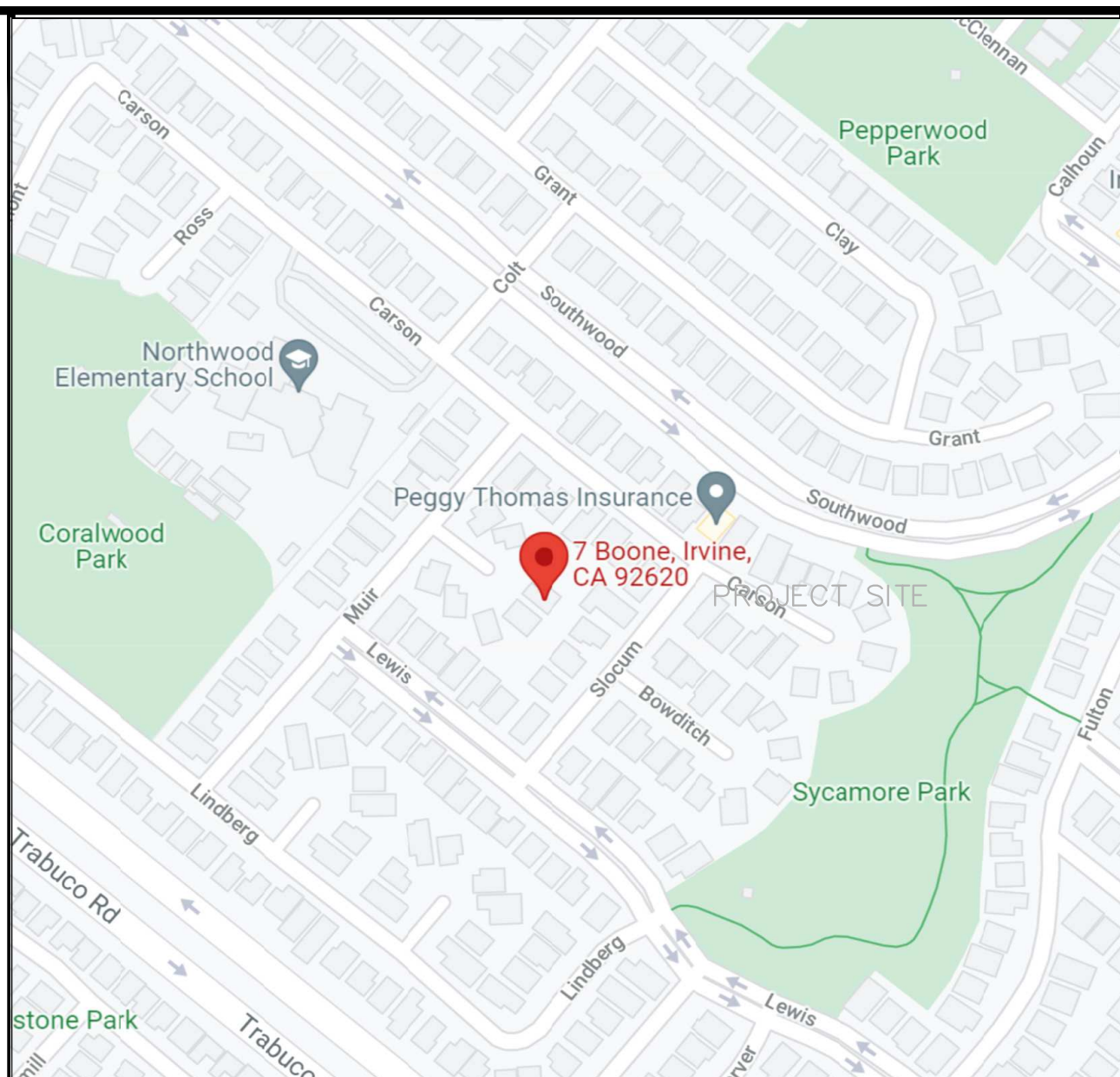
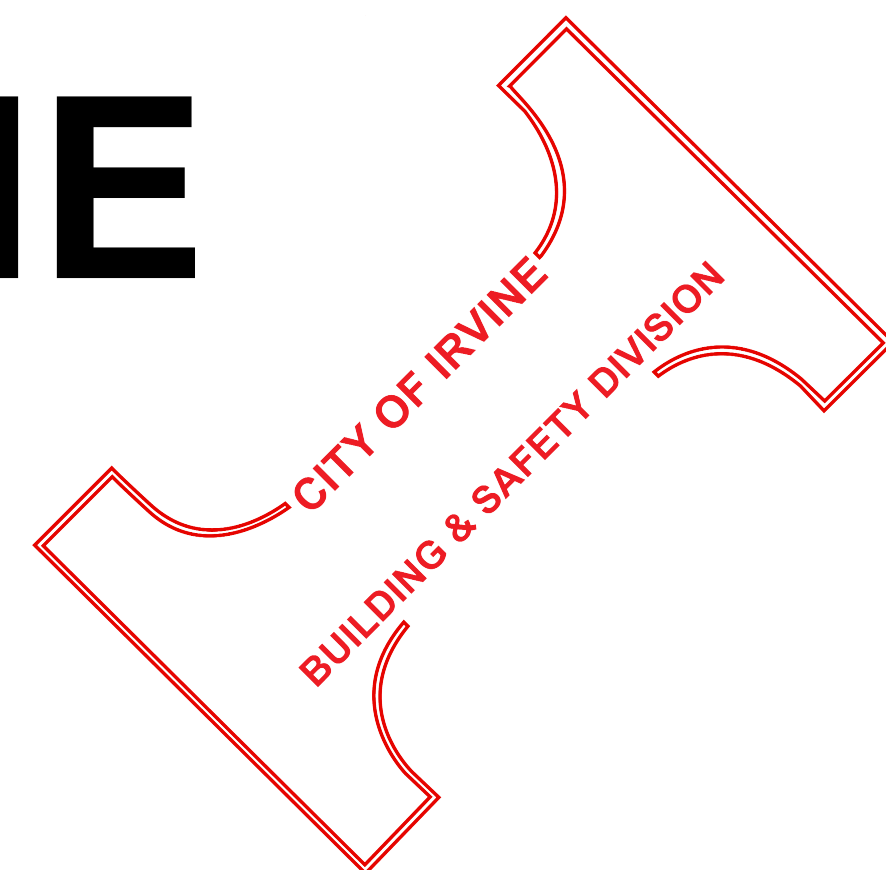


# THE CITY OF IRVINE



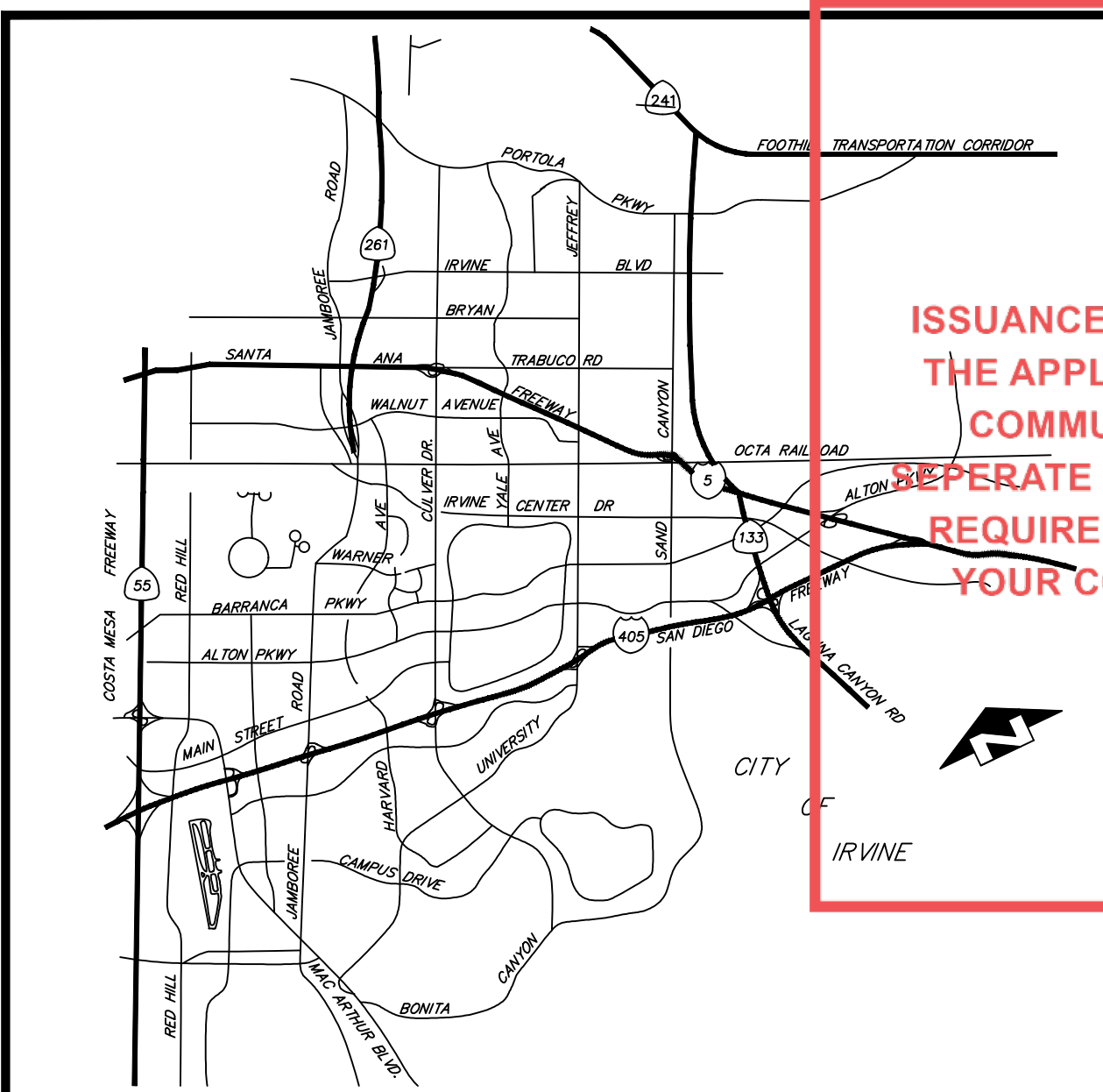
ISSUANCE OF A CITY BUILDING PERMIT DOES NOT RELIEVE THE APPLICANT OF THE LEGAL REQUIREMENT TO OBTAIN COMMUNITY ASSOCIATION APPROVAL OF THE PLANS. SEPARATE REVIEW AND APPROVAL OF THIS PROJECT MAY BE REQUIRED BY YOUR COMMUNITY ASSOCIATION. CONTACT YOUR COMMUNITY ASSOCIATION FOR REQUIREMENTS.

# RESIDENTIAL ADDITIONAL/ALTERATION PLANS

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

PLAN CHECK NO.: 00873161-RADU (B4)

(VERSION 2022.1 EFFECTIVE JUNE 2022)



VICINITY MAP

LOCATION MAP

## PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: 7 BOONE IRVINE, CA

PROJECT DESCRIPTION: PROPOSED 1 STORY ACCESSORY DWELLING UNIT, 3 BEDROOMS, 2 BATH, POWDER ROOM AND KITCHEN, TOTAL LIVABLE SPACE = 1,098 SF. (SEPARATE GRADING PLAN PERMIT, PLAN CHECK NUMBER 00866259-GPPE)

SPRINKLERS: NO

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

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

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

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

### LIMITS OF PROJECT DURATION (IB 222)

ABSOLUTE MAXIMUM DURATIONS FOR CONSTRUCTION PROJECTS RELATING TO EXISTING RESIDENCES:

- 18 MONTHS - ROOM ADDITIONS 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 IS LOCATED IN AN EXISTING SIDE YARD OR WILL EXTEND TO WITHIN ONE FOOT OF A REQUIRED FRONT OR REAR YARD SETBACK.

SEE SHEET S(UV) 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.

### ATTC AND UNDER-FLOOR VENT COVERINGS (IMC 5.9-401 E. & 5.9-402 M.)

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 A2.3

### ROOFING (IMC 5.9-401 F. & 5.9-402 O.)

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 6-7-901 THROUGH 6-7-912.

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

NON-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.

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

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

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

## NATURAL GAS SYSTEM GENERAL NOTES

- ACCEPTABLE PIPE MATERIALS:
  - BLACK STEEL SCHEDULE 40 - ASME B36.10, ASTM A53, OR ASTM A106
  - ALUMINUM ALLOY - ASTM B241 - MUST BE COATED TO PROTECT AGAINST EXTERNAL CORROSION; NOT ALLOWED IN EXTERIOR LOCATIONS OR UNDERGROUND
  - CORRUGATED STAINLESS STEEL - CSA LC-1
  - POLYETHYLENE (PE) PLASTIC - ASTM D2513 - ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AWO 14) TO FACILITATE LOCATING.
- METALLIC PIPE JOINTS AND FITTINGS SHALL BE WELDED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.6.11.1)
- PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.6.12)
- 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 T24-A, T24-B FOR COMPLETE COMPLIANCE DOCUMENTATION.

## CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET A0.3 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 LIGHTING

- ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEC) SECTION 150.0(k).
- ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.
- RECESSED DOWNLIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION CONTACT LISTED BY UNDERGROUND LABORATORY (UL) OR EQUIVALENT AND AIR TIGHT (AC) LABEL FIXTURES.
- LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC VOLTAGE.
- 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 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)(8).
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SURPLYING 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)(5).
- 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 PLUMBING CODE (CPC 401.3) 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 SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
  - THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED 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)
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION.
- BATHROOM BRANCH CIRCUITS: AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. OTHER EQUIPMENT, SUCH AS LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLET (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)).
- LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CAN NOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS" (CEC 410.10(A)).
- LUMINAIRE LOCATION: NO PARTS OF CORD-CONNECTED LUMINAIRES, CHAIN, CABLE, OR CORD-SUSPENDED LUMINAIRES, LIGHTING TRACT, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD UNLESS SUCH LUMINAIRES ARE LISTED FOR DAMP LOCATIONS, OR LISTED FOR WET LOCATIONS, WHERE SUBJECT TO SHOWER SPRAY (CEC 410.10(D)).
- 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, CGSBC 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 TALPIECE (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 408.5)
- 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 417.6)
- THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED THREE. (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 CALK BETWEEN THE HOUSING AND THE CEILING, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. (CEC 150.0(k)(1 A)(C))
  - SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEC 150.0(k)(2 B))
  - SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEC 150.0(k)(2 C))
  - SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEC 150.0(k)(2 E))
  - SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEC 150.0(k)(2 J))
- THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX J48 REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEC 150.0(k)(2 J))

## OUTDOOR COOKING APPLIANCE

REFER TO CALIFORNIA MECHANICAL CODE SECTION 923.0 FOR OUTDOOR COOKING APPLIANCES.  
923.1 LISTED UNITS: LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54:10.20.1)  
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 (NFPA 54:10.20.2).

## OUTDOOR DECORATIVE APPLIANCES

REFER TO CALIFORNIA MECHANICAL CODE SECTION 932.0 FOR OUTDOOR OPEN FLAME DECORATIVE APPLIANCES.  
932.1 LISTED UNITS: LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54:10.32.1)  
932.2 UNLISTED UNITS: UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION AND CLEARANCES TO COMBUSTIBLE MATERIALS OR NOT LESS THAN 36 INCHES FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. (NFPA 54:10.32.2)

## DOOR WINDOW REPLACEMENT

REPLACEMENTS OF DOORS AND WINDOWS HAVING THE SAME DIMENSIONS OF THOSE BEING REPLACED SHALL MEET REQUIREMENTS FOR WEATHER PROOFING, SECURITY AND ENERGY EFFICIENCY.  
REPLACEMENT OF EXTERIOR DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECURITY REQUIREMENTS DESCRIBED IN CITY OF IRVINE MUNICIPAL CODE SECTIONS 5-9-311 THRU 5-9-316.  
CALIFORNIA ENERGY CODE (CEC) PART 150.0 REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS FOLLOWS:

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

## SPACE CONDITIONING SYSTEM CHANGE OUT

FOR REQUIREMENTS FOR ALTERATIONS MADE TO RESIDENTIAL SPLIT SYSTEM AIR CONDITIONER CONDENSING UNIT, HEATING OR COOLING COIL, OR FURNACE HEAT EXCHANGER REPLACEMENT, REFER TO IB 310.  
ENTIRELY NEW OR COMPLETE REPLACEMENT OF SPACE-CONDITIONING SYSTEM SHALL BE PROVIDED WITH THE FOLLOWING:

- ALL NEW EQUIPMENT SHALL BE CERTIFIED WITH THE CALIFORNIA ENERGY COMMISSION.
- A/C EFFICIENCY-CENTRAL, SINGLE PHASE AIR CONDITIONERS AND AIR SOURCE HEAT PUMPS SHALL HAVE A MINIMUM SEASONAL ENERGY EFFICIENCY RATIO (SEER) OF 14.
- GAZ-FIRED FURNACE EFFICIENCY SHALL BE AN ANNUAL FUEL UTILIZATION (AFUE) OF 78% FOR UNITS HAVING CAPACITY LESS THAN 225,000 BTUH AND AN 80% FOR UNITS HAVING CAPACITY EQUAL TO, OR GREATER THAN 225,000 BTUH.
- 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-6.
- HOSE INSULATION FOR SPLIT SYSTEM AIR CONDITIONERS THE SUCTION LINE ONLY REQUIRES INSULATION HAVING A THICKNESS OF 0.75 INCHES FOR LINES HAVING A DIAMETER LESS THAN 1.5 INCHES AND A THICKNESS OF 1 INCH FOR LINES HAVING A DIAMETER OF 1.50 INCHES OR MORE. INSULATION MUST BE SUITABLE FOR OUTDOOR USE AND BE PROTECTED AGAINST DAMAGE FROM SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND.
- SEALING OF ALL DUCTS PART OF THE AIR DISTRIBUTION AND LEAKING TESTING. NOTE THAT IN RESIDENTIAL DUCT SYSTEM LEAKAGE TO OUTSIDE SHALL NOT EXCEED 5% OF THE NOMINAL SYSTEM AIRFLOW.

REFER TO IB 310 FOR TESTING AND INSPECTION REQUIREMENTS.

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

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

## SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

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

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

## POOL AND SPA NOTES

FOR GENERAL NOTES FOR SWIMMING POOLS AND SPAS, REFER TO CITY OF IRVINE FORM 40-56.

## STORMWATER POLLUTION PREVENTION NOTES

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

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

- 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	2019
CALIFORNIA RESIDENTIAL CODE	2019
CALIFORNIA GREEN BUILDING STANDARDS CODE	2019
CALIFORNIA MECHANICAL CODE	2019
CALIFORNIA ELECTRICAL CODE	2019
CALIFORNIA PLUMBING CODE	2019
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2019

## 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.

1. PV SYSTEM 2.24 KW DC PV SYSTEM MINIMUM-SUPPLEMENTAL PERMIT REQUIRED (CITY APPROVED SOLAR PLANS SHALL BE AVAILABLE ON SITE PRIOR TO MEP INSPECTIONS)  
- WOOD TRUSSES

## 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. I, HITEESH ASHAR, THE OWNER OF THE PROPERTY AT 7 BOONE IRVINE, CA, SHALL HAVE MY SELECTED CALIFORNIA LICENSED CONTRACTOR PERFORMING THE DEMOLITION WORK, OR MYSELF ACTING AS THE OWNER-BUILDER, FORMALLY NOTIFY SCAQM PRIOR TO THE START OF ANY DEMOLITION WORK. THE SCAQM RULE 1403 NOTIFICATION CONFIRMATION SHALL BE MADE AVAILABLE ON THE JOBSITE.

HITEESH ASHAR

OWNER SIGNATURE

07-01-22

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

N/A

SIGNATURE (OWNER OR AUTHORIZED AGENT)

DATE

## SHEET INDEX

SEE SHEET A0.7

CITY OF IRVINE  
COMMUNITY DEVELOPMENT  
REPORT

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

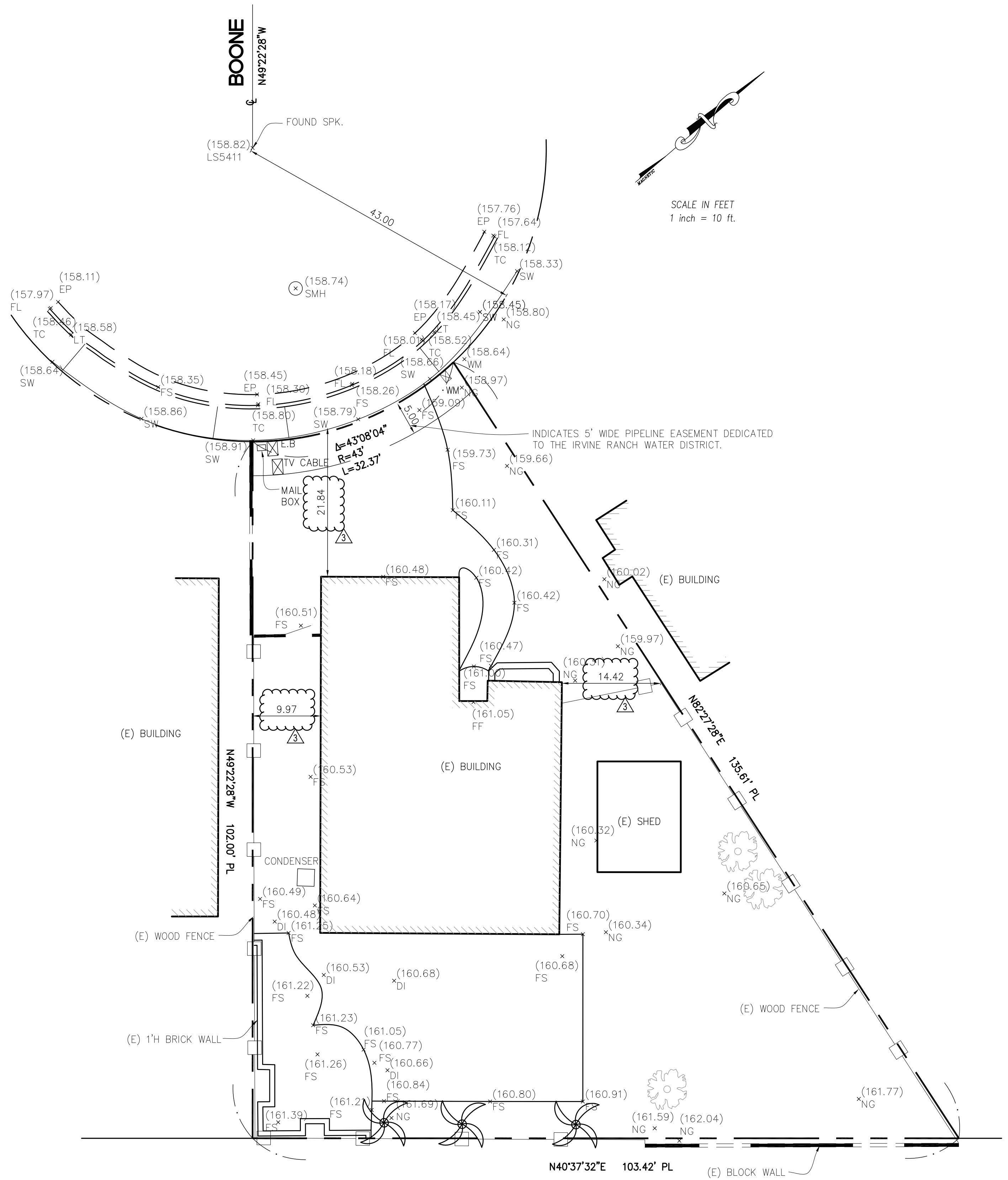
APPROVED BY: JOEL BELANGER  
DATE: 11/21/2023

7	6	5	4	3	2	1	NO.	DATE

DESIGNED:	
DRAWN:	
CHECKED:	
DATE:	
SCALE:	

DEVELOPER:	
SOILS ENGINEER:	
REPORT #	
DATE	

PLANS PREPARED BY:	
ARCHITECT:	
LICENSE NO. EXP. DATE	



**ABBREVIATION:**

AC	ASPHALT CONCRETE
BCOR	BUILDING CORNER
BX	BOTTOM OF X
CC	CORNER CONCRETE
CP	CONTROL POINT
CONC	CONCRETE
CB	CABLE BOX
EDGBUIL	EDGE BUILDING
EP	EDGE OF PAVEMENT
FD	FOUND
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
ICV	IRRIGATION CONTROL BOX
IP	IRON PIPE
GSP&W	GEAR SPIKE & WASHER
GUYPOLE	GUYWIRE/POWER POLE SUPPORT
L&T	LEAD & TAG/TACK
LNDRG	LANDING
LS 5411	LAND SURVEYOR NUMBER
NG	NATURAL GROUND
OFF BOX	OFFERING BOX
PNL	PANEL
PLM	PALM
PP	POWER POLE
SFN	SEARCH NOTHING FOUND
SP&W	SPIKE&WASHER
STLT	STREET LIGHT
STPLT	STOP LIGHT
STPR	WHEEL STOPPER
SW	SIDEWALK
TC	TOP OF CURB
TELRISE	TELEPHONE RISER
TOPWDFNC	TOP OF WOODEN FENCE
TRFLT	TRAFFIC LIGHT
TSB	TRAFFIC SIGNAL BOX
TX	TOP OF X
WELMON	MONUMENT IN WELL
WM	WATER METER
WV	WATER VALVE

**LEGEND**

BLOCK WALL	
WOOD FENCE	
CENTERLINE	
BOUNDARY LINE	
PROPERTY LINE	

**LEGAL DESCRIPTION:**

LOT 40 OF TRACT NO. 9158, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 399, PAGES 4 THROUGH 7 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBONS BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD. APN: 529-155-10

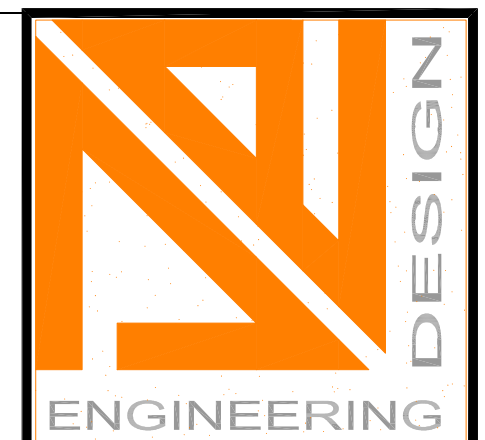
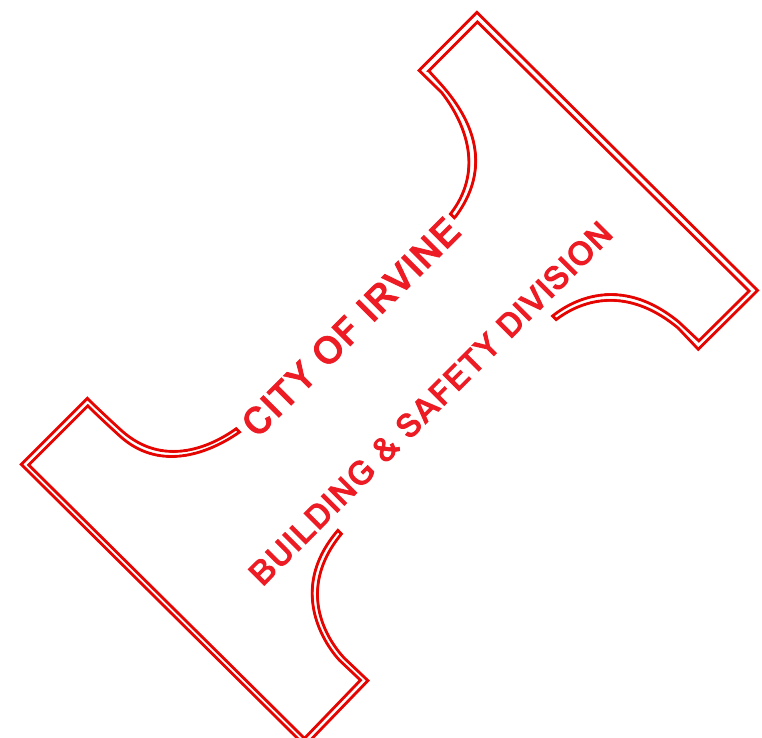
**BENCH MARK:**

BENCH MARK ID: 3ZZ-3-01  
 ELEVATION: 158.942 FT (NAVD88).  
 YEAR OF UPDATE: 2014.  
 DESCRIPTION:

**BASIS OF BEARING:**

THE CENTERLINE OF BOONE ST. BEING N49°22'28"W PER TRACT No. 9158.

PREPARE BY: TRUONG DONG, RCE 75466.  
 LICENSE EXPIRES: 3/31/2024  
 DATE OF SURVEY: 04/2/2023  
 DONG ENGINEERING, INC.  
 12682 HOOVER ST, GARDEN GROVE, CA 92841.  
 TEL: (714) 204-2874.



**ENGINEERING**  
 DONG ENGINEERING, INC.  
 ATTN: TROY DONG  
 12682 HOOVER ST.,  
 GARDEN GROVE, CA 92841  
 TEL- 714-617-5979  
 INFO@DONGENGINEERING.COM  
**RESTRICTIVE NOTICE**  
 THESE DESIGNS, DRAWINGS, AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF DONG ENGINEERING. THESE DRAWINGS CANNOT BE COPIED, TRANSFERRED, OR REPRODUCED NOR CAN ANY OTHER STRUCTURES BE BUILT FROM THEM WITHOUT WRITTEN CONSENT.

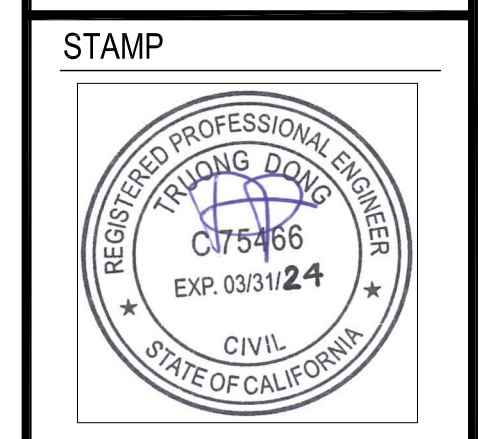
**REVISIONS**

NO.	DATE	REVISIONS

**PROJECT OWNER**

**PROJECT ADDRESS**

**TOPOGRAPHIC SURVEY**  
 7 BOONE, IRVINE, CA 92620



DATE SIGNED: 11/7/23

**SHEET DESCRIPTION**

**TOPOGRAPHIC SURVEY**

**DE#: 230129**  
 SHEET

Yosemite Home Decor  
2-Light Low-Voltage White Outdoor Wall Mount Address Light  
★★★★★ (193) Questions & Answers (46)



**Specifications**

Dimensions: H 5.25, W 11.5, D 2

**Dimensions**

Product Depth (in.)	2	Product Height (in.)	5.25
Product Length (in.)	2	Product Width (in.)	11.5

**Details**

Exterior Lighting Product Type	Address Lights	Fixture Color/Finish	White
Light Bulb Base Code	T3	Light Bulb Type Included	Incandescent
Maximum Bulb Wattage	3 W	Maximum Wattage (watts)	0
Number of Bulbs	2	Outdoor Lighting Features	No additional features, Weather Resistant
Pack Size	1	Power Type	Low Voltage
Product Weight (lb.)	1.26	Recommended Light Bulb Shape Code	T3
Returnable	90-Day	Space Between Bulbs (in.)	3
Style	Traditional	Voltage (v)	12v

ADDRESS SIGNAGE

4

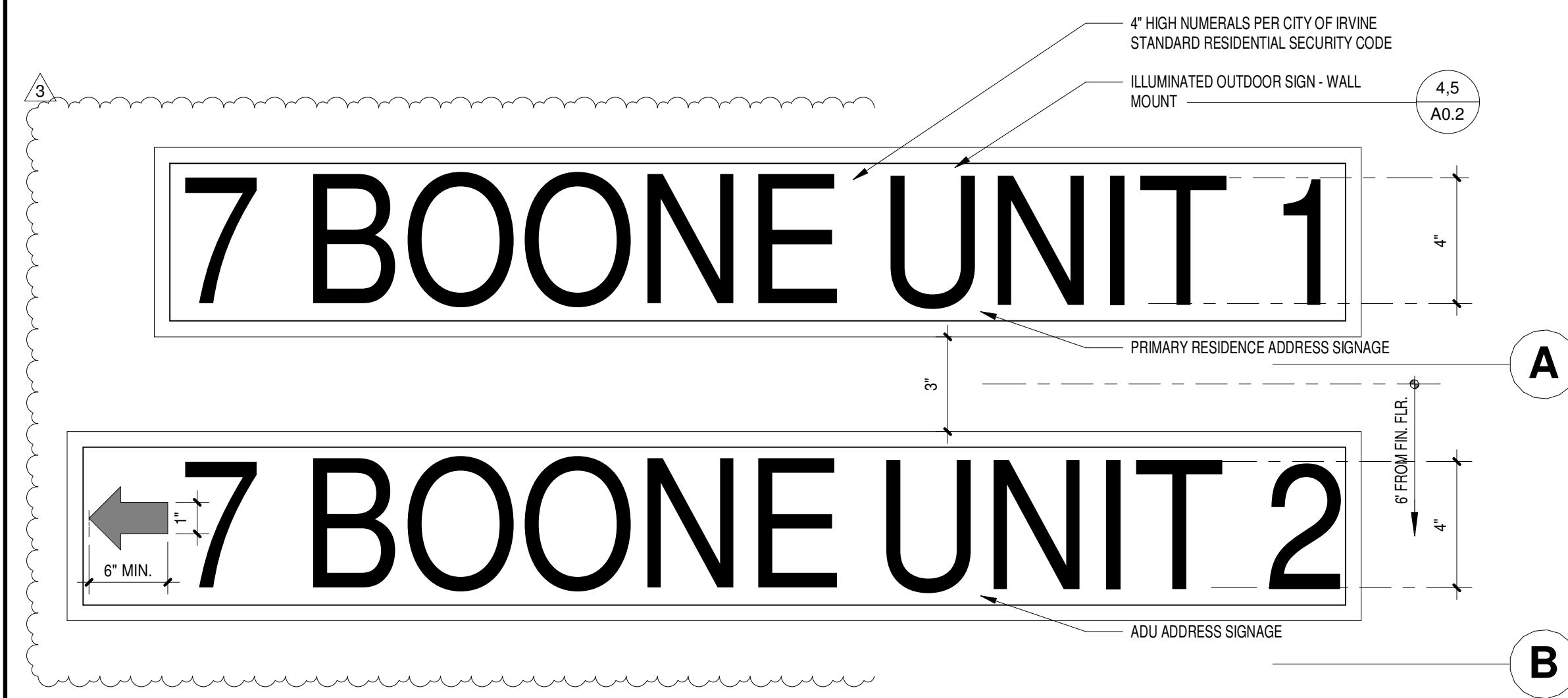
ADDRESS SIGNAGE SPECIFICATIONS

5



(E) MAIN HOUSE EAST ELEVATION

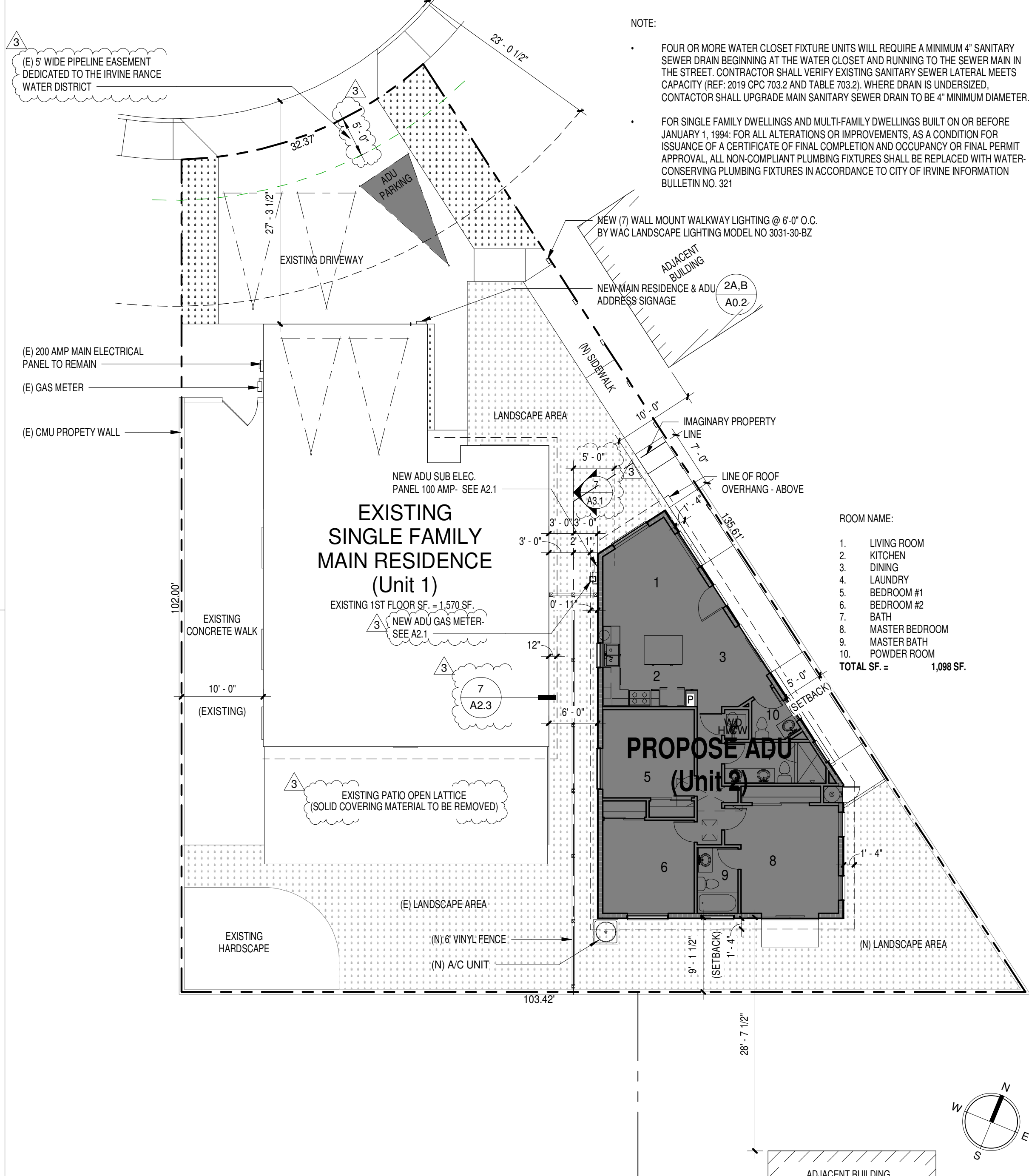
3



ADDRESS SIGNAGE

3" = 1'-0"

2



SITE PLAN

1" = 10'-0"

1

**SITE PLAN NOTES**

- DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA. NON-USABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETED TO BROOM FINISH. EXISTING MATERIALS AND/OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO DESIGNER/ENGINEER AS REQUIRED.
- SETBACKS INDICATE REQUIRED MINIMUM DISTANCE FROM PROPERTY LINES. CONTRACTOR TO VERIFY ON SITE.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOIL WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

**ADDRESSING SIGNAGE**

- SEC. 5-9-516. - SPECIAL RESIDENTIAL BUILDING PROVISIONS.
  - SINGLE-FAMILY RESIDENTIAL BUILDINGS SHALL DISPLAY A STREET ADDRESS NUMBER CONFORMING TO THE FOLLOWING SPECIFICATIONS:
    - NUMERALS SHALL BE LOCATED WHERE THEY ARE CLEARLY VISIBLE FROM THE STREET ON WHICH THEY ARE ADDRESSED. THEY SHALL BE OF A COLOR CONTRASTING TO THE BACKGROUND TO WHICH THEY ARE AFFIXED. METHOD OF ATTACHMENT SHALL NOT INCLUDE THE USE OF TWO SIDED TAPE OR ANY MATERIAL NOT RESISTANT TO WEATHER CONDITIONS.
    - NUMERALS SHALL BE NO LESS THAN FOUR INCHES IN HEIGHT AND ILLUMINATED DURING THE HOURS OF DARKNESS. THE NUMERALS AND LIGHT SOURCE SHALL BE CONTAINED WITHIN A SINGLE, WEATHER-RESISTANT FIXTURE. THE LIGHT SOURCE SHALL BE PROVIDED WITH AN UNINTERRUPTIBLE A.C. POWER SOURCE OR CONTROLLED ONLY BY A PHOTOELECTRIC DEVICE. BATTERY OPERATED UNITS ARE PROHIBITED. NOTHING IN THIS SECTION SHALL PRECLUDE THE REQUIREMENT FOR CIRCUIT PROTECTION DEVICES WHERE APPLICABLE.
    - ACCESSORY DWELLING UNITS ON THE SAME SINGLE-FAMILY PARCEL. IN ADDITION TO THE ILLUMINATED ADDRESS FIXTURE, SHALL HAVE AN ILLUMINATED ADDRESS FIXTURE CONTAINING A DIRECTIONAL ARROW AND/OR WORDING INDICATING THE ACCESSORY DWELLING UNIT LOCATION, AND MOUNTED ON THE PRIMARY DWELLING UNIT THAT IS VISIBLE FROM THE ADDRESSED STREET.
  - FOR CLARIFICATION ON THE SIGN, "A DIRECTIONAL ARROW AND/OR WORDING INDICATING THE ACCESSORY DWELLING UNIT LOCATION", THE FOLLOWING STANDARDS APPLY:
    - TOP ROW FOR PRIMARY DWELLING UNIT: ADDRESS NUMBER AND UNIT NUMBER (WHEN APPLICABLE).
    - SECOND ROW FOR AN EXTERIOR ACCESSED ADU OR JADU: ADDRESS NUMBER AND UNIT NUMBER (WHEN APPLICABLE) AND GENERAL LOCATION OF ADU OR JADU IN RELATIONSHIP TO PRIMARY BUILDING. USING A HIGHLY VISIBLE DIRECTIONAL ARROW, AT LEAST SIX INCHES LENGTH, POINTING TO THE PATH OF TRAVEL TO THE ADU OR JADU.
    - THIRD ROW FOR AN INTERIOR ACCESSED UNIT: ADDRESS NUMBER AND UNIT NUMBER (WHEN APPLICABLE) AND THE WORDS "INSIDE THE HOME".
    - IF USING A UNIT NUMBER, IT SHALL BE PRECEDED BY THE WORD "UNIT".
    - ADDITIONAL INFORMATION MAY BE REQUIRED DEPENDING UPON BUILDING CONFIGURATION AND ORIENTATION TO THE ADDRESSED STREET.
    - ADDRESS SIGN SHALL BE IN PLACE AFTER ISSUANCE OF A BUILDING PERMIT AND PRIOR TO CONSTRUCTION IF REPLACING AN EXISTING ADDRESS SIGN.

PROJECT DESIGNER



SUPACHAI KIATKWKANKUL  
2342 CALLE BIENVENIDA  
CHINO HILLS, CA 91709  
909-576-2616

CONSULTANTS



PROJECT

ADU FOR: ASHAR'S RESIDENCE

7 BOONE IRVINE, CA 92620

REVISION

3 11-15-2023 3rd Plan Check Resubmittal

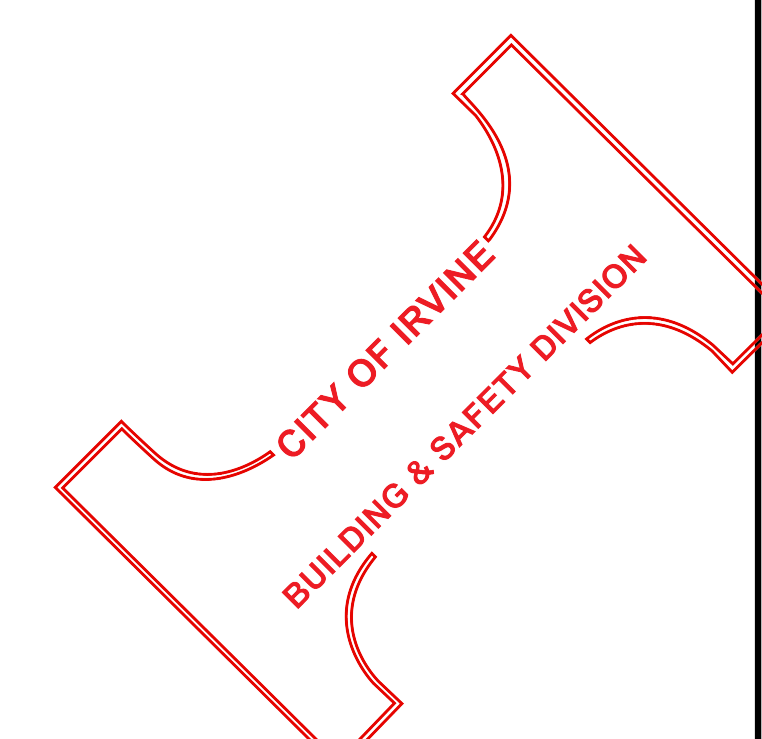
THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, SPECIFICATIONS, DETAILS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF SK DESIGNS AND SHALL REMAIN THE PROPERTY OF SK DESIGNS IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE ADVANCE EXPRESS WRITTEN CONSENT OF SK DESIGNS. VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE

SITE PLAN

DRAWN • Author  
CHECKED • Checker  
SCALE • As indicated  
DATE • 11/9/2023 3:43:17 PM  
JOB# • 2020-037  
SHEET •

A0.2





SUPACHAI KIATKAWKUL  
2342 CALLE BIENVENIDA  
CHINO HILLS, CA 91709  
909-576-2616

CONSULTANTS



PROJECT

ADU FOR: ASHAR'S RESIDENCE

7 BOONE  
IRVINE, CA 92620

REVISION

11-15-2023 3rd Plan Check Resubmittal

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, SPECIFICATIONS, DETAILS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF SK DESIGNS AND SHALL REMAIN THE PROPERTY OF SK DESIGNS. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANY MANNER WITHOUT THE ADVANCE WRITTEN CONSENT OF SK DESIGNS. VISUAL CONTACT WITH THE ARCHITECTURAL DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE

ADU FLOOR PLAN

DRAWN • Author  
CHECKED • Checker  
SCALE • As indicated  
DATE • 11/9/2023 3:43:31 PM  
JOB# • 2020-037  
SHEET •

A2.1

FLOOR PLAN NOTES

- 1. ALL GLAZING SHALL COMPLY WITH THE CALIFORNIA RESIDENCE CODE AND LOCAL ORDINANCE. REFER TO THE ENERGY CODE COMPLIANCE REPORT FOR U-VALUE OF ALL GLAZING.
2. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
3. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHERED STRIPPED.
4. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 8'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER THE CALIFORNIA RESIDENTIAL CODE.
5. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPERABLE AREA OF 5.7 SQ.FT. THE MIN NET CLEAR OPERABLE HEIGHT SHALL BE 24 INCHES AND WIDTH SHALL BE 20 INCHES PER THE CRC.
6. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). CEC 210.12
7. PROVIDE CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS. INSTALL IN ACCORDANCE OF THE CURRENT EDITION OF NFPA 720 STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. PROVIDE UFER OR OTHER APPROVED GROUND PER CEC 250.
9. LUMINARIES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC--rated)
10. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER (CEC 2019 SECTION 110.12) PER CIVIL CODE SECTION 1101.4, FOR ANY SINGLE-FAMILY RESIDENTIAL REAL PROPERTY, ON AND AFTER JANUARY 1, 2014, BUILDING ADDITION, ALTERATION OR IMPROVEMENT WILL REQUIRE ALL NON-COMPLIANT PLUMBING FIXTURES BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. ON OR BEFORE JANUARY 1, 2017, ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES (REGARDLESS WHETHER PROPERTY UNDERGOES ALTERATIONS OR IMPROVEMENT)
12. ALL WATER CLOSETS TO BE INSTALLED REQUIRED TO BE SINGLE FLUSH TOILETS NOT TO EXCEED 1.28 GALLONS PER FLUSH CGS 2019 SECTION 4.303.1.
13. ALL SHOWER HEADS TO BE INSTALLED SHALL BE DESIGNED NOT TO EXCEED A WATER SUPPLY RATE OF 2.0 GALLONS PER MINUTE CGS 2019 SECTION 4.303.1.3.1
14. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED
15. 20 AMP BRANCH CIRCUIT REQUIRED FOR PURPOSED NEW BATHROOM (ARTICLE 210.11 (3) OF THE 2019 CEC)
16. ALL 120V 15A AND 20A RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER (CEC 2019 SECTION 406.12)
17. MINIMUM 2X6 WALL STUD FRAMING AT PLUMBING WALLS TO ACCOMMODATE DRILLING AND NOTCHING OF STUDS. CRC 2019 SECTION R602.6
18. ALL NEW WINDOWS AND DOORS SHALL BE DUAL GLAZED WITH U-FAC OF 0.320, SHGC OF 0.25 PER TITLE 24 REPORT
19. BATHROOMS, GARAGE, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS. ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A VACUANCY SENSOR.
20. NEW KITCHEN EXHAUST HOOD SHALL BE A 360-SQ-FM ON-DEMAND OR 5 ACH MINIMUM CONTINUOUS. THE INSTALLED KITCHEN EXHAUST HOOD SHALL BE HVI CERTIFIED. THE MAXIMUM SOUND RATING IS 3 SONES PER ASHRAE 62.2. THE FAN SPECIFICATION SHALL MATCHES THE CITY'S GREEN BUILDING FORMS. (CeNc 150.0(i)(2)(B) & ASHRAE 62.2)

HERS FEATURE SUMMARY

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

- Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
Heating System Verifications:
- -- None --
HVAC Distribution System Verifications:
- Duct leakage testing
Domestic Hot Water System Verifications:
- -- None --

REQUIRED SPECIAL FEATURES

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

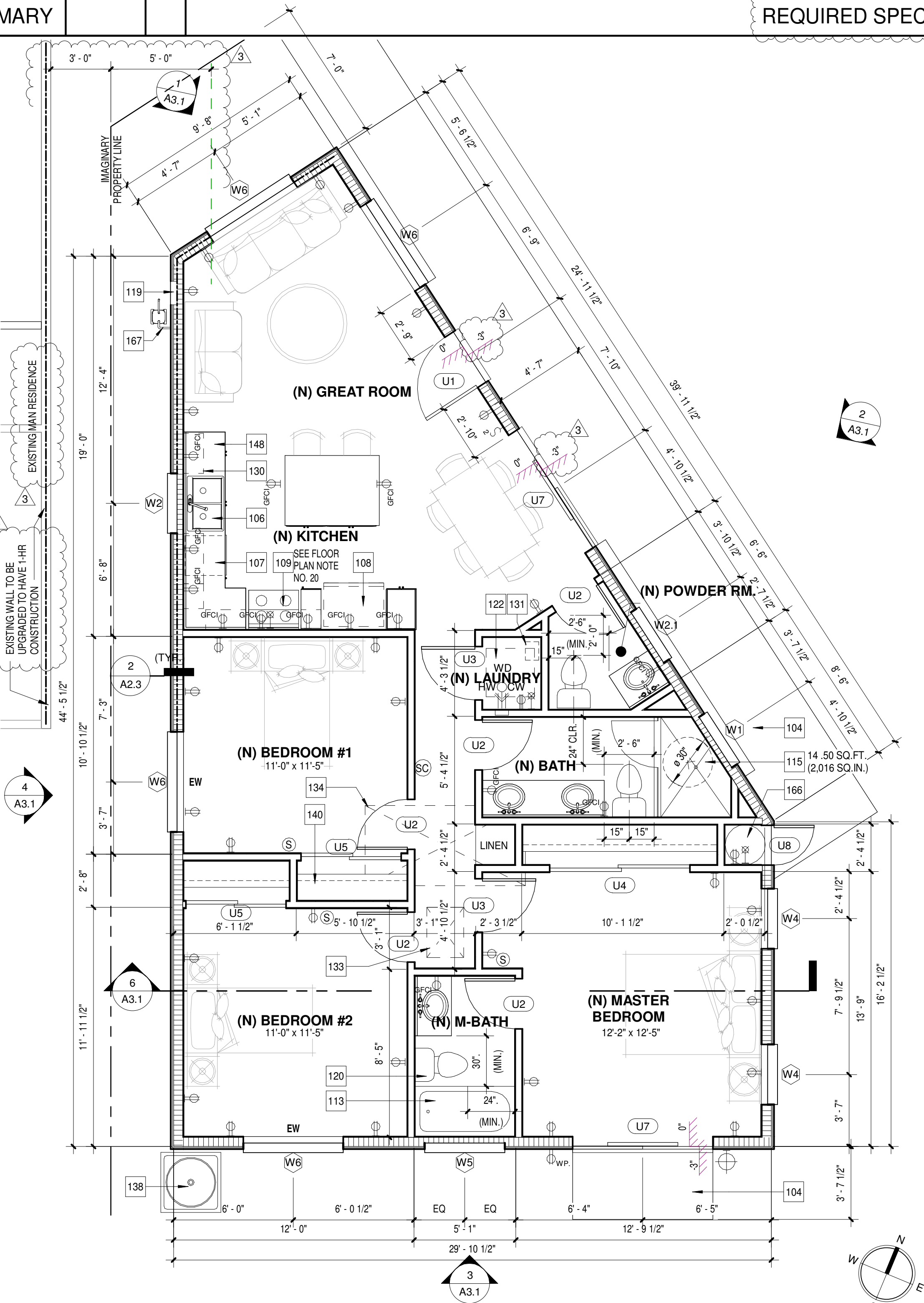
- Insulation below roof deck
Window overhangs and/or fins
Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

NOTE:

- SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217. (CRC R314.1.1)
SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (CRC R314.6)
SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING UNIT. (CRC R314.4)
CARBON MONOXIDE ALARMS PROVIDED SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2034. (CRC R315.1.1)
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (CRC R315.6)
CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS WITHIN THE DWELLING UNIT. (CRC R315.5)
EXTERIOR WINDOWS AND DOORS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH CRC R609.3, R609.4, AND R609.5. MULLIONS SHALL BE TESTED IN ACCORDANCE WITH CRC R609.8. (CRC R609)
ALL GLASS ENCLOSURES AT BATHTUBS AND SHOWERS SHALL UTILIZE TEMPERED GLAZING
FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE IN ACCORDANCE WITH CRC R302.11.
COMBUSTIBLE INSULATION SHALL BE SEPARATED A MINIMUM OF 3 INCHES FROM RECESSED FAN MOTORS AND OTHER HEAT-PRODUCING DEVICES IN ACCORDANCE WITH CRC R302.14.
ALL NEW EXTERIOR WINDOWS AND GLAZING IN DOOR SHALL HAVE U-FACTOR OF 0.23 SHGC FACTOR OF 0.21
QUALITY INSULATION INSTALLATION IS REQUIRED PER T24 COMPLIANCE FORMS
ACCESS TO ATTIC FURNACE MUST BE WITHIN 20' OF UNIT AND SHALL HAVE A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE. A SWITCH CONTROL IS ALSO REQUIRED (CMC 304.4.1)
IAQ FAN SWITCH: THIS SWITCH CONTROLS THE INDOOR AIR QUALITY OF THE DWELLING UNIT AND SHALL REMAIN ON WHILE OCCUPIED
FOR ALL RATED CONTINUITY JOINTS, ENSURE ALL VOIDS AND GAPS BETWEEN FRAMING AND FINISH ELEMENTS ARE FILLED WITH 3M FIRE BARRIER SEALANT OF 25WB+, UL 1479.

REQUIRED SPECIAL FEATURES



LEGEND

- DUPLEX OUTLET
DUPLEX FLOOR OUTLET
DUPLEX OUTLET 1/2 hot
G.F.I.
220V
RIGID CIRCUIT OUTLET-RUN IN RIGID METAL CONDUIT
WEATHER PROOF DUPLEX OUTLET
SMOKE DETECTOR
CARBON MONOXIDE DETECTOR
WALL MOUNT LIGHT FIXTURE
WALL MOUNT LIGHT FIXTURE W/ MOTION SENSOR & PHOTOCELL
RECESSED FLUSH MOUNT LIGHT FIXTURE
'PANASONIC' WHISPER GREEN SELECT VENTILATION FAN, MODEL: FV-051VKS/L2
WALL SWITCH
WALL SWITCH 3 WAY (2 SW.), 4 WAY (3 SW.) ETC.
MANUAL - ON OCCUPANCY SENSOR SWITCH
HOSE BIB W/ANTI-SIPHON DEVICE
FUEL GAS STUB W/ REMOVABLE KEY
'FANTECH' MAKE-UP AIR SYSTEM, MODEL: MUA5 1200, 390-500 CFM
HOT & COLD WATER HOOK UP
THERMOSTAT

WALL LEGEND

- (E) 2x4 STUD WALL @ 16" O.C.
(N) 2x4 STUD WALL @ 16" O.C.
2x6 STUD WALL @ 16" O.C.
1-HR WALL
(N) NEW
(E) EXISTING
EW EGRESS WINDOW
(1) WINDOW TAG - SEE SHEET A5.1
(101) DOOR TAG - SEE SHEET A5.1

Table with 2 columns: PLUMBING FIXTURES & FITTINGS, MAX FLOW RATE. Includes entries for Water Closets (1.28 GPF), Shower Heads (2.0 GPM @ 80 PSI), Kitchen Faucets (1.8 GPM @ 80 PSI), Residential Lavatory Faucets (1.2 GPM @ 60 PSI MAX, 0.8 GPM @ 20 PSI MIN), Public Use Lavatory Faucets (0.5 GPM @ 80 PSI), Metering Faucets (0.25 GPC), Urinals (0.125 GPF (Wall Mounted), 0.125 GPF (Floor Mounted), 0.5 GPF (Floor Mounted)).

KEYNOTES

- 104 CONCRETE PATIO, SLOPE 1/4"1'-0" AWAY FROM BUILDING
106 DOUBLE BOWL SINK WITH GARBAGE DISPOSAL, W/ AIR GAP FOR DISHWASHER
107 DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) - VERIFY DIMENSIONS WITH MANUFACTURER
108 36" CLEAR SPACE (TO FIN. GYP. BOARD, COUNTER TOP BULLNOSE, OR FACE OF CABINET) FOR REFRIGERATOR. VERIFY DIMENSION W/ MANUF. PROVIDE RECESSED COLD WATER SHUT-OFF FOR ICE MAKER
109 30" GAS SLIDE IN RANGE WITH BOTTOM OVEN, FAN AND LIGHT ABOVE. VENT TO EXTERIOR. VERIFY WITH OWNER
110 FIBERGLASS (FIBERCARE OR EQUAL) TUB/SHOWER WITH SKIRT AND INTEGRAL TILE EMBOSSED SURROUND WITH CURTAIN ROD ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. SHOWER HEAD AT +90 AT MASTER BATH AND +84 INCHES AT SECONDARY BATHROOMS. OPTIONAL FIBERGLASS SHOWER PAN WITH TILE SURROUND WITH TEMPERED GLASS SHOWER ENCLOSURE. SEE PLAN FOR SIZE.
111 36"X60" FIBERGLASS (FIBERCARE OR EQUAL) SHOWER AND INTEGRAL TILE EMBOSSED SURROUND WITH TEMPERED GLASS ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. SHOWER HEAD AT +90 AT MASTER BATH.
112 HOT MOPPED CERAMIC TILE SHOWER PAN WITH TILE SURROUND TO A HEIGHT APPROXIMATELY ONE FULL TILE ABOVE 90" HIGH SHOWER HEAD W/ MORTAR FLOAT OVER WIRE OVER PAPER W/ +18" HIGH SEAT (12" DEEP) 1/2" MIN. PER FOOT SLOPE W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE CPC. PROVIDE 4" WIDE X 4" HITS. MIN. SHOWER CURB PER CPC 408.5
113 ADU SUB ELEC. PANEL 100 AMP. PROVIDE A MAIN OVERCURRENT PROTECTION DEVICE WHEN A NEW SERVICE PANEL WITH MORE THAN SIX BRANCH CIRCUITS BREAKERS ARE PROVIDED. GROUNDING ELECTRODE SYSTEM FOR NEW PANEL WILL BE REQUIRED
120 WATER CLOSET - SEE OWNER SPECS
122 STACKED WASHER AND DRYER SPACE - GAS DRYER WITH SMOOTH METAL DRYER VENT TO OUTSIDE WITH BACKDRAFT DAMPER, MIN. 5" FROM A/C CONDENSING UNITS. DRYER EXHAUST DUCT SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF IRVINE INFORMATION BULLETIN NO. 296
127 KITCHEN ISLAND: AT OVERHANGS, INSTALL 2"x12" STEEL BAR SUPPORTS INSET INTO ROUGH TOP. AT OVERHANGS 18" OR GREATER, ISLAND SHALL RECEIVE METAL SUPPORT BRACKETS SUPPLIED AND INSTALLED BY CONTRACTOR. OWNER TO APPROVE DIMENSIONS AND INSTALLATION METHOD
130 UPPER CABINET
131 FANTECH DBF 110 DRYER BOOTER FAN IN THE ATTIC - VENT THROUGH ROOF
133 22" X 30" ATTIC ACCESS MIN., WITH MIN 30" CLEAR HEADROOM. SIZE AND CLEARANCE SO THAT FAU MAY PASS THRU. PROVIDE SWITCHED LIGHT, 100V OUTLET, AND 24" PLATFORM TO FAU WORKSPACE
134 FAU IN ATTIC PER CMC 904.11. PROVIDE LIGHT, WATER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE SECONDARY CONDENSATE DRAIN LINE TO OUTSIDE. EXHAUST VENT TO OUTSIDE PER CMC CHAPTER 8 AND COMBUSTION AIR SPACE PER CMC CHAPTER 7. APPROXIMATE WEIGHT IS 153 lbs.
136 30" INCH GALVANIZED STEEL WATER HEATER ENCLOSURE ON 6" HT. CONCRETE PAD
138 A/C CONDENSER ON 4" THK. CONCRETE PAD
140 SINGLE SHELF AND POLE W/2x4 BLOCKING AT SUPPORTS. MOUNT TOP OF SHELF AT +72" A.F.F.
141 DOUBLE SHELF AND POLE W/2x4 BLOCKING AT SUPPORTS. MOUNT TOP OF UPPER SHELF AT +84" A.F.F. AND BOTTOM SHELF AT +42" A.F.F.
148 LOWER BASE CABINET WITH GRANITE COUNTER TOP - VERIFY WITH OWNER
166 18" HT. WOOD FRAME PLATFORM WITH RHEEM MODEL: X66ST10H22U (65 gal), NEEA RATED HEAT PUMP ELECTRIC WATER HEATER PER T24 REPORT. PROVIDE METAL STRAP AT TOP & BOTTOM PER CODE. HEAT PUMP SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTION.
167 GAS METER

