elevations, and applicable notes and/or details or note: This provision is not applicable)

EXIST LIGHTS

B. Private streets, drive aisles, alleys, and Fire Department required roadways designed for use only in emergency situations shall be illuminated using the same standards as established for public thoroughfares.

C. Off street parking spaces, or parking spaces not within the roadway, or motor courts serving at least three homes, shall be illuminated with a minimum maintained 0.50 foot-candles of light at the ground level during the hours of darkness.

D. Model home temporary parking lots shall be illuminated with a minimum maintained 0.50 foot-candles of light on the ground surface during the hours of operation and one hour thereafter.

E. Except as otherwise required, accessible luminaires shall be located within 10 feet of the accessible route and shall be illuminated with a minimum of 1.0 foot-candles of light at the ground surface when used to illuminate walkways and a minimum of 78 inches in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or 6 feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.

F. The light source utilized to comply with this section to meet parking and drive surface lighting shall have a rated average bulb life of not less than 12,000 hours.

G. (P) Developments that include common areas such as motor courts, internal walkways or similar spaces, a site plan shall be submitted to the City of Irvine for review and comment areas required to be illuminated with a minimum maintained 0.50 foot-candles of light on the ground surface during the hours of darkness. The light fixture shall be located within 10 feet of the accessible route and shall be illuminated with a minimum of 1.0 foot-candles of light at the ground surface when used to illuminate walkways and a minimum of 78 inches in height above the driving surface when illuminating surfaces associated with vehicles. Light fixtures shall be deemed accessible if mounted within 15 feet vertically or 6 feet horizontally from any accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.

H. The required light source shall be controlled by a photocell device or a timer.

I. The required light source shall be controlled by a photocell device or a timer.

J. Exterior address identification numbers and/or letters shall not be affixed to a surface using 2 sided tape or any material not resistant to weather conditions.

FRONT DOOR EXIST.

B. A single or double door shall be equipped with a single cylinder deadbolt lock. The bolt shall have a minimum projection of 1 inch and be constructed so as to repel cutting tool attack. The deadbolt shall

have an embedding of at least 3/4 inch into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of 5 pin tumblers, and shall be connected to the inner portion of the lock by connecting screws at least 1/4 inch in diameter.

C. The inactive leaf of double doors shall be equipped with metal flush bolts having a minimum embedment of 5/8 inch into the head and threshold of the mechanism.

D. (P) Glazing in exterior doors, or within 40 inches of any locking mechanism, shall be of fully tempered glass or rated burglary resistant glazing. (Ref. plans and/or window schedule or note: No glazing in exterior doors or within 40 inches of any locking mechanism)

SLIDE GLASS DOORS

E. Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide-angle (minimum 180 degrees) door viewer.

F. Dutch-type doors shall have a deadbolt on the upper and lower half, both engaging the door frame.

STANDARDS FOR ADDRESSING AND SITE MAPPING (Ref. IMC Section 5-9-516)

(*) ✓ Single-family residential buildings shall display a street address number conforming to the following specifications:

A. (P) Numerals shall be clearly visible from the street on which they are addressed or when viewed from another building, visible from the approach. Numerals shall be of a color contrasting to the background to which they are affixed. A San Serif font with a stroke weight of medium to bold or an approved equivalent font which is clearly legible. Method of attachment shall not include the use of 2-sided tape or any material not resistant to weather conditions. (Ref. elevation views)

EXISTING

B. (P) Numerals shall be no less than 4 inches in height and illuminated during the hours of darkness. The numerals and light fixture shall be illuminated within a single, weather-resistant fixture. The light source shall be provided with an uninterruptible A.C. power source or controlled only by a photocell device. Battery operated units are prohibited. Nothing in this section shall preclude the requirement for circuit protection devices where applicable. (Ref. elevation views and applicable notes and/or details)

EXISTING

C. (P) Buildings farther than 75 feet from the center line of the addressed street, or where at least two homes are accessed off the same driveway or common area walkway, shall, in addition to the illuminated address fixture, provide a wayfinding sign designed as follows:

1. A sign shall be placed, when possible, on the right side of the driveway or common area roadway or pedestrian entrance, at a height between 24 inches and 42 inches. Landscaping at full maturity or by cars parked on the street shall not obstruct such additional addressing; or,



11595 AUTUMN SAGE AVE.
JURUPA VALLEY, CA 91752
NEO@TITLE24CONSULTANTS.NET

INFO@THE24CONSULTANTS.NET

NOTE:

CALIFORNIA HERS RATERS ARE
SPECIAL INSPECTORS TRAINED TO
PERFORM THE ENERGY EFFICIENCY
FIELD VERIFICATION AND
DIAGNOSTIC TESTING REQUIRED BY
CALIFORNIA ENERGY CODE (TITLE
24). USE CHEERS.ORG FIND A PRO
SEARCH TO FIND LICENSED
PROFESSIONALS IN YOUR AREA.

PLAN CHECK CORRECTIONS
PERTAINING TO OUR TITLE 24
ENERGY REPORT DUE TO OUR
ERRORS WILL BE TAKEN CARE OF
FREE OF CHARGE.

DESIGN REVISIONS:
IF IN THE FUTURE YOUR PROJECT
GOES THROUGH DESIGN CHANGES
THERE IS A \$100 FEE TO UPDATE
AND RE-RUN YOUR TITLE 24
REPORT.



EDGAR LOPEZ

EDGAR LOPEZ
R-19-23-30161

PROJECT ADDRESS:

**19011 Antioch Dr,
Irvine CA 92603**

RESIDENTIAL ENERGY CALCULATIONS CE-1B FORMS

T24-1



11595 AUTUMN SAGE AVE.
JURUPA VALLEY, CA 91752
INFO@TITLE24CONSULTANTS.NET

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REPORT.



EDGAR LOPEZ
R-19-23-30161
Edgar Lopez

PROJECT ADDRESS:

RESIDENTIAL MANDATORY
MEASURES

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 a 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; and a pathways must be provided for the panelboard to be accessible for future ESS connection.
§ 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.

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m):	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. *
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Ventilation and Indoor Air Quality:

§ 150.0(o):	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). *
§ 150.0(o):	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)(1). 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 and controlled per § 150.0(o)(1)(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)(1).
§ 150.0(o):	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, occupied spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)(1)(ii).
§ 150.0(o):	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; non-enclosed kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)(1)(iii). Enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting § 150.0(o)(1)(iv). Airflow must be measured by installer per § 150.0(o)(1)(v), and rated for sound per § 150.0(o)(1)(vi).
§ 150.0(o):	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)(1) must be measured using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 § 2 at no less than the minimum airflow rate required by § 150.0(o)(1).
§ 150.0(o):	Field Certification 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 RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)(16).

Pool and Spa Systems and Equipment:

§ 110.4(a):	Certification by Manufacturer. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with ASME A19.1-2018, ASME A19.2-2018, and ASME A19.3-2018; an on/off switch mounted outside of the heater that allows shutdown of the heater without adjusting the thermostat setting, a permanent weatherstrip plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b):	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):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b):	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):	Luminaires 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):	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k):	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 seal. California Electrical Code § 410.116 must also be met.
§ 150.0(k):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevation temperature requirement, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k):	Blank Electrical Boxes. Luminaires containing electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other fixture 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):	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).

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(b):	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.
§ 110.2(c):	Theatmofats. Air heating or cooling systems not controlled by a central energy management control system (EMCS) must have a surface that is flat.
§ 110.3(c):	Insulation. Uniform service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(d):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kW must have isolation valves with hose bibs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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):	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(g):	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(h):	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(b):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-a through Table 110.2-n. *
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§ 110.2(c):	Theatmofats. Air heating or cooling systems not controlled by a central energy management control system (EMCS) must have a surface that is flat.
§ 110.3(c):	Insulation. Uniform service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(d):	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kW must have isolation valves with hose bibs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

Lighting:

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces; household cooking appliances (except appliances without a electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.
§ 150.0(h):	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Application 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).
§ 150.0(h):	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryers.
§ 150.0(h):	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):	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):	Insulation Protection. Pipe insulation must be protected from damage, including 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(j):	Gas or

		Side	35 20 feet (2.1A only) ⁷ 5 feet (projects greater than 2.2 du's/net acre—2.1A only)	feet
		Rear	25 10 feet (projects greater than 2.2 du's/net acre—2.1A only)	feet ⁷
	Interior boundary if adjacent to non-residential uses:			
		Side	35 10 feet (projects greater than 2.2 du's/net acre—2.1A only)	feet
		Rear	25 10 feet (projects greater than 2.2 du's/net acre—2.1A only)	feet
		Building to building	10 10 feet (projects greater than 2.2 du's/net acre—2.1A only)	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 require an administrative use permit (AUP).

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 require an administrative use permit (AUP).

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

⁶ The height for homes located in the special height limitation zone in the Planning Area 22 zoning (Chapter 9-22) is subject to a maximum elevation.

⁷ Cabanas, patio/gazebos, solid covered, and accessory structures, major shall be a minimum of 15 feet from any property line, measured to the face of the support post. The maximum height is 12 feet.

⁸ An alternative school that proposes to locate in an existing permanent building and meets all the general development standards will require an administrative use permit (AUP).

(Code 1976, § V.E-325.2.1; 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. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; Ord. No. 10-03, § 3, 4-13-10; Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. 18-05, Exh. A, 4-24-18; Ord. No. 22-07, § 3(Exh. A), 5-10-22; Ord. No. 22-12, § 4(Exh. A), 8-9-22; Ord. No. 23-13, § 3(Exh. A), 7-11-23)

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

- A. *Intent.* This category allows zero to 6.5 dwelling units per net acre, which is approximately equivalent to the General Plan Low Density category of zero to five dwelling units per gross acre. Attached and conventional housing, as well as other appropriate uses such as churches and child care centers, are allowed.
 - (2.2A and 2.2B) University Park (Planning Area 20).
 - (2.2C) Westpark (Planning Area 14).
 - (2.2D) Orchard Hills (Planning Area 1).
- B. *Intensity standard.*
 - 0—6.5 dwelling units per net acre.
 - 2.2C: 0—6.9 dwelling units per net acre (Westpark).

2.2D: 0—31.0 dwelling units per net acre (Planning Area 1). Individual project densities in 2.2D may exceed 6.5 dwelling units/net acre. However, no individual project may exceed 31.0 dwelling units/net acre and the overall density within all of 2.2D cannot exceed 6.5 dwelling units/net acre. For individual residential projects within 2.2D, the development standards to be applied shall depend on the actual net density of the individual residential product as follows:

1. For projects from 0 to 6.5 dwelling units per net acre, Section 3-37-13 development standards shall apply.
2. For projects from 6.6 to 12.5 dwelling units per net acre, Section 2-37-14 development standards shall apply.
3. For projects from 12.6 to 31.0 dwelling units per net acre, Section 3-37-15 development standards shall apply.

C. *Permitted uses.*^{1,6}

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Manufactured structure (up to two years).
8. Model home sales complex.
9. Park.
10. Public park facility (only in public parks).
11. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot.)
12. Residential shelter.
13. Residential, accessory dwelling unit.
14. Residential, attached.
15. Residential, single-family detached.
16. School, public.
17. Supportive housing — Small.
18. Transitional housing — Small.
19. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*^{2,6}

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

15. Any other use which the Planning Commission finds consistent with the purpose and intent of this District and which is found to be compatible with adjacent planned and/or existing land uses.

E.	<i>Minimum site size</i>	4,000 square feet
		2.2D: 3,000 square feet
F.	<i>Maximum site coverage</i>	50%
G.	<i>Maximum building height</i>	35 feet
H.	<i>Minimum site landscaping</i>	Not applicable to Low Density Residential
I.	<i>Building setbacks⁵ from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet 2.2A: 20 feet 2.3C: 15-foot average, 10-foot minimum (Westpark)
	North-south San Diego Creek ROW	2.2C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
	East-west San Diego Creek ROW	2.2C: 30 feet (Westpark)
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	
	Side	5 feet
	Rear	10 feet
	Interior boundary if adjacent to nonresidential uses:	
	Side	10 feet
	Rear	10 feet
	Building to building	6 feet

¹ Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see Chapter 2-17).

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

³ A church that proposes to locate in an existing permanent building and meets all the general development standards will require an administrative use permit (AUP).

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 require an administrative use permit (AUP).

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

⁶ An alternative school that proposes to locate in an existing permanent building and meets all the general development standards will require an administrative use permit (AUP).
(Code 1976, § V.E-325.2.2; 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)

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

- A. *Intent.* This category allows zero to 12.5 dwelling units per net acre as either single-family detached or attached dwelling units. This corresponds to the Medium Density category of zero to 10 dwelling units per gross acre.
 - (2.3A) University Town Center (Planning Area 24).
 - (2.3B) University Park (Planning Area 20).
 - (2.3C) Westpark (Planning Area 14).
 - (2.3D) Harvard Square (Planning Area 10).
 - (2.3E) Reserved.
 - (2.3F) Lower Peters Canyon¹ (Planning Area 4) and Turtle Ridge (Planning Area 27).
 - (2.3G) Quail Hill (Planning Area 17).
 - (2.3H) Northwood (Planning Area 8).
 - (2.3I) Northwood Point (Planning Area 5).
 - (2.3J) Woodbury, Stonegate, Woodbury East (Planning Area 9A, 9B and C2, and 9C1).
 - (2.3K) Portola Springs (Planning Area 6).
 - (2.3L) Westpark II (Planning Area 38 west of Harvard Avenue).
 - (2.3M) Lambert Ranch Tract 16868 (Planning Area 6).
 - (2.3N) Cypress Village (Planning Area 40).
 - (2.3O) Tract 17359 (Planning Area 15).¹⁴
 - (2.3P) Tract 17358 and Tract 17497 (Planning Area 20).
- B. *Intensity standard.*
 - 0—12.5 dwelling units per net acre.
 - 2.3C: 0—13.0 dwelling units per net acre (Westpark).
 - 2.3D: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).
 - 2.3F: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 8,000 within Planning Area 4 (Lower Peters Canyon).
 - 2.3G: Individual project densities may exceed 12.5 dwelling units per acre provided that the total number of dwelling units does not exceed 2,673 within Planning Area 17.
 - 2.3H: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-6-7.B are met.
 - 2.3I: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-5-7.B are met.
 - 2.3J: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-9-7.B are met.²
 - 2.3K: Individual project densities may exceed 12.5 dwelling units per acre provided that the provisions of Section 9-6-7.B are met.

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

400 W. 8TH STREET, SANTA ANA, CALIFORNIA 92701

PHONE: 834-2626

BUILDING ADDRESS 19011 ANTIOCH DRIVE		DESCRIPTION OF WORK		
TOWN OR SCHOOL DISTRICT IRVINE		NEW <input checked="" type="checkbox"/>	ADD <input type="checkbox"/>	ALTER <input type="checkbox"/>
OWNER RICHARD B. SMITH, INC.		REPAIR <input type="checkbox"/>	DEMOLISH <input type="checkbox"/>	
MAILING ADDRESS 380 E. 4th St. 544-4230		SIZE NO. OF STORIES 1 NO. OF FAMILIES 1		
CITY Tustin		USE OF STRUCTURE SINGLE FAMILY RESIDENCE		
ARCHITECT OR ENGINEER MORRIS & LOHRBACH PHONE 544-0573		Plan 1 C		
ADDRESS 18121 4th Street, Tustin		GRADING PRE- INSP. FEE \$	P.C. FEE \$ 40.00	
CONTRACTOR SAME AS OWNER PHONE		VALUATION \$ 22,000	B. PT. FEE \$ 80.00	
ADDRESS		OCCUPANCY GROUP I.J.	TYPE OF CONSTRUCTION 5	
State Compensation GW 536 0209 Ins. Policy No. <u> </u> Exp. Date 7-1-69		PLAN CHECKED <u>C. Sandberg</u>	PERMIT ISSUED APPROVED <u>R. Larson</u>	
"I Certify that the following Contr. Lic. No. <u> </u> 203625		GRADING PERMIT REQ'D YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	PRE-INSPECTION REPORT NO.	
and Classification B-1 is in full force and effect".		ROUGH GRADING O.K. <u> </u> ROUGH GRADING APPROVED <u> </u>		
<input type="checkbox"/> "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section:				
Owner-Sec. 7044 (); Minor Work Under \$100-Sec. 7048 (); or employee working for Wages Only - Sec. 7053 ();				
Other <input type="checkbox"/> "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".				
"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".				
Signature <u> </u> Date <u> </u> 9-10-78 CR				
ZONING REGULATIONS				
LEGAL DESCRIPTION	LOT 9	BLOCK	TRACT 6399	
(PLEASE ATTACH METES AND BOUNDS)				
ZONE	VARIANCE NO.			
BUILDING SETBACK C/L ST.	PROPERTY LINE			
SIDE YARD, RIGHT	EAVE PROJECTION			
SIDE YARD, LEFT	EAVE PROJECTION			
REAR YARD (TO P.L.)	STREET WIDTH			
PARKING SPACE REQUIRED	PROVIDED			
MISC				
AP	DINT. NO. 5			
ZONING APPROVED BY - GLL DATE 10-21-78				
INSPECTION RECORD				
APPROVALS		DATE	INSPECTOR'S SIGNATURE	
FOUNDATION: LOCATION REINFORCED <input type="checkbox"/>		12/3/68	<u> </u>	
SLAB: REINF. <input type="checkbox"/> MEMBRANE <input type="checkbox"/>		12/3/68	<u> </u>	
UNDERPINNING				
MASONRY: BOND BEAM <input type="checkbox"/>				
FIREPLACE				
ROOF SHEATHING ROOM FRAMING				
FRAMING				
LATH EXTERIOR				
LATH <input type="checkbox"/> DRYWALL <input type="checkbox"/> INTERIOR		12/14/69	<u> </u>	
PLASTER BROWN COAT		12/12/69	<u> </u>	
FINAL BUILDING		12/14/69	<u> </u>	
FINAL ZONING				
REMARKS:				

ENCLOSURE 3

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

00805074-RBPR

ADDRESS: 19041 ANTIOCH DR
TRACT: 6599
APN: 46305119
LOT: 12
PLANNING AREA: 21

DESCRIPTION OF WORK
RESIDENTIAL REMODEL & ADDITION W/ ATTACHED SOLID
ROOF PATIO COVER

CONTRACTOR

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

License Class _____ Lic.No. _____

Date 11/25/2019 Contractor _____

OWNER-BUILDER

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 11/25/2019 Owner BEHROOZ ERSHAGHI

WORKERS' COMPENSATION

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 11/25/2019 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

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 *11/25/2019*
Signature of Applicant or Agent Date
Behrooz Eshaghli
Print Applicant's/Agent's Name

OWNER: BEHROOZ ERSHAGHI
ADDRESS: 19041 ANTIOCH DR
CITY, ST ZIP: IRVINE CA 92612
PHONE: (949) 725-3379

APPLICANT: A2Z ARCHITECTURES
ADDRESS: 13300 SPECTRUM
CITY, ST ZIP: IRVINE CA 92618
CONTACT: ALI 747-265-0079
PHONE: (747) 265-0079

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

VALUATION: \$ 113,410

STORIES: 0 NO. UNITS:
CODE YR: 2016 TOT SQFT: 911

USE	OCC	CONST. TYPE	SQ FT
RESIDENTIAL ADDITION & ALR-3 Air Condition	Type V-B RESIDENTIAL		911

PERMIT FEES

SB 1473 fee - Due to State Microfilm	4.50
SB 1473 fee - Admin	14.40
Energy Surcharge Insp	0.50
Issuance Fee Res	133.20
Air Conditioning Res	19.20
Bldg Sewer Res	144.38
Dishwasher Res	29.00
Elec Fixtures Res	11.15
Fixture/Trap Res	62.44
Furnace/Burner NewCom	203.00
Garbage Disposal Res	60.90
Gas Piping Outlets Res	11.15
Outlets/Switches Res	33.85
Res Addition Insp	53.28
Res Remodel Insp	610.37
Suspended Heater/Vent Res	1,668.80
Water Heater/Vent Res	21.65
State Seismic Res	24.20
SlurrySeal Res Remodel/Add	14.74
	89.91

By signing this permit I certify that I will comply with the latest California Plumbing Code regarding flushing procedures should PEX water piping be installed.

Outdoor fireplaces, barbeques and ovens shall not use solid fuel per AQMD requirements, and shall conform to all set back requirements. Underground metallic gas piping is prohibited. Please check with your HOA/Community Association before construction to obtain their approval, if necessary.

Prior to proceeding with work for a TANKLESS WATER HEATER obtain HOA approval if work involves new ventilation terminating at an exterior wall adjoining a neighbor's yard, or the home the heater serves is within a multi-family building.

Total Permit Fees: \$3,210.62

Receipt# 00198470

TCA Receipt: TCA:

PLAN CHECK #: 00788304-RRA

PLANNING APPROVAL: BETH TELAHUN 8/30/2019

BUILDING APPROVAL: JOEL BELANGER 11/14/2019

PERMIT ISSUED BY: DEANNE BAPTISTA 11/25/2019

ENCLOSURE 4

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.

NOTICE: Pursuant to Assembly Bill 2020, 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



Res Alt/Add/2nd Story Deck Permit

00570707-RBPR

ADDRESS: 18982 RACINE DR

TRACT: 6599

LOT: 33

APN: 46305114

PLANNING AREA: 21

DESCRIPTION OF WORK:

REMODEL DINING ROOM/LIVING ROOM, KITCHEN,
BATHROOMS. & ADDITION
8 REPIPES

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.

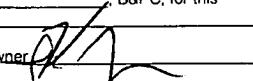
License Class _____ Lic.No. _____

Date 04/25/2013 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 4/25/13 Owner 

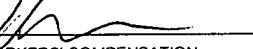
WORKERS' COMPENSATION

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 4/25/13 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.

 4/25/13
Signature of Applicant or Agent Date
KEVIN CLAMPITT
Print Applicant's/Agent's Name

OWNER: KEVIN CLAMPITT

ADDRESS: 18982 RACINE DR

CITY, ST ZIP: IRVINE CA 92612

PHONE: (949) 395-3080

APPLICANT: KEVIN CLAMPITT

ADDRESS: 18982 RACINE DR

CITY, ST ZIP: IRVINE CA 92612

CONTACT: Kevin Clampitt 949-395-3080

PHONE: (949) 395-3080

CONTRACTOR:

ADDRESS:

CITY, ST ZIP:

CONTR LIC EXP:

IRV BUS LIC:

EXP DATE:

VALUATION: \$ 16,380

STORIES: 0

NO. UNITS:

CODE YR: 10-08

TOT SQFT: 511

USE	OCC	CONST. TYPE	SQ FT
RES. SFD, Miscellaneous Air Condition	R-3 R-3 R-3	Type 5B Miscellaneous RESIDENTIAL	211 300

PERMIT FEES

SB 1473 fee - Due to State Microfilm	0.90
SB 1473 fee - Admin	11.25
Energy Surcharge Insp	0.10
Energy Surcharge PC	37.00
Issuance Fee Res	24.05
Elec Fixtures Res	16.00
Fixture/Trap Res	14.70
Gas Piping Outlets Res	193.28
Outlets/Switches Res	28.21
Res Addition Insp	21.02
Res Remodel Insp	141.37
Ventilating Fan Res	201.00
State Seismic Res	36.08
SlurrySeal Res Remodel/Add	1.70
	15.33

By signing this permit I certify that I will comply with the latest California Plumbing Code regarding flushing procedures should PEX water piping be installed.

Outdoor fireplaces, barbeques and ovens shall not use solid fuel per AQMD requirements, and shall conform to all set back requirements.

Underground metallic gas piping is prohibited. Please check with your HOA/Community Association before construction to obtain their approval, if necessary.

Prior to proceeding with work for a TANKLESS WATER HEATER obtain HOA approval if work involves new ventilation terminating at an exterior wall adjoining a neighbor's yard, or the home the heater serves is within a multi-family building.

Total Permit Fees: \$741.99

Receipt# 00093477

TCA Receipt: TCA:

PLAN CHECK #: 00568578-RRA

PLANNING APPROVAL: SHERMAN JONES 4/4/2013

BUILDING APPROVAL: SCOTT FAZEKAS 4/24/2013

PERMIT ISSUED BY: ZHALEH AFRASIA 4/25/2013

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

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 ID Number
2. The applicant agrees to contact and obtain an Inquiry ID Number from UNDERGROUND SERVICE ALERT (1-800-422-4133) at least 2 working days prior to commencing excavation.

PERMIT EXPIRATION: Permit becomes null & void if work is not started in 540 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.

See Inspection Record Card for Smoke Detector and Carbon Monoxide Alarm requirements.



Res Alt/Add/2nd Story Deck Permit

00809376-RBPR

ADDRESS: 18991 ANTIOCH DR

TRACT: 6599

LOT: 7

APN: 46305124

PLANNING AREA: 21

DESCRIPTION OF WORK:

(E-PLAN) REMODEL ENTRY, MASTER BATH, KITCHEN AND LIVING RM, RELOCATE ATRIUM AND ENLARGE AND CREATE 2 BEDROOMS AND REROOF **EPR**

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. 733743
Date 02/19/2020 Contractor MIKE MCKAY CONSTRUCTION INC

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 2/19/2020 Owner JOHN W TR AUDICK

WORKERS' COMPENSATION

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 2/19/2020 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: JOHN W TR AUDICK

ADDRESS: 18991 ANTIOCH DR

CITY, ST ZIP: IRVINE CA 92612

PHONE: (949) 378-9522

APPLICANT: << MAXWELL & ASSOCIATES

ADDRESS: 8941 ATLANTA AVE 365

CITY, ST ZIP: HUNTINGTON BEACH CA 92646

CONTACT: GARY 949-632-6018

PHONE: (949) 632-6018

CONTRACTOR: MIKE MCKAY CONSTRUCTION INC

ADDRESS: 7092 FORD DR

CITY, ST ZIP: HUNTINGTON BEACH CA 92647

CONTR LIC EXP: 3/31/2021

IRV BUS LIC: 41536

EXP DATE: 6/30/2020

VALUATION: \$ 124,199

STORIES: 0

NO. UNITS:

CODE YR: 2019

TOT SQFT: 1,172

USE

OCC

CONST. TYPE

SQ FT

ROOM ADDITION R-3
INTERIOR REMODEL/ALTERAR-3

Type V-B
Miscellaneous

272
900

PERMIT FEES

SB 1473 fee - Due to State	4.50
SB 1473 fee - Admin	0.50
Energy Surcharge Insp	88.80
Issuance Fee Res	19.20
Dishwasher Res	11.15
Elec Fixtures Res	43.40
Fixture/Trap Res	58.00
Garbage Disposal Res	11.15
Gas Piping Outlets Res	33.85
Incidental Gas Piping Res	25.99
Outlet Installation Res	5.50
Outlets/Switches Res	52.72
Res Addition Insp	182.24
Res Remodel Insp	640.00
Ventilating Fan Res	64.95
Water Heater/Vent Res	24.20
State Seismic Res	16.15
SlurrySeal Res Remodel/Add	32.16

By signing this permit I certify that I will comply with the latest California Plumbing Code regarding flushing procedures should PEX water piping be installed.

Outdoor fireplaces, barbeques and ovens shall not use solid fuel per AQMD requirements, and shall conform to all set back requirements.

Underground metallic gas piping is prohibited. Please check with your HOA/Community Association before construction to obtain their approval, if necessary.

Prior to proceeding with work for a TANKLESS WATER HEATER obtain HOA approval if work involves new ventilation terminating at an exterior wall adjoining a neighbor's yard, or the home the heater serves is within a multi-family building.

Total Permit Fees: \$1,314.46

Receipt#: 00200763

TCA Receipt: TCA:

PLAN CHECK #: 00807163-RRA

PLANNING APPROVAL: LYNNAE GUZMAN 1/6/2020

BUILDING APPROVAL: RAY LUNA 12/27/2019

PERMIT ISSUED BY: MARK MESSERSMITH 2/19/2020

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 ID Number
2. The applicant agrees to contact and obtain an Inquiry ID Number from UNDERGROUND SERVICE ALERT (1-800-422-4133) at least 2 working days prior to commencing excavation.

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.

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

TURTLE ROCK BROADMOOR COMMUNITY

August 21, 2025

Meir Siso
Ayelet Siso
19011 Antioch Dr
Irvine CA 92603-3306

Re: Architectural Application – Conditional Approval
19011 Antioch Dr C180-00098-2

Dear Homeowner(s):

Your architectural application received on 08/15/2025 to perform a remodel has been conditionally approved by the TURTLE ROCK BROADMOOR COMMUNITY Board of Directors, per the following condition(s):

- approve the remodel with the requirement of a gutter system or zero lot line wall side pitch roof being included into the remodel and the front door entry will not exceed the roof eves

With this conditional approval, we anticipate your commitment to only using the material(s) and performing the improvement(s) stated in the conditionally approved application. Construction must begin within six months after approval and completed within 12 months of issuance of the approval. If you do not commence work pursuant to approved plans or obtain an extension of time to commence work, the approval shall be automatically revoked, and a new approval must be obtained before work can be commenced.

In addition, please verify with the City if permits are required prior to the commencement of the project. If permits are required, we anticipate your commitment to obtaining the necessary City permits.

Upon completion of the improvement(s), please submit color photographs of the completed improvement(s).

If you have any questions, please contact the Community Manager Kimberly R Shlaudeman at (949)372-4031 or via email at kshlaudeman@powerstonepm.com.

Sincerely,
Board of Directors
TURTLE ROCK BROADMOOR COMMUNITY
cc: File/Board of Directors

ADJACENT PROPERTY OWNER CONSENT LETTER

Subject: Adjacent Property Owner Acknowledgment & Consent

I, the undersigned, am the owner of the adjacent property located at: 19001 Antioch Dr.

The homeowner has explained the scope of work to me, including:

- Reviewing proposed plans for the new remodeling and addition.
- The remodel consists of converting the existing atrium to living area within the existing structural.

I have no objection to the proposed project and grant my consent for the City of Irvine to proceed with the review and approval of the submitted application.

Sincerely,

Adjacent Property Owner:

Name: SUNG CHUAN JU
Signature: Lucy Chen
Date: 11/21/25