



March 19, 2026

Mr. Farhad Ghalami
Farhad Designs Inc.
10 Marana
San Clemente, CA 92673

Sent Via Email:
fg1313@yahoo.com

Subject: Residential Setback Deviation for 5422 Catowba Lane in Planning Area 21 (Turtle Rock); File No. 00979661-PSD

Dear Mr. Ghalami:

Community Development Department staff reviewed your request for a deviation from the required side-yard setback for a proposed residential addition at 5422 Catowba Lane in Planning Area 21 (Turtle Rock) (Enclosure 1). The property is zoned 2.2 Low Density Residential and subject to the general development standards contained in Section 3-37-13 of the Irvine Zoning Ordinance (Enclosure 2).

In January 2026, building plans were submitted for an 84-square-foot ground floor addition continuing along an existing zero-foot side-yard setback. These plans also include interior remodel areas that comply with all applicable development standards and do not require any deviations. Pursuant to the Irvine Zoning Ordinance, a minimum 5-foot setback from the side property line is required unless a deviation is granted pursuant to Section 3-27-13.

The subject property (Lot 63 of Tract 6287) is developed with an approximately 2,015-square-foot single-story single-family residence, which was originally constructed in 1969. The property fronts a public street, Catowba Lane, to the north and is surrounded by existing single-family residential dwellings to the east, west, and south. The existing structure was developed with a zero-foot setback along the western side property line. The structure was legally built in accordance with County approvals in effect at the time for the "Turtle Rock Development Plan," as evidenced by the approved 1969 grading plans (Enclosure 4).

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

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

The proposed residential addition at 5422 Catowba Lane will continue to use the legal non-conforming side-yard setback standard in place at the time the residence was constructed. There are several units in the tract that were subject to the same original setback requirement and that have legally built additions similar to the proposed request. Staff identified three approved residences within Tract 6287 with first or second-story additions built at the same reduced side-yard setback (Enclosure 5):

- 57 Bethany Drive, approved in 1982 (Permit No. 00054278)
- 5421 Kenosha Lane, approved in 1999 (Permit No. 00174698-RBPR)
- 5392 Catowba Lane, approved in 2023 (Permit No. 00914346-RBPR)

These approvals demonstrate similar structures and additions with reduced setbacks have been approved in the vicinity of the project site.

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

Construction of the building addition with a reduced setback will be in harmony with the character of the neighborhood. Other residential units within Tract 6287 were also developed with a reduced side-yard setback. The placement, scale, massing, and height of the proposed addition is consistent with the character of the neighborhood which includes a mix of one- and two-story residences in a range of architectural styles. The applicant will be required to obtain approval for the necessary building permit(s) to ensure the addition is consistent with the current Building Code and relevant Irvine Zoning Ordinance requirements with the allowed exception of the reduced side-yard setback. Therefore, construction of the building addition will be in harmony with the scale and aesthetic character of surrounding homes.

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

The proposed addition to the existing residence is consistent with the existing materials, color, and design of subject residence as well as the other residences in the neighborhood. The applicant has obtained and provided proof of the homeowners association design approval for the proposed addition (Enclosure 6) and has obtained an adjacent property owner acknowledgement form for the proposed work, which expresses no objections to the planned addition (Enclosure

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7). Furthermore, the proposed addition would be consistent in scale with other approved properties mentioned above and the proposed setback will not further encroach into the setback area of the existing building footprint. Therefore, the overall design of the building addition will be consistent with the scale and general 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 a zero-foot side-yard setback for the proposed addition, as depicted in Enclosure 3, is approved. **Please include a copy of this approval letter on the plans for your next building permit application submittal.**

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Thursday, March 26, 2026, the approval granted by this letter shall become effective Friday, March 27, 2026.

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

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Letter of Request
2. Section 3-37-13, 2.2 *Low Density Residential Standards*, of the Irvine Zoning Ordinance
3. Preliminary Building Plans (File No. 00976535-RRA)
4. TR 6287 Grading Exhibits
5. Examples of Approved Building Site Plans
6. Homeowners Association Design Approval Letter
7. Adjacent Property Owner Acknowledgement Form

ec: Koganti Rao, Property Owner (kmrao@att.net)
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
File: 00979661-PSD

Setback Deviation Request
Zoning and Planning Department
City of Irvine

I am writing to request a Setback Deviation Request for my project 00976535-RRA.

PROJECT DESCRIPTION:

- 1- CONVERT BATHROOM 1 INTO BEDROOM 1'S ENSUITE.
- 2- CONVERT PRIMARY BATH INTO COMMON BATH.
- 3- REMOVAL WALL BETWEEN PRIMARY BEDROOM AND PATIO.
- 4- NEW BATHROOM FOR PRIMARY BED. 5- NEW 84 SF ADDITION AREA FOR PRIMARY BEDROOM.

The extension of the Primary Bedroom is into the Atrium Area which is not visible from the street or from the neighboring homes.

With respect to finding A,

5392 Catowba (00914346-RBPR)

57 Bethany 00054278

5421 Kenosha Ln (174698-RBPR)

are examples of similar modifications.

With respect to finding B and C,

The construction is entirely consistent with the existing building in design and materials. Once again, it will not be visible from the exterior.

We have provided a letter from the neighbor on the side of the reduced site setback. They have reviewed the plans and express no objection to the project. Since the project is inside the house and not visible from the outside, it does not require homeowner's association permission. However, we have obtained it and submitted.

Please proceed with reviewing the plan without further delay.

Koganti Rao

ENCLOSURE 1

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

- A. *Intent.* This category allows zero to 6.5 dwelling units per net acre, which is approximately equivalent to the General Plan Low Density category of zero to five dwelling units per gross acre. Attached and conventional housing, as well as other appropriate uses such as churches and child care centers, are allowed.

(2.2A and 2.2B) University Park (Planning Area 20).

(2.2C) Westpark (Planning Area 14).

(2.2D) Orchard Hills (Planning Area 1).

- B. *Intensity standard.*

0—6.5 dwelling units per net acre.

2.2C: 0—6.9 dwelling units per net acre (Westpark).

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

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

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

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Manufactured structure (up to two years).
8. Model home sales complex.
9. Park.

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

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

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

E.	<i>Minimum site size</i>	4,000 square feet
		2.2D: 3,000 square feet
F.	<i>Maximum site coverage</i>	50%

G.	<i>Maximum building height</i>	35 feet
H.	<i>Minimum site landscaping</i>	Not applicable to Low Density Residential
I.	<i>Building setbacks⁵from:</i>	
	Freeways, transportation corridors	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet 2.2A: 20 feet 2.3C: 15-foot average, 10-foot minimum (Westpark)
	North-south San Diego Creek ROW	2.2C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
	East-west San Diego Creek ROW	2.2C: 30 feet (Westpark)
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	

		Side	5 feet
		Rear	10 feet
		Interior boundary if adjacent to nonresidential uses:	
		Side	10 feet
		Rear	10 feet
		Building to building	6 feet

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

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

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

⁴ A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

⁵ Exceptions to these building setback requirements appear on the setback exceptions matrix in [Section 3-27-2](#).

(Code 1976, § V.E-325.2.2; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 05-12, § 6, 6-28-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; [Ord. No. 12-04, § 5\(Exh. A\), 3-13-12](#); Ord. No. [12-12, § 5\(Exh. A\), 9-25-12](#); Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. [18-05, Exh. A, 4-24-18](#); [Ord. No. 22-07, § 3\(Exh. A\), 5-10-22](#); [Ord. No. 22-12, § 4\(Exh. A\), 8-9-22](#))

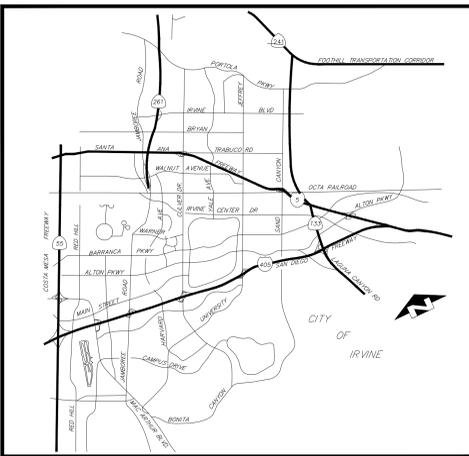
THE CITY OF IRVINE



RESIDENTIAL ADDITIONAL/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: 5422 CATOWBA LN, IRVINE, CA 92603

PROJECT DESCRIPTION:

- 1- CONVERT BATHROOM 1 INTO BEDROOM 1'S ENSUITE.
- 2- CONVERT PRIMARY BATH INTO COMMON BATH.
- 3- REMOVAL WALL BETWEEN PRIMARY BEDROOM AND PATIO.
- 4- NEW BATHROOM FOR PRIMARY BED.
- 5- NEW 84 SF ADDITION AREA FOR PRIMARY BEDROOM..

SPRINKLERS: NO

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

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

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

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

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

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

ABSOLUTE MAXIMUM DURATIONS FOR CONSTRUCTION PROJECTS RELATING TO EXISTING RESIDENCES:

- 18 MONTHS - APPLIES TO ANY IMPROVEMENT LOCATED ON A RESIDENTIAL PROPERTY CONTAINING A GROUP R-3 RESIDENTIAL 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 7-1 FOR SITE SURVEY, PREPARED BY A CALIFORNIA-LICENSED LAND SURVEYOR OR CIVIL ENGINEER.

WATER CONSERVING PLUMBING FIXTURES [IB 321]

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

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

ALL NEW ROOF AND UNDER-FLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. (CBC 706A.2) SEE DETAIL 11' SHEET A2.1

ROOFING [IMC SECT. 5-9-401 F. & 5-9-402 M.]

ALL NEW ROOF COVERING MATERIAL SHALL BE CLASS A AS TESTED IN ACCORDANCE WITH UL 790 OR ASTM E 108.

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

SEE SHEET N/A FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

CONSTRUCTION WASTE [IMC SECT. 6-7]

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

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

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

SPECIAL INSPECTION

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

N/A

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

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

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

NATURAL GAS SYSTEM GENERAL NOTES

1. ACCEPTABLE PIPE MATERIALS:
 - BLACK STEEL SCHEDULE 40 - ASME B36.10, ASTM A53, OR ASTM A106
 - ALUMINUM ALLOY - ASTM B241. MUST BE COATED TO PROTECT AGAINST EXTERNAL CORROSION; NOT ALLOWED IN EXTERIOR LOCATIONS OR UNDERGROUND.
 - CORRUGATED STAINLESS STEEL - CSA LC-1
 - POLYETHYLENE (PE) PLASTIC - ASTM D2513. ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AWO 14) TO FACILITATE LOCATING.
2. METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.6.10.1)
3. PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1210.1.1)
4. UNDERGROUND PIPING INSTALLATION:
 - METALLIC PIPING IS PROHIBITED FOR UNDERGROUND INSTALLATION IN THE CITY OF IRVINE.
 - MINIMUM 18 INCHES BELOW GROUND. (CPC 1210.1.1)
 - WHERE INSTALLED THROUGH THE OUTER FOUNDATION OR BASEMENT WALL, ENCASE IN A PROTECTIVE SLEEVE. THE SPACE BETWEEN THE PIPE AND THE SLEEVE, AND THE SLEEVE AND THE WALL MUST BE SEALED. (CPC 1210.1.5)
 - WHERE INSTALLED UNDERGROUND BENEATH BUILDINGS, ENCASE IN A CONDUIT DESIGNED TO WITHSTAND THE IMPOSED LOADS. (CPC 1210.1.6)
5. APPLIANCES CONNECTED TO THE GAS PIPING SYSTEM SHALL HAVE AN ACCESSIBLE MANUAL SHUT-OFF VALVE EACH SERVING A SINGLE APPLIANCE AND INSTALLED WITHIN 6 FEET OF THE APPLIANCE IT SERVES. (CPC 1212.6)

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET A0.0 FOR COMPLETE COMPLIANCE DOCUMENTATION.

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET A0.1, A0.2 FOR APPLICABLE GREEN BUILDING STANDARDS NOTES AND REQUIREMENTS.

PRE-CONSTRUCTION MEETING REQUIREMENT

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

KITCHEN REMODEL GENERAL NOTES

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

KITCHEN RANGE HOOD AIRFLOW RATES

1. CALIFORNIA ENERGY CODE (CEC) TABLE 150.0-6; KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE.

DWELLING UNIT FLOOR AREA (ft ²)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
> 1500	50% CE or 110 cfm	70% CE or 180 cfm
> 1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
< 750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN LIGHTING

1. ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEC) SECTION 150.0(k).
2. ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.
3. RECESSED DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILING SHALL BE PROVIDED WITH ZERO RECESS INSULATION CONTACT (IC) LISTED BY UNDERWRITERS LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AC) LABEL FIXTURES.
4. LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC WATTAGE.
5. LIGHTING FROM ADJACENT KITCHEN AREA SUCH US DINING AND NOOK AREAS SHALL HAVE SEPARATE CONTROLS IF NOT PART OF THE AREA OF REMODEL.

KITCHEN ELECTRICAL OUTLETS

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

BATHROOM REMODEL GENERAL NOTES

1. THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC 4.303) ARE AS FOLLOWS:

A. WATER CLOSETS	1.28 GALLONS PER FLUSH (SEE NOTE 2)
B. SHOWER HEADS	1.8 GPM @ 80 PSI (SEE NOTE 1)
C. LAVATORY FAUCETS	1.2 GPM @ 60 PSI

NOTES:

- (1) WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
- (2) THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINE AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307)
3. ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R308.4.5)
4. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION
5. BATHROOM BRANCH CIRCUITS; AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT, SUCH US LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY (CEC 210.11(C)(3)).
6. BATHROOM ELECTRICAL OUTLETS; AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN (CEC 210.52 (D)).
7. RECEPTACLES AT BATHTUBS AND SHOWER SPACES SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTAL AND 8 FEET VERTICAL FROM THE TOP OF THE BATHTUB RIM OR THE SHOWER THRESHOLD. (CPC 408.4(C))
8. PRIVATE BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH ENERGY STAR COMPLIANT EXHAUST FANS CONTROLLED BY A HUMIDITY CONTROL, AND HAVING A MINIMUM CAPACITY OF 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT. (CMC TABLE 403.7, CGBC 4.506.1)
9. WATER CLOSETS AND BIDETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FIXTURE, AND 30 INCHES TO A SIMILAR FIXTURE MEASURED CENTERLINE TO CENTERLINE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.5)
10. FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR OUTLET SPACE NOT LESS THAN 12 INCHES IN ITS LEAST DIMENSION. (CPC 402.10)
11. SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURES SHALL HAVE A TAILPIECE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)
12. SHOWER THRESHOLD (WHERE PROVIDED) SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
13. SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (CPC 408.6)
14. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE

- ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT. (CPC 408.9)
15. WHERE TWO SEPARATE HANDLES CONTROL THE HOT AND COLD WATER, THE LEFT-HANDED HANDLE SHALL CONTROL HOT WATER. (CPC 417.5)
16. THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED FIVE. (CPC TABLE 703.2)
17. NEWLY INSTALLED LUMINAIRES IN A BATHROOM:
 - 17.1. SHALL BE HIGH EFFICACY AND MEET THE APPLICABLE REQUIREMENTS OF CEC TABLE 150.0-A. (CEC 150.0(k)(1.A))
 - 17.2. WHEN RECESSED, SHALL BE LISTED FOR ZERO CLEARANCE, LABELED TO CERTIFY AIR LEAKAGE LESS THAN 2 CFM, SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. (CEC 150.0(k)(1.C))
 - 17.3. SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEC 150.0(k)(2.G))
 - 17.4. SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEC 150.0(k)(2.A))
 - 17.5. SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEC 150.0(k)(2.B))
 - 17.6. SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEC 150.0(k)(2.E))
 - 17.7. THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JAB REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEC 150.0(k)(2.D))

OUTDOOR COOKING APPLIANCE

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

923.1 LISTED UNITS: LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTION.

923.2 UNLISTED UNITS: UNLISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED OUTDOORS WITH CLEARANCES TO COMBUSTIBLE MATERIALS OF NOT LESS THAN 36 INCHES AT THE SIDES AND BACK AND NOT LESS THAN 48 INCHES AT THE FRONT. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION.

OUTDOOR DECORATIVE APPLIANCES

REFER TO CALIFORNIA MECHANICAL CODE SECTION 923.0 FOR OUTDOOR OPEN FLAME DECORATIVE APPLIANCES.

923.1.1 LISTED UNITS: LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54.10.32.1)

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

DOOR /WINDOW REPLACEMENT

REPLACEMENTS OF DOORS AND WINDOWS HAVING THE SAME DIMENSIONS OF THOSE BEING REPLACED SHALL MEET REQUIREMENTS FOR WEATHER PROOFING, SECURITY AND ENERGY EFFICIENCY.

REPLACEMENT OF EXTERIOR DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECURITY REQUIREMENTS DESCRIBED IN CITY OF IRVINE MUNICIPAL CODE SECTIONS 5-9-511 THRU 5-9-516.

CALIFORNIA ENERGY CODE (CEC) SECTION 150.2(i)(1) B. REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS FOLLOWS:

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

SPACE CONDITIONING SYSTEM CHANGE OUT

FOR REQUIREMENTS FOR ALTERATIONS MADE TO RESIDENTIAL SPLIT SYSTEM AIR CONDITIONER CONDENSING UNIT, HEATING OR COOLING COIL, OR FURNACE HEAT EXCHANGER REPLACEMENT, REFER TO IB 310.

ENTIRELY NEW OR COMPLETE REPLACEMENT OF SPACE-CONDITIONING SYSTEM SHALL BE PROVIDED WITH THE FOLLOWING:

- ALL NEW EQUIPMENT SHALL BE CERTIFIED WITH THE CALIFORNIA ENERGY COMMISSION.
- A/C EFFICIENCY-CENTRAL, SINGLE PHASE AIR CONDITIONERS AND AIR SOURCE HEAT PUMPS SHALL HAVE A MINIMUM SEASONAL ENERGY EFFICIENCY RATIO (SEER) OF 14.
- GAS-FIRED FURNACE EFFICIENCY SHALL BE AN ANNUAL FUEL UTILIZATION (AFUE) OF 80% FOR UNITS HAVING CAPACITY LESS THAN 225,000 BTU/H AND AN 81% FOR UNITS HAVING CAPACITY EQUAL OR GREATER THAN 225,000 BTU/H.
- SETBACK CAPABILITY THERMOSTAT THAT ALLOWS THE BUILDING OCCUPANT TO PROGRAM THE TEMPERATURE SET-POINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS.
- ALL DUCTS LOCATED IN UNCONDITIONED SPACE SHALL BE PROVIDED WITH DUCT INSULATION R-8
- HOSE INSULATION FOR SPLIT SYSTEM AIR CONDITIONERS THE SUCTION LINE ONLY REQUIRES INSULATION HAVING A THICKNESS OF 0.75 INCHES FOR LINES HAVING A DIAMETER LESS THAN 1.5 INCHES AND A THICKNESS OF 1 INCH FOR LINES HAVING A DIAMETER OF 1.50 INCHES OR MORE. INSULATION MUST BE SUITABLE FOR OUTDOOR USE AND BE PROTECTED AGAINST DAMAGE FROM SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND.
- SEALING OF ALL DUCTS PART OF THE AIR DISTRIBUTION AND LEAKING TESTING. NOTE THAT IN RESIDENTIAL DUCT SYSTEM LEAKAGE TO OUTSIDE SHALL NOT EXCEED 5% OF THE NOMINAL SYSTEM AIRFLOW.

REFER TO IB 310 FOR TESTING AND INSPECTION REQUIREMENTS.

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

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

SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING BUILDING PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (CRC R314)

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

POOL AND SPA NOTES

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

STORMWATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 9 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

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

1. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE SITE FROM THE FORCES OF WIND AND WATER FLOW.
2. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.

6. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS)

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

DEFERRED SUBMITTALS

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

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

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

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT A DEMOLITION NOTIFICATION BE SUBMITTED TO SOUTH COAST AQMD PRIOR TO THE BEGINNING OF ANY DEMOLITION WORK. THE PROPOSED SCOPE OF WORK IN THIS SET OF PLANS INCLUDES DEMOLITION THAT MAY INCLUDE THE REMOVAL OF ASBESTOS CONTAINING MATERIALS AND/OR STRUCTURAL ELEMENTS. PER SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQM) RULE 1403, NOTIFICATION TO SCAQM WILL BE REQUIRED. 1. THE OWNER OF THE PROPERTY AT 5422 CATOWBA LN SHALL HAVE MY SELECTED CALIFORNIA LICENSED CONTRACTOR PERFORMING THE DEMOLITION WORK, OR MYSELF ACTING AS THE OWNER-BUILDER, FORMALLY NOTIFY SCAQM PRIOR TO THE START OF ANY DEMOLITION WORK. THE SCAQM RULE 1403 NOTIFICATION CONFIRMATION SHALL BE MADE AVAILABLE ON THE JOBSITE.

OWNER SIGNATURE _____

DATE _____

EPA RENOVATION, REPAIR, AND PAINTING (RRP) RULE

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

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

PROPERTY EASEMENTS

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

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

SIGNATURE (OWNER OR AUTHORIZED AGENT) _____

DATE _____

SHEET INDEX

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STANDARD NOTES RESIDENTIAL CONSTRUCTION
2022 CALIFORNIA GREEN BUILDING STANDARDS (4.0)

[Effective January 1, 2023]

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

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

ELECTRIC VEHICLE (EV) CHARGING

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

N/A This project is exempt per 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.

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

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

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

N/A Multifamily development project with less than 20 dwelling units; and hotels/motels with less than 20 sleeping units or guest rooms.

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

N/A Multifamily development project with more than 20 dwelling units; and hotels/motels with more than 20 sleeping units or guest rooms.

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

Existing Multifamily dwellings

N/A Addition/alteration of parking facility serving the existing multifamily building

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

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

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

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

ENVIRONMENTAL QUALITY

FIREPLACES

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

MECHANICAL EQUIPMENT AND DUCT PROTECTION

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

FINISH MATERIAL POLLUTANT CONTROL

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

INTERIOR MOISTURE CONTROL

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

AIR QUALITY AND EXHAUST (CGBC 4.506)

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

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

-See below for supplemental requirements.

1. EV Capable:

- At least ten (10) percent of the total number of parking spaces on the building site shall be capable of supporting future Level 2 Electric Vehicle Supply Equipment (EVSE).
Electrical panel service shall be adequate for total electrical loads
Electric system including on-site distribution transformer(s) shall have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amps.
Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserve for future EV charging purposes as "EV CAPABLE".

2. EV Ready:

- At least twenty-five (25) percent of the total number of parking spaces shall be equipped with low power level 2 EV charging receptacles.
For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided.

3. EV Charger:

- At least five (5) percent of the total number of parking spaces shall be equipped with low power level 2 EVSE.
Where common use parking is provided at least one EV charger shall be located in the common use 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 into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. A raceway is not required if a minimum 40 amps. 208/240 volt dedicated EV branch circuit is installed in close proximity to the location of the EV space.
The service panel or subpanel circuit directory shall identify the overcurrent space reserve for future EV charging as "EV CAPABLE".
Electric vehicle ready spaces shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01.

5. EVCS required per CGBC 4.106.4.2.2 Item #3, except the ones serving public housing, public accommodations, motels and hotels, shall comply with the following:

- 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.
EV space shall be 18 feet minimum length and 9 feet wide.
One in every twenty-five (25) charging spaces but not less than one shall also have an 8-foot-wide minimum aisle. A 5-foot aisle shall be permitted provided the minimum width of the EV space is 12 feet.
Surface slope for EV space and he aisle shall not exceed 1:48 in any direction.

WATER EFFICIENCY AND CONSERVATION (CGBC 4.303)

INDOOR WATER USE

Plumbing fixtures and fittings shall comply with the following table:

Table with 3 columns: Fixture Types, Fixture Flow Rates, Maximum Flow Rate. Rows include Showerheads, Private Lavatory Faucets, and Lavatory Faucets in Common Areas.

ADDITIONAL AIR QUALITY REQUIREMENTS

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

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

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

Qtot = 0.03Afloor + 7.5(Nbr+1)
Qtot = Total Required Ventilation rate, cfm
Afloor = Dwelling Unit Floor Area, ft²
Nbr = Number of Bedrooms (not less than 1)

NOTES:

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

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

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

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

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

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

Table with 3 columns: Dwelling Unit Floor Area (ft²), Hood Over Electric Range, Hood Over Natural Gas Range. Rows include >1500, >1000-1500, 750-1000, and <750.

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

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

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

Table with 2 columns: Fixture, Fixture Flow Rates. Rows include Metering Faucets, Kitchen Faucets, and Water Closets. Includes notes on shower flow rate, kitchen faucet flow rate, and flush volume.

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).

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

Table with 4 columns: Fan Location, Continuous/Intermittent, Sound Rating (sones), Required Air Flow (CFM). Includes a fan summary table and prescriptive duct sizing requirements table.



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Table with 3 columns: Delta, Date, Description. Includes a note about contractor responsibility for errors and omissions.

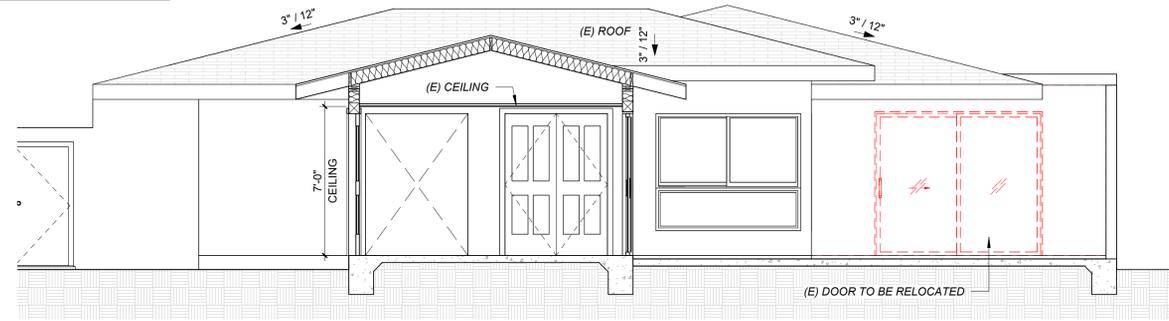
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BUILDING ENERGY EFFICIENCY STANDARDS

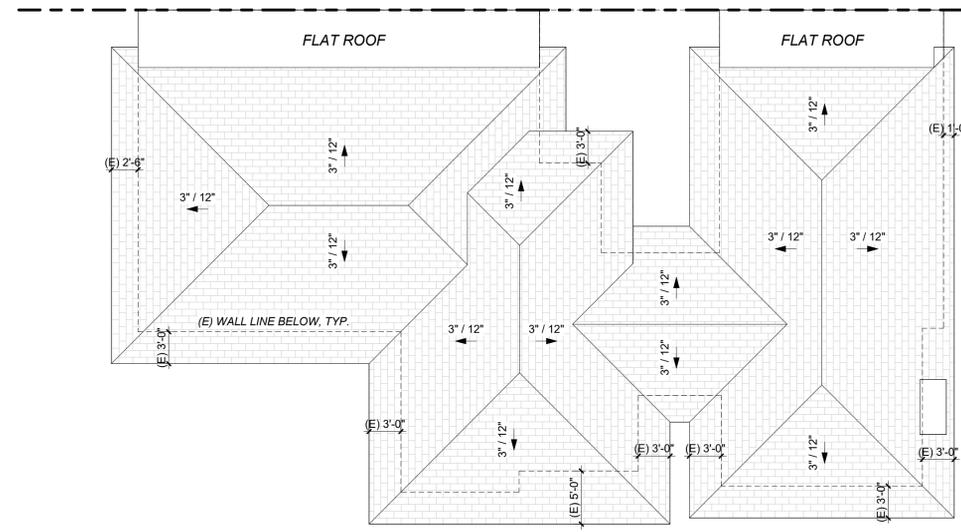
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LEGEND

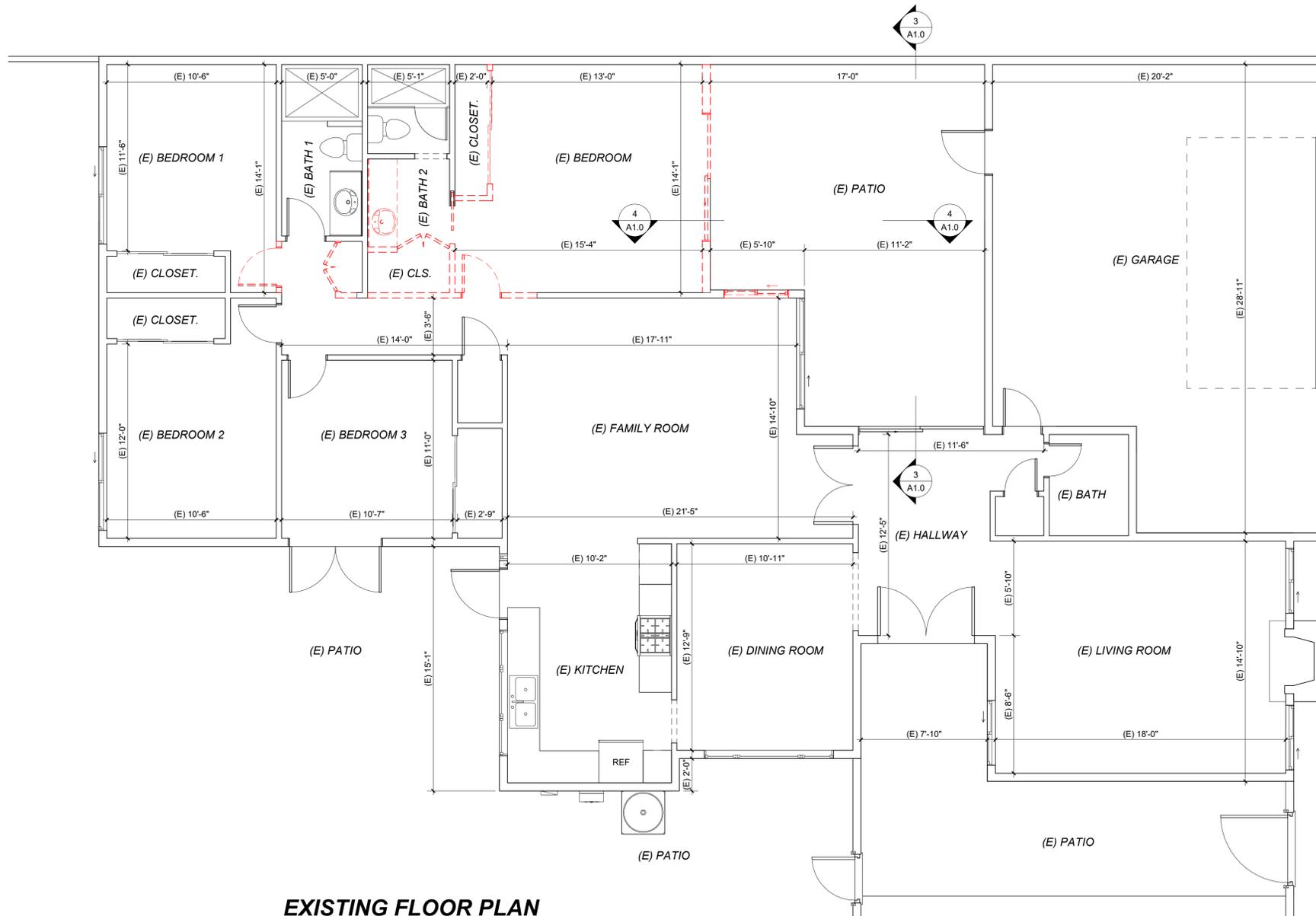
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- EXISTING CONSTRUCTION TO BE REMAINED
- NEW CONSTRUCTION



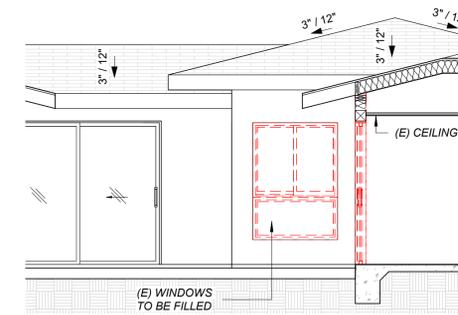
EXISTING SECTION 1
1/4" = 1'-0"



EXISTING ROOF PLAN
1/8" = 1'-0"



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



EXISTING SECTION 2
1/4" = 1'-0"



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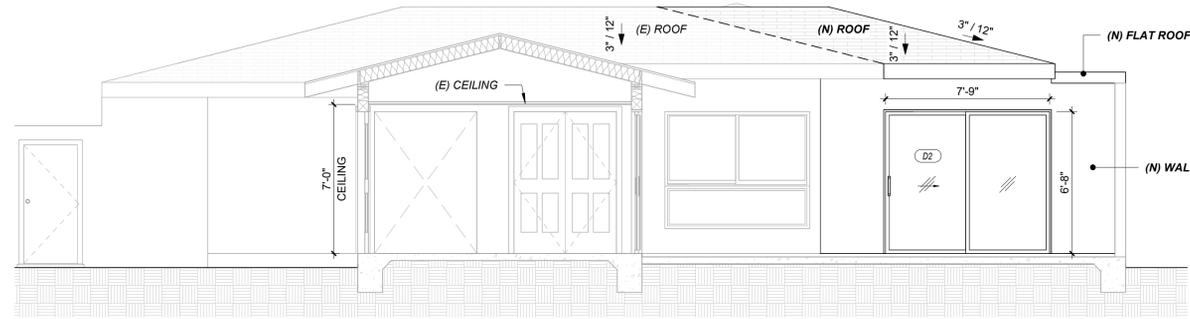
DELTA	DATE	DESCRIPTION

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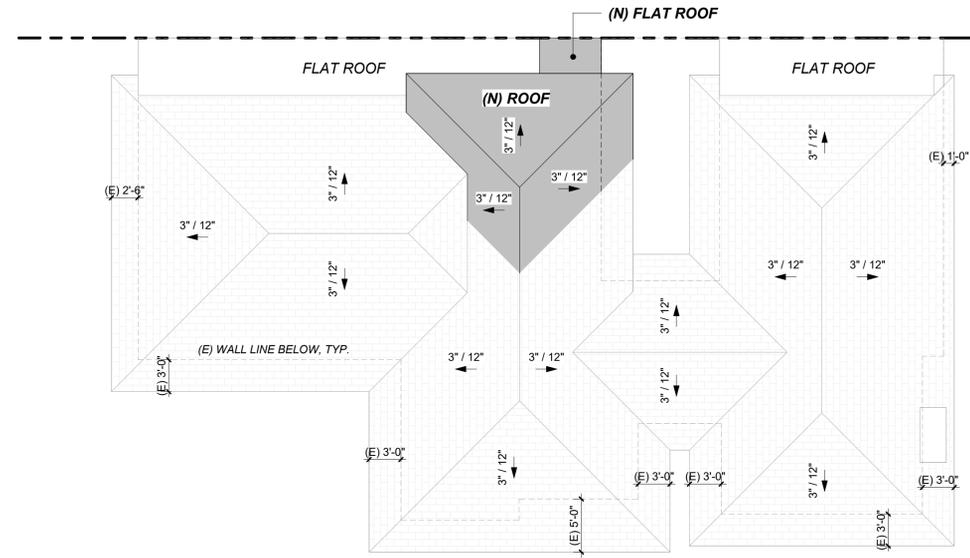
EXISTING FLOOR
PLANS

LEGEND

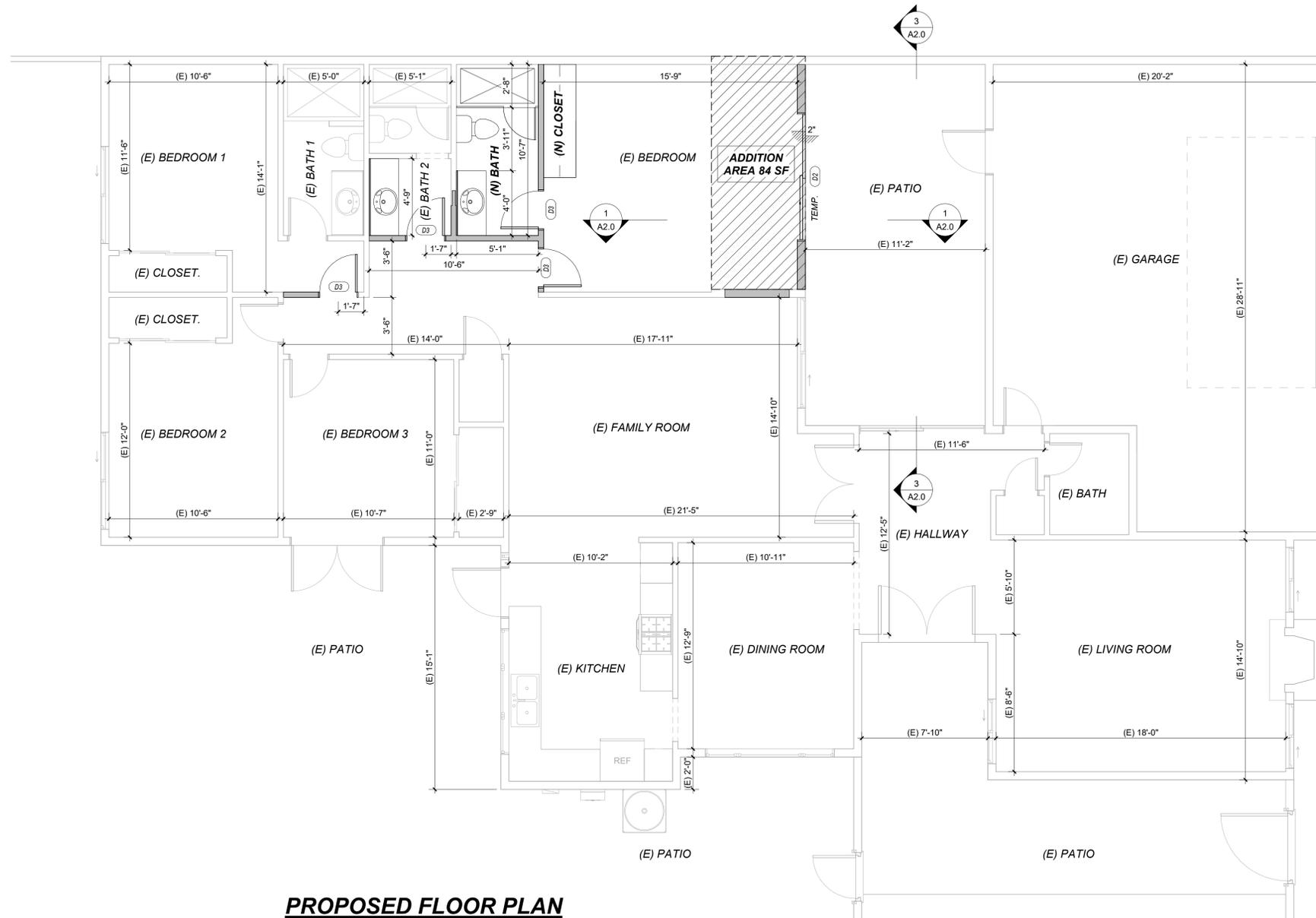
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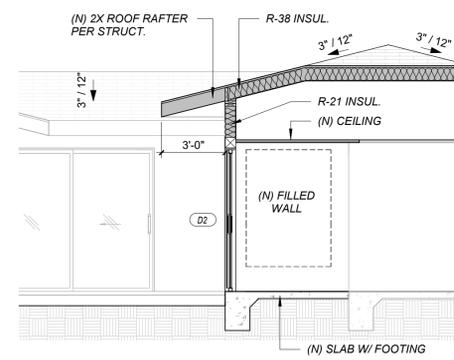
PROPOSED SECTION 1
1/4" = 1'-0"



PROPOSED ROOF PLAN
1/8" = 1'-0"



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



PROPOSED SECTION 2
1/4" = 1'-0"

DOOR SCHEDULE

MARK	DESCRIPTION	DOOR SIZE	HEAD HEIGHT	COUNT	U-FACTOR	SHGC
D2	Exterior door, 2-panel sliding door, Vinyl Frame/Low-E Glass Panel	7' - 9" x 6' - 8"	6' - 8"	1	0.3	0.23
D3	Interior Door, Wood Frame/Panel	2' - 4" x 6' - 8"	6' - 8"	4		
Grand total: 5						

FLOOR LEGEND

- xx DOOR TYPE
- xx KEY NOTE
- xx WINDOW TYPE
- FLOOR DEPRESSION

NOTES:
ELECTRICAL, MECHANICAL AND PLUMBING SYSTEM OF THE EXISTING HOUSE ARE TO BE KEPT AS IS. THE CONTRACTOR TO VERIFY LOCATION, SIZE OF SYSTEMS IN FIELD.



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PROPOSED FLOOR PLANS



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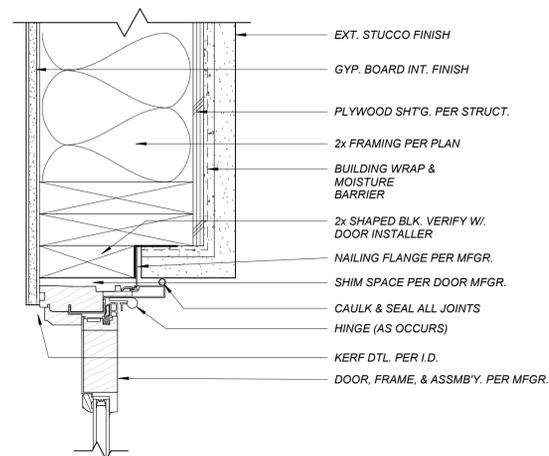
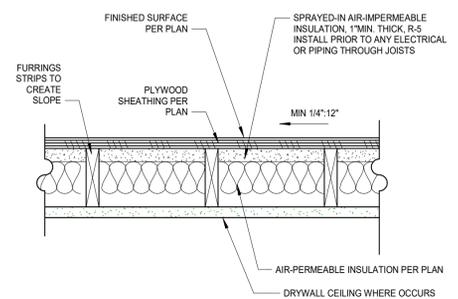
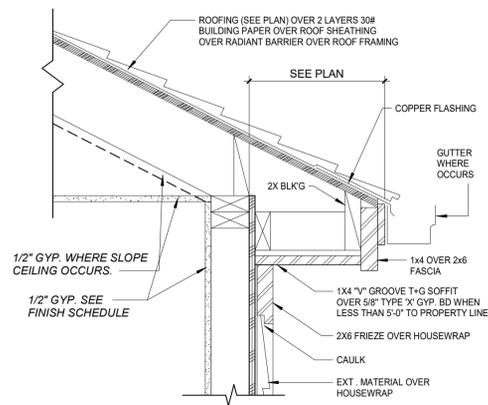
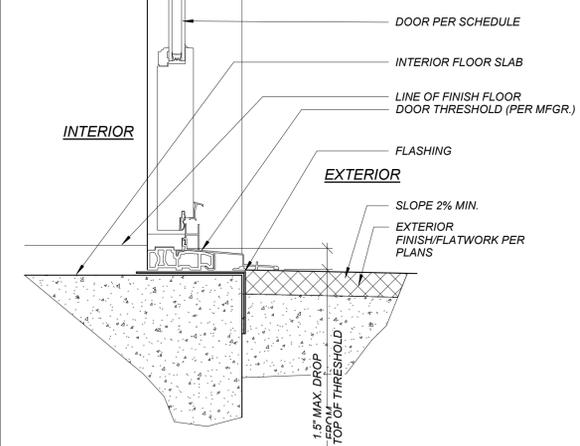
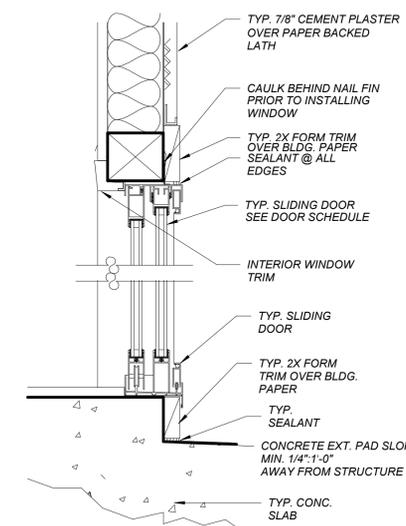
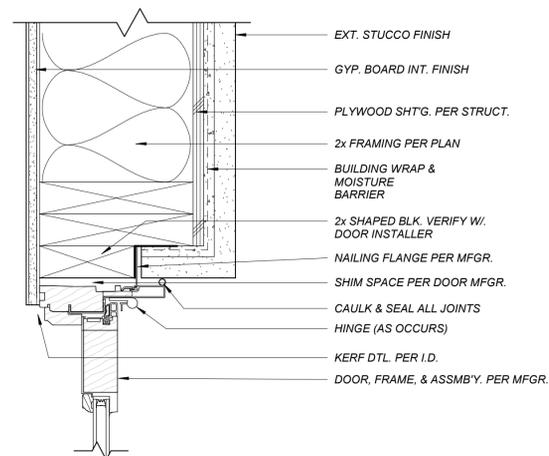
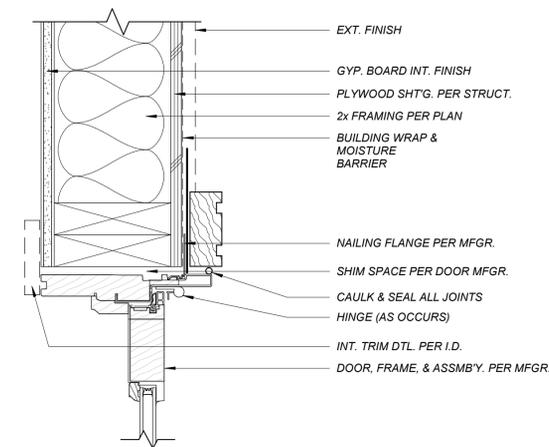
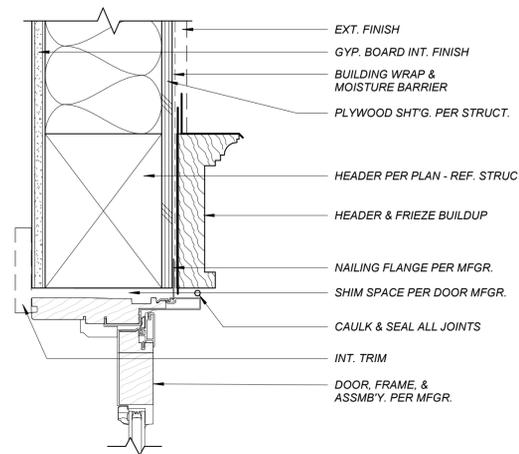
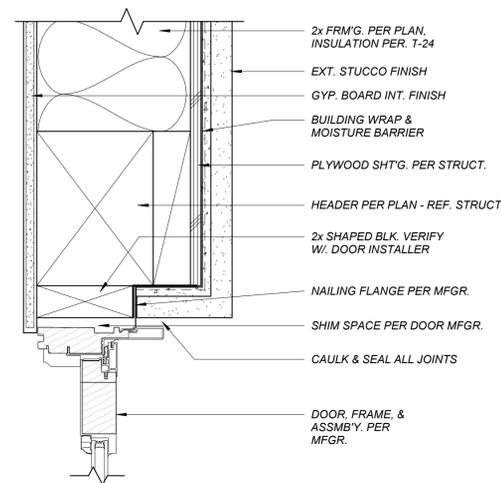
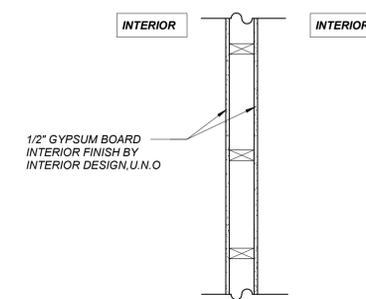
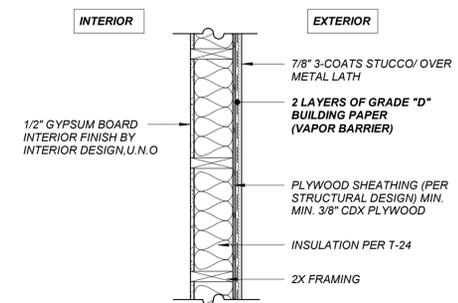
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PROPOSED ELECTRICAL PLAN & TYPICAL DETAILS



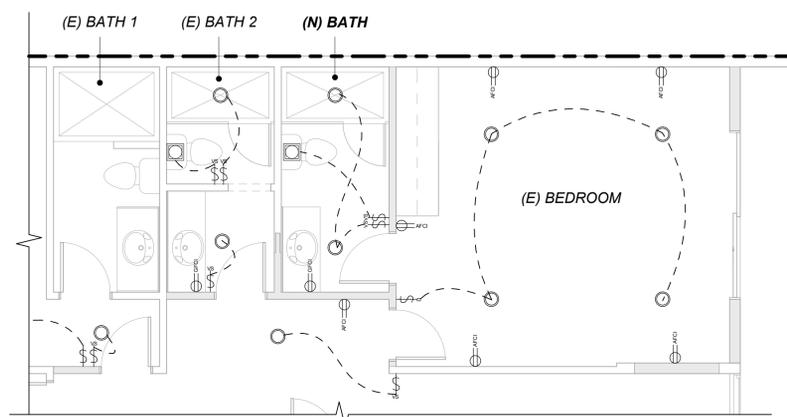
6 EXTERIOR DOOR JAMB (TYP.)
 3" = 1'-0"

5 EXTERIOR DOOR HEAD (TYP.)
 3" = 1'-0"

2 IW1 - INTERIOR WALL
 1" = 1'-0"

ELECTRICAL LEGEND

- ⊕ DUPLEX ELECTRICAL OUTLET
- AFCI ARC-FAULT CIRCUIT INTERRUPTER
- GFCI GROUND-FAULT CIRCUIT INTERRUPTER
- W/P.W.R WATER PROOF - WEATHER RESISTANCE SWITCH
- 3 WAY-SWITCH
- VACANCY SENSOR-SWITCH
- DIMMER SWITCH
- RECESSED LED (HIGH EFFICACY) LIGHT FIXTURE
- WALL MOUNTED LED (HIGH EFFICACY) LIGHT FIXTURE
- EXHAUST FAN SHALL BE ENERGY STAR RATED, CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. 100CFM W/HUMIDITY SENSOR PER CMR 402.5, BETWEEN 50%-80%



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

4 SLIDING DOOR DETAIL
 3/4" = 1'-0"

1 THRESHOLD - OUTSWING (SLAB)
 3" = 1'-0"

STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

- CONSTRUCTION SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC 2022) AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- ALL WORK NEEDS TO BE PERFORMED BY QUALIFIED AND EXPERIENCED CONTRACTORS FAMILIAR WITH THIS TYPE OF PROJECT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO ORDERING ANY MATERIAL AND/OR COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO E.O.R.
- CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT, UNTIL CONFLICT IS RESOLVED BY THE AFFECTED PARTIES.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL BE USED.
- WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL ALSO APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL BEAMS, WALLS, ETC., ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADS.
- OBSERVATION VISITS TO THE PROJECT SITE BY THE ENGINEER SHALL NOT BE CONSIDERED AS ANY INSPECTION AS REQUIRED BY CODE.
- EQUIPMENT WEIGHTS, WHERE SHOWN ON THE STRUCTURAL DRAWINGS, ARE MAXIMUM OPERATING WEIGHTS, INCLUDING CURBS AND ACCESSORIES. THE CONTRACTOR SHALL VERIFY THE EQUIPMENT SPECIFICATIONS AND BRING ANY DEVIATIONS TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. BUT NOT LIKEWISE SHOWN ON THE STRUCTURAL DRAWINGS. HOLES 3" ROUND OR SQUARE MAXIMUM SPACED @ 2'-0" O.C. MINIMUM IN A FLOOR SLAB, ROOF SLAB OR WALL SHALL BE EXEMPTED FROM THIS REQUIREMENT.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD FOR EACH PARTICULAR LEVEL.
- E.O.R. SHALL HAVE NO LIABILITY FOR WATERPROOFING OR MOISTURE TRANSMISSION ISSUES, WHETHER RELATED TO CONCRETE SLABS, FOOTINGS, FOUNDATIONS, OR OTHERWISE. THE GENERAL CONTRACTOR/ OWNER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WATERPROOFING AND MOISTURE PROTECTION SPECIFIED BY OTHER.
- SPECIAL INSPECTION PER BUILDING CODE SEC.1704 IS REQUIRED (NOTE: SPECIAL INSPECTOR'S QUALIFICATION AND RESPONSIBILITIES SHOULD COMPLY WITH BUILDING CODE SECTION 1701 REQUIREMENTS.)
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FINISH MATERIALS. CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS.

GRAVITY DESIGN LOADS

ROOF DEAD LOAD = 18 PSF
ROOF LIVE LOAD = 20 PSF

LATERAL DESIGN:

- A. SEISMIC DESIGN DATA**
- RISK CATEGORY = II
IMPORTANCE FACTOR $I_e = 1$
SITE CLASS = D-DEFAULT
SEISMIC DESIGN CATEGORY = D
MAPPED SPECTRAL RESPONSE ACCELERATIONS
 $S_s = 1.272$
 $S_1 = 0.453$
RESPONSE MODIFICATION FACTOR $R = 6.5$
SPECTRAL RESPONSE COEFFICIENT
 $S_{D1} = 1.018$
 $S_{D2} = 0.558$
SEISMIC RESPONSE COEFFICIENT $C_s = 0.157$
DESIGN BASE SHEAR (ASD) $V = 0.7CS W$
REDUNDANCY FACTOR = 1.3
ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE ANALYSIS
BASIC STRUCTURAL SYSTEM: LIGHT-FRAMED WALLS SHEATHED W/WOOD STRUCTURAL PANELS
- B. WIND DESIGN DATA**
- BASIC WIND SPEED $V = 95$ MPH
RISK CATEGORY = II
WIND EXPOSURE CATEGORY = C
INTERNAL PRESSURE COEFFICIENT $GCPI = +/-0.18$

SOIL PARAMETERS

MAXIMUM SOIL BEARING PRESSURE.....1500 PSF

CONCRETE NOTES

- MIX DESIGNS, CONFORMING TO CBC CHAPTER 19, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONCRETE IS PLACED.
- ALL MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 5.5 SACKS OF CEMENT PER CUBIC YARD OF MIX.
- CONCRETE SHALL HAVE MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 2500 PSI. THE MAXIMUM DESIGN SLUMP FOR CONCRETE SHALL NOT EXCEED 5".
- PORTLAND CEMENT SHALL BE TYPE V, CONFORMING TO A.S.T.M. C150, WHERE A PROJECT SOILS REPORT IS PROVIDED, VERIFY SITE SPECIFIC CRITERIA, SUCH AS PROTECTION AGAINST SOIL CORROSION, PRIOR TO CONSTRUCTION.
- AGGREGATES SHALL BE NORMAL WEIGHT (145 PCF), CONFORMING TO A.S.T.M. C33.
- WATER-TO-CEMENTITIOUS MATERIAL RATIO SHALL NOT EXCEED 0.45.
- THE (28 DAYS) CONCRETE COMPRESSIVE STRENGTH, f_c , FOR CONCRETE IN CONTACT WITH SOIL WITH WEIGHT PERCENTAGE AGE OF SULFATE (SO₄) EQUAL TO OR GREATER THAN 1.0 SHALL BE 4000 PSI, AND WITH WEIGHT PERCENTAGE OF SULFATE (SO₄) EQUAL TO OR GREATER THAN 2.0 SHALL BE 4500 PSI. SPECIAL INSPECTION IS NOT REQUIRED.
- SPECIAL INSPECTION IS REQUIRED FOR CONCRETE WITH $f_c > 2500$ PSI UNLESS THE USE OF CONCRETE WITH $f_c > 2500$ PSI IS SOLELY FOR ITEM #7 ABOVE.
- ALL MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.

REINFORCING STEEL

- ALL REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL CONFORM TO A.S.T.M. SPECIFICATIONS A615 AND BE INTERMEDIATE GRADE 60 FOR ALL SIZES.
- ALL REINFORCEMENT TO BE WELDED SHALL CONFORM TO A.S.T.M. A706, UNLESS NOTED OTHERWISE.
- ALL REINFORCING BARS SHALL BE FREE OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BONDING.
- REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 24 BAR DIAMETERS IN CONCRETE AND 48 BAR DIAMETERS IN MASONRY WITH 24 INCH MINIMUM LAP IN EACH CASE, UNLESS NOTED OTHERWISE ON PLANS. ALL SPLICES WHEN DETAILED SHALL BE LOCATED WHERE SHOWN ON PLANS.
- REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SECURED IN POSITION WITH METAL OR CONCRETE BLOCKS, CHAIRS, SPACERS, ETC., AND WIRE TIES BEFORE PLACING ANY CONCRETE.
- ALL BENDS IN REINFORCING SHALL BE COLD BENDS.
- DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF CONCRETE AND DENOTE CLEAR COVERAGE UNO. COVERAGE SHALL BE AS FOLLOWS UNO ON PLANS: 3" CLEAR FOR CONCRETE CAST AGAINST EARTH, 2" CLEAR FOR CONCRETE EXPOSED TO MOISTURE BUT NOT CAST AGAINST EARTH, AND 1 1/2" FOR ALL OTHER CONDITIONS.
- REINFORCING DOWELS, BOLTS, ANCHORS, SLEEVES, ETC TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED AND APPROVED BY THE LOCAL BUILDING OFFICIAL BEFORE CONCRETE PLACEMENT.

WOOD MEMBERS

- SAWN LUMBER GRADE (U.N.O.)
6 x POST/BEAMS/HEADERS: D.F.#1
4 x POST/BEAMS/HEADERS: D.F.#2
2 x JOIST/RAFTERS: D.F.#2
STUDS: D.F.#2
TOP PLATES/MUD SILLS: D.F.#2
NOTE: DOUGLAS FIR LARCH SHALL COMPLY WITH DOC PS2 OR EQUIVALENT.

TYPICAL FLOOR & ROOF SHEATHING:

- USE 2 3/8" THICK APA RATED STURD-I-FLOOR T&G EXP WITH MIN SPAN RATING OF 24' O.C. GLUED TO THE FRAMING, ON THE FLOORS WITH 10D @ 6" O.C. EDGE NAILS & 10D @ 12" O.C. FIELD NAILS & 10d @ 6" O.C. BOUNDARY NAILS
 - USE 1 1/2" THICK APA RATED SHEATHING EXP 1 WITH MIN PANEL INDEX OF 3/8" ON THE ENTIRE ROOF 8D @ 6" O.C. EDGE NAILS & 8d @ 12" O.C. FIELD NAILS & 8D @ 6" O.C. BOUNDARY NAILS
- NOTE: WOOD STRUCTURAL PANEL SHALL COMPLY WITH DOC PS1 OR DOC PS2 OR ANSI/APA PRP210.

SHOP DRAWINGS

- REVIEW OF SHOP DRAWINGS BY E.O.R. DOES NOT RELIEVE THE ENGINEER RESPONSIBLE FOR THE DESIGN OR THE CONTRACTOR FROM COMPLIANCE WITH BUILDING CODE.
- E.O.R.S REVIEW OF THE SHOP DRAWINGS CONSISTS OF CHECKING GENERAL CONFORMANCE WITH STRUCTURAL DRAWINGS. DESIGN ACCURACY OF SUCH PRODUCT, DIMENSIONS AND QUANTITY OF THE PRODUCT IS NOT REVIEWED BY E.O.R..
- SUFFICIENT COPIES OF SHOP DRAWINGS FOR ANY MEMBER OR PRODUCT DESIGNATED BY ENTIRE OTHER THAN E.O.R. SHALL BE SUBMITTED TO E.O.R. PRIOR TO FABRICATION FOR REVIEW. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF REINFORCEMENT FOR CONCRETE MASONRY WALLS, CONCRETE COMPONENTS WITH COMPRESSIVE STRENGTH MORE THAN 2500 PSI AND STRUCTURAL STEEL TO E.O.R. TO REVIEW AND OBTAIN APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BE ORIGINAL DRAWINGS PREPARED FOR THE PROJECT SPECIFIC INFORMATION, DRAWN ACCURATELY TO SCALE. DIRECT COPIES AND MODIFIED REPRODUCTIONS OF THE CONTRACT DOCUMENTS WILL NOT BE ACCEPTED. ALLOW SUFFICIENT TIME FROM THE RECEIPT OF COMPLETE SUBMITTAL FOR REVIEW AND PROCESSING BY E.O.R..

DEFERRED APPROVAL

- ELEMENTS OF STRUCTURE THAT ARE MARKED "BY OTHERS" SHALL BE EXCLUDED FROM THIS SCOPE OF WORK.
- GENERAL CONTRACTOR SHALL FIRST SUBMIT SEPARATE DRAWINGS FOR THE ABOVE ELEMENTS TO THE EOR FOR THEIR REVIEW AND IF APPROVED, THEN SUBMIT TO THE BUILDING OFFICIALS FOR THEIR REVIEW AND APPROVAL.
- CITY APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION OF ELEMENT SUBJECTED TO DEFERRED APPROVAL.

TYPICAL FRAMING NOTES

- ALL LUMBER IN CONTACT WITH CONCRETE THAT IS IN CONTACT WITH THE GROUND SHALL BE REDWOOD OR APPROVED PRESERVATIVE TREATED WOOD.
- CONVENTIONAL LIGHT FRAMED CONSTRUCTION REQUIREMENTS OF CHAPTER 23 SHOULD BE FOLLOWED AS REQUIRED.
- STRUCTURAL INFORMATION SHOWN ON FRAMING PLANS IS FOR THE MAIN STRUCTURAL ELEMENTS. NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER APPROVED CODE REQUIREMENTS.
- NAILING THE EDGES OF ALL OPENINGS SHALL BE THE SAME AS BOUNDARY NAILING.
- ALL STUDS SHALL HAVE FIRE BLOCKING AT MAXIMUM 8'-0" ON CENTER.
- USE FULL HEIGHT MULTIPLE STUDS AT BEAM SUPPORTS WHERE POSTS ARE NOT CALLED OUT.
- TOP PLATES SHALL HAVE A MIN LAP SPLICE OF 2'-0" WITH A MIN OF 12-16d NAILS, STAGGERED, U.N.O.
- HOLDOWN CONNECTORS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- STUD WALLS PERPENDICULAR TO A CONCRETE OR MASONRY WALL SHALL BE BOLTED TO THE CONCRETE OR MASONRY WALL WITH 3/8" x 8" A307 BOLTS AT TOP, MID-HEIGHT AND BOTTOM.
- ALL LEDGERS SHALL BE SPLICED WITH ST22 STRAP, UNLESS NOTED OTHERWISE.
- ALL SHEAR PANELS SHALL HAVE CONTINUOUS SHEATHING MATERIAL FROM ONE END TO THE OTHER AND FROM PLATE TO PLATE AS SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE FRAMING SUCH THAT CONTINUITY OF SHEAR PANELS IS ASSURED.
- ALL JOIST HANGERS SHALL BE SIMPSON U HANGER, ALL BEAM HANGERS SHALL BE SIMPSON HU HANGERS U.N.O. ON PLAN OR DETAIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
- PROVIDE POST/MULTIPLE STUDS AT LOWER FLOOR UNDER POST/MULTIPLE STUDS ABOVE. EACH POST/STUD SHALL BE FASTENED BY GYPSUM WALL BOARD W/ 5D COOLER NAILS @ 6" O.C. U.N.O. ON PLAN. PROVIDE FULL WIDTH AND DEPTH COMPRESSION BLOCK BETWEEN FLOORS AT SUCH LOCATIONS.
- HEADERS:FOR NON-BEARING WALLS USE 2x4 FOR OPENINGS UP TO 3'-0" MAX. USE 2-2x4 FOR OPENINGS UP TO 6'-0" MAX. USE 2-2x8 FOR OPENINGS UP TO 12'-0" MAX. U.N.O.
- ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/2" TO A MAXIMUM OF 3/8" LARGER THAN THE BOLT DIAMETER.

NAILING & FASTENERS

- ALL NAILS AND FASTENERS SHALL BE CORROSION RESISTANT MEETING A.S.T.M.A153 CLASS D, HOT DIP GALVANIZED AND BE ACRYLIC ADHESIVE OR THERMAL PLASTIC RESIN LATEX ADHESIVE COATED.EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DOX AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.
- NAILS SHALL HAVE A MIN OF 1 1/2" PENETRATION INTO THE FRAMING MEMBERS. STAGGER NAILS WHERE THE SPACING IS LESS THAN 3" O.C.
- ALL HARDWARE SHALL BE CORROSION-RESISTANT COMPLYING WITH HDG G185 FINISH AND BE MANUFACTURED BY "SIMPSON STRONG-TIE CO., INC.", "USP STRUCTURAL CONNECTORS" (OR APPROVED EQUAL), AND SHALL HAVE A VALID ICC NUMBER ON THE PRODUCT.
- DO NOT BEND THE SIMPSON PA STRAPS.
- ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- ALL MACHINE BOLTS SHALL CONFORM TO ASTM A307.
- ALL NAILS SHALL BE SINKER NAILS AND STAGGERED U.N.O., EXCEPT AS SHOWN IN NAILING SCHEDULE
- ADHESIVE USED TO ATTACH FLOOR SHEATHING TO FRAMING ELEMENTS SHALL CONFORM WITH APA SPECIFICATION AFG-01.
- FOR NON-SHEAR WALL APPLICATIONS, ROUND WASHERS SHALL BE USED ON ALL BOLTS AND SHOULD CONFORM WITH ANSI/ASME B 18.22.1. USE MIN. 1 3/8" x 7/64" THICK WASHER FOR 1/2" BOLT, 1 3/4" x 9/64" THICK WASHER FOR 5/8" BOLT AND 2 1/2" x 11/64" THICK WASHER FOR 1" BOLT. U.N.O.
- SILL PLATE ANCHOR BOLTS, MECHANICAL AND ADHESIVE ANCHORS SHALL BE HOT DIPPED ZINC-COATED GALVANIZED OR STAINLESS STEEL, U.N.O.

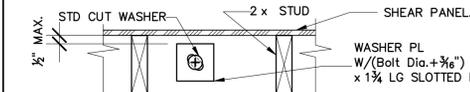
NAILING SCHEDULE

(Table 2304.10.2)

- JOIST TO SILL OR GIRDER.....3-8d TOE NAIL
 - BRIDGING TO JOIST.....2-8d TOENAIL AT EA. END
 - BOTTOM PLATE TO JOIST, RIM JOIST OR BLOCKING, NOT AT BRACE WALL PANELS.....16d @ 16" O.C. FACE NAIL
 - BOTTOM PLATE TO JOIST, RIM JOIST OR BLOCKING, AT BRACED WALL PANELS.....2-16d @ 16" O.C. FACE NAIL
 - STUD TO TOP OR BOTTOM PLATE.....2-16d END NAIL
 - STUD TO STUD, NOT AT BRACED WALL PANELS.....16d @ 24" O.C. FACE NAIL
 - PLATE TO PLATE.....16d @ 16" O.C. FACE NAIL
 - DOUBLE TOP PLATES, 2'-0" LAP SPLICE.....12-16d
 - BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE.....3-8d TOENAIL
 - RIM JOIST OR BLOCKING TO TOP PLATE.....8d @ 6" O.C. TOENAIL
 - TOP PLATES, LAPS & INTERSECTIONS.....2-16d FACE NAIL
 - BUILT-UP HEADER, TWO PIECES.....16d @ 16" O.C. EA. EDGE, FACE NAIL
 - CEILING JOIST TO PLATE.....3-8d TOENAIL
 - CONTINUOUS HEADER TO STUD.....4-8d TOENAIL
 - CEILING JOISTS, LAPS OVER WALLS.....3-16d FACE NAIL
 - CEILING JOISTS TO PARALLEL RAFTERS.....3-16d FACE NAIL
 - RAFTER TO PLATE.....3-8d TOENAIL
- NOTE: ALL NAILS SHALL BE COMMON NAIL

FOUNDATION NOTES

- ALL SILL PLATES AT EXTERIOR WALLS, INTERIOR LOAD BEARING WALLS AND SHEAR WALLS TO HAVE 3/8" x 12" MIN. ANCHOR BOLTS, MIN. 7" EMBEDMENT INTO CONCRETE FOOTING AT 4'-0" O.C. UNLESS NOTED OTHERWISE ON PLANS. ONE ANCHOR BOLT SHOULD BE LOCATED 12" MAX. AWAY AND 9 1/2" MIN. FROM THE END OF THE SILL PLATES. MIN. 2 ANCHOR BOLTS PER SILL PLATE/SHEAR PANEL. SILL PLATE UNDER SHEAR WALLS OF UP TO 4'-0" IN LENGTH MUST BE CONTINUOUS. SEE NOTE #3 FOR SILL PLATE FASTENERS AT INTERIOR NON-SHEAR WALLS.
- ANCHOR BOLTS AT SHEAR WALLS SHALL BE INSTALLED WITH PLATE WASHERS OF MIN. 3" x 3" x 0.229" THICK BETWEEN SILL PLATE AND NUT. EDGE(S) OF PLATE WASHERS SHALL BE 1/2" MAX. FROM INSIDE FACE OF SHEAR PANEL(S), IN COMPLIANCE WITH SECTION 2308.12.8 OF THE CBC.



- FOR INTERIOR NON-SHEAR WALLS/ NON-LOAD BEARING WALL USE SIMPSON PHNW SERIES 0.145 PINS WITH A PENETRATION OF 1 1/2" INTO SLAB AT 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138. ACTUAL SLAB THICKNESS TO BE MINIMUM 4". ALL INTERIOR SHEAR WALLS TO HAVE A.B. PER SHEAR WALL SCHEDULE.

SHEAR WALL SCHEDULE

2022 CBC/ND5 2021

TYPE	SHEATHING	NAILING (MIN 1 1/2" PENETRATION INTO SUPPORTING MEMBER)	2 x CONT. SILL PLATE @ FNDN WITH	CONT. SILL PLATE @ UPPER LEVELS	TOP PLATES TO RIM BOARD OR BLOCKING CONN.	ALLOWABLE SHEAR (PLF)	
						SEISMIC	WIND
▽	1 1/2" OSB STRUCT. I	10d @ 6" O.C. E.N. 10d @ 12" O.C. F.N.	3/8" A.B. @ 48" O.C. W/7" EMBED.	2 x CONT SILL PLATE W/ 1/4" x 6" SDS @ 6" O.C.	A35 OR LTP4 @ 16" O.C.	340	475
▽	1 1/2" OSB STRUCT. I	10d @ 4" O.C. E.N. 10d @ 12" O.C. F.N.	3/8" A.B. @ 24" O.C. W/7" EMBED.	2 x CONT SILL PLATE W/ 1/4" x 6" SDS @ 4" O.C.	A35 OR LTP4 @ 12" O.C.	510	710
▽	1 1/2" OSB STRUCT. I	10d @ 3" O.C. E.N. 10d @ 12" O.C. F.N.	3/8" A.B. @ 16" O.C. W/7" EMBED.	2 x CONT SILL PLATE W/ 1/4" x 6" SDS @ 3" O.C.	A35 OR LTP4 @ 10" O.C.	665	930
▽	1 1/2" OSB STRUCT. I	10d @ 2" O.C. E.N. 10d @ 12" O.C. F.N.	3/8" A.B. @ 12" O.C. W/7" EMBED.	2 x CONT SILL PLATE W/ 1/4" x 6" SDS @ 2" O.C.	A35 OR LTP4 @ 8" O.C.	870	1200

NOTES :

- USE 3" NOMINAL OR WIDER FRAMING AT ADJOINING PANEL EDGES. PLYWOOD EDGE NAILING SHALL BE STAGGERED.
- NAILS SPACED AT 4" O.C. OR LESS SHALL BE STAGGERED.
- SHEATHING CONFORMS TO EITHER DOC PS 1 OR PS 2 STANDARDS.
- USE MINIMUM 2 BOLTS PER SHEAR WALL, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE SILL PLATE.
- ALL NAILS SHALL BE COMMON NAILS OR GALVANIZED BOX (HOT-DIPPED OR TUMBLED), AND SHALL BE PLACED 1/2" MINIMUM FROM PANEL EDGES, AND 3/8" MINIMUM FROM THE EDGE OF CONNECTING MEMBERS.
- FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT EDGES OF ALL SHEETS IN SHEAR WALLS.
- WHERE HARDY FRAME PANELS OR BRACE FRAMES ARE CALLED OUT ON THE DRAWINGS, THEY SHALL BE INSTALLED IN COMPLIANCE WITH ICC ESR-2089 AND THE MANUFACTURER'S REQUIREMENTS. FOR ADDITIONAL INFORMATION SEE SHEETS HFX-1, HFX-2 & HFX-3.
- SPECIAL INSPECTION BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT IS REQUIRED FOR ALL PLYWOOD SHEARWALLS NAILING AND STRONG WALL OR HARDY FRAME SCREWS & ANCHORS INSTALLATION.
- FOR DOUBLE SIDED SHEAR PANELS:
a. USE HALF THE SPACING OF SILL PLATE ANCHOR BOLTS FOR TYPES ▽ & ▽.
b. USE ONLY 1/4" x 6" SDS SCREWS IN SCHEDULE AND WITH HALF THE SPACING, FOR TYPES ▽ & ▽.
c. SEE SHEAR TRANSFER DETAIL ON PLAN FOR FRAMING CLIP TYPES AND HALF THE SPACING, FOR TYPES ▽ & ▽.

SPECIAL INSPECTION

- IN ADDITION TO THE REGULAR INSPECTION THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CBC CHAPTER 17, UNLESS EXEMPTED BY THE EXCEPTIONS OF SEC.1704.2, OF THE BUILDING CODE
- THE OWNER OR THE OWNER'S AUTHORIZED AGENT, OTHER THAN THE CONTRACTOR, SHALL EMPLOY ONE OR MORE APPROVED AGENCIES (PER CBC SEC. 1703.1) TO PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED IN BUILDING CODE SECTION 1705, AS INDICATED BELOW BY EOR
- "STATEMENT OF SPECIAL INSPECTIONS", AND IDENTIFY THE APPROVED AGENCIES TO THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL BE QUALIFIED AND APPROVED BY THE BUILDING DEPARTMENT AND ACCEPTABLE TO THE ARCHITECT. PRIOR TO THE START OF THE CONSTRUCTION, THE APPROVED AGENCIES SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THE QUALIFICATIONS PER CBC SECTION 1704.2.1.
- APPROVED AGENCIES SHALL KEEP RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE APPROVED AGENCY SHALL SUBMIT REPORTS OF SPECIAL INSPECTIONS AND TESTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. AND THE ARCHITECT OF THE RECORD. COPIES OF THE REPORTS SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES. REPORTS SHALL INDICATE THAT WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND TESTS, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL.
- FAILURE OF NOTIFICATION BY THE CONTRACTOR FOR INSPECTION ON A TIMELY BASIS MAY RESULT IN COMPLETE REMOVAL AND REPLACEMENT OF ALL WORK PERFORMED AT CONTRACTORS EXPENSE.
- THE DUTIES OF THE SPECIAL INSPECTOR SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 1704 OF THE LATEST EDITION OF THE CBC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXPENSES OF TO ANY PREMATURE NOTIFICATION OF INSPECTION WHICH RESULTS IN ADDITIONAL SITE VISITS.
- SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AN INSPECTION.

STATEMENT OF SPECIAL INSPECTIONS

INSPECTION ITEMS	SPECIAL INSPECTORS (NAME, PHONE#, REGISTRATION#)
SHEAR WALLS	
EPOXY	

TYPICAL ABBREVIATIONS

A.B.	ANCHOR BOLT	GA.	GAUGE
ABV.	ABOVE	GALV.	GALVANIZED
BKLC.	BLOCKING	GLB.	GLUE-LAMINATED BEAM
BLW.	BELOW	G.B.	GRADE BEAM
BM.	BEAM	HB.	HIP BEAM
B.N.	BOUNDARY NAIL	HDR.	HEADER
B.O.B	BOTTOM OF BEAM	HFX	HARDY FRAME
BOTT.	BOTTOM	HGT.	HEIGHT
B.W.	BOTH WAYS	HI.	HIGH
C.J.	CEILING JOIST	HORIZ.	HORIZONTAL
COL.	COLUMN	HT.	HIP TRUSS
CONC.	CONCRETE	KP.	KING POST
CONT.	CONTINUOUS	L.W.C.	LIGHT WEIGHT CONCRETE
DBL.	DOUBLE	L.V.L.	LAMINATED VENEER LUMBER
DF.	DOUGLAS FIR	(N)	NEW
DJ.	DECK JOIST	N.G.	NATURAL GRADE
DR	DROP	O.C.	ON CENTER
DIA.	DIAMETER	PSL	PARALLAM
(E)	EXISTING	PLYWD.	PLYWOOD
E.W.	EACH WAY	P.T.	PRESSURE TREATED
E.J.	EXPANSION JOINT	R.B.	RIDGE BEAM
E.N.	EDGE NAIL	R.BD.	RIDGE BOARD
F.G.	FINISH GRADE	R.J.	ROOF JOIST
F.J.	FLOOR JOIST	REINF.	REINFORCING
FL.	FLOOR	REQ'D	REQUIRED
F.N.	FIELD NAIL	RR	ROOF RAFTER
F.O.C.	FACE OF CONCRETE	T.O.B	TOP OF BEAM
F.O.M.	FACE OF MASONRY	UNO.	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUDS	VERT.	VERTICAL
FTG.	FOOTING	V.I.F.	VERIFY IN FIELD

SHEET INDEX

S001 - GENERAL NOTES
S101 - FOUNDATION PLAN
S102 - ROOF FRAMING PLAN
S201 - GENERAL DETAILS
S202 - STRUCTURAL DETAILS

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PROJECT NAME:
REMODEL
& **ADDITION**

REVISIONS

No.	DATE	DESCRIPTION

ARCHITECT:

ADDRESS:
5422 CATOWBA LN,
IRVINE, CA 92603

DEVELOPER:

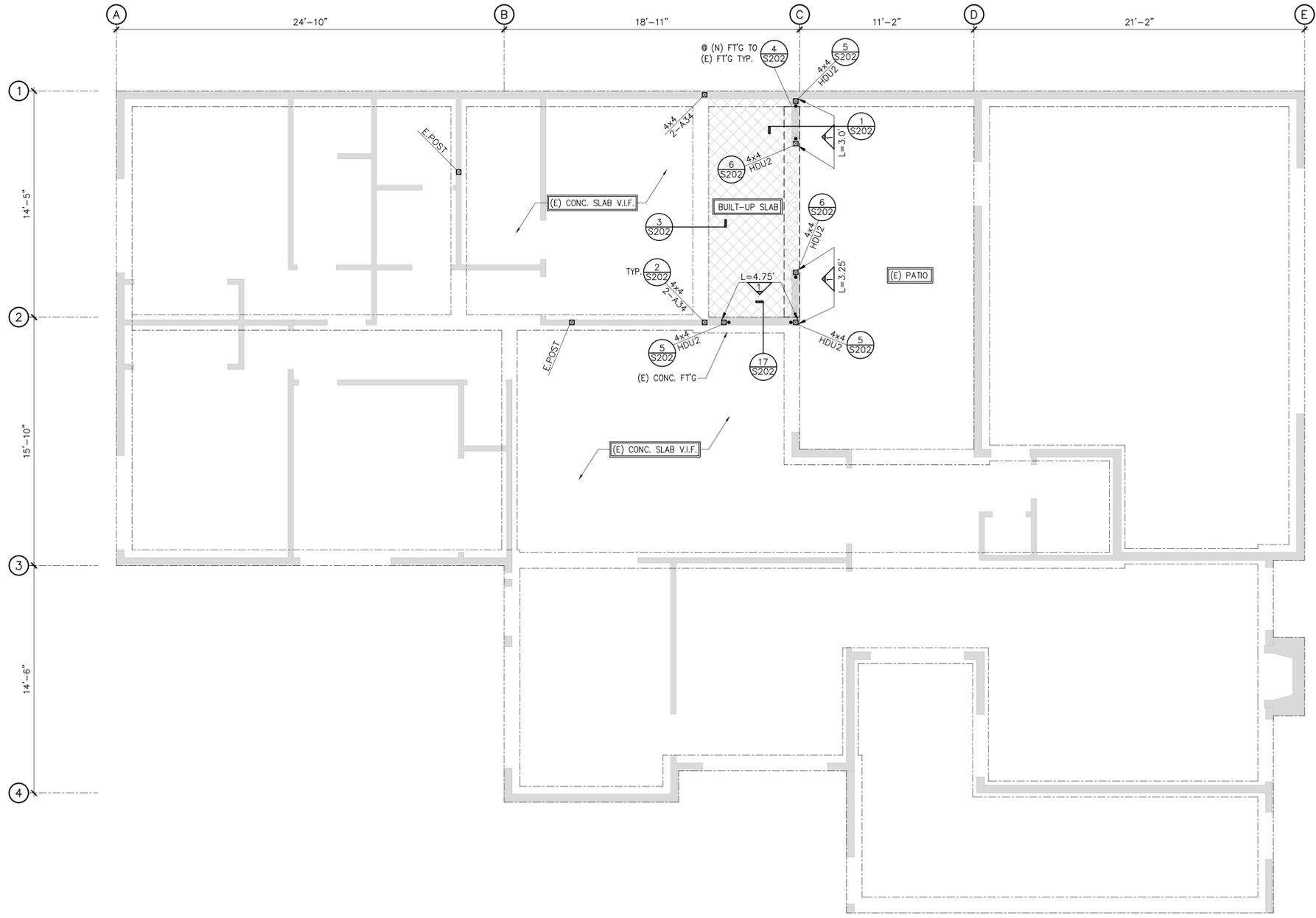
PROJECT NUMBER:
250167

SHEET NAME:
GENERAL NOTES

DRAWN BY: _____ CHECKED BY: _____
DH AS

PLOT DATE:
11/27/2025
SHEET NUMBER:

S001



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

FOUNDATION LEGEND

- INDICATES TYPE OF WOOD SHEARWALL WITH REQUIRED MINIMUM LENGTH (L) AND HOLDDOWN AT EACH END.
- INDICATES CONTINUOUS FOOTING OR PAD FOOTING
- INDICATES (E) CONTINUOUS FOOTING OR PAD FOOTING
- INDICATES POST ABOVE
- INDICATES 2 x FLOOR STUD ABOVE

TYPICAL FOUNDATION NOTES

1. FOR STRUCTURAL GENERAL NOTES AND LEGENDS, SEE SHEET S001.
2. FOR REINFORCING LAYOUT, SEE DETAIL 15/S202
3. FOR BAR BENDS, SEE DETAIL 16/S202
4. PROVIDE 2-A34 ANGLE CLIPS AT TOP & BOTT. PLATES AT ALL POST. U.N.O. SEE DETAIL 4/S202

NOTE FOR EXISTING CONCRETE SLAB:
MIN. 2" THK CONC. SLAB OVER 15 MIL VAPOR BARRIER (ICC ESR No. 1413, 2417, 2785, OR 3475) OVER EXISTING SLAB

NOTE FOR CONTRACTORS:
CONTRACTOR TO VERIFY EXISTING FRAMING AND FOUNDATION PRIOR TO DEMOLISHING & NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS. ENGINEER OF RECORD WILL NOT TAKE ANY RESPONSIBILITY OTHERWISE.

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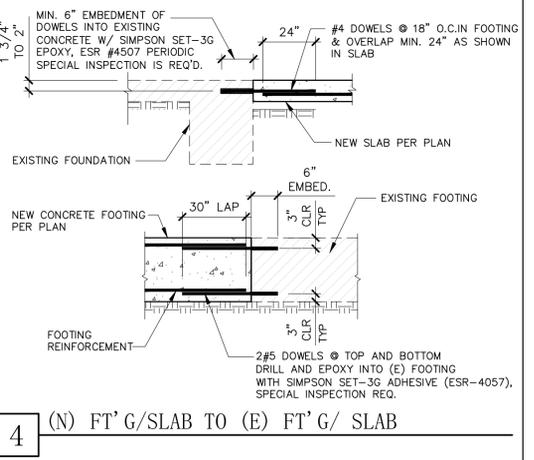
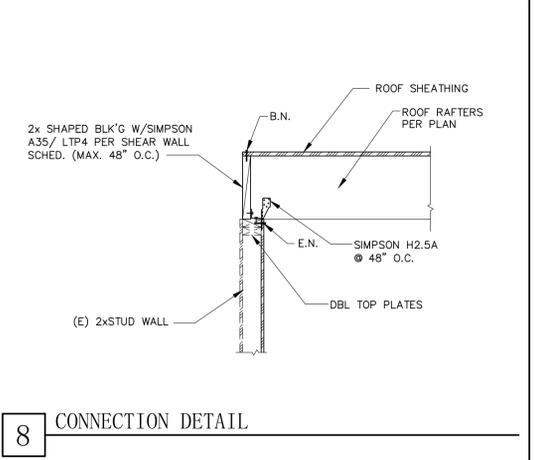
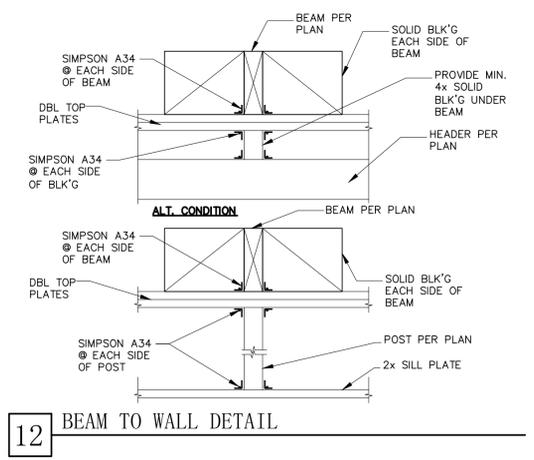
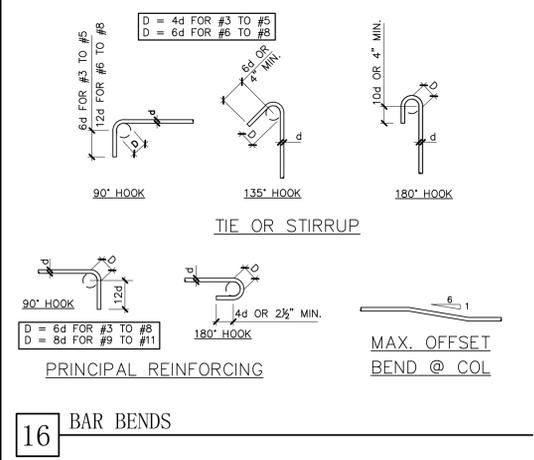
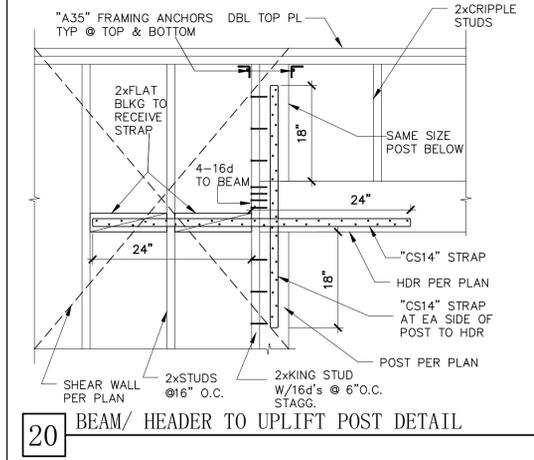
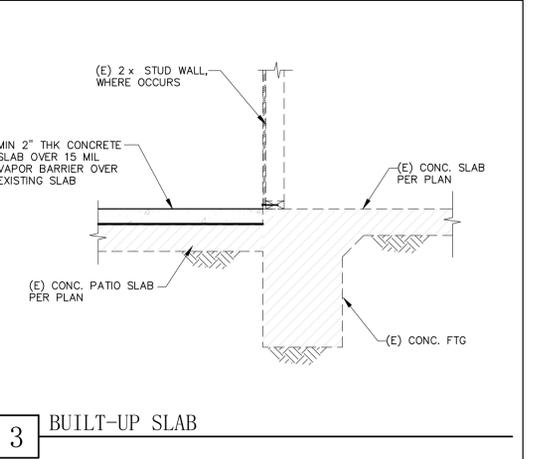
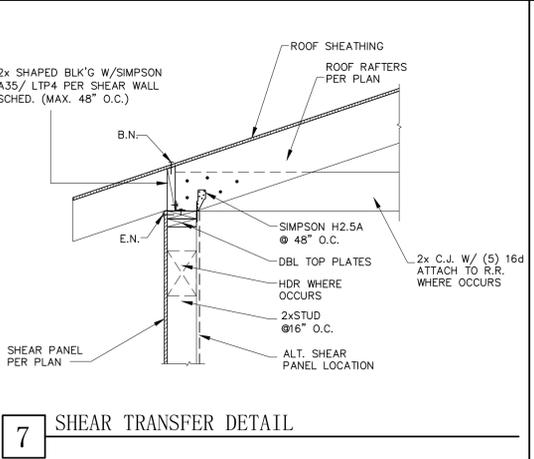
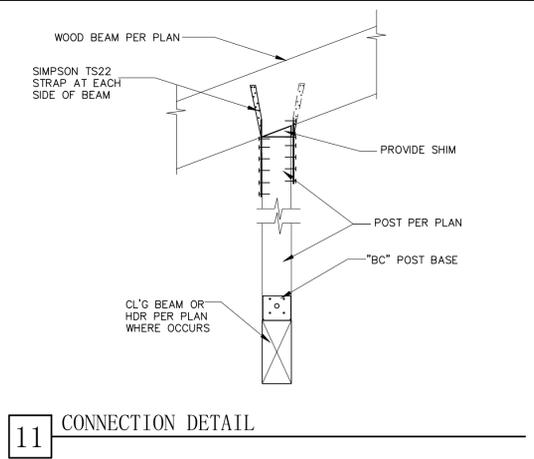
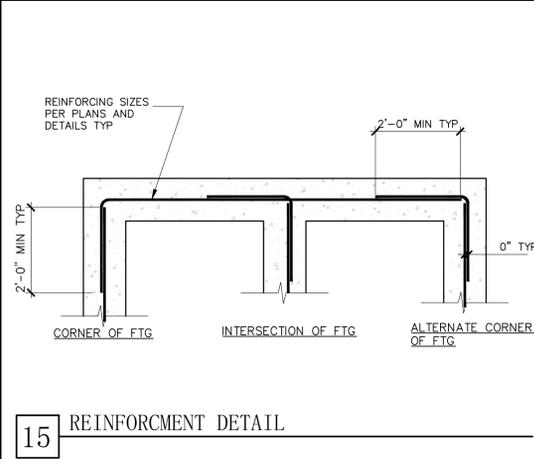
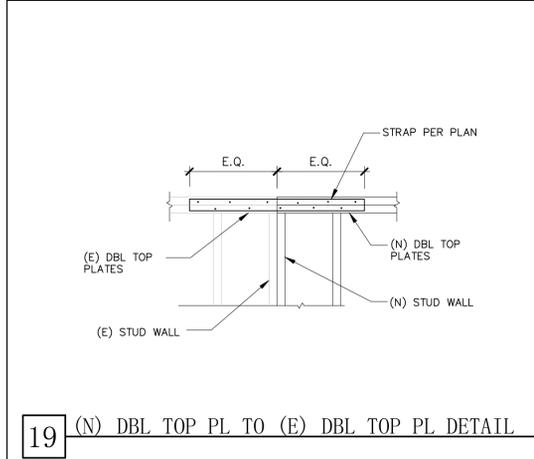
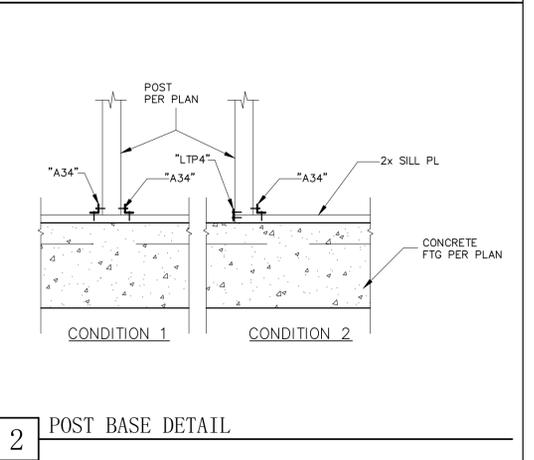
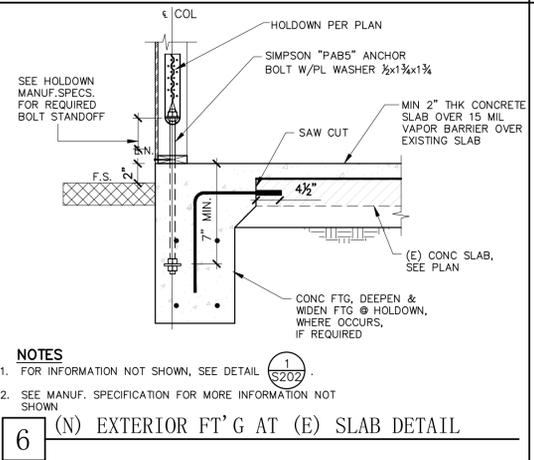
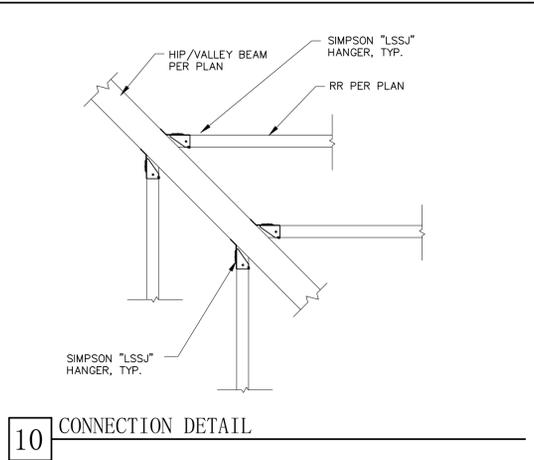
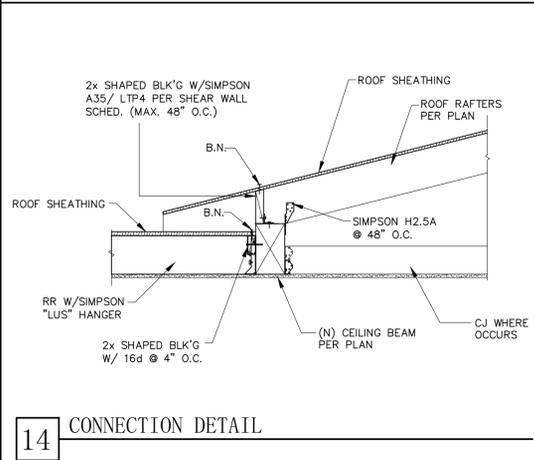
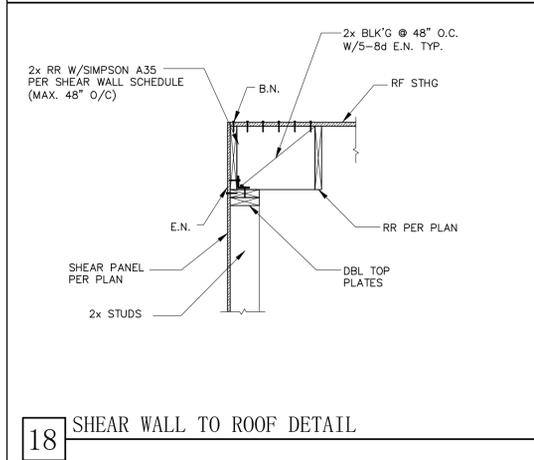
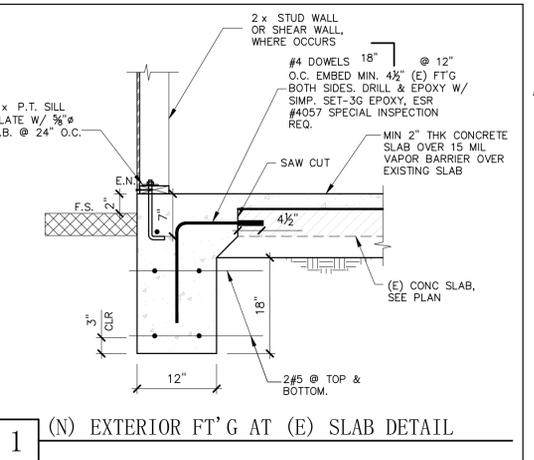
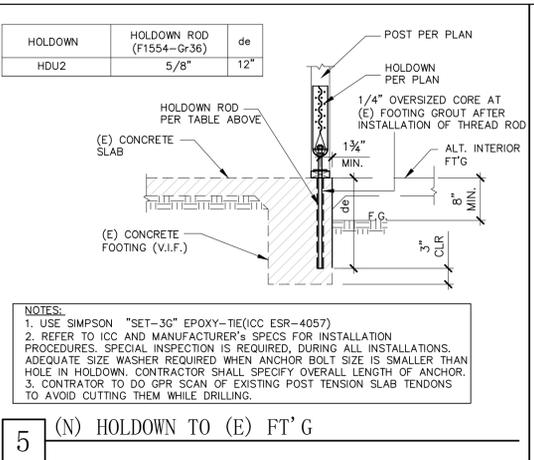
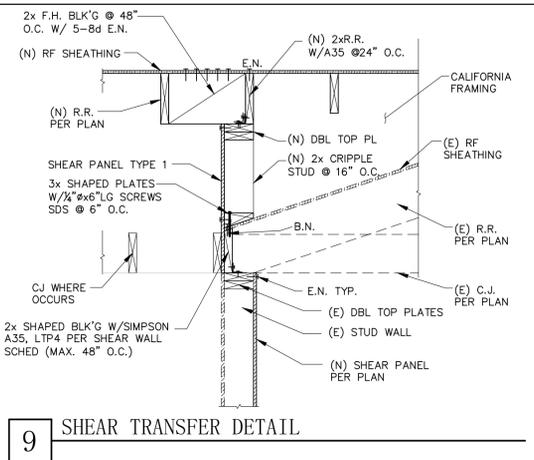
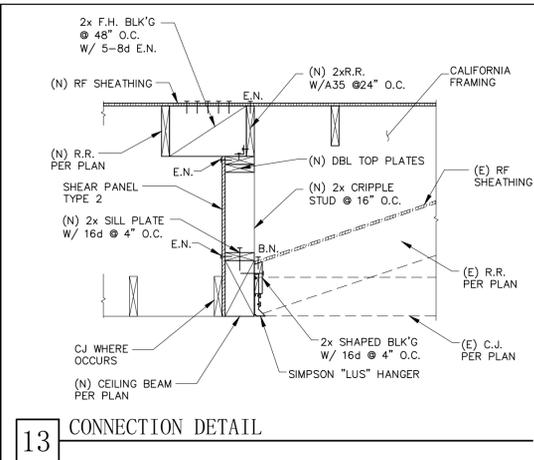
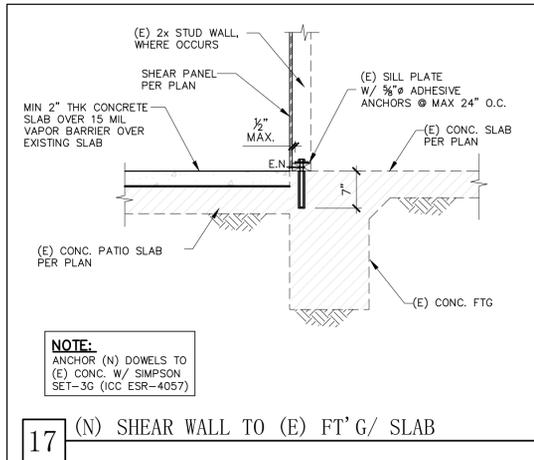
PROJECT NAME:
**REMODEL
& ADDITION**

REVISIONS

No.	DATE	DESCRIPTION

ARCHITECT:
-
ADDRESS:
5422 CATOWBA LN,
IRVINE, CA 92603
DEVELOPER:
PROJECT NUMBER:
250167
SHEET NAME:
FOUNDATION PLAN

DRAWN BY: DH
CHECKED BY: AS
PLOT DATE:
11/27/2025
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ARCHITECT:
-
ADDRESS:
5422 CATOWBA LN,
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DEVELOPER:
PROJECT NUMBER:
250167

SHEET NAME:
STRUCTURAL DETAILS

DRAWN BY: _____ CHECKED BY: _____
DH AS
PLOT DATE:
11/27/2025
SHEET NUMBER:

TABULATION			
PLAN	LOT NUMBER		TOTAL
1A	18 20 40 62 71 81		6
1B	2 8 16 34 40 58		6
1C	38 45 53 68 76		5
2A	1 7 19 33 54 69		6
2B	5 11 28 51 60 77		6
2C	23 36 42 64 73		5
3A	4 15 35 44 66 78		6
3B	10 20 32 43 61		5
3C SCAR	9		1
3C SCAR	25 39 54 70		4
4A	6 10 27 37 52 72		6
4B	22 30 48 65 74		5
4C	11 41 46 55 67		5
6A	3 17 34 63 75		5
6B SCAR	21 24 47 50		4
6B SCAR	59		1
6C	14 29 57 72 80		5
○ DENOTES REVERSE PLAN			TOTAL
			81

Tract No. 6287 Date: March 12, 1969

These plans have been analyzed and found to comply with the Development Plan for Turtle Rock and its supplemental text.

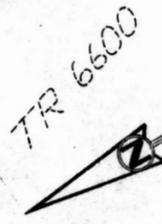
These plans shall constitute a precise plan of development. Any proposed construction changes, or omission of any details shown, shall first be approved by the Land Use Division.

Checked by: B. L. Lohr

Approved by: F. G. McLellan, Jr.
DIRECTOR OF BUILDING & SAFETY

John W. Wolfe
CHIEF, LAND USE DIVISION

NOTES:
1. SEE SHEET 3 FOR PIPES & ATRIUM DRAINS
2. SEE SHEET 1 FOR TYPICAL DETAILS



TRACT 6287

SCALE: 1"=40'
JUN 28, 1969

NOTES
ELIMINATE PROPERTY LINE WALL & ATRIUM @ LOTS 15, 59, 45, 58, 51, & 91. REFER TO ELEV. SHEETS FOR BAYE EXTENSION.

THIS SHEET IS A DUPLICATE OF ENGINEER'S ORIGINAL COPY. SEE CIVIL ENGINEER'S DRAWING FOR ALL OTHER DATA. THIS PLAN SHALL BE USED FOR LOCATION OF HOUSES ONLY.

WHERE WIND WALLS CROSS DRAINAGE SWALES INSTALL 2" x 4" T.C. TYPED TRUSS WALL - SECURE & FOLLOWING LOTS - 2, 3, 4, 5, 8, 12, 14, 17, 20, 21, 23, 24, 25, 28, 34, 35, 40, 44, 45, 47, 50, 51, 54, 57, 60, 61, 65, 66, 68, 70, 73.



CULVER ROAD

FINISH GRADING PLAN

RECEIVED
LAND USE DIVISION
APR 17 1969
ORANGE COUNTY
Bldg. & Safety Dept.

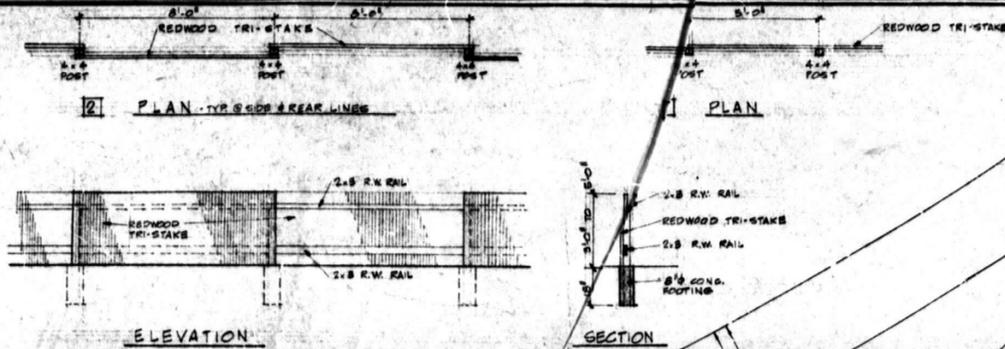
ENCLOSURE 4

BROADMOOR TURTLE ROCK IRVINE
R. B. SMITH INC.

JOB NO. 9724
REV. 20 FEB 69
DRAWN BY R.L.C.

PLAN 6

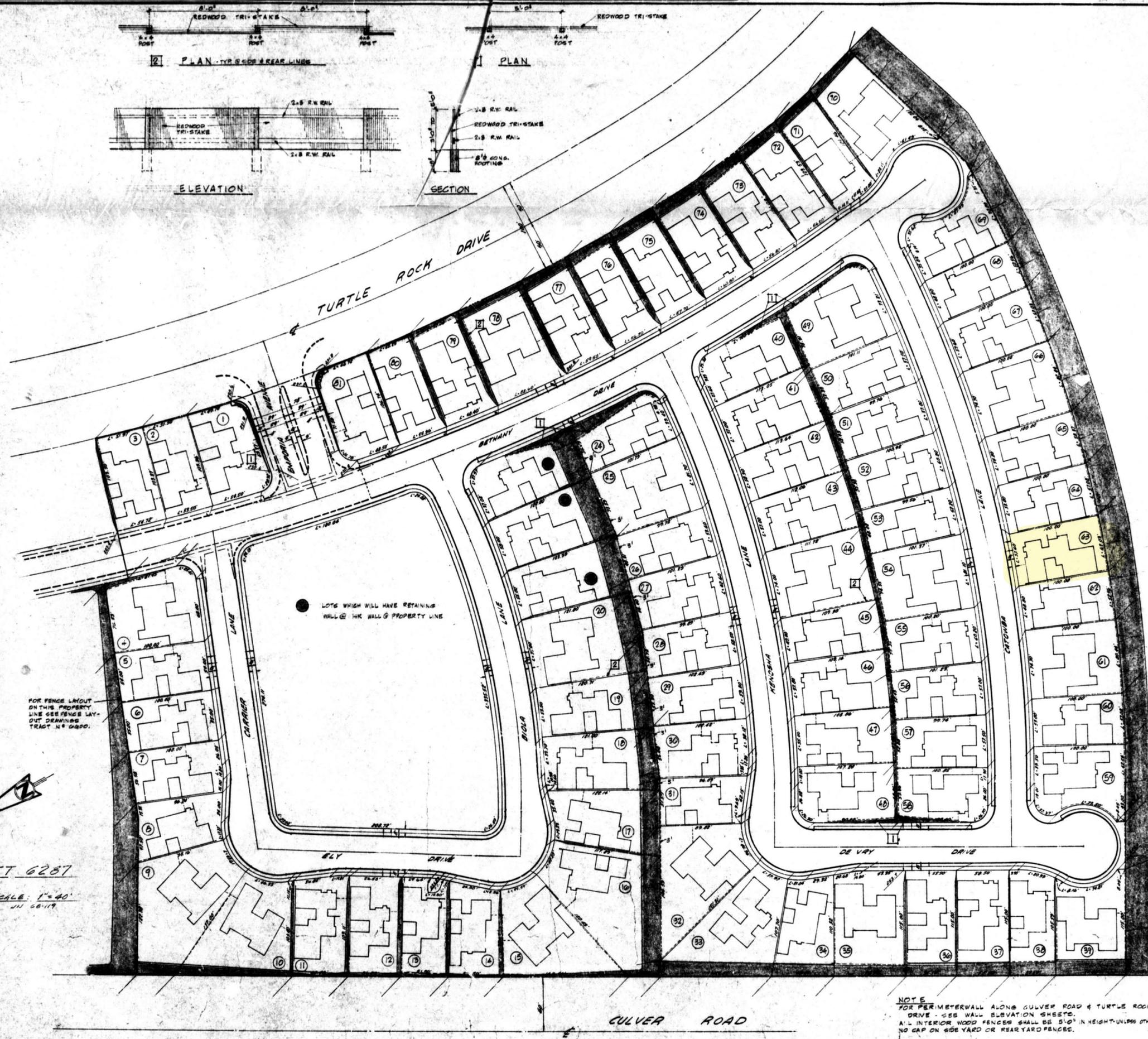
MORRIS LOHRBACH



TRACT 6287
 SCALE: 1"=40'
 IN 28-119

FOR FENCE LAYOUT ON THIS PROPERTY LINE SEE FENCE LAYOUT DRAWINGS TRACT N° 6287.

● LOTS WHICH WILL HAVE RETAINING WALLS 1/2" WALL & PROPERTY LINE



NOTE
 FOR PERIMETER WALL ALONG CULVER ROAD & TURTLE ROCK DRIVE - SEE WALL ELEVATION SHEETS.
 ALL INTERIOR WOOD FENCES SHALL BE 5'-0" IN HEIGHT UNLESS OTHERWISE NOTED.
 NO GAP ON SIDE YARD OR REAR YARD FENCES.

FENCE LAYOUT

RECEIVED
 LAND USE DIVISION
 MAR 6 1953
 ORANGE COUNTY
 Eng. & Survey Dept.

BROADMOOR - TURTLE ROCK - IRVINE
 R.B. SMITH INC.

JOB NO. 6287
 DATE JAN 7 1953
 REV.
 DRAWN BY
 CHECKED BY

MORRIS LOHRBACH

SHEET
 1
 OF 5 SHEETS

EXAMPLES OF OTHER RESIDENTIAL UNITS WITHIN TRACT 6287

57 Bethany Drive (00054278)

APPLICATION FOR BUILDING PERMIT		CITY OF IRVINE		PENDING <i>M-3-233</i>	APPV'D	PC # <input checked="" type="checkbox"/>																												
COMMUNITY DEVELOPMENT DEPT. 17200 JAMBOREE ROAD IRVINE, CALIFORNIA 92714 PHONE: (714) 660-3660 - FOR INSPECTIONS CALL (714) 660-3676				PERMIT # 054278																														
BUILDING ADDRESS: #57 Bethany	LOT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>54278</td> <td>3220 116</td> <td>10/25/83</td> <td>1.00</td> </tr> <tr> <td>54278</td> <td>3220 148</td> <td>10/29/83</td> <td>1.00</td> </tr> <tr> <td>54278</td> <td>3220 168</td> <td>10/29/83</td> <td>1.00</td> </tr> <tr> <td>54278</td> <td>3220 148</td> <td>10/29/83</td> <td>1.00</td> </tr> <tr> <td>54278</td> <td>3220 148</td> <td>10/29/83</td> <td>1.00</td> </tr> <tr> <td>54278</td> <td>3220 148</td> <td>10/29/83</td> <td>1.00</td> </tr> <tr> <td>54278</td> <td>3220 147</td> <td>10/29/83</td> <td>1.00</td> </tr> </table>					54278	3220 116	10/25/83	1.00	54278	3220 148	10/29/83	1.00	54278	3220 168	10/29/83	1.00	54278	3220 148	10/29/83	1.00	54278	3220 148	10/29/83	1.00	54278	3220 148	10/29/83	1.00	54278	3220 147	10/29/83	1.00
54278	3220 116						10/25/83	1.00																										
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54278	3220 147						10/29/83	1.00																										
VILLAGE OF COMMUNITY ASSOC. Turtle Rock	TRACT																																	
OWNER Richard Stonecman	GRADING PERMIT REQ'D? <input type="checkbox"/> YES <input type="checkbox"/> NO																																	
ADDRESS #57 Bethany	PRECISE GRADING PERMIT ISSUED <input type="checkbox"/> YES <input type="checkbox"/> NO																																	
CITY IRVINE PH. 833-0487	ENCROACHMENT PERMIT REQ'D <input type="checkbox"/> YES <input type="checkbox"/> NO																																	
APPLICANT	<input type="checkbox"/> NEW <input type="checkbox"/> ADD <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH																																	
ADDRESS	SIZE - SQ. FT. 3607																																	
CITY ZIP PH.	STORIES 1																																	
ARCHITECT/ENGINEER	FAMILIES # 51192 58.08 chr																																	
ADDRESS	INCLUDED <input checked="" type="checkbox"/> STRUCT <input type="checkbox"/> MECH. <input checked="" type="checkbox"/> ELEC. <input checked="" type="checkbox"/> PLUMB																																	
CITY ZIP PH.	PLANS APPV'D <input type="checkbox"/> STRUCT <input type="checkbox"/> MECH. <input type="checkbox"/> ELEC. <input type="checkbox"/> PLUMB																																	
CONTRACTOR Bill Williams Const	DESCRIPTION OF WORK Addition 1-Room																																	
ADDRESS 24502 Chantler	PROPOSED USE OF STRUCTURE																																	
CITY M/V PH. 9261 765-6214	USE ZONE																																	
CITY LIC. # 27102 EXP. DATE 6-30-84	VARIANCE NUMBER																																	
LICENSED CONTRACTORS DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class <u>B-410951</u> License Number <u>410951</u> Date <u>6/23/83</u> Contractor <u>Bill Williams</u>																																		
CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.) Lender's Name																																		
OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason: <input type="checkbox"/> 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. <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. <input type="checkbox"/> I am exempt under Sec. _____ B&PC for this reason _____																																		
WORKERS' COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. Policy No. <u>R10573</u> Company <u>7-2-83</u> <input type="checkbox"/> Certified copy is hereby furnished. <input type="checkbox"/> Certified copy is filed with City of Irvine. Date _____ Applicant: _____																																		
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California. Date _____ Applicant: _____																																		
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL 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 <u>Bill Williams</u> Date <u>10/26/82</u> Print Applicant's Agent's Name <u>Bill Williams</u>																																		
SUMMARY OF FEES <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Building Permit</td> <td>90.28</td> <td>SMIP</td> <td>86</td> </tr> <tr> <td>Plumbing Permit</td> <td>3.00</td> <td>SDC</td> <td></td> </tr> <tr> <td>Electrical Permit</td> <td>3.00</td> <td>Permit Issuance</td> <td>5.00</td> </tr> <tr> <td>Mechanical Permit</td> <td>4.00</td> <td></td> <td>164.32</td> </tr> <tr> <td>Plastering Permit</td> <td></td> <td>Less Advance P.C.</td> <td>58.68</td> </tr> <tr> <td>Plan Check</td> <td>58.68</td> <td>Final Fee</td> <td>106.14</td> </tr> </table>		Building Permit	90.28	SMIP	86	Plumbing Permit	3.00	SDC		Electrical Permit	3.00	Permit Issuance	5.00	Mechanical Permit	4.00		164.32	Plastering Permit		Less Advance P.C.	58.68	Plan Check	58.68	Final Fee	106.14									
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REMARKS:																																		
THIS WORK BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.																																		

5421 Kenosha Lane (00174698-RBPR)

RESIDENTIAL BUILDING PERMIT
174698 RBPR

City of Irvine
Building & Safety Division
Community Development Dept.
One Civic Center Plaza
PO Box 19575 Irvine, CA 92623-9575
For Permit Info: 724-6300 For Inspections: 724-6500



ADDRESS: 5421 KENOSHA LN
LOCATION:
TRACT 6267 LOT 26 APN 46308112 PLANNING AREA TURTLE ROCK

DESCRIPTION OF WORK
ROOM ADDITION

PROPOSED USE:

TOT SQFT: 366 STORIES: 1 NO. UNITS: V-N
CODE YR: 97 CONST. TYPE:
VALUATION: 16,041.78
OCC TYPE: R-3 SQ FT: 366

ZONING APPROVAL COX, PETER 08/27/99
PLAN CK APPROVAL: NORTHCUTT, JAMES 10/11/99

PERMIT ISSUED BY: BECKMAN, BRUCE 10/13/99
PROJECT 48781
PLAN CHECK 40529-CCR
BUILDING PERMIT 174698-RBPR

REMARKS:
OWNER-BUILDER

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.

Contractor License Class _____ Lic. No. _____
Date _____ Contractor _____

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

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

Date 9-13-99 Owner *J. R. Burdell*

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 carrier and policy number are: _____
- 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.

Policy # _____
Date _____ Applicant _____

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

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.

J. R. Burdell 9-13-99
JAMES R. BURDELL
Print Applicant's Name

OWNER: IVAN STINGLEY
ADDRESS: 5421 KENOSHA LN
CITY, ST ZIP: IRVINE, CA 92612
PHONE: 949-737-1840

APPLICANT: JIM BURDELL
ADDRESS: 1330 SE BRISTOL #59
CITY, ST ZIP: SANTA ANA HEIGHTS, CA 92707
CONTACT: JIM
PHONE: 714-557-5171

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

SUMMARY OF FEES RECEIPT #: 168798

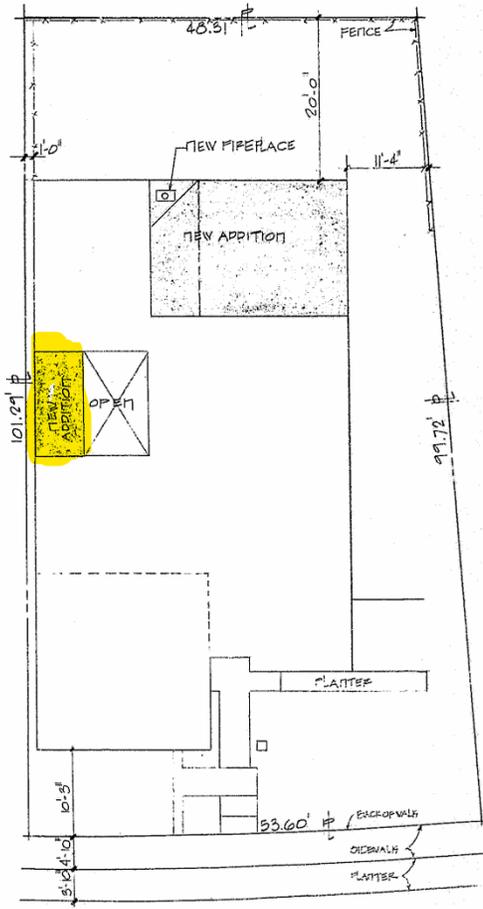
RES REMODEL/ADDITION INSP	366	124.44	LESS ADV PLAN CHECK FEES	1	-19.50
RES. REMODEL/ADDITION PC	366	120.78	LESS ADV PLAN CHECK FEES	1	-60.00
ENERGY/DISABLED ENFORCE INSP	366	30.00			
ENERGY/DISABLED ENFORCE PC	366	19.50			
PLANNING PC - RES. REMODEL	1	60.00			
RES OUTLETS	15	6.45			
STATE SEISMIC FEE 1-3 STORIE	16041	1.70			
PERMIT ISSUANCE- RESIDENTIAL	1	15.00			
MICROFILM	6	6.00			
LESS ADV PLAN CHECK FEES	1	-120.78			
TOTAL FEES:		193.59			

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

OFFICE

NOTICE: Assembly Bill 3020, no occupational permit is valid unless the following information 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
Monday: 8 AM - 6 PM
Tuesday: 8 AM - 6 PM
Wednesday: 8 AM - 6 PM
Thursday: 8 AM - 6 PM
Friday: 8 AM - 6 PM
Saturdays: 8 AM - 6 PM
Sundays/Holidays: PROHIBITED



SITE PLAN



5392 Catowba Lane (00914346-RBPR)

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
 ADDRESS: 5392 CATOWBA LN
 TRACT: 6287 LOT: 60
 APN: 46308302
 PLANNING AREA: 21

00914346-RBPR

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

<p>CONTRACTOR</p> <p>OWNER-BUILDER</p> <p>WORKERS' COMPENSATION</p> <p>LENDER</p>	<p>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 <u>10/11/2023</u> Contractor _____</p> <p>OWNER-BUILDER DECLARATION I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason: <input type="checkbox"/> 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. <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. <input type="checkbox"/> I am exempt under Sec. _____, B&PC, for this Reason _____ Date <u>10/11/2023</u> Owner <u>SEPIDEH HAGHIGHI</u></p> <p>WORKERS' COMPENSATION DECLARATION I hereby affirm under penalty of perjury one of the following declarations: <input type="checkbox"/> 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. <input type="checkbox"/> 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 # _____ <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 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 <u>10/11/2023</u> Applicant _____</p> <p>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.</p> <p>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 _____</p> <p>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</p>	<p>OWNER: SEPIDEH HAGHIGHI ADDRESS: 5392 CATOWBA LN CITY, ST ZIP: IRVINE CA 92603 PHONE: (949) 288-3940</p> <p>APPLICANT: AQX ENGINEERING INC ADDRESS: 1520 BROOKHOLLOW DR 45 CITY, ST ZIP: SANTA ANA CA 92705 CONTACT: SOGOL FAKHRAEI 714-6620510 PHONE: (714) 662-0510</p> <p>CONTRACTOR: ADDRESS: CITY, ST ZIP: CONTR LIC EXP: IRV BUS LIC: _____ EXP DATE:</p> <p>VALUATION: \$402,812 STORIES: 0 CODE YR: 2022</p> <table border="1" style="width:100%; font-size: 8px;"> <thead> <tr> <th>USE</th> <th>OCC</th> <th>CONST. TYPE</th> <th>SQ FT</th> </tr> </thead> <tbody> <tr> <td>1st FLOOR ADDITION</td> <td>R-3</td> <td>Type VB</td> <td>189</td> </tr> <tr> <td>2ND FLOOR ADDITION</td> <td>R-3</td> <td>Type VB</td> <td>1,985</td> </tr> <tr> <td>GARAGE ADDITION</td> <td>U-1</td> <td>Type IB</td> <td>196</td> </tr> <tr> <td>COVERED PATIO</td> <td>R-3</td> <td>Wood Patio Covers</td> <td>266</td> </tr> <tr> <td>Air Condition</td> <td></td> <td>RESIDENTIAL</td> <td></td> </tr> </tbody> </table> <p>NO. UNITS: TOT SQFT: 2,616</p> <p>Total Permit Fees: \$4,157.83 Receipt# 00267242</p> <p>TCA Receipt: TCA: PLAN CHECK #: 00899169-RRA PLANNING APPROVAL: LYNNAE GUZMAN 9/13/2023 BUILDING APPROVAL: AREZOO RAHIMI 9/14/2023 PERMIT ISSUED BY: MARSHA LALONDE 10/11/2023 PERMIT FINALED BY: BRYAN WARRINER 11/13/24 ACTION CODE: 86</p>	USE	OCC	CONST. TYPE	SQ FT	1st FLOOR ADDITION	R-3	Type VB	189	2ND FLOOR ADDITION	R-3	Type VB	1,985	GARAGE ADDITION	U-1	Type IB	196	COVERED PATIO	R-3	Wood Patio Covers	266	Air Condition		RESIDENTIAL	
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<p>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.</p>																										

1. This application is subject to the City of Irvine's rules and regulations. 2. This application is subject to the City of Irvine's rules and regulations. 3. This application is subject to the City of Irvine's rules and regulations. 4. This application is subject to the City of Irvine's rules and regulations. 5. This application is subject to the City of Irvine's rules and regulations. 6. This application is subject to the City of Irvine's rules and regulations. 7. This application is subject to the City of Irvine's rules and regulations. 8. This application is subject to the City of Irvine's rules and regulations. 9. This application is subject to the City of Irvine's rules and regulations. 10. This application is subject to the City of Irvine's rules and regulations. 11. This application is subject to the City of Irvine's rules and regulations. 12. This application is subject to the City of Irvine's rules and regulations. 13. 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TURLEROCK BROADMOOR COMMUNITY

March 9, 2026

Koganti Rao
Krishnakumari Rao
5422 Catowba Ln
Irvine CA 92603-3534

Re: **Architectural Application – Approval**
5422 Catowba Ln C180-00252-1

Dear Homeowner(s):

Your architectural application received on 02/25/26 to remodel the master bathroom and extend the master bedroom by six feet into the atrium area has been approved by the TURLEROCK BROADMOOR COMMUNITY Board of Directors.

With this approval, we anticipate your commitment to only using the material(s) and performing the improvement(s) stated in the application. Construction must begin within sixty (60) days after approval and completed within twelve (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 your Notice of Completion Form along with color photographs of the completed improvement(s).

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

Sincerely,

BOARD OF DIRECTORS
TURLEROCK BROADMOOR COMMUNITY

February 8, 2026

Sedigheh Masoum

5412 Catowba Ln.

Irvine, CA 92603

Attn: City Of Irvine-Community Development-Planning & Development Services

Email: Planning@cityofirvine.org

Re: Setback Deviation Request: Letter from Adjacent Property Owner

Project: Remodel and Addition: 5422 Catowba Ln. Irvine, CA 92603

Permit#00975792-TMPL Plan Check#0097635-RRA

To whom it may concern,

I am writing to confirm that I am the property owner of the adjacent property (5412 Catowba Ln) impacted by the addition along the reduced side setback. I have reviewed the architectural plans and do not oppose the proposed plan.

Please contact me at 949-981-1535, should you have any further questions.

Sincerely,

Sedigheh Masoum

5412 Catowba LN
Irvine, CA/92603