



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

June 25, 2026
Agenda Item No. 2

SUBJECT: Palley Residence Addition (PA2025-0265)
▪ Modification Permit

SITE LOCATION: 419 Signal Road

APPLICANT: Jonathan Kelly

OWNER: Rennick Palley Living Trust/ Rennick Palley

PLANNER: Cameron Younger, Planning Technician
cyounger@newportbeachca.gov, 949-644-3228

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Single Unit Residential Detached (RS-D)
- **Zoning District:** Single-Unit Residential (R-1)

PROJECT SUMMARY

The applicant proposes a modification permit to allow a 20% addition to an existing single-unit residence with nonconforming parking, where a maximum addition of 10% is allowed. The project includes a 349-square-foot addition to the first floor, a 270-square-foot addition to the second floor, and a 1,187-square-foot interior remodel, resulting in a 4,136-square-foot residence. The existing two-car garage has substandard dimensions of 19 feet, 6 inches wide by 19 feet deep, where the Newport Beach Municipal Code (NBMC) requires 20 feet wide by 20 feet deep.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Modification Permit No. PA2025-0265 (Attachment No. ZA 1).

DISCUSSION

Background and Setting

- The subject property is designated as Single Unit Residential Detached (RS-D) by the Land Use Element of the General Plan and is located in the Single-Unit Residential (R-1) Zoning District, which provides for single-unit residential development. The property is developed with a two-story, 3,112-square-foot single-unit dwelling, including an attached garage (Figure 1, below). The project includes an addition of 619 square feet for a total gross floor area of 4,136 square feet, complying with the maximum allowable floor area of 8,594 square feet.



Figure 1: Oblique Aerial Image of Property

- The property currently consists of one legal lot developed with a single-family residence. The surrounding neighborhood is comprised of one- and two-story single-unit dwellings.

Nonconforming Development Standards

- The subject property's existing interior garage dimensions are 19 feet, 6 inches in width and 19 feet in depth, where the interior garage dimensions of 20 feet in width and 20 feet in depth are required. NBMC Subsection 20.38.030(C) (Determination of Nonconformity) defines a "legal nonconforming structure" as any structure that was lawfully erected but does not conform with the current development standards for the zoning district. The current provided interior garage dimensions at this property, although lawfully erected per the City's permit records of the property, are considered substandard and noncompliant with the current provisions of the NBMC. Therefore, the property's existing 2-car garage is considered legal nonconforming due to insufficient width and depth.
- NBMC Subsection 20.38.060(A)(2) (Nonconforming Parking - Residential) limits additions to residential structures with nonconforming parking dimensions to 10% of the existing gross floor area within any 10-year period. Larger additions may be permitted subject to the approval of a modification permit.

Modification Permit

- The applicant proposes a 619-square-foot addition (20% of the existing gross floor area) and leaving the garage dimensions unchanged. The project includes additional floor area to expand the existing kitchen, study, and one of the five bedrooms oriented towards the rear of the lot. The modification permit will allow an addition to the existing two-story single-unit dwelling, which is compatible with other properties in the neighborhood. Therefore, the project will not result in a change to the density or intensity as a result of the project.
- Although considered nonconforming due to parking, the existing garage is 19 feet, 6 inches wide by 19 feet deep. While the dimensions do not comply with the requirements of a garage with lots exceeding 40 feet, the existing dimensions are still able to provide parking for two vehicles. Table 3-14 of NBMC Section 20.40.090 (Parking Standards for Residential Uses) requires a 17-foot, 6 inch wide by 19-foot-deep garage for lots 30 feet or less, and an 18-foot, 6 inch wide by 19-foot-deep garage for lots between 30.1 and 39.9 feet. Therefore, the existing garage can accommodate parking. Additionally, there is a long driveway adjacent to Signal Road that can also fit a minimum of two vehicles. The project is not expected to create parking issues along the public streets due to the provided parking on-site.
- To create a compliant two-car garage with the required interior dimensions would result in practical difficulties and physical hardships. If the Applicant relocates the interior walls 6 inches to the west and 1 foot south towards the streetside, the garage could comply with the required 20-foot width and depth interior clearances.

However, said improvements would result in encroachments into both the required 4-foot side setback and 20-foot front setback. These alternatives would make the Project infeasible and are inconsistent with the purpose and intent of the Zoning Code. Said encroachments are contrary to the purpose of the project, would be costly to alter, and also create a structural nonconformity. Additionally, the intent of the project is to provide for more living area for the residents. Therefore, a redesign to reduce the size of the addition to 619 square feet and extending the garage walls significantly impact the objectives of the project and would not provide similar benefits to the applicant.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

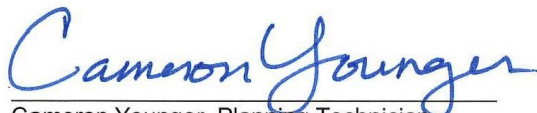
PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal or call for review may be filed with the Director of Community Development within 14 days following the date of the action. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Cameron Younger, Planning Technician

DL/cy

- Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Applicant's Project Justification Letter
 ZA 4 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A MODIFICATION PERMIT FOR A 20% ADDITION TO AN EXISTING SINGLE-UNIT RESIDENCE WITH NONCONFORMING PARKING LOCATED AT 419 SIGNAL ROAD (PA2025-0265)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Jonathan Kelly (Applicant), on behalf of Rennick Palley (Owner), for 419 Signal Road which is legally described as Lot 105 in Tract 1218 (Property), requesting approval of a modification permit.
2. The Applicant proposes a a 20% addition to an existing single-unit residence with nonconforming parking, where a maximum addition of 10% is allowed. The project includes a 349-square-foot addition to the first floor, a 270-square-foot addition to the second floor, and a 1,187-square-foot interior remodel, resulting in a 4,136-square-foot residence. The Property currently provides interior garage dimensions of 19 feet, 6 inches in width and 19 feet in depth where the Newport Beach Municipal Code (NBMC) requires minimum interior garage dimensions of 20 feet in width by 20 feet in depth for a two-car garage (Project).
3. The Property is designated Single Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located within the Single-Unit Residential (R-1) Zoning District.
4. The Property is not located within the coastal zone.
5. A public hearing was held on June 25, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Class 1 exemption includes additions to existing structures up to 50% of the floor area before the addition, or 2,500 square feet, whichever is less. The Project is a 619-square-foot addition to an existing single-unit dwelling in a developed neighborhood and is not within an environmentally sensitive area. Therefore, the Project is consistent with the intent of Class 1.

SECTION 3. REQUIRED FINDINGS.

By Section 20.52.050(E) (Modification Permits – Required Findings) of the NBMC, the following findings and facts in support of such findings are set forth:

Finding:

- A. *The requested modification will be compatible with existing development in the neighborhood;*

Facts in Support of Finding:

1. The surrounding neighborhood is comprised of one- and two-story single-unit residences. The modification permit will allow an addition to the existing two-story single-unit residence, which is compatible with other properties in the neighborhood. The Project includes additional floor area to expand the existing kitchen, study, and one of the five bedrooms oriented towards the rear of the lot. There is no change to the residential density or intensity as a result of the Project.
2. The R-1 Zoning District limits the floor area to that of twice the buildable area, which is 4,297 square feet at the Property, and a maximum floor area of 8,594 square feet. The Project includes an addition of 619 square feet for a total gross floor area of 4,136 square feet. The resulting bulk and scale of the Project is compatible with other single-unit dwellings within the neighborhood.

Finding:

- B. *The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use;*

Facts in Support of Finding:

1. While the Property provides a two-car garage as required by the R-1 zoning regulations, the regulations are silent in the minimum interior dimensions for enclosed spaces. Section 20.40.040 (Parking Standards for Residential Uses) of the NBMC requires a two-car garage to provide 20-foot wide by 20-foot-deep interior dimensions due to the Property's lot width being more than 40 feet (62 feet). The Property currently provides interior garage dimensions of 19 feet, 6 inches in width and 19 feet in depth. Therefore, the Property's existing 2-car garage is considered legal nonconforming due to insufficient width.
2. NBMC Subsection 20.38.030(C) (Determination of Nonconformity – Nonconforming Structure) defines a "legal nonconforming structure" as any structure that was lawfully erected but does not conform with the current development standards for the zoning district in which it is located by reason of adoption or amendment of the Zoning Code. The Property provides a two-car garage; however, it is considered legal nonconforming due to its substandard interior garage dimensions, where the Zoning Code requires minimum dimensions of 20 feet wide by 20 feet deep.

3. The granting of the modification permit is necessary to allow a reasonable addition to an existing single-unit dwelling that was constructed in compliance with the required number of parking spaces in effect at the time of original construction, and that are adequate in width for the parking of two vehicles.

Finding:

- C. *The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code;*

Facts in Support of Finding:

1. Facts in Support of Finding B are hereby incorporated by reference.
2. To create a compliant two-car garage with the required interior dimensions would result in practical difficulties and physical hardships. If the Applicant relocates the interior walls 6 inches to the west and 1 foot south towards the streetside, the garage could comply with the required 20-foot width and depth interior clearances. However, said improvements would result in encroachments into both the required 4-foot side setback and 20-foot front setback. These alternatives would make the Project infeasible and are inconsistent with the purpose and intent of the Zoning Code.

Finding:

- D. *There are no alternatives to the modification permit that could provide similar benefits to the applicants with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public;*

Facts in Support of Finding:

1. Fact 2 of Finding C is hereby incorporated by reference.
2. The intent of the Project is to provide additional living area to expand the existing residence. A redesign to reduce the size of the addition to 619 square feet will significantly impact the objectives of the Project and would not provide similar benefits to the Owner.

Finding:

- E. *The granting of the modification would not be detrimental to public health, safety, or welfare, to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Facts in Support of Finding:

1. The Project conforms to the applicable development standards such as floor area limit and height, which will provide adequate protection for light, air, and privacy. The Project also complies with the required 4-foot side yard setback and 10-foot rear yard setback. The Property is required to have 20-foot front yard setback along Signal Road.
2. The Project maintains more than the minimum 3-foot side yard for fire access in accordance with NBMC Section 20.30.110 (Setbacks Regulations and Exceptions), Subsection A(1)(c).
3. Although considered nonconforming due to parking, the existing garage is 19 feet, 6 inches wide by 19 feet deep. Although these dimensions do not comply with the requirements of a garage with lots exceeding 40 feet, the existing dimensions are still able to provide parking for two vehicles. Table 3-14 of NBMC Section 20.40.090 (Parking Standards for Residential Uses) requires a 17-foot, 6 inch wide by 19-foot-deep garage for lots 30 feet or less, and a 18-foot, 6 inch wide by 19-foot-deep garage for lots between 30.1 and 39.9 feet. Therefore, the existing garage can accommodate parking. Additionally, there is a long driveway adjacent to Signal Road that can also fit a minimum of two vehicles. The Project is not expected to create parking issues along the public streets due to the provided parking on-site.
4. As conditioned, the Applicant is required to obtain all necessary permits in accordance with the Building Code and other applicable Codes.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Modification Permit (PA2025-0265), subject to the conditions outlined in Exhibit A, which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or a call for review is filed with the Community Development Director by the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 25TH DAY OF JUNE, 2026.

Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

(Project-specific conditions are in italics)

Planning Division

1. The Project shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for the revocation of this Modification Permit.
4. This Modification Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
5. Any change to the approved plans shall require review by the Planning Division. An amendment to or the processing of a new modification permit may be required.
6. *Demolition beyond the approved scope of work requires planning division approval before the commencement of work. Approval of revisions to project plans is not guaranteed. Any changes in the current scope of work may require the entire structure to be demolished and redeveloped in conformance with the current Zoning Code Development Standards.*
7. *Each parking space within the garage shall be permanently available and maintained for parking purposes. The interior clear dimensions (19 feet, 6 inches wide by 19 feet deep) shall be kept clear of obstructions including cabinets, shelving, or similar that may impact the ability to adequately park two vehicles*
8. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans before issuance of the building permits.
9. Prior to the issuance of a building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
10. Should the property be sold or otherwise come under different ownership, any future

owners or assignees shall be notified of the conditions of this approval by either the current business owner, property owner or leasing agent.

11. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday, and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
12. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the NBMC.
13. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Palley Residence Modification Permit including, but not limited to, Modification Permit No. PA2025-0265**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing the such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages that which City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Public Works Department

14. *A new sewer cleanout shall be installed on the existing sewer lateral per City Standard 406.*
15. *The existing landscape lighting on the Single Road right-of-way, shall be removed in compliance with City Council Policy L-6.*
16. *The existing hedges along the property line within the Signal Road right-of-way shall be removed.*

Fire Department

17. *The proposed scope of work for the addition and renovations may trigger fire sprinkler requirements complying with NFPA13D based on the determination from the Building Division review of the valuation during plan check.*

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Modification Permit
PA2025-0265
419 Signal Road

Attachment No. ZA 3

Applicant's Project Justification Letter

Project Description and Justification

June 16th, 2026

Department: **Planning**
Proj. Address: **419 Signal Road**
Applicant: **Jon Kelly, Architect**
jkelly@tylerkellyarchitecture.com

This project proposal for 419 Signal Road / 049-251-07 includes an alteration and addition of an existing single-family residence. Work will include demolition of the existing rear facade, 2nd floor bay window, pergola structure, & localized flatwork. There will be demolition of select interior walls, stairs, and interior finish. The total area of the proposed interior renovation is 1,187 SF and the total additional area is 619 SF two-story addition at the rear facade. Including the existing Garage, the proposed floor area totals 4,136 SF. The proposed addition is approximately a 18% increase, which is above the 10% floor area increase allowed when there are legally existing non-conforming parking dimensions. The existing garage dimensions measures 19'-6 1/2" x 19'-0 1/2" which is less than 6" and 12" respectively short of the required garage dimensions. Furthermore, the currently existing garage dimensions allows for parking of two vehicles. Due to the existing legally non-conforming garage dimensions and proposed additional area, we are requesting approval of this modification permit. The project proposes to maintain the existing nonconforming garage structure in its current location due to site constraints and structural considerations.

1. The requested modification will be compatible with existing development in the area. The lot is zoned R1, and the maximum allowable floor area is 8,594 square feet. The proposed additional area would result in total floor area of 4,136 square feet, which is well below the allowable maximum.
2. Due to the location of the existing garage, granting the modification is necessary. Current required setbacks would not be able to be met should the existing garage be enlarged on its south and east walls. Enlarging the garage by expanding into the interior of the house is also infeasible as it would pose significant structural changes to the adjacent kitchen and stair walls, both of which are intended to remain. The proposed remodeling of the existing stair adjacent to the existing garage is purely cosmetic and the existing structure will remain. Relocating the stairs to enlarge the garage is not a feasible option. Relocating the adjacent kitchen wall is also not feasible due to the structural implications it would cause which would add significant cost to the project.
3. As described above, the granting of the modification is necessary due to practical difficulties associated with the property. The strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.
4. The alternative to the modification permit would result in a decrease in the additional floor area which would have a significant detriment to the design and desired outcome for the proposed project. As such, there are no alternatives to the Modification Permit, that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.
5. As stated previously, the proposed addition results in a total floor area of 4,136 square feet, while the maximum floor area allowed for the lot is 8,594 square feet. Therefore, the granting of the modification would not be detrimental to public health, safety, or welfare to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.

Attachment No. ZA 4

Project Plans

Plan Check #2
2025-04-17



Palley Residence
419 Signal Road, Newport Beach, CA 92663
Project Number 25-11
Tyler+Kelly Architecture, Inc.

Owner:
Name: Rennick Palley
Address: 419 Signal Road
Newport Beach, CA 92663
Email: rennick@stratos.xyz

Architect:
Tyler + Kelly Architecture, Inc.
80 South Lake Avenue, Suite 500
Pasadena, CA 91101
Contact: Jon Kelly
Phone: (626) 396-9599
Email: JKelly@TylerKellyArchitecture.com

Structural Engineer:
XIA Structural Engineers, Inc.
260 S. Los Robles Ave., Suite 100
Pasadena, CA 91101
Contact: Ji Xia
Phone: (213) 400-8633
Email: jxia@xiaeng.com

Title 24:
Title 24 Data-Corp.
633 Monterey Trail
PO Box 2199
Frazier Park, CA 93225-2199
Phone: (805) 237-9824
Email: inbox@title24data.com

Civil Engineer:
Iritech Engineering Group
135 N. San Gabriel Blvd.
San Gabriel, CA 91775
Contact: Eric Hong
Phone: (626) 570-1918
Email: eric@iritechengineering.com



Tyler Kelly Architecture.com
80 S. Lake Ave., Suite 500
Pasadena, CA 91101

Architect of Record



Issue Dates

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

Palley Residence
419 Signal Road, Newport Beach, CA 92663

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.
© 2025 Tyler Kelly Architecture, Inc.



View from backyard - Existing



View from backyard - Proposed



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com

(805) 461-3633

1605 S. Main Ave., Suite 100, Newport Beach, CA 92663

Seal



Issue Dates

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

Palley Residence
419 Signal Road, Newport Beach, CA 92663

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are instruments of service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prima facie acceptance of these conditions.

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Date	Project No.
2025-04-17	25-11

Sheet Number

A-01

Description

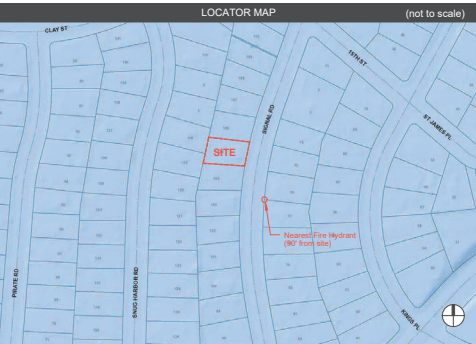
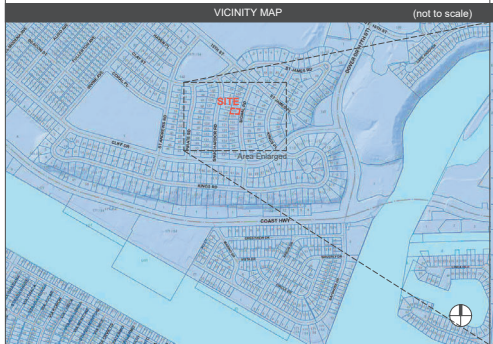
PERSPECTIVES

Scale

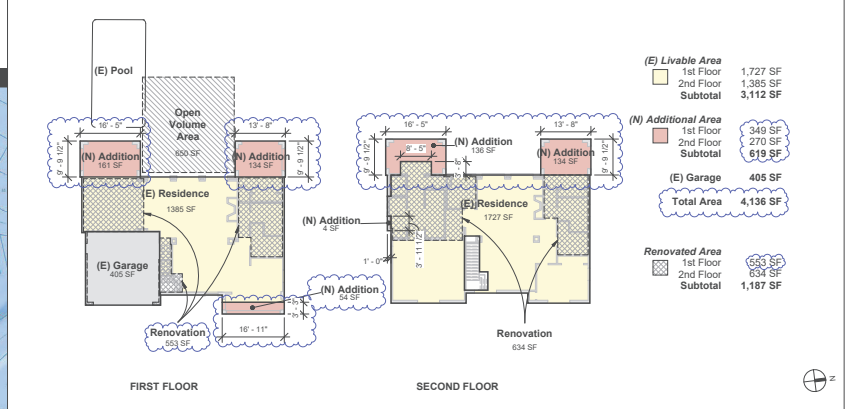
ANNOTATIONS		GENERAL NOTES	
@	at anchor bolt	f.o.c.	face of concrete
a.b.	asphalt concrete	f.o.s.	face of stud
a.c.	area drain	f.r.	fire rated
a/c	air conditioning	fit.	fixture
acous.	acoustic	ftd.	foundation
add1.	additional	fr.	floor
adj.	adjustable	ft.	foot/feet
a.f.f.	above finish floor	ftg.	footing
alum.	aluminum	furr.	furring
&	and	g.b.	grab bar
approx.	approximately	g.c.	general contractor
arch.	architectural/	g.g.	gauge
	architect	galv.	galvanized
bd.	board	gl.	glass, glazing
bdg.	building	gnd.	ground
bm.	beam	gnd.	grade
bot.	bottom	gyp.	gypsum wall board
c.b.	catch basin	h.b.	hose bibb
c.i.	continuous insulation	h.w.	hot water
c.j.	control joint	horiz.	horizontal
cl.	ceiling joist	hdwd.	hardwood
c.l.	clear	hdwr.	hardware
	centerline	hr.	hour
cab.	cabinet	ht.	height
cem.	cement	in.	inches
civ.	civil	int.	interior
clg.	ceiling	insul.	insulation
cl.	closet	ist.	joist
clr.	clear	kit.	kitchen
col.	column	lin.	linen closet
conc.	concrete	loc.	location/located
conn.	connection	lt.	light
cont.	continuous	l.wt.	lightweight
ctr.	center	m.c.	medicine cabinet
d.f.	Douglas Fir	mat.	material
d.s.	downspout	max.	maximum
dw	dishwasher	mech.	mechanical
dbl.	double	min.	minimum
det.	detail	mir.	mirror
dia.	diameter	misc.	miscellaneous
dim.	dimension	mt.	metal
dn.	down	n.i.c.	not in contract
dwg.	drawing	n.t.s.	not to scale
(e)	existing	o.c.	on center
e.j.	expansion joint	o.p.f.i.	owner furnished contractor installed
ea.	each	opp.	opposite
elec.	electrical	ply.	plywood
elev.	elevation	p.l.	properly line
emer.	emergency	p.t.	pressure treated
eq.	equal		
f.d.	floor drain		
ff.	finish floor		
fg.	finish grade		
fj.	finish joist		
fl.	flow line		
plumb.	plumbing	plumb.	plumbing
pntd.	painted	ptd.	painted
powdr.	powder room	powdr.	powder room
rec.	recommendation	rec.	recommendation
ref.	refrigerated	ref.	refrigerated
reinft.	reinforced	reinft.	reinforced
resc.	rescue window	resc.	rescue window
req'd.	required	req'd.	required
rev.	revision	rev.	revision
rm.	room	rm.	room
s.c.	solid core	s.c.	solid core
s.d.	smoke detector	s.d.	smoke detector
ss.	stainless steel	ss.	stainless steel
std.	schedule	std.	schedule
sect.	section	sect.	section
shl.	sheet	shl.	sheet
shwr.	shower	shwr.	shower
sim.	similar	sim.	similar
sl.	slope	sl.	slope
sq.	square	sq.	square
std.	standard	std.	standard
stl.	steel	stl.	steel
stor.	storage	stor.	storage
struct.	structural	struct.	structural
t.b.	towel bar	t.b.	towel bar
t.o.c.	top of curb	t.o.c.	top of curb
t.o.p.	top of plate	t.o.p.	top of plate
t.o.w.	top of wall	t.o.w.	top of wall
t.v.	television	t.v.	television
t&g	tongue and groove	t&g	tongue and groove
tel.	telephone	tel.	telephone
temp.	tempered	temp.	tempered
thk.	thick	thk.	thick
typ.	typical	typ.	typical
u.n.o.	unless noted otherwise	u.n.o.	unless noted otherwise
v.c.t.	vinyl composition tile	v.c.t.	vinyl composition tile
v.i.f.	verify in field	v.i.f.	verify in field
vert.	vertical	vert.	vertical
vest.	vestibule	vest.	vestibule
w.i.	wrought iron	w.i.	wrought iron
w.p.	waterproof	w.p.	waterproof
w.r.	water resistant	w.r.	water resistant
w/h	water heater	w/h	water heater
w/o	without	w/o	without
wain.	wainscot	wain.	wainscot
wd.	wood	wd.	wood
win.	window	win.	window
wt.	weight	wt.	weight

SYMBOL LEGEND	
	Door Tag
	Window Tag
	Wall Tag
	Storefront Tag
	Roof/Floor Tag
	Keynote
	Elevation Marker A-10 Page Number Location on Page
	Detail Marker A101 Location on Page Page Number
	Section Marker 1 A-10 Location on Page Page Number
	Room Tag for Finishes Room name FR HT LF PS
	Level Marker
	North Arrow

DEFERRED SUBMITTALS	
1. Skylights	<p>Pools, spas, walls, fences, patio covers and other freestanding structures require separate reviews and permits.</p> <p>The architect/engineer of record shall review and approve deferred submittals prior to submittal to building department for review.</p> <p>When appropriate, the individual in responsible charge of the project shall forward the deferred submittal to the building department with a notation that the plans have been reviewed and have been found to be in general conformance to the building design.</p> <p>Deferred items shall not be installed until the building department has approved the submittal package.</p>



APPLICABLE BUILDING CODES		PROJECT DESCRIPTION	
2022 California Building Code	2022 California Energy Code	Alteration and Addition of (E) Single-family Residence. Demolition of (E) rear facade, 2nd floor bay window, pergola structure, & localized flatwork. Demolition of select interior walls, stairs, and interior finish. 1,187 SF (per) preparation & 668 SF two-story addition at rear facade & 54 SF front addition, including (E) Garage, proposed floor area is 4,136 SF. No new landscaping proposed.	
2022 California Residential Code	2022 California Green Building Standards Code		
2022 California Mechanical Code	2022 California Fire Code		
2022 California Plumbing Code	2022 California Building Energy Efficiency Standards Code		
2022 California Electrical Code	2022 California Building Energy Efficiency Standards Code		
<p>with Local City Amendments Chapter 15 of Newport Beach Municipal Code</p>			
GENERAL INFORMATION		SHEET INDEX	
Zoning	<p>APN: 049-251-07</p> <p>Zone: R1 Residential Zone (City of Newport Beach)</p> <p>Lot Size: 6,832.57 SF (0.157 Acres)</p> <p>Gross Buildable Area: 4,297 SF (Lot Size less setbacks)</p> <p>Existing Use: Residential</p> <p>Existing Structure: 3,112 SF SF habitable, 5bd-3ba + 2 Car Garage (built 1982)</p> <p>Historic Eligibility: No</p> <p>Allowable Uses: Single Family Residential, ADU, Ancillary Structure</p>	<p>GENERAL</p> <p>A-00 COVER SHEET</p> <p>A-01 PERSPECTIVES</p> <p>A-02 PROJECT INFORMATION</p> <p>A-03 CITY OF NEWPORT BEACH SUPPLEMENTAL INFO.</p> <p>A-04 CITY OF NEWPORT BEACH SUPPLEMENTAL INFO.</p> <p>A-05 RESIDENTIAL MANDATORY MEASURES</p> <p>A-06 RESIDENTIAL MANDATORY MEASURES</p> <p>A-07 DRAINAGE SITE PLAN</p> <p>SURVEY</p> <p>A-09 SURVEY</p> <p>ARCHITECTURAL</p> <p>A-10 SITE DEMO & CONSTRUCTION PLAN</p> <p>A-11 DEMO FIRST FLOOR PLAN</p> <p>A-12 DEMO SECOND FLOOR PLAN</p> <p>A-13 DEMO ROOF PLAN</p> <p>A-14 CONSTRUCTION FIRST FLOOR PLAN</p> <p>A-15 CONSTRUCTION SECOND FLOOR PLAN</p> <p>A-16 CONSTRUCTION ROOF PLAN</p> <p>A-17 FIRST FLOOR COMPOSITE UTILITY PLAN</p> <p>A-18 SECOND FLOOR COMPOSITE UTILITY PLAN</p> <p>A-20 DEMO ELEVATIONS</p> <p>A-21 CONSTRUCTION ELEVATIONS</p> <p>A-22 CONSTRUCTION ELEVATIONS</p> <p>A-30 SECTIONS</p> <p>A-40 DOOR & WINDOW SCHEDULES & LEGENDS</p> <p>A-41 DOOR DETAILS</p> <p>A-42 WINDOW & DOOR DETAILS</p> <p>A-50 ARCHITECTURAL DETAILS</p> <p>A-51 ARCHITECTURAL DETAILS</p> <p>STRUCTURAL</p> <p>S100 GENERAL NOTES & INFO</p> <p>S110 TYP. DETAILS</p> <p>S120 TYP. DETAILS</p> <p>S121 TYP. DETAILS</p> <p>S122 TYP. DETAILS</p> <p>S123 TYP. DETAILS</p> <p>S124 TYP. DETAILS</p> <p>S210 FOUNDATION PLAN</p> <p>S211 SECOND FLOOR FRAMING</p> <p>S212 ROOF FRAMING PLAN</p> <p>S300 DETAIL S/F FOUNDATION</p> <p>S301 DETAIL S/F FOUNDATION</p> <p>S310 DETAIL S/F (WOOD)</p> <p>S311 DETAIL S/F (WOOD)</p> <p>S320 HFX-1</p> <p>S321 HFX-2</p> <p>S322 HFX-3</p> <p>TITLE 24</p> <p>T-00 TITLE 24</p> <p>T-01 TITLE 24</p>	
Construction	<p>Occ. Group / Const.: R-3, U / V-B</p> <p>Fire Suppression: No</p> <p>Solar Photovoltaic: No (See Title 24)</p>		
Areas	<p>Allowed Proposed Existing</p> <p>Floor Area: 8,594 SF max. (GBA* x 2.0)</p> <p>3,112 SF Existing Habitable</p> <p>619 SF Proposed Habitable</p> <p>405 SF Existing Garage</p> <p>650 SF (25' x 26')</p> <p>Open Volume Area: 645 SF min. (GBA* x 15%)</p> <p>650 SF (25' x 26')</p>		
Setbacks	<p>Front: 20' min.</p> <p>Side: 4' min.</p> <p>Rear: 10' min.</p> <p>20' - 0"</p> <p>4' - 5 3/4" min.</p> <p>4' - 11" min. Proposed</p> <p>36' - 1" min. Proposed</p> <p>19' - 9 1/2"</p> <p>3' - 8 3/4"</p> <p>5' - 1 3/4"</p> <p>45' - 10"</p>		
Height	<p>Total Height: 29' max.</p> <p>Number of Stories: 3 max.</p> <p>24' - 3" Existing (V.I.F.)</p> <p>21' - 10" Proposed Addition</p>		
Parking	<p>Number of Spaces: 2 min. (Covered) 2 (Covered)</p> <p>*GBA = Gross Buildable Area = Lot Size less setbacks = 4,297 SF</p> <p>**Area tabulations were calculated by using an electronic CAD program, Autodesk Revit 2022.</p>		
Permit Numbers	<p>Building: XR2025-2961</p> <p>Planning (mod permit): PA2025-0265</p>		
Construction Hours	<p>(Monday - Friday 7:00 AM to 6:30 PM and Saturdays 8:00 AM to 6:00 PM where permitted. No work on Sundays and Federal Holidays. Saturday construction is PERMITTED (NBMC 10.28.040).)</p>		
AREA PLANS		(Scale: 1/16" = 1'-0")	



Issue Dates		
No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

PROJECT INFORMATION	
Date	2025-04-17
Project No.	25-11
Sheet Number	
A-02	
Description	
PROJECT INFORMATION	
Scale	As Indicated

Use of Architects Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are instruments of service for use solely with respect to this Project. The Architect and the Architect's consultants shall not be deemed the authors and owners of their respective instruments of service and shall retain all common law, statutory and other reserved rights, including copyrights. Visual contact with these documents constitute prime face acceptance of these conditions.

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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 944-3200

2019 CALGREEN - RESIDENTIAL
MINIMUM REQUIREMENTS

Scope

- 2019 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to: dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010, CG Section 01.3.110).
- 2019 California Green Building Standards Code (CG) is applicable to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

Energy Efficiency

- New one and two family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter receptacle to accommodate a dedicated 200/240 volt branch circuit. (4.106.4.1)
 - The receptacle shall originate at the main service or subpanel and terminate into a listed cabinet, box, or enclosure in close proximity to the proposed location of an EV charger.
 - The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.
 - The service panel or subpanel circuit directory shall identify the overcurrent protective device reserved for future EV charging as "EV CAPABLE."
 - The receptacle termination location shall be permanently and visibly marked as "EV CAPABLE."

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ACKNOWLEDGMENT OF NO CONSTRUCTION-RELATED NOISE
ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS

On June 11, 2019, the City Council adopted an ordinance restricting construction-related noise on Saturday in High Density Areas effective August 12, 2019.

I acknowledge that any construction-related noise, (including, but not limited to operating power equipment or machinery in a manner that produces noise) is not allowed on Saturday or Sunday in High Density Areas in accordance with Newport Beach Municipal Code 10.28.040. As the owner of the property, I am responsible to ensure all persons working on the property comply with this provision of the Newport Beach Municipal Code.

Project Address: 419 Signal Road

Permit Number: [to be determined]

Owner's Name: Rennick Palley

Owner's Signature:

Contractor's Signature: [to be determined]

Date: 11/01/2025

Form\Acknowledgment_No_Constr_Noise_HighDensityAreas

Material Conservation and Resources Efficiency

4. Amulter spaces around pipes, electric cables, conduits or other openings in soleletolem plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or other similar method. (4.408.1)
5. Utilize one of the city's approved fracture hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (4.408.1, 4.408.3)

Water Efficiency and Conservation

6. New residential developments shall comply with City's water efficient landscape ordinance. 4.304.1, NBMC 14.1.7)
7. Plumbing fixtures and fittings shall comply with the following (4.303.1):

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	1.8 gpm @ 80 psi
Multiple Showerheads	Combiner flow rate of 1.8 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi
Common and Public use Lavatory Faucets	0.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi
Matering Faucets	0.2 gallons per cycle maximum
Water Closets	1.28 gallons/flush
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush time of 1.28 gallons or less when tested per ASME A112.19.233.2 for single flush and 0.625 for dual flush water closets.
 2. Lavatory faucets shall not have a flow rate less than 0.5 gpm at 20 psi.

Environmental Quality

8. Moisture content of building materials used in wall and floor framing is checked before enclosure according to one of the following (4.505.3):
 - Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
 - Moisture readings shall be taken at a post 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
 - At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
9. Aneoled paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 8452(a)(2) and other toxic requirements in Sections 8452(a)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 84520. (4.504.2.3)
10. Carpet and carpet systems shall be compliant with the following (4.504.3):
 - Carpet and Rug Institute's Green Label Plus Program.
 - California Department of Public Health Specification D1350.
 - NSF/ANSI 140 at the Gold level.
 - Scientific Certifications Systems/Indoor Advantage™ Gold
11. Minimum 80% of floor area receiving resilient flooring shall comply with one of the following (4.504.4):
 - VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
 - Products certified under UL GREENGUARD Gold.
 - Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
 - California Department of Public Health Specification D1350.

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13. Paints, stains, and other coatings shall be compliant with VOC and other toxic compound limits set forth in Table 4.504.3. (4.504.2.2)

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3}		
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)		
COATING CATEGORY		VOC LIMIT
Flat coatings		50
Nonflat coatings		100
Nonflat-high gloss coatings		150
	Specialty Coatings	
Aluminum roof coatings		400
Basement specialty coatings		400
Bituminous roof coatings		50
Bituminous roof primers		350
Bond breakers		350
Concrete curing compounds		350
Concretereparatory sealers		100
Driveway sealers		50
Dry film coatings		150
Faux finishing coatings		350
Fair masonry coatings		350
Floor coatings		100
Form-release compounds		250
Graphic arts coatings (sign paints)		500
High temperature coatings		420
Industrial maintenance coatings		250
Low solids coatings		120
Magnesium cement coatings		450
Mastic texture coatings		100
Multicolor coatings		250
Pretreatment wash primers		420
Primers, sealers, and undercoaters		100
Reactive penetrating sealers		350
Refractory coatings		250
Roof coatings		50
Rust preventative coatings		250
Sealers		730
Clear		650
Specialty Primers, sealers and undercoaters		100
Stains		250
Stone consolidants		450
Swimming pool coatings		340
Traffic marking coatings		100
Tub and the refresh coatings		420
Waterproofing membranes		250
Wood coatings		275
Wood preservatives		345
Zinc-rich primers		340

1. Source of VOC per liter of coating, including water and including exempt compounds.
 2. The specified limits apply to all coatings except those that are listed in subsequent columns in this table.
 3. The VOC content shall be determined by the test method specified in the table. Architectural Coatings Suggested Control Method, February 1, 2008. More information is available from the Air Resources Board.

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12. Adhesives, sealants and caulks shall be compliant with volatile organic compound (VOC) limits set forth in Table 4.504.1 or Table 4.504.2. (4.504.2.1)

ADHESIVE VOC LIMIT ^{1,2}	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	90
Outdoor carpet adhesives	100
Wood flooring adhesive	110
Rubber floor adhesives	110
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	65
Drill and grout adhesives	90
Cover base adhesives	90
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
	SPECIALTY APPLICATIONS
PVC welding	510
CPVC welding	490
ABS welding	320
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
	SUBSTRATE SPECIFIC APPLICATIONS
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
 2. For adhesive/underlayment regarding methods to measure VOC content specified in Table, see South Coast Air Quality Management District Rule 1168.

SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL SEALANTS	VOC LIMIT
Architectural	250
Marine deck	250
Nonmembrane roof	250
Roofing	250
Single-ply roof membrane	450
Other	420
	SEALANT PRIMERS
Architectural	250
Nonporous	770
Modified bituminous	500
Marine deck	750
Other	750

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14. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior or exterior of the building shall comply with low formaldehyde emission standards as set forth in Table 4.504.5 below (4.504.5).

FORMALDEHYDE LIMITS ¹	
(Maximum formaldehyde Emissions in Parts per Million)	
PRODUCT	LIMIT
Hardwood plywood veneer core	0.09
Hardwood plywood composite core	0.09
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.11

1. Value is the value as defined from these specifications the California Air Resources Board, Air Toxics Control Measures for Composite Wood in 2003. It is in accordance with ASTM E 1332-06(2003). For additional information, see California Code of Regulations, Title 17, Section 99.22 through 99.27.
 2. Thin medium density fiberboard has a maximum thickness of 0.15 inch (3.8 mm).

15. All dust and other related air distribution component openings shall be covered with tape plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and odors, which may enter the system until final startup of the HVAC equipment. (4.504.1)
16. Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity range of less than or equal to 50% to maximum 80%. (4.506.1)
17. Dust systems are sized, designed and equipment is selected using the following methods (4.537.2):
 - Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or equivalent design software or methods.
 - Size dust systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
 - Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods.

Installer and Special Inspector Qualifications

18. HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems. (703.1)
19. HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

Documentation

20. An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances. (4.410.1)
21. Documentation shall be provided to verify that finish materials used comply with VOC limits, as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.4)
22. Documentation shall be provided to verify that composite wood products used comply with formaldehyde limits as set forth in Tables 4.504.5, (4.504.5.1)
23. Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection. (703.1)
24. CAL Green Documentation Compliance Certification form (City Form) is required to be submitted to the Building Inspector prior to final building inspection. (703.1)

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TYLER+KELLY
 ARCHITECTURE

Tyler Kelly Architecture.com
 Jonathan Kelly
 Exp. 3-31-25



Issue Dates

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

Palley Residence
 419 Signal Road, Newport Beach, CA 92663

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are instruments of service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective intellectual property. Visual contact with these documents constitute prima facie acceptance of these conditions.

D 2025-04-17 Architect/Issued No.

Date	Project No.
2025-04-17	25-11

A-003

Description
CITY OF NEWPORT BEACH
SUPPLEMENTAL INFO.

Scale

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

NO.	SECTION PART	NO.	SECTION PART	NO.	SECTION PART
	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL				
	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the applicable sections of this code. Voluntary green building measures are also included in the applicable sections and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county or other authority specified in Section 101.7.		4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up with the nearest whole number. A parking space served by an EV CAPABLE™ in accordance with the California Electrical Code shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by local jurisdiction. (See Vehicle Code Section 22511.2 for further details.)		4.106.4.2.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device(s) reserved for future EV charging purposes as "EV CAPABLE™" in accordance with the California Electrical Code.
	301.1.1 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.2.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on a building on a project site subject to the following: 1. EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformers, has sufficient capacity to simultaneously charge all EV at all required EV spaces at a minimum of 40 ampere. The service panel or subpanel circuit directory shall identify the overcurrent protective device(s) reserved for future EV charging purposes as "EV CAPABLE™" in accordance with the California Electrical Code. Exceptions: 1. When EV chargers (Level 2 EVSEs) are installed in a number equal to or greater than the required number of EV spaces, the number of EV spaces required may be reduced by a number equal to the number of EV chargers installed. 2. When EV chargers (Level 2 EVSEs) are installed in a number less than the required number of EV spaces, the number of EV spaces required may be reduced by a number equal to the number of EV chargers installed. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.		4.106.4.2.3 Electric vehicle ready spaces. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 15-01 (2015 Emphasis Vehicle Signs and Pavement Markings) or its successor(s). 4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
	301.1.2 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.1 Single Showers. Showers shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showers shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showers.		4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscaping ordinance of the Jurisdiction California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. MWRFE: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2, Division 2, MWELO (and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/)
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [RCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings higher than residential buildings or both. Individual sections will be designated by letters to indicate whether the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no letter will be used.		4.106.4.3.2 Urinals. The effective flush volume of dual flush urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.		4.400 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.400.1 ROOFING. Annual spaces around pipes, electric cables, conduits or other openings in subsoilment plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
	301.2.1 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.3 Faucets. 4.106.4.3.3.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.106.4.3.3.2 Kitchen Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 1.5 gallons per minute at 80 psi. 4.106.4.3.3.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.106.4.3.3.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi. Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.106.4.3.4 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1905.1 (h)(4) Table 1905.1-3 (h)(4)(A), and Section 1907 (s)(7) and shall be equipped with an integral air-erator. FOR REFERENCE ONLY. The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1905.1 (e)(4) and Section 1905.1 (e)(4) and Section 1905.1 (e)(4) and Section 1905.1 (e)(4).		4.400.2 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.400.2.1 CONSTRUCTION WASTE MANAGEMENT. Recycle solid waste for a minimum of 60 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.400.2.4.003 or 4.400.2.4.004, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with the term do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the local jurisdiction of the enforcing agency. 4.400.2.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in accordance with Items 7 through 12. The construction waste management plan shall be updated as necessary and shall be available for review by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition material collected will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by volume, and by weight. 4.400.2.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the jobsite complies with Section 4.400.2.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.400.4 WASTE STREAM REDUCTION ALTERNATIVE 1(a). Projects that generate a total combined weight of construction and demolition waste of 10,000 lbs. or more shall meet the minimum 65% construction waste reduction requirement in Section 4.400.2.1. 4.400.4.1 WASTE STREAM REDUCTION ALTERNATIVE 1(b). Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.400.2.1. 4.400.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.400.2. Items 1 through 5, Section 4.400.3 and 3.000.4 and 4.400.4.
	301.2.2 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.1 Laundry Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 1.5 gallons per minute at 80 psi. 4.106.4.3.4.2 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. 4.106.4.3.4.3 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi. Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.106.4.3.4.4 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1905.1 (h)(4) Table 1905.1-3 (h)(4)(A), and Section 1907 (s)(7) and shall be equipped with an integral air-erator. FOR REFERENCE ONLY. The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1905.1 (e)(4) and Section 1905.1 (e)(4) and Section 1905.1 (e)(4) and Section 1905.1 (e)(4).		4.400.6 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources.
	301.2.3 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.1 Shower Heads (Residential). MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.2 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.3 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.4 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.5 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.6 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.7 Urinals. 0.25 GAL/FLUSH		4.400.7 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.4 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.8 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.9 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.10 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.11 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.12 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.13 Urinals. 0.25 GAL/FLUSH		4.400.8 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.5 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.14 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.15 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.16 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.17 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.18 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.19 Urinals. 0.25 GAL/FLUSH		4.400.9 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.6 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.20 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.21 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.22 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.23 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.24 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.25 Urinals. 0.25 GAL/FLUSH		4.400.10 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.7 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.26 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.27 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.28 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.29 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.30 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.31 Urinals. 0.25 GAL/FLUSH		4.400.11 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.8 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.32 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.33 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.34 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.35 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.36 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.37 Urinals. 0.25 GAL/FLUSH		4.400.12 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.9 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.38 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.39 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.40 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.41 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.42 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.43 Urinals. 0.25 GAL/FLUSH		4.400.13 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.10 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.44 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.45 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.46 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.47 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.48 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.49 Urinals. 0.25 GAL/FLUSH		4.400.14 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.11 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.50 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.51 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.52 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.53 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.54 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.55 Urinals. 0.25 GAL/FLUSH		4.400.15 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.12 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.56 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.57 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.58 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.59 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.60 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.61 Urinals. 0.25 GAL/FLUSH		4.400.16 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.13 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.62 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.63 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.64 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.65 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.66 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.67 Urinals. 0.25 GAL/FLUSH		4.400.17 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.14 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.68 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.69 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.70 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.71 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.72 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.73 Urinals. 0.25 GAL/FLUSH		4.400.18 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.15 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.74 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.75 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.76 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.77 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.78 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.79 Urinals. 0.25 GAL/FLUSH		4.400.19 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.16 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.80 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.81 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.82 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.83 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.84 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.85 Urinals. 0.25 GAL/FLUSH		4.400.20 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.17 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.86 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.87 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.88 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.89 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.90 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.91 Urinals. 0.25 GAL/FLUSH		4.400.21 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.18 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.92 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.93 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.5.94 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.5.95 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.5.96 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.5.97 Urinals. 0.25 GAL/FLUSH		4.400.22 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
	301.2.19 Additions and alterations. [RCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings when the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.		4.106.4.3.4.5.98 Lavatory Faucets in Residential. MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI 4.106.4.3.4.5.99 Lavatory Faucets in Common and Public Use Areas. 0.5 GPM @ 80 PSI 4.106.4.3.4.60 Kitchen Faucets. 1.8 GPM @ 80 PSI 4.106.4.3.4.61 Metering Faucets. 0.2 GAL/CYCLE 4.106.4.3.4.62 Water Closet. 1.28 GAL/FLUSH 4.106.4.3.4.63 Urinals. 0.25 GAL/FLUSH		4.400.23 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible facilities that serve all buildings on the site and are designed for the collection, storage and removal of recyclable materials. Provide a minimum of 20 cubic yards of space for compacted cardboard, glass, plastic, organic waste, and metals, or a material a locally certified local recycling contractor, if more resources. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42662 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

INSTRUCTIONS

- Refer to the applicable sample drainage plan and sketch a similar drainage plan for your property in the space provided to your right showing the following:
- Show footprint of the property and identify existing and addition portion (as applicable).
 - Identify ALL property lines.
 - Distinguish between existing hardscape and landscape and new/proposed hardscape and landscape improvements.
 - Show locations of all existing buildings, structures, pools, fences, retaining walls, etc.
 - Show locations of all existing slopes on and adjacent to the property.
 - All surfaces shall be designed to drain at the following minimum gradients. Use arrows to indicate direction of drainage plan. Minimum gradients for drainage, NBMC 15.10.120(F):
 - Paved 0.5% (min.)
 - Not paved 2 %
 - Positive drainage shall be maintained away from all building (Minimum 2% within 10'-0" of the building) and slope areas. CRC R401.3
 - Show proposed location of area drains if a drain line system is proposed.
 - Show trench drain in front of driveway (not required if driveway is less than 10' long or driveway is existing to remain).
 - Show location of perforated pipe and percolation trench. Locate perforated pipe away from foundations. (15' min. per every 2000 sq. ft of area). NBMC 15.10.120(E)(4)(C)
 - Provide a drain in planter if required for Drainage.
 - Reference the applicable swale section on plan.
 - Show slope of drain lines (1% min.) CPC 814.3
 - Select one of the drain line materials listed below and specify on plan. Minimum pipe size to be 4" (NBMC 15-10-120)
 - ABS, SDR 35
 - ABS, Schedule 40
 - PVC, SDR 35
 - PVC, Schedule 40
 - ADS 3000 with PE glued joints
 - The minimum clearance between exterior finish grade and bottom of treated sill plate shall be 3" for paved exterior surfaces and 8" between the bottom of the sill plate and grade.
 - Design drainage to ensure water does not drain over the top edge of any slopes. Provide a berm at top of slope. Draw a section through berm. Berm to be 12" high and slopes towards the pad. See Detail "C". Discharge of water over slopes is prohibited. NBMC 15.10.060
 - Show top and toe of all slopes and indicate slope ratio. Maximum slope ratio 1:2.
 - Obtain an encroachment permit from Public Works for improvements within utility easement of public right-of-way including installing a pipe to drain through the curb.

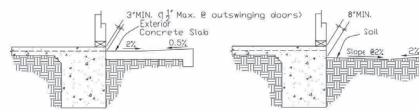
GENERAL NOTES

- All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
- Construction hours: Monday – Friday 7:00 AM to 6:00 PM and Saturdays 8:00 AM to 6:00 PM where permitted. No work on Sundays or Federal Holidays.
- Noise from excavation, delivery, and removal shall be controlled per Section 10.28.040 of the NBMC.
- The stamped set of approved plans shall be on the job site at all times.
- Drainage system shall be designed to retain concentrated and surface sheet flow from dry weather and runoff and minor rain events within the site. NBMC 15.10.120
- Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in stop work order. NBMC 15.10.140
- No paint, plaster, cement, soil, mortar or other residue shall be allowed to enter streets, gutters or storm drains. All material and waste shall be removed from the site. NBMC 15.10.020
- Between October 15 and May 15, erosion control measures shall be in place at the end of each working day whenever the five-day probability of rain exceeds 30 percent. During the remainder of the year, they shall be in place at the end of the working day, whenever the daily rainfall probability exceeds 50 percent. NBMC 15.10.140
- Separate building permits are required for free standing structures (Fences, Retaining Walls, Gazebo, Patio Cover, etc.)

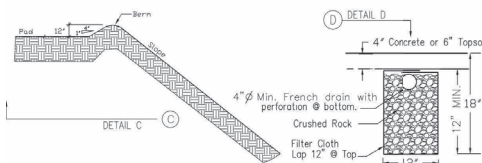
REQUIRED INSPECTIONS

- Drainage Pipe
- Final Inspection

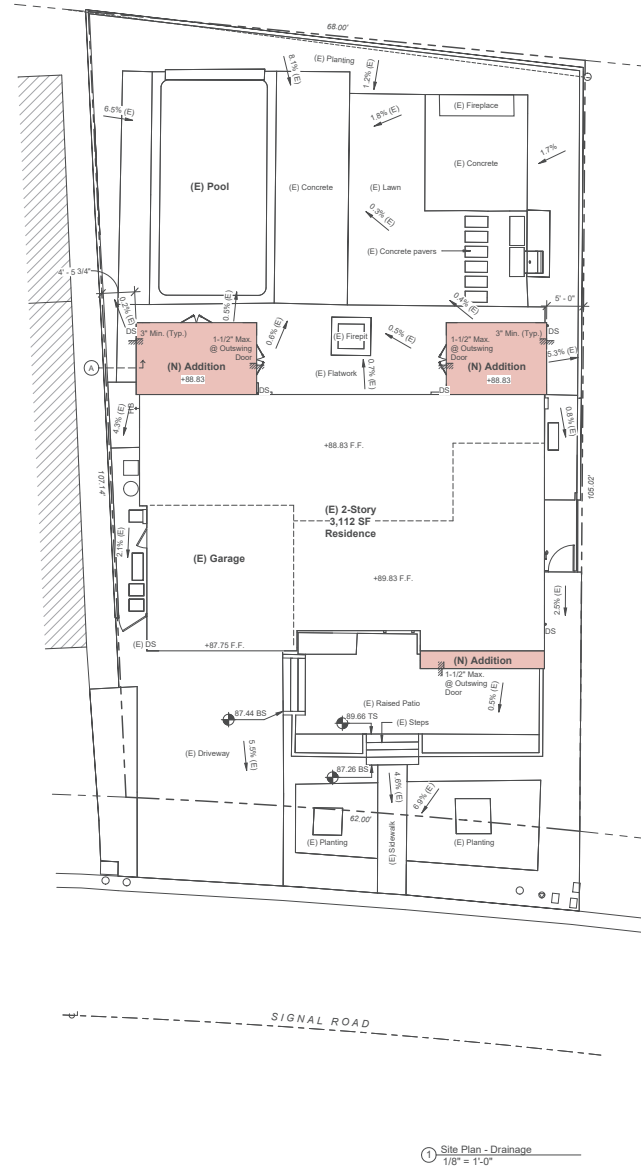
DETAILS - FROM NB STANDARD RESIDENTIAL MINOR DRAINAGE ALTERATION PLAN SHEET



SIDE YARD SWALE AND SILL PLATE CLEARANCE



BERM @ TOP OF SLOPE



1 Site Plan - Drainage
1/8" = 1'-0"



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80 S. Lake Ave. Suite 500 Pasadena



Issue Dates

No.	Description	Date
1.	Plan Check #1	2025-10-31
2.	Plan Check #2	2025-04-17

Palley Residence
419 Signal Road, Newport Beach, CA 92663

Use of Architect's Drawings

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Date	Project No.
2025-04-17	25-11

Sheet Number
A-07

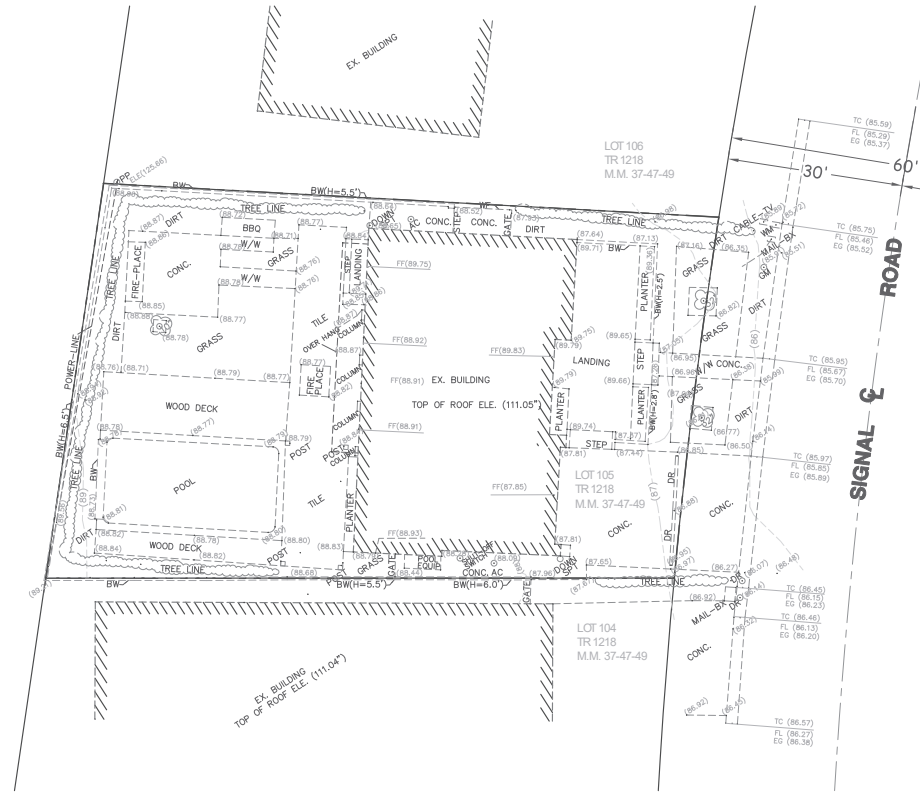
Description
DRAINAGE SITE PLAN

Scale 1/8" = 1'-0"

TOPOGRAPHIC MAP



SCALE: 1"=10'



ABBREVIATIONS:

- BW Bottom of Wall
- CBW Conc. Block Wall
- CONC. Concrete
- D/A Driveway Apron
- DR Drain
- DWY. Driveway
- EM Electricity Meter
- EX. Existing
- FF Finish Floor Elevation
- FH Fire Hydrant
- FL Flow Line Elevation
- GM Gas Meter
- INV. Invert Elevation
- P/L Property Boundary Line
- PP Power Pole
- PVMT. Pavement
- RW Retaining Wall
- S/W Sidewalk
- SMH Sewer Manhole
- TC Top of Curb Elevation
- TW Top of Wall
- WF Wooden Fence
- WM Water Meter
- WV Water Valve
- WW Walkway

LEGEND:

- (100.25) Existing Elevation
- 101 — Ex. Ground Contour Line
- S — Sewer Line
- — — Chain Link Fence
- o — o — Wood Fence
- o — o — Wrought Iron Fence
- — — Wall
- Ex. Structure
- Fire Hydrant
- Street Light
- Ex. Tree, Diameter
- 10"
- Ex. Palm, Diameter
- Center Line



NOTE:

1. LOT LINES SHOWN PER RECORD DATA FOR REFERENCE ONLY.
2. TRITECH IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE OMITTED FROM THIS MAP DUE TO DENSE BRUSH, PARKED AUTOMOBILES, OR OTHER OBSTRUCTIONS AT TIME OF SURVEY. HARDSCAPE W/O SURVEY DATA IS APPROXIMATELY SHOWN.

LEGAL DESCRIPTION:

BEING A SURVEY OF LOT 105 IN BLOCK 251 OF TRACT NO 1218, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN MM 37, PAGES 47-49 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCH MARK INFO.

Elevation (ft) : 84.489
ALUMINUM BENCHMARK DISK STAMPED "NBS-14-79", SET IN THE NORTHWEST PART OF THE INTERSECTION OF IRVINE AVENUE AND 15TH STREET; 32.5 FEET NORTHWEST OF THE CENTERLINE OF IRVINE; 44.3 FEET NORTHEAST OF THE CENTERLINE OF 15TH, IN THE TOP OF THE SOUTHEAST CORNER OF A 4.5 BY 19.5 FOOT CONCRETE CATCH BASIN, LEVEL WITH THE SIDEWALK.



TRITECH
ENGINEERING
GROUP

SUBDIVISION
LAND SURVEY
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& DESIGN

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EMAIL: info@tritechengineer.com

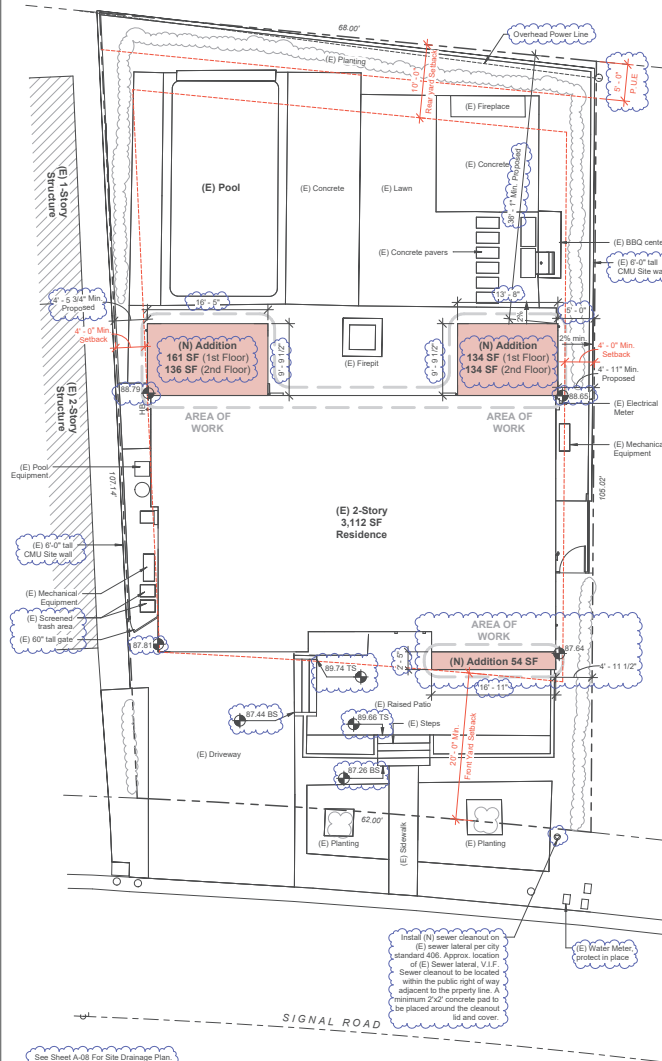
TOPOGRAPHIC MAP

SCALE: 1"=10' APN#: 049-251-07 DRAWN BY: P.dran
DATE: 8-15-2025

419 SIGNAL RD
NEWPORT BEACH, CA 92663

SHEET 1 OF 1

JOB NO.
250716

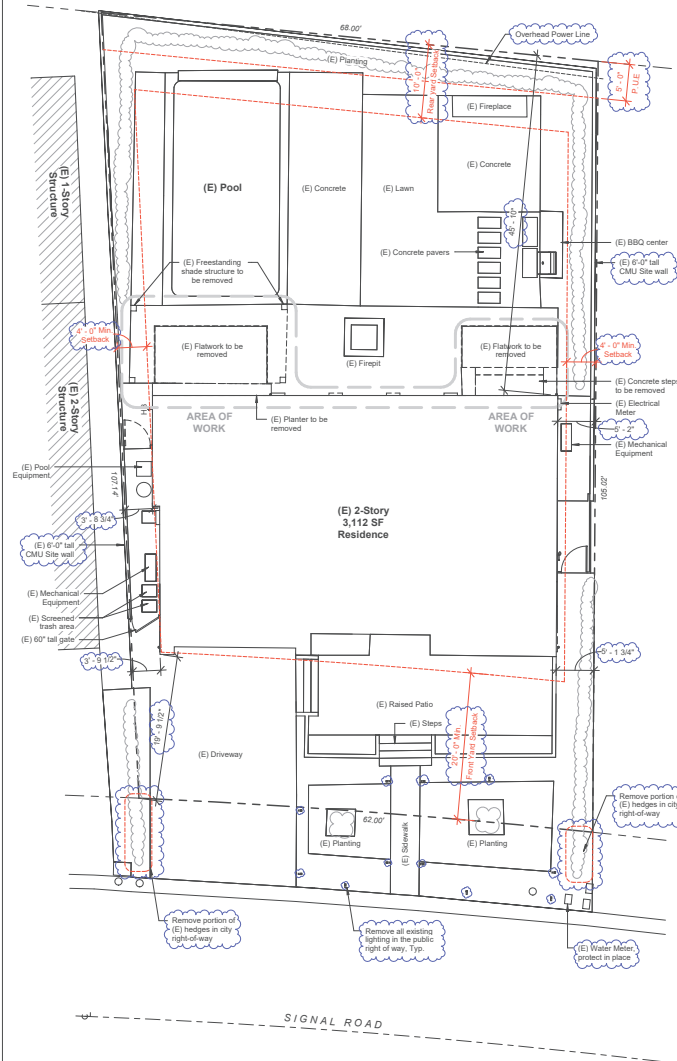


See Sheet A-08 for Site Drainage Plan
1 / A-07

Establishment of Grade

A	87.81
B	88.79
C	88.65
D	87.64
Total (X)	352.89
X/4	88.22

2 Site Plan - Proposed
1/8" = 1'-0"



1 Site Plan - Existing/Demo
1/8" = 1'-0"



Tyler Kelly Architecture.com
60 S. Hwy Ave., Suite 200, Newport Beach, CA 92663



Issue Dates

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

Palley Residence
419 Signal Road, Newport Beach, CA 92663

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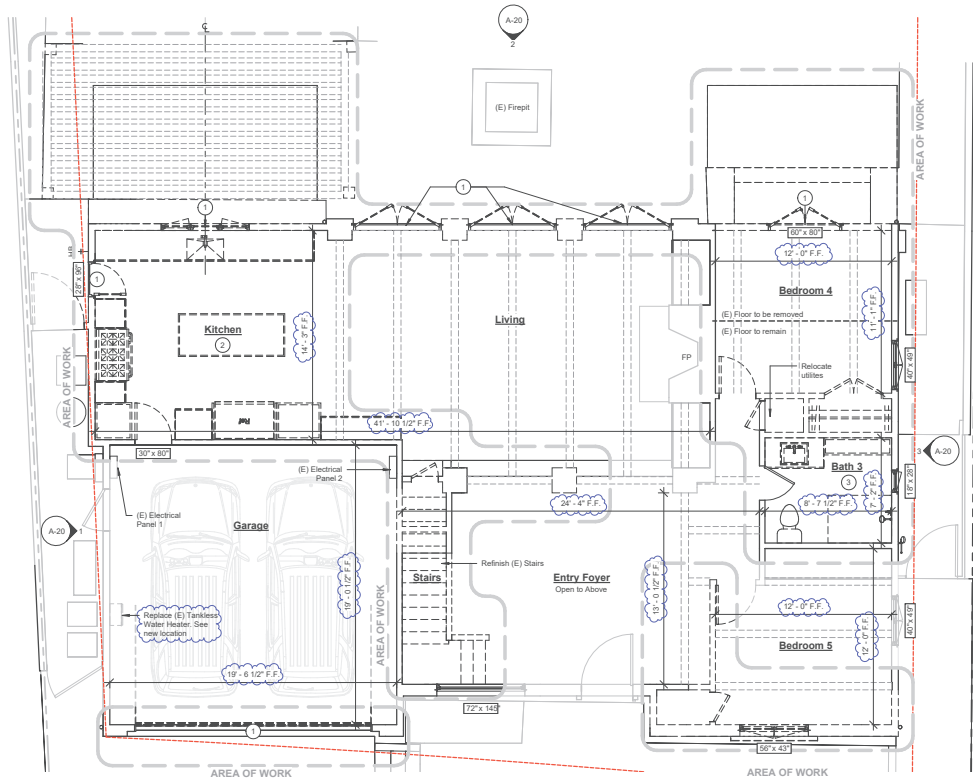
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Date	Project No.
2025-04-17	25-11

Sheet Number
A-10
Description
SITE DEMO & CONSTRUCTION PLAN

Scale: As Indicated



DEMO/REMODEL PLAN GENERAL NOTES

1. Carefully remove items scheduled for demolition. Take care to protect property from unscheduled damage. Damaged items, surfaces, finishes, etc. shall be returned to their original condition at no additional cost to the Owners.
2. Protect all existing areas of the house not scheduled to include work. Provide dust barriers as required to keep remaining areas of house clean.

DEMO/REMODEL PLAN KEYNOTES

- 1 Remove existing door / window.
- 2 Remove all cabinets, fixtures, appliances, interior finishes and electrical items in kitchen.
- 3 Remove all plumbing fixtures, sinks, toilets, cabinets, and countertops in bathroom.
- 4 Remove all cabinets, fixtures, appliances, and interior finishes in laundry room.
- 5 Remove built-in cabinetry.
- 6 Re-use existing laundry washer and dryer.

DEMO / REMODEL PLAN WALL LEGEND

- Existing Walls to remain.
- Existing Walls to be demolished.



Tyler Kelly Architecture.com
 1240 26th Street
 (805) 461-2626



Issue Dates

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2026-04-17

Palley Residence
 419 Signal Road, Newport Beach, CA 92663

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Date	Project No.
2026-05-29	25-11

Sheet Number

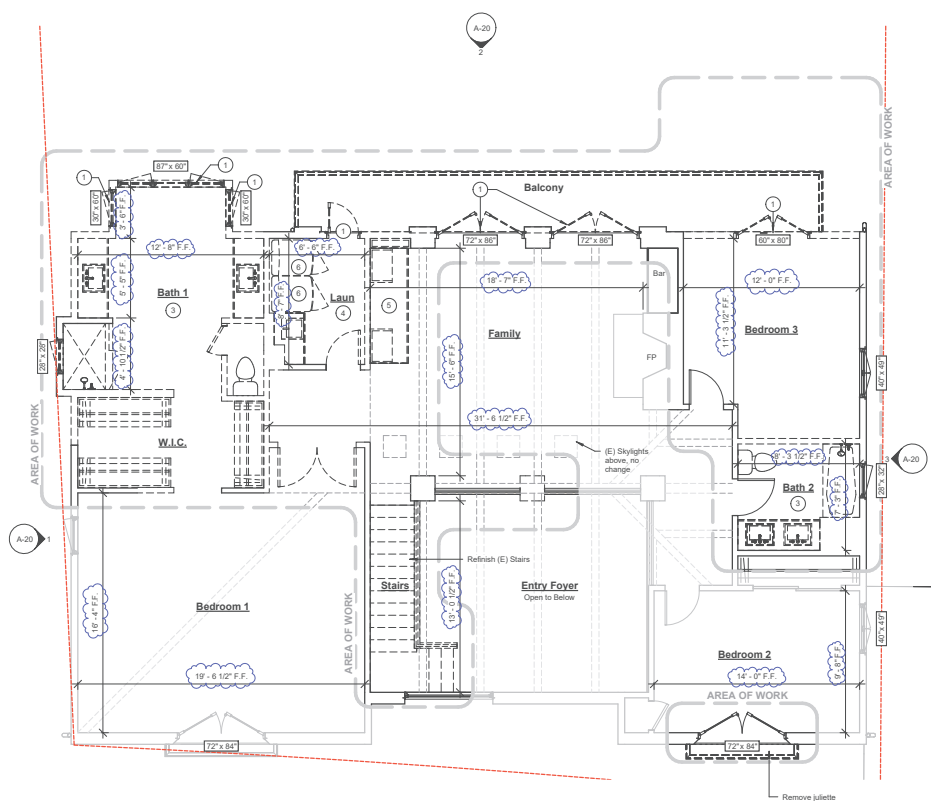
A-11

Description

DEMO FIRST FLOOR PLAN

Scale 1/4" = 1'-0"





DEMO/REMODEL PLAN GENERAL NOTES

1. Carefully remove items scheduled for demolition. Take care to protect property from unscheduled damage. Damaged items, surfaces, finishes, etc. shall be returned to their original condition at no additional cost to the Owners.
2. Protect all existing areas of the house not scheduled to include work. Provide dust barriers as required to keep remaining areas of house clean.

DEMO/REMODEL PLAN KEYNOTES

- 1 Remove existing door / window.
- 2 Remove all cabinets, fixtures, appliances, interior finishes and electrical items in kitchen.
- 3 Remove all plumbing fixtures, sinks, toilets, cabinets, and countertops in bathroom.
- 4 Remove all cabinets, fixtures, appliances, and interior finishes in laundry room.
- 5 Remove built-in cabinetry.
- 6 Re-use existing laundry washer and dryer.

DEMO / REMODEL PLAN WALL LEGEND

- Existing Walls to remain.
- Existing Walls to be demolished.



TYLER+KELLY
ARCHITECTURE

Tyler Kelly Architecture.com
1640 24th Street
Newport Beach, CA 92663
(949) 261-8888



Issue Dates

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

Palley Residence
419 Signal Road, Newport Beach, CA 92663

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Date	Project No.
2025-04-17	25-11

Sheet Number

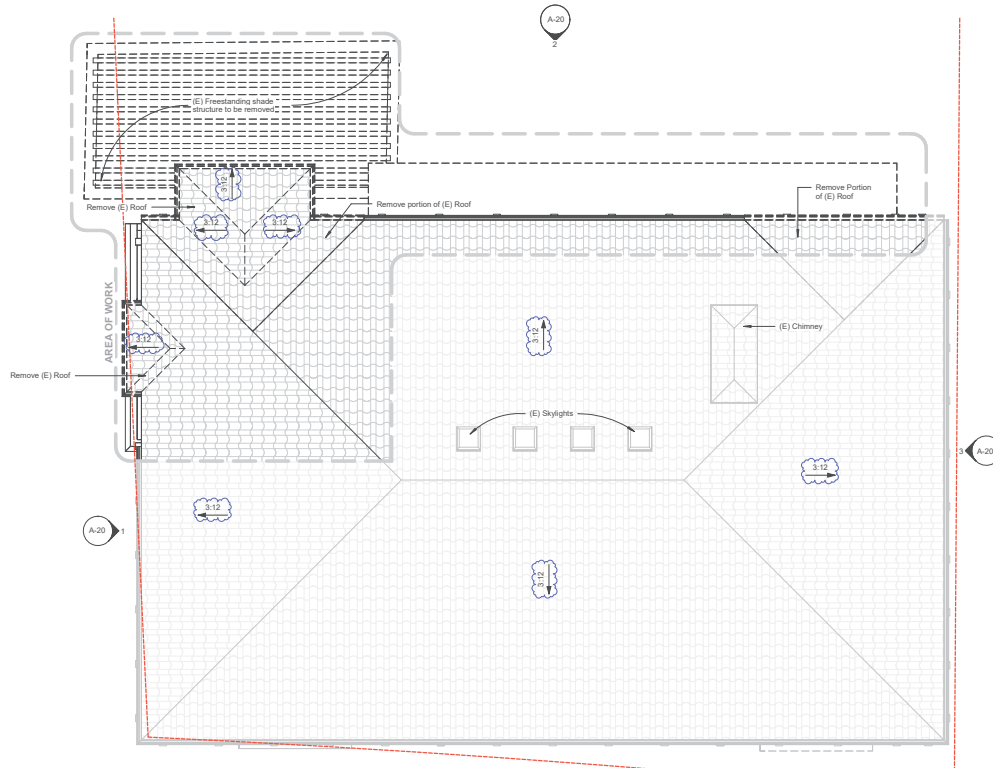
A-12

Description

DEMO SECOND FLOOR PLAN

Scale 1/4" = 1'-0"





DEMO/REMODEL PLAN GENERAL NOTES

1. Carefully remove items scheduled for demolition. Take care to protect property from unscheduled damage. Damaged items, surfaces, finishes, etc. shall be returned to their original condition at no additional cost to the Owners.
2. Protect all existing areas of the house not scheduled to include work. Provide dust barriers as required to keep remaining areas of house clean.

DEMO/REMODEL PLAN KEYNOTES

- 1 Remove existing door / window.
- 2 Remove all cabinets, fixtures, appliances, interior finishes and electrical items in kitchen.
- 3 Remove all plumbing fixtures, sinks, toilets, cabinets, and countertops in bathroom.
- 4 Remove all cabinets, fixtures, appliances, and interior finishes in laundry room.
- 5 Remove built-in cabinetry.
- 6 Re-use existing laundry washer and dryer.

DEMO / REMODEL PLAN WALL LEGEND

- Existing Walls to remain.
- Existing Walls to be demolished.



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 Seal



Issue Dates		CO
No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

Palley Residence
 419 Signal Road, Newport Beach, CA 92663

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Date	Project No.
2025-04-17	25-11
Sheet Number	
A-13	
Description	
DEMO ROOF PLAN	
Scale	
1/4" = 1'-0"	



REMODEL PLAN LEGEND

- DW** Dishwasher, O.F.C.I.
- Trash** Trash/Recycling Cabinet Pull
- Ref** Refrigerator/Freezer, O.F.C.I.
- Micro** Undercounter microwave, O.F.C.I.
- WD** Washer & Dryer, O.F.C.I. Dryer exhaust duct, min. 4" in diameter, routed to exterior of residence, less than or equal to 14', including two 90-degree elbows, per CM2 504.2.
- DS** External Downspout, discharge above grade. See Exterior Elevations.
- RESC** Rescue/Egress Window. See Window General Notes on Sheet A-40.
- TEMP** Safety or Tempered Glazing. See Glazing General Notes on Sheet A-40.
- XXXX** 6" tall concrete curb. See Struct. Dwg.

ACCESSIBILITY

- 24'x30' Water Closet min. req'd clear space
- 30' Dia. Shower min. req'd clear space
- 36' deep Exterior Door min. req'd clear space. Both int. & ext. of door per CBC Section R311.3.

CEILING TREATMENT

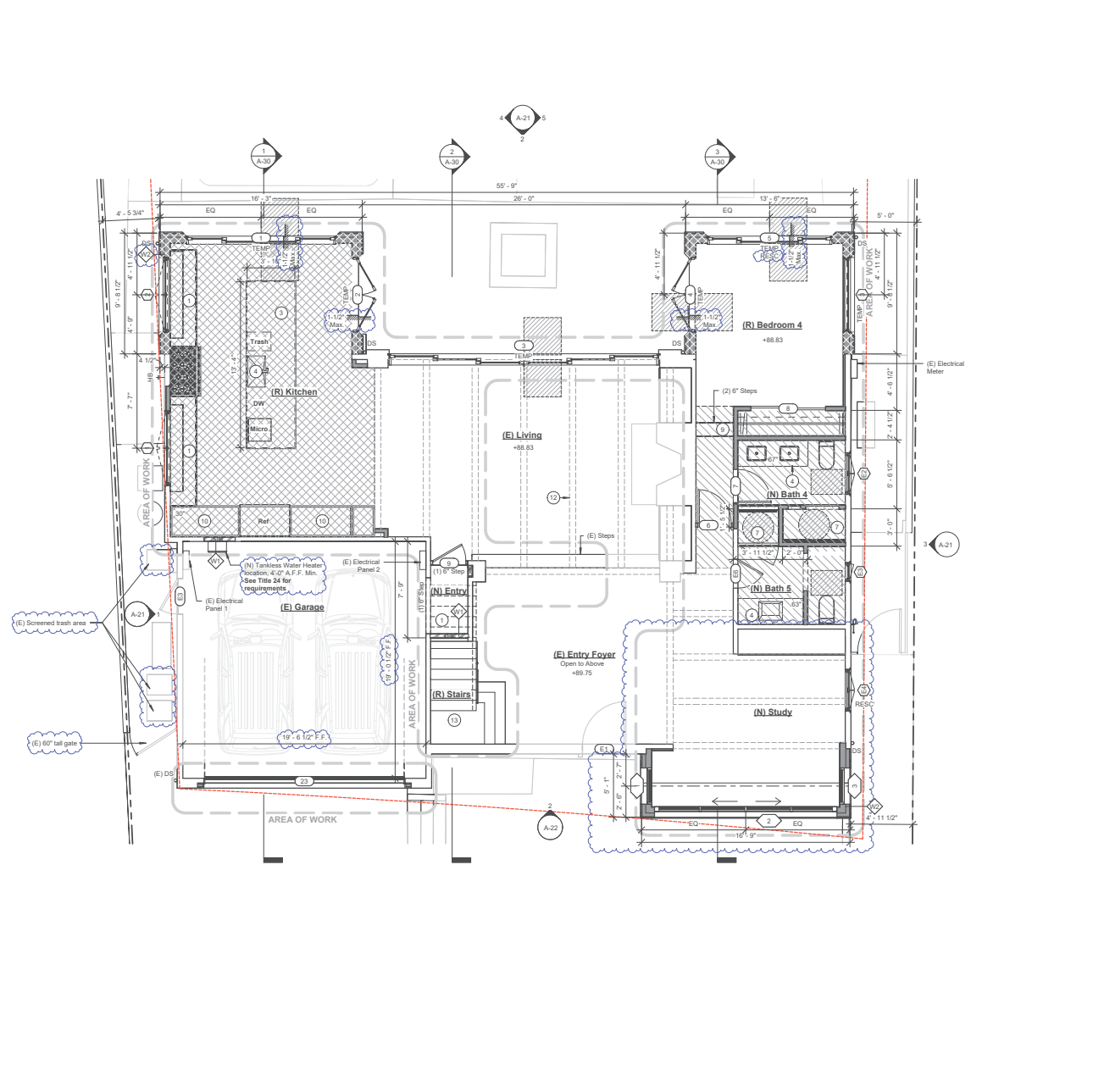
- All ceilings 5/8" GWB flush w/ underside of structure U.N.O.
- Dropped ceiling, 8'-0" A.F.F. 5/8" GWB on 2x4 wd. studs. Match height of (E) ceiling.
- Dropped ceiling, 8'-2" A.F.F. 5/8" GWB on 2x4 wd. studs. Match height of (E) ceiling.
- Dropped ceiling, 9'-0" A.F.F. 5/8" GWB on 2x4 wd. studs.
- (E) Beams above.

WALL TYPE NOTES

1. All Interior Walls are 2x4 stud on 2x4 wd. sill plate, BOTH SIDES 5/8" Type X GWB, U.N.O.
2. All Exterior Walls are 2x6 wood stud on 2x6 Pressure Treated (PT) sill plate, batt insulation; EXTERIOR plywood sheathing per Struct., Tyvek HomeWrap, & specified stucco per Elevations; INTERIOR 5/8" Type X GWB, U.N.O.
3. All wood in contact with concrete or masonry shall be Pressure Treated (PT). All First Floor sill plates shall be Pressure Treat (PT).
4. Studs in walls spaced @ 16" o.c. unless noted otherwise. See Structural Dwg. for add'l. information.
5. All Exterior walls shall have Batt Insulation between studs. See Title 24 Report.
6. All walls between conditioned and unconditioned spaces shall have Batt Insulation between studs. See Title 24 Report.
7. Interior walls in all wet areas shall be tiled floor to ceiling. Tile shall be installed over cementitious backer units. See Interior Elevations for location of wall tile.
8. See Exterior Elevations for wall material patterns, breaks, & extents, etc.
9. Materials in the wall assemblies are listed from the stud wall laying outwards to the exterior of the wall.

WALL LEGEND

- GYPSUM ASSOCIATION FILE NO. WP 3242 Interior Demising Wall, 1 Hour - 50-54 STC - Generic See Detail 11 / A-60
- 1-HR EXTERIOR WALL CBC Table 721.1(2) Items 14-1.3 and 15-1.3 See Detail 3 / A-61



REMODEL PLAN GENERAL NOTES

1. Protect all areas of the house not scheduled to include work. Provide dust barriers as required to keep remaining areas of house clean.
2. Contractor shall install all Owner-provided plumbing fixtures, decorative lighting, appliances, and bathroom accessories.
3. Tile at walls in other wet areas shall be installed over cementitious backer units. Installation shall conform to TCNA Assembly B415.
4. Rough floor at tiled floors shall be recessed 2". Align all floor finishes, recessing rough floor at tile floors when req'd.
5. All plumbing material used in the water supply system, except valves and similar devices, shall be of like materials. Plumbing fixtures and fittings shall be installed in accordance with California Plumbing Code (CPC), and shall meet the applicable standards reference in Table 1701.1 of the CPC.
6. The max. flow rate of residential faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate of residential faucets shall not be less than 0.8 gallons per minute at 60 psi.
7. Provide a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve at all showers and bathtubs per CPC, Section 408.
8. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush per CPC 411.
9. All Interior Doors shall be 3" from hinge to perpendicular wall U.N.O.
10. Contractor shall install all Owner-provided plumbing fixtures, decorative lighting, appliances, and bathroom accessories.
11. See Structural Dwg. for foundation and framing design, requirements, and details.

REMODEL PLAN KEYNOTES

- 1 Base cabinets with solid-surface countertop, measured 24" deep and 36" A.F.F. U.N.O.
- 2 Upper cabinets or open shelves, with finished decorative end panels, measured 14" deep U.N.O.
- 3 Island w/ solid-surface countertop & base cabinets, measured 36" A.F.F.
- 4 Sink & faucet (w/ garbage disposal in Kitchen), O.F.C.I.
- 5 Bathroom with sink & faucet, O.F.C.I., with base cabinets & solid-surface countertop, measured 24" deep and 36" A.F.F. W/oth noted on plans. Mirror batted at bathroom sinks, O.F.C.I. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi.
- 6 Tub/Shower Combination. Provide a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve per CPC, Section 408).
- 7 Shower w/ frameless tempered glass shower enclosure/door. Provide a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve per CPC, Section 408). Depress floor for flush transition. Tie walls to ceiling. Floor drain per plan MEP Plan.
- 8 Juliette balcony, Owner to select, surrounded by 42" tall metal guardrail, pvt. See Elevations.
- 9 Stairs @ 10" min. tread depth, 7-3/4" max. riser height, 36" min. clear width. See Detail 7 / A-61
- 10 Full height cabinet, depth per plan.
- 11 Freestanding Tub. Provide a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve per CPC, Section 408) O.F.C.I.
- 12 Existing Beams above.
- 13 Refinish existing stair structure with new treads and handrail/guardrail. See Details 2 / A-61, 1 / A-61, 4 / A-61
- 14 Solid surface countertop above Washer/Dryer



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Issue Dates **RCG**

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2	Plan Check #2	2026-04-17



Jonathan Kelly
No. C34283
Exp. 3-31-25
Architect
State of California

Palley Residence
419 Signal Road, Newport Beach, CA 92663

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Date	Project No.
2026-05-29	25-11

Sheet Number

A-14

Description

CONSTRUCTION FIRST FLOOR PLAN

Scale 1/4" = 1'-0"

REMODEL PLAN LEGEND

- DW** Dishwasher, O.F.C.I.
- Trash** Trash/Recycling Cabinet Pull
- Ref** Refrigerator/Freezer, O.F.C.I.
- Micro** Undercounter microwave, O.F.C.I.
- W/D** Washer & Dryer, O.F.C.I. Dryer exhaust duct, min. 4" in diameter, routed to exterior of residence, less than or equal to 14', including two 90-degree elbows, per CM2 504.4.2
- DS** External Downspout, discharge above grade. See Exterior Elevations.
- RESC** Rescue/Egress Window. See Window General Notes on Sheet A-40.
- TEMP** Safety or Tempered Glazing. See Glazing General Notes on Sheet A-40.
- CONC** 6" tall concrete curb. See Struct. Dwg.

ACCESSIBILITY

- 24"x30" Water Closet min. req'd clear space
- 30" Dia. Shower min. req'd clear space
- 36" deep Exterior Door min. req'd clear space. Both int. & ext. of door per CBC Section R311.3.

CEILING TREATMENT

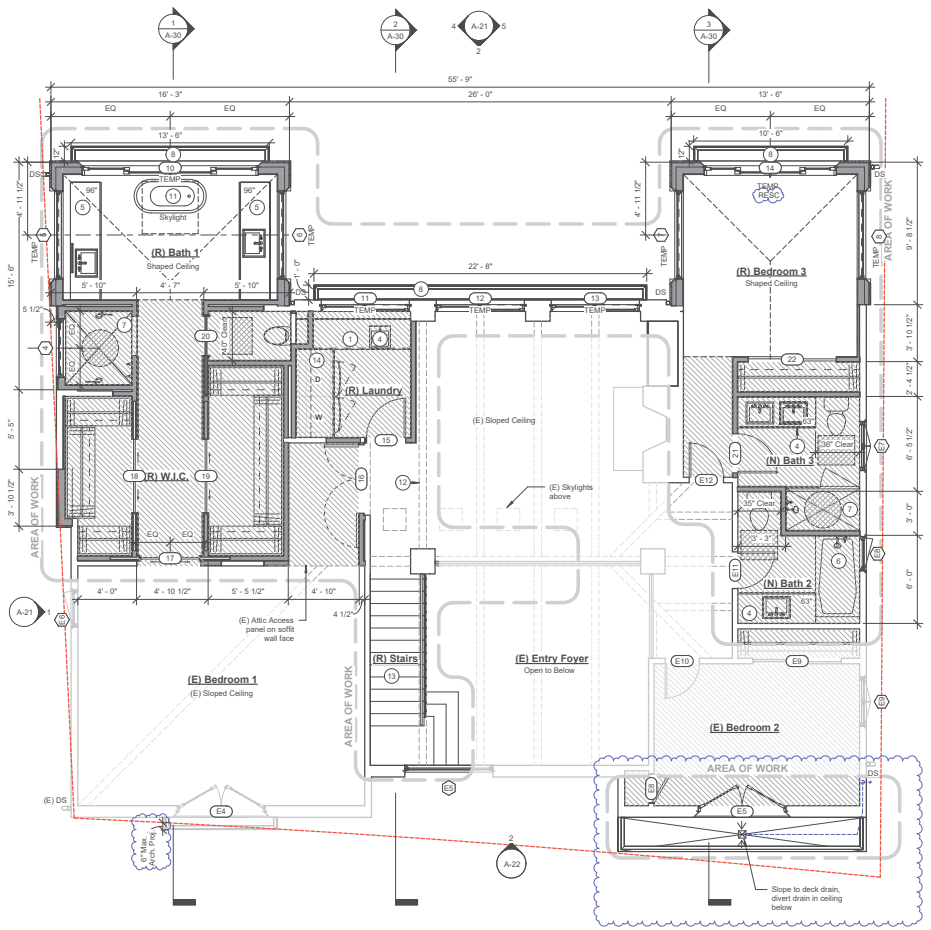
- All ceilings 5/8" GWB flush w/ underside of structure U.N.O.
- Dropped ceiling, 8'-0" A.F.F. 5/8" GWB on 2x4 wd. studs. Match height of (E) ceiling.
- Dropped ceiling, 8'-2" A.F.F. 5/8" GWB on 2x4 wd. studs. Match height of (E) ceiling.
- Dropped ceiling, 9'-0" A.F.F. 5/8" GWB on 2x4 wd. studs. Match height of (E) ceiling.
- (E) Beams above.

WALL TYPE NOTES

1. All Interior Walls are 2x4 stud on 2x4 wd. sill plate, BOTH SIDES 5/8" Type X GWB, U.N.O.
2. All Exterior Walls are 2x6 wood stud on 2x6 Pressure Treated (PT) sill plate, batt insulation; EXTERIOR plywood sheathing per Struct. Tyvek HomeWrap, & specified stucco per Elevations; INTERIOR 5/8" Type X GWB, U.N.O.
3. All wood in contact with concrete or masonry shall be Pressure Treated (PT). All First Floor sill plates shall be Pressure Treat (PT).
4. Studs in walls spaced @ 16" o.c. unless noted otherwise. See Structural Dwg. for add'l. information.
5. All Exterior walls shall have Batt Insulation between studs. See Title 24 Report.
6. All walls between conditioned and unconditioned spaces shall have Batt Insulation between studs. See Title 24 Report.
7. Interior walls in all wet areas shall be tiled floor to ceiling. Tile shall be installed over cementitious backer units. See Interior Elevations for location of wall tile.
8. See Exterior Elevations for wall material patterns, breaks, & extents, etc.
9. Materials in the wall assemblies are listed from the stud wall laying outward to the exterior of the wall.

WALL LEGEND

- GYPSUM ASSOCIATION FILE NO. WP 3242 Interior Demising Wall, 1 Hour - 50-54 STC - Generic See Detail 11 / A-80
- 1-HR EXTERIOR WALL CBC Table 721.1(2) Items 14-1.3 and 15-1.3 See Detail 3 / A-81



REMODEL PLAN GENERAL NOTES

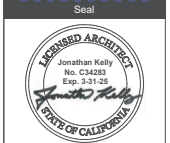
1. Protect all areas of the house not scheduled to include work. Provide dust barriers as required to keep remaining areas of house clean.
2. Contractor shall install all Owner-provided plumbing fixtures, decorative lighting, appliances, and bathroom accessories.
3. Tile at walls in other wet areas shall be installed over cementitious backer units. Installation shall conform to TCNA Assembly B415.
4. Rough floor at tiled floors shall be recessed 2". Align all floor finishes, recessing rough floor at tile floors when req'd.
5. All plumbing material used in the water supply system, except valves and similar devices, shall be of like materials. Plumbing fixtures and fittings shall be installed in accordance with California Plumbing Code (CPC), and shall meet the applicable standards reference in Table 1701.1 of the CPC.
6. The max. flow rate of residential faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate of residential faucets shall not be less than 0.8 gallons per minute at 60 psi.
7. Provide a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve at all showers and bathtubs per CPC, Section 408.
8. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush per CPC 411.
9. All Interior Doors shall be 3" from hinge to perpendicular wall U.N.O.
10. Contractor shall install all Owner-provided plumbing fixtures, decorative lighting, appliances, and bathroom accessories.
11. See Structural Dwg. for foundation and framing design, requirements, and details.

REMODEL PLAN KEYNOTES

- 1 Base cabinets with solid-surface countertop, measured 24" deep and 30" A.F.F. U.N.O.
- 2 Upper cabinets or open shelves, with finished decorative end panels, measured 14" deep U.N.O.
- 3 Island w/ solid-surface countertop & base cabinets, measured 36" A.F.F.
- 4 Sink & faucet (w/ garbage disposal in Kitchen), O.F.C.I.
- 5 Bathroom with sink & faucet, O.F.C.I., with base cabinets & solid-surface countertop, measured 24" deep and 36" A.F.F. Width noted on plans. Mirror behind all bathroom sinks, O.F.C.I. The max. flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 60 psi.
- 6 Tub/Shower Combination: Provide a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve per CPC, Section 408.
- 7 Shower w/ frameless tempered glass shower enclosure/door. Provide a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve per CPC, Section 408. Depress floor for flush transition. Tile walls to ceiling. Floor drain per plan MEP Plan.
- 8 Juliette balcony, Owner to select, surrounded by 42" tall metal guardrail, pvt. See Elevations.
- 9 Stairs @ 10" min. tread depth, 7-3/4" max. riser height, 36" min. clear width. See Detail 7 / A-81
- 10 Full height cabinet, depth per plan.
- 11 Freestanding Tub: Provide a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve per CPC, Section 408) O.F.C.I.
- 12 Existing Beams above.
- 13 Refinish existing stair structure with new treads and handrail/guardrail. See Details 2 / A-81 1 / A-81 4 / A-81
- 14 Solid surface countertop above Washer/Dryer



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2	Plan Check #2	2025-04-17

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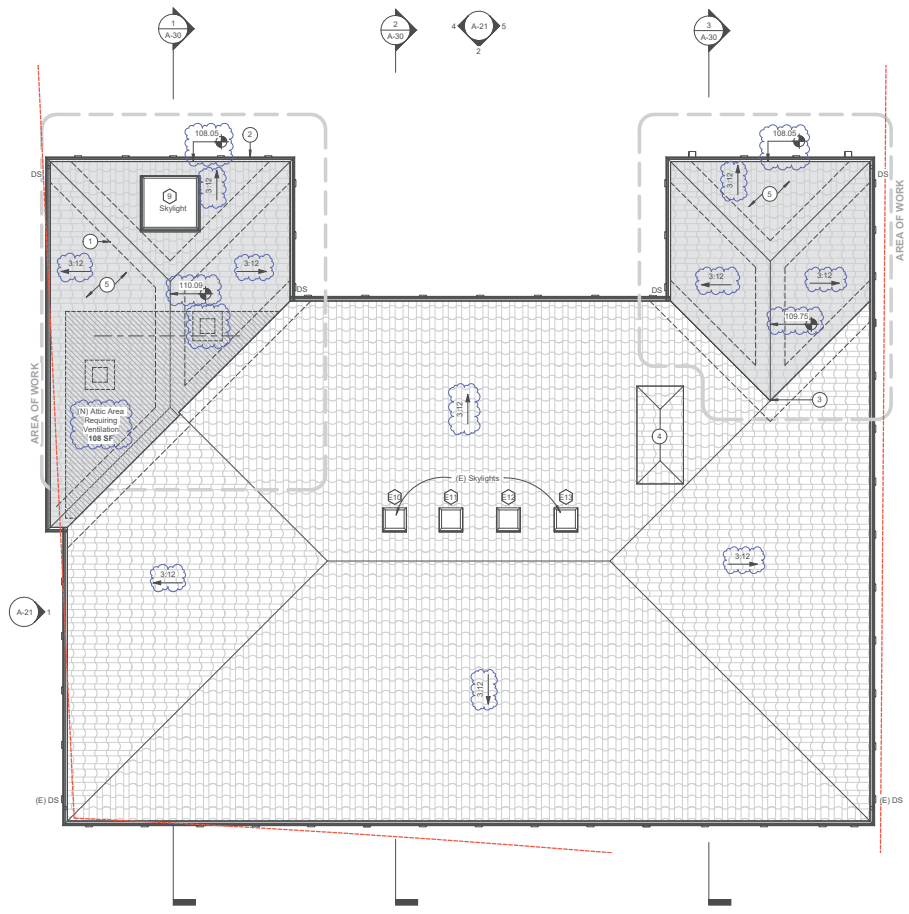
Sheet Number

A-15

Description

CONSTRUCTION SECOND FLOOR PLAN

Scale 1/4" = 1'-0"



ROOF GENERAL NOTES

1. Tile Roofs shall be Class A Clay Tile:
 Westlake Royal Building Products' US Tile:
 2-Piece: Madera Blend, CRRC 0942-0177
 (or pre-approved equal).
 Verify selection with Owner/ Architect prior to ordering.
 Match (N) Roof to (E) Roof.
 Solar Reflectance: 0.28 (initial)
 Thermal Emittance: 0.87 (initial)
 SRI: 28 (initial)
 Tile roofs shall be installed over a minimum of 2 layers of 15 # roofing felt.
 Tile roofs separating conditioned from outdoor space shall receive R-30 Batt insulation. See Title-24 Energy Report for additional requirements.

ROOF KEYNOTES

- 1 Typ. Valley/Ridge. See Detail 9 / A-50
- 2 Typ. Eave. See Detail 3 / A-50
- 3 Typ. (E) Roof / (N) Roof Connection See Detail - / -
- 4 (E) Chimney. No Change
- 5 (N) Class A Clay Tile Roof. See Roof General Note #1

ROOF PLAN LEGEND

- DS • Downspout, discharge above grade
- Indicates new O'Hagin Clay Tile Roof Vent locations. See Calculation for number of vents required per attic Area. See Detail 12 / A-50
- Area of new roof.
- Area of new roof requiring attic ventilation.

ATTIC VENT CALCULATIONS

Vent Type Used:

- Roof Vent
 O'Hagin Clay Tile Vent - 1/4" Wire mesh
 Roof Vents = 86.25 SI NFVA ea.

Calculated as follows:

Net Free Vent Area (NFVA)	Required	Provided
(N) Attic Area = 108 SF	103.68 SI	172.5 SI NFVA
1150 ÷ 6.72 SF		



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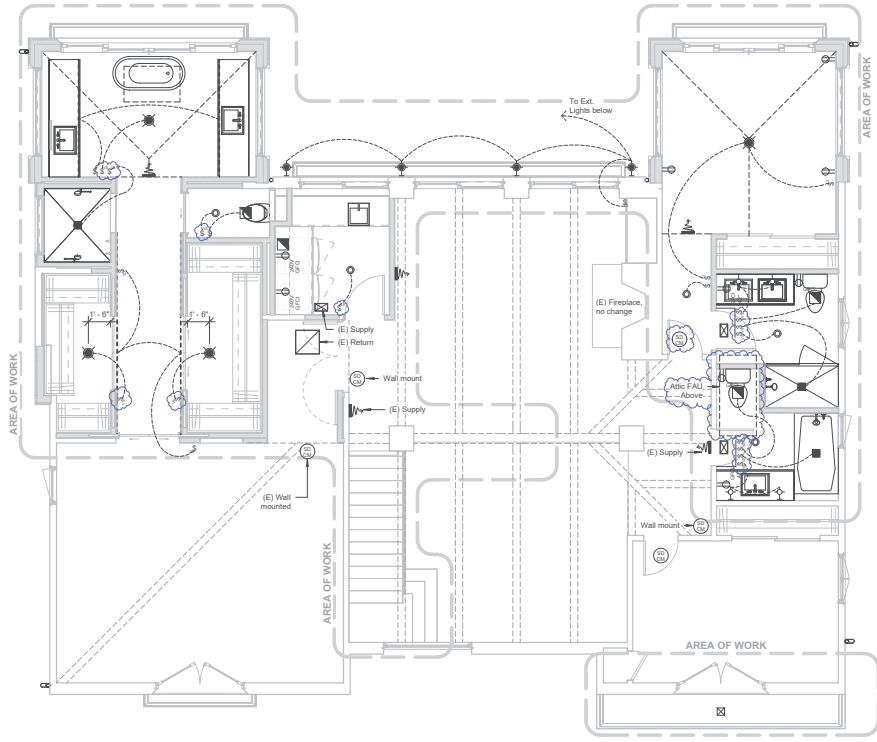
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Date	Project No.
2025-04-17	25-11
Sheet Number	
A-16	
Description	
CONSTRUCTION ROOF PLAN	

Scale 1/4" = 1'-0"

COMPOSITE UTILITY LIGHTING LEGEND

- Interior Lighting**
- Light Type A: Recessed 4" LED Downlight
 - ◊ Light Type B: Recessed 4" LED Directional Downlight
 - Light Type C: Recessed LED Pinhole Shower Light
 - Light Type D: Recessed LED Pinhole Light
 - ★ Light Type E: Wall-Mounted Light Fixture, High-Efficacy LED, Dimmable.
 - ☉ Light Type F: Surface-mounted or Hanging Decor Light Fixture, High-Efficacy LED, Dimmable.
 - ☼ Light Type G: Surface-mounted or Hanging Decor Light Fixture w/ ceiling fan, High-Efficacy LED, Dimmable.
 - ⊖ Light Type H: Cont. Strip High Efficacy LED Undercabinet Light, Dimmable
- Exterior Lighting**
- ⊕ Light Type J: Wall-Mounted Light Fixture, High-Efficacy LED
 - ☼ Light Type K: Surface-mounted or Hanging Decor Light Fixture, High-Efficacy LED
- Communication & Low Voltage**
- ☎ Ceiling-mounted combination Smoke Detector & Carbon Monoxide Detector. Interconnected hard-wired w/ battery backup & shall be installed in accordance w/ NFPA 72. Alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the dwelling unit. (CRC R314.3)
- Switching & Power**
- 110 Duplex Outlet w/ Approved Arc-Fault Circuit Interrupter, Tamper resistant
 - 220 Duplex Outlet w/ Approved Arc-Fault Circuit Interrupter, Tamper resistant
 - 110 Duplex Outlet w/ Approved Ground-Fault Circuit Interrupter, Tamper resistant
 - Approved Exterior Weather-Proof Duplex Outlet w/ Ground-Fault Circuit Interrupter, Tamper resistant
 - 110 Duplex Linear Outlet w/ Approved Arc-Fault Circuit Interrupter, ceiling or floor mounted with flush brass coverplate (floor only), Tamper resistant
 - 110 Duplex Linear Outlet w/ Approved Arc-Fault Circuit Interrupter, Tamper resistant. Located under upper cabinets U.N.O.
 - Cont. Strip High Efficacy LED Undercabinet Light, Dimmable
 - Wall Switch
 - 3-Way Wall Switch
 - Dimmable Wall Switch
 - 3-Way Wall Switch w/ Dimmable Function
 - Vacancy Sensor. In bathrooms, garages, laundry rooms, utility rooms and walk-in-closets at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. (CCC Section 150.0(K)2.E.1)
- Communication & Low Voltage**
- Voice/Data Phone Line w/ Cable TV Outlet. Verify service req. w/ Owner. Mounted 12" AFF, U.N.O.
 - Door Bell, O.F.C.I., located 48" AFF, connected to permanent wiring.
- Mechanical & Plumbing**
- Exhaust Fan, humidity-controlled ceiling mounted & remote switch activated, ENERGY STAR compliant.
 - Bath Light/Exhaust Fan Combo - 50cfm w/ Humidistat
 - Kitchen: Max. sound rating of 3 zones @ 100cfs per CMC 504.2, BEES 150(b), Exc. 50 to 150.2(a), CGCBC 4.50, and ASHRAE 62.2. Non-recirculating, venting directly to exterior.
 - InSinkErator Garbage Disposal w/ air switch, 1.25 HP
 - Low-pressure gas w/ approved shut-off valve.
 - Hot/Cold water supply. Only indicated at pot fillers and refrigerators. Provide necessary water supply at all plumbing fixtures, etc.
 - Hose Bibb, 12" AFF
 - Gas Meter (GM)
 - Electrical Meter (EM)
 - HVAC Return Grille, ceiling mounted U.N.O.
 - HVAC Supply Grille, wall mounted below ceiling U.N.O.
 - HVAC Supply Grille, ceiling mounted U.N.O.



COMPOSITE UTILITY GENERAL NOTES

1. All outlets shall be located +12" A.F.F. U.N.O.
2. All switches shall be located +48" A.F.F. U.N.O.
3. See **Reflected Ceiling Plans** for light fixture types, Title 24 notes, and lighting general notes.
4. Lights recessed in insulated ceilings must be IC rated and be designed to prevent the migration of air.
5. Bathrooms, water closet compartments and other similar rooms shall be provided with minimum local exhaust rates of 50 cubic feet per minute for intermittent ventilation or 20 cubic feet per minute for continuous ventilation in accordance with the California Municipal Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.
6. Where exhaust fans are installed, additional air shall be provided to replace the exhausted air. A secondary ductular inlet will be provided in the HVAC system for this purpose. (NFPA 93.9.3.1)
7. Any work on the utility side of the electrical service will require a work order and disconnected/reconnected from the utility. Regulations do not allow service changes to be performed "HOT".
8. Per BEES 150.0(K)1A.D. A Category III or IV vent, or a Type B vent with straight pipe shall be installed for systems using gas or propane water heater.
9. Forced Air Units to comply with the SCAGMD non-side rule 1111.
10. All plumbing material used in the water supply system, except valves and similar devices, shall be of like materials.
11. All exterior lighting shall be shielded and downward facing, reducing glare on-site, on the public right-of-way, and on adjacent properties.
12. All standard outlets shall be protected by approved combination AFCI outlets.
13. All outlets in bathrooms and within 6ft. of sinks shall be protected by approved GFCI outlets.
14. Connected Home Systems including Home Security & Surveillance, Home Audio, and Smart Thermostats controlled separately by Owner.
15. Add auto-off controls for lighting in drawers and cabinets.
16. Undershelf, display cabinets, switched outlets controlled separate from ceiling lighting.
17. Lighting in habitable spaces shall have accessible wall-mounted dimming controls.

TITLE 24 LIGHTING REQUIREMENTS

1. **Bathroom, Garage, Laundry Room:** Provide High Efficacy fixtures per Section 150.0(K)1.A. and Vacancy Sensors
2. **All Other Interior Rooms:** Provide High Efficacy fixtures per Section 150.0(K)1.A. and Manual-On occupancy sensors (vacancy sensors), or Dimmers.



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Date	Project No.
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Sheet Number	
A-18	
Description	
SECOND FLOOR COMPOSITE UTILITY PLAN	



Scale 1/4" = 1'-0"



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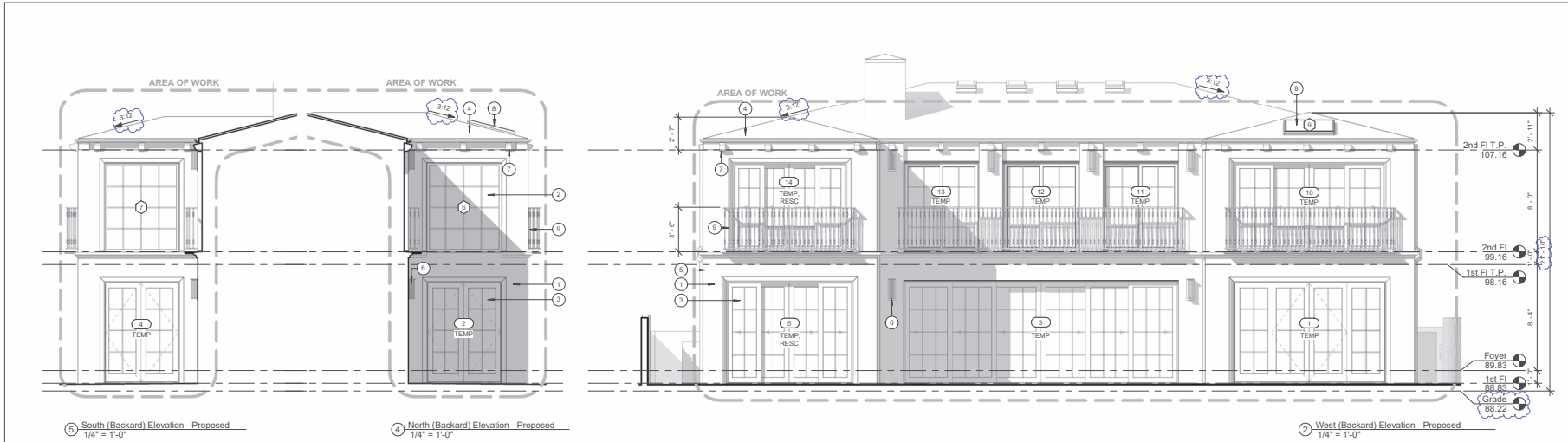
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A-20

Description

DEMO ELEVATIONS

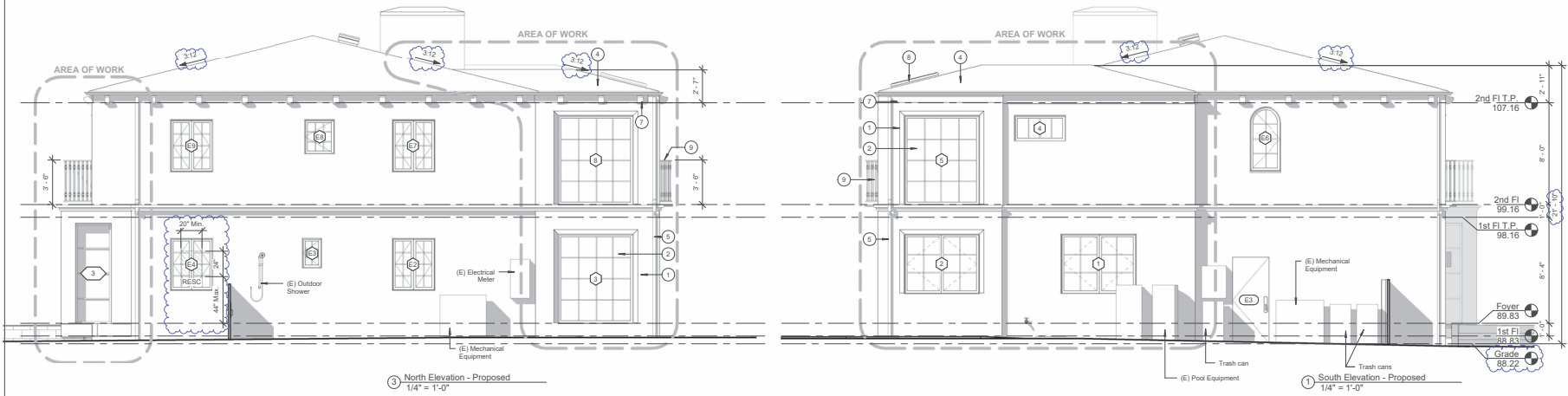
Scale 1/4" = 1'-0"



5 South (Back) Elevation - Proposed
1/4" = 1'-0"

4 North (Back) Elevation - Proposed
1/4" = 1'-0"

2 West (Back) Elevation - Proposed
1/4" = 1'-0"



3 North Elevation - Proposed
1/4" = 1'-0"

1 South Elevation - Proposed
1/4" = 1'-0"

ELEVATION KEYNOTES

- 1 Exterior Stucco Wall.
Manufacturer:
Finish:
Color: Match (E) stucco color/finish
Notes: Match (E) stucco color/finish
- 2 Window. See Window Schedule on A-40 for Add'l info.
- 3 Door. See Door Schedule on A-40 for Add'l info.
- 4 New Roof.
- 5 Gutters and Downspouts.
Match (E) Gutters and Downspouts.
- 6 Exterior Light Fixture.
- 7 Raftertails. See Detail 3 / A-50
- 8 Skylights. See Window Schedule on A-40 for Add'l info.
- 9 Juliette balcony. See Detail 5 / A-41

ELEVATION GENERAL NOTES

1. See Structural plans for foundation and framing design, requirements, and details.
2. See Floor Plans for additional Wall Type information.
3. See Composite Utility Plans on Sheets A-17 and A-18 for mechanical, electrical & plumbing information.
4. See Door & Window Schedules on Sheets A-40 for additional door & window information.
5. Owner to select all stone and tile types & patterns. Contractor shall install and provide material only with allowances.
6. Per CRC 311.3.2, all exterior door landings shall be not more than 7-3/4" below the top of the threshold.



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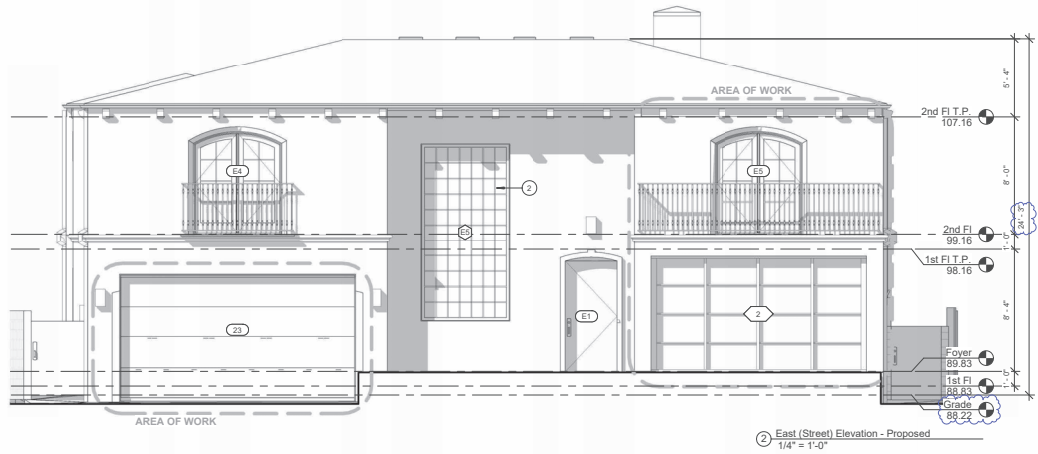
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Date	Project No.
2025-04-17	25-11

Sheet Number
A-21

Description
CONSTRUCTION ELEVATIONS

Scale 1/4" = 1'-0"



2 East (Street) Elevation - Proposed
1/4" = 1'-0"



1 East (Street) Elevation - Existing/Demo
1/4" = 1'-0"

ELEVATION KEYNOTES

- 1 Exterior Stucco Wall.
Manufacturer:
Finish:
Color: Match (E) stucco color/finish
Notes:
2 Window. See Window Schedule on A-40 for Add'l Info.
3 Door. See Door Schedule on A-40 for Add'l Info.
4 New Roof.
5 Gutters and Downspouts.
Match (E) Gutters and Downspouts.
6 Exterior Light Fixture.
7 Raftertails. See Detail 3 / A-50
8 Skylights. See Window Schedule on A-40 for Add'l Info.
- 9 Juliette balcony. See Detail 5 / A-41

ELEVATION GENERAL NOTES

- 1. See Structural plans for foundation and framing design, requirements, and details.
- 2. See Floor Plans for additional Wall Type information.
- 3. See Composite Utility Plans on Sheets A-17 and A-18 for mechanical, electrical & plumbing information.
- 4. See Door & Window Schedules on Sheets A-40 for additional door & window information.
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- 6. Per CRC 311.3.2, all exterior door landings shall be not more than 7-3/4" below the top of the threshold.



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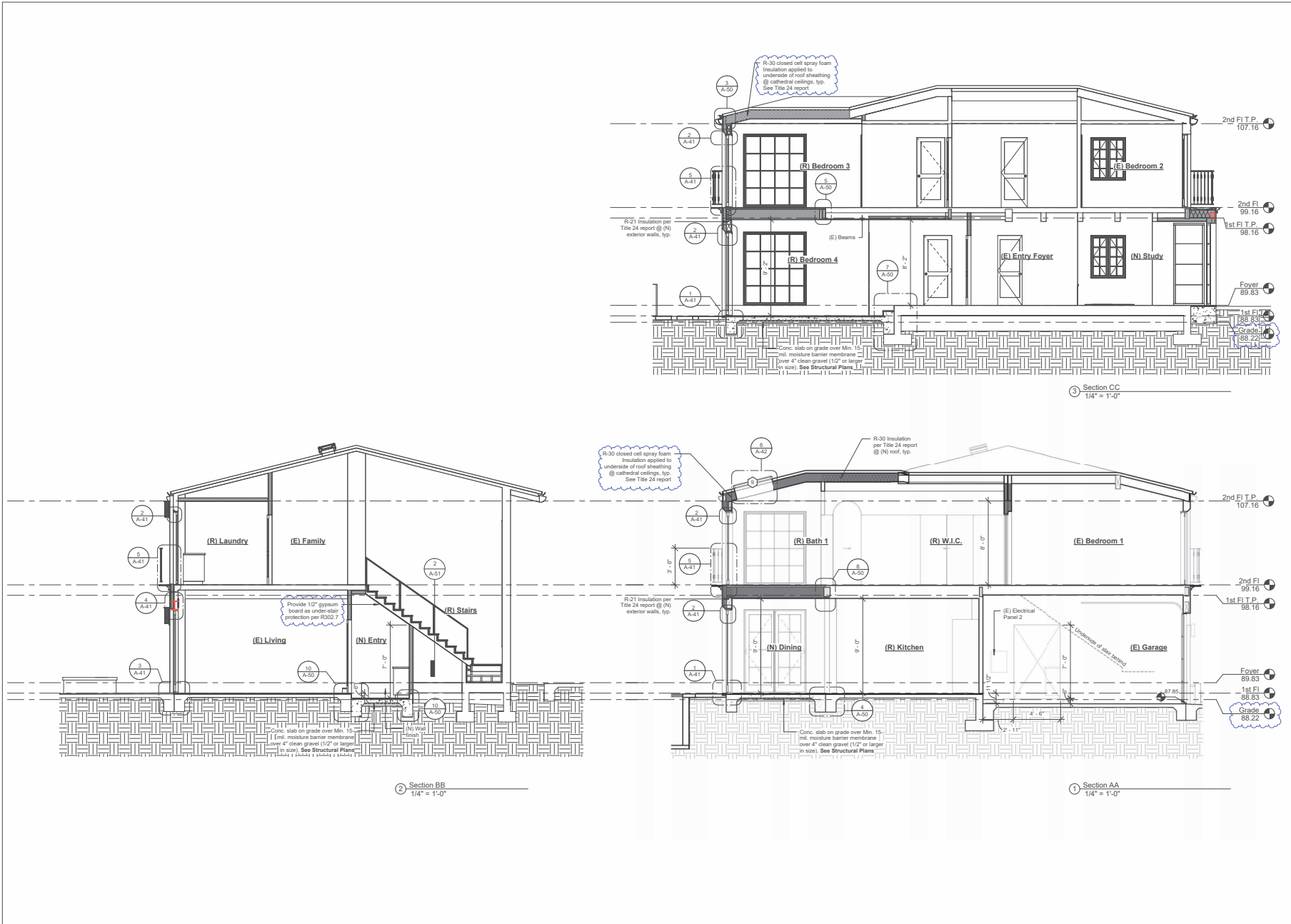
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Description

CONSTRUCTION ELEVATIONS

Scale 1/4" = 1'-0"



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Date	Project No.
2025-04-17	25-11

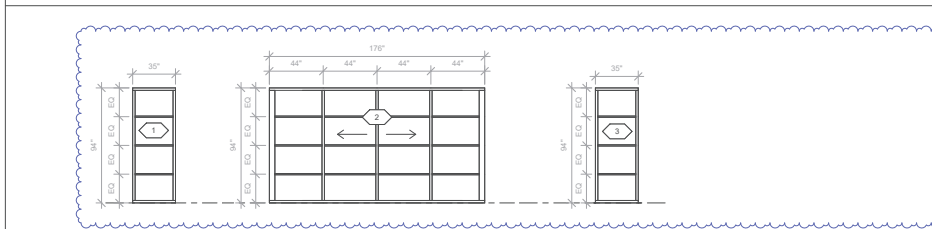
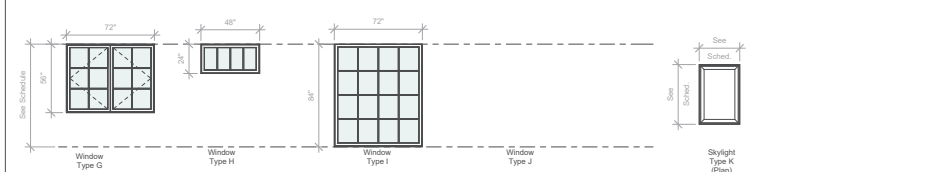
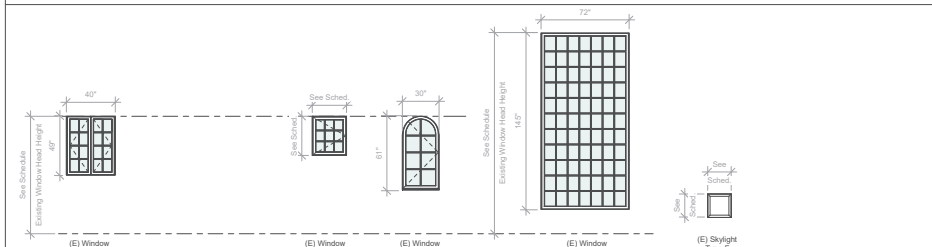
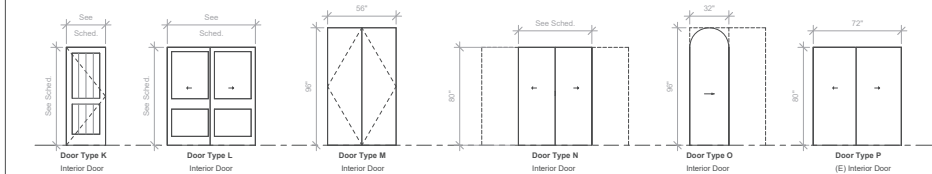
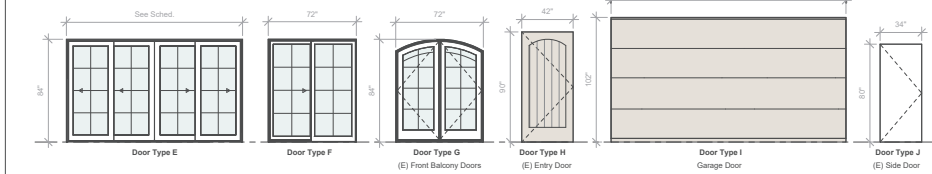
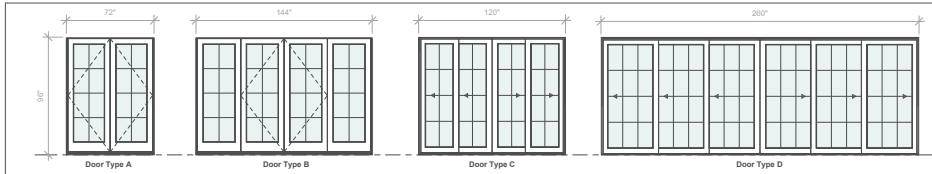
Sheet Number

A-30

DESCRIPTION

SECTIONS

Scale 1/4" = 1'-0"



DOOR SCHEDULE									
Identification	Dimensions			Operation	Details			Comments	
Mark	Type	Width	Height		Head	Jamb	Sill		
1	B	144"	96"	Double Outswing w/ Sidelites	2/A-41	2/A-41	1/A-41	TEMP	See Note #11
2	A	72"	96"	Double Outswing	2/A-41	2/A-41	1/A-41	TEMP	See Note #11
3	D	260"	96"	Sliding OX/OXO	0/A-41	0/A-41	0/A-41	TEMP	See Note #11
4	A	72"	96"	Double Outswing	2/A-41	2/A-41	1/A-41	TEMP	See Note #11
5	C	120"	96"	Sliding OX/O	2/A-41	2/A-41	1/A-41	TEMP	See Note #11
6	K	32"	80"	Single Swing	8/A-42	8/A-42	-	Interior Door	
7	K	32"	80"	Single Swing	8/A-42	8/A-42	-	Interior Door	
8	L	72"	96"	Double Sliding	8/A-42	8/A-42	-	Interior Door	
9	K	32"	84"	Single Swing	-	-	-	Solid Wood Door, 20-min Fire Rated Door w/ Latch & Closer, lift fitting	
10	E	144"	84"	Sliding OX/O	2/A-41	2/A-41	5/A-41	TEMP	
11	F	72"	84"	Sliding OX	2/A-42	2/A-42	5/A-41	TEMP	
12	F	72"	84"	Sliding OX	2/A-42	2/A-42	5/A-41	TEMP	
13	F	72"	84"	Sliding OX	2/A-42	2/A-42	5/A-41	TEMP	
14	E	100"	84"	Sliding OX/O	2/A-41	2/A-41	6/A-41	TEMP, BSSC	
15	K	32"	80"	Single Swing	8/A-42	8/A-42	-	Interior Door	
16	M	56"	96"	Double Swing	8/A-42	8/A-42	-	Interior Door	
17	N	48"	80"	Double Pocket	-	-	-	Interior Door	
18	N	60"	80"	Double Pocket	-	-	-	Interior Door	
19	N	60"	80"	Double Pocket	-	-	-	Interior Door	
20	O	32"	96"	Single Pocket	8/A-42	-	-	Interior Door, Arch in Gypsum	
21	K	32"	80"	Single Swing	8/A-42	8/A-42	-	Interior Door	
22	P	72"	80"	Double Sliding	8/A-42	8/A-42	-	Interior Door	
23	I	192"	102"	Overhead Garage	-	-	-		

DOOR SCHEDULE - EXISTING TO REMAIN									
Identification	Dimensions			Operation	Details			Comments	
Mark	Type	Width	Height		Head	Jamb	Sill		
E1	H	42"	80"	Single Swing	-	-	-	Existing Entry Door	
E3	J	34"	80"	Single Swing	-	-	-	Existing Side Door	
E4	G	72"	84"	Double Inswing	-	-	-	Existing Front Balcony	
E5	G	72"	84"	Double Inswing	-	-	-	Existing Front Balcony	
E6	K	28"	80"	Single Swing	-	-	-	Existing Interior Door	
E8	K	24"	80"	Single Swing	-	-	-	Existing Interior Door	
E9	P	72"	80"	Double Sliding	-	-	-	Existing Interior Door	
E10	K	28"	80"	Single Swing	-	-	-	Existing Interior Door	
E11	K	30"	80"	Single Swing	-	-	-	Existing Interior Door	
E12	K	28"	80"	Single Swing	-	-	-	Existing Interior Door	

WINDOW SCHEDULE										
Identification	Dimensions			Head Height	Operation	Egress	Details			Comments
Mark	Type	Width	Height				Head	Jamb	Sill	
1	G	72"	56"	8' 0"	Casement Double	-	1/A-42	1/A-42	1/A-42	See Note #11
2	G	72"	56"	8' 0"	Casement Double	-	5/A-42	5/A-42	5/A-42	See Note #11
3	I	72"	84"	8' 0"	Fixed	-	3/A-42	3/A-42	3/A-42	TEMP
4	H	48"	24"	7' 0"	Fixed	-	1/A-42	1/A-42	1/A-42	TEMP
5	I	72"	84"	7' 0"	Fixed	-	3/A-42	3/A-42	3/A-42	TEMP
6	I	72"	84"	7' 0"	Fixed	-	3/A-42	3/A-42	3/A-42	TEMP
7	I	72"	84"	7' 0"	Fixed	-	3/A-42	3/A-42	3/A-42	TEMP
8	I	72"	84"	7' 0"	Fixed	-	3/A-42	3/A-42	3/A-42	TEMP
9	K	-	-	-	Fixed	-	6/A-42	6/A-42	6/A-42	Velux VSE M06

WINDOW SCHEDULE - EXISTING TO REMAIN										
Identification	Dimensions			Head Height	Operation	Egress	Details			Comments
Mark	Type	Width	Height				Head	Jamb	Sill	
E2	A	40"	49"	6' 8"	Casement Double	-	-	-	-	Existing
E3	C	18"	29"	6' 8"	Casement	-	-	-	-	Existing
E4	A	40"	49"	6' 8"	Casement Double	-	-	-	-	Existing
E5	E	72"	145"	19' 8"	Double Outswing	-	-	-	-	Existing
E6	D	30"	60"	7' 8"	Casement	-	-	-	-	Existing
E7	A	40"	49"	6' 8"	Casement Double	-	-	-	-	Existing
E8	C	28"	33"	6' 8"	Casement	-	-	-	-	Existing
E9	A	40"	49"	6' 8"	Casement Double	-	-	-	-	Existing
E10	F	22"	22"	-	Fixed Skylight	-	-	-	-	Existing
E11	F	22"	22"	-	Fixed Skylight	-	-	-	-	Existing
E12	F	22"	22"	-	Fixed Skylight	-	-	-	-	Existing
E13	F	22"	22"	-	Fixed Skylight	-	-	-	-	Existing

WINDOW/DOOR SCHEDULE									
Identification	Dimensions			Operation	Details			Comments	
Mark	Width	Height			Head	Jamb	Sill		
1	35"	84"		Fixed	4/A-42	4/A-42	1/A-41	TEMP	
2	176"	84"		Sliding	4/A-42	4/A-42	1/A-41	TEMP	
3	35"	84"		Fixed	4/A-42	4/A-42	1/A-41	TEMP	

DOOR & WINDOW GENERAL NOTES

- See Floor Plans for direction/operation of Doors & Windows.
- All Windows shall be the following:
 Manuf: Marvin
 Series: Signature Ultimate™
 Style: Aluminum Clad Wood
 Finish: White Oak (Interior), Ebony (Exterior)
- All Exterior Doors shall be the following:
 Manuf: Marvin™
 Series: Signature Ultimate™
 Style: Aluminum Clad Wood
 Finish: White Oak (Interior), Ebony (Exterior)
- All Interior Doors shall be the following:
 Manuf: T.M. Collectors
 Style: Molded Doors Collector™
 Finish: Primed & Painted
- *Or approved equal.
- All Windows & Exterior Doors shall have simulated divided lites (SDL) on exterior, interior, and internal muntins. 3/4" thick in chamfer profile. See Door & Window Legends for SDL grid/muntin configurations.
- Minimum Glazing Unit Performance Requirements per Title 24 Analysis. See Title 24 Report for full details.
 SHGC: 0.28 (New Doors and Windows)
 U-Factor: 0.18 (New Doors and Windows)
 SHGC: 0.25 (New Skylights)
 U-Factor: 0.35 (New Skylights)
- Glazing in all windows shall be dual pane, Argon insulating glass with 316" glass insulators.
- See Door & Window Schedules for Safety Glazing locations, noted as "TEMP". Safety Glazing shall be used in the following locations:
 A. Glazing within 18" of any floor, with an exposed top edge greater than 36" above any floor, within 24" of any door, at guards or railings, or with an exposed area of an individual pane greater than 9 square feet shall be tempered.
 B. Glazing less than 60" above a tub floor, or within showers, swimming pools, spas, or other wet areas where the bottom exposed edge of the glazing is less than 60" above any standing or walking surface shall be tempered, unless glazing is more than 60" away from the water's edge.
 C. Glazing within 30" of the walking surface of a stairway and landing and any glazing 60" horizontally of the bottom tread of a stairway shall be tempered.
- See Window Schedule for Egress Window locations, noted as "BSSC". All sleeping rooms shall have at least one operable egress window or door. Windows shall have 20 sq. min. clear opening width, 24 min. clear opening height, 5.70 SF min. clear opening area at 5.00 SF min. clear opening area at ground floor, and 44" max. sill height.
- Exterior door thresholds shall comply with the following:
 A. Per CRC R311.3, there shall be a landing or floor on each side of each exterior egress door. Each landing shall have a width of not less than the door served, shall have a dimension of not less than 36" measured in the direction of travel, and a slope of not more than 2%.
 B. Per Exception on CRC 311.3.1, landings or floors on the exterior side shall be not more than 7.54" below the top of the threshold, provided that the egress door does not swing over the landing or floor.
 C. Per CRC R311.3.2, doors other than the required egress door shall be provided with landings or floors not more than 3.00 inches below the top of the threshold.
 D. Where any wall of a dwelling serves as part of a pool/spa barrier and access from the dwelling provide direct access to the pool, those doors shall comply with one of the following:
 A. All doors providing direct access to the pool/spa area from the residence shall be equipped with a self-closing, self-latching device with a release mechanism placed at 54 inches or more above the floor, or
 B. All doors providing direct access to the pool/spa area from the residence shall be equipped with an alarm that produces an audible warning when the window or its screen is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.
 C. All operable windows providing direct access to the pool/spa area from the residence, having a sill height of less than 48 inches (1219 mm) above the finished floor, shall be equipped with an alarm that produces an audible warning when the window or its screen is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.
 D. Fencelocks must have temporary and permanent labels.



Issue Dates		
No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

Palley Residence
 419 Signal Road, Newport Beach, CA 92663

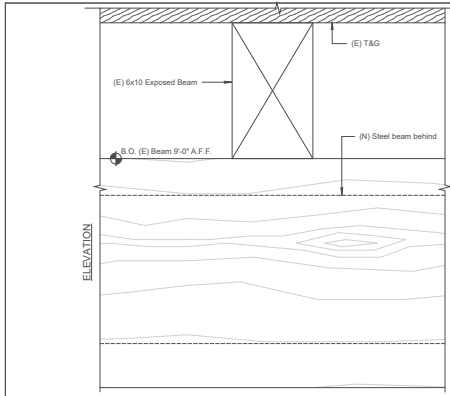
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Date: 2025-04-17
 Project No.: 25-11
 Sheet Number: A-40

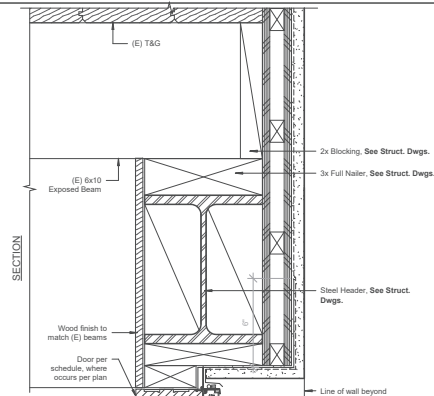
DOOR & WINDOW SCHEDULES & LEGENDS

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



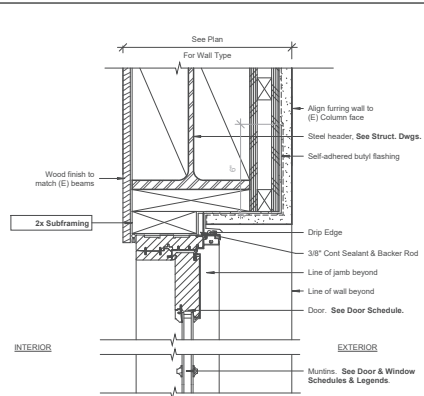
(N) Steel Beam to (E) Beam

3" = 1'-0" 6



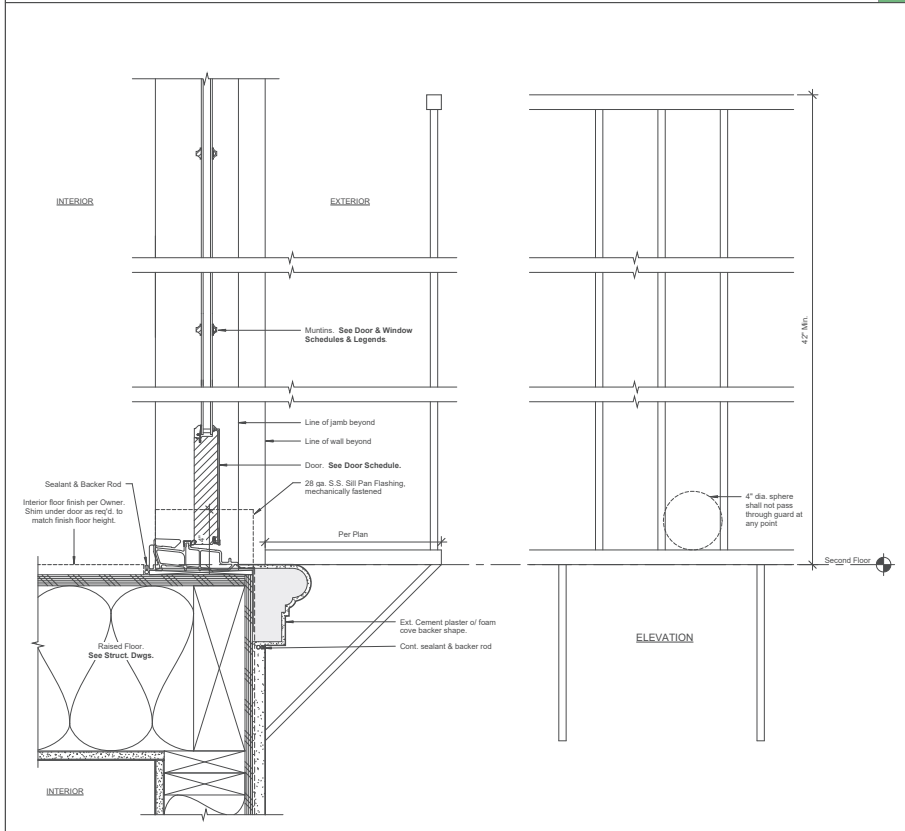
Typ. Ext. Door Head (Jamb sim.) @ (E) and (N) Wall

3" = 1'-0" 4



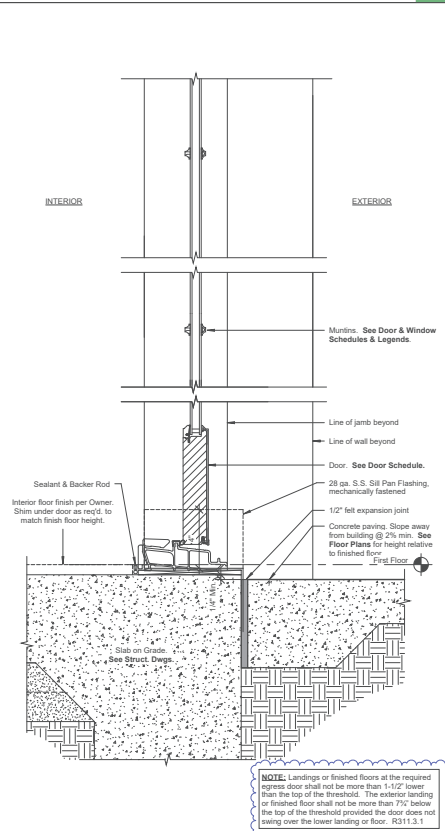
Typ. Ext. Door Head (Jamb sim.) @ (N) Wall

3" = 1'-0" 2



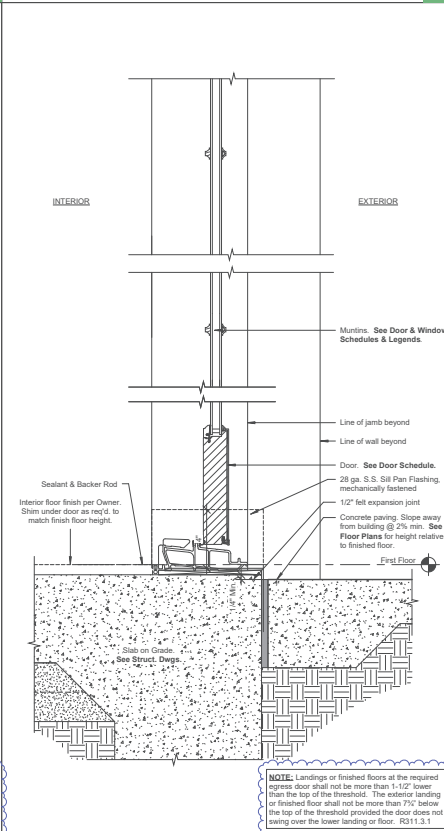
Typ. Ext. Door Sill @ Raised Floor and Juliette Balcony

3" = 1'-0" 5



Typ. Ext. Door Sill @ Slab on Grade @ (E) and (N) Wall

3" = 1'-0" 3



Typ. Ext. Door Sill @ Slab on Grade @ (N) Wall

3" = 1'-0" 1

NOTE: Landings or finished floors at the required egress door shall not be more than 1-1/2" lower than the top of the threshold. The exterior landing or finished floor shall not be more than 7/8" below the top of the threshold provided the door does not swing over the lower landing or floor. R311.3.1

NOTE: Landings or finished floors at the required egress door shall not be more than 1-1/2" lower than the top of the threshold. The exterior landing or finished floor shall not be more than 7/8" below the top of the threshold provided the door does not swing over the lower landing or floor. R311.3.1



Issue Dates	
No.	Description
1	Plan Check #1
2	Plan Check #2

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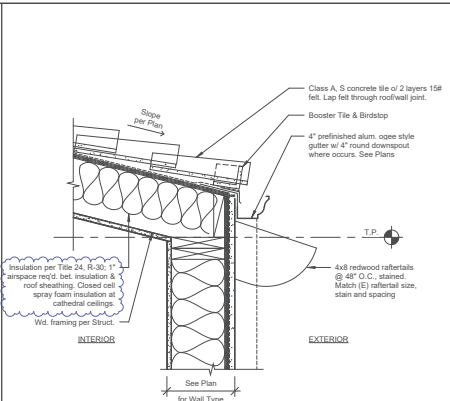
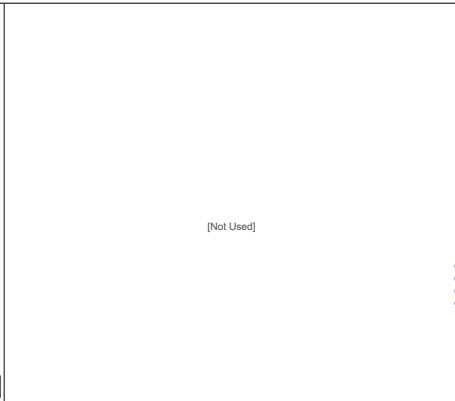
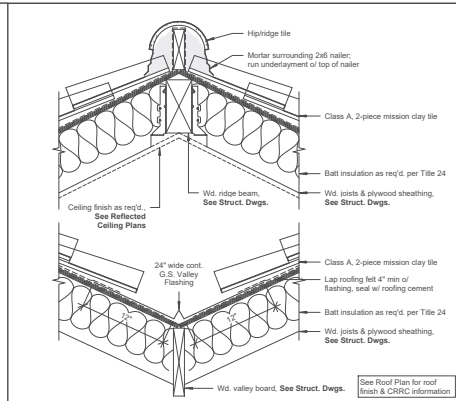
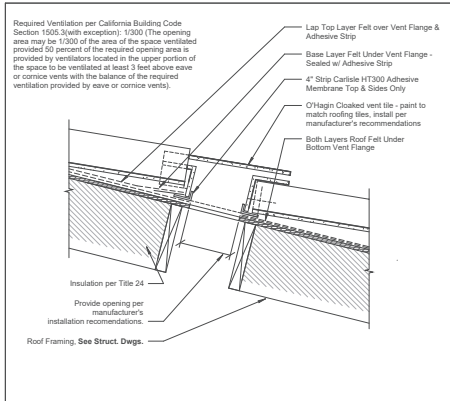
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Date	Project No.
2025-04-17	25-11

Sheet Number
A-41
Description
DOOR DETAILS

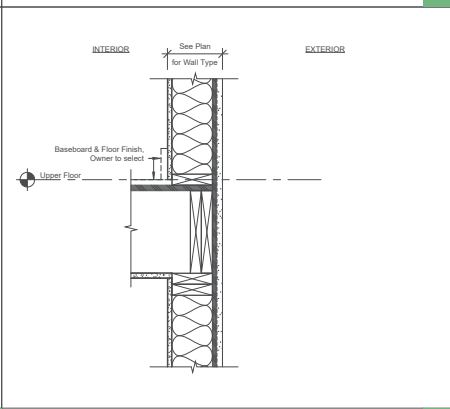
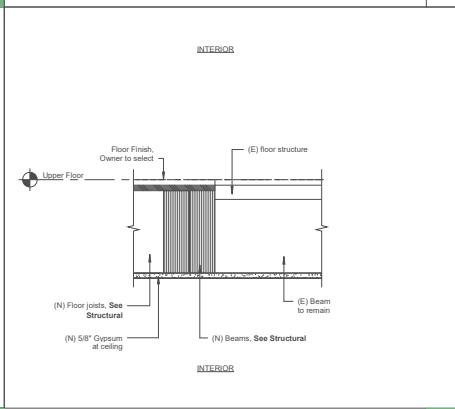
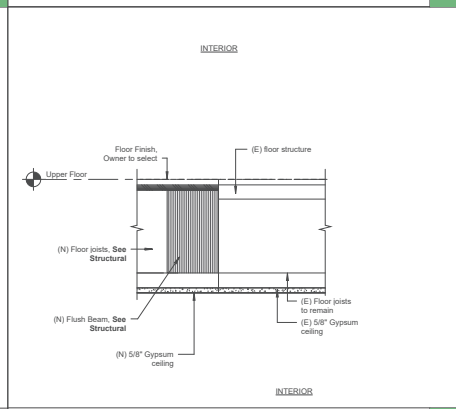
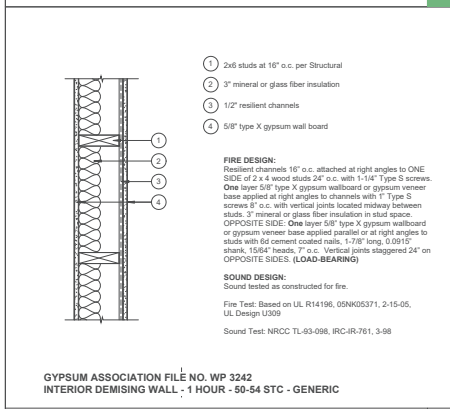
Scale 3" = 1'-0"



Roof Vent. 1 1/2" = 1'-0" 12

Typ. Valley/Ridge 1 1/2" = 1'-0" 9

Typ. Eave 1 1/2" = 1'-0" 3

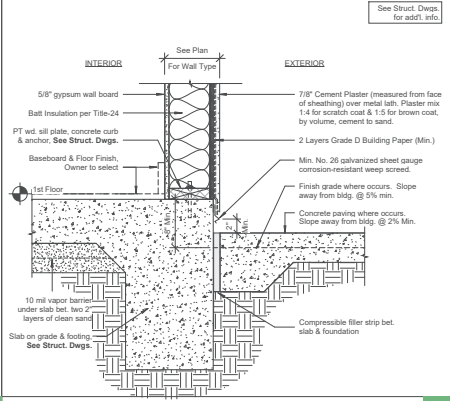
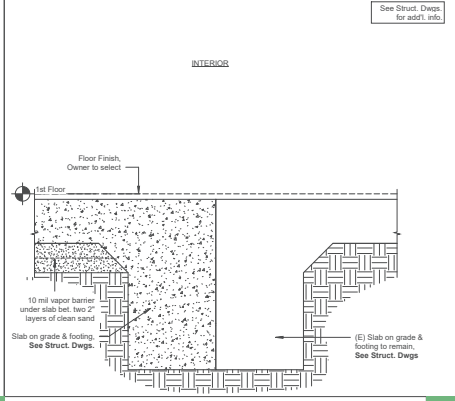
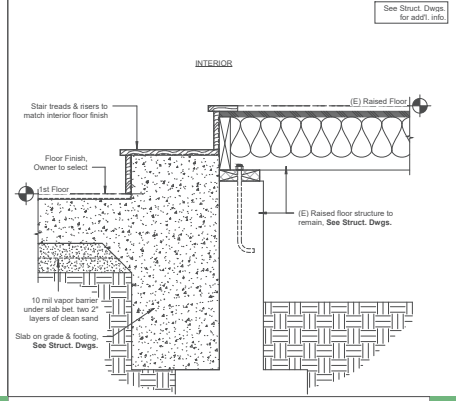
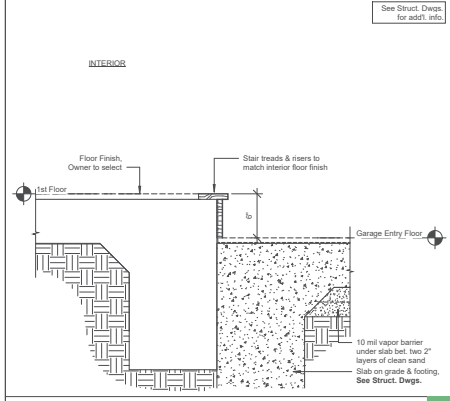


1 Hr. Fire Rated Wall 1 1/2" = 1'-0" 11

(E) to (N) Floor @ Dropped Ceiling 1 1/2" = 1'-0" 8

(E) to (N) Floor 1 1/2" = 1'-0" 5

Typ. Floor @ Wall 1 1/2" = 1'-0" 2



Typ. Slab & Footing 1 1/2" = 1'-0" 10

(E) Raised Floor to (N) Slab & Footing @ Int. Steps 1 1/2" = 1'-0" 7

(E) to (N) Slab & Footing 1 1/2" = 1'-0" 4

Typ. Slab & Footing 1 1/2" = 1'-0" 1

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

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Date	Project No.
2025-04-17	25-11

Sheet Number

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ARCHITECTURAL DETAILS

Scale: As Indicated

[Not Used]	[Not Used]	[Not Used]
------------	------------	------------

- 2x6 studs at 16" o.c. per Structural
- 3" mineral or glass fiber insulation
- Plywood sheathing per Structural
- 5/8" type X gypsum wall board

FIRE DESIGN:
 2" x 4" wood studs 16" on center with 7/8" cement plaster (measured from the face of studs) on the exterior surface with 5/8" type X gypsum wallboard applied vertically or horizontally nailed with 6d cooler or wallboard nails at 7" on center with end joints on nailing members. Stagger joints each side. Plaster mix 1:4 for scratch coat and 1-5 for brown coat, by volume, cement to sand.

Where wood structural panels are used, increase the length of the fasteners used to attach the fire protection by an amount not less than the thickness of the wood structural panel.

**ITEMS 14-1.3 & 15-1.3 FROM CBC TABLE 721.1(2)
 EXTERIOR WALL - 1-HOUR**

[Not Used]	[Not Used]	[Not Used]
------------	------------	------------

1 Hr. Fire Rated Exterior Wall 1 1/2" = 1'-0" 3

Stair Elevation 1/2" = 1'-0" 13

Stair Section 1" = 1'-0" 2

[Not Used]	<p>Typ. Int. Stair Treads & Risers 3" = 1'-0" 7</p> <p>Nosings: The radius of curvature at the nosing shall be no greater than 9/16". A nosing no less than 3/4" but not more than 1-1/4" shall be provided on stairs with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/16" between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2".</p> <p>Top bead to extend one tread depth and transition to floor finish</p> <p>Framing & connectors, see Struct. Dwg.</p> <p>Stair Treads, 10" Min. Typ.</p> <p>See Floor Plans</p> <p>Stair Risers, 7-3/4" Min. Typ.</p> <p>Bullnose edge no greater than 9/16"</p> <p>Stair treads & risers to match interior floor finish</p> <p>P.T. wd. plate</p> <p>Interior Floor Finish, Owner to select</p> <p>Wd. stringers & plywood sheathing, see Struct. Dwg.</p> <p>Grade D Building Paper applied continuously under wd. stair</p> <p>Concrete slab</p>	<p>Enlarged Stair Plan 1" = 1'-0" 1</p>
------------	---	---

1 Hr. Fire Rated Exterior Wall 1 1/2" = 1'-0" 3

CROSS SECTION LONG SECTION

1-3/4" x 1/2" vertical steel bar and rail, welded, grind smooth all welds, typ.

Glass bracket attachment per manufacturer specifications

Glass infill

(N) Solid Wood Treads

Riser and Tread behind

2" - 10"

3/4" - 3/8" P-rod R3117.8

10 3/4"

7"

3/4"

1 1/2"

3 1/2"

(E) Wall

(E) Stair structure and wall

Wall finish to conceal steel plate and bolt; facer required per structural

TYLER+KELLY ARCHITECTURE

Tyler Kelly Architecture.com
 1404 26th Ave., Suite 200
 Newport Beach, CA 92663
 (949) 266-6633

Seal

Issue Dates		
No.	Description	Date
1	Plan Check #1	2025-10-31
2	Plan Check #2	2025-04-17

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Date	Project No.
2025-04-17	25-11
Sheet Number	
A-51	
Description	
ARCHITECTURAL DETAILS	
Scale	As Indicated

STATEMENT OF SPECIAL INSPECTIONS

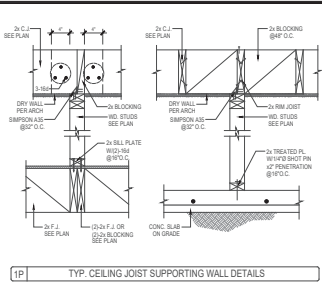
- CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN CBC 202 CHAPTER 17. SEE INSPECTION SCHEDULES BELOW. ONLY CHECKED ITEMS ARE REQUIRED.
- CONTINUOUS SPECIAL INSPECTION BY A REGISTERED CIVIL ENGINEER IS REQUIRED FOR FIELD BENDING, CONCRETE STRENGTH IN ≥ 2000 PSI, HIGH STRENGTH BOLTING, BRAYED-ON PREFORMING, ENGINEERED MASONRY, HEAVY-LIFT GROUTING, PRESTRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT RESISTING CONCRETE FRAMES. (FORMS & CONCRETE IN 21, 21.1 AND 22)
- FOUNDATION SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. (2024.11.4)
- WELDING TO BE DONE BY WELDERS CERTIFIED BY THE OBS FOR STRUCTURAL STEEL (REINFORCING STEEL) LIGHT GAUGE STEEL. CONTINUOUS INSPECTION BY DEPUTY INSPECTOR IS REQUIRED.
 - CONTINUOUS INSPECTION IS REQUIRED IN ACCORDANCE WITH 1708.1704.
 - PERIODIC SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH SECTION 1704 AND TABLE 1704.3.
 - SHOP WELDS MUST BE PERFORMED IN OBS LICENSED FABRICATOR'S SHOP.
- OBS LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), STRUCTURAL GRADE, IDENTICAL GRADE, COLLAR BEAMS MUST BE FABRICATED IN THE OBS LICENSED SHOP. IDENTICAL GRADE SYMBOL AND LABELING SPECIES PER T.S.A. 2014.NDS SUPP.
- PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION. 2018 NDS.
- PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR BEAMS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION SPECIFICATIONS 84 INCHES ON CENTER OR LESS. (1707.3)
- CONTROLLED-ACTION INSPECTION IS REQUIRED FOR BUILDINGS OVER 3 STOREYS BUILDINGS OVER 30.00 SF OF FLOORING AREA BUILDINGS OVER 30.00 SF OF FLOOR AREA IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
- THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE OBS, EQUIPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
- A COPY OF THE NEWPORT BEACH RESEARCH REPORT ANNOTATION OF LISTING SHALL BE MADE AVAILABLE TO THE JOB SITE.

WOOD FRAMES - (FASTENING SCHEDULE)

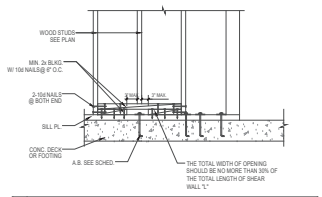
DESCRIPTION OF FASTENING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING AND LOCATION
1. Enclosure walls, gables, chimneys or other walls to plain or sheathing (see Note)	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	End and lateral
2. Sheathing between chimneys or masonry walls on the end wall, gable or other	16d common $\geq 2 \times 10$	End and lateral
3. Floor joists to truss and end wall	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	End and lateral
4. Ceiling joists to truss and end wall	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
5. Ceiling joist to rafter to provide other face over sheathing (see Note)	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
6. Ceiling joist to rafter to provide other face over sheathing (see Note)	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
7. Roof rafters to ridge rafter or valley, or end rafter to end wall or gable	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
8. Stud to stud (at truss end panel)	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
9. Stud to stud (at sheathing end at sheathing end corner of truss end panel)	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
10. Bulk-up header (2" x 2" header)	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. end edge, face and end
11. Continuous header in stud	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
12. Top plate to top plate	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
13. Top plate to top plate, at end panel	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
14. Bottom plate to stud (at truss end panel)	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
15. Bottom plate to stud (at truss end panel)	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
16. Stud to top truss end panel	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
17. Top truss end panel to stud	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
18. Top plate, beam and corner and intersections	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
19. Top plate, beam and corner and intersections	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
20. Stud to sheathing in wall bearing	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
21. 1/2" and wider sheathing in wall bearing	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
22. 2x4 wall studs in gable	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
23. 2x4 wall studs in gable	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
24. 2x4 wall studs in gable	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
25. 2x4 wall studs in gable	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
26. 2x4 wall studs in gable	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	Face and end
27. Bulk-up beams and headers in truss bays	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	12" o.c. face and end
28. Ledger joist supporting gables or other	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	End and lateral
29. Joint beam on end panel	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	End and lateral
30. Bridging in truss over rafter or truss	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	End and lateral
31. X	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	End and lateral
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100. X	16d common $\geq 2 \times 10$ or 12d common $\geq 2 \times 12$ or 10d common $\geq 2 \times 4$ or 8d common $\geq 2 \times 2$	End and lateral

REINFORCING STEEL

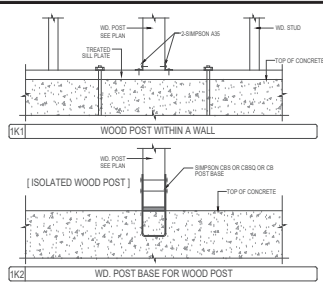
- ALL REINFORCING STEEL STRENGTH SHALL BE ≥ 60 KSI (GRADE 60).
- ALL REINFORCING STEEL SHALL BE ASTM A618-60 REBAR. WELDED WIRE



1P TYP. CEILING JOIST SUPPORTING WALL DETAILS

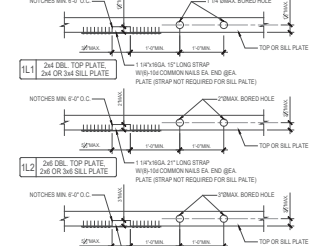


1S STUD LANDING ON A.B.



1K1 WOOD POST WITHIN A WALL

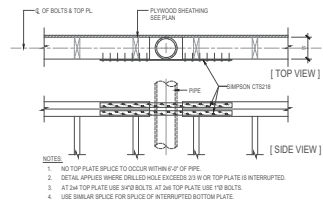
1K2 ISOLATED WOOD POST



1L1 TYP. TOP PLATES SPlice AND INTERSECTION DETAILS

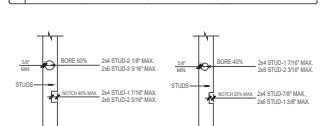
1L2 TYP. TOP PLATES SPlice AND INTERSECTION DETAILS

1L3 TYP. TOP PLATES SPlice AND INTERSECTION DETAILS

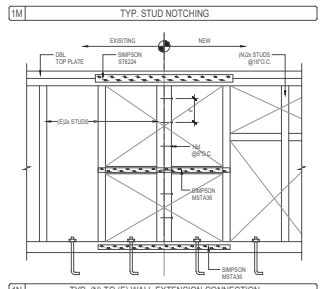


1L4 EXTERIOR SECTION AT FLOOR LEVEL

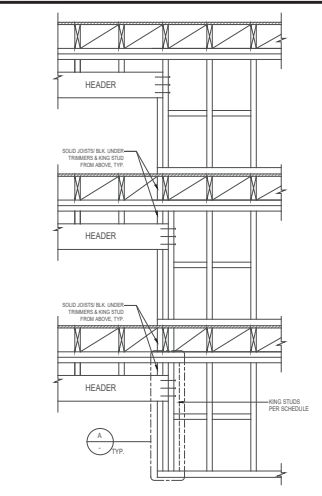
1L5 TYP. TOP PLATES SPlice AND INTERSECTION DETAILS



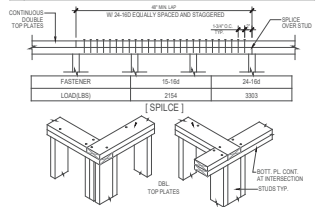
1M TYP. STUD NOTCHING



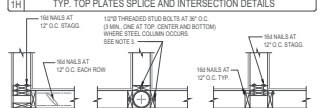
1N TYP. (N) TO (E) WALL EXTENSION CONNECTION



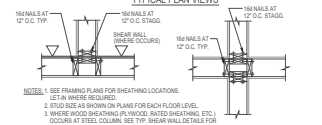
1G TYP. TOP PLATES SPlice AND INTERSECTION DETAILS



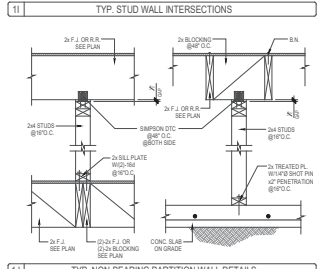
1H TYP. TOP PLATES SPlice AND INTERSECTION DETAILS



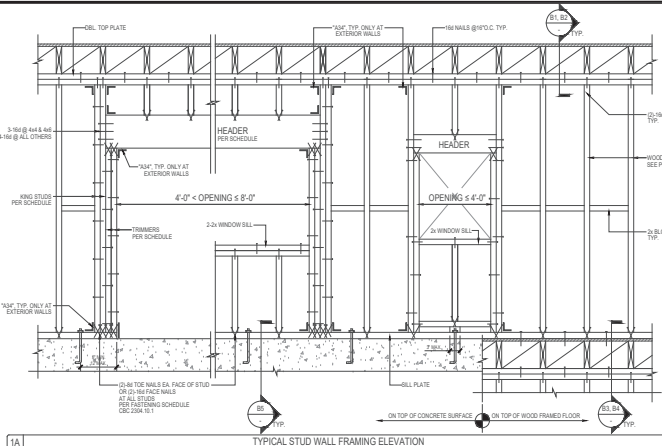
1I TYPICAL PLAN VIEWS



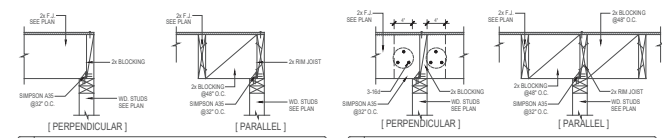
1J TYP. STUD WALL INTERSECTIONS



1K TYP. NON-BEARING PARTITION WALL DETAILS

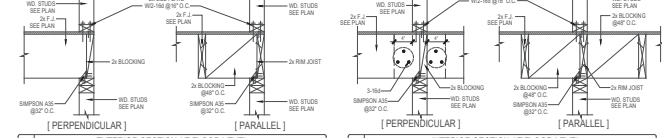


1A TYPICAL STUD WALL FRAMING ELEVATION



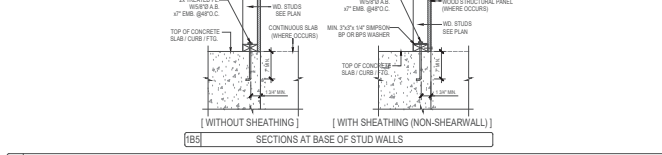
1B1 EXTERIOR SECTION AT ROOF LEVEL

1B2 INTERIOR SECTION AT ROOF LEVEL



1B3 EXTERIOR SECTION AT FLOOR LEVEL

1B4 INTERIOR SECTION AT FLOOR LEVEL



1B5 SECTIONS AT BASE OF STUD WALLS

1B TYPICAL WALL SECTIONS

1D NON-BEARING HEADER SCHEDULE U.N.O.		1C BEARING HEADER SCHEDULE U.N.O.	
OPENING WIDTH 'W'	MIN. HEADER SIZE	OPENING WIDTH 'W'	MIN. HEADER SIZE
<= 4'-0"	4x4 STUDS	<= 4'-0"	4x4 STUDS
4'-0" TO 8'-0"	4x6 STUDS	4'-0" TO 8'-0"	4x6 STUDS
8'-0" TO 12'-0"	4x8 STUDS	8'-0" TO 12'-0"	4x8 STUDS

1E TRIMMER STUD SCHEDULE U.N.O.		1F KING STUD SCHEDULE U.N.O.	
OPENING WIDTH 'W'	BEARING WALL	BEARING WALL - EXTERIOR	BEARING WALL - INTERIOR
<= 4'-0"	4" WALL	(1)-KING STUD	(1)-KING STUD
4'-0" TO 8'-0"	4" WALL	(1)-TRIMMER	(1)-KING STUD
8'-0" TO 12'-0"	4" WALL	(2)-TRIMMER	(1)-KING STUD

STUD WALL FRAMING DETAILS 1



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Issue Dates

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No.	Description	Date

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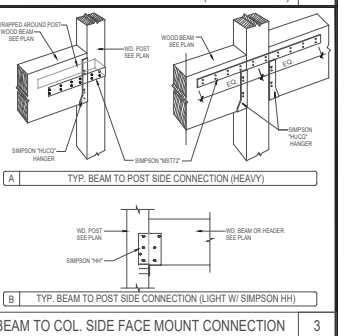
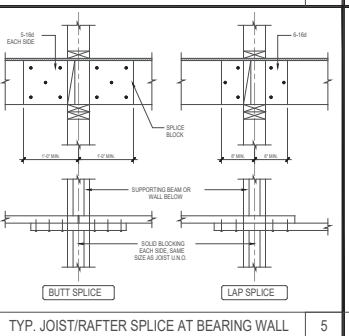
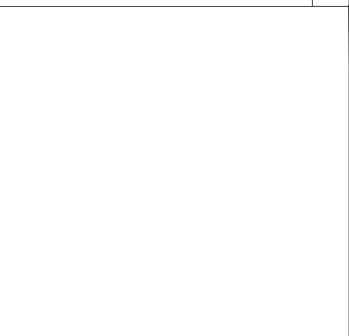
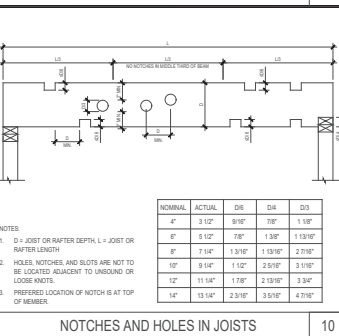
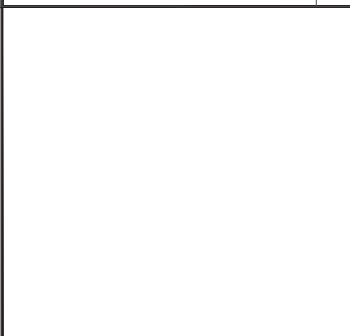
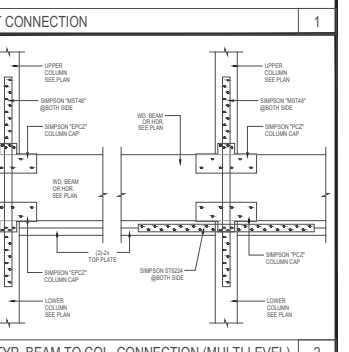
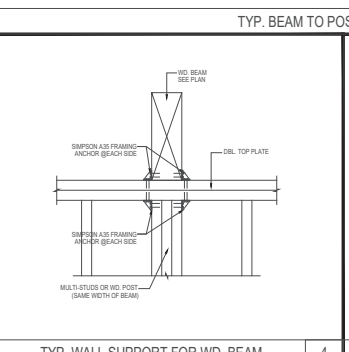
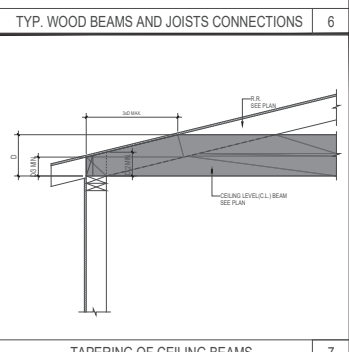
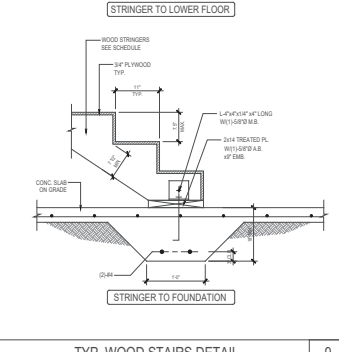
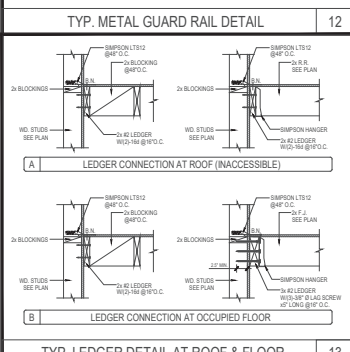
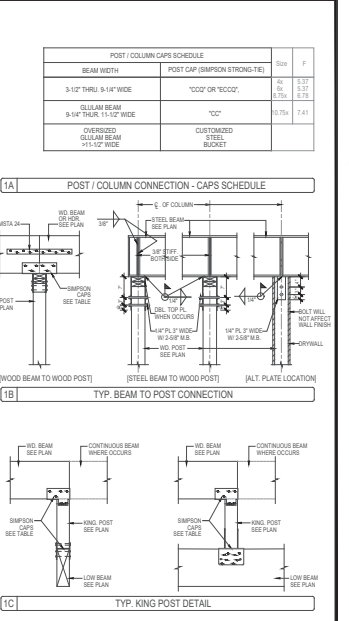
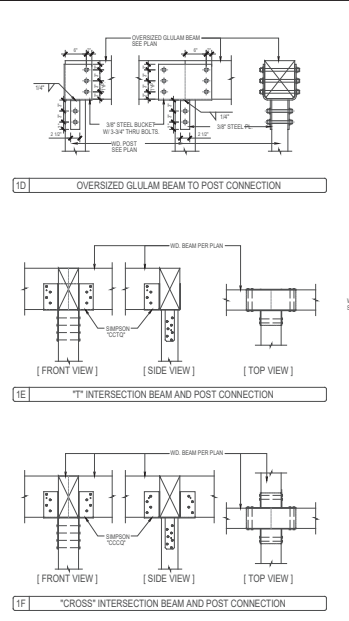
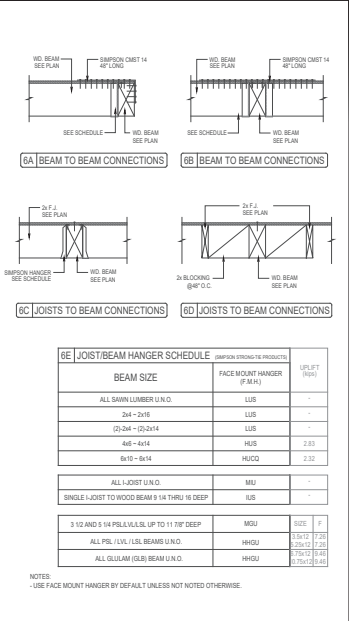
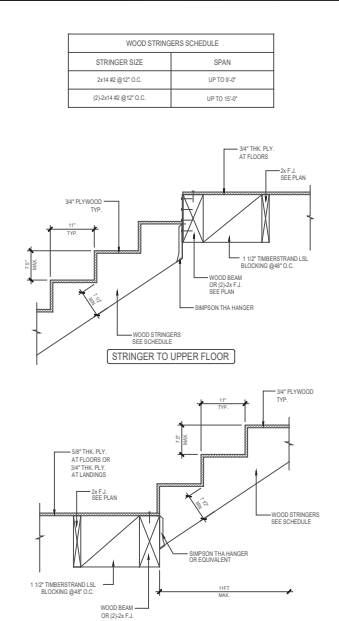
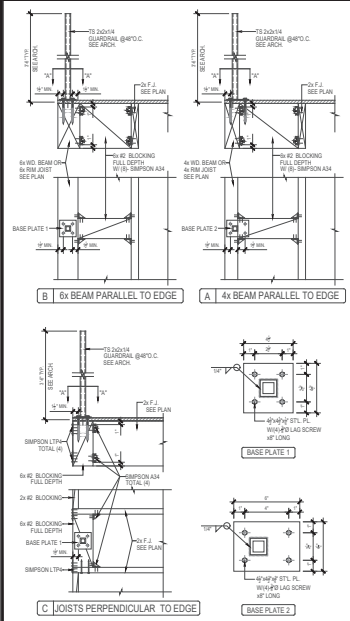
Sheet Number

S120

Description

TYP. DETAILS

Scale 1/4" = 1'-0"



WOOD STRINGERS SCHEDULE

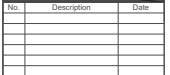
STRINGER SIZE	SPAN
2x4 @ 8" O.C.	UP TO 9'-0"
(2)2x4 @ 8" O.C.	UP TO 15'-0"

RE JOIST/BEAM HANGER SCHEDULE

BEAM SIZE	FACE MOUNT HANGER (F.M.H.)	UPLIFT
ALL SAWN LUMBER U.N.O.	LUS	-
2x4 - 2x6	LUS	-
(2)2x4 - (2)2x4	LUS	-
4x4 - 4x4	HUS	2.83
6x6 - 6x6	HUCO	2.32
ALL I-JOIST U.N.O.	MU	-
SINGLE JOIST TO WOOD BEAM 9'-1/4" THRU 16' DEEP	IJS	-
3 1/2" AND 5 1/4" PSL U.N.O. UP TO 11' 7" DEEP	MGU	1.50/1.74
ALL PSL U.N.O. U.N.O.	HHGU	1.50/1.74
ALL GLULAM (GLUB) BEAM U.N.O.	HHGU	1.75/1.74

POST / COLUMN CAPS SCHEDULE

BEAM WIDTH	POST CAP (SIMPSON STRONG-TIE)	EQ.	F.
3-1/2" THRU 9-1/4" WIDE	"COO" OR "ECO"	24	5.37
9-1/4" THRU 11-1/2" WIDE	"COO"	10.75	2.41
OVERSIZED GLULAM BEAM > 11-1/2" WIDE	CUSTOMIZED STEEL BUCKET		



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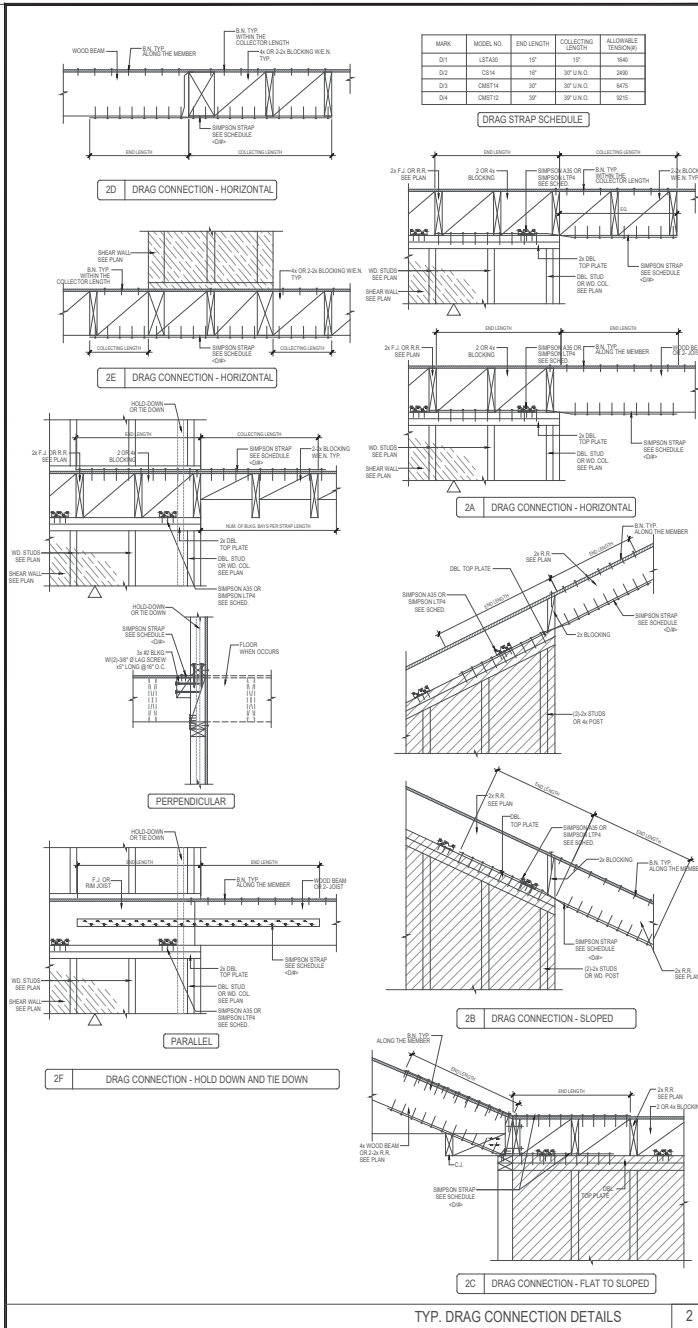
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 Project No. P25-0906

2025-12-22

Sheet Number
S121

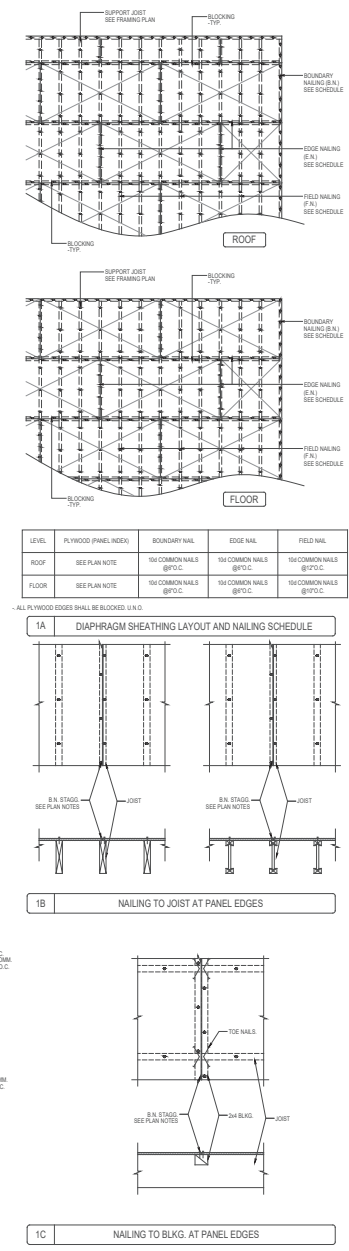
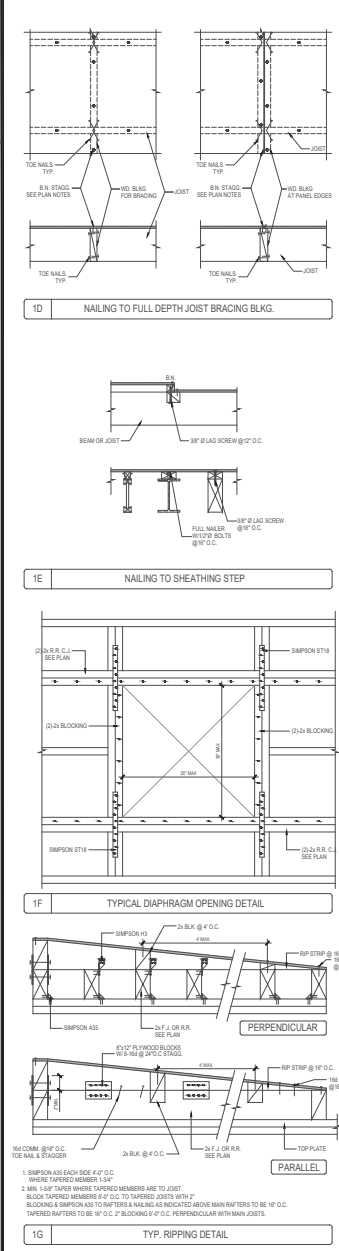
Description
 TYP. DETAILS

Scale
 1/4" = 1'-0"



MARK	WOOD NO.	END LENGTH	COLLECTING LENGTH	ALLOWABLE TENSION(P)
D1	LE54D	12"	12"	3600
D2	CS4	12"	30" U.N.O.	3600
D3	CM5T4	30"	30" U.N.O.	6475
D4	CM5T2	30"	30" U.N.O.	6215

DRAG STRAP SCHEDULE



No.	Description	Date

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2025-12-22
 Sheet Number

S122

Description
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Scale 1/4" = 1'-0"

49



XIA Issue Dates

No.	Description	Date

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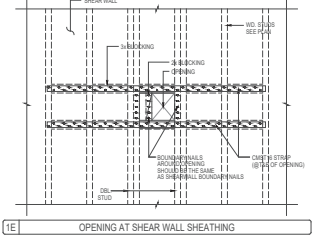
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2025-12-22	P25-0906

Sheet Number
S123
Description
TYP. DETAILS

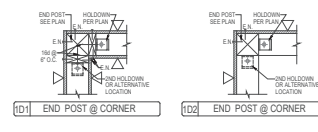
Scale 1/4" = 1'-0"

SCHED. OR PLAN	WOOD STRUCTURAL PANEL	ALLOW SHEAR (KIP/FOOT)	BILL SIZE	FRAMING BUTTAL PANEL JOINTS	SHEAR CLIP (SIMPSON AS OR LIPS)	BILL PLATE ATTACHMENT				
						FRAMED FLOOR USE W/BE SIMPSON SCS REINFORCING SCREW	CONCRETE USE ANCHOR BOLT W/ WELDED STEEL BEEL PER SCHED.	TOP OF STEEL BEAM WITH WELDED STEEL BEEL PER SCHED.	EXISTING CONCRETE USE SIMPSON TONGUE AND GROOVE	EXISTING CONCRETE STEM WALL USE SIMPSON UHPF END ANCHOR
1	1/2" 1/4"	34	2x	2x	1/2" O.C.	1" LONG @ 8" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.
2	1/2" 1/4"	50	3x	3x	1/2" O.C.	1" LONG @ 8" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.
3	1/2" 1/4"	86	3x	3x	1/2" O.C.	1" LONG @ 8" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.
4	1/2" 1/4"	170	3x	3x	1/2" O.C.	1" LONG @ 8" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.
5	1/2" 1/4"	103	3x	3x	1/2" O.C.	1" LONG @ 8" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.
6	1/2" 1/4"	103	3x	3x	1/2" O.C.	1" LONG @ 8" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.
7	1/2" 1/4"	174	3x	3x	1/2" O.C.	1" LONG @ 8" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.	1/2" O.C.

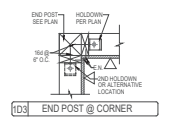
NOTES:
 1. USE COMMON WALLS ONLY. 10' COMMON WALLS SHOULD BE WITH FULL HEADS.
 2. FRAMING MEMBERS AT THE BILL PLATE SHALL PANEL BOUNDARY MEMBERS.
 3. MIN. 1" EDGE WALL DISTANCE AT PANEL END AND EDGE.
 4. WALL SHALL BE STAGGERED WHERE WALLS MEET SPACES 2'-0".
 5. SQUARE PLATE WASHERS SHALL BE USED PER SCS-10.
 6. ALLOWED SHEAR HEADS ARE PERMITTED TO BE REDUCED AT JOINTS FOR WIND SECTION (DSB 4.1).
 7. W/BE & SCS-10 SCREWS SHALL BE INSTALLED WITH STAGGERED.
 8. SPECIAL PERIODIC INSPECTION OF STRUCTURAL WOOD IS REQUIRED FOR 1" OR LESS LEADTH OF WALLING.



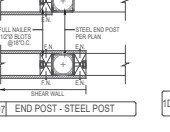
1E OPENING AT SHEAR WALL SHEATHING



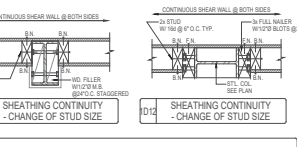
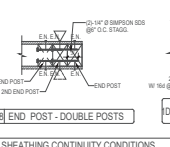
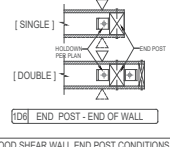
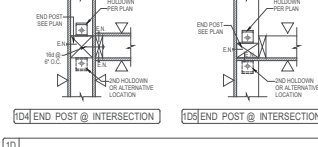
1D1 END POST @ CORNER



1D2 END POST @ CORNER

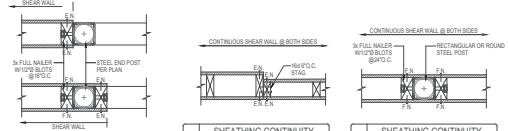


1D3 END POST @ CORNER



1D4 END POST @ INTERSECTION
 1D5 END POST @ INTERSECTION
 1D6 END POST - END OF WALL
 1D8 END POST - DOUBLE POSTS

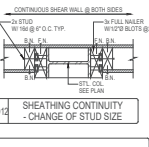
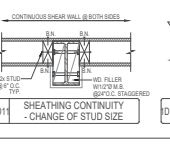
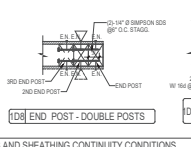
WOOD SHEAR WALL END POST CONDITIONS AND SHEATHING CONTINUITY CONDITIONS



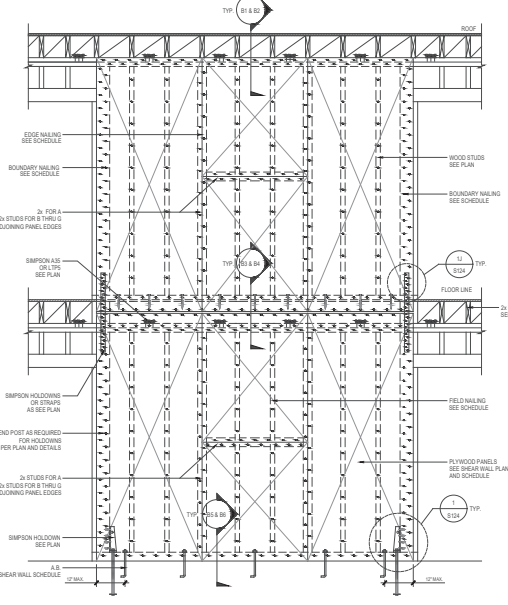
1D7 END POST - STEEL POST

1D9 SHEATHING CONTINUITY - CHANGE OF STUD SIZE

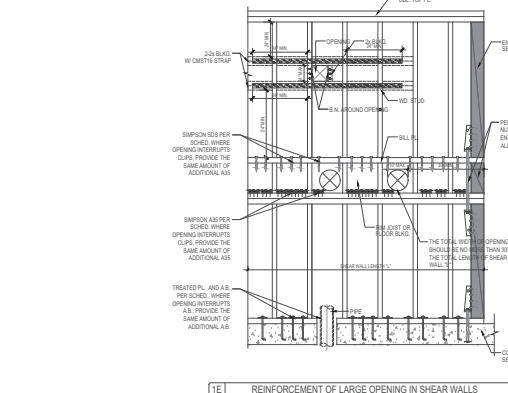
1D11 SHEATHING CONTINUITY - STEEL POST INSIDE OF WALL



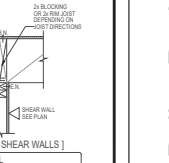
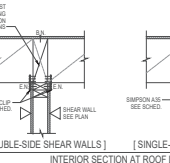
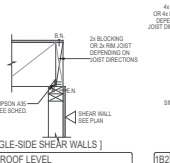
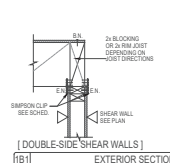
1D10 SHEATHING CONTINUITY - CHANGE OF STUD SIZE
 1D11 SHEATHING CONTINUITY - CHANGE OF STUD SIZE
 1D12 SHEATHING CONTINUITY - CHANGE OF STUD SIZE



1A TYPICAL SEGMENTED SHEAR WALL ELEVATION (WOOD PANELS)



1E REINFORCEMENT OF LARGE OPENING IN SHEAR WALLS

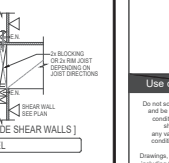
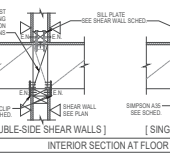
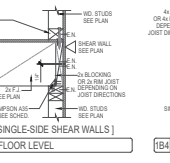
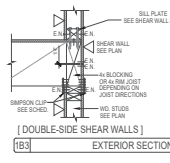


1B1 EXTERIOR SECTION AT ROOF LEVEL

1B2 INTERIOR SECTION AT ROOF LEVEL

1B3 EXTERIOR SECTION AT FLOOR LEVEL

1B4 INTERIOR SECTION AT FLOOR LEVEL

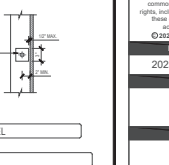
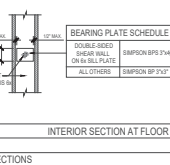
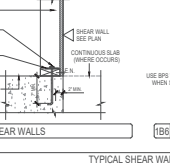
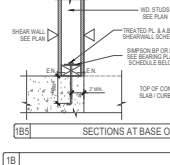


1B5 EXTERIOR SECTION AT FLOOR LEVEL

1B6 INTERIOR SECTION AT FLOOR LEVEL

1B7 EXTERIOR SECTION AT FLOOR LEVEL

1B8 INTERIOR SECTION AT FLOOR LEVEL



1B9 SECTIONS AT BASE OF SHEAR WALLS

1B10 INTERIOR SECTION AT FLOOR LEVEL

1B11 INTERIOR SECTION AT FLOOR LEVEL

1B12 INTERIOR SECTION AT FLOOR LEVEL

1B TYPICAL SHEAR WALL SECTIONS

WOOD-FRAMED SHEAR WALL ELEVATION, SCHEDULES, DETAILS

CASE TYPE	BEAM CONNECTED TO POST			
	CONNECTOR NAME	MIN. WOOD POST SIZE	SCISS SCREWS	CAPACITY (KIP)
FENSION TIES	DTT2Z	4x4 FT	(5)-1/4x5.5	2,165
	DTT2Z	4x4 FT	(2)-3/8x14x2.5	4,210
POST CAPS	PC2EP2C	4x4 FT	-	1,070-1,200
	CC2EG2C	4x4 FT	-	3,786-4,356
SIMPSON STRAP TIES	MTC2AB2	4x4 FT	(8)-1/4x6	4,400
	MTC2AB2	4x4 FT	(8)-1/4x6	4,400

MIN. WOOD POST SIZE HAS BEEN DESIGNED TO 11" OF UNRAISED COLUMN HEIGHT

CASE TYPE	CONNECTION BETWEEN WOOD POSTS			
	CONNECTOR NAME	MIN. WOOD POST SIZE	SCISS SCREWS	CAPACITY (KIP)
SIMPSON HOLD-DOWNS	HD02	4x4 FT	(5)-1/4x2.5	3,075
	HD04	4x4 FT	(7)-1/4x2.5	4,555
	HD05	4x4 FT	(7)-1/4x2.5	5,670
	HD08	4x4 FT	(7)-1/4x2.5	7,870
	HD011	4x4 FT	(7)-1/4x2.5	9,535
	HD014	4x4 FT	(7)-1/4x2.5	14,360
	2-HD011	4x4 FT	(7)-1/4x2.5	19,070
	2-HD014	4x4 FT	(7)-1/4x2.5	28,780
	2-HD019	4x4 FT	(7)-1/4x2.5	38,140
	2-HD019	4x4 FT	(7)-1/4x2.5	38,140
SIMPSON STRAP TIES	MST74	4x4 FT	(2)-3/8x14	3,950
	MST74B	4x4 FT	(2)-3/8x14	3,950
	MST74B	4x4 FT	(2)-3/8x14	3,950

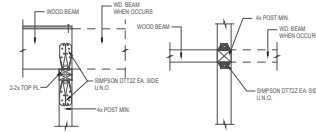
MIN. WOOD POST SIZE HAS BEEN DESIGNED TO 11" OF UNRAISED COLUMN HEIGHT

CASE TYPE	CONNECTION BETWEEN WOOD POSTS			
	CONNECTOR NAME	MIN. WOOD POST SIZE	SCISS SCREWS	CAPACITY (KIP)
SIMPSON HOLD-DOWNS	HD02	4x4 FT	(5)-1/4x2.5	3,075
	HD04	4x4 FT	(7)-1/4x2.5	4,555
	HD05	4x4 FT	(7)-1/4x2.5	5,670
	HD08	4x4 FT	(7)-1/4x2.5	7,870
	HD011	4x4 FT	(7)-1/4x2.5	9,535
	HD014	4x4 FT	(7)-1/4x2.5	14,360
	2-HD011	4x4 FT	(7)-1/4x2.5	19,070
	2-HD014	4x4 FT	(7)-1/4x2.5	28,780
	2-HD019	4x4 FT	(7)-1/4x2.5	38,140
	2-HD019	4x4 FT	(7)-1/4x2.5	38,140
SIMPSON STRAP TIES	MST74	4x4 FT	(2)-3/8x14	3,950
	MST74B	4x4 FT	(2)-3/8x14	3,950
	MST74B	4x4 FT	(2)-3/8x14	3,950

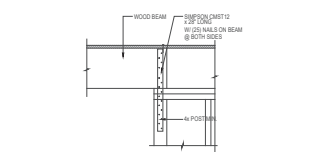
MIN. WOOD POST SIZE HAS BEEN DESIGNED TO 11" OF UNRAISED COLUMN HEIGHT

CASE TYPE	CONNECTION BETWEEN WOOD POSTS									
	CONNECTOR NAME	MIN. WOOD POST SIZE	SCISS SCREWS	CAPACITY (KIP)	ANCHOR IN CONCRETE (LBS)	ANCHOR IN CONCRETE (KIP)	ANCHOR IN CONCRETE (KIP)	ANCHOR IN CONCRETE (KIP)	ANCHOR IN CONCRETE (KIP)	ANCHOR IN CONCRETE (KIP)
SIMPSON HOLD-DOWNS	HD02	4x4 FT	(5)-1/4x2.5	3,075	2,386	2,386	2,386	2,386	2,386	2,386
	HD04	4x4 FT	(7)-1/4x2.5	4,555	3,424	3,424	3,424	3,424	3,424	3,424
	HD05	4x4 FT	(7)-1/4x2.5	5,670	4,253	4,253	4,253	4,253	4,253	4,253
	HD08	4x4 FT	(7)-1/4x2.5	7,870	5,903	5,903	5,903	5,903	5,903	5,903
	HD011	4x4 FT	(7)-1/4x2.5	9,535	7,161	7,161	7,161	7,161	7,161	7,161
	HD014	4x4 FT	(7)-1/4x2.5	14,360	10,762	10,762	10,762	10,762	10,762	10,762
	2-HD011	4x4 FT	(7)-1/4x2.5	19,070	14,363	14,363	14,363	14,363	14,363	14,363
	2-HD014	4x4 FT	(7)-1/4x2.5	28,780	21,584	21,584	21,584	21,584	21,584	21,584
	2-HD019	4x4 FT	(7)-1/4x2.5	38,140	28,855	28,855	28,855	28,855	28,855	28,855
	2-HD019	4x4 FT	(7)-1/4x2.5	38,140	28,855	28,855	28,855	28,855	28,855	28,855

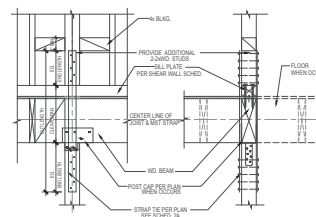
4A SHEAR WALL BOUNDARY AND CONNECTORS SCHEDULE



4B UPLIFT RESTRAINT WITH HOLD DOWN



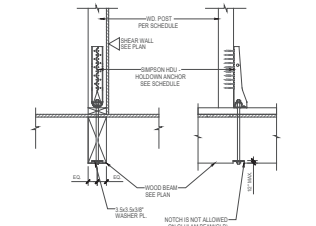
4C UPLIFT RESTRAINT WITH STRAP



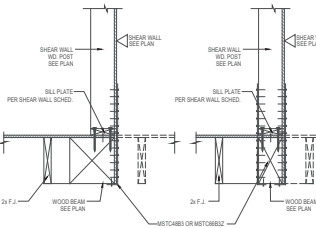
4D CLAMPING BEAM WITH EXTRA POST AND STRAP

BEAM TO POST CONNECTION (WITH UPLIFT) 4

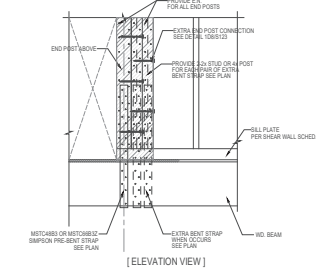
3A SHEAR WALL BOUNDARY AND CONNECTORS SCHEDULE



3B HOLDDOWN CONNECTION TO WOOD BEAM DETAIL



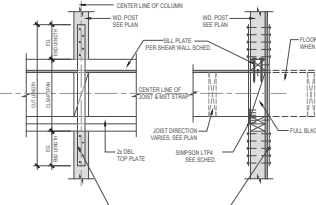
SECTION VIEW



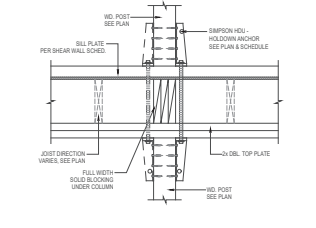
3C MSTC-STRAP TO WD. BEAM CONNECTION

CRIPPLE END POST TO BEAM CONNECTION 3

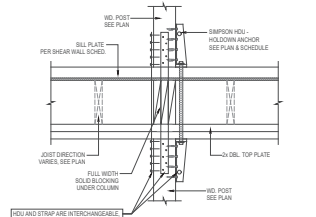
2A SHEAR WALL BOUNDARY AND CONNECTORS SCHEDULE



2B FLOOR-TO-FLOOR STRAP DETAIL AND SCHEDULE



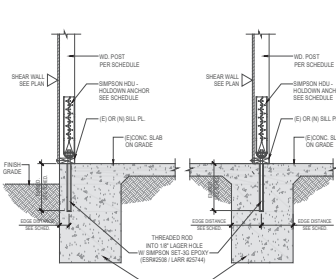
2C HOLDDOWN CONNECTION BETWEEN WOOD POSTS



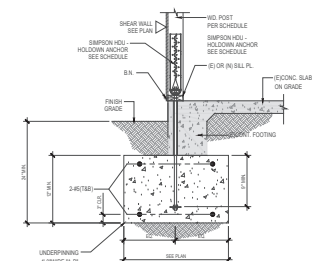
2D ALTERNATIVE CONNECTION BETWEEN WD. POSTS

POST TO POST CONNECTION 2

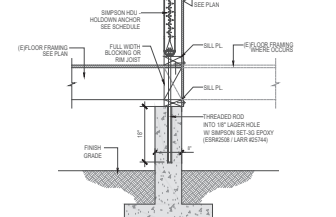
1A SHEAR WALL BOUNDARY AND CONNECTORS SCHEDULE



1B HOLDDOWN ANCHOR IN EXISTING S.O.G. FTG.

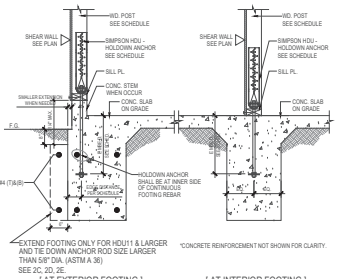


1C HOLDDOWN ANCHOR IN (N) UNDERPINNING FTG.

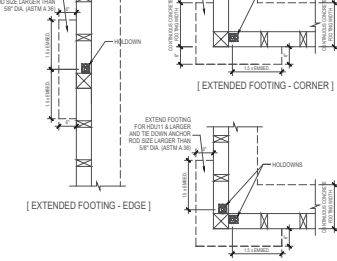


1D HOLDDOWN ANCHOR IN (E) RAISED FLOOR FTG.

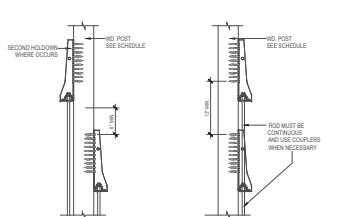
SHEAR WALL BOUNDARY TO FOUNDATION ANCHORAGE 1



1E TYP. DETAIL FOR TWO HOLDDOWN ON ONE POST



1F HOLDDOWNS AT DIFFERENT SIDE



1G HOLDDOWNS AT THE SAME SIDE

1H HOLDDOWN ANCHOR IN (E) RAISED FLOOR FTG.

No.	Description	Date

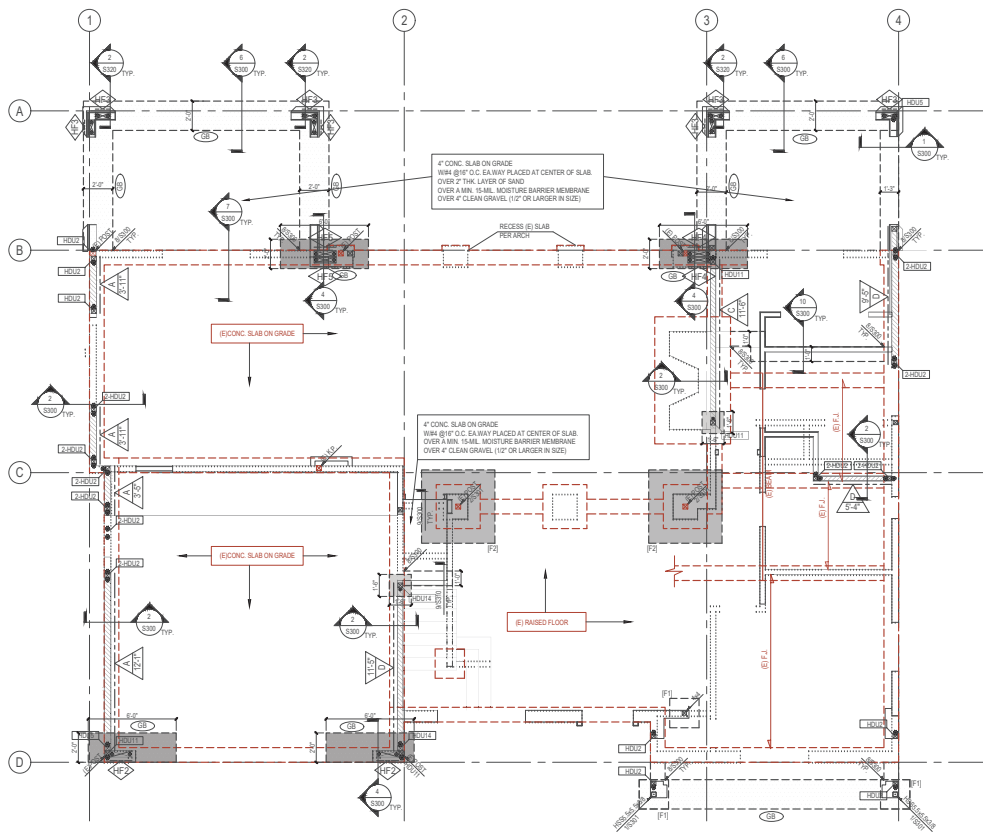
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Project No. P25-0906
2025-12-22

Sheet Number **S124**

Description TYP. DETAILS

Scale 1/4" = 1'-0"



FOUNDATION PLAN 01
SCALE: 1/4" = 1'-0"

PLAN NOTES

- A. PLAN NOTES - GENERAL**
- SEE SHEET S108 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.
 - SEE SHEET S110 THRU S114 FOR TYP. DETAILS. TYP. DETAILS APPLIES TO THIS ENTIRE PROJECT UNLESS NOTED OTHERWISE.
 - THIS DRAWING PROVIDES INFO. FOR MINIMUM NUMBERS AND SIZES OF STRUCTURAL MEMBERS. ALL DIMENSIONS SHALL FOLLOW ARCHITECTURAL DRAWINGS.
- B. PLAN NOTES - FOUNDATIONS**
- TOP OF ALL FOOTINGS SHALL BE 1" LOWER THAN THE TOP SURFACE OF SLAB ON GRADE.
 - FOUNDATION SILLS SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
 - HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 - SLAB ON GRADE AND ITS SUBGRADE PREPARATION REQUIREMENTS ARE NOTED ON PLAN.
 - SATURATE THE SOIL 18 INCHES DEEP BEFORE PLACING THE CONCRETE SLAB.

SYMBOLS

SYMBOL	DESCRIPTION
	INDICATES ROOF RAFTER / FLOOR JOIST
	INDICATES EXTENT OF ROOF RAFTER / FLOOR JOIST
	INDICATES WALLS
	INDICATES WOOD POST W/ A MIN. SIZE OF 4" DEPTH OF WALL, UNO. POST BASE PER DETAIL, THIS IS UNO.
	INDICATES FOOTING
	INDICATES FOOTING OR GRADE BEAM AT A LOWER LEVEL
	INDICATES NEW UNDERPINNING FOOTING
	INDICATES (E) FOOTING

CONTINUOUS FOOTING REINFORCEMENT SCHEDULE

WIDTH	REINFORCING
12" - 18"	(2) #5 TOP & BOT. LONGITUDINAL
21" - 42"	(3) #5 TOP & BOT. LONGITUDINAL

ISOLATED PAD FOOTING REINFORCEMENT SCHEDULE

MARK	LENGTH x WIDTH x THICKNESS	REINFORCING
(F1)	2'-0" x 2'-0" x 2'-0"	(4) #5 E-W. BOT.
(F2)	3'-0" x 3'-0" x 2'-0"	(8) #5 E-W. BOT.

GRADE BEAM SCHEDULE

TYPE	GRADE BEAM
(GB)	24"x24" DEPTH W/4#7 (T&B) LONGI. BAR W/4#10E. @8" O.C. 4000 PSI CONCRETE

HARDY FRAME SCHEDULE

INDICATES HARDY FRAME BELOW THIS LEVEL.
TYP. DETAILS SEE SHEET HP14/HP15
HARDY FRAME TYPE, SEE SCHEDULE
HARDY FRAME ANCHORAGE SEE HP14/HP15

MARK	SIZE	STRAP PER 48WS322
HF1	HPX-1X8X1 1/8" STD.	REQUIRED
HF2	HPX-1X10 1/8" STD.	REQUIRED
HF3	HPX-1X8X1 1/8" STD.	REQUIRED
HF4	HPX-1X8X1 1/8" STD.	REQUIRED
HF5	HPX-1X8X1 1/8" STD.	REQUIRED

WALL STUD SCHEDULE

LEVELS	EXTERIOR WALL	INTERIOR WALL
ALL	2X8 @ 16" O.C.	2x4 OR 2x6 STUD WALL PER ARCH. PLAN

SHEAR WALL SCHEDULE FOR COMPLETE TABLE SEE C28123
C281232, C281233, C281234, C281235, C281236, C281237

INDICATES WOOD SHEATHED SHEAR WALL BELOW THIS LEVEL
TYP. DETAILS SEE SHEET S123
SHEAR WALL SHEATHING
END POST W/ HOLD-DOWN OR STRAP TIE
PER TYP. DETAIL SHEET S124
TIE-DOWN SYSTEM AND ROD SIZE
(WHICH IS APPLICABLE)

SPECIAL PLAN	WOOD STRUCTURAL PANEL TYPE (SEE SCHEDULE)	ALUMINUM SHEAR PLATE	FRAMING BOLT SIZE	FRAMING BOLT SPACING	FRAMING BOLT END USE	CONCRETE WALL ANCHOR	TOP OF STEEL BEAM W/ STEEL WALLS	EXISTING CONCRETE (SEE SCHEDULE)	EXISTING CONCRETE (SEE SCHEDULE)
WV	(B113) 1	3x4	3x	@ 12" O.C.	E-12092	SW/VAL	@ 24" O.C.	SW/2" F LONG	@ 16" O.C.
WV	(B113) 1	3x4	3x	@ 12" O.C.	E-12092	SW/VAL	@ 24" O.C.	SW/2" F LONG	@ 16" O.C.
WV	(B113) 1	3x4	3x	@ 12" O.C.	E-12092	SW/VAL	@ 24" O.C.	SW/2" F LONG	@ 16" O.C.
WV	(B113) 1	3x4	3x	@ 12" O.C.	E-12092	SW/VAL	@ 24" O.C.	SW/2" F LONG	@ 16" O.C.
WV	(B113) 2	3x4	3x	@ 12" O.C.	E-12092	SW/VAL	@ 24" O.C.	SW/2" F LONG	N/A
WV	(B113) 2	3x4	3x	@ 12" O.C.	E-12092	SW/VAL	@ 24" O.C.	SW/2" F LONG	N/A

NOTES

- USE COMMON WALLS ONLY. 1X6 COMMON WALLS SHOULD BE WITH FULL HEADS.
- ALL FRAMING MEMBERS AT THE SILL PLATE AND ALL PANEL BOUNDARY MEMBERS.
- MIN. 1/2" EDGE WALL DISTANCE AT PANEL AND JOIST.
- WALLS SHALL BE STAGGERED WHERE WALLS ARE SPACED 2" O.C.
- SQUARE PLATE WASHERS SHALL BE USED FOR 3/8" BOLT.
- ALLOWABLE SHEAR VALUES ARE PERMITTED TO BE INCREASED 40 PERCENT FOR WIND DESIGN (2008 & 1).
- 1/2" X 3/4" W/4#10 BOLTS SHALL BE INSTALLED WITH ENDS GRATED.
- SPECIAL PERIODIC INSPECTION OF STRUCTURAL WOOD IS REQUIRED FOR 4" OR LESS LENGTH OF WALLING.



Issue Dates

No.	Description	Date

NOT FOR CONSTRUCTION

Pailey Residence
419 Signal Road, Newport Beach, CA 92663

Use of Architect's Drawings

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect will be notified immediately of any variations from the dimensions and conditions indicated on these drawings.

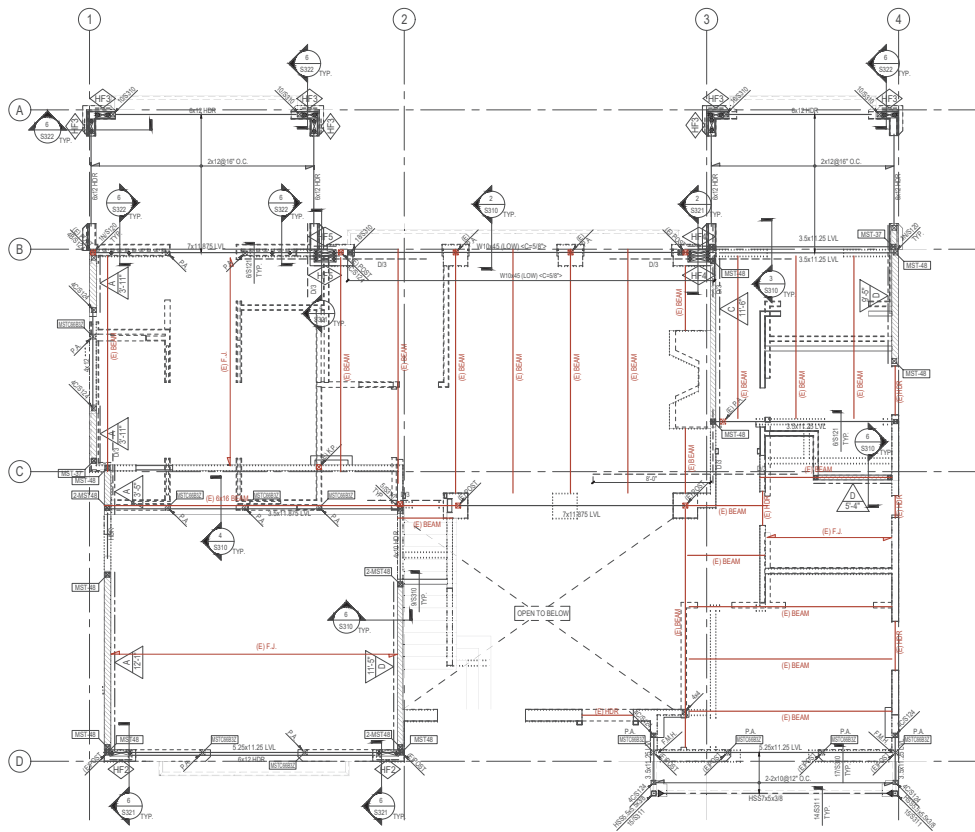
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Date: 2025-12-22 Project No: P25-0906

Sheet Number: **S210**

Description: **FOUNDATION PLAN**

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



2ND FLOOR FRAMING PLAN 01
SCALE: 1/4" = 1'-0"

PLAN NOTES

- A. PLAN NOTES - GENERAL**
- SEE SHEET 0108 FOR GENERAL NOTES AND MATERIAL SPECIFICATIONS.
 - SEE SHEET S110 THRU S124 FOR TYP. DETAILS. TYP. DETAILS APPLY TO THIS ENTIRE PROJECT UNLESS NOTED OTHERWISE.
 - THIS DRAWING PROVIDES INFO. FOR MINIMUM NUMBERS AND SIZES OF STRUCTURAL MEMBERS. ALL DIMENSIONS SHALL FOLLOW ARCHITECTURAL DRAWINGS.
- B. PLAN NOTES - FOUNDATIONS**
- TOP OF ALL FOOTINGS SHALL BE LOWER THAN THE TOP SURFACE OF SLAB ON GRADE.
 - FOUNDATION SILLS SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
 - HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
 - SLAB ON GRADE AND ITS SUBGRADE PREPARATION REQUIREMENTS ARE NOTED ON PLAN.
 - SATURATE THE SOIL 18 INCHES DEEP BEFORE PLACING THE CONCRETE SLAB.
- C1. PLAN NOTES - WALLS AND FLOOR FRAMING**
- SEE S120 FOR TYPICAL DETAILS FOR STUD WALL FRAMING.
 - SEE S121 FOR TYP. DETAILS FOR BEAM, POST AND JOIST CONNECTIONS.
 - PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS USE 1/2" APA RATED SHEATHING OR OSB SHEATHING, SPAN RATING S216, EXPOSURE 1, W/10# COMMON NAILS @8" O.C.
 - ALL EXTERIOR & INTERIOR HEADERS SIZES PER SCHEDULE ON S120 U.N.O.
 - HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

SYMBOLS

SYMBOL	DESCRIPTION
	INDICATES ROOF RAFTER / FLOOR JOIST
	INDICATES EXTENT OF ROOF RAFTER / FLOOR JOIST
	INDICATES CEILING JOISTS, SIZE PER SCHEDULE BELOW
	INDICATES BEAM AND CAMBER ON BEAM
	INDICATES HEADER AND SIZE PER S120 U.N.O.
	INDICATES BEAM AT CEILING LEVEL, BOTTOM OF BEAM TO FLUSH WITH CEILING
	INDICATES WOOD BEAM TO BEAM CONNECTION, SEE DETAIL 6S121
	INDICATES WOOD BEAM TO BEAM CONNECTION, AND A FACE MOUNT HANGER MUST BE USED, SEE DETAIL 6S121
	INDICATE A BEAM CONNECTED TO A WOOD POST USING A POST CAP AS SHOWN IN DETAIL 1S121. ADDITIONAL CONNECTORS MAY APPLY, SEE PLAN.
	INDICATES WOOD BEAM SUPPORTED ON TOP OF WALL, SEE DETAIL 4S121
	INDICATES WOOD POST IN A MIN. SIZE OF 4x DEPTH OF WALL U.N.O.
	INDICATES WOOD POST ABOVE THIS LEVEL OF FRAMING
	INDICATES WOOD KING POST PER DETAIL 10S121
	INDICATES STRAP, SIZE SEE DETAIL 2S122
	INDICATES 2x BLOCKING U.N.O.
	INDICATES WALLS BELOW THIS LEVEL OF FRAMING
	INDICATES WALLS ABOVE THIS LEVEL OF FRAMING

HARDY FRAME SCHEDULE

INDICATES HARDY FRAME BELOW THIS LEVEL. TYP. DETAILS SEE SHEET HPX1-HPX3
—HARDY FRAME TYPE, SEE SCHEDULE
—HARDY FRAME ANCHORAGE SEE HPX1-HPX3

MARK	SIZE	STRAP PER 48x6x3/2
HF1	HPX12x6 1 1/8" STD.	REQUIRED
HF2	HPX18x10 1 1/8" STD.	REQUIRED
HF3	HPX12x6 1 1/8" STD.	REQUIRED
HF4	HPX18x11 1/8" STD.	REQUIRED
HF5	HPX18x11 1/8" STD.	REQUIRED

WALL STUD SCHEDULE

LEVELS	EXTERIOR WALL	INTERIOR WALL
ALL	2x6 @ 16" O.C.	2x4 OR 2x6 STUD WALL PER ARCH. PLAN

SHEAR WALL SCHEDULE FOR COMPLETE TABLE SEE C6S121
—C6S122, C6S123, C6S124, C6S125, C6S126, C6S127, C6S128, C6S129, C6S130, C6S131, C6S132, C6S133, C6S134, C6S135, C6S136, C6S137, C6S138, C6S139, C6S140, C6S141, C6S142, C6S143, C6S144, C6S145, C6S146, C6S147, C6S148, C6S149, C6S150, C6S151, C6S152, C6S153, C6S154, C6S155, C6S156, C6S157, C6S158, C6S159, C6S160, C6S161, C6S162, C6S163, C6S164, C6S165, C6S166, C6S167, C6S168, C6S169, C6S170, C6S171, C6S172, C6S173, C6S174, C6S175, C6S176, C6S177, C6S178, C6S179, C6S180, C6S181, C6S182, C6S183, C6S184, C6S185, C6S186, C6S187, C6S188, C6S189, C6S190, C6S191, C6S192, C6S193, C6S194, C6S195, C6S196, C6S197, C6S198, C6S199, C6S200, C6S201, C6S202, C6S203, C6S204, C6S205, C6S206, C6S207, C6S208, C6S209, C6S210, C6S211, C6S212, C6S213, C6S214, C6S215, C6S216, C6S217, C6S218, C6S219, C6S220, C6S221, C6S222, C6S223, C6S224, C6S225, C6S226, C6S227, C6S228, C6S229, C6S230, C6S231, C6S232, C6S233, C6S234, C6S235, C6S236, C6S237, C6S238, C6S239, C6S240, C6S241, C6S242, C6S243, C6S244, C6S245, C6S246, 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SHEAR WALL PANEL	WOOD STRUCTURAL PANEL TYPE	WOOD PANEL SIZE	WOOD PANEL # OF PANELS	ALUMINUM BEAM OR POST	FRAMING BEAM AT JOIST	SHEAR CLIP ANCHOR	FRAMES USE W/ SHEATHING	CONCRETE BEAM OR POST	SILL PLATE ATTACHMENT	
									TOP OF STEEL BEAM OR CONCRETE (SEE SCHEDULE)	EXTERIOR CONCRETE (SEE SCHEDULE)
SW1	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW2	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW3	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW4	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW5	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW6	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW7	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW8	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW9	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW10	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW11	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW12	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW13	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW14	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW15	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW16	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW17	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW18	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW19	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW20	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW21	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW22	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW23	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW24	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW25	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW26	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW27	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW28	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW29	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW30	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW31	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW32	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW33	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW34	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW35	SPW18	18" x 18"	24	3x	3x	3x	3x	3x	3x	3x
SW36	SPW18	18" x 18"	24	3x						



Issue Dates

No.	Description	Date

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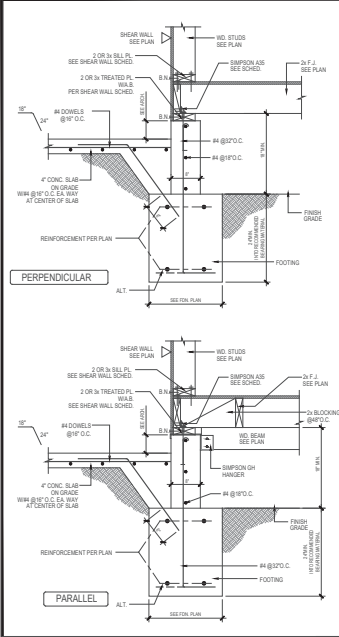
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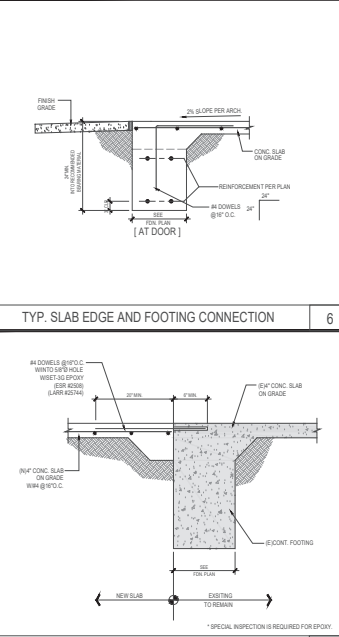
Sheet Number **S300**

Description **DETAILS (FOUNDATION)**

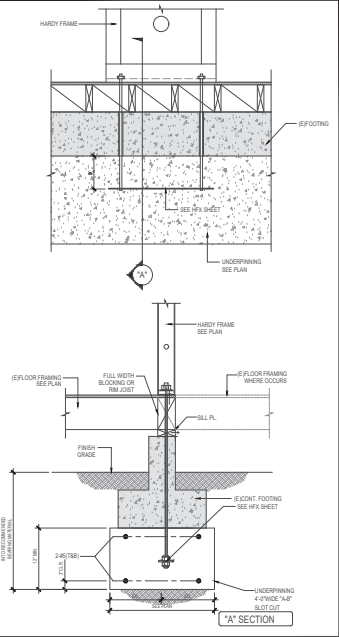
Scale 1/4" = 1'-0"



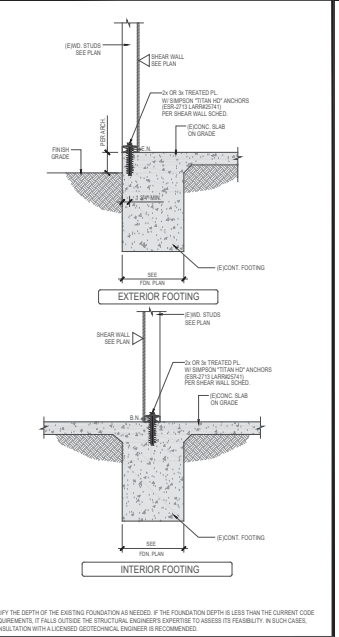
TYP. EXT. WOOD WALL & FOOTING CONNECTION 10



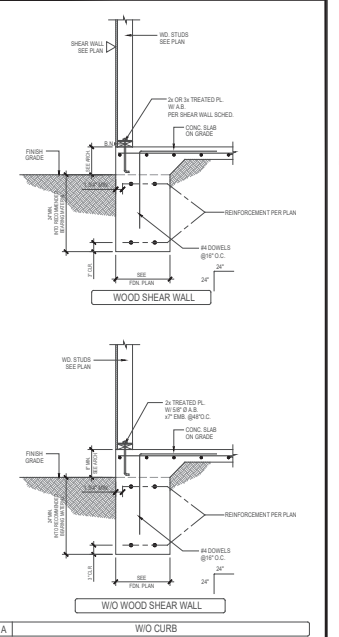
TYP. SLAB EDGE AND FOOTING CONNECTION 6



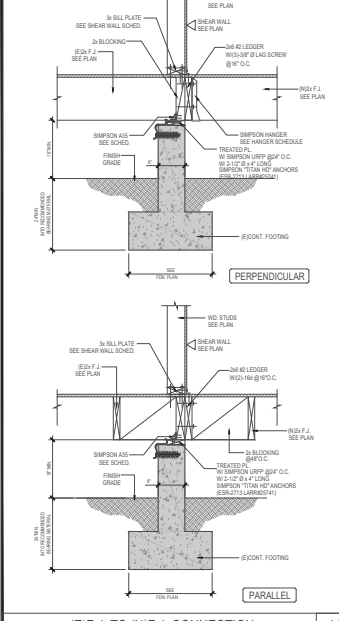
HARDY FRAME FOOTING CONNECTION 4



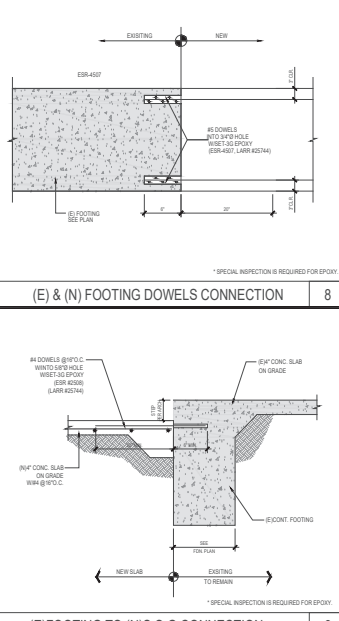
TYP. WOOD SHEAR WALL TO (E)FTG. CONNECTION 2



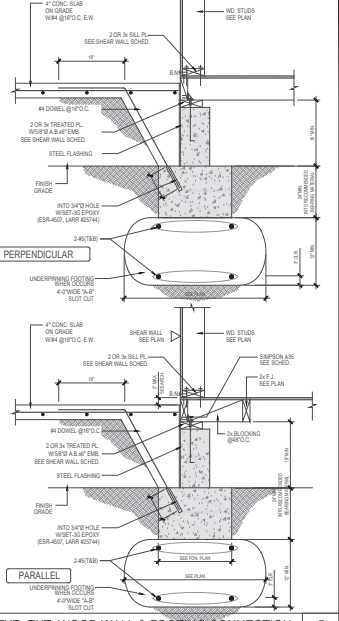
TYP. EXT. WOOD WALL & FOOTING CONNECTION 1



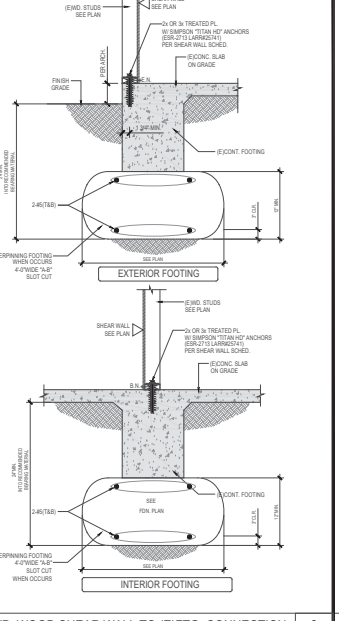
(E)F.J. TO (N)F.J. CONNECTION 11



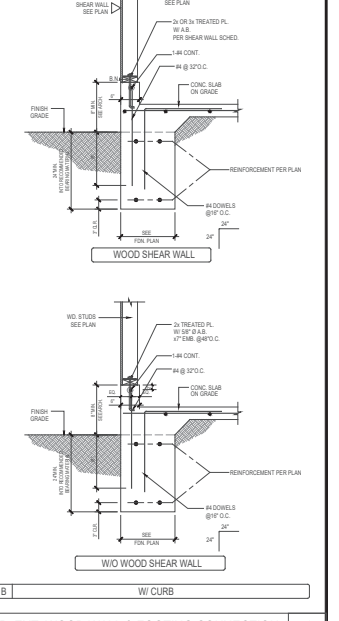
(E)FOOTING TO (N)S.O.G CONNECTION 7



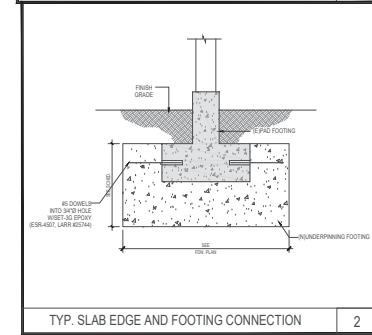
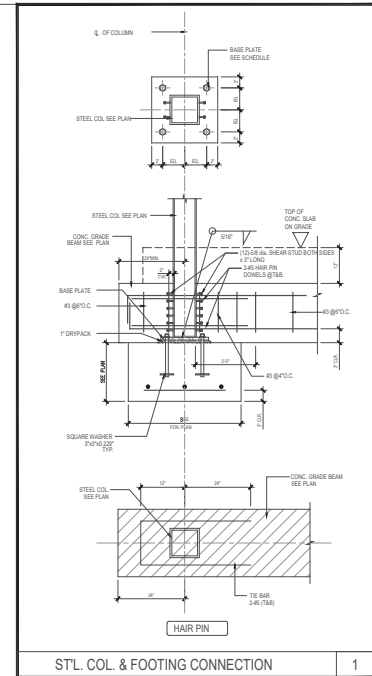
TYP. EXT. WOOD WALL & FOOTING CONNECTION 5



TYP. WOOD SHEAR WALL TO (E)FTG. CONNECTION 3



TYP. EXT. WOOD WALL & FOOTING CONNECTION 1



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Date: 2025-12-22 Project No: P25-0906

Sheet Number: **S301**

Description: **DETAILS (FOUNDATION)**

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



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2019-2020 - BOILING
2021-2022 - BOILING

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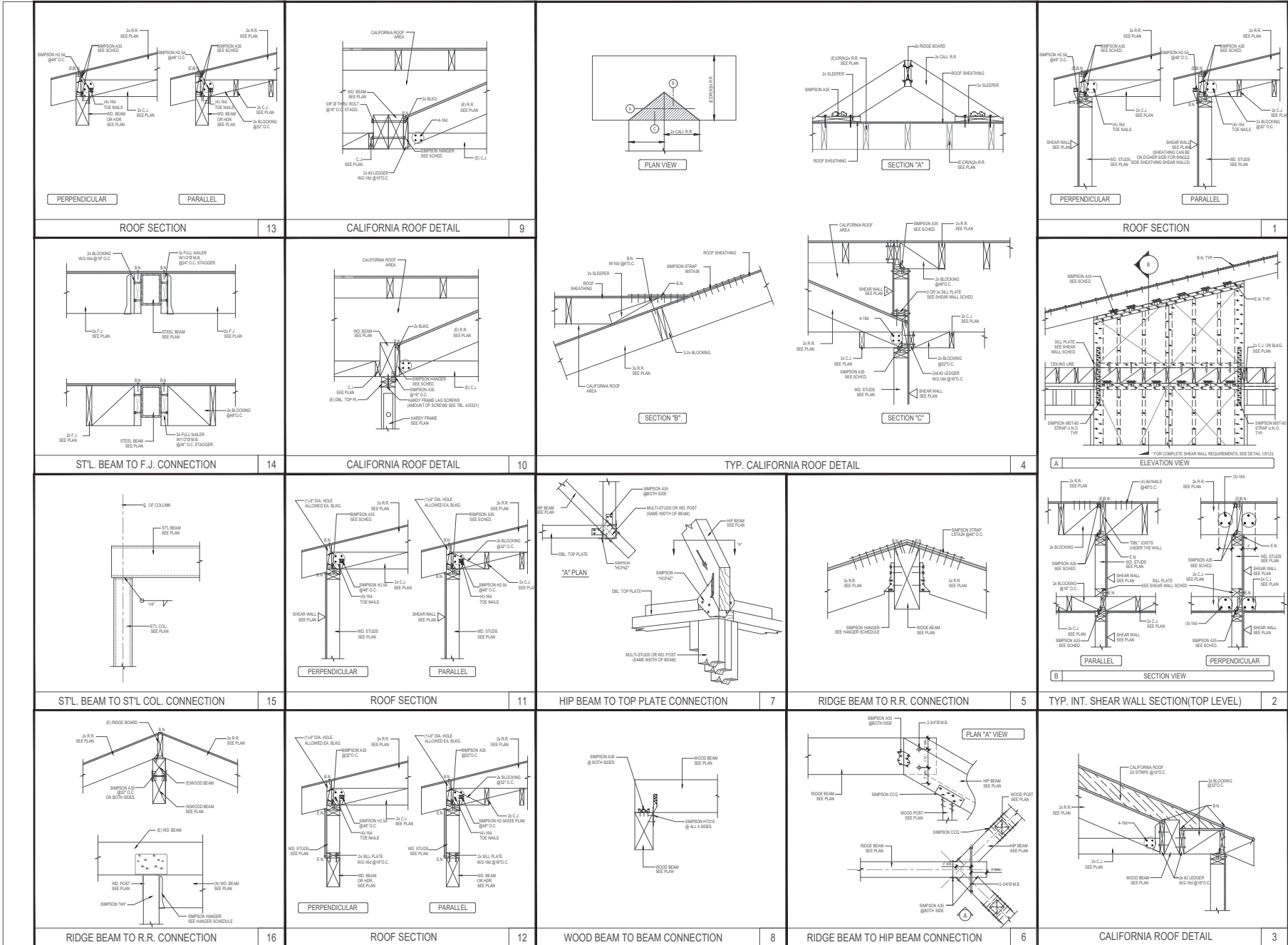
Project No. 2025-12-22
P25-0906

Sheet Number **S310**

Description
DETAILS (WOOD)

Scale 1/4" = 1'-0"

	BALCONY SECTION	17		HSS BEAM TO WALL CONNECTION	13		WOOD STAIRS DETAIL	9		WD. BEAM TO POST CONNECTION	5		BALCONY SECTION	1
	STL. BEAM TO WD. POST CONNECTION	18		STL. BEAM TO F.J. CONNECTION	14		WD. CANOPY SECTION	10		FLOOR SECTION	6		STL. BEAM TO JOIST CONNECTION	2
	JULIET BALCONY CONNECTION	19		STL. BEAM TO WD. BEAM CONNECTION	15		WD. CANOPY SECTION	11		BEAM TO BEAM CONNECTION	7		WD. BEAM BONDING CONNECTION	3
	STL. BEAM TO WD. BEAM CONNECTION	16		TYP. STL. BEAM TO WD. BEAM CONNECTION	12		STAIR GUARDRAIL CONNECTION	8		TYP. CRIP. WALL TO FLOOR CONNECTION	4			



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2025-12-22 P25-0906

Sheet Number

S311

Description

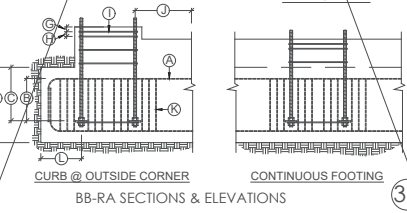
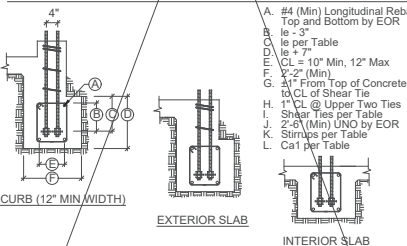
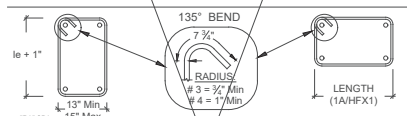
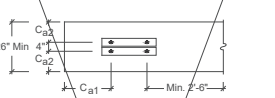
DETAILS (WOOD)

Scale 1/4" = 1'-0"

BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod Grade	RA ^{2,3} l _e ⁴ (in)	C _{a1} ⁵ (in)	C _{a2} ⁶ (in)	Stirrups ⁹ (in)	Shear ⁷ Ties
HFX-9x	9	1-1/8-STD-BB-RA	STD	15	19-3/4			8 - #4	#3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA	STD					13 - #4	#3 (min) @ 4" OC
HFX-15x	15	1-1/8-STD-BB-RA	STD					14 - #4	
HFX-18x	18	1-1/8-STD-BB-RA	STD	23				15 - #4	#4 (min) @ 4" OC
HFX-21x	21	1-1/8-STD-BB-RA	STD		20-5/8			16 - #4	
HFX-24x	24	1-1/8-STD-BB-RA	STD					18 - #4	

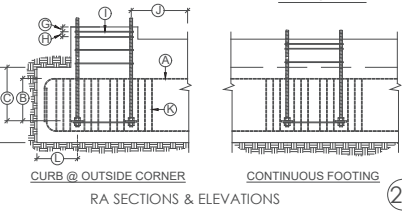
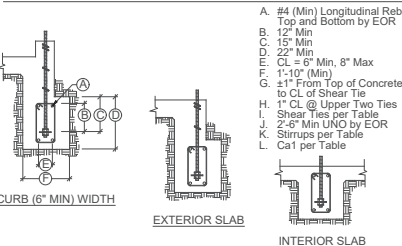
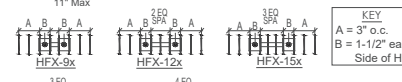
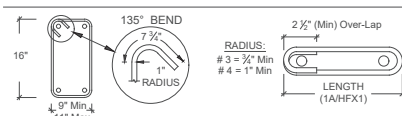
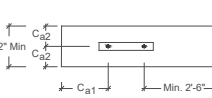
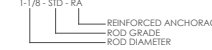
BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE



REINFORCED ANCHORAGE (RA)

Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod Grade	RA ^{2,3} l _e ⁴ (in)	C _{a1} ⁵ (in)	C _{a2} ⁶ (in)	Stirrups ⁹ (in)	Shear ⁷ Ties
HFX-9x	9	1-1/8-STD-RA	STD					8 - #4	#3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA	STD		19-3/4			9 - #4	
HFX-15x	15	1-1/8-STD-RA	STD					10 - #4	#3 (min) @ 4" OC
HFX-18x	18	1-1/8-STD-RA	STD	15				11	
HFX-21x	21	1-1/8-STD-RA	STD		20-5/8			11 - #4	
HFX-24x	24	1-1/8-STD-RA	STD					12 - #4	#4 (min) @ 4" OC

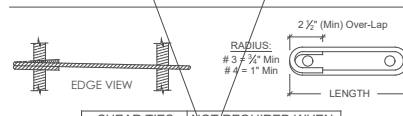
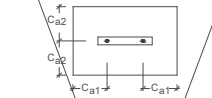
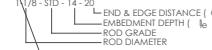
REINFORCED ANCHORAGE NOMENCLATURE



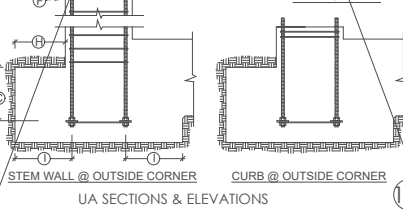
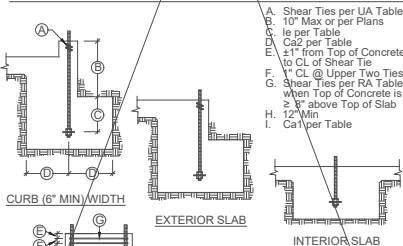
UNREINFORCED ANCHORAGE (UA)

Model	Panel Height	Anchorage ¹	Rod Dia (in)	Rod Grade	UA ^{2,3} l _e ⁴ (in)	C _{a1} ⁵ (in)	C _{a2} ⁶ (in)	Stirrups ⁹ (in)	Shear ^{7,8} Ties
HFX-9x	79.5\" - 8	1-1/8-STD-13-19	STD	13	19				
HFX-12x	78\" - 10	1-1/8-HS-20-30	HS	20	30				
HFX-15x, 18x	78\" - 13	1-1/8-STD-14-20	STD	14	20				2 - #3
HFX-15x, 18x Balloon	14\" - 20	1-1/8-HS-20-30	1-1/8 HS	20	30				
HFX-21x, 24x	78\" - 13	1-1/8-STD-14-20	STD	14	20				
HFX-21x, 24x Balloon	14\" - 20	1-1/8-HS-23-34	HS	23	34				2 - #3

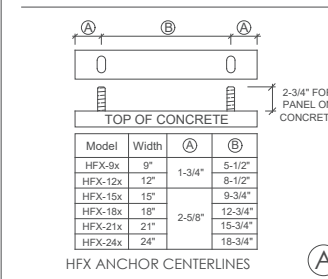
UNREINFORCED ANCHORAGE NOMENCLATURE



Model	Length	EW Distance	Edge Distance
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"



- DESIGNS ARE TO RESIST LOADING PER ACI 318-19, SEC 17.10.5.3. STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFxBB) INSTALLED WITH STD OR GRADE 8 DOUBLE NUTS ON THE EMBED END.
- HS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x3/32" (MIN) HPFW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END (HFxBB NOT REQUIRED).
- LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFxBB BOLT BRACE (TOP OF THE EMBEDDED HPFW PLATE WASHER @ HS ANCHORS).
- CA1 = DISTANCE FROM HD CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
- CA2 = DISTANCE FROM HD CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
- SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EDGE DISTANCE CONDITIONS PER ACI 318-19, F.C = 2,500 PSL. CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
- FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED FOR STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A). INSTALLATION ON WOOD FRAMING, OR FOR IRO BRACED WALL PANEL APPLICATIONS.
- STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE "STIRRUP LAYOUT" DIAGRAMS AND "KEY" FOR LAYOUT PATTERNS.
- CONCRETE EDGE DISTANCES MUST COMPLY WITH ACI 318-19, SECTION 17.3.2. COATED REINFORCEMENT MAY BE SPECIFIED BY THE EOR TO LIMIT EXPOSURE AND THEREFORE REDUCE MINIMUM CONCRETE COVER. COATED REINFORCEMENT MUST COMPLY WITH ACI 318-19, SECTION 20.5.2.



- IMPORTANT!**
- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY. FOUNDATION DESIGN PER EOR.
 - REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
 - FOR RA AND BB-RA INSTALLATIONS, THE HFxBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 3" x 3" MIN. HPFW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
 - HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS.

REVISIONS	DATE

ANCHORAGE DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

HARDY FRAME SHEAR WALL SYSTEMS
18023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

Mitek

DATE:
1-1-2023

HFX1



Tyler Kelly Architecture.com
(626) 396-9599



No.	Description	Date

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419 Signal Road, Newport Beach, CA 92663

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Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are instruments of service for the use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed to have accepted the site and shall retain all common law, statutory and other reserved rights, including copyright. Visual contact with these documents constitute prima facie acceptance of these conditions.

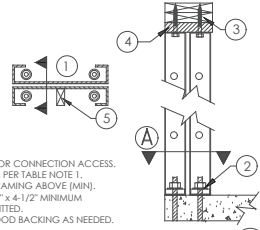
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Sheet Number
S320

Description
HFX-1

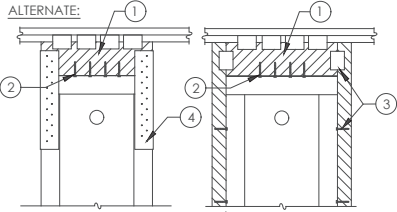
Scale
1/4" = 1'-0"

SECTION A



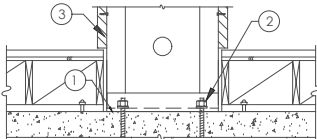
1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. NOMINAL 3/8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MINIMUM WS SCREWS IS PERMITTED.
5. FIELD INSTALLED WOOD BACKING AS NEEDED.

BACK TO BACK INSTALLATION



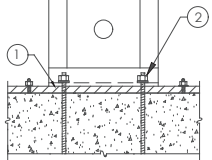
1. WOOD FILLER (1 1/2" MAX DEPTH) WITH USP #4# CONNECTORS BOTH SIDES. QUANTITY BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MINIMUM) WS SCREWS. QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED THROUGH PRE-PUNCHED HOLES IN PANEL EDGES REQ'D WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.
4. MITEK HFFB FILLER BRACE WITH 1/4" x 1-1/2" WS SCREWS TO FILLER (FILL ALL HOLES) AND 1/4" SELF-TAPPING SCREWS TO PANEL (5 MIN. EACH FACE) REQ'D WHEN INSTALLING A FILLER GREATER THAN 3-1/4" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE BUILDING DESIGN PROFESSIONAL.

FILLER GREATER THAN 1-1/2 IN.



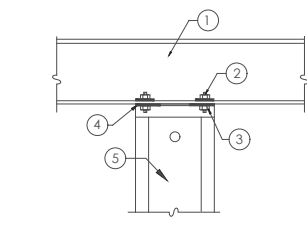
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED AT THE PANEL EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

RAISED FLOOR HEAD-OUT



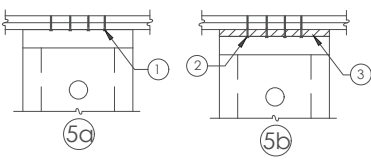
- ALLOWABLE VALUES ON 2x PLATE ARE LESS THAN INSTALLATION ON CONCRETE
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND TREATED PLATE.
 2. NUTS AND WASHERS PER TABLE NOTE 1.

INSTALLATION ON 2x PLATE



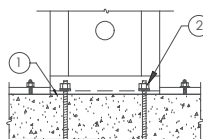
1. STEEL BEAM PER PLANS
2. ALL THREAD RODS THRU-BOLTED TO STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. HARDY FRAME® STACKING WASHERS (HFSW) REQUIRED TO BE WELDED INSIDE TOP CHANNEL OF LOWER PANEL.
5. HARDY FRAME® 3"IN. PANEL WITH STACKING WASHERS WELDED INSIDE THE TOP CHANNEL BY MANUFACTURER.

STEEL BEAM ABOVE THRU-BOLT



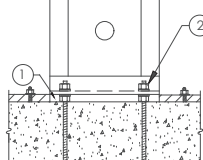
1. 1/4" x 3" (MINIMUM) WS SCREWS. QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MINIMUM) WS SCREWS. QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

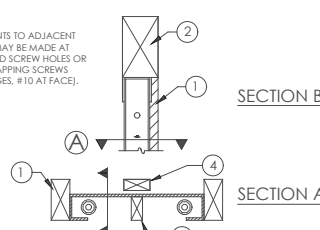
INSTALLATION ON CONCRETE



- ALLOWABLE VALUES ON N&W ARE LESS THAN INSTALLATION ON CONCRETE
1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI NON-SHRINK GROUT (MINIMUM)
 2. NUT AND WASHER GRADES PER TABLE NOTE 1.

INSTALLATION ON NUTS & WASHERS

NOTE:
ATTACHMENTS TO ADJACENT TRIMMERS MAY BE MADE AT PREPUNCHED SCREW HOLES OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).

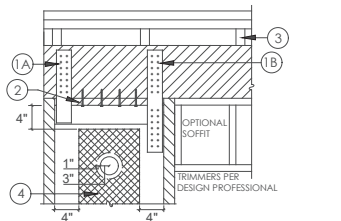


SECTION B

1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE. DESIGN AND CONNECTIONS BY BUILDING DESIGN PROFESSIONAL.
2. 6x HEADER.
3. WOOD MEMBERS FOR BACKING MAY BE INSERTED VERTICALLY OR HORIZONTALLY IN THE PANEL CAVITY AS NEEDED.
4. WOOD MEMBER FLUSH TO FACE OF WALL FOR BACKING AS NEEDED.

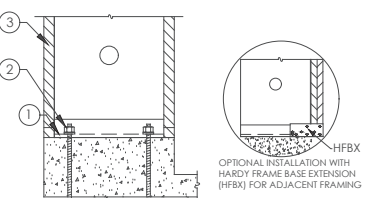
6x HEADER ABOVE-SECTIONS

NOTE:
TO PREVENT DRILLING ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.



1. [A] PRE-WELDED STRIPS ARE PROVIDED ON 78" AND 79-1/2" PANEL HEIGHTS. THEY ARE AVAILABLE FOR OTHER HEIGHTS UPON REQUEST.
- [B] FIELD INSTALLED STRIPS WITH SELF TAPPING SCREWS ARE PERMITTED. THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) WS SCREWS IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE BUILDING DESIGN PROFESSIONAL.
4. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MINIMUM FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST BE OFFSET 1" MINIMUM FROM THE 3" DIA. PREPUNCHED HOLE. FOR HOLES LARGER THAN 1" DIAMETER OR TO ADD MORE THAN ONE HOLE CONTACT MITEK HARDY FRAME TECHNICAL SUPPORT AT (800) 754-3030.

TOP CONNECTION TO HEADER



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING OPTIONAL U.N.C. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB

HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Top Screw Qty ² (ea)	Screw Qty Available at Edges (ea) ³
HFX-12,15,18,21 & 24x78	78			9" Width = 5	
HFX-9x79.5	79-1/2			12" Width = 6	4
HFX-12,15,18,21 & 24x8	82-1/4			15" Width = 8	
HFX-9x8	93-3/4	3-1/2	1-1/8	18" Width = 10	5
HFX-12,15,18,21 & 24x9	104-1/4			21" Width = 12	6
HFX-12,15,18,21 & 24x10	116-1/4			24" Width = 14	
HFX-15,18,21 & 24x11	128-1/4				
HFX-15,18,21 & 24x12	140-1/4				
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THROUGH 20 FEET

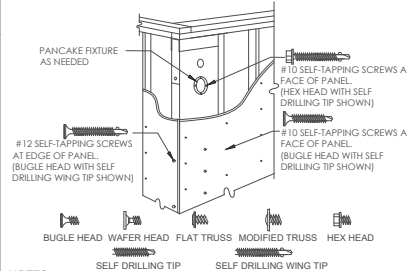
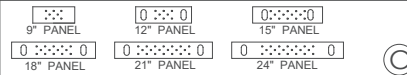
Model Number	Net Height (in)	Depth (in)	Hold Down Diameter ¹ (in)	Top Screw Qty ² (ea)	Screw Qty Available at Edges (ea) ³
HFX-15,18,21 & 24x14	164-1/4			15" Width = 8	6
HFX-15,18,21 & 24x15	176-1/4			18" Width = 10	7
HFX-15,18,21 & 24x16	188-1/4			21" Width = 12	8
HFX-15,18,21 & 24x17	200-1/4	3-1/2	1-1/8	24" Width = 14	
HFX-15,18,21 & 24x18	212-1/4				
HFX-15,18,21 & 24x19	224-1/4				
HFX-15,18,21 & 24x20	236-1/4				

TABLE NOTES

1. FOR STD OR HS GRADE HOLD DOWN ANCHOR BOLTS CONNECT TO THE PANEL BASE WITH HARDENED ROUND WASHERS BELOW GRADE 8 NUTS. ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS ON EACH BOLT. ALTERNATE NUTS ARE 2# HEAVY HEX.
2. 1/4" DIAMETER MITEK PRO SERIES WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHED DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS REQUIRED AT THE PANEL EDGES. WHEN INSTALLING A FILLER ABOVE THE TOP CHANNEL THAT IS GREATER THAN 1-1/2" OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

INSTALLATION INSTRUCTIONS

1. WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT. SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
2. INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
3. USE 1/4"x4-1/2" MITEK PRO SERIES WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE 1/4" x 3" (MIN).
4. FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.



- NOTES:
- A. SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH #10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
 - B. ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH #12 SELF-TAPPING SCREWS.
 - C. STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
 - D. STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAUGE.

REVISIONS

DATE

FRAMING DETAILS - HFX PANELS

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HARDY FRAME SHEARWALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

Mitek

Use of Architect's Drawings

DATE:
1-1-2023

HFX2

DATE:
1-1-2023

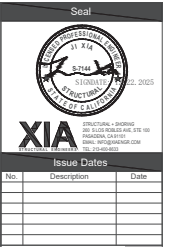
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Description
HFX-2

Scale
1/4" = 1'-0"



Tyler Kelly Architecture.com
(626) 396-9599

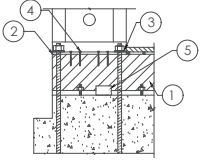


No.	Description	Date

Pailey Residence
419 Signal Road, Newport Beach, CA 92663

NOT FOR CONSTRUCTION

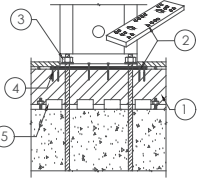
NOTES:
 A. INSTALLATION WITHOUT HARDY FRAME BEARING PLATE (HFXPB) MAY INCREASE DEFLECTION AND RESULT IN A DECREASE OF ALLOWABLE SHEAR VALUE. BUILDING DESIGN PROFESSIONAL MUST ANALYZE EFFECTS.
 B. COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.



- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MPF4 CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

RAISED-OS CORNER (4)

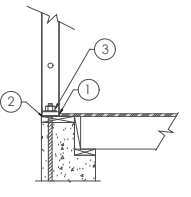
NOTE:
 COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.



- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MPF4 CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

RAISED BEARING PLATE (3)

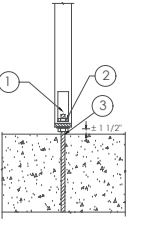
NOTES:
 A. CHECK WALL HEIGHT. HARDY FRAME BEARING PLATES BELOW THE PANEL BASE OR CUSTOM HEIGHT PANELS ARE AVAILABLE TO AVOID FILERS GREATER THAN 1-1/2". FOR MAXIMUM ALLOWABLE VALUES INSTALL PANEL ON CONCRETE.
 B.



- FLOOR SHEATHING NOTICED. INSTALL PANEL ON WOOD PLATE.
- USE FELT OR EQUIVALENT RECOMMENDED BETWEEN PANEL BASE AND TREATED MUDSILL.
- NUTS AND WASHERS PER TABLE NOTE 1.

RAISED STEM WALL (2)

NOTES:
 A. ACCESS HOLE LOCATED AT EDGE OF POST.
 B. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI STRENGTH NON-SHRINK GROUT (MIN).



- ACCESS HOLE LOCATED AT EDGE OF POST.
- PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI STRENGTH NON-SHRINK GROUT (MIN).

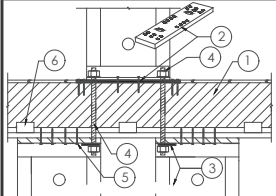
POST ON N&W (1)

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter (in)	Screw Quantity			Screw Qty4 Available at Edges (ea)
				Panel	Top (ea)	Bot1 (ea)	
HFX-12,15,18,21 & 24x8	92-1/4	3-1/2	1-1/8	12" Width	6	6	4
HFX-12,15,18,21 & 24x9	104-1/4			15" Width	8	8	
HFX-12,15,18,21 & 24x10	116-1/4			18" Width	10	10	5
HFX-15,18,21 & 24x11	128-1/4			21" Width	12	12	
HFX-15,18,21 & 24x12	140-1/4			24" Width	14	14	
HFX-15,18,21 & 24x13	152-1/4						6

NOTE: HARDY FRAME STACKING WASHERS (HFSW) ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO TENSION ANCHORS FROM ABOVE. HARDY FRAME STK PANELS INCLUDE HFSW WASHERS PRE-WELDED IN THE TOP CHANNEL.

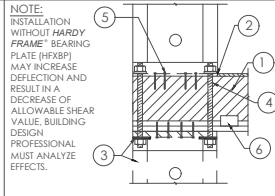
- HOLD DOWN TENSION ANCHORS SPECIFIED AS STANDARD GRADE (STD) MUST COMPLY WITH ASTM F1554 GRADE 36 (OR EQUAL). HOLD DOWN TENSION ANCHORS SPECIFIED AS HIGH STRENGTH (HS) MUST COMPLY WITH ASTM A 193 GRADE B7 (OR EQUAL). TENSION ANCHORS (BOTH GRADES) CONNECT TO THE UPPER AND LOWER PANELS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS. A HARDY FRAME HFSW STACKING WASHER IS REQUIRED IN THE TOP CHANNEL OF THE LOWER PANEL (AVAILABLE PRE-WELDED IN A HARDY FRAME STK PANEL). ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS AT EACH ANCHOR CONNECTION. ALTERNATE NUTS ARE 2H HEAVY HEX.
- 1/4" DIAMETER MITEK PRO SERIES WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHING DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
- 1/4" DIAMETER MITEK PRO SERIES WS SCREWS. LENGTH IS 4-1/2" (MINIMUM) AT CONNECTIONS TO FLOOR SYSTEMS AND BEAMS BELOW.
- 1/4" DIAMETER SCREWS ARE REQUIRED AT THE EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" INCH ABOVE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

RAISED OS CORNER (4)



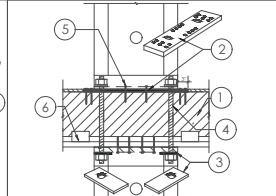
- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN HARDY FRAME HFC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MPF4 CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

PYRAMID STACK (8)



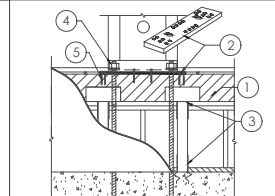
- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN HARDY FRAME HFC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MPF4 CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STACK @ OS CORNER (7)



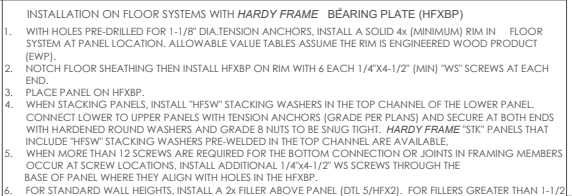
- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN HARDY FRAME HFC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MPF4 CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STRAIGHT STACK (6)



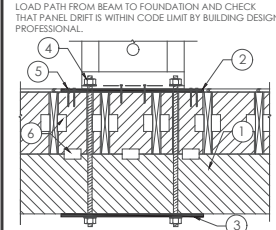
- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- USP POST CAP AND POST BASE BY THE BUILDING DESIGN PROFESSIONAL.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

CRIPPLE WALL (5)



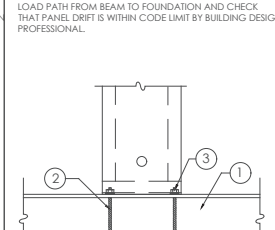
- INSTALLATION ON FLOOR SYSTEMS WITH HARDY FRAME BEARING PLATE (HFXPB) WITH HOLES PRE-DRILLED FOR 1-1/8" DIA. TENSION ANCHORS. INSTALL A SOLID 4x (MINIMUM) RIM IN FLOOR SYSTEM AT PANEL LOCATION. ALLOWABLE VALUE TABLES ASSUME THE RIM IS ENGINEERED WOOD PRODUCT (EWP).
- NOTCH FLOOR SHEATHING THEN INSTALL HFXPB ON RIM WITH 6 EACH 1/4"x4-1/2" (MIN) WS SCREWS AT EACH END.
- PLACE PANEL ON HFXPB.
- WHEN STACKING PANELS, INSTALL HFSW STACKING WASHERS IN THE TOP CHANNEL OF THE LOWER PANEL. CONNECT LOWER TO UPPER PANELS WITH TENSION ANCHORS (GRADE PER PLANS) AND SECURE AT BOTH ENDS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS TO BE SNUG TIGHT. HARDY FRAME STK PANELS THAT INCLUDE HFSW STACKING WASHERS PRE-WELDED IN THE TOP CHANNEL ARE AVAILABLE.
- WHEN MORE THAN 12 SCREWS ARE REQUIRED FOR THE BOTTOM CONNECTION OR JOINTS IN FRAMING MEMBERS OCCUR AT SCREW LOCATIONS, INSTALL ADDITIONAL 1/4"x4-1/2" WS SCREWS THROUGH THE BASE OF PANEL WHERE THEY ALIGN WITH HOLES IN THE HFXPB.
- FOR STANDARD WALL HEIGHTS, INSTALL A 2x FILLER ABOVE PANEL (DTL 5/HFX2). FOR FILLERS GREATER THAN 1-1/2" IN, SEE DETAIL 6/HFX2.

STAGGERED THRU-BOLT (10)



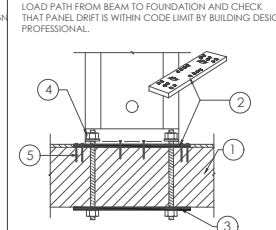
- DROP BEAM WITH FLOOR JOIST ABOVE PER PLAN.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME BEARING PLATE (HFXPB) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP CONNECTORS BY DESIGN PROFESSIONAL.

DROP BM - FL SYSTEM (14)



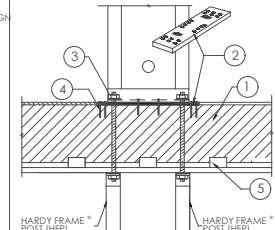
- STEEL BEAM PER PLANS.
- HOLD DOWN ALL THREAD RODS THRU-BOLTED TO BOTTOM FLANGE OF STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
- NUTS AND WASHERS AT PANEL BASE PER TABLE NOTE 1.

STEEL BM THRU-BOLT (13)



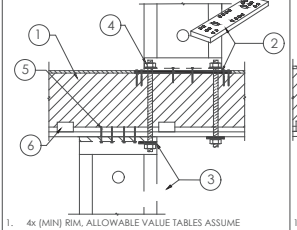
- WOOD BEAM PER PLAN.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME BEARING PLATE (HFXPB) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN HARDY FRAME HFC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

WOOD BM THRU-BOLT (12)



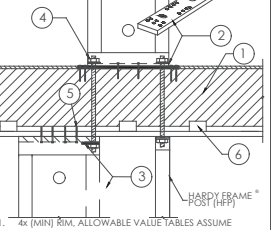
- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN HARDY FRAME HFC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MPF4 CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

HFP POSTS BELOW (11)



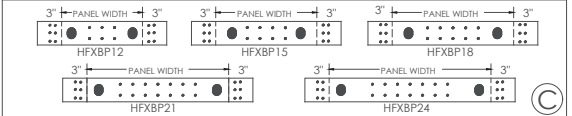
- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN HARDY FRAME HFC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MPF4 CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STAGGERED THRU-BOLT (10)



- 4x (MIN) RIM. ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL HARDY FRAME BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN HARDY FRAME HFC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MPF4 CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

STAGGERED-HFP POST (9)



RAISED OS CORNER (4)

REVISIONS

NO.	DATE	DESCRIPTION

FLOOR SYSTEM DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK HARDY FRAME PRODUCTS

Mitek
 16023 SWINGLEY RIDGE RD
 CHESTERFIELD, MO 63017
 (800) 325-8075
 WWW.HARDYFRAME.COM

DATE: 1-1-2023

HFX3

Sheet Number
 S322

Description
 HFX-3

Scale 1/4" = 1'-0"

TYLER+KELLY ARCHITECTURE
 Tyler Kelly Architecture.com
 (626) 396-9599

XIA
 Issue Dates

No.	Description	Date

Palley Residence
 419 Signal Road, Newport Beach, CA 92663

NOT FOR CONSTRUCTION

Do not scale drawings. Contractor shall verify and be responsible for all dimensions and conditions on the site and the Architect shall be held responsible for any variations from the dimensions and conditions indicated on these drawings.

Drawings, specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are hereby certified to be true and correct as of the date of this Project. The Architect and the Architect's consultants shall not be held responsible for any errors or omissions on the part of the contractor and shall not be held responsible for any common law, statutory and other reserved rights, including copyright. Visual contact with these documents constitute prima facie acceptance of these conditions.

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 Project No. 2023-12-22
 P25-0906



2022 Single-Family Residential Mandatory Requirements Summary

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

§ 110.001	Building Envelope	Air Leakage. Manufactured replacement, exterior doors, and exterior pipe doors must meet leak to 0.3 CFM per square foot less when tested per NFRC-400, ASTM E 283, or AIAA/MCA/NAFCA 1014.5.3.0446-2011.
§ 110.002		§ 110.002(a) Labeling. Replacement products must have a label meeting the requirements of § 110.111.
§ 110.003		§ 110.003(a) Field Infiltration. Doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.0-A, 110.0-B, or 110.0-C for exterior doors. They must be installed and labeled as follows:
§ 110.004		§ 110.004(a) Air Leakage. All gaps, penetrations, and other openings in the building envelope that are potential sources of air leakage must be sealed, gaskets, or weatherstripped.
§ 110.005		§ 110.005(a) Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Division of Household Goods and Services (DHGS).
§ 110.006		§ 110.006(a) Insulation Requirements for Heated Floors. Heated slab floors must be installed per the requirements of § 110.010.
§ 110.007		§ 110.007(a) Roofing Profiles, Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance index values of the roofing material must meet the requirements of § 110.007 and be labeled per § 110.113 when the installation of a roof is specified on the permit.
§ 110.008		§ 110.008(a) Radiant Barriers. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.009		§ 110.009(a) Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed areas in climate zones 4 and 5 are to be newly weighted average U-factor not exceeding U-0.16. Ceiling and other roofs minimum R-12 insulation in wood frame ceiling, or area-weighted average U-factor not exceed 0.143. Rafter roof alterations minimum R-10 or area-weighted average U-factor of 0.054 or less. All attic access doors must have permanently attached weatherstripping or mechanical barriers. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to exterior insulation either above or below the roof deck or on top of a shingle ceiling.
§ 110.010		§ 110.010(a) Low-sloft Insulation. Loose fill insulation must meet the manufacturer's required density for the lowest R-value.
§ 110.011		§ 110.011(a) Wall Insulation. Minimum R-13 insulation in 2x4 stud wood framing walls with a U-factor of 0.102 or less, or R-20 in 2x6 stud wood framing or have a U-factor of 0.071 or less. Openings non-vented assemblies wall have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or 4.
§ 110.012		§ 110.012(a) Slab Edge Insulation. Minimum R-10 insulation in raised wood framing floor on 0.037 minimum U-factor.
§ 110.013		§ 110.013(a) Radon Gas Protection. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facing, no water uptake of 2.3 percent; have a water vapor permeance no greater than 2.0 perms per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated floor, meet the requirements of § 110.010.
§ 110.014		§ 110.014(a) Water Resistance. In all rooms, throughout 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212nd, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 297th, 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NATIONWIDE ENERGY DOCUMENTATION

P.O. BOX 2199
FRAZIER PARK, CA 93225
(800) 237-8824
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JOB NUMBER:
143827

PROJECT ADDRESS:
419 SIGNAL ROAD
NEWPORT BEACH, CA 92663

SHEET NUMBER:

T-01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: FALLEY RESIDENCE
Calculation Date/Time: 2026-04-17T14:02:53-07:00
Calculation Description: Title 24 Analysis
Input File Name: 143827-AMT-FALLEY EP911 New WHV/IB22x

C31R-PRF-01-E
(Page 1 of 16)

ENERGY USE SUMMARY table with columns: Energy Use, Standard Design TVW Energy, Proposed Design TVW Energy, Margin, etc.

COMPLIANCE RESULTS table with 3 rows detailing building compliance status.

Registration Number: 426-P101163024-000-000-000000-0000
Registration Date/Time: 04/20/2026 09:21
HERS Provider: CHEERS
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev-20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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C31R-PRF-01-E
(Page 2 of 16)

ENERGY USE SUMMARY table with columns: Energy Use, Standard Design TVW Energy, Proposed Design TVW Energy, Margin, etc.

Registration Number: 426-P101163024-000-000-000000-0000
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C31R-PRF-01-E
(Page 3 of 16)

ENERGY USE INTENSITY table with columns: Energy Use Intensity, Standard Design, Proposed Design, Margin, etc.

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

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis:
• Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY
The following is a summary of the features that must be installed for a certified HERS. Refer to a consultant for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building table below. Registered CDS and QDS are required to be completed in the HERS database.

BUILDING - CHARACTERISTICS INFORMATION table with columns: Project Name, Conditioned Floor Area, Number of Dwelling Units, etc.

ZONE INFORMATION table with columns: Zone Name, Zone Type, HVAC System Name, Zone Floor Area, etc.

Registration Number: 426-P101163024-000-000-000000-0000
Registration Date/Time: 04/20/2026 09:21
HERS Provider: CHEERS
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev-20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: FALLEY RESIDENCE
Calculation Date/Time: 2026-04-17T14:02:53-07:00
Calculation Description: Title 24 Analysis
Input File Name: 143827-AMT-FALLEY EP911 New WHV/IB22x

C31R-PRF-01-E
(Page 4 of 16)

ZONE INFORMATION table with columns: Zone Name, Zone Type, HVAC System Name, Zone Floor Area, etc.

OPaque SUBSTRATS table with columns: Name, Zone, Construction, Area, Orientation, etc.

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Registration Number: 426-P101163024-000-000-000000-0000
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JOB NUMBER:
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NEWPORT BEACH, CA 92663

SHEET NUMBER:

T-02

64

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: PALLEY RESIDENCE
Calculation Date/Time: 2026-04-17T14:02:53-07:00
Input File Name: 143827-AMT-FALLEY EP911 New WHI-bd2x
C318-PHF-01-E (Page 5 of 16)

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asizeath	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	TIR (deg)	Wall Exception	Status	Verified Existing Condition
2nd East Wall	Second Floor Existing	Existing Wall	90	Front	486	147	90	none	Existing	No
2nd West Wall	Second Floor Existing	Existing Wall	270	Back	259	126	90	none	Existing	No
2nd Add North Wall	Second Floor Addition	R-21 Wall	0	Right	167	81	90	Extension	New	n/a
2nd Add South Wall	Second Floor Addition	R-21 Wall	180	Left	257	92	90	Extension	New	n/a
2nd Add East Wall	Second Floor Addition	R-21 Wall	90	Front	8	0	90	none	New	n/a
2nd Add West Wall	Second Floor Addition	R-21 Wall	270	Back	254	147	90	Extension	New	n/a
Interior Surface 1	First Floor Existing - Slab No Ceiling	Existing Wall	n/a	n/a	333	0	n/a		Existing	No
Interior Surface 2	First Floor Existing - Offset Floor Addition	Dimising R-0 Wall	n/a	n/a	254	0	n/a		New	n/a
Interior Surface 3	Second Floor Existing - 6-in Floor Addition	Dimising R-0 Wall	n/a	n/a	370	0	n/a		New	n/a
2nd Roof 3	Second Floor Existing	R-30 Roof Attic	n/a	n/a	108	n/a	n/a		Altered	No
Interior Surface 4	Second Floor Existing	Existing R-0 Floor No Ce	n/a	n/a	405	n/a	n/a		Existing	No
Interior Surface 5	Second Floor Existing	Existing R-0 Floor No Ce	n/a	n/a	1385	n/a	n/a		Existing	No
Interior Surface 6	Second Floor Existing	Dimising R-0 Floor No Ce	n/a	n/a	27	n/a	n/a		New	n/a
Interior Surface 7	Second Floor Addition	R-0 Floor No Ceiling	n/a	n/a	231	n/a	n/a		New	n/a

Registration Number: 426-P1011032CA-000-000-000000-0000
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CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
Schema Version: rev 20220901
Registration Date/Time: 04/20/2026 09:21
HEIS Provider: CEEES
Report Generated: 2026-04-17 14:03:16

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: PALLEY RESIDENCE
Calculation Date/Time: 2026-04-17T14:02:53-07:00
Input File Name: 143827-AMT-FALLEY EP911 New WHI-bd2x
C318-PHF-01-E (Page 6 of 16)

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Asizeath	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	TIR (deg)	Wall Exception	Status	Verified Existing Condition
2nd North Wall	Garage	Garage Wall	0	Right	31	0	90	none	Existing	No
2nd South Wall	Garage	Garage Wall	180	Left	205	19.88	90	none	Existing	No
2nd East Wall	Garage	Garage Wall	90	Front	208	112	90	none	Existing	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Asizeath	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Slope (in 12)	Roof Reflectance	Roof Entrance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof 1	First Floor Addition	R-30 Roof Rafter	0	Right	54	0	0	0.1	0.85	No	New	n/a	
2nd Roof	Second Floor Existing	Existing Roof Rafter	0	Right	821	0	5	0.1	0.85	No	Existing	No	
2nd Roof 2	Second Floor Existing	Existing Roof Rafter	0	Right	798	13.4	3	0.1	0.85	No	Existing	No	
2nd Add Roof	Second Floor Addition	R-30 Roof Rafter	0	Right	231	54	5	0.1	0.85	No	New	n/a	

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Slope (in 12)	Roof Reflectance	Roof Entrance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Second Floor Existing	Attic Roof Second Floor Existing	Ventilated	3	0.1	0.85	No	No	Existing	No

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Schema Version: rev 20220901
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: PALLEY RESIDENCE
Calculation Date/Time: 2026-04-17T14:02:53-07:00
Input File Name: 143827-AMT-FALLEY EP911 New WHI-bd2x
C318-PHF-01-E (Page 7 of 16)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Asizeath	Width (ft)	Height (ft)	Area (ft ²)	U-Factor	U-Factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition	
1st N Windows	Window	1st North Wall	Right	0	1	30.8	1.04	Table 110.6.A	0.76	Table 110.6.A	None	Bug Screen	Existing	No	
3	Window	1st North Wall	Right	0	1	8.65	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
1	Window	1st South Wall	Left	180	1	280.2	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
1 2	Window	1st South Wall	Left	180	1	8.66	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
1st E Windows	Window	1st East Wall	Front	90	1	72.4	1.04	Table 110.6.A	0.76	Table 110.6.B	None	Bug Screen	Existing	No	
GD 3	Window	1st West Wall	Back	270	1	170.96	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
GD 2	Window	1st Add North Wall	Right	0	1	48	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	
2 2	Window	1st Add North Wall	Right	0	1	42	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	
2 3	Window	1st Add North Wall	Right	0	1	14.4	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	
GD 4	Window	1st Add South Wall	Left	180	1	48	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	
1 3	Window	1st Add South Wall	Left	180	1	14.4	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: PALLEY RESIDENCE
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Input File Name: 143827-AMT-FALLEY EP911 New WHI-bd2x
C318-PHF-01-E (Page 8 of 16)

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Asizeath	Width (ft)	Height (ft)	Area (ft ²)	U-Factor	U-Factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition	
2	Window	1st Add South Wall	Left	180	1	280.2	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	
2 2	Window	1st Add East Wall	Back	90	1	114.87	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	
GD 1	Window	1st Add West Wall	Back	270	1	96	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	
GD 5	Window	1st Add West Wall	Back	270	1	80	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	
2nd N Windows	Window	2nd North Wall	Right	0	1	33.5	1.04	Table 110.6.A	0.76	Table 110.6.B	None	Bug Screen	Existing	No	
2nd S Windows	Window	2nd South Wall	Left	180	1	12.5	1.04	Table 110.6.A	0.76	Table 110.6.B	None	Bug Screen	Existing	No	
2nd E Glass Doors	Window	2nd East Wall	Front	90	1	15	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
2nd E Glass Doors 2	Window	2nd East Wall	Front	90	1	84	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
GD 11	Window	2nd West Wall	Back	270	1	42	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
GD 12	Window	2nd West Wall	Back	270	1	42	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
GD 13	Window	2nd West Wall	Back	270	1	42	0.28	NFRC	0.18	NFRC	None	Bug Screen	Altered	No	
4	Window	2nd Add North Wall	Right	0	1	42	0.28	NFRC	0.18	NFRC	None	Bug Screen	New	NA	

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SHEET NUMBER:

T-03

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: VALLEY RESIDENCE Calculation Date/Time: 2026-04-17T14:52:53-07:00 CTR 99F-01-E
Page 9 of 14

Calculation Description: Title 24 Analysis Input File Name: 143827-AMT-VALLEY EP91 New WHU b022x

Table with 16 columns (01-16) and 10 rows of window data including Name, Type, Surface, Orientation, Area, U-factor, and Status.

Table with 6 columns (01-06) and 4 rows of door data including Name, Size of Opening, Area, U-factor, and Status.

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Project Name: VALLEY RESIDENCE Calculation Date/Time: 2026-04-17T14:52:53-07:00 CTR 99F-01-E
Page 10 of 14

Calculation Description: Title 24 Analysis Input File Name: 143827-AMT-VALLEY EP91 New WHU b022x

Table with 10 columns (01-10) and 4 rows of slab floor data including Name, Zone, Area, Perimeter, Edge Insulation, and Status.

Table with 8 columns (01-08) and 4 rows of opaque surface construction data including Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, and U-factor.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: VALLEY RESIDENCE Calculation Date/Time: 2026-04-17T14:52:53-07:00 CTR 99F-01-E
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Calculation Description: Title 24 Analysis Input File Name: 143827-AMT-VALLEY EP91 New WHU b022x

Table with 8 columns (01-08) and 4 rows of opaque surface construction data including Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, and U-factor.

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Project Name: VALLEY RESIDENCE Calculation Date/Time: 2026-04-17T14:52:53-07:00 CTR 99F-01-E
Page 12 of 14

Calculation Description: Title 24 Analysis Input File Name: 143827-AMT-VALLEY EP91 New WHU b022x

Table with 8 columns (01-08) and 4 rows of opaque surface construction data including Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, and U-factor.

Table with 5 columns (01-05) and 2 rows of building envelope air leakage data including Quality Insulation Installation (QI), High R-value Spray Foam Insulation, Building Envelope Air Leakage, and CFM50.

Table with 12 columns (01-12) and 1 row of water heating systems data including Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (H), Status, Verified Existing Condition, and Heating System.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: DALLEY RESIDENCE
Calculation Date/Time: 2026-04-17T14:02:53-07:00
Input File Name: 143827-AMT-PALLEY EP911 New WH-rb22x
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Table with 14 columns: 01-14. Headers: Name, Heating System Type, Tank Type, # of Units, Tank Vol. (gal), Heating Efficiency Type, Efficiency, Rated Input Type, Input Rating (Btu/hr), Tank Insulation R-value (R-Value), Steady Loss or Recovery Eff, Is the Heating or Hot Water, Tank Location, Status, Verified Existing Condition.

Table with 7 columns: 01-07. Headers: Name, Pipe Insulation, Parallel Piping, Compact Distribution Type, Compact Distribution Type, Hot Water Distribution Control, Shower/Hot Water Heat Recovery.

Table with 11 columns: 01-11. Headers: Name, System Type, Heating Unit Name, Heating Equipment Cost, Cooling Unit Name, Cooling Equipment Cost, Fan Name, Distribution Name, Status, Verified Existing Condition, Existing HVAC System.

Table with 5 columns: 01-05. Headers: Name, System Type, Number of Units, Heating Efficiency, Heating Unit Brand.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: DALLEY RESIDENCE
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Input File Name: 143827-AMT-PALLEY EP911 New WH-rb22x
CHIR-PHF-01-E (Page 14 of 16)

Table with 9 columns: 01-09. Headers: Name, System Type, Number of Units, Efficiency Metric, Efficiency SEER/SEER2/CSEER, Efficiency SEER/SEER2, Zonally Controlled, Multi-speed Compressor, HERS Verification.

Table with 16 columns: 01-16. Headers: Name, Type, Duct Type, Duct Ins. R-value, Duct Location, Surface Area, Supply Return, Physics Check, Duct Leakage, HERS Verification, Status, Verified Existing Condition, Existing Distribution System, New Duct >= 25 FT.

Table with 9 columns: 01-09. Headers: Name, Duct Leakage Verification, Duct Leakage Target (%), Verified Duct Location, Verified Duct Design, Sealed Ducts, Densely Sealed Ducts, Low Leakage Air Required, Duct Leakage in Condition and Space.

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Table with 4 columns: 01-04. Headers: Name, Type, Fan Power (Watts/CFM), Name.

Table with 3 columns: 01-03. Headers: Name, Verified Fan Type Data, Required Fan Efficiency (Watts/CFM).

OVERSIGHTS AND RISKS - VERIFIED AND ALTERED
This section does not apply to this project.

PROJECT NOTES
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Input File Name: 143827-AMT-PALLEY EP911 New WH-rb22x
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Documentation Author's Declaration Statement section with signatures for Mirvna Topete and Rob Tyler, including company names and dates.

Digital signature by California Home Energy Efficiency Rating Service (CHEERS). This digital signature is provided in order to ensure the content of this registration document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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