



March 24, 2026

Ms. Lori Pazula
Michael Wu Construction and Design
1663 Yarrow Place
Upland, CA 91784

Sent Via Email:
ayikaimaier1990@gmail.com

Subject: Residential Setback Deviation for 17811 Arbor Lane in Planning Area 20 (University Park); File No. 00980076-PSD

Dear Ms. Pazula:

Community Development Department staff reviewed your request for a deviation from the required side-yard setback for a proposed residential addition at 17811 Arbor Lane in Planning Area 20 (University Park) (Enclosure 1). The property is zoned 2.2B Low Density Residential and is subject to the general development standards contained in Section 3-37-13 of the Irvine Zoning Ordinance (Enclosure 2).

In May 2025, building plans were submitted for a 229-square-foot ground floor addition and a 271-square-foot second floor addition continuing along an existing zero-foot side-yard setback (Enclosure 3). These plans also include a 54-square-foot second floor addition and 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 8 of Tract 8263) is developed with a two-story home that fronts a private drive to the west and is surrounded by residential units to the north, south, and east. The residence was approved by the City in March 1974, as evidenced by the approved plot plan for Phase 1 of Tract 8263 (Enclosure 4). The existing home was legally built with a zero-foot setback along the southern side property line in compliance with Irvine Zoning Ordinance standards in place at that time.

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

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

The proposed addition 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 that have legally built additions similar to the proposed request. Staff identified the following four approved residences within Tract 8263 with first- and/or second-story additions built at the reduced side-yard setback (Enclosure 5):

- 4922 Raintree Lane, approved in 1983 (Permit No. 00058213-OLDS)
- 4932 Persimmon Lane, approved in 1984 (Permit No. 00063124-OLDS)
- 4882 Basswood Lane, approved in 1984 (Permit No. 00065007)
- 17852 Arbor Lane, approved in 2003 (Permit No. 00346465)

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 addition with a zero-foot side-yard setback will be in harmony with the character of the neighborhood. Other residential units within Tract 8263 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 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 neighborhood.

- 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 will be 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 homeowners association design approval for the proposed addition and has obtained an adjacent property owner acknowledgement form for the proposed work, which expresses no objections to the planned addition (Enclosures 6 and 7). Furthermore, the proposed addition would be consistent in scale with other approved properties, as 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.

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Based on an analysis of this request, it has been determined that the proposed addition meets the required findings to grant a setback deviation. 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. Tuesday, March 31, 2026, the approval granted by this letter shall become effective Wednesday, April 1, 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. 00957418-RRA)
4. TR 8263 Grading Exhibits
5. Examples of Approved Building Site Plans
6. Homeowners Association Design Approval Letter
7. Adjacent Property Owner Acknowledgement Form

ec: Edward Li (ekli928@gmail.com)
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
File: 00980076-PSD

Project Description

Address: 17811 arbor lane, Irvine, CA 92612

This project consists of a 554 square foot addition to an existing low-density residential dwelling located on a zero setback lot (APN: 4531-530-08). The subject property is situated in a neighborhood where surrounding residences are also developed with zero side setbacks, consistent with the existing streetscape and lot pattern.

The scope of work includes a ground-floor expansion of the kitchen area, extending the existing building footprint. On the second floor, the primary bedroom, bathroom, and walk-in closet are expanded outward, with an accompanying interior layout reconfiguration. A new additional bathroom is introduced on the second floor to improve functionality.

At the first floor, the existing study room restroom is reconfigured into one full bathroom and one half bathroom, enhancing the overall usability of the residence. All work is designed to comply with applicable zoning, building, and residential code requirements.

Finding B Justification Statement

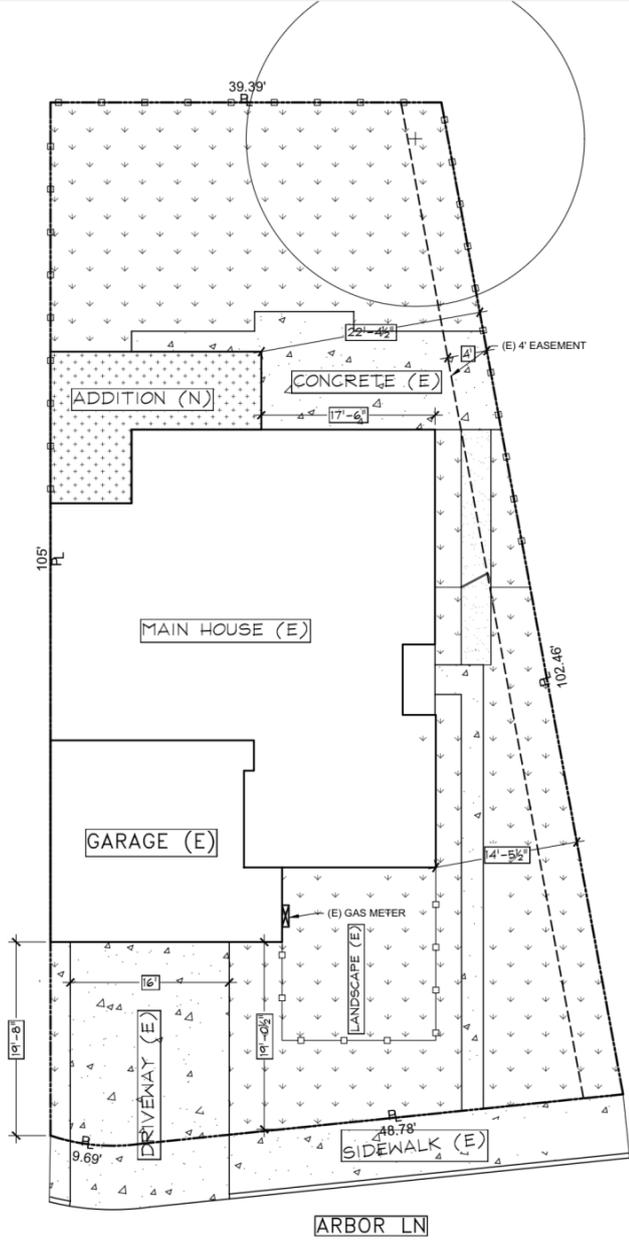
Address: 17811 arbor lane, Irvine, CA, 92612

To support Finding B, the proposed building addition has been carefully designed to remain consistent with the character of the surrounding neighborhood despite the modification to the original setback requirement.

As shown in the attached site plan and architectural drawings, the addition maintains a similar architectural style, scale, massing, and building proportions as the existing residence. The exterior materials, roof form, and overall design language are intended to complement the existing structure and neighboring homes.

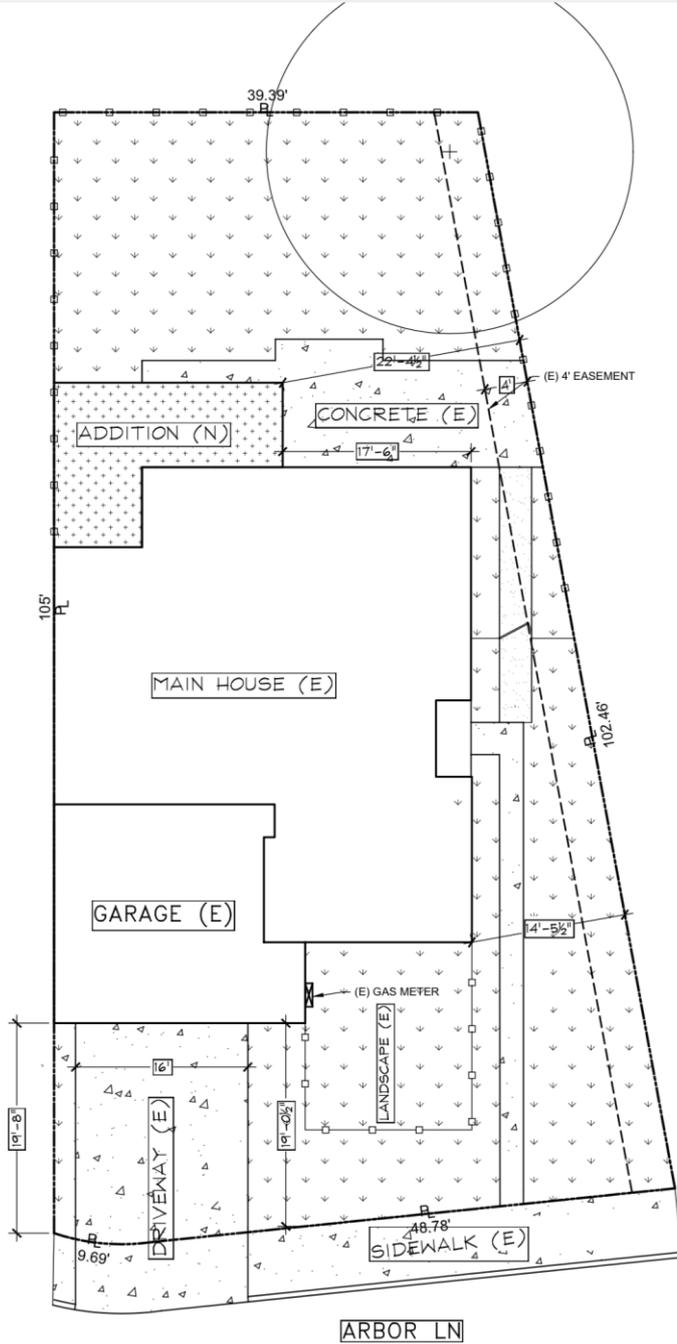
Additionally, the attached photo of the adjacent property demonstrates that nearby homes exhibit similar building massing, setbacks, and two-story configurations. The proposed addition will therefore not appear out of character or visually intrusive within the streetscape.

Overall, the project is designed to integrate harmoniously with the neighborhood context while maintaining compatibility in appearance, scale, and residential character.



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





PROPOSED SITE PLAN

SCALE: 1/8"=1'-0" BY LORI



Finding C Justification Statement

To support Finding C, the proposed building addition has been designed to ensure consistency with the architectural character and residential qualities of the surrounding neighborhood.

The design of the addition reflects the existing architectural style of the residence, including compatible roof forms, building proportions, and exterior detailing. The scale and massing of the addition are intended to integrate seamlessly with both the existing structure and nearby homes.

Exterior materials and finishes will be consistent with those commonly found within the neighborhood, including complementary wall finishes, roofing materials, window styles, and color palettes. These selections are intended to maintain visual continuity and avoid introducing elements that would appear out of character with the surrounding residential context.

The project also incorporates typical residential amenities such as appropriate landscaping, pedestrian access, and functional outdoor space. These features are consistent with neighborhood development patterns and help maintain the established residential character of the area.

Overall, the design, materials, and amenities of the proposed addition are compatible with the neighborhood context and will preserve the visual and functional character of the surrounding community

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](#))

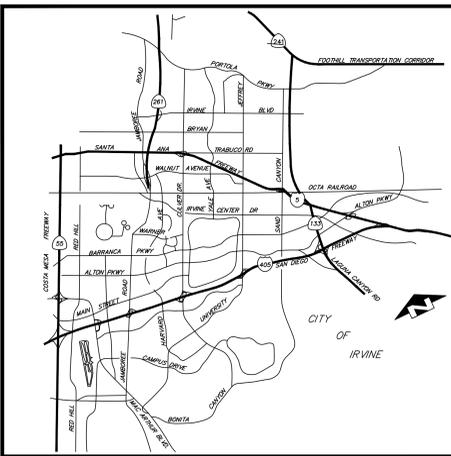
THE CITY OF IRVINE



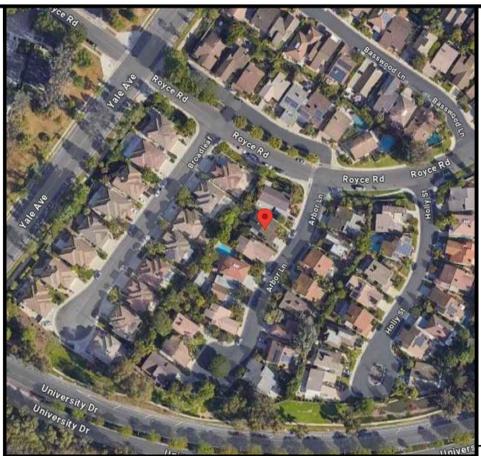
RESIDENTIAL ADDITIONAL/ALTERATION PLANS

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

(VERSION 2022.2 EFFECTIVE MARCH 2023)



VICINITY MAP



LOCATION MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 17811 ARBOR LN, IRVINE, CA 92612

PROJECT DESCRIPTION: HOUSE ADDITION (554 S.F.)
OCCUPANCY: 2.1 - LOW DENSITY RESIDENTIAL (LDR)
CONSTRUCTION TYPE: TYPE V-B
PARCEL NUMBER: 45315308

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 [IB 222]

ABSOLUTE MAXIMUM DURATIONS FOR CONSTRUCTION PROJECTS RELATING TO EXISTING RESIDENCES:

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

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

LOT DRAINAGE AND EXTERIOR WALL REQUIREMENTS [IB 273]

LOTS SHALL SHEET FLOW AWAY FROM RESIDENCE A MINIMUM OF 5 FEET AT 2 PERCENT SLOPE. EXTERIOR WALL COVERING OF PLASTER OR STUCCO SHALL BE PROVIDED WITH A WEEP 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 <I/S/IS NOT> LOCATED IN AN EXISTING SIDE YARD OR WILL EXTEND TO WITHIN ONE FOOT OF A REQUIRED FRONT OR REAR YARD SETBACK.

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

WATER CONSERVING PLUMBING FIXTURES [IB 321]

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

ATTIC AND UNDERFLOOR VENT COVERS [IMC 5.9-401 E. & 5.9-402 L.]

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

ROOFING [IMC 5.9-401 F. & 5.9-402 M.]

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

CONSTRUCTION WASTE [IMC SECT. 6-7]

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

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

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

SPECIAL INSPECTION

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

N/A

VERY HIGH FIRE HAZARD SEVERITY (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 APPROVED FIRE PROTECTION PLAN, SEE <INSERT PLAN SHEET WHERE APPROVED FIRE PROTECTION PLAN IS PROVIDED>

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

NATURAL GAS SYSTEM GENERAL NOTES

- 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 AVG 14) TO FACILITATE LOCATING.
- METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.6.10.1)
- PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.6.11)
- 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)
- APPLIANCES CONNECTED TO THE GAS PIPING SYSTEM SHALL HAVE AN ACCESSIBLE MANUAL SHUT-OFF VALVE EACH SERVING A SINGLE APPLIANCE AND INSTALLED WITHIN 6 FEET OF THE APPLIANCE IT SERVES. (CPC 1212.6)

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET <SPECIFY SHEET ON WHICH CERTIFICATES OF COMPLIANCE ARE LOCATED> FOR COMPLETE COMPLIANCE DOCUMENTATION.

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET C1 & C2 FOR APPLICABLE GREEN BUILDING STANDARDS NOTES AND REQUIREMENTS.

PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INVOLVING ADDITIONS TO RESIDENTIAL STRUCTURES OVER 500 SQ.FT. SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. THESE MEETINGS, WHILE NOT REQUIRED BY CITY CODE FOR RESIDENTIAL IMPROVEMENTS, ARE BENEFICIAL FOR THIS TYPE OF RESIDENTIAL ADDITIONS. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT RICK OLSON, RESIDENTIAL INSPECTIONS SUPERVISOR AT (949)724-6530.

KITCHEN REMODEL GENERAL NOTES

- 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

- CALIFORNIA ENERGY CODE (CEC) TABLE 150.0-8; KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE.

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

KITCHEN LIGHTING

- ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEC) SECTION 150.0(i).
- ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.
- 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 (AT) LABEL FIXTURES.
- LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC WATTAGE.
- LIGHTING FROM ADJACENT KITCHEN AREA SUCH AS DINING AND NOOK AREAS SHALL HAVE SEPARATE CONTROLS IF NOT PART OF THE AREA OF REMODEL.

KITCHEN ELECTRICAL OUTLETS

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

BATHROOM REMODEL GENERAL NOTES

- THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS 4.303) ARE AS FOLLOWS:
 - WATER CLOSETS 1.28 GALLONS PER FLUSH (SEE NOTE 2)
 - SHOWER HEADS 1.8 GPM @ 80 PSI (SEE NOTE 1)
 - LAVATORY FAUCETS 1.2 GPM @ 60 PSI
- NOTES:
 - WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWERHEADS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
 - THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINE AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307)
- ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R308.4.5)
- PROTECTION:
 - BATHROOM BRANCH CIRCUITS: AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS, OTHER EQUIPMENT, SUCH US LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY (CEC 210.11(C)(3)).
 - BATHROOM ELECTRICAL OUTLETS: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN (CEC 210.52 (D)).
 - RECEPTACLES AT BATHTUBS AND SHOWER SPACES SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTAL AND 8 FEET VERTICAL FROM THE TOP OF THE BATHTUB RIM OR THE SHOWER THRESHOLD. (CEC 408.8(C)).
- PRIVATE BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH ENERGY STAR COMPLIANT EXHAUST FANS CONTROLLED BY A HUMIDITY CONTROL, AND HAVING A MINIMUM CAPACITY OF 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT. (CMC TABLE 403.7, CGBS 4.506.1)
- WATER CLOSETS AND BIDETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FIXTURE, AND 30 INCHES TO A SIMILAR FIXTURE MEASURED CENTERLINE TO CENTERLINE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.5)
- FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY SPACE NOT LESS THAN 12 INCHES IN ITS LEAST DIMENSION. (CPC 402.10)
- SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TAILPIECE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)
- SHOWER THRESHOLD (WHERE PROVIDED) SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
- SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (CPC 408.6)
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE

- ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT. (CPC 408.9)
- WHERE TWO SEPARATE HANDLES CONTROL THE HOT AND COLD WATER, THE LEFT-HANDED HANDLE SHALL CONTROL HOT WATER. (CPC 417.5)
- THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED FIVE. (CPC TABLE 703.2)
- NEWLY INSTALLED LUMINAIRES IN A BATHROOM:
 - SHALL BE HIGH EFFICACY AND MEET THE APPLICABLE REQUIREMENTS OF CEC TABLE 150.0-A. (CEC 150.0(k)(1.A))
 - WHEN RECESSED, SHALL BE LISTED FOR ZERO CLEARANCE, LABELED TO CERTIFY AIR LEAKAGE LESS THAN 2 CFM, SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. (CEC 150.0(k)(1.C))
 - SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEC 150.0(k)(2.G))
 - SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEC 150.0(k)(2.A))
 - SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEC 150.0(k)(2.B))
 - SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEC 150.0(k)(2.E))
 - THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX 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. REFER TO IB 310.
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 (NFFA 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. (NFFA 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 SECTION 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 = 2%
- MAXIMUM WEST FACING AREA = 20%

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 1.5 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:

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

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

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS)

CALIFORNIA BUILDING CODE	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.
<INSERT COMPREHENSIVE LIST OF DEFERRED SUBMITTALS USING SEPARATE LINE PER ITEM>

FOR EXAMPLE:

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

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/rule-book/reg-xiv/rule-1403.pdf>) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT A DEMOLITION NOTIFICATION BE SUBMITTED TO SOUTH COAST AQMD PRIOR TO THE BEGINNING OF ANY DEMOLITION WORK. THE PROPOSED SCOPE OF WORK IN THIS SET OF PLANS INCLUDES DEMOLITION THAT MAY INCLUDE THE REMOVAL OF ASBESTOS CONTAINING MATERIALS AND/OR STRUCTURAL ELEMENTS. PER SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQM) RULE 1403, NOTIFICATION TO SCAQM WILL BE REQUIRED. EDWARD LI, THE OWNER OF THE PROPERTY AT 17811 ARBOR LN, IRVINE, CA 92612 SHALL HAVE TO BE 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:

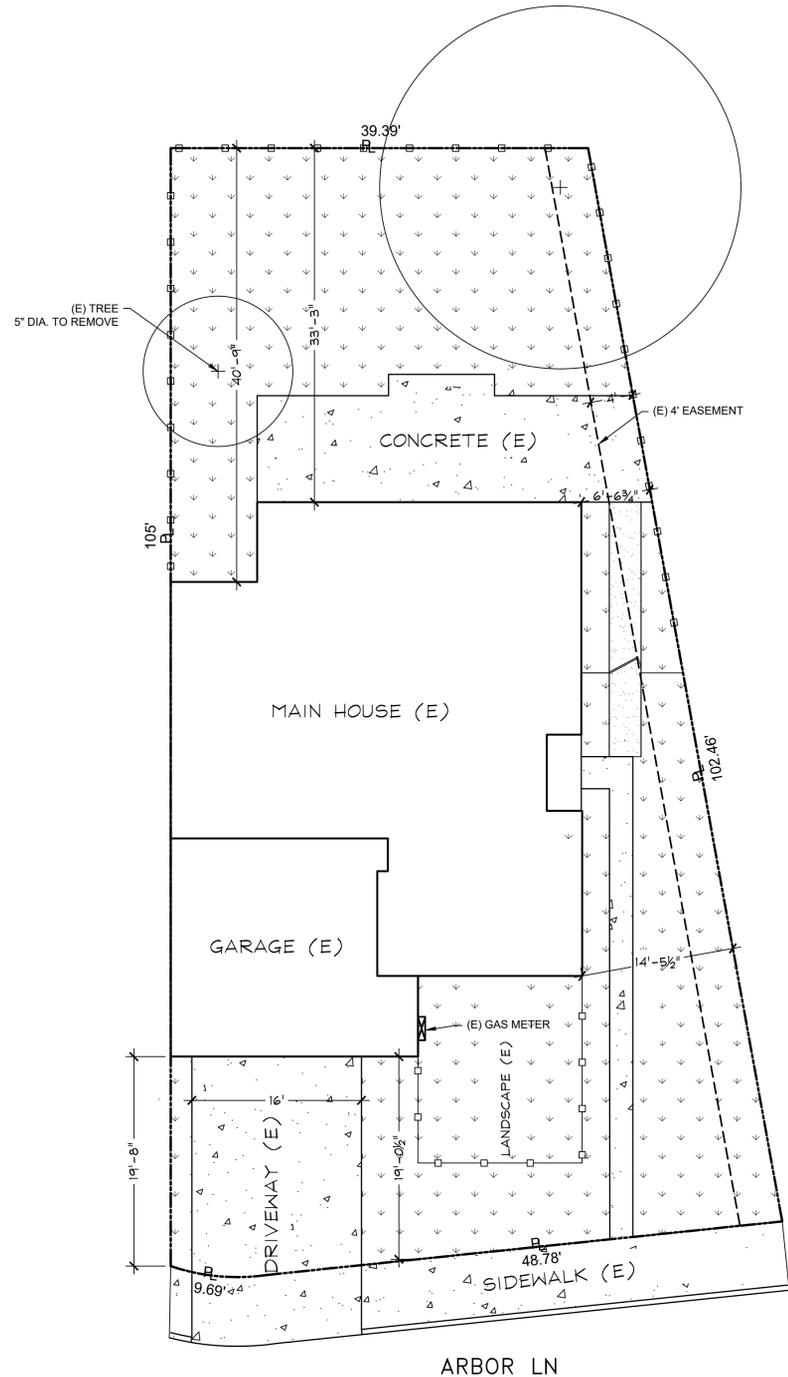
I, EDWARD LI PROPERTY OWNER/AUTHORIZED AGENT CONFIRM THE SUBJECT PROPERTY CONTAINS NO EASEMENT(S) RESTRICTING THE PROPOSED CONSTRUCTION AS SHOWN ON THESE PLANS.

SIGNATURE (OWNER OR AUTHORIZED AGENT) _____ DATE _____

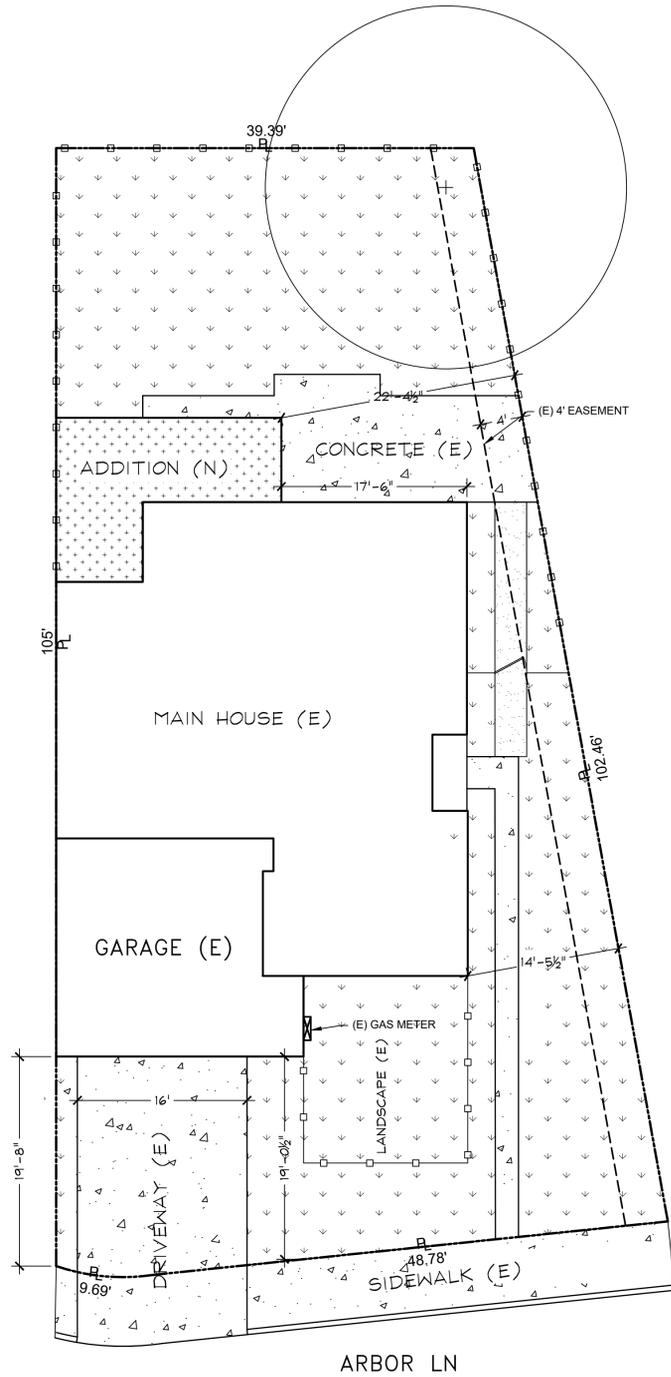
SHEET INDEX

SHEET 1	PROJECT TITLE SHEET
A-1	SITE PLAN
A-2	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3	ROOF PLAN
A-4	UTILITY PLAN
A-5	ELEVATION & DETAILS
A-5.1	ELEVATION & DETAILS
A-5.2	MATERIAL BOARD
A-6	SECTION & DETAILS
C-1	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
C-2	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

DESIGNED:	LORI PAZULA	7	NO	DATE
DRAWN:	LORI PAZULA	6		
CHECKED:	LORI PAZULA	5		
DATE:	APR. 29 TH 2024			



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



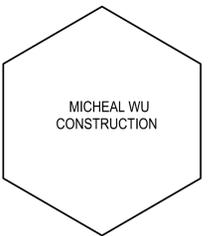
PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"/BY LORI

SITE PLAN LEGEND

- BRICK AREA
- LANDSCAPE AREA
- GRASS AREA
- CONCRETE AREA
- EXISTING TO DEMO
- NEW ADITION
- TREE
- BRICK AND IRON FENCE

PROJECT INFORMATION

1. OWNER: EDWARD LI TEL: 9094970418
 2. LOT ADDRESS: 17811 ARBOR LN, IRVINE, CA 92612
 3. LOT SIZE: 5,245 S.F.
 4. PROPERTY TYPE: SINGLE-FAMILY RESIDENTIAL
 5. CODE:
2022 CBC, 2022 CRC, 2022 CGBC, 2022 CMC
2022 CEC, 2022 CPC, & 2022 CEnC,
 6. PROJECT DATA:
(E) HOUSE INTERIOR LIVABLE AREA: 2,275 S.F.
 7. SCOPE OF WORK:
INTERIOR IMPROVEMENTS
(N) ADDITION OF 554 S.F.
RE-ROOFING
 8. OCCUPANCY: R-1
CONSTRUCTION TYPE: TYPE V-B
APN: 45315308
TOTAL LOT COVERAGE:
1818 SF (MAIN HOUSE, GARAGE, COVERED PATIO)
+ 229 SF (ADDITION)
= 2047 SF/ 5104SF = 40.1%
- FIRE SPRINKLER (MAIN HOUSE): NO
FIRE SPRINKLER (ADU): NO
- FLOOR AREA CALCULATION:
- EXISTING:
1ST FLOOR: 1,410 S.F.
2ND FLOOR: 950 S.F.
GARAGE: 432 S.F.
- PROPOSED:
1ST FLOOR: 1,410 S.F. + 229 S.F. = 1639 S.F.
2ND FLOOR: 950 S.F. + 271 S.F. + 54 S.F.
= 1275 S.F.
GARAGE: 432 S.F.
- ADDITION: 554 S.F.



DESIGN INC
MICHEAL WU
CONSTRUCTION

909-497-0418
aykaimaier1990@gmail.com

DESIGNER:
Lori Pazula

OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

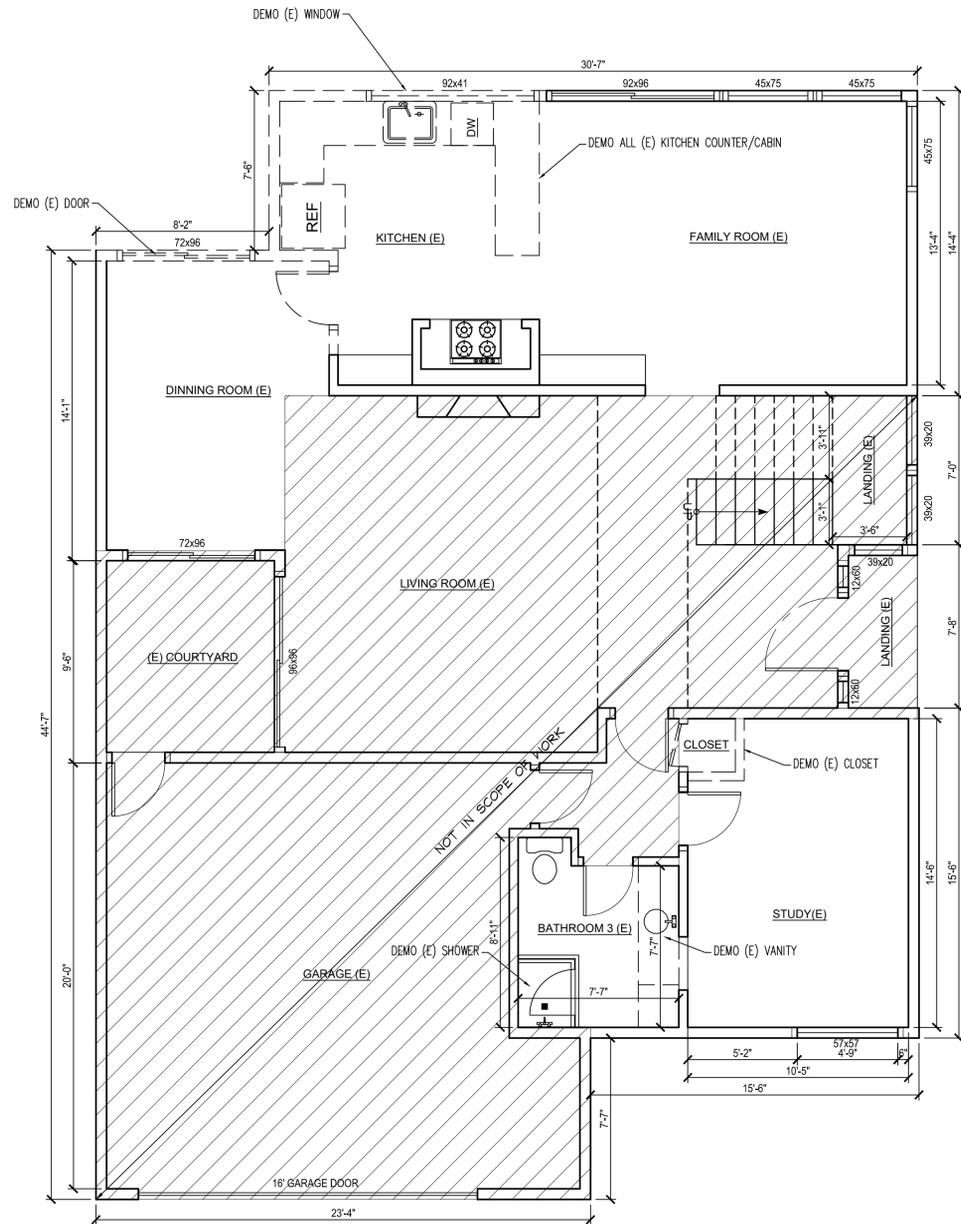
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MAIN HOUSE ADDITION
SITE PLAN

TITLE SHEET

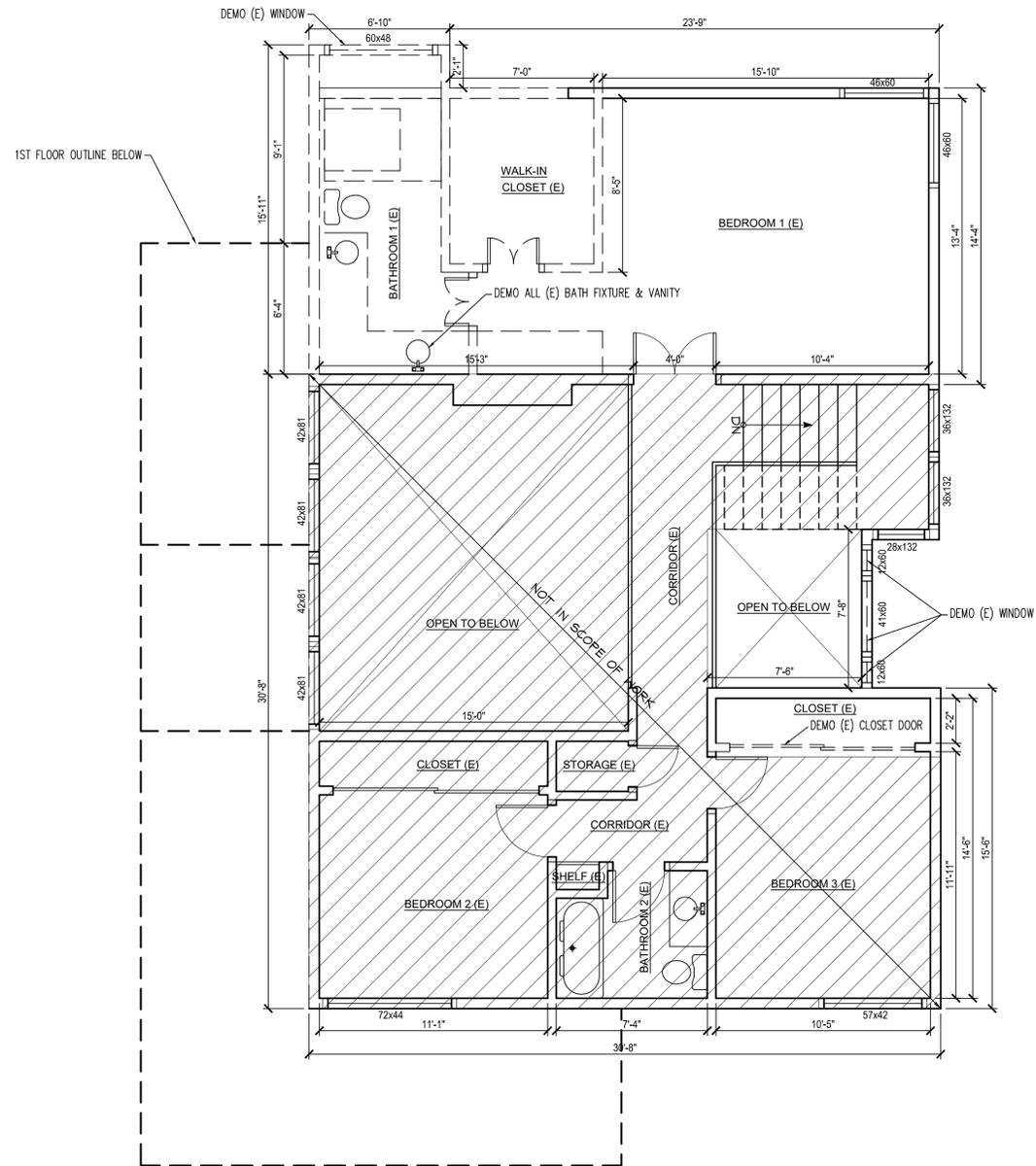
A-1

FLOOR PLAN LEGEND

-  (E) WALL TO DEMO
-  (E) WOOD STUD WALL



EXISTING MAIN HOUSE 1ST FLOOR FLOOR PLAN  N
SCALE: 1/4"=1'-0" / BY LORI



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



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DESIGNER:
Lori Pazula

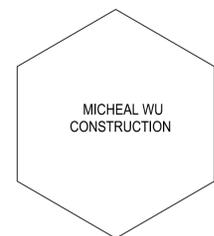
OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

TITLE:
MAIN HOUSE ADDITION
EXISTING FLOOR PLAN

TITLE SHEET

A-2



DESIGN INC
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CONSTRUCTION

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DESIGNER:
Lori Pazula

OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

TITLE:
MAIN HOUSE ADDITION
PROPOSED FLOOR PLAN

TITLE SHEET

A-2.1

FLOOR PLAN LEGEND

- (N) WOOD STUD WALL
- (E) WOOD STUD WALL
- (N) 30X30 ATTIC ACCESS PANEL

1 DOOR SCHEDULE

SYMBOL	W X H	TYPE	THK	FINISH	QUANTITY
A1	5'-0" X 6'-8"	FRENCH SWING	1 3/8"	WHITE	1
A2	2'-6" X 6'-8"	SWING	1 3/8"	WHITE	2
A3	6'-0" X 6'-8"	SLIDING	1 3/8"	WHITE	1
A4	2'-6" X 6'-8"	POCKET	1 3/8"	WHITE	1
A5	8'-0" X 6'-8"	SLIDING	1 3/8"	WHITE	1
A6	7'-5" X 8'-0"	FOLDING PATIO DOOR	1 3/4"	WHITE	1
A7	7'-8" X 8'-0"	FOLDING PATIO DOOR	1 3/4"	WHITE	1

2 WINDOW SCHEDULE

SYMBOL	W X H	TYPE	FRAME	GLAZING	QUANTITY
A	5'-0"X5'-0"	SLIDING	VINYL	LOWE INSULATED	1
B	5'-0"X4'-0"	SLIDING	VINYL	TEMPERED MATT	1
C	3'-0"X4'-0"	SLIDING	VINYL	TEMPERED MATT	1
D	8'-0"X3'-0"	SLIDING	VINYL	LOWE INSULATED	1
E	4'-0"X3'-0"	SLIDING	VINYL	LOWE INSULATED	2
G	1'-7"X1'-4"	SLIDING	VINYL	TEMPERED MATT	1
H	1'-7"X2'-5"	CASEMENT	VINYL	TEMPERED MATT	1

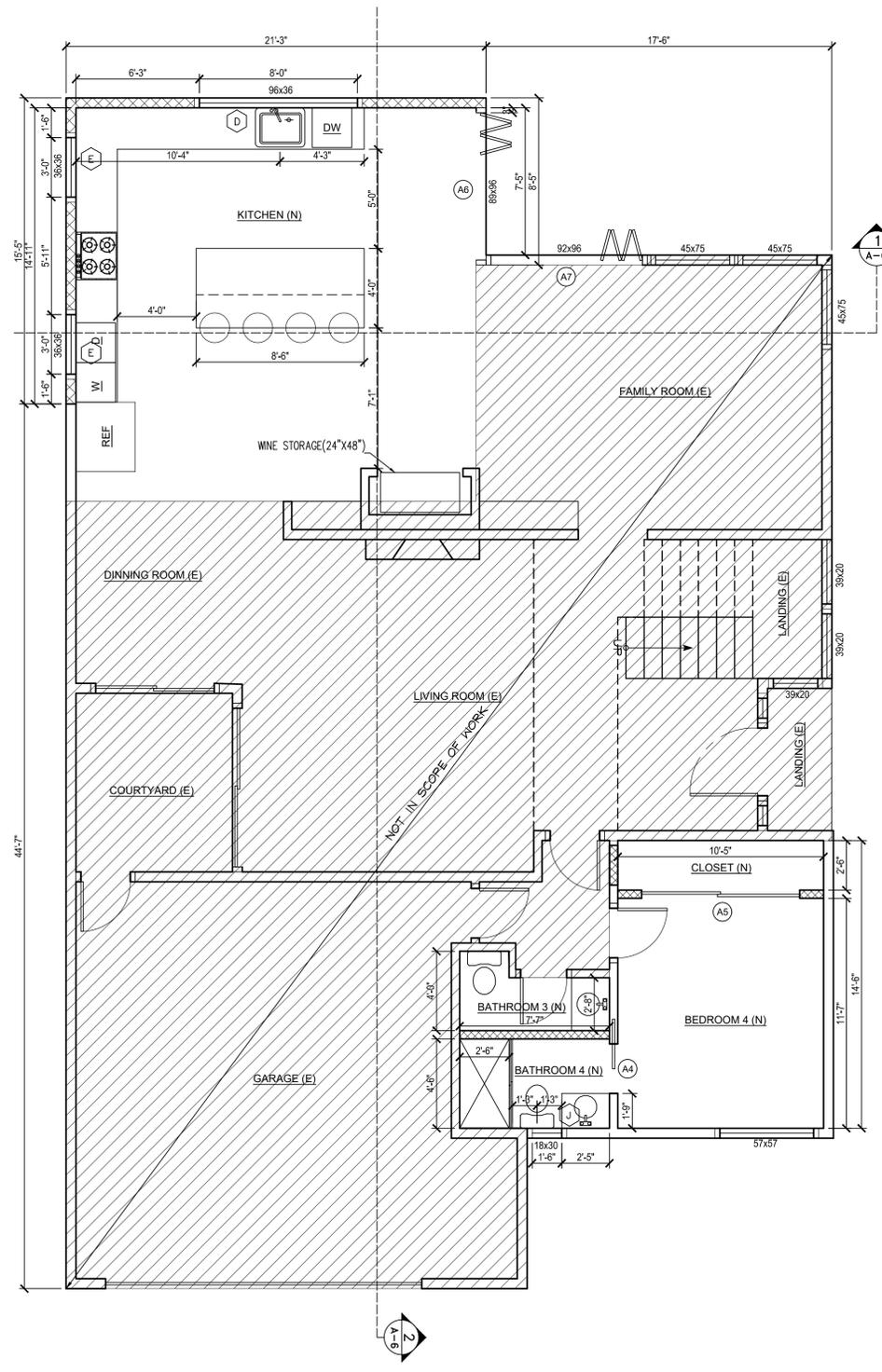
WINDOW : U-FACTOR:0.30 SHGG:0.27

NOTES:

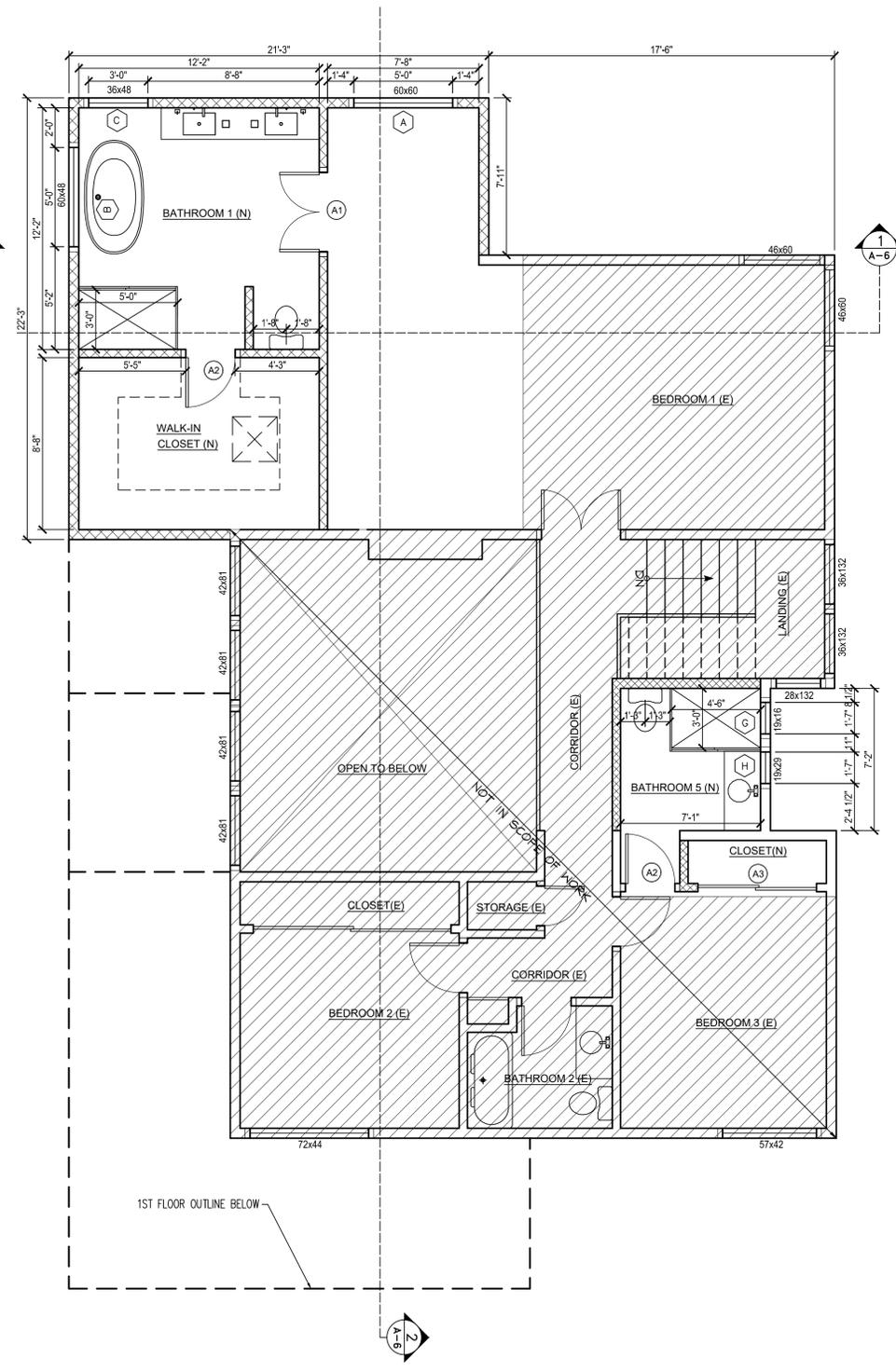
- WINDOW A IN THE WINDOW SCHEDULE SHOULD BE A MINIMUM NET CLEAR OPENING WIDTH OF 20" INCHES AND A NET CLEAR HEIGHT OF 24" INCHES, WITH A MINIMUM NET 5' SQ.FT. OPENING.
- WINDOW C, B, G, H IN THE WINDOW SCHEDULE SHALL BE WITH TEMPERED AND WINDOW SHALL BE MATTE GLASSES
- WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED

FLOOR PLAN NOTES:

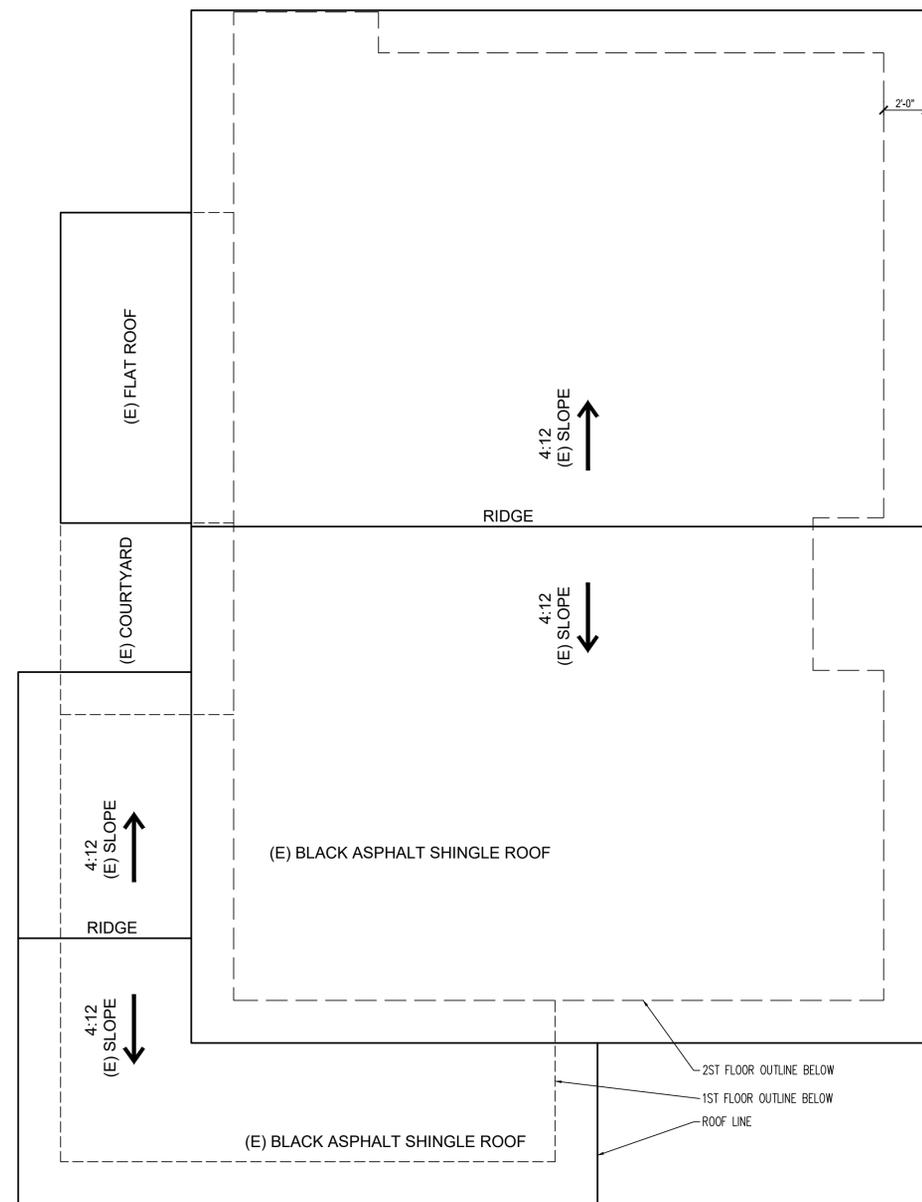
- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 IN. WIDTH SHALL BE 20 IN. MIN., AND BOTTOM OF THE CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR
- A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."



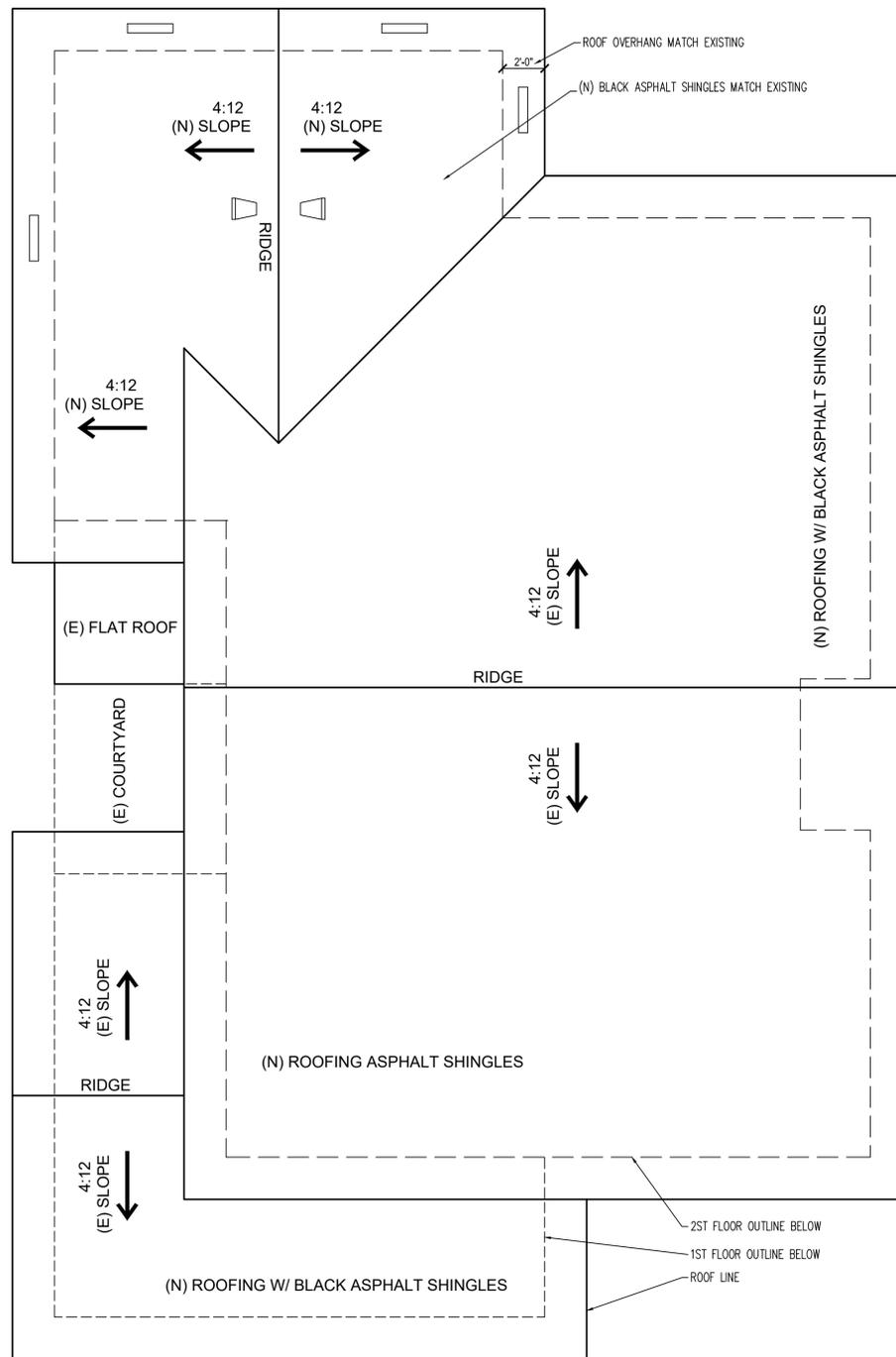
PROPOSED MAIN HOUSE 1ST FLOOR FLOOR PLAN N
SCALE: 3/16"=1'-0"/BY LORI



PROPOSED MAIN HOUSE 2ND FLOOR FLOOR PLAN N
SCALE: 3/16"=1'-0"/BY LORI



EXISTING ROOF PLAN
SCALE: 1/4"=1'-0" / BY LORI



PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0" / BY LORI

ROOF LEGEND

-  DORMER VENT (N) NEW
-  4x14 EAVE VENTS (E) EXISTING
-  SKYLIGHT

ATTIC VENTILATION CALCULATION

TYPE OF VENTING

ADDITION ATTIC AREA 271 S.F./150= 1.81 S.F.= 260 S.I
 UNDER-EAVE VENT 14"x4" (NET OPENING 33 S.I.) X4 PIECES
 132 S.I PROVIDED > 50% OF 260 S.I. REQUIRED

DORMER VENT: 12"x24" (NET OPENING 100 S.I.) X2 PIECES
 200 S.I PROVIDED > 40% OF 260 S.I. REQUIRED

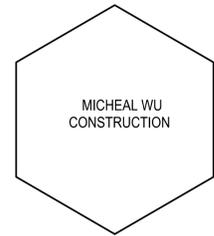
VENTILATION NOTE:

1. ROOF & ATTIC VENTS SHALL RESIST THE INSTRUCTION OF FLAME AND EMBERS.
2. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH MAX 1/4 INCH OPENINGS.

(P) ROOFING MATERIAL EAGLE 387 BLEND



Profile: Ponderosa Weight: Lightweight						
Description Range of Brown, Gray						
Category Lightweight						
Regions Available California, Southwest, Southern Nevada						
Ref	Agred Ref. (3 yr)	BSI	Agred BSI (3 yr)	SR	Agred SR (3 yr)	CRIC
0.15	0.16	0.01	0.02	13	15	0919/0028



DESIGN INC
MICHEAL WU
CONSTRUCTION

909-497-0418
ayikaimaier1990@gmail.com

DESIGNER:
Lori Pazula

OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

TITLE:
MAIN HOUSE ADDITION
ROOF PLAN

TITLE SHEET

A-3



DESIGN INC
MICHEAL WU
CONSTRUCTION

909-497-0418

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DESIGNER:

Lori Pazula

OWNER:

EDWARD LI

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17811 ARBOR LN
IRVINE, CA 92612

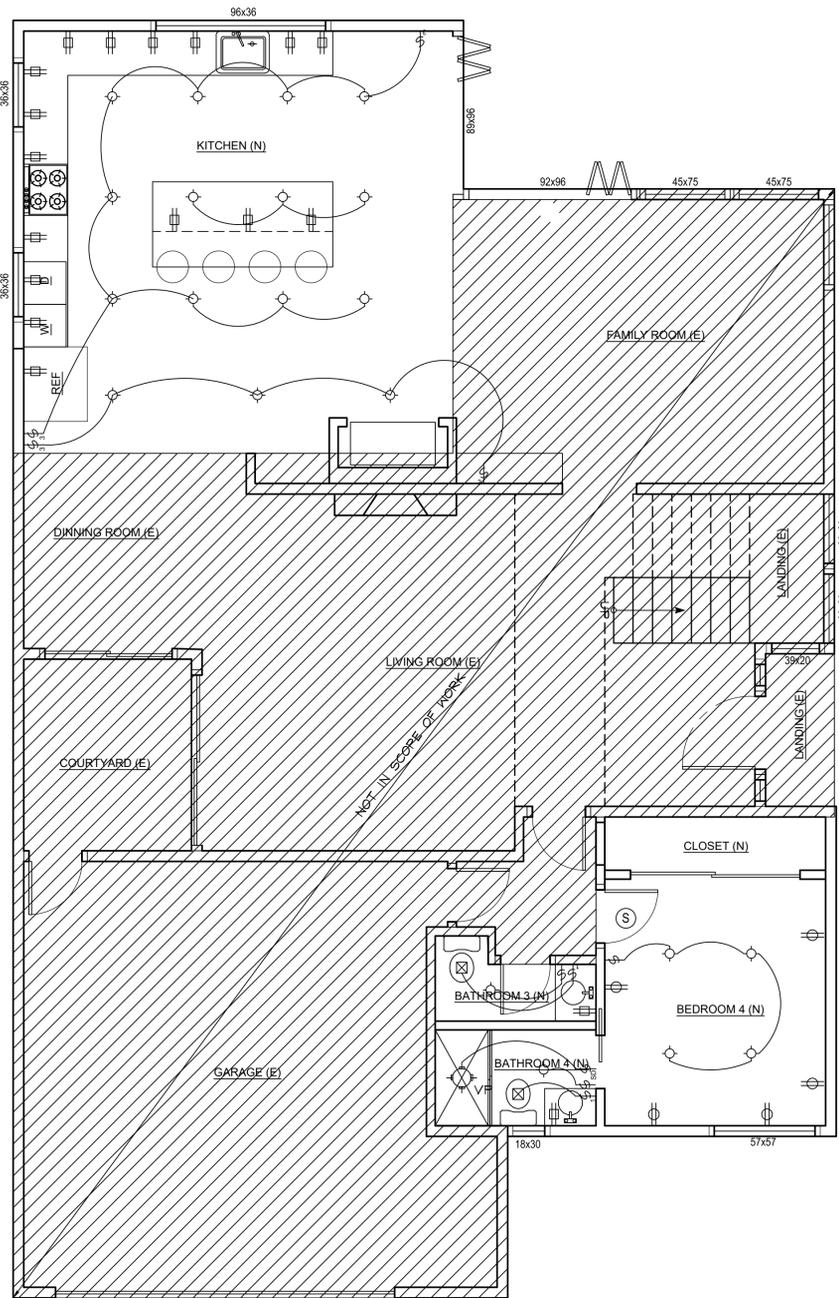
TITLE:

MAIN HOUSE ADDITION

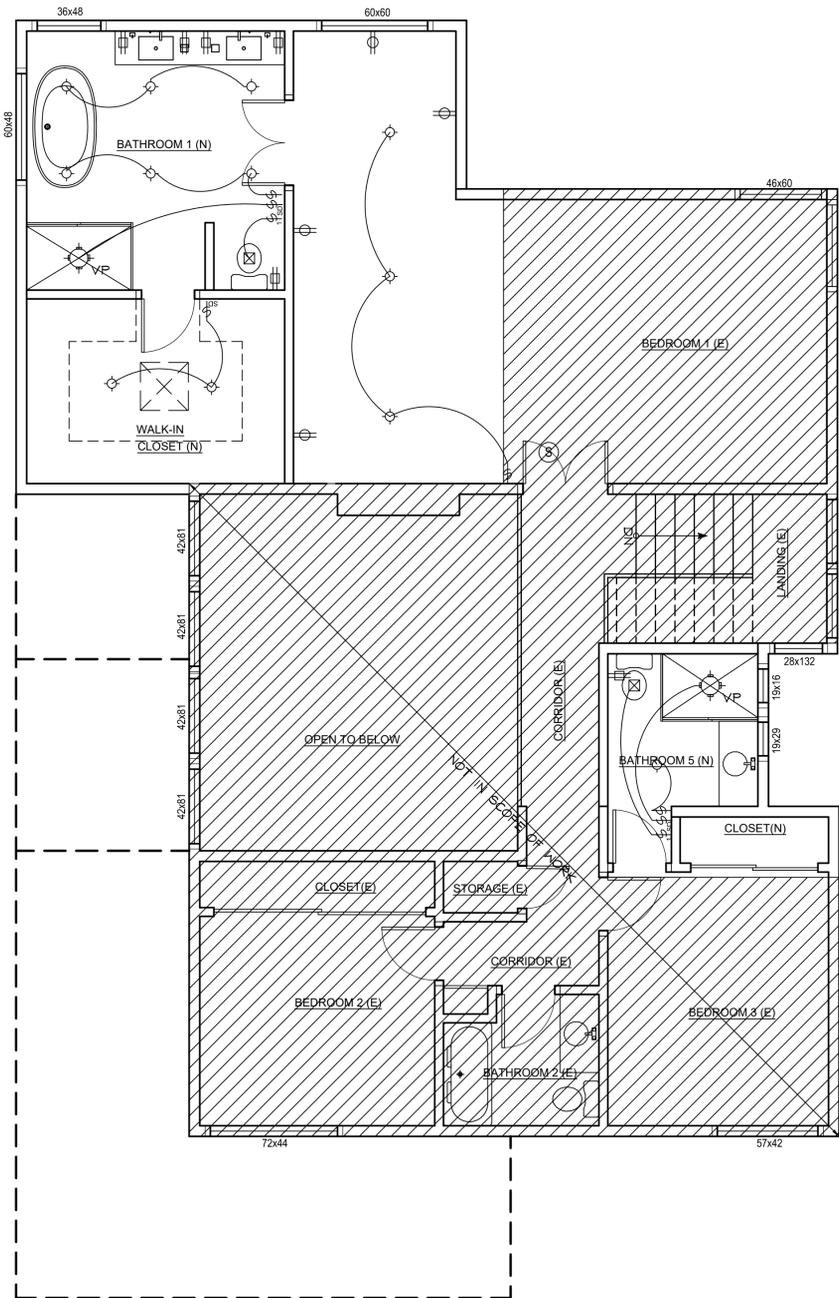
UTILITY PLAN

TITLE SHEET

A-4



PROPOSED MAIN HOUSE 1ST FLOOR FLOOR PLAN N
SCALE: 3/16"=1'-0"/BY LORI



PROPOSED MAIN HOUSE 2ND FLOOR FLOOR PLAN N
SCALE: 3/16"=1'-0"/BY LORI

UTILITY LEGEND

- SURFACE 6" CEILING LIGHT FIXTURE
- RECESSED LIGHT FIXTURE WATERPROOF WITH VACANCY SENSOR AND DIMMING CONTROLS
- SCONCE
- 120V DUPLEX CONVENIENCE RECEPTACLE
- 120V GROUND FAULT CIRCUIT-INTERRUPTER (GFCI) DUPLEX CONVENIENCE RECEPTACLE
- LIGHT SWITCH WITH VACANCY SENSOR AND DIMMING CONTROLS
- FAN SWITCH WITH HUMIDISTAT CONTROLLED
- THREE-WAY LIGHT SWITCH
- LIGHT SWITCH
- SMOKE DETECTOR, ICBO APPROVED, CEILING MOUNTED, HARD WIRED AND W/ BATTERY BACKUP
- CARBON MONOXIDE ALARMS
- EXHAUST FAN INDICATES "ENERGY STAR" COMPLIANT AND HUMIDISTAT CONTROLLED

GENERAL LEGEND

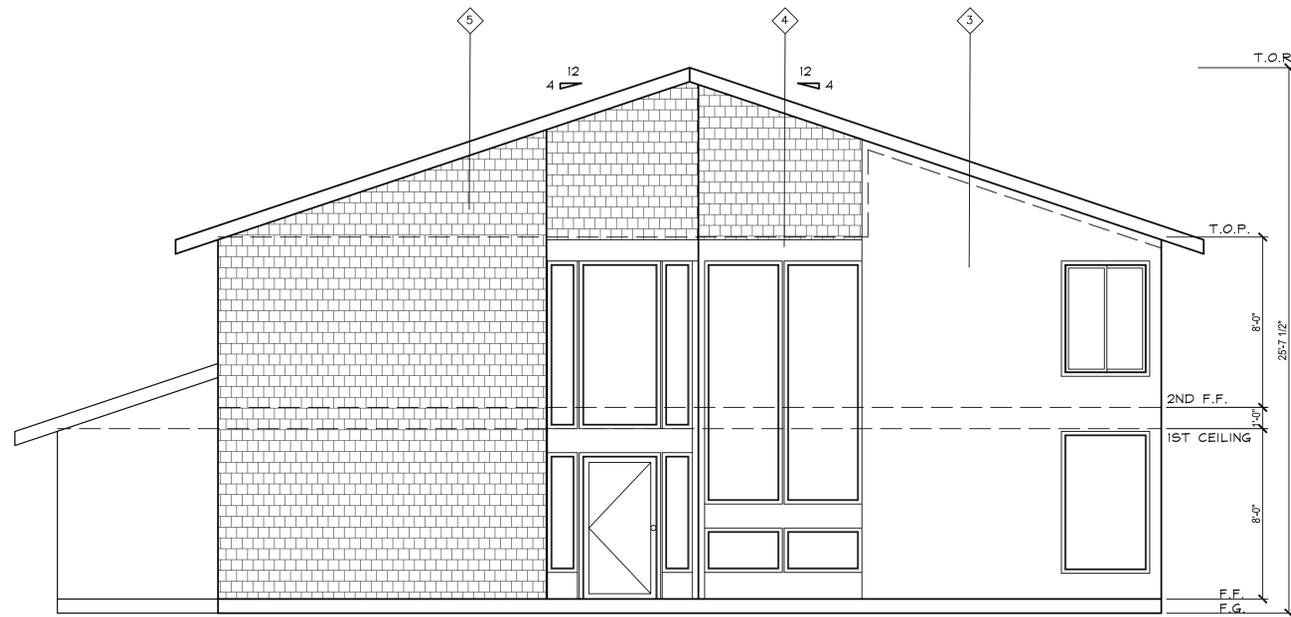
RECESSED LIGHT FIXTURES AS IC RATED AND AIRTIGHT GASKETED, PER SEC.150.1(K) 2022 ENERGY CODE 120V, GROUND FAULT CIRCUIT-INTERRUPTER (GFCI) DUPLEX CONVENIENCE RECEPTACLE SHALL BE A MINIMUM OF 6' FT FROM THE SHOWER OPENING AND A SINK IN THE BATHROOMS, OR GFCI PROTECTED PER ART.210-8 2019 CA ELECTRICAL CODE.

PLUMBING NOTES:

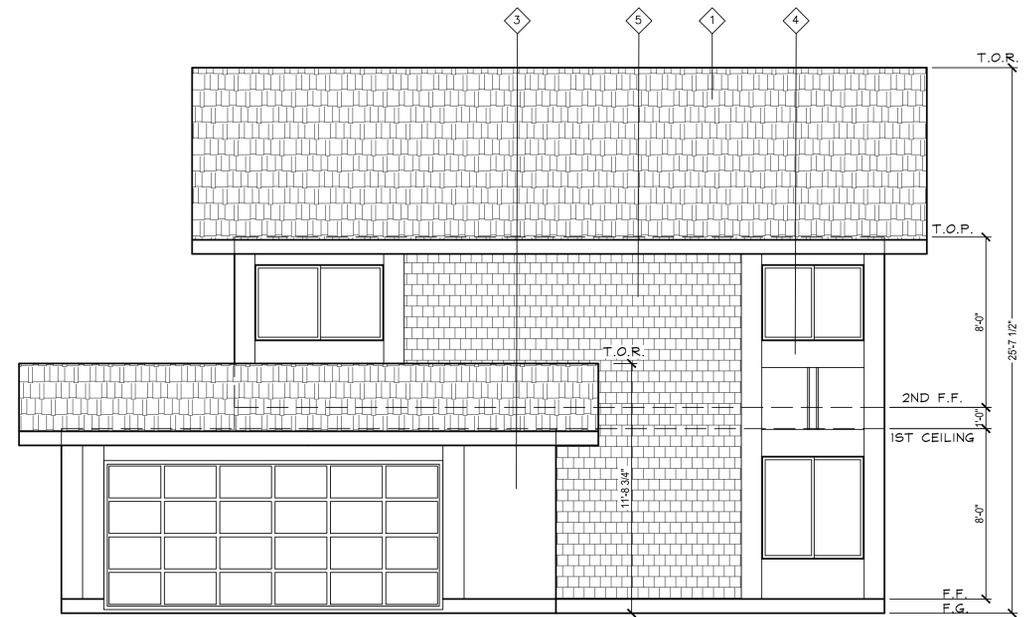
1. ALL WATER CLOSETS TO BE INSTALLED REQUIRE TO BE SINGLE FLUSH TOILETS NOT TO EXCEED 1.28 GALLONS PER FLUSH LACGBS 2020 SECTION 4.303.1.1
2. ALL SHOWER HEADS TO BE INSTALLED SHALL BE DESIGNED NOT TO EXCEED A WATER SUPPLY RATE OF 2.0 GALLONS PER MINUTE LACGBS 2020 SECTION 4.303.1.3.1
3. PROVIDE 3.5 INCH CLEAN OUT BASE ON 4 INCH SOIL PIPE 18 INCHES FROM FOUNDATION AND EXTEND ABOVE GRADE (LACPC 2020 SECTION 707.9 AND 719.3)

MECHANICAL NOTES:

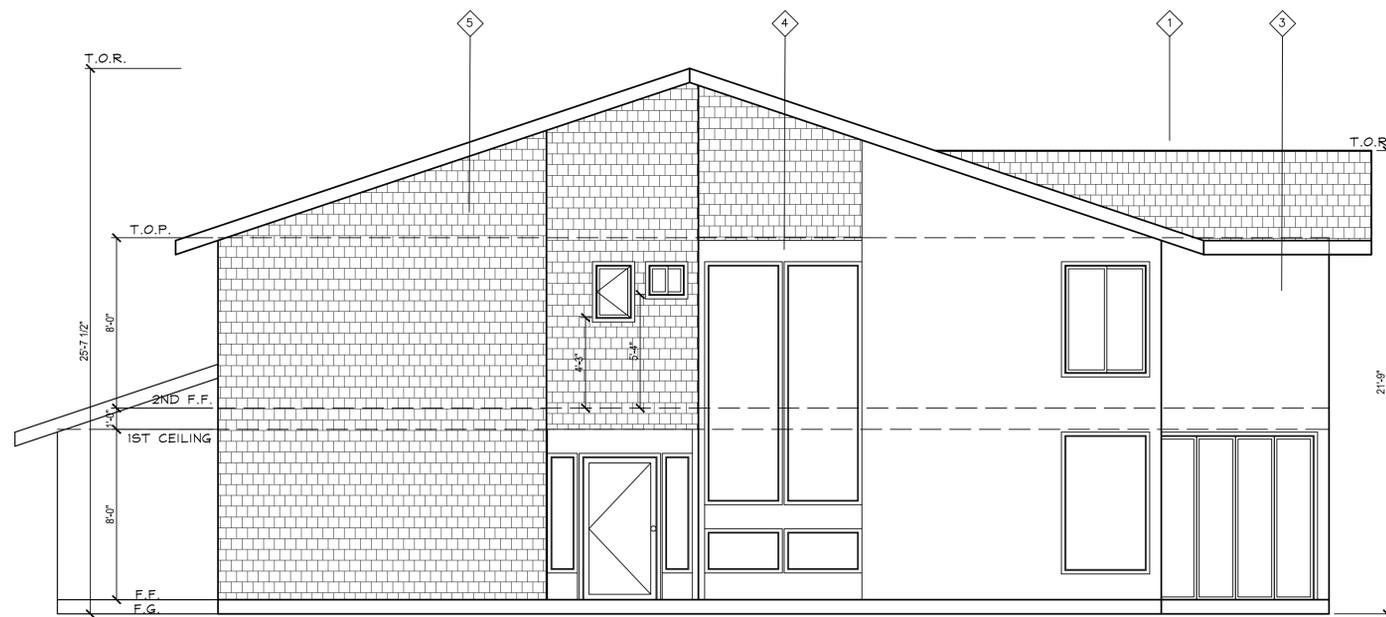
ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, SHEET METAL OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEMS LACGBC 5.504.3



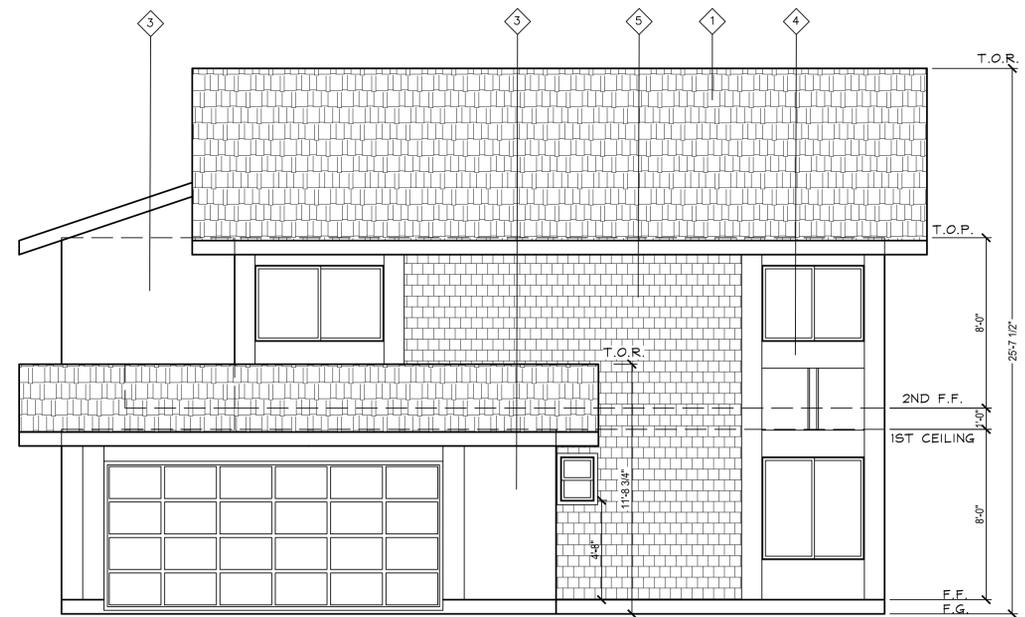
1 **EXISTING NORTH ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



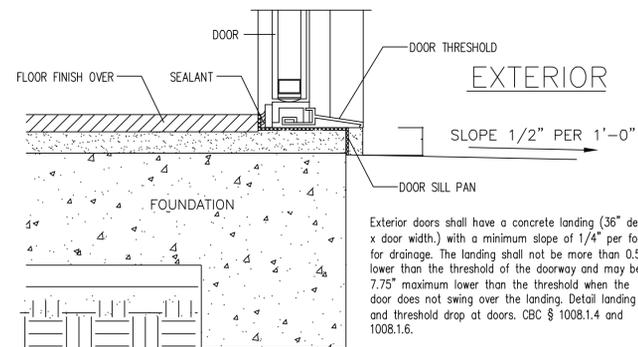
2 **EXISTING EAST ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



3 **PROPOSED NORTH ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



4 **PROPOSED EAST ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR
1	ASPHALT SHINGLE ROOF	(N) EAGLE 387 BLEND	BROWN GRAY RANGE
2	WINDOW FRAME	VINYL	MATCH EXISTING
3	WALL STUCCO	(N) PAINT BY DUNNEDWARDS	DEW340 WHISPER
4	WOOD PANELING	(N) PAINT BY DUNNEDWARDS	DE6376 LOOKING GLASS
5	WOOD SHINGLE WALL	EXISTING	

NOTE:

1. NEW ROOF SHINGLE SHALL BE APPLIED TO MATCH EXISTING MAIN HOUSE
2. NEW WALL STUCCO COLOR AND TEXTURE SHALL MATCH THE EXISTING MAIN HOUSE
3. WINDOWS/DOORS TO MATCH EXISTING STYLE
4. WINDOWS/DOORS TRIMS TO MATCH EXISTING MAIN HOUSE



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CONSTRUCTION

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aykaimaier1990@gmail.com

DESIGNER:
Lori Pazula

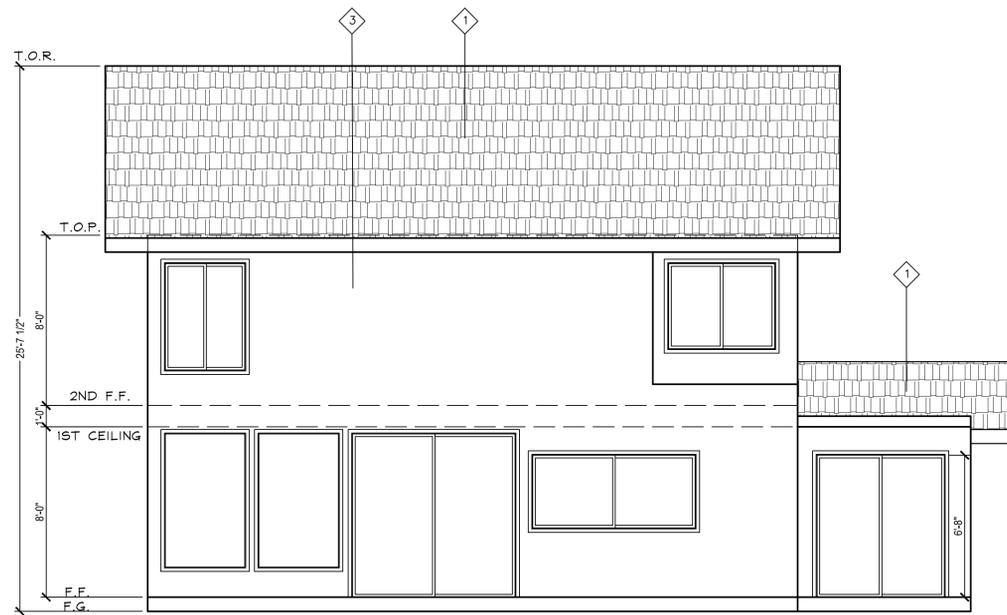
OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

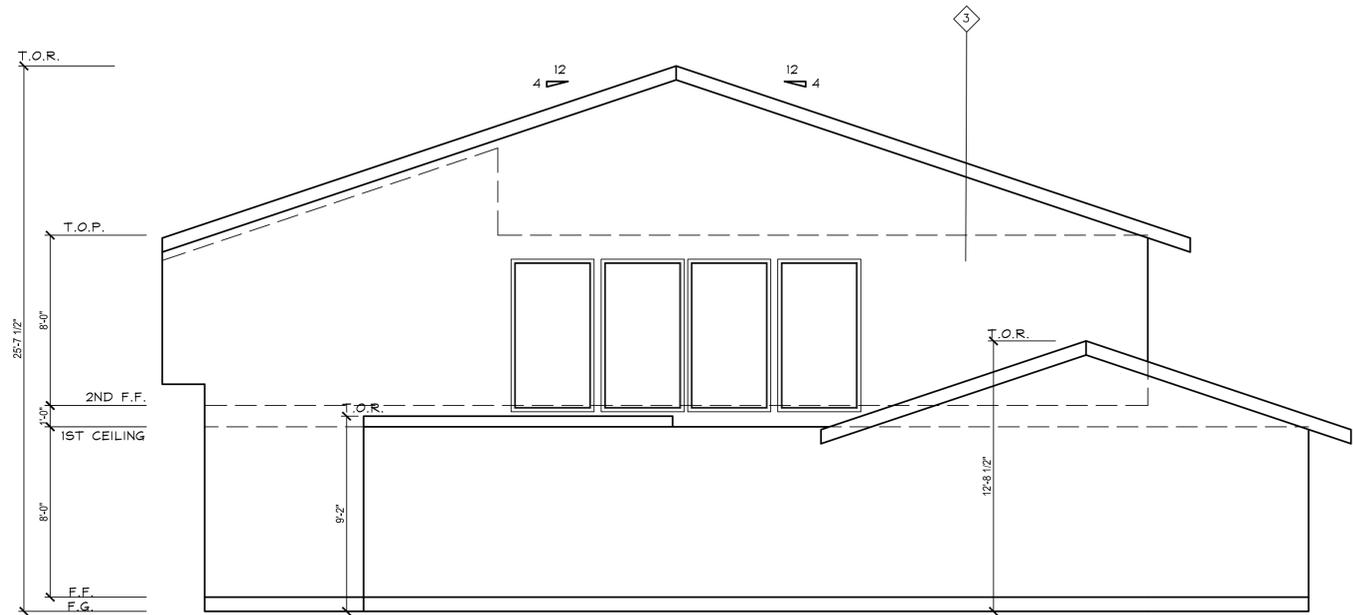
TITLE:
MAIN HOUSE ADDITION
ELEVATION & DETAILS

TITLE SHEET

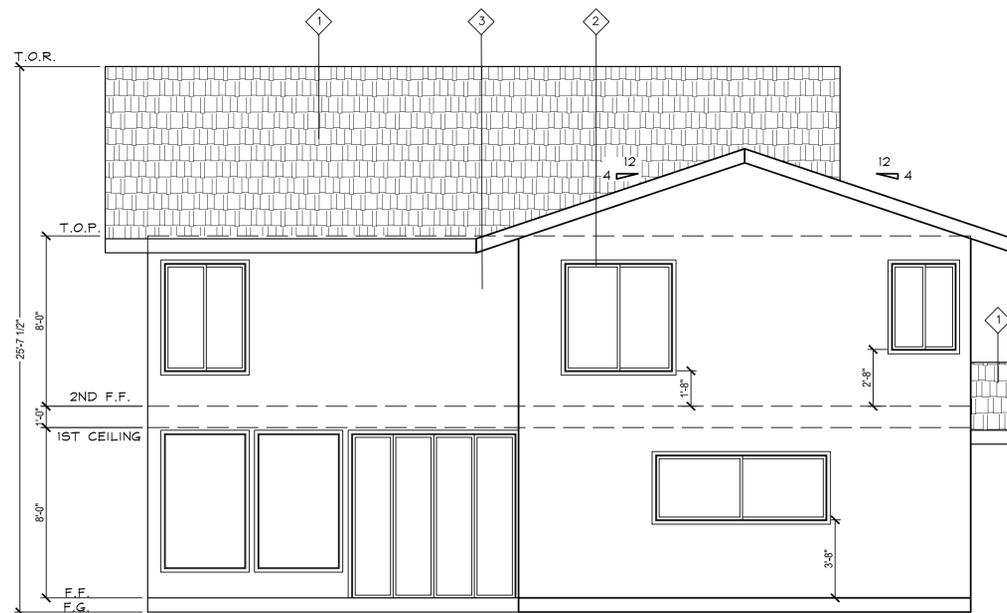
A-5



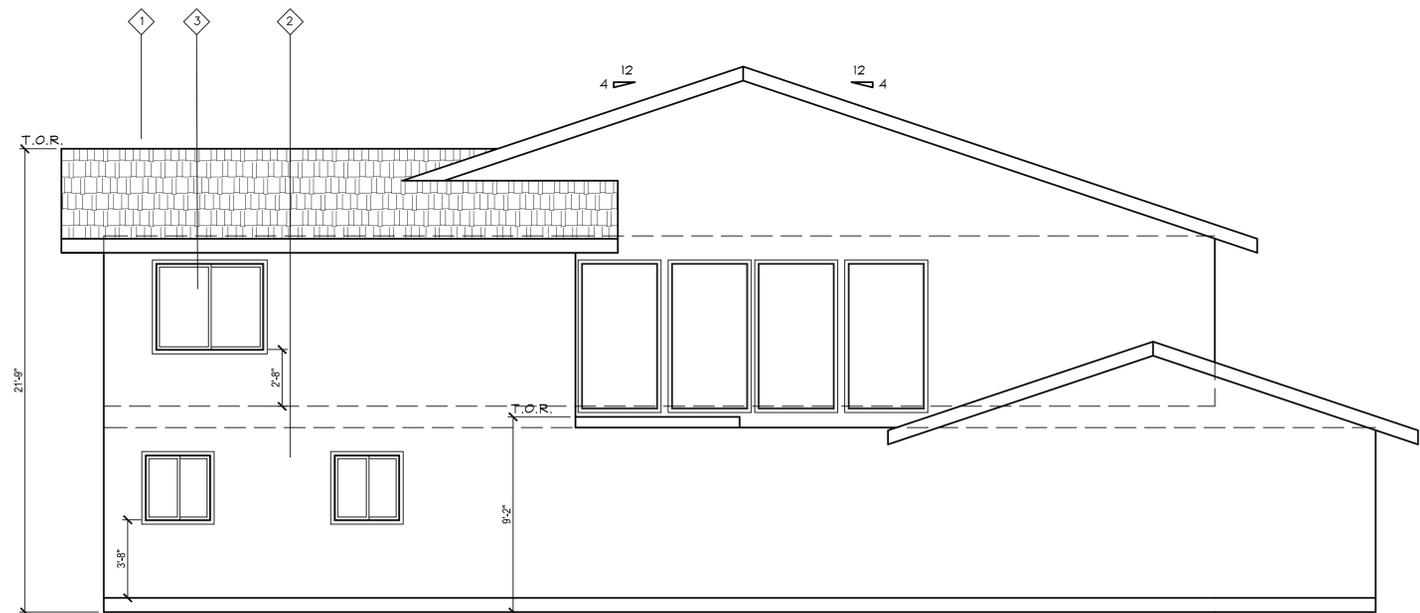
1 **EXISTING WEST ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



2 **EXISTING SOUTH ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



1 **PROPOSED WEST ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



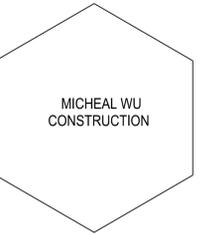
2 **PROPOSED SOUTH ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI

EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR
1	ASPHALT SHINGLE ROOF	(N) EAGLE 387 BLEND	BROWN GRAY RANGE
2	WINDOW FRAME	VINYL	MATCH EXISTING
3	WALL STUCCO	(N) PAINT BY DUNNEDWARDS	DEW340 WHISPER
4	WOOD PANELING	(N) PAINT BY DUNNEDWARDS	DE6376 LOOKING GLASS
5	WOOD SHINGLE WALL	EXISTING	

NOTE:

1. NEW ROOF SHINGLE SHALL BE APPLIED TO MATCH EXISTING MAIN HOUSE
2. NEW WALL STUCCO COLOR AND TEXTURE SHALL MATCH THE EXISTING MAIN HOUSE
3. WINDOWS/DOORS TO MATCH EXISTING STYLE
4. WINDOWS/DOORS TRIMS TO MATCH EXISTING MAIN HOUSE



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CONSTRUCTION

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DESIGNER:
Lori Pazula

OWNER:
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17811 ARBOR LN
IRVINE, CA 92612

TITLE:
MAIN HOUSE ADDITION
ELEVATION & DETAILS

TITLE SHEET

A-5.1

FIBERGLASS ENTRY DOORS

SOLD READY TO GO, PREHUNG AND PREFINISHED



PU-14 Black

Fiberglass Entry

Traditional Entry Doors in Fiberglass

ENTRANCE DOOR
URBANDOORSCOMPANY
PU-14 BALCK



LOOKING GLASS

Looking Glass | DE6376



GARAGE DOOR AND TRIM
PAINT COLOR



Whisper | DEW340

STUCCO
PAINT COLOR



Profile: **Ponderosa** Weight: **Lightweight**

Description

Range of Brown, Gray

Category

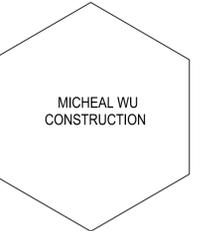
Lightweight

Regions Available

California, Southwest, Southern Nevada

Ref	Aged Ref. (3 yr)	EMI	Aged EMI (3 yr)	SRI	Aged SRI (3 yr)	CRRC
0.15	0.16	0.91	0.92	13	15	0918-0028

ROOFING
EAGLE 387 BLEND



MICHEAL WU
CONSTRUCTION

DESIGN INC
MICHEAL WU
CONSTRUCTION

909-497-0418

aykaimaier1990@gmail.com

DESIGNER:

Lori Pazula

OWNER:

EDWARD LI

PROJECT:

17811 ARBOR LN
IRVINE, CA 92612

TITLE:

MAIN HOUSE ADDITION

MATERIAL BOARD

TITLE SHEET

A-5.2



DESIGN INC
MICHEAL WU
CONSTRUCTION

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DESIGNER:
Lori Pazula

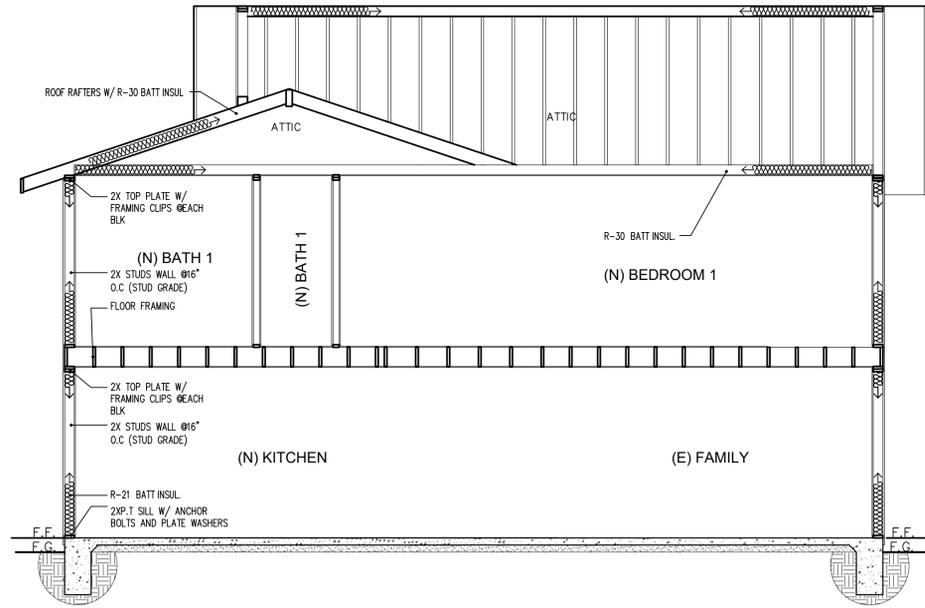
OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

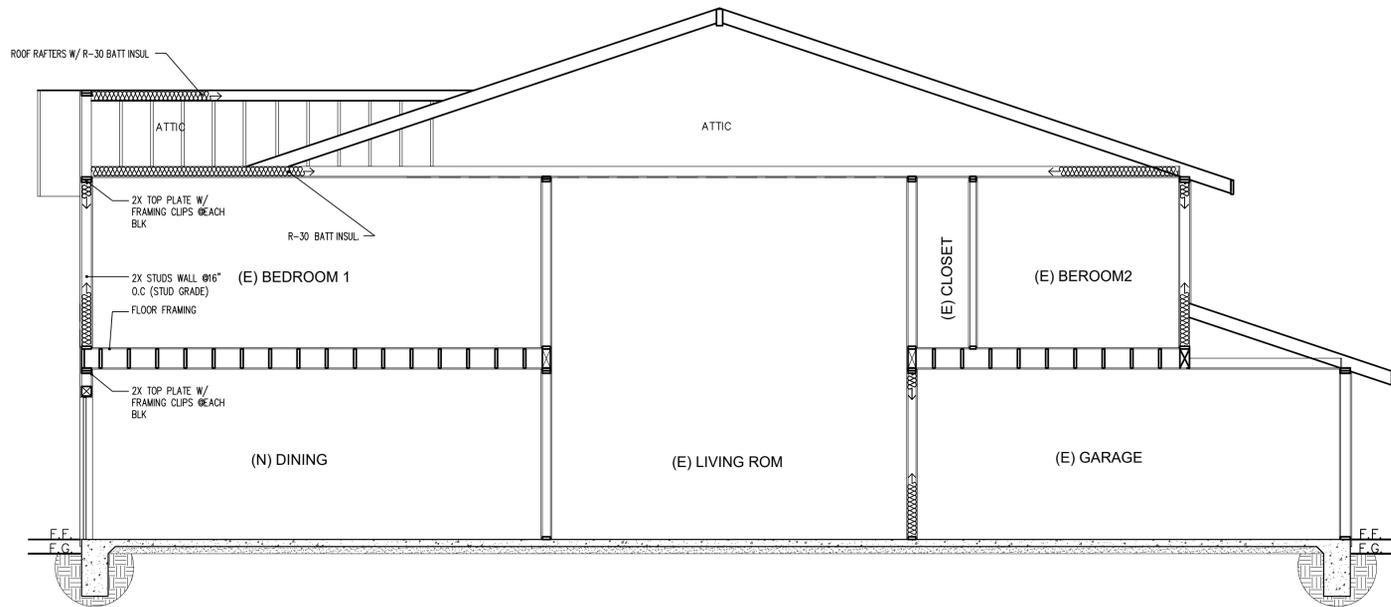
TITLE:
MAIN HOUSE ADDITION
SECTION & DETAILS

TITLE SHEET

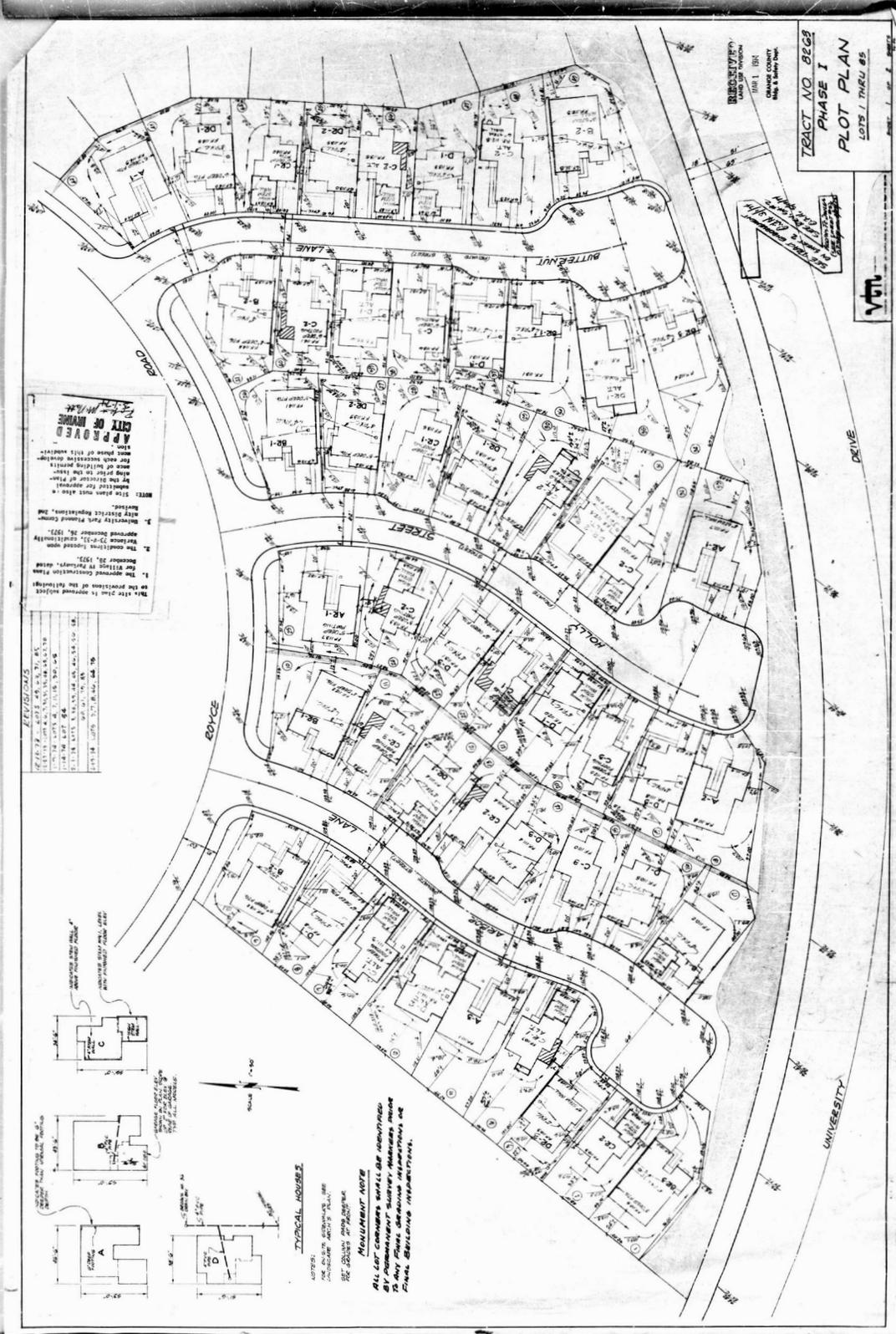
A-6



1 **PROPOSED SECTION 1**
SCALE: 1/4"=1'-0"/BY LORI



2 **PROPOSED SECTION 2**
SCALE: 1/4"=1'-0"/BY LORI

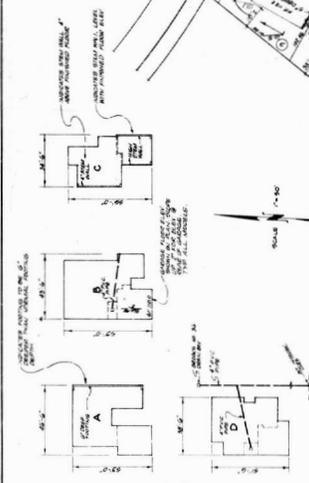


APPROVED CITY OF HAVRE

Notes:
 1. This site plan is approved subject to the provisions of the following:
 a. The approved Construction Plan filed in the Office of Planning, dated December 29, 1953.
 b. The Ordinance passed upon November 27-28-29, 1953, substantially as amended.
 2. The site plan must also be approved by the following:
 a. The City Engineer.
 b. The City Planning Commission.
 c. The City Council.
 d. The Mayor.

FEET DIMENSIONS

1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
5	100.00	100.00
6	100.00	100.00
7	100.00	100.00
8	100.00	100.00
9	100.00	100.00
10	100.00	100.00
11	100.00	100.00
12	100.00	100.00
13	100.00	100.00
14	100.00	100.00
15	100.00	100.00
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60	100.00	100.00
61	100.00	100.00
62	100.00	100.00
63	100.00	100.00
64	100.00	100.00
65	100.00	100.00



NOTES:
 1. ALL LOT CORNERS SHALL BE IDENTIFIED BY PERMANENT SURVEY MARKERS MADE BY THE SURVEYOR.
 2. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.
 3. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

MANAGEMENT NOTE:
 ALL LOT CORNERS SHALL BE IDENTIFIED BY PERMANENT SURVEY MARKERS MADE BY THE SURVEYOR.
 THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

TRACT NO. 8662
PHASE I
PLOT PLAN
 LOTS 1 THRU 65



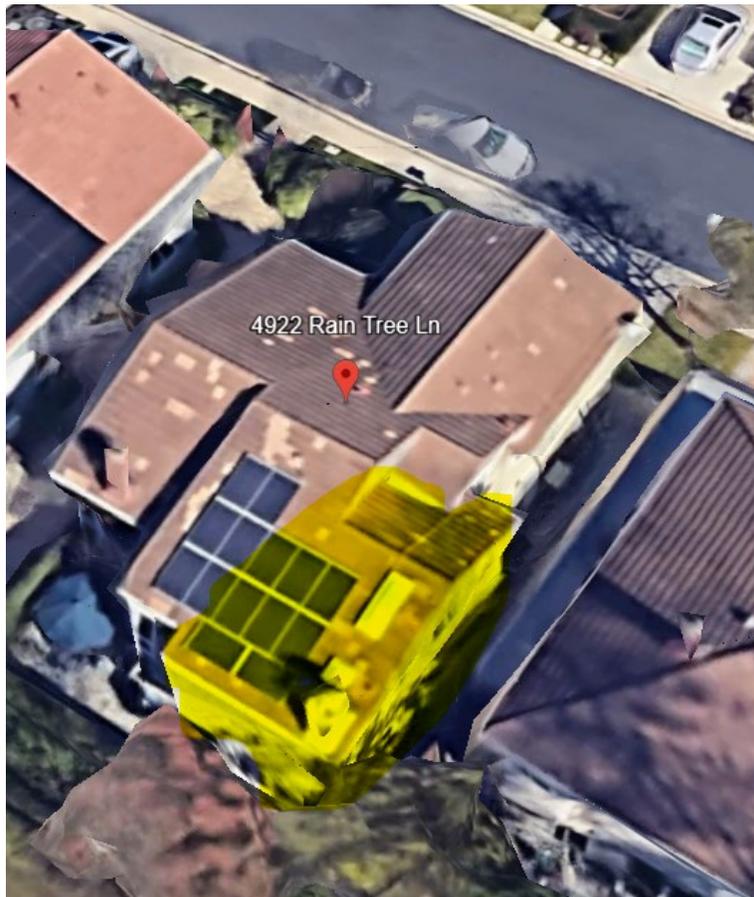
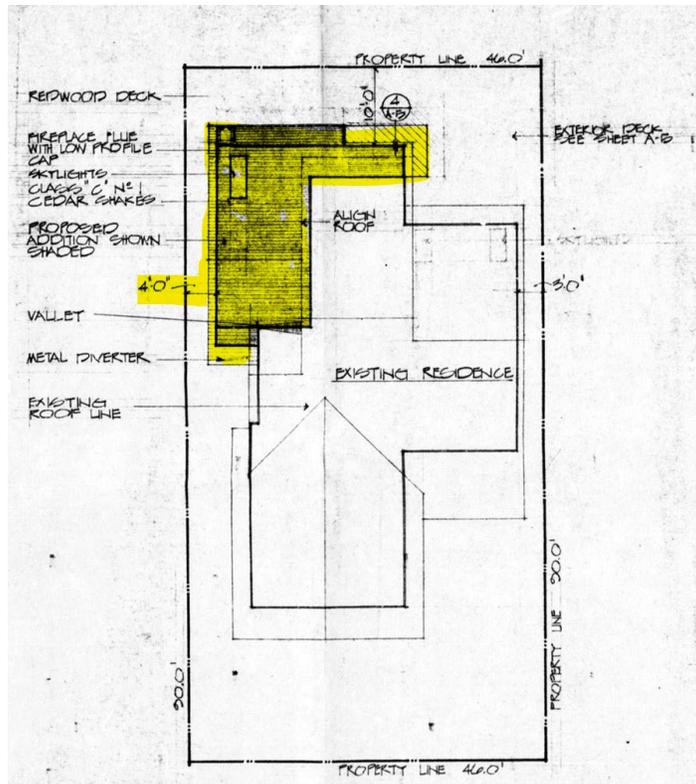
EXAMPLES OF OTHER RESIDENTIAL UNITS WITHIN TRACT 8263

4922 Raintree Lane 00058213-OLDS

First and second story 4- setback 1983

APPLICATION FOR BUILDING PERMIT		CITY OF IRVINE		PENDING	APPV'D. ✓	PC #
COMMUNITY DEVELOPMENT DEPT. 17200 JAMBOREE ROAD IRVINE, CALIFORNIA 92714 PHONE: (714) 660-3660—FOR INSPECTIONS CALL (714) 660-3676				PERMIT # 058213 ✓		
BUILDING ADDRESS 4922 RAIN TREE	LOT 155	TRACT 8263	GRADING PERMIT REQUIRED			
VILLAGE OR COMMUNITY ASSOC. UNIVERSITY PARK	OWNER COLE BEHRINGER		PRECISE GRADING PERMIT ISSUED			
ADDRESS 4922 RAIN TREE	CITY IRVINE		ENGRAGEMENT PERMIT REQ'D			
ZIP 92614	PH. 561-0755		NEW			
APPLICANT T. J. WALLACE	CITY IRVINE		ADD			
ADDRESS	PH. 997-7911		REPAIR			
CITY	LIC. NO. 28138		DEMOLISH			
ARCHITECT/ENGINEER DAVID L. BALL	ADDRESS B MOUNTAIN VIEW		SIZE - SQ. FT.			
ADDRESS	CITY IRVINE		STORIES			
ZIP 92614	PH. 955-3097		FAMILIES			
CONTRACTOR BLUTE RIBBON	ADDRESS 1135 W. KATELLA		INCLUDED			
ADDRESS	CITY ORANGE		STRUCT ✓ MECH. ✓ ELEC. ✓ PLUMB. ✓			
ZIP 92667	PH. 997-7911		PLANS APPV'D			
CITY LIC. # 28029	EXP. DATE 8-31-84		STRUCT ✓ MECH. ✓ ELEC. ✓ PLUMB. ✓			
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 131	License Number 232598		DESCRIPTION OF WORK TWO STORY ADDIT TO SFD			
Date 9-9-83	Contractor BLUTE RIBBON		PROPOSED USE OF STRUCTURE SFD			
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 NONE						
Lender's Address						
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 _____						
Date: _____ Owner: _____						
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. 2688	Company STATE FUND		SUMMARY OF FEES			
<input type="checkbox"/> Certified copy is hereby furnished.						
<input checked="" type="checkbox"/> Certified copy is filed with City of Irvine.						
Date 9-9-84	Applicant T. Wallace		Building Permit 163.87		SMIP 1.66	
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 T. Wallace		Date 9-9-84		Plan Check 106.51		
Print Applicant's/Agent's Name				Final Fee 253.63		
REMARKS: 12-16-84 No completed plumbing						
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.						

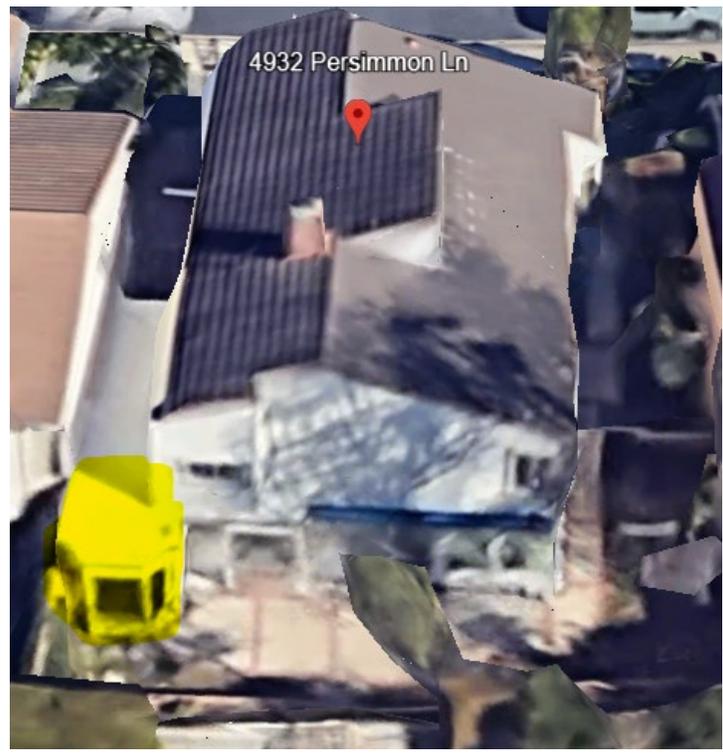
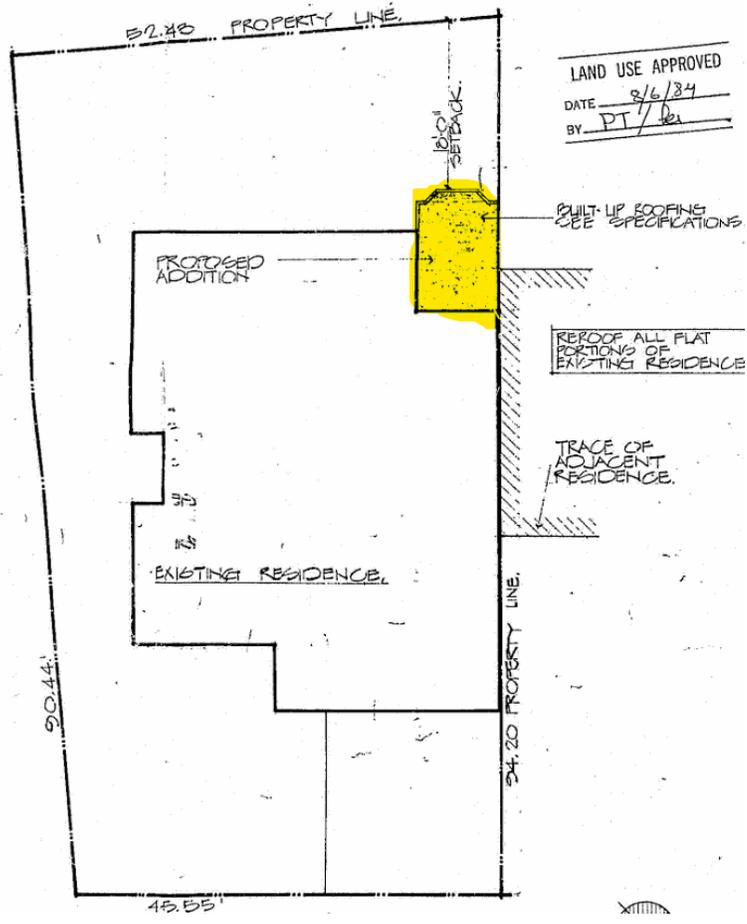
OFFICE COPY



4932 Persimmon Lane 00063124-OLDS

First story addition 0-foot setback 1984

APPLICATION FOR BUILDING PERMIT CITY DEVELOPMENT DEPT. 2600 W. P.O. BOX 19575, IRVINE, CALIFORNIA 92715 PERMIT INFO: 680-3660 • FOR INSPECTIONS: 660-3670 PENCIL OR TYPE ONLY - DO NOT USE PENCIL OR RED INK		CITY OF IRVINE PENDING APP'D. ✓ PC # 8466-0378 PERMIT # 063124 (4) ✓	
BUILDING ADDRESS: 4932 PERSIMMON TREE VILLAGE OR PLANNED COMMUNITY: UNIVERSITY PARK OWNER: MR & MRS LARRY WILSON ADDRESS: 4932 PERSIMMON TREE CITY: IRVINE, CALIF. 92715 PH: 780-5892 APPLICANT: DAVID L BALL A.I.A. ADDRESS: 8 Mt. View Irvine CITY: IRVINE, CALIF. 92715 PH: 955-3097 ARCHITECT/ENGINEER: DAVID BALL LIC. NO. ADDRESS: CITY: ZIP: PH:	LOT: 138 TRACT: 8263 GRADING PERMIT REQ'D? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO PRECISE GRADING PERMIT ISSUED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ENCROACHMENT PERMIT REQ'D <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADD <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> ALTERATION SIZE - SQ. FT.: 300	RECEIPTS: 60012 \$ 72.98 DATE: JUNE 22 INCLUDED: <input checked="" type="checkbox"/> STRUCT <input checked="" type="checkbox"/> ENERGY <input checked="" type="checkbox"/> MECH <input checked="" type="checkbox"/> ELEC <input checked="" type="checkbox"/> PLUMB. PLANS APP'D: <input type="checkbox"/> STRUCT <input type="checkbox"/> ENERGY <input type="checkbox"/> MECH. <input type="checkbox"/> ELEC. <input type="checkbox"/> PLUMB.	
CONTRACTOR: FOALDI CONST. ADDRESS: 4107 E. CENTURY BL. 9970362. CITY: ORANGE, CALIF. 92669 PH: 9970362. CITY LIC. 26189 EXP. DATE 3/21/85		DESCRIPTION OF WORK: ADDITION OF 1ST. FLOOR & NOOK. PROPOSED USE OF STRUCTURE: SINGLE FAMILY RESIDENCE	
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: 81 Lic No: 270785 Date: 8/7/84 Contractor: FOALDI CONST. Contractor's Agent: Harold Chinn		ASSESSOR PARCEL NO.: - - CODE YEAR: DEVELOPMENT CASE NO.: BUILDING HEIGHT: BUILDING SET BACKS: FRONT 55'-0" RIGHT SIDE 0 LEFT SIDE 45'-0" REAR 18'-0"	
OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractors License Law for the following reason: I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. I am exempt under Sec. B & P C for this Reason:		ZONING STANDARDS COMPLIANCE APPROVED BY: PT/kl DATE: 8/6/84 VALUATION: 12,548.50 OCC: R-3 TYPE: SN PLANS CHECKED AND APPROVED BY: P/L kl DATE: 8-6-84 PERMIT ISSUED BY: Nilan DATE: 8/7/84	
WORKER'S COMPENSATION WORKERS' COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. Policy No: W.P. 84208199 7/1/85 Certified copy is hereby furnished. Date: 8/7/84 Applicant: David L. Ball CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers Compensation Laws of California. Date: Applicant:		SUMMARY OF FEES Building Permit: 90.28 SMIP: 84 Plumbing Permit: SDC Electrical Permit: 8.40 Permit Issuance: 5.00 Mechanical Permit: IBC Plastering Permit: Energy Surcharge: 22.00 Energy Plan Check: 14.30 Less Advance P.C.: -72.98 Plan Check: 58.68 Final Fee: 164.52	
LENDER CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name: CASH Lender's Address: I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. Signature of Applicant or Agent: David L. Ball 8/7/84 Print Applicant's/Agent's Name: David L. Ball		REMARKS: Connection on LATH 126.52 THIS WORK BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMPLETED. PLAN CHECK APPLICANT: [Signature] DATE: JUNE 22	



4882 Basswood Lane 00065007

Second story addition 0-foot setback 1984

APPLICATION FOR BUILDING PERMIT
 COMMUNITY DEVELOPMENT DEPT.
 2801, McGRAW, P.O. BOX 19575, IRVINE, CALIFORNIA 92713
 FOR PERMIT INFO: 660-3650 • FOR INSPECTIONS: 660-3676
 PRINT OR TYPE ONLY - DO NOT USE PENCIL OR RED INK

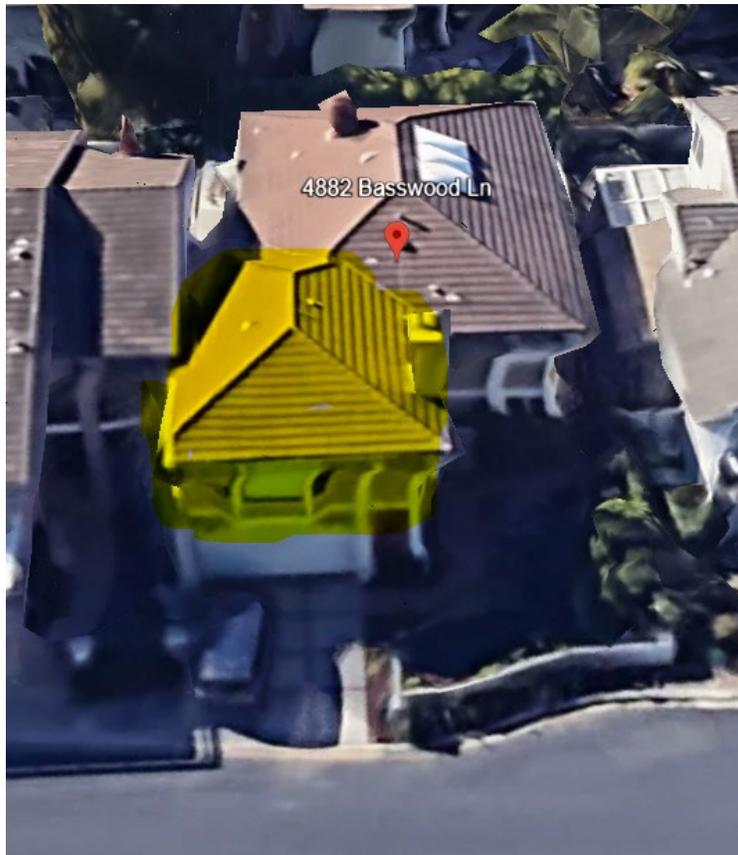
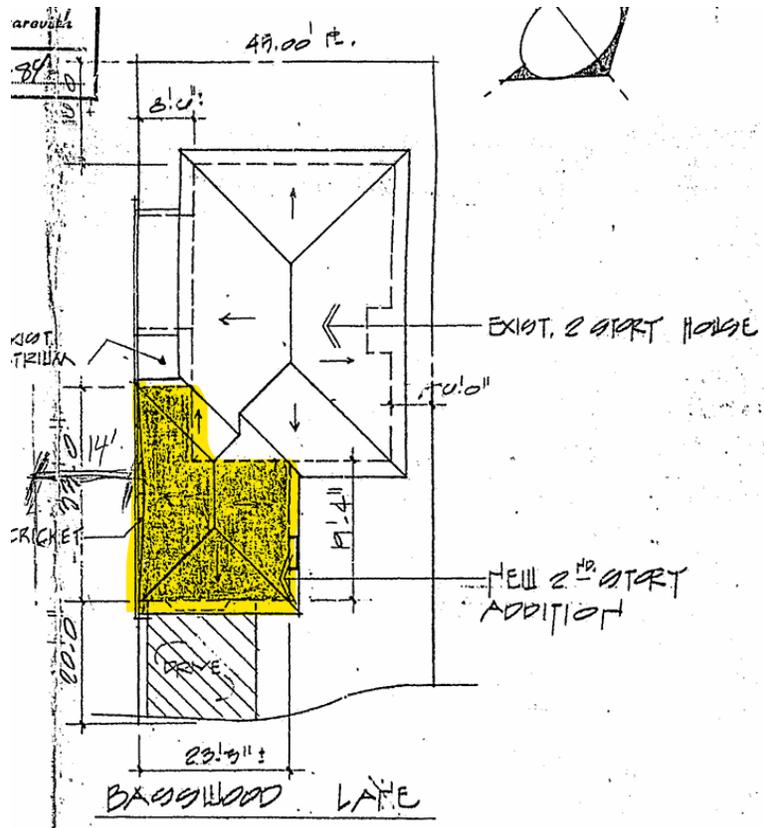
CITY OF IRVINE

PENDING (2) APP'VD. ✓ PC-8A-CC
 PERMIT # 065007 0727

BUILDING ADDRESS: 4882 BASSWOOD LN, LOT 206 VILLAGE OR PLANNED COMMUNITY: PARKSIDE COMM. ASS., TRACT 8263 OWNER: LESLIE BADIN JR. ADDRESS: 4882 BASSWOOD LN. CITY: IRLV, CA ZIP: 92618 PH: 786-8505 APPLICANT: JANE ADDRESS: [blank] CITY: [blank] ZIP: [blank] PH: [blank] ARCHITECT/ENGINEER: [blank] LIC. NO.: [blank] ADDRESS: [blank] CITY: [blank] ZIP: [blank] PH: [blank] CONTRACTOR: [blank] ADDRESS: [blank] CITY: [blank] ZIP: [blank] PH: [blank] CITY LIC. # [blank] EXP. DATE [blank]	GRADING PERMIT REG'D? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO PRECISE GRADING PERMIT ISSUED <input type="checkbox"/> YES <input type="checkbox"/> NO ENCROACHMENT PERMIT REG'D? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NEW ADD <input checked="" type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> ALTERATION SIZE - SQ. FT. 724 STORIES [blank] FAMILIES 75232 RECEIVED \$125.12 DATE 11/19 INCLUDED <input checked="" type="checkbox"/> STRUCT <input type="checkbox"/> ENERGY <input type="checkbox"/> MECH. <input type="checkbox"/> ELEC. <input type="checkbox"/> PLUMB. PLANS APP'VD <input checked="" type="checkbox"/> STRUCT <input type="checkbox"/> ENERGY <input type="checkbox"/> MECH. <input type="checkbox"/> ELEC. <input type="checkbox"/> PLUMB.
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

ENTERED IN COMPUTER

LICENSED CONTRACTORS DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7300) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ Lic. No. _____ Date _____ Contractor _____ Contractor's Agent _____ OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractors 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 checked="" 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.&P.C. for this Reason _____ Date _____ Owner _____ 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. _____ Company _____ <input type="checkbox"/> Certified copy is hereby furnished. <input type="checkbox"/> Certified copy is filed with the City of Irvine. Date _____ Applicant _____ CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less.) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers Compensation Laws of California. Date _____ Applicant _____ NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name _____ Lender's Address _____ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. Signature of Applicant or Agent _____ Date 11/19/84 Print Applicant's/Agent's Name _____	DESCRIPTION OF WORK ROOM ADDITION OVER EXISTING GARAGE PROPOSED USE OF STRUCTURE SING-FAM. RES ASSESSOR PARCEL NO. - - CODE-YEAR 1979 DEVELOPMENT CASE NO. _____ BUILDING HEIGHT _____ <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>BUILDING SET BACKS</th> <th>FRONT</th> <th>RIGHT SIDE</th> <th>LEFT SIDE</th> <th>REAR</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ZONING STANDARDS COMPLIANCE APPROVED BY _____ DATE _____ VALUATION \$24,688.40 DEC R-3 TYPE TYPN PLANS CHECKED AND APPROVED _____ DATE 11-21-84 PERMIT ISSUED BY Karen _____ DATE 11/27/84 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">SUMMARY OF FEES</th> <th></th> </tr> <tr> <td>Building Permit</td> <td>170.50</td> <td>SMIP 1.73</td> </tr> <tr> <td>Plumbing Permit</td> <td>12.00</td> <td>SDC</td> </tr> <tr> <td>Electrical Permit</td> <td>6.60</td> <td>Permit Issuance 5.00</td> </tr> <tr> <td>Mechanical Permit</td> <td>10.00</td> <td>IBC</td> </tr> <tr> <td>Plastering Permit</td> <td></td> <td></td> </tr> <tr> <td>Energy Surcharge</td> <td>22.00</td> <td></td> </tr> <tr> <td>Energy Plan Check</td> <td>14.30</td> <td>Less Advance P.C. (125.12)</td> </tr> <tr> <td>Plan Check</td> <td>110.82</td> <td>Final Fee 227.83</td> </tr> </table> REMARKS: THIS WORK BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMPLETED. PLAN CHECK APPLICANT _____ DATE _____	BUILDING SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR						SUMMARY OF FEES			Building Permit	170.50	SMIP 1.73	Plumbing Permit	12.00	SDC	Electrical Permit	6.60	Permit Issuance 5.00	Mechanical Permit	10.00	IBC	Plastering Permit			Energy Surcharge	22.00		Energy Plan Check	14.30	Less Advance P.C. (125.12)	Plan Check	110.82	Final Fee 227.83
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Energy Plan Check	14.30	Less Advance P.C. (125.12)																																				
Plan Check	110.82	Final Fee 227.83																																				



17852 Arbor Lane 00346465

First story addition on 0-foot setback 2003

City of Irvine
 Building & Safety Division
 Community Development Dept.
 One Civic Center Plaza
 P.O. 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: 17852 ARBOR LN
 TRACT: 8263 LOT: 16
 APN: 45315316
 PLANNING AREA: 20

00346465-RBPR

DESCRIPTION OF WORK:
 RESIDENTIAL REMODEL/ADDITION.

CONTRACTOR
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class _____ Lic No. _____
 Date 08/20/03 Contractor _____

OWNER-BUILDER
OWNER-BUILDER DECLARATION
 I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
 I am exempt under Sec. _____, B&PC, for this Reason _____
 Date 8-20-03 Owner [Signature]

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

LENDER
CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)
 Lender's Name _____
 Lender's Address _____
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

 Signature of Applicant or Agent Date _____

 Print Applicant's/Agent's Name

OWNER: SYDELLE TABRIZY
 ADDRESS: 17852 ARBOR LN
 CITY, ST ZIP: IRVINE CA 92612
 PHONE: (949) 552-5354

APPLICANT: SYDELLE TABRIZY
 ADDRESS: 17852 ARBOR LN
 CITY, ST ZIP: IRVINE CA 92612
 CONTACT: SYDELLE TABRIZY 533.2122
 PHONE: (949) 552-5354

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

VALUATION: \$ 34,885
STORIES: 2 NO. UNITS: 1
CODE YR: 2001 TOT SQFT: 1,025

USE	OCC	CONST. TYPE	SQ FT
Room Addition	R-3	Type V- N	525
remod interior	R-3	Miscellaneous	500

PERMIT FEES

Res Addition Insp	246.75
Energy Surcharge Insp	30.00
Issuance Fee Res	15.00
Microfilm	6.75
State Seismic Res	2.60
Fixture/Trap Res	59.12
Elec Fixtures Res	10.20
Outlets/Switches Res	17.80
Outlet Installation Res	1.68

Total Permit Fees: \$389.90
Receipt# 251002
TCA Receipt: TCA:

PLAN CHECK #: 00344884-RRA
PLANNING APPROVAL: JOHN ERNST 8/20/2003
BUILDING APPROVAL: JOHN GEORGINO 8/20/2003
PERMIT ISSUED BY: PEGGI KREWSON 8/20/2003

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

INSPECTION

NOTICE:
 Pursuant to Assembly Bill 3020, no excavation permit is valid unless the following is performed:
 1. UNDERGROUND SERVICE ALERT has been contacted and has provided inquiry I.D. Number _____
 2. I have contacted the utility companies and received a written notice of any existing underground service alert (1-800-422-4133) at least 2 working days prior to commencing excavation.

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

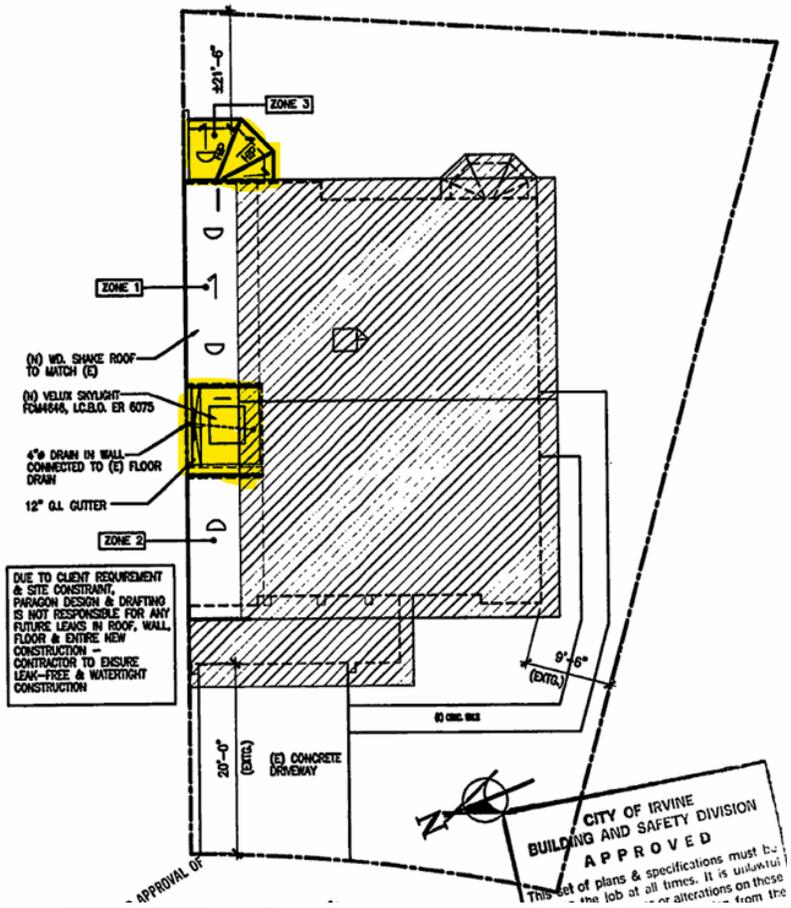


Exhibit A

PARKSIDE COMMUNITY ASSOCIATION (PCA)

**ARCHITECTURAL COMMITTEE
APPROVAL APPLICATION**

Date first received by the Association 2/13/2025 Resubmit 3/2025

Applicant Name EDWARD LI Lot# _____

Property Address 17811 ARBOR LN, IRVINE, CA 92612

Mailing Address 4131 LOMA ST, IRVINE, CA 92604

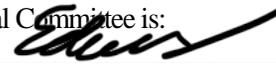
Primary Phone 949-232-4898 Email Address: EL888MY@GMAIL.COM

Description of the proposed addition, change, or modification (the "Improvement"):

TWO STORY 554SF ADDITION TO REAR OF HOUSE. REPLACE ALL
WINDOWS WITH DUAL PANE VINYL. CANVAS REAR PATIO COVER.
REPLACE ROOF. REPAINT EXTERIOR STUCCO AND GARAGE DOOR.
REPLACE FRONT DOOR. SEE PLANS FOR DETAILS.

Commencement Date: 3/1/2025 Completion Date: 8/1/2025

I/We submit this application and attached plans (minimum 2 sets) if applicable, for Association review electronically to doug.whitlock@associa.us I/We understand that building permits for these improvements may be required and the cost of any permits and the responsibility for obtaining permits and subsequent City of Irvine inspection will be the sole responsibility of the undersigned. I/We acknowledge that architectural approval is not intended to be, nor shall it be considered, a substitute for approval by the necessary and appropriate City agencies. The address of the Architectural Committee is:



____ \$60 application Fee payable to Parkside Community Association
(Please mail check to address below)

Applicant Signature

Check # _____

Parkside Community Association Architectural Committee
C/O Associa-PCM
27051 Towne Centre Drive, Suite 200, Foothill Ranch, CA 92610

ARCHITECTURAL COMMITTEE (AC) REVIEW

Date Received by AC: _____

Architectural Committee Decision: **APPROVED:** XX **DENIED:** _____

Comments: See page 2

BY: _____
Architectural Committee Member

On behalf of the Parkside ARC

BY: Doug Whitlock mgr
Architectural Committee Member

That the Architectural Committee approved the application with the following conditions:

- Paint scheme was identified as New Gray scheme L
 - Stucco - DEC770 Shady
 - Siding - DEW341 Swiss Coffee
 - Trim & Fascia - DE6362 Storm Cloud
 - Front Door - DEA002 Black
- Roofing material approved is Eaglelite 387 – replacing entire roof.
- The second-floor window over the bathtub was approved as submitted provided the window is either frosted or plantation shutters be installed on the window.

Exhibit B

PARKSIDE COMMUNITY ASSOCIATION (PCA)

Neighbor Notification Policy

The Architectural Committee desires to give neighbors an opportunity to be aware of and to comment upon any improvements which may materially impact their property. The Architectural Committee and the Board of Directors are vested with the sole authority and discretion to determine whether a proposed improvement is consistent with the architectural standards set forth in the Parkside Community Association's Declaration of Covenants, Conditions and Restrictions and Reservation of Easements or the Architectural Guidelines. Thus, this neighbor notification procedure is intended only as courtesy to neighbors and does not obligate the Architectural Committee to solicit or consider neighbor comments, and confers no rights or authority upon neighbors to approve or disapprove a proposed improvement. Neighbor comments respecting a particular improvement shall only be advisory and shall not be binding in any way on the Architectural Committee's decision. The Architectural Committee's failure to consider a neighbor's comments or failure to require an Owner to obtain a neighbor's signature on the Neighbor Awareness Statement shall not give rise to any right or cause of action, either express or implied, in favor of a neighbor to challenge the Architectural Committee's decision.

Definitions:

The terms "Facing Neighbor," "Adjacent Neighbor," and "Impacted Neighbor" shall be defined as follows:

Facing Neighbor:

Three (3) homes most directly across the street from the Applicant's home.

Adjacent Neighbor:

Homes with adjoining property lines to the Applicant's home.

Impacted Neighbor:

Any other homes in the immediate surrounding area which the Architectural Committee, in its sole discretion, determines may be materially impacted by the proposed improvement.

A completed Neighbor Awareness Statement must be provided to the Architectural Committee to verify the neighbors have been notified of the proposed improvements and have had an opportunity to review the plans. If you are unable to personally meet with your neighbors and have them sign the Neighbor Awareness Statement, you may, in the alternative, mail the Neighbor Awareness Statement together with a copy of the plans detailing the proposed improvement, to the such neighbors. You must send completed Statement electronically to Architectural Committee for review to doug.whitlock@associa.us

Neighbor Awareness Statement

_____ [applicant's name] hereby confirm that the undersigned neighbors have seen the Application for Architectural Approval and attachments (insert date of plans/attachments shown to neighbors - _____) which I am submitting for Architectural Committee approval. The undersigned neighbors understand that objections do not in of themselves cause denial of proposed plans. The Architectural Committee may, however, consider neighbor comments submitted to the Committee in determining approval or disapproval of a proposed improvement.

NOTICE TO PARKSIDE COMMUNITY ASSOCIATION NEIGHBORS: If this Neighbor Awareness Statement is mailed to you, you must return the completed Statement to the Parkside Community Association's Architectural Committee electronically at doug.whitlock@associa.us, within ten (10) days of the date the Neighbor Awareness Statement was mailed to you; otherwise, any objections or comments you may have to the proposed improvement may be deemed waived and may not be considered by the Architectural Committee in reviewing the proposed improvement.

FACING NEIGHBORS:

ALL NEIGHBORS HAVE PREVIOUSLY SIGNED

Print Name

Signature

Date

Property Address

Comments:

Print Name

Signature

Date

Property Address

Comments:

Print Name

Signature

Date

Property Address

Comments:

ADJACENT NEIGHBORS:

ALL NEIGHBORS HAVE PREVIOUSLY SIGNED

Print Name

Signature

Date

Property Address

Comments:

Property Address

Comments: _____

Print Name

Signature

Date

Property Address

Comments: _____

IMPACTED NEIGHBORS:

ALL NEIGHBORS HAVE PREVIOUSLY SIGNED

Print Name

Signature

Date

Property Address

Comments: _____

Print Name

Signature

Date

Property Address

Comments: _____

Print Name

Signature

Date

Property Address

Comments: _____

Exhibit C

**PARKSIDE COMMUNITY ASSOCIATION
CHECKLIST OF ISSUES FOR APPROVAL BY ARCHITECTURAL COMMITTEE**

Submitted by: _____

Date Submitted: _____

Has an application form been submitted: Yes / No (If not, submittal must be rejected until submittal package is complete)

Received

A. Application Documents

- _____ 1. Application for Architectural Approval.
- _____ 2. Neighbor Awareness Form.
- _____ 3. Written consent on side yard easement issues.
- _____ 4. Color Photos of the Residence

B. Plot Plan

- _____ 1. Show all Improvements, both existing and proposed.
- _____ 2. Shows all dimensions of Improvements to be reviewed (including proposed wall heights and perimeter heights), distances between existing structures and proposed Improvements, distances between proposed Improvements and adjacent lots, streets, common areas, any easement shown..
- _____ 3. Shows North compass arrow, curve grade, floor grade, dimensions, square foot of each floor, of proposed Improvement.

C. Roof Plan

- _____ 1. Shows plan of all proposed and existing roof systems with slope pitches noted.
- _____ 2. Shows materials, colors, types of all proposed and existing roof systems.
- _____ 3. Indicates any unusual conditions or construction resulting from the proposed work.

D. Floor Plan

- _____ 1. Indicates all walls, columns, openings, and any condition or feature that will affect exterior design of proposed or existing Improvement.
- _____ 2. Dimensions accurately all items and parts of plans and details, including balconies and decks.
- _____ 3. Notes square footage of area under roof of existing and proposed Improvements.
- _____ 4. Notes all items of exterior that cannot be clearly noted on the elevations.

E. Elevations

- _____ 1. Notes all finish materials, colors and textures for both the proposed Improvement and any adjacent existing Improvements.
- _____ 2. Indicates existing and proposed heights, including all details.

F. Current Vesting Deed

- _____ 1. Copy of recorded vesting deed indicating name(s) of current Owner(s) with a legible 8-1/2" x 11" legal description of the Subject Property.

G. Easements

- _____ 1. Side yard easements, with dominant and servient tenements, existing Improvements and proposed Improvements.

Exhibit D

**PARKSIDE COMMUNITY ASSOCIATION (PCA)
NOTICE OF COMPLETION**

Please complete this form in its entirety and submit it to Parkside Community Association electronically at doug.whitlock@associa.us within thirty (30) days of completion of improvement(s). Building construction must be completed within one (1) year of approval by the ACC or as extended by the ACC (extension must be granted in writing). Where landscaping is part of project, the landscaping shall be completed within sixty (60) days of occupancy or substantial completion of the exterior of the building, whichever occurs first. Should the improvements be in nature of landscape and hardscape the improvements must be completed within six (6) months or as extended by the ACC.

Owners Name: _____

Mailing Address: _____

Property Address: _____

Telephone #: (____) _____ Work #: (____) _____ Cell #: (____) _____

Email Address: _____

- Improvement (s): Exterior Improvements (i.e. siding/window replacement)
 Roof
 Painting
 Landscaping
 Room Addition
 New Home
 Other

The above-referenced improvement(s) have been inspected and the structure has been erected in substantial conformity with plans, setbacks and specifications, including landscaping and approved by the Parkside Community Association's Architectural Committee.

Date of Completion: _____

Owners Signature: _____

Date: _____

Doug Whitlock

From: EDWARD LI <el888my@gmail.com>
Sent: Tuesday, February 11, 2025 10:50 AM
To: Doug Whitlock
Cc: EDWARD LI
Subject: 17811 Arbor Lane. HOA architect approval
Attachments: 17811 ARBOR LN, IRVINE - SET_250210.pdf

Caution: [EXTERNAL EMAIL] This email originated from outside the company.

Dear Doug,

Thanks for your phone call a couple of days ago.

We submit the attached in hopes of receiving HOA architectural approval at the next meeting.

As such, prior to the meeting please clarify the issues are met including (and most importantly) the "10-ft setback note" and let us know which property line the note refers to (left, right or rear), noting the existing house already has a zero lot line on the left side.

Attached are the items required to complete the architectural application:

- 1) The building plans, showing the proposed 2-story room addition to the back of the house only. Full-sized plans will be brought to, or provided in advance of, the next meeting as requested.
- 2) The plans do indicate the "property line and ratio of lot size to total proposed home size" (please see below, an image taken from page A-2 of the building, i.e.,

- 3) The notes are confusing: "...new structure must be 10-feet from property line". Which property line? Rear, left or right property line?
As shown, the existing house is on the left property line (blue lines, zero lot line) so we assume you do not mean the left property line must have a 10-ft setback. Please clarify this denial reason.

Parkside



DEA147 Garnet Evening Front Door Color Options RL#RL#436	DEW341 Swiss Coffee Front Door Color Options RL#RL#008	DEW380 Warm White Front Door Color Options RL#RL#005
-----------------------------------------------------------------------	---------------------------------------------------------------------	-------------------------------------------------------------------

NOTES TO HOMEOWNERS: Please note, the fascia, trim & garage doors must all be painted the same color.

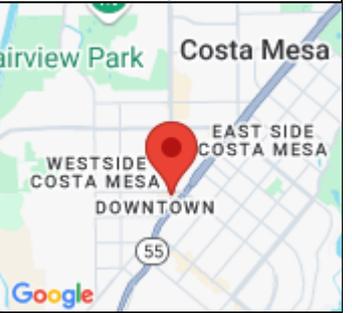
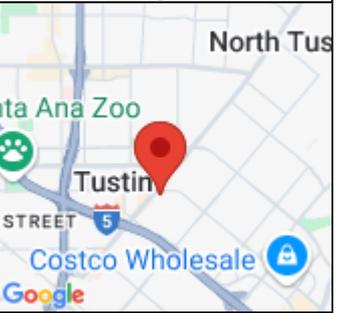
COLOR DISCLAIMER: These color chips are produced as accurately as possible; however, actual paint colors may vary from these samples and from batch to batch. Paint colors are affected by many factors, including lighting, age, type of finish, type of surface, and adjacent colors. Some colors may require more than one coat for complete coverage. If final color appearance and color matches are critical, paint should be sampled on the actual surface before full application. Application of the paint constitutes acceptance of the color. Dunn-Edwards assumes no responsibility for color after application.

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COLOR USE ADVISORY: The color schemes presented are based on original color specifications approved by your community. Your community's color standards may have changed. Before undertaking your painting project, it is recommended that you seek approval of your color selections from the appropriate governing body for your community.

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7:42

85

Home Depot Quote #H8525-3

Custom Sash Split = Z4

End Line 200 Description



Catalog Version 223

Line Number	Item Summary	Room Location	Was Price	Now Price
300-1	Milgard V250 Styleline Single Hung RO:36-in x 36-in White White Dual Glazed	C	\$443.22	\$4
Unit 300 Total:			\$443.22	\$4

Begin Line 300 Description

---- Line 300-1 ----

Milgard Styleline
35.5-in x 35.5-in
Operation/Venting = Bottom Sash Operable
Clear Opening Width = 33
Clear Opening Height = 14.375
Clear Opening Square Footage = 3.29

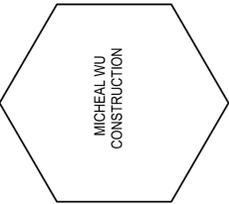
Energy Package = Title 24 2019
Glazing Type = Dual Glazed
Glass Strength = Full Tempered
Outer Glass Lite = SunCoatMAX
Inner Glass Lite = Clear
Outer Lite Thickness = 1/8

Page 2 of 18

Series Code=6211
Fin Type = 1 3/8-in Setback
Material = Vinyl
Exterior Finish = White
Interior Finish = White
Sash Split = Even
Custom Sash Split = 18

Inner Lite Thickness = 1/8
Gas Filled = Argon Gas
Capillary Tube = No
Spacer Type = EdgeGuardMAX
Window Opening Control Device = No
Screen Frame = Standard

End Line 300 Description

	DESIGN INC MICHEAL WU CONSTRUCTION 909-497-0418 aykamaeri199@gmail.com	DESIGNER: Lori Pazula	OWNER: EDWARD LI	PROJECT: 17811 ARBOR LN IRVINE, CA 92612	TITLE: MAIN HOUSE ADDITION SITE PLAN	TITLE SHEET <h1 style="text-align: center;">A-1</h1>
---------------------------------------------------------------------------------	----------------------------------------------------------------------------------------	--------------------------	---------------------	------------------------------------------------	--------------------------------------------	---------------------------------------------------------

SITE PLAN LEGEND

-  BRICK AREA
-  LANDSCAPE AREA
-  GRASS AREA
-  CONCRETE AREA
-  EXISTING TO DEMO
-  NEW ADDITION
-  TREE
-  BRICK AND IRON FENCE

PROJECT INFORMATION

1. OWNER: EDWARD LI TEL: 9094970418
2. LOT ADDRESS: 17811 ARBOR LN, IRVINE, CA 92612
3. LOT SIZE: 5,245 S.F.
4. PROPERTY TYPE: SINGLE-FAMILY RESIDENTIAL
5. CODE: 2022 CBC, 2022 CRC, 2022 CGBC, 2022 CMC 2022 CEC, 2022 CPC, & 2022 CEnC,
6. PROJECT DATA: (E) HOUSE INTERIOR LIVABLE AREA: 2,275 S.F.
7. SCOPE OF WORK: INTERIOR IMPROVEMENTS (N) ADDITION OF 554 S.F. RE-ROOFING
8. OCCUPANCY: R-1 CONSTRUCTION TYPE: TYPE V-B APN: 45315308

TOTAL LOT COVERAGE:
 1818 SF (MAIN HOUSE, GARAGE, COVERED PATIO)
 + 229 SF (ADDITION)
 = 2047 SF / 5104SF = 40.1%

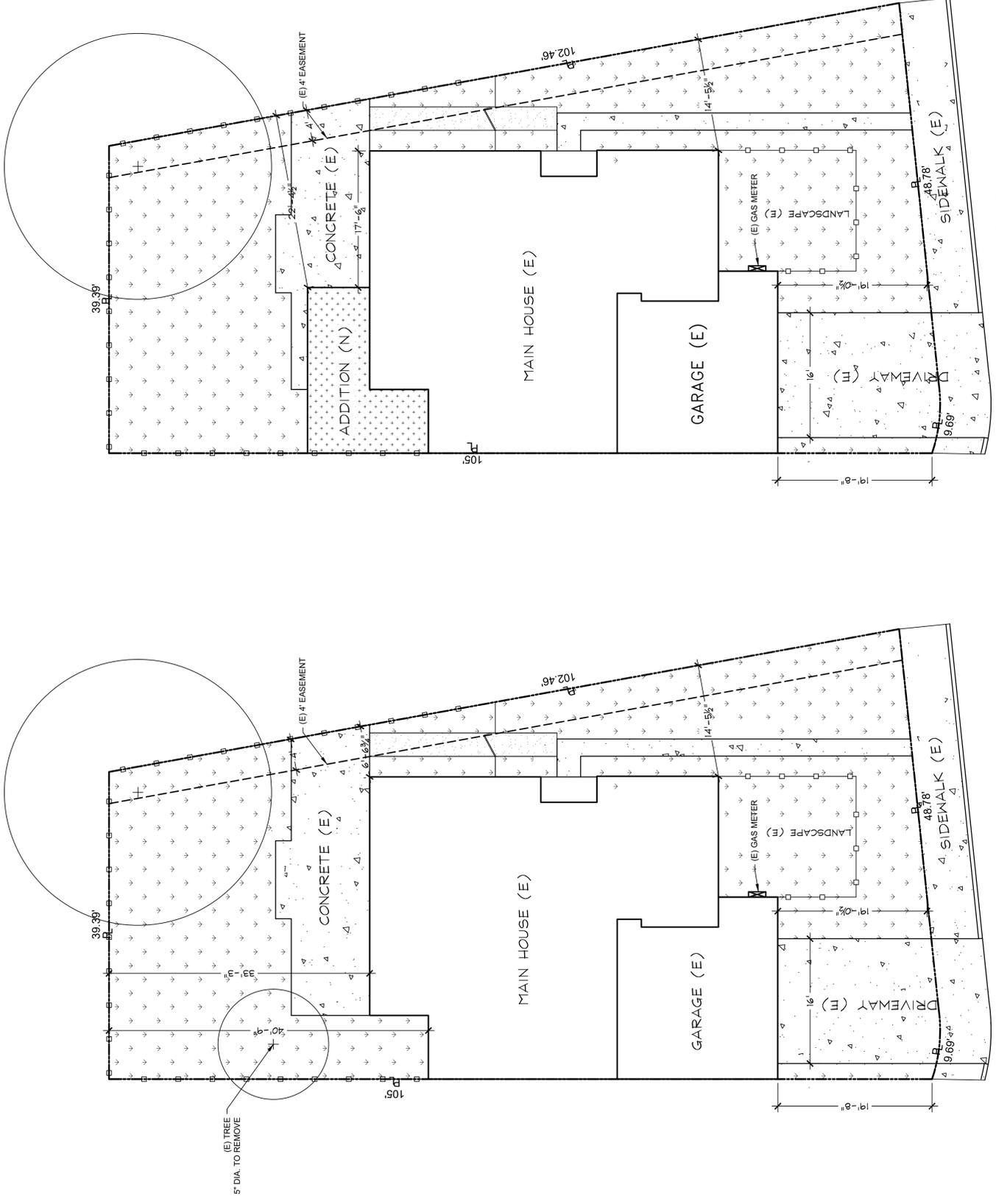
FIRE SPRINKLER (MAIN HOUSE): NO
 FIRE SPRINKLER (ADU): NO

FLOOR AREA CALCULATION:

EXISTING:
 1ST FLOOR: 1,410 S.F.
 2ND FLOOR: 950 S.F.
 GARAGE: 432 S.F.

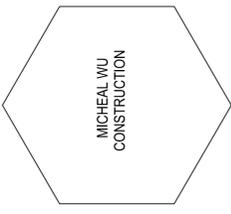
PROPOSED:
 1ST FLOOR: 1,410 S.F. + 229 S.F. = 1639 S.F.
 2ND FLOOR: 950 S.F. + 271 S.F. + 54 S.F.
 = 1275 S.F.
 GARAGE: 432 S.F.

ADDITION: 554 S.F.



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

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



DESIGN INC
MICHEAL WU
CONSTRUCTION
909-497-2418
aykaimaier1980@gmail.com

DESIGNER:
Lori Pezula

OWNER:
EDWARD LI

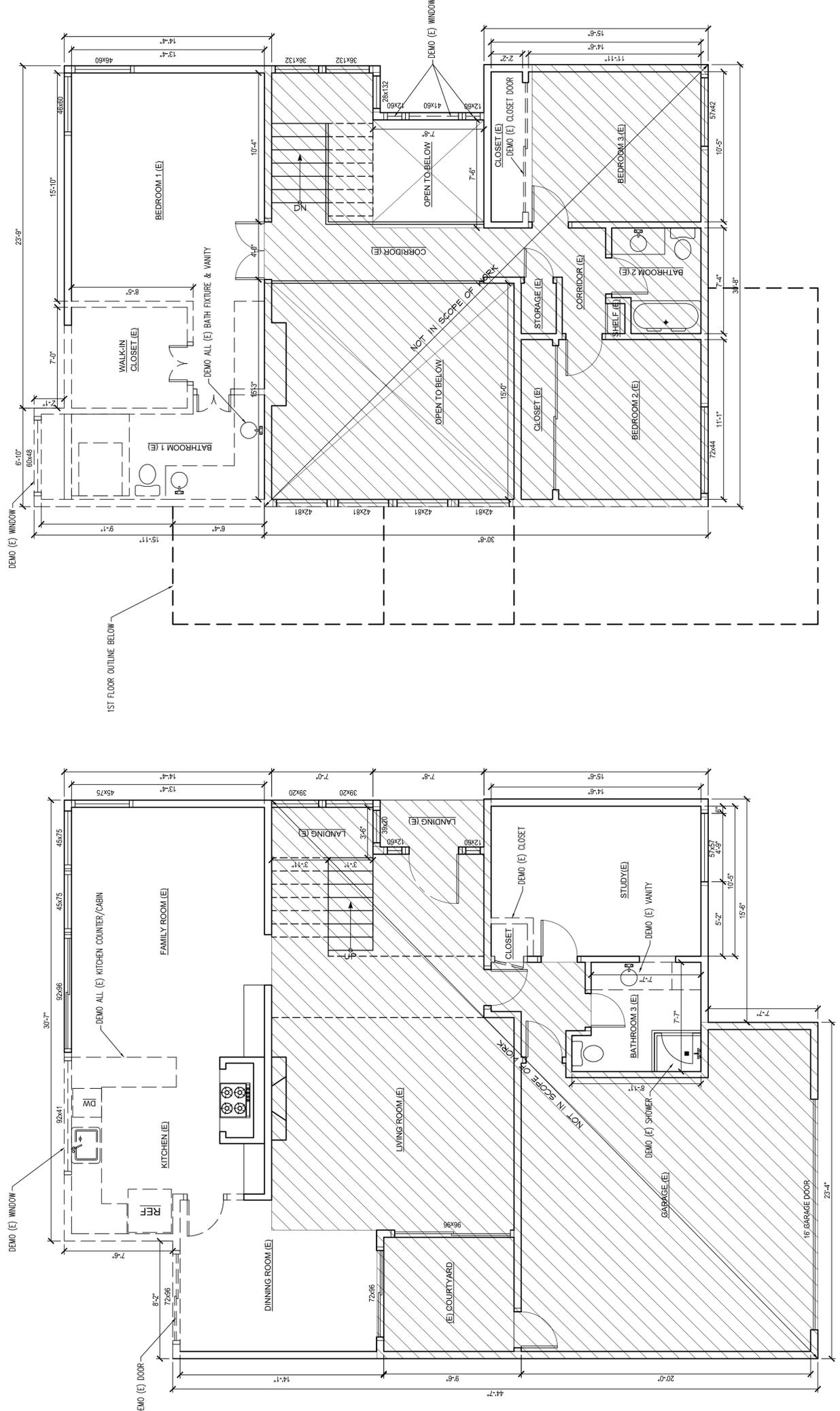
PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

TITLE:
MAIN HOUSE ADDITION
EXISTING FLOOR PLAN

TITLE SHEET

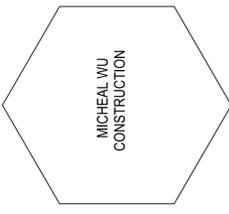
A-2

FLOOR PLAN LEGEND
 - - - (E) WALL TO DEMO
 [] (E) WOOD STUD WALL



EXISTING MAIN HOUSE 1ST FLOOR PLAN N
SCALE: 1/4"=1'-0" BY LORI

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

	DESIGN INC MICHEAL WU CONSTRUCTION 909-497-2418 aykhammer1980@gmail.com	DESIGNER: Lori Pezula	OWNER: EDWARD LI
PROJECT: 17811 ARBOR LN IRVINE, CA 92612		TITLE: MAIN HOUSE ADDITION PROPOSED FLOOR PLAN	
			TITLE SHEET

FLOOR PLAN LEGEND

-  (N) WOOD STUD WALL
-  (E) WOOD STUD WALL
-  (N) 30X30 ATTIC ACCESS PANEL

1 DOOR SCHEDULE

SYMBOL	W X H	TYPE	THK	FINISH	QUANTITY
(A1)	5'-0" X 6'-8"	FRENCH SWING	1 3/8"	WHITE	1
(A2)	2'-6" X 6'-8"	SWING	1 3/8"	WHITE	2
(A3)	6'-0" X 6'-8"	SLIDING	1 3/8"	WHITE	1
(A4)	2'-6" X 6'-8"	POCKET	1 3/8"	WHITE	1
(A5)	8'-0" X 6'-8"	SLIDING	1 3/8"	WHITE	1
(A6)	7'-5" X 8'-0"	FOLDING PATIO DOOR	1 3/4"	WHITE	1
(A7)	7'-8" X 8'-0"	FOLDING PATIO DOOR	1 3/4"	WHITE	1

2 WINDOW SCHEDULE

SYMBOL	W X H	TYPE	FRAME	GLAZING	QUANTITY
(A)	5'-0"X5'-0"	SLIDING	VINYL	LOWE INSULATED	1
(B)	5'-0"X4'-0"	SLIDING	VINYL	TEMPERED MATT	1
(C)	3'-0"X4'-0"	SLIDING	VINYL	TEMPERED MATT	1
(D)	8'-0"X3'-0"	SLIDING	VINYL	LOWE INSULATED	1
(E)	4'-0"X3'-0"	SLIDING	VINYL	LOWE INSULATED	2
(G)	1'-7"X1'-4"	SLIDING	VINYL	TEMPERED MATT	1
(H)	1'-7"X2'-5"	CASEMENT	VINYL	TEMPERED MATT	1

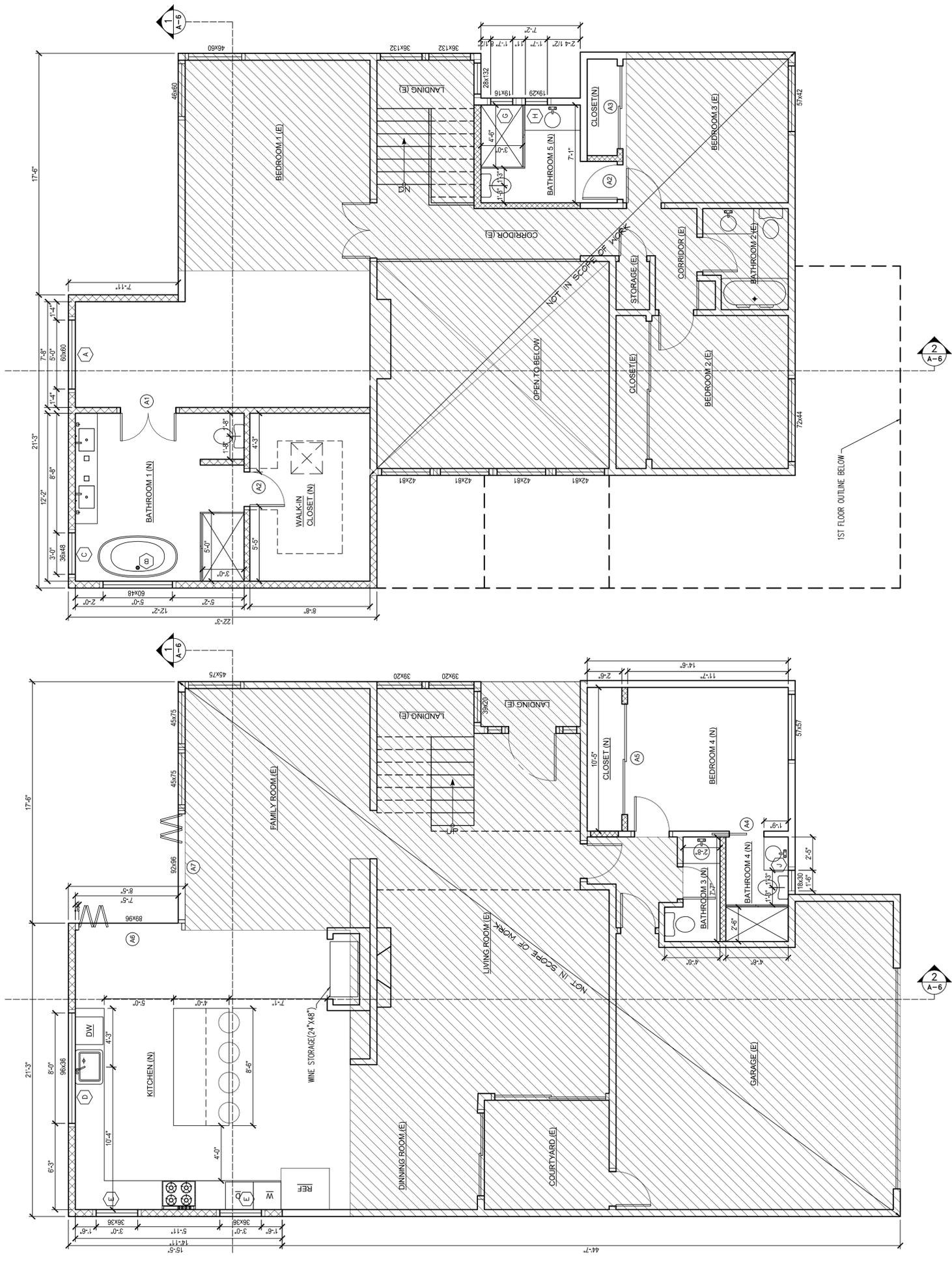
WINDOW : U-FACTOR:0.30 SHGG:0.27

NOTES:

1. WINDOW (A) IN THE WINDOW SCHEDULE SHOULD BE A MINIMUM CLEAR OPENING WITH 20 INCHES CLEARANCE AND A NET CLEAR HEIGHT OF 24 INCHES, WITH A MINIMUM NET 5 SQ.FT. OPENING.
2. WINDOW (C)(B)(G)(H) IN THE WINDOW SCHEDULE SHALL BE WITH TEMPERED AND WINDOW SHALL BE MATTE GLASSES
3. WINDOWS AND GLAZED DOORS SHALL BE DUAL GLAZED
4. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED

FLOOR PLAN NOTES:

1. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING HAVING A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT FOR GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 IN. MIN. NET CLEAR OPENING HEIGHT SHALL BE 20 IN. CLEAR OPENING SHALL BE NO GREATER THAN 44 INCHES MEASURED FROM THE FLOOR
2. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS 120/240V READY-TO-WIRE ELECTRICAL PANEL WITH THE CALIFORNIA ELECTRICAL CODE THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

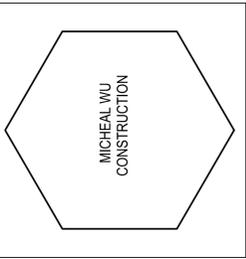


PROPOSED MAIN HOUSE 1ST FLOOR PLAN

SCALE: 3/16"=1'-0" BY LORI

PROPOSED MAIN HOUSE 2ND FLOOR PLAN

SCALE: 3/16"=1'-0" BY LORI



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MICHEAL WU
CONSTRUCTION

909-497-0418
mykai@mail1990@gmail.com

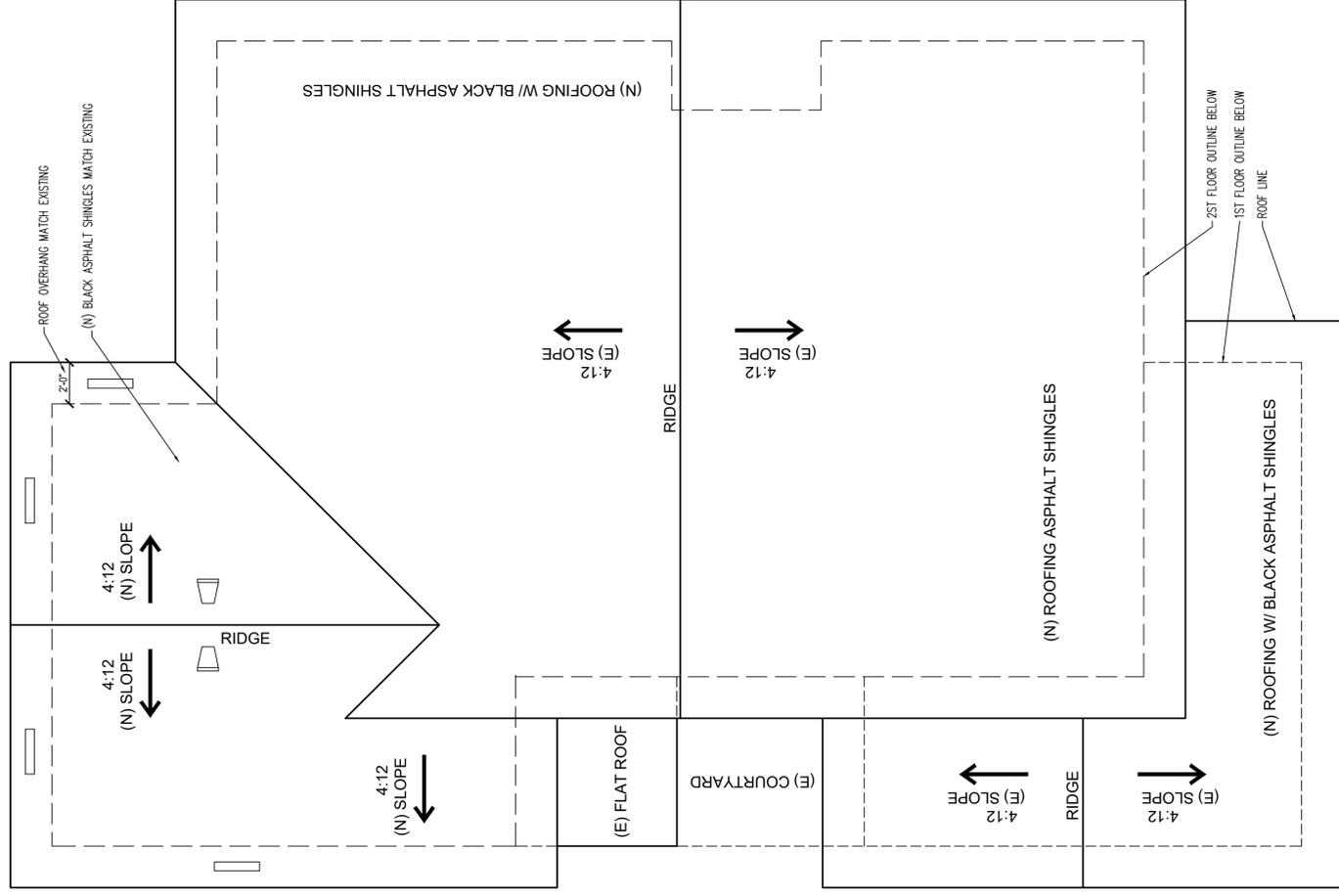
DESIGNER:
Lori Pazula

OWNER:
EDWARD LI

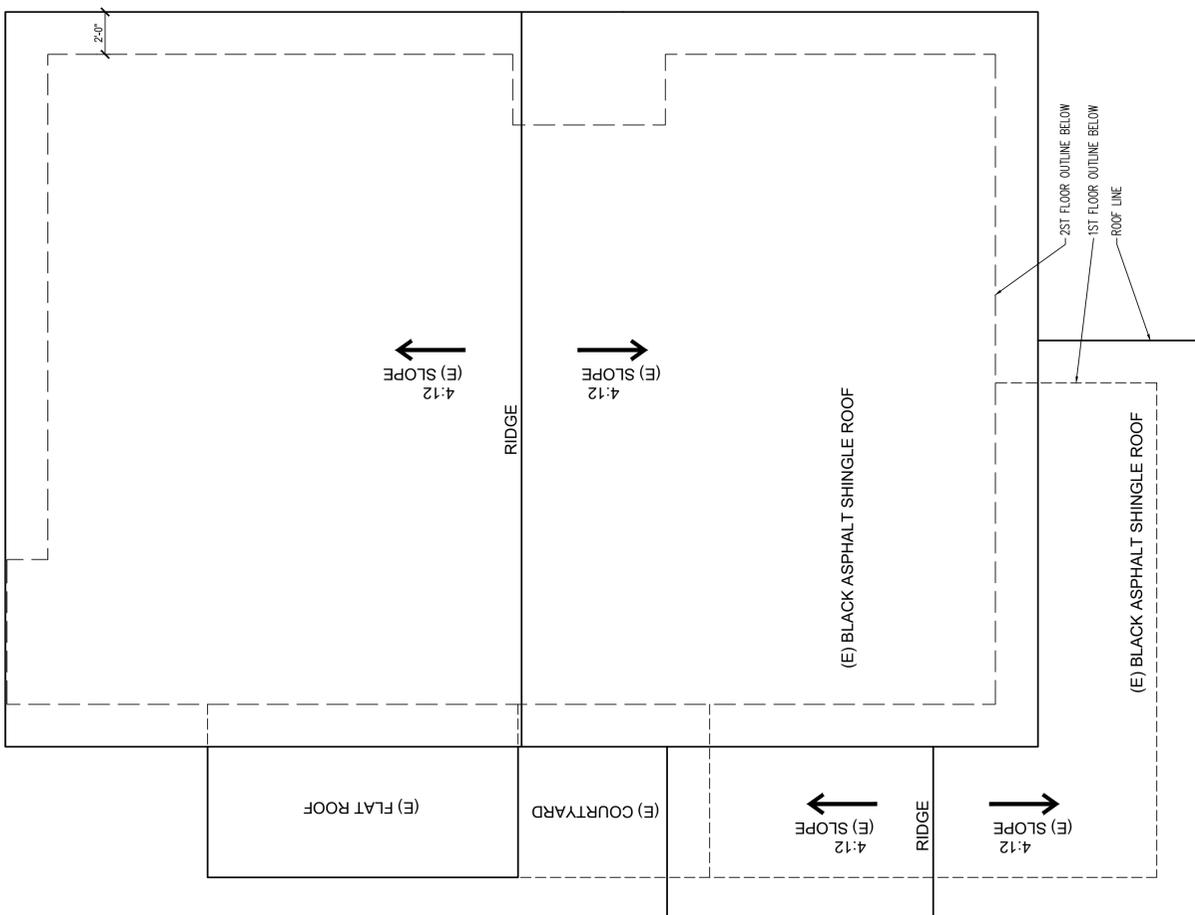
PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

TITLE:
MAIN HOUSE ADDITION
ROOF PLAN

TITLE SHEET
A-3



PROPOSED ROOF PLAN **N**
SCALE: 1/4" = 1'-0" / 8/16" LDR1



EXISTING ROOF PLAN **N**
SCALE: 1/4" = 1'-0" / 8/16" LDR1

ROOF LEGEND

- DORMER VENT (N) NEW (E) EXISTING
- 4x14 EAVE VENTS (N) NEW (E) EXISTING
- SKYLIGHT

ATTIC VENTILATION CALCULATION

TYPE OF VENTING

ADDITION ATTIC AREA 271 S.F./150= 1.81 S.F.= 260 S.I.
 UNDER-EAVE VENT 14"x4" (NET OPENING 33 S.I.) X4 PIECES
 132 S.I. PROVIDED > 50% OF 260 S.I. REQUIRED

DORMER VENT: 12"x24" (NET OPENING 100 S.I.) X2 PIECES
 200 S.I. PROVIDED > 40% OF 260 S.I. REQUIRED

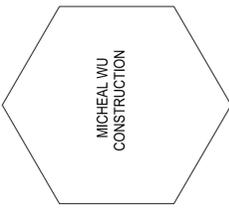
VENTILATION NOTE:

1. ROOF & ATTIC VENTS SHALL RESIST THE INSTRUCTION OF FLAME AND EMBERS.
2. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH MAX 1/4 INCH OPENINGS.

(P) ROOFING MATERIAL EAGLE 387 BLEND



Profile: Ponderosa		Weight: Lightweight	
Description			
Range of Brown Gray			
Category			
Lightweight			
Regions Available			
California, Southwest, Southern Nevada			
Ref	Applicator	Min	Max
101	101	101	101
102	102	102	102
103	103	103	103
104	104	104	104
105	105	105	105
106	106	106	106
107	107	107	107
108	108	108	108
109	109	109	109
110	110	110	110

	DESIGN INC MICHEAL WU CONSTRUCTION 909-497-0418 aykhammer1980@gmail.com	DESIGNER: Lori Pezula	OWNER: EDWARD LI	PROJECT: 17811 ARBOR LN IRVINE, CA 92612
				TITLE: MAIN HOUSE ADDITION UTILITY PLAN
				TITLE SHEET A-4

UTILITY LEGEND

-  SURFACE 6" CEILING LIGHT FIXTURE
-  RECESSED LIGHT FIXTURE WATERPROOF WITH VACANCY SENSOR AND DIMMING CONTROLS
-  SCONCE
-  120V DUPLEX CONVENIENCE RECEPTACLE
-  120V GROUND FAULT CIRCUIT INTERRUPTER (GFCI) DUPLEX CONVENIENCE RECEPTACLE
-  LIGHT SWITCH WITH VACANCY SENSOR AND DIMMING CONTROLS
-  FAN SWITCH WITH HUMIDISTAT CONTROLLED
-  THREE-WAY LIGHT SWITCH
-  LIGHT SWITCH
-  SMOKE DETECTOR, ICBO APPROVED, CEILING MOUNTED, HARD WIRED AND HV BATTERY BACKUP
-  CARBON MONOXIDE ALARMS
-  EXHAUST FAN INDICATES "ENERGY STAR" COMPLIANT AND HUMIDISTAT CONTROLLED

GENERAL LEGEND

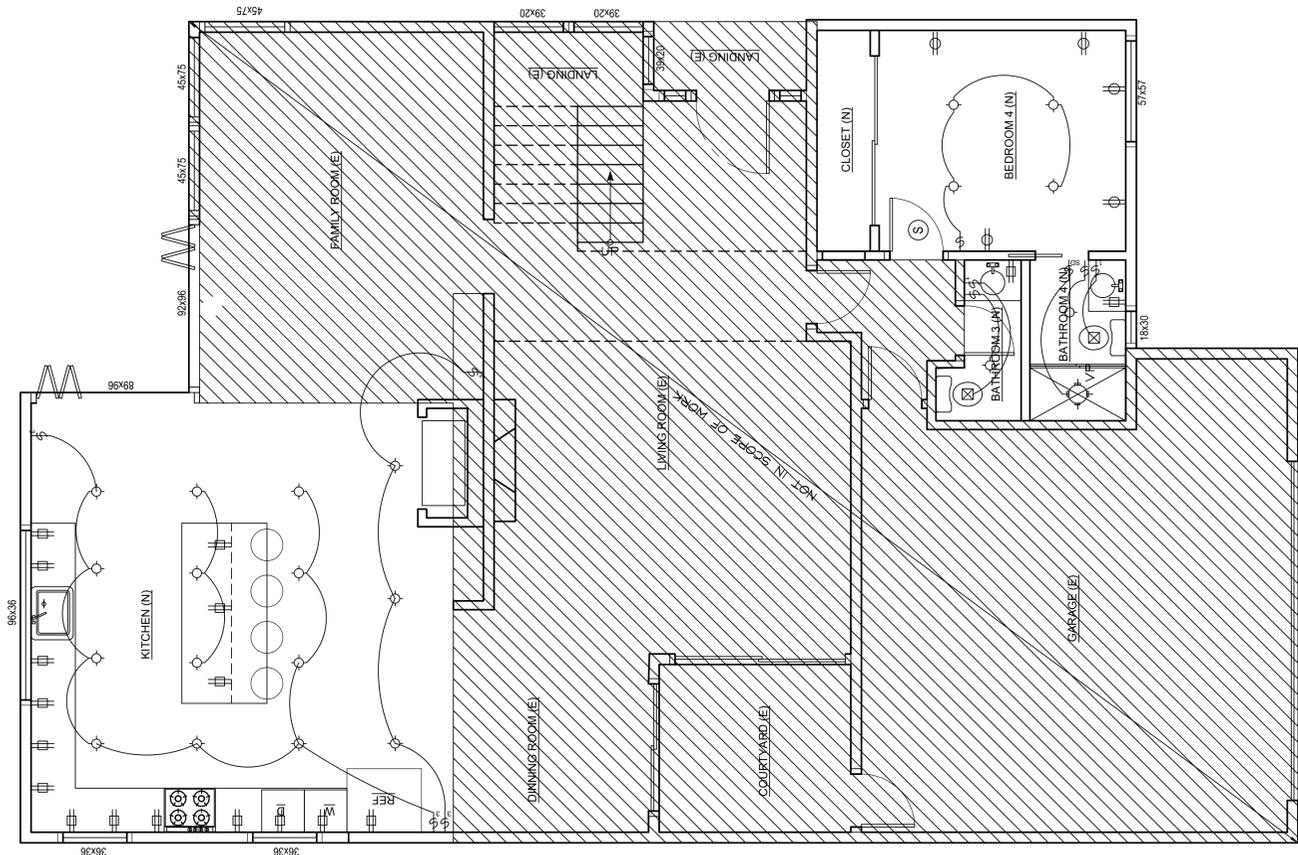
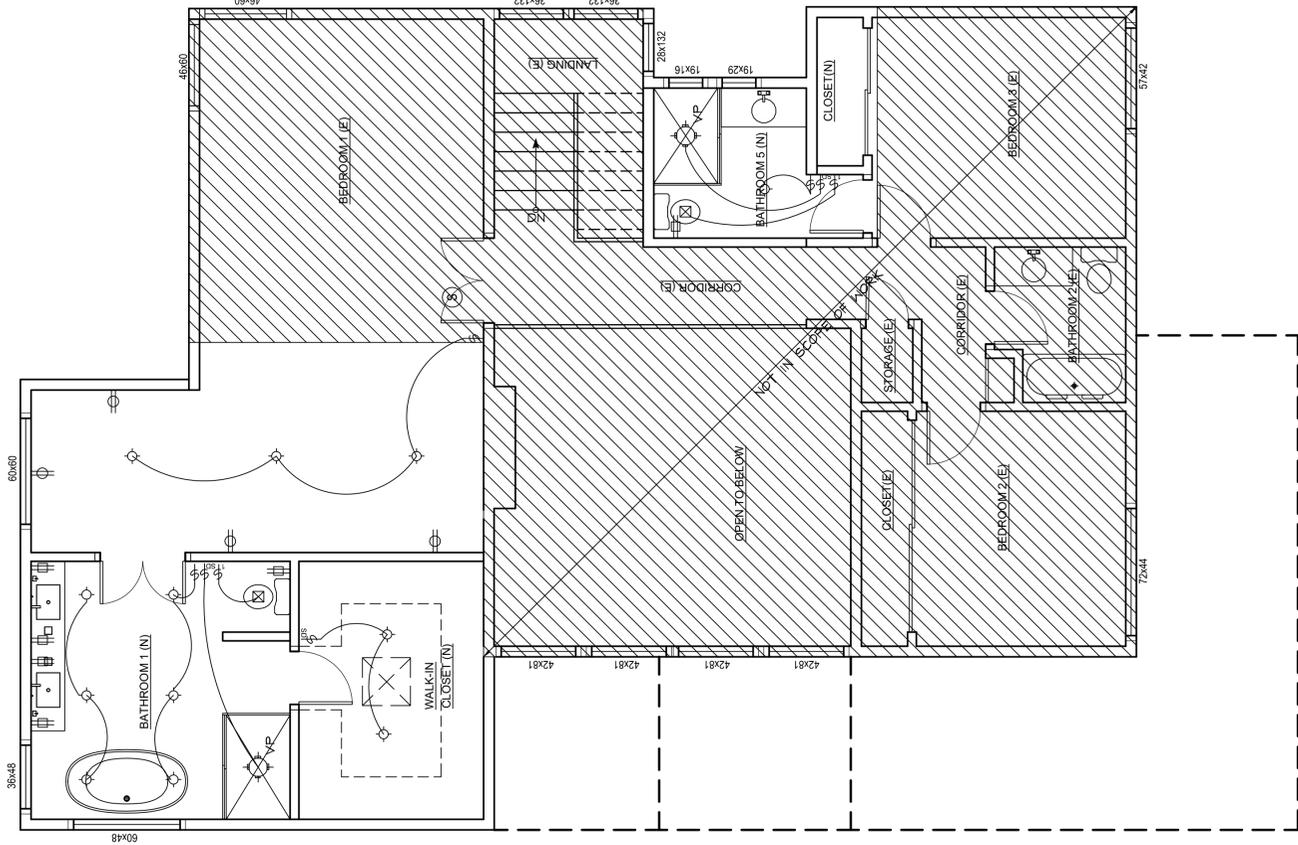
RECESSED LIGHT FIXTURES AS IC RATED AND AIRTIGHT CLASSIFIED PER SEC 1601(K), 2020 ENERGY CODE 120V, GROUND FAULT CIRCUIT INTERRUPTER (GFCI) DUPLEX CONVENIENCE RECEPTACLE SHALL BE A MINIMUM OF 6' FT FROM THE SHOWER OPENING AND A SINK IN THE BATHROOMS, OR GFCI PROTECTED PER ART. 210-8, 2019 CA ELECTRICAL CODE.

PLUMBING NOTES:

1. ALL WATER CLOSETS TO BE INSTALLED REQUIRE TO BE 18 INCHES FROM FOUNDATION AND EXTEND ABOVE GRADE (LACPC 2020 SECTION 707.9 AND 719.3) PER FLUSH LAGGBS 2020 SECTION 4.303.1.1
2. ALL SHOWER HEADS TO BE INSTALLED SHALL BE DESIGNED NOT TO EXCEED A WATER SUPPLY RATE OF 2.0 GALLONS PER MINUTE LAGGBS 2020 SECTION 4.303.1.3.1
3. PROVIDE 3.5 INCH CLEAN OUT BASE ON 4 INCH SOIL PIPE 18 INCHES FROM FOUNDATION AND EXTEND ABOVE GRADE (LACPC 2020 SECTION 707.9 AND 719.3)

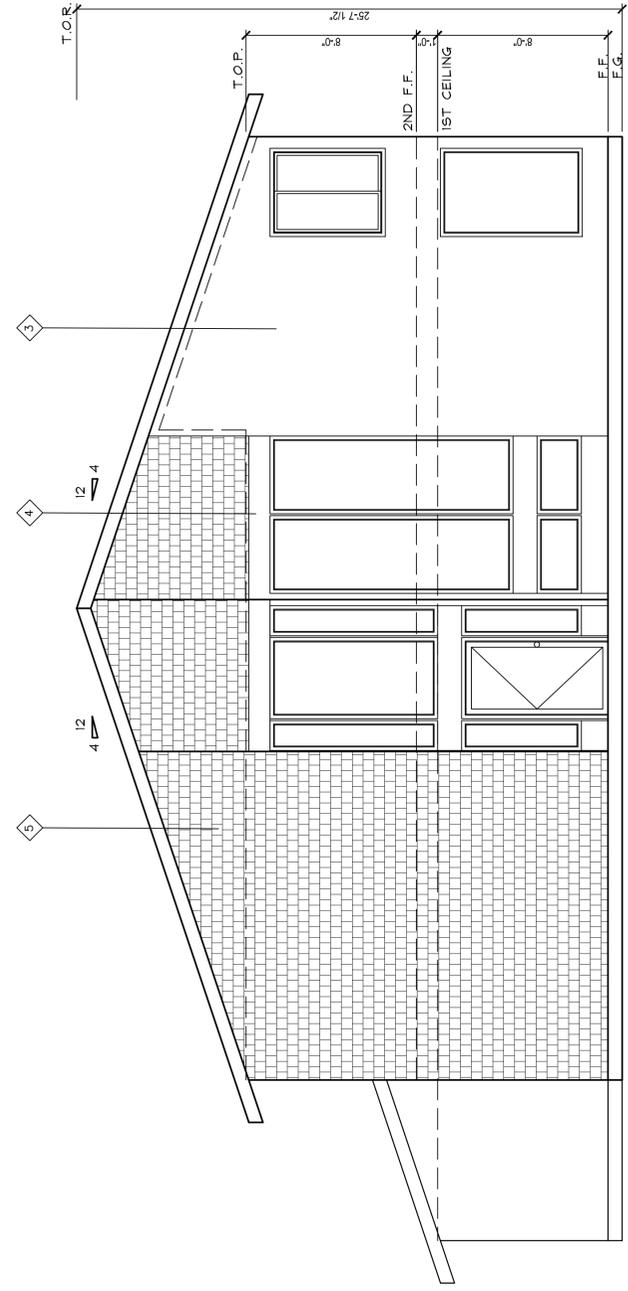
MECHANICAL NOTES:

ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE PROTECTED DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP WITH TAPE, SHEET METAL OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST AND DEBRIS WHICH MAY COLLECT IN THE SYSTEMS LAGBEC 5.304.5

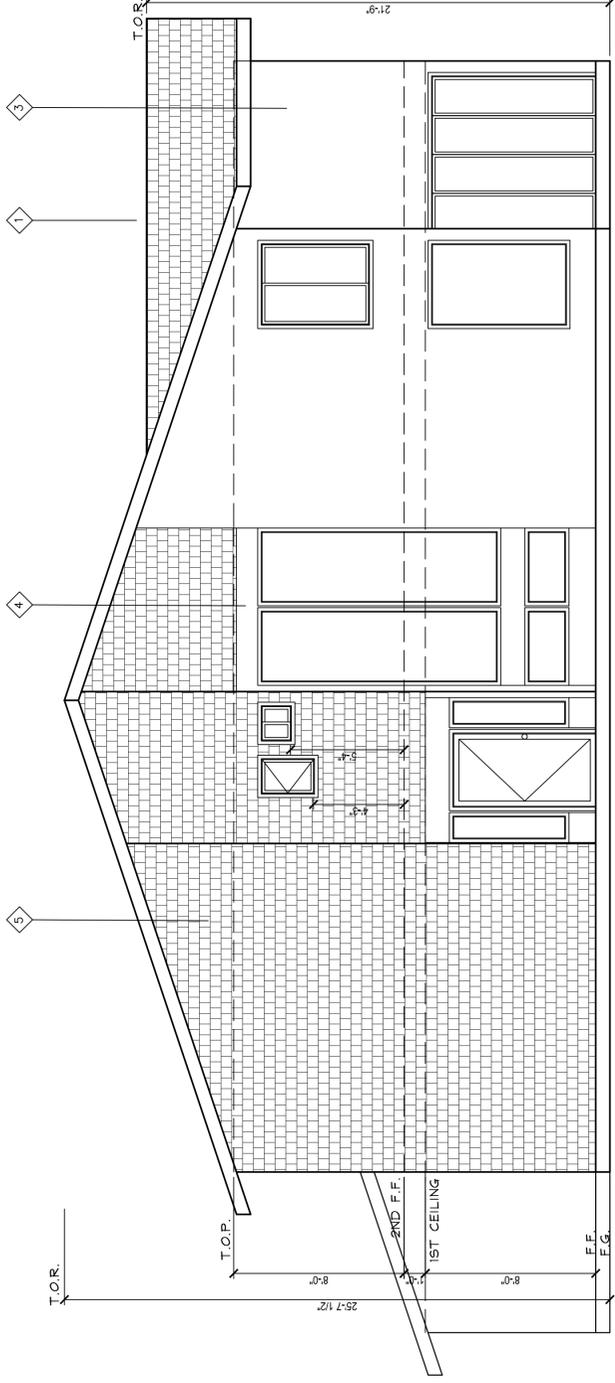


PROPOSED MAIN HOUSE 1ST FLOOR FLOOR PLAN  SCALE: 3/16"=1'-0"/BY LORI

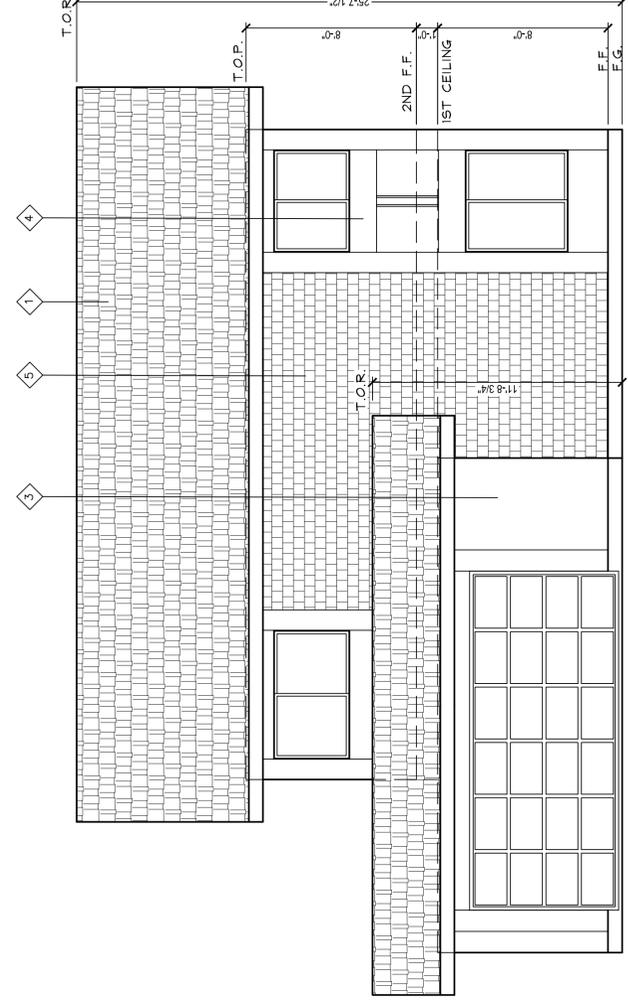
PROPOSED MAIN HOUSE 2ND FLOOR FLOOR PLAN  SCALE: 3/16"=1'-0"/BY LORI



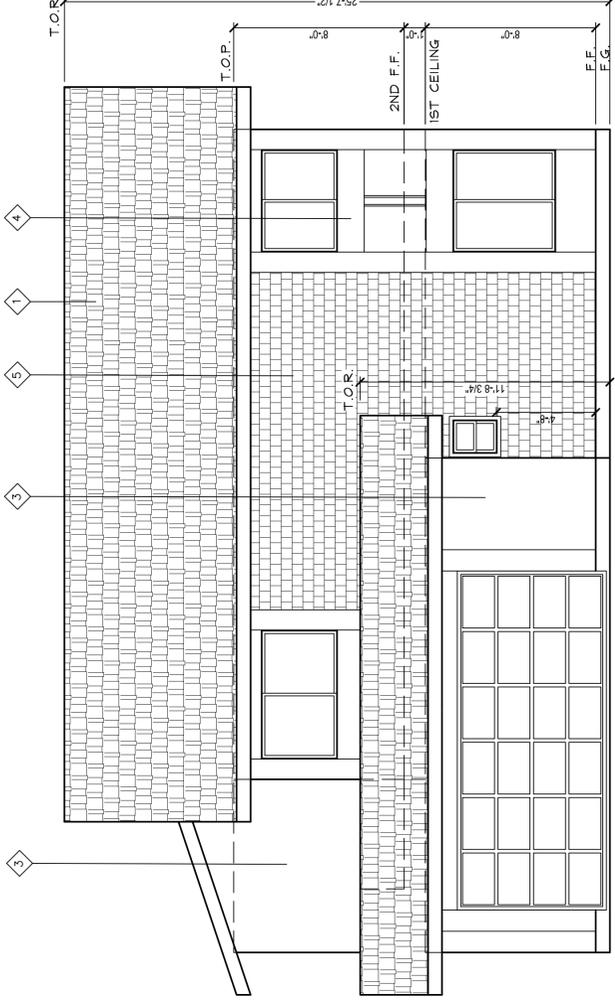
1 **EXISTING NORTH ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



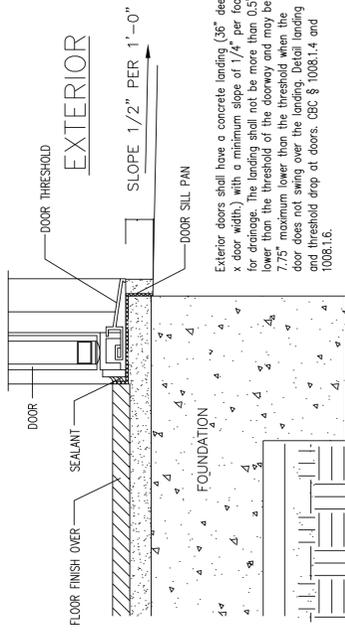
3 **PROPOSED NORTH ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



2 **EXISTING EAST ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI



4 **PROPOSED EAST ELEVATION**
SCALE: 1/4"=1'-0"/BY LORI

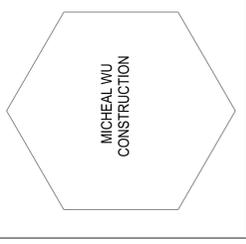


Exterior doors shall have a concrete landing (36" deep x door width), with a minimum slope of 1/4" per foot for drainage. The landing shall not be more than 0.5" above the exterior finish. The landing shall be 7/32" measure lower than the threshold when the door does not swing over the landing. Detail landing and threshold drop at doors. CBC § 1008.1.4 and 1008.1.6.

EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR
1	ASPHALT SHINGLE ROOF	(N) EAGLE 387 BLEND	BROWN GRAY RANGE
2	WINDOW FRAME	VINYL	MATCH EXISTING
3	WALL STUCCO	(N) PAINT BY DUNNEDWARDS	DEW340 WHISPER
4	WOOD PANELING	(N) PAINT BY DUNNEDWARDS	DE6376 LOOKING GLASS
5	WOOD SHINGLE WALL	EXISTING	

- NOTE:**
1. NEW ROOF SHINGLE SHALL BE APPLIED TO MATCH EXISTING MAIN HOUSE
 2. NEW WALL STUCCO COLOR AND TEXTURE SHALL MATCH THE EXISTING MAIN HOUSE
 3. WINDOWS/DOORS TO MATCH EXISTING STYLE
 4. WINDOWS/DOORS TRIMS TO MATCH EXISTING MAIN HOUSE



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DESIGNER:
Lori Pazula

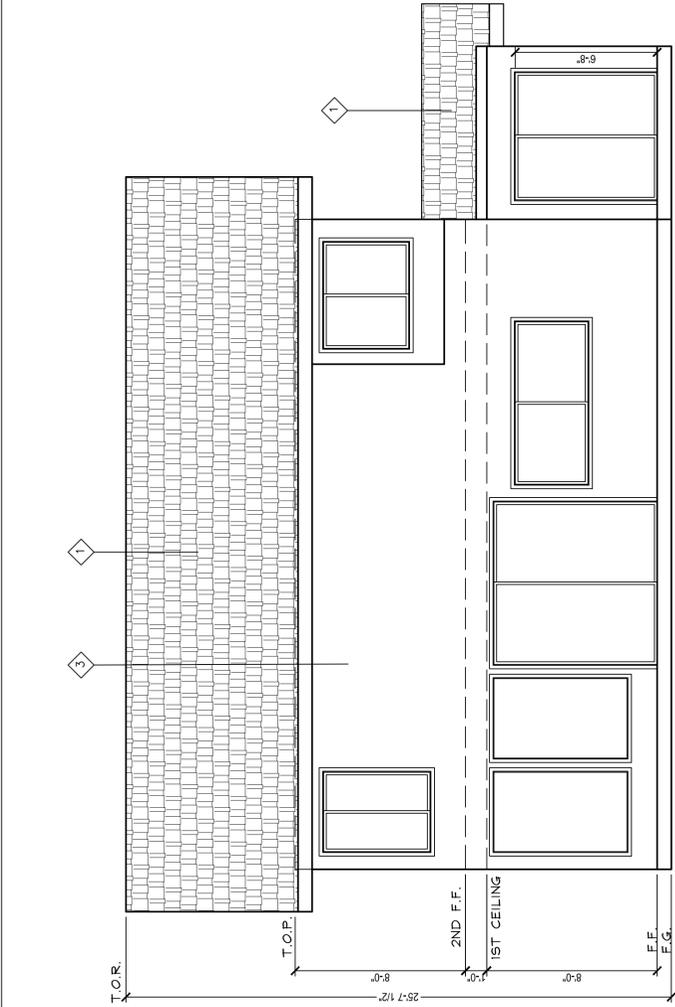
OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

TITLE:
MAIN HOUSE ADDITION
ELEVATION & DETAILS

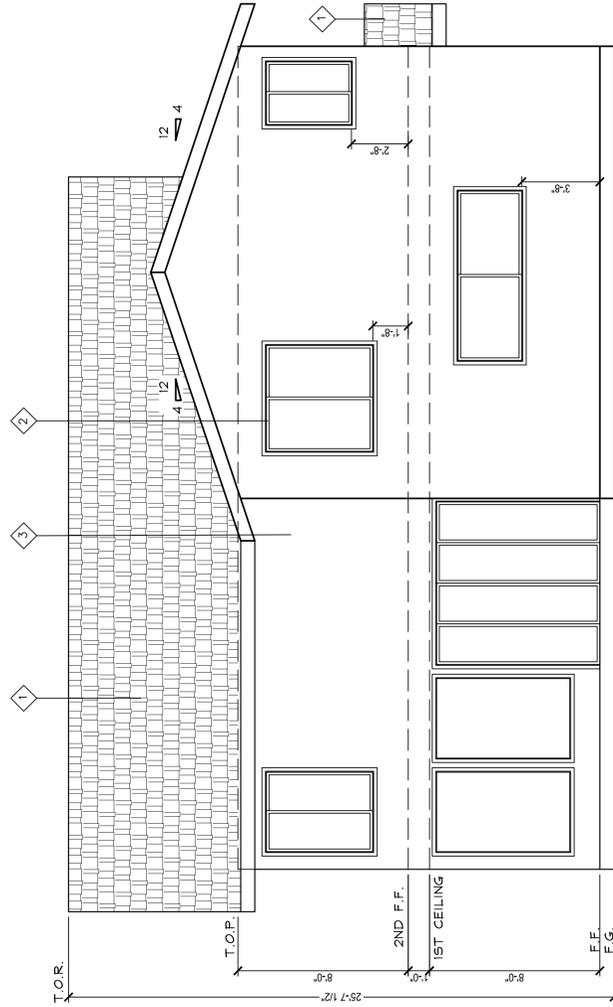
TITLE SHEET

A-5



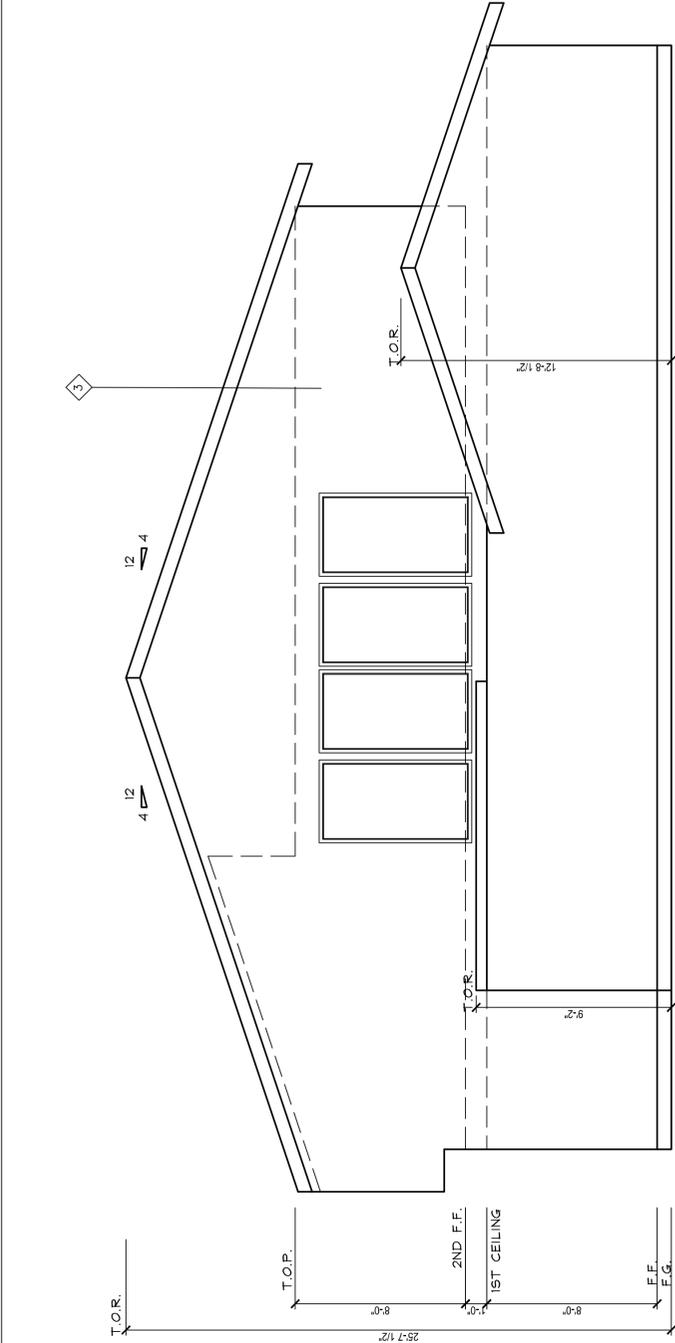
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"/BY LORI

1



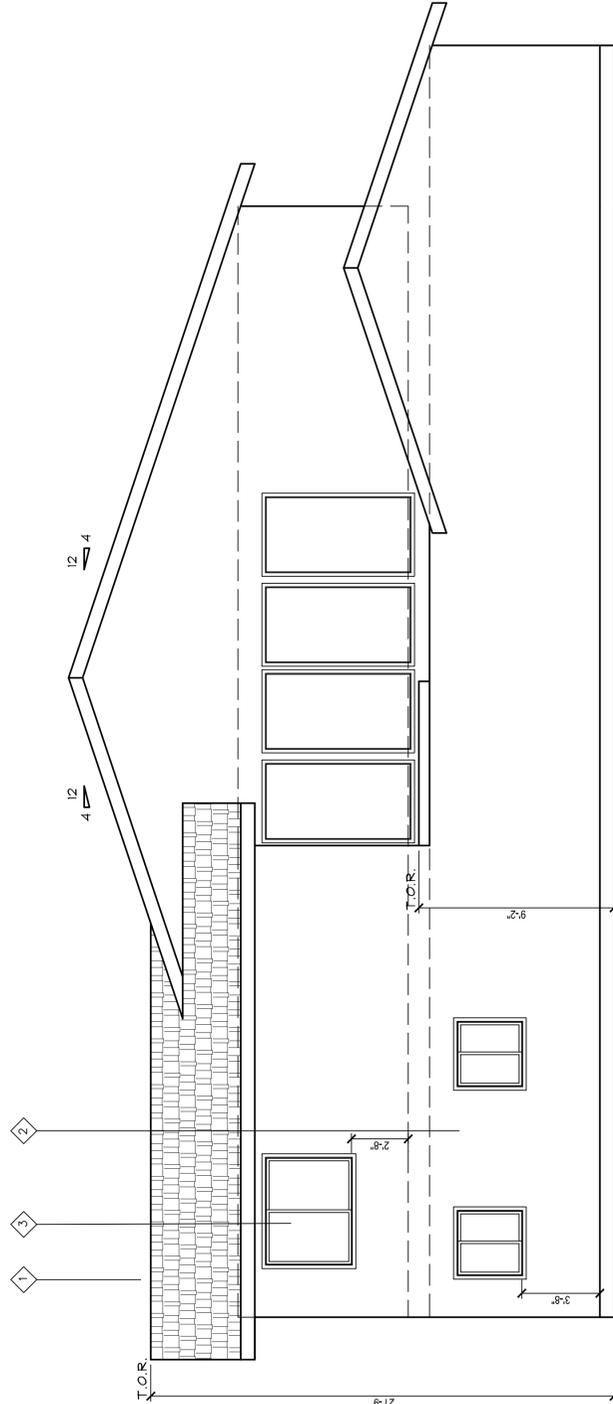
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"/BY LORI

1



EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"/BY LORI

2



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"/BY LORI

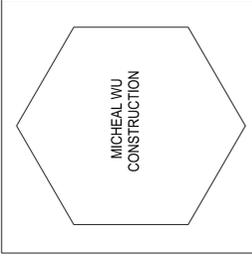
2

EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR
1	ASPHALT SHINGLE ROOF	(N) EAGLE 387 BLEND	BROWN GRAY RANGE
2	WINDOW FRAME	VINYL	MATCH EXISTING
3	WALL STUCCO	(N) PAINT BY DUNNEDWARDS	DEW340 WHISPER
4	WOOD PANELING	(N) PAINT BY DUNNEDWARDS	DE6376 LOOKING GLASS
5	WOOD SHINGLE WALL	EXISTING	

NOTE:

1. NEW ROOF SHINGLE SHALL BE APPLIED TO MATCH EXISTING MAIN HOUSE
2. NEW WALL STUCCO COLOR AND TEXTURE SHALL MATCH THE EXISTING MAIN HOUSE
3. WINDOWS/DOORS TO MATCH EXISTING STYLE
4. WINDOWS/DOORS TRIMS TO MATCH EXISTING MAIN HOUSE



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DESIGN INC
MICHEAL WU
CONSTRUCTION

909-497-0418
eyhamaier198@gmail.com

DESIGNER:
Lori Pazula

OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

TITLE:
MAIN HOUSE ADDITION
ELEVATION & DETAILS

TITLE SHEET

A-5.1

FIBERGLASS ENTRY DOORS

30x42 READY TO GO, PREHUNG AND PREFINISHED



PU-14 Black
Fiberglass Entry

Traditional Entry Doors in Fiberglass

ENTRANCE DOOR
URBANDOORSCOMPANY
PU-14 BALCK

Find a store



LOOKING GLASS

Looking Glass | DE6376



GARAGE DOOR AND TRIM
PAINT COLOR



Profile: Ponderosa Weight: *Lightweight*

Description

Range of Brown, Gray

Category

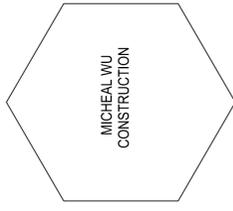
Lightweight

Regions Available

California, Southwest, Southern Nevada

Ref	Aged Ref. (3 Yr)	EMI	Aged EMI (3 Yr)	SRI	Aged SRI (3 Yr)	CRRC
0.15	0.16	0.91	0.92	13	15	0919-0028

ROOFING
EAGLE 387 BLEND



DESIGN INC
MICHEAL WU
CONSTRUCTION

909-497-0418
aykammer1990@gmail.com

DESIGNER:
Lori Pezulla

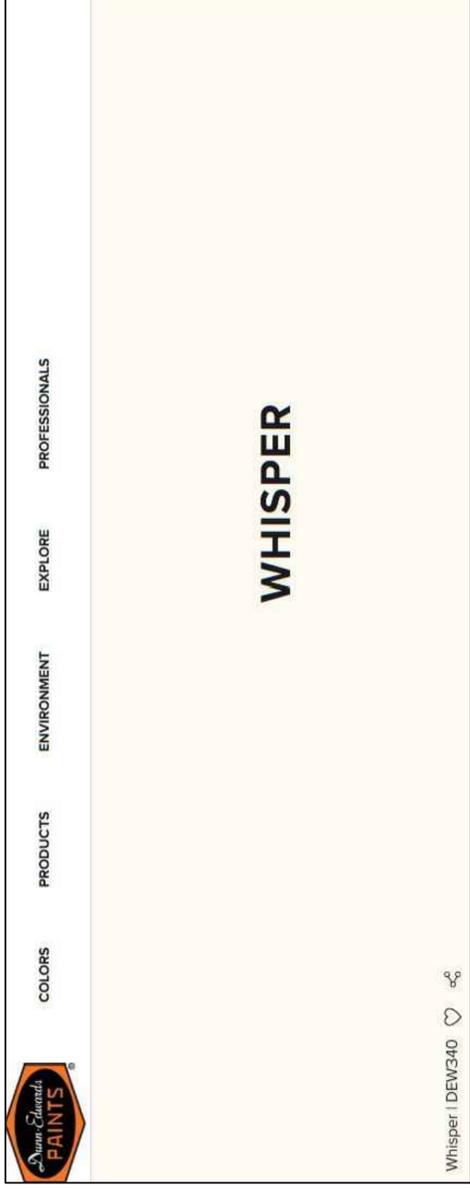
OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

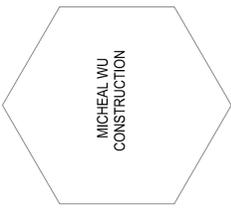
TITLE:
MAIN HOUSE ADDITION
MATERIAL BOARD

TITLE SHEET

A-5.2



STUCCO
PAINT COLOR



DESIGN INC
MICHEAL WU
CONSTRUCTION

909-497-0418
aykaimaier1990@gmail.com

DESIGNER:
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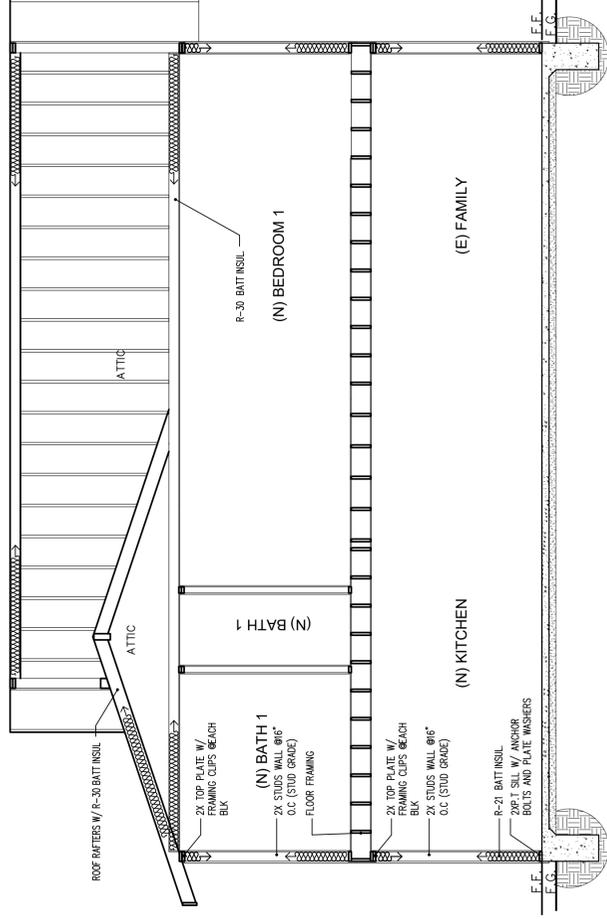
OWNER:
EDWARD LI

PROJECT:
17811 ARBOR LN
IRVINE, CA 92612

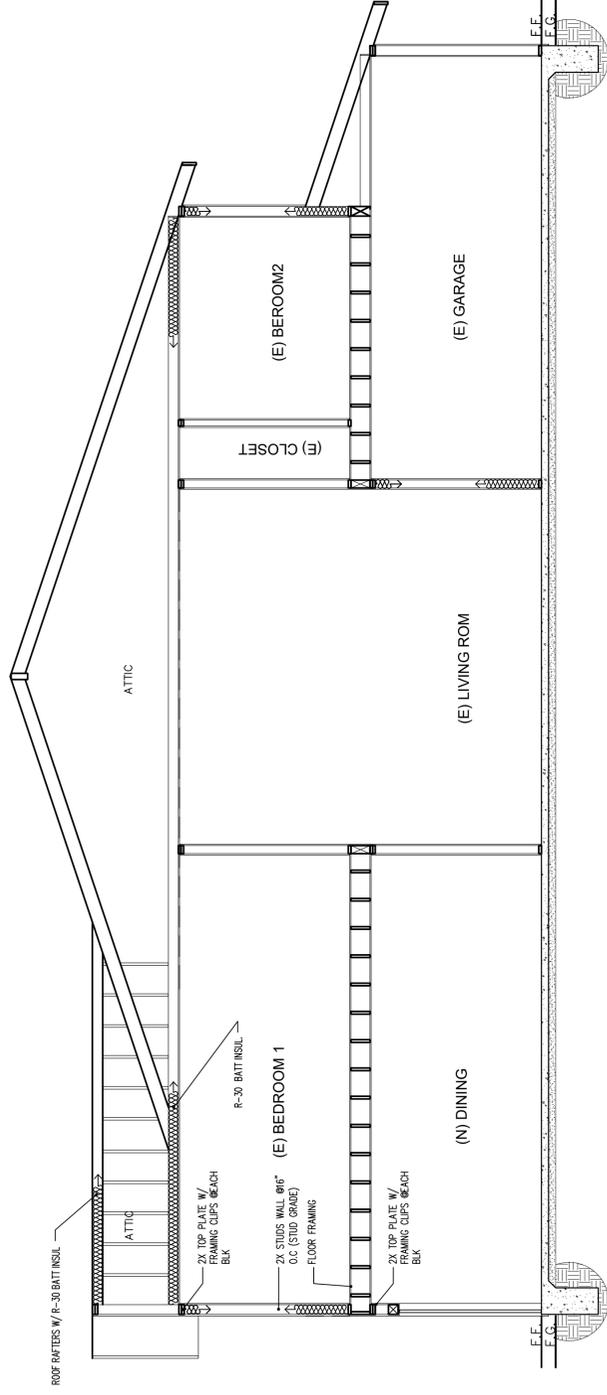
TITLE:
MAIN HOUSE ADDITION
SECTION & DETAILS

TITLE SHEET

A-6



1 PROPOSED SECTION 1
SCALE: 1/4"=1'-0"/BY LORI



2 PROPOSED SECTION 2
SCALE: 1/4"=1'-0"/BY LORI

Adjacent Property Owner Acknowledgement Letter

(For Reduced Side Setback / Zero Lot Line Condition)

Date: 3/8/26

To:

City of Irvine

Community Development Department

Re: Acknowledgement from Adjacent Property Owner

Project Address: 17811 Arbor Lane, Irvine, CA 92612

APN: 45315308

I am the legal owner of the property located at:

Adjacent Property Address: 17821 Arbor Lane, Irvine, CA 92612

I have been informed of the proposed addition at the neighboring property referenced above. The project consists of an approximately **554 square foot addition**, including:

- First floor kitchen extension
- Second floor primary bedroom extension

I have reviewed the information provided to me, including:

- The **Topographic Survey** prepared by the licensed survey engineer
- The **Site Plan** prepared by the project designer based on the survey
- The approved HOA zero lot line design requirements

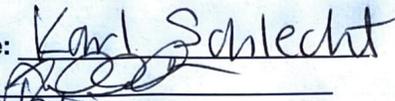
Based on the materials provided, I understand that:

1. The property boundary has been accurately identified by a licensed survey engineer.
2. The proposed construction is designed in accordance with the verified property line.
3. The addition complies with the HOA-approved zero setback condition applicable to this neighborhood.

I acknowledge that I have no objection to the City moving forward with the intake and review process for this project.

ENCLOSURE 7

This acknowledgement does not constitute a waiver of any legal rights and is provided solely for the purpose of confirming my awareness of the proposed project.

Owner Name: Karl Schlecht
Signature: 
Date: 3/8/20
Phone (optional): _____