September 25, 2025 Agenda Item No. 4

SUBJECT: Greaves Residence (PA2025-0157)

Modification Permit

SITE LOCATION: 910 Kings Road

APPLICANT/OWNER: Christopher Greaves

PLANNER: Jerry Arregui, Assistant Planner

949-644-3249, jarregui@newportbeachca.gov

LAND USE AND ZONING

• General Plan Land Use Plan Category: RS-D (Single Unit Residential Detached)

• Zoning District: R-1 (Single-Unit Residential)

PROJECT SUMMARY

A request for a modification permit to allow a 515 square-foot addition to an existing 2,912 square-foot, two-story, single-unit dwelling with an attached 422 square-foot two-car garage that is considered legal nonconforming due to its interior dimensions. The existing garage provides the minimum required depth of 20 feet; however, the existing width is substandard at 19 feet, 8 inches, where the requirement is 20 feet. A modification permit is required pursuant to Section 20.38.060 (Nonconforming Parking) of Newport Beach Municipal Code (NBMC) as the applicant proposes an addition of more than 10% of the existing gross square footage of the dwelling without altering the garage for compliance. The project meets all other applicable development standards, and no other deviations are requested.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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. PA2025-0157 (Attachment No. ZA 1).

DISCUSSION

- The subject property is located within the Single-Unit Residential (R-1) Zoning District. The R-1 District is intended to provide areas appropriate for single-unit residential development on a single legal lot. The property was originally developed in 1955 with a 2,912-square-foot, two-story, single-unit dwelling with an attached 422-square-foot two-car garage.
- The R-1 Zoning District limits floor area to two times the buildable area, or a maximum of 9,002 square feet for the subject property. The project proposes a total gross floor area of 3,849 square feet and complies with the maximum floor area limit.
- The existing interior dimensions of the two-car garage measure 19 feet 8 inches wide by 20 feet 1 inches deep. These dimensions were compliant with the standards at the time of construction. As a result of the amendments to Title 20 (Planning and Zoning) of the NBMC in 2010, the two-car garage is now substandard in size.
- Section 20.38.060 (Nonconforming Parking) of the NBMC specifies that residential developments are considered to have nonconforming parking if the developments do not have the required type of covered or enclosed parking spaces, or because amendments to the NBMC have changed the dimensions of required parking spaces subsequent to the original construction. The existing garage does not comply with the minimum 20-foot interior width or minimum 20-foot interior depth required by Section 20.40.090 (Parking for Residential Uses) of the NBMC for properties over 40 feet wide. The property, therefore, has legal nonconforming parking due to substandard interior dimensions. However, the existing garage interior dimensions are suitable for the parking of two vehicles.
- Subsection 20.38.060(A)(2) of the NBMC 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. The applicant proposes a 515-square-foot
 addition which is 15% of the existing gross floor area with no alterations to the
 nonconforming garage dimensions. Therefore, a modification permit is required.
- Existing development along Kings Road primarily consists of single- two-, and three-story single-unit dwellings which are between 3,000 to 6,000 square feet in size. The 515-square-foot addition is proposed on the first floor of a two-story dwelling which conforms with all applicable development standards, including, but not limited to, floor area limit, setbacks, and height and results in a total floor area of 3,849 square feet. Therefore, the single-unit dwelling will continue to be consistent with the size and height of other dwellings in the neighborhood.

- The applicant intends to create additional kitchen and dining space and additional storage in the master bedroom closet for total increase of 515 square feet. The proposed addition and remodel does not include any changes to the attached garage. Increasing the width of the garage by 4 inches to satisfy the current parking requirements would result in negligible benefits and would require major structural alterations to the garage including relocating the left garage footing, widening the garage slab, widening the driveway and reframing of the garage wall and roof, which results in a significant increase in the scope of work and cost of the project.
- An alternative to this proposal is to reduce the size of the addition to no more than 10% of the existing gross floor area of the structure as authorized by Subsection 21.38.060(A) of the NBMC. The project aims to increase the living area for the family; therefore, reducing the size of the proposed addition from 515 to 333 square feet would impact the objectives of the project and would not provide similar benefits to the applicant.
- The existing garage will continue to accommodate the parking of two vehicles and is consistent with the intent of the NBMC's parking requirements. Approval of the Modification Permit allows the applicant to continue using the existing two-car garage, which has not proven detrimental to the occupants or neighbors of the dwelling. The approval of this modification permit is conditioned that the applicant is required to maintain the garage to be permanently available for parking purposes with its existing interior dimensions to remain unobstructed.
- The property is also developed with a driveway in front of the garage that is 20 feet wide by 20 feet deep. Section 20.40.090 (Parking Standards for Residential Uses) of the NBMC allows parking on driveways located within the front setback that are at least 20 feet deep. Although driveway parking spaces are not required, the driveway would accommodate two additional parking spaces that help offset the marginally narrower parking spaces inside the garage and results in up to four onsite parking spaces.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Article 19 of Chapter 3 under Class 3 (New Construction or Conversion of Small Structures) 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.

The Class 3 exempts the demolition of up to three single-unit dwellings and additions of up to 10,000 square feet to existing structures. The Project is a 515-square-foot addition and remodel to an existing single-unit dwelling located in the R-1 Zoning District within a developed neighborhood. Therefore, the Class 3 exemption is applicable.

There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of this exemption. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

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 action. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Assistant Planner

JP/ja

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. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A MODIFICATION PERMIT FOR AN ADDITION GREATER THAN 10 PERCENT TO A SINGLE-UNIT DWELLING WITH A LEGAL NONCONFORMING GARAGE LOCATED AT 910 KINGS ROAD (PA2025-0157)

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

SECTION 1. STATEMENT OF FACTS.

- 1. An application was filed by Christopher Greaves (Applicant), with respect to property located at 910 Kings Road, and legally described as Lot 10 of Block G of Tract 1219 (Property).
- 2. The Applicant requests a modification permit to allow a 515 square-foot addition to an existing 2,912 square-foot, two-story, single-unit dwelling with an attached 422 square-foot two-car garage that is considered legal nonconforming due to its interior dimensions. The existing garage provides the minimum required depth; however, the existing width is substandard at 19 feet, 8 inches, where the requirement is 20 feet. A modification permit is required pursuant to Section 20.38.060 (Nonconforming Parking) of Newport Beach Municipal Code (NBMC) as the Applicant proposes an addition greater than 10% of the existing gross square footage of the dwelling without altering the garage for compliance (Project). The Project meets all other applicable development standards, and no other deviations are requested.
- 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 September 25, 2025, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with Chapter 20.62 (Public Hearings) of 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) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 3 exempts the demolition of up to three single-unit dwellings and additions of up to 10,000 square feet to existing structures. The Project is remodel and 515-square-foot addition to an existing single-unit dwelling within a developed neighborhood. Therefore, the Class 3 exemption is applicable.
- 3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

Modification Permit

In accordance with 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 Property is developed with a 2,912-square-foot, two-story, single-unit dwelling with an attached 422-square-foot two-car garage. The modification permit will allow for a 515-square-foot addition to the first floor of an existing two-story, single-unit dwelling to accommodate an expanded kitchen and dining area, and an expansion to the master bedroom walk-in closet. The Project results in a total interior living area of 3,397 square feet.
- 2. The surrounding neighborhood is comprised of single-, two- and three-story, single-unit dwellings which are between 3,000 to 6,000 square feet in size. The addition is proposed on the first floor of a two-story dwelling which conforms with all other applicable development standards, including, but not limited to, floor area limit, setbacks, and height. The Project will be consistent with the size and height of other dwellings in the neighborhood.
- 3. Table 3-10 (Off-Street Parking Requirements) of Section 20.40.040 (Off-Street Parking Spaces Required) of the NBMC requires a minimum of two parking spaces, in a garage, for a detached single-unit dwelling with less than 4,000 square feet of habitable area. The Project includes a nonconforming two-car garage that will continue to provide the minimum number of required parking spaces.

- 4. Pursuant to Table 3-14 (Minimum Interior Dimensions) of Section 20.40.090 (Parking Standards for Residential Uses) of the NBMC, residential properties with lot width exceeding 40 feet require a two-car garage to provide a minimum interior dimension of 20-feet wide by 20-feet deep. However, on lots that are 30 feet wide or less, only a 17-foot, 6-inch wide and 19-feet deep garage is required. The Property is approximately 65 feet wide and therefore requires a 20-foot by 20-foot garage. The Project maintains a nonconforming two-car garage that is 19 feet, 8 inches wide by 20 feet, 1 inch deep which is adequately sized for the parking of two vehicles. The Property will continue to provide the same amount of off-street parking as other similar sized dwellings in the neighborhood.
- 5. The Project will not result in a change to the density or the use of the Property.

Finding:

B. The granting of the modification permit 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. Section 20.38.060 (Nonconforming Parking) of the NBMC specifies that residential developments are considered to have nonconforming parking if the developments do not have the required number or type of parking spaces or because amendments to the NBMC have changed the dimensions of required parking spaces subsequent to the original construction. The existing single-unit dwelling was built in 1955 and is in conformance with the development standards at the time of construction, including parking. As a result of the amendments to Title 20 (Planning and Zoning) of the NBMC in 2010, a 20-foot width and 20-foot depth is now required for a two-car garage and the dwelling is considered to be legal nonconforming for parking.
- 2. The proposed addition and remodel does not include any changes to the attached garage. Modifying the garage walls for compliance with the 20-foot width requirement would require the relocation of the left side garage wall footing, widening the garage slab, widening the driveway, and reframing the garage wall and roof. Altering the garage width by 4 inches to meet the 20-foot requirement would significantly increase the scope and cost of the Project while providing negligible benefits as the garage can still accommodate the parking of two vehicles with the current width.
- 3. The granting of the modification permit is necessary to allow an addition of 15% to an existing single-unit dwelling that was constructed in compliance with garage standards in effect at the time of original construction. Although the existing garage width dimension is not in compliance with current development standards, it is adequate in size for the parking of two vehicles.

Finding:

C. The granting of the modification permit is necessary due to practical difficulties associated with the property and 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. A strict application of the NBMC would require the relocation of the left garage wall by 4 inches to achieve the 20-foot width requirement which would subsequently require widening the garage slab, widening of the driveway and reframing of the garage wall and roof, adding significant scope and cost to the Project.
- 2. The purpose and intent of the NBMC's parking requirements is for single-unit dwellings under 4,000 square feet of livable area to provide a garage that accommodates the parking of two vehicles. Although the existing garage has substandard width, the garage still provides an area suitable for the parking of two vehicles, consistent with the intent of the parking requirement for single-unit dwellings.

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. Modifying the garage for compliance with current interior garage dimension requirements would provide a negligible benefit and would unreasonably require significant alterations to the garage, which is beyond the scope of the planned addition and alterations. If the garage is brought into compliance with the required garage dimensions, the number of parking spaces provided would not increase and would not provide additional off-street parking. The 19-foot 8-inch garage width has not proven to be detrimental to any neighboring properties.
- 2. The Applicant intends to create additional kitchen and dining space and additional storage in the master bedroom closet for total increase of 515 square feet. An alternative to the project would be to reduce the size of the addition from 515 to 333 square feet, 10% of the existing gross-floor area of the structure, as authorized by Subsection 20.38.060(A) of the NBMC. However, this alternative would significantly reduce the amount of addition, impact the objectives of the Project and would not provide similar benefits to the Applicant.
- 3. Although the width of the garage does not meet the minimum 20-foot requirement, there is adequate space in the garage to accommodate two vehicles. The 19-foot 8-inch garage width has not proven to be detrimental to the occupants of the dwelling or any neighboring properties.

Finding:

E. The granting of the modification permit 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. Fact 1 in support of Finding D is hereby incorporated by reference.
- 2. The Property is also developed with a driveway in front of the garage that is 20 feet wide by 20 feet deep. Section 20.40.090 (Parking Standards for Residential Uses) of the NBMC allows parking on driveways located within the front setback that are at least 20 feet deep. Although driveway parking spaces are not required, the driveway would accommodate two additional parking spaces that help offset the marginally narrower parking spaces inside the garage and results in up to four on-site parking spaces.
- 3. The proposed first floor addition conforms to all applicable development standards, including, but not limited to setbacks, height, and will maintain adequate protection of light, air, and privacy. The addition will not preclude access to the dwelling and will be consistent with the scale of other two-story dwellings in the neighborhood.
- 4. The Project complies with the maximum floor area limitation of 9,002 square feet as the proposed addition will result in a total floor area is 3,849 square feet. Therefore, the proposed addition would not result in a change in intensity that is inconsistent with the provisions of the NBMC.
- 5. The approval of this Modification Permit is conditioned such that the Applicant is required to obtain all necessary permits in accordance with the Building Code and other applicable Codes.
- 6. The approval of this Modification Permit is conditioned that the Applicant is required to maintain the garage to be permanently available for parking purposes with its existing interior dimensions to remain unobstructed.

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 pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 the Modification Permit filed as PA2025-0157, subject to the conditions set forth 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 call for review is filed with the Community Development Director in accordance with the provisions of Chapter 20.64 (Appeals) of the NBMC.

| PASSED, APPROVED, AND ADOPTED THIS 25TH DAY OF SEPTEMBER 2029 |
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Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

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. Material violation of any of those laws in connection with the use may be cause for 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 is 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. 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.
- 6. Any change to the approved plans, including any demolition or addition beyond the approved scope of work shall require review by the Planning Division prior to commencement of work. Significant changes may require an amendment to or the processing of a new modification permit or may require the garage structure to be modified into compliance with Section 20.40.090 (Parking Standards for Residential Uses) of the NBMC.
- 7. Prior to issuance of the building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans
- 8. The garage shall be permanently available and maintained for parking purposes. The interior clear dimensions (19 feet, 8 inches wide by 20 feet, 1 inch deep) shall be kept clear of obstructions including cabinets, shelving, or similar features, except as provided in Section 20.40.090 (Parking Standards for Residential Uses) of the NBMC, that prevents the ability to adequately park two vehicles.
- 9. <u>Prior to the issuance of a building permit</u>, 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 the leasing agent.
- 11. Construction activities shall comply with Section 10.28.040 (Construction Activity Noise Regulations) of the NBMC, 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 6:30 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
- 12. To the fullest extent permitted by law, 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 and all 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 Greaves Residence including, but not limited to Modification Permit No. PA2025-0157. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Building Division

13. The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent, Cityadopted version of the California Building Code.

Public Works Department

- 14. The Applicant is required to obtain an encroachment permit for all work located within the public right of way.
- 15. The Applicant shall remove the existing brick wall, concrete wall and steps from the public right of way.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Modification Permit (PA2025-0157)

910 Kings Road

Attachment No. ZA 3

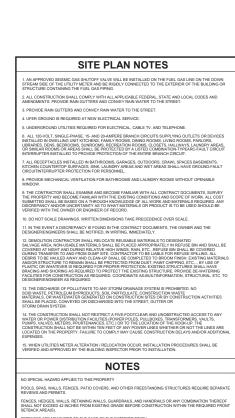
Applicant's Project Justification Letter

Project Description

Proposed project includes remodel and addition of existing dwelling at 910 Kings Road. We request modification to the pre-existing conditions of the garage. The existing garage dimensions are 19 feet 8 inches wide which are smaller than the minimum requirement of 20ft, the depth is 20ft which complies. The condition does not impact the public's safety and is not visible from the street. Bringing this condition to code will require complete demolition of the garage and the building above it. The garage and the superstructure are not part of the proposed project. We request this condition to be allowed to continue and for our project to proceed as proposed. The garage currently is large enough to accommodate 2 car and the infeasible modifications needed to increase the size of the garage would not increase the number of cars that the garage can park. We respectfully request a modification permit in order to proceed with the proposed project remodel and addition to the existing dwelling without modifying the garage.

Attachment No. ZA 4

Project Plans



SETBACKS ARE MEASURED TO THE FACE OF THE EXTERIOR FINISH. SCE REVIEW AND APPROVAL IS REQUIRED PRIOR TO PERMIT FINAL

DESIGN NOTES THE DESIGN OF ADDITION SHALL BE ARCHITECTURALLY COMPATIBLE WITH REST OF PARTS OF THE EXISTING BUILDING, WITH ALL DESIGN. THE DESIGN, COLOR, MATERIAL AND TEXTURE OF THE ROOF SHALL BE SUBSTANTALLY THE SAME AS THE MAIN DWELLING UNIT

APPLICABLE CODE

LEGAL JURISDICTION : CITY OF NEWPORT BEACH, CA 92663

- The CUPRENT PREVAING BUILDING AND CONSTRUCTION CODES ARE AS FOLLOWS:

 2022 CALIFORNIA RESUDENTIAL. CODE

 2022 CALIFORNIA PRICE CODE

 2022 CALIFORNIA PRICE CODE

 2022 CALIFORNIA PRICE CODE

 2022 CALIFORNIA PRICE CODE

 2022 CALIFORNIA PRILIMBING CODE

 2022 CALIFORNIA PRILIMBING CODE

- □ 2022 CALIFORNIA PLUMBING COURT □ 2022 CALIFORNIA GREEN BULDING STANDARDS CODE □ 2022 CALIFORNIA GREEN BULDING STANDARDS CODE REGULATION OF THE STATE AND LOCAL FIRE MARSHALS & CITY ORDINANCE. CITY OF NEWPORT BEACH AMENDMENTS AND MUNICIPAL CODE.

DIG ALERT 811



OWNER / CONTRACTOR ACKNOWLEDGEMENT SIGNATURE

OMMENTIV DEVELOPMENT DEPARTMENT BEILBRIG BYTHSON Devise | P.O. Sox 1388 | Newport Stack, CA 12558-8915 manu.commonthescus.com | (949) 644-3200

RESIDENTIAL STRUCTION MINIMUM REQUIREMENTS

tandards: JE22 California Resistential Code (CRC); JE22 California Bullding TE22 California Plumbing Code (CPC); JE22 California Bustical Code (CSC) da Michael Code (CRC); JE22 California Bustical Code (CSC) da Michael Code (CRC); JE22 Busticing Energy (Efficiency Street California Green Busticing Standards Code (Cd Green); & Chapter 15 of the Ni Michigal Code (JESEC).

15.1.(10.09)
Issuance of a building permit by the City of Newport Bookh does not relieve applicants of the logid requirements to observe coverances, confidence and restrictions, which may be associated print to commencement of day contribution and another of the New Associations print to commencement of day contribution and another of by this permit associations from the commencement of day contribution and another of the City of the

A site survey by a licensed surveyor shall be required prior to foundation concrete pour. Garage ceiling height. The minimum unobstructed vertical clearance for garking spaces shall be seven feet, succept that the front four feet, may have a minimum vertical clearance of four feet. (MSMC 23 46 90 A 4)

Utilize one of the city's approved franchise hauter is recycle and/or salvage a minimum of 65% of the nonhazardous construction and demoliton wealth. (Cal Green 4.406.1, 4.406.5) Stainways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6°-8" measured vertically from the stoped line algoring feed noting. (CRC 311.7.2)
Advisory Note: Homeowners Association (HCA) approval is independent of the City process and may be required for this improvement. Please shock with the HCA Boset.

m-secon manyary volon.

Outside and separate sleeping area in the immediate vicinity of the bedooms.

On each additional story, including basements and habitable attice.

Not less than 3 feet horizontally from the door or opening of a batteriorn that contains a battery or shower.

A minimum of 22 feet horizontally from any permanently installed cooking applicance. Smoke planns shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.11.5 & 907.2.11.6

Outside of each sixeping area in the immediate vicinity of the bedroom(x).

On every occupiable level of the dwelling unit including becoments.

Where a fuel-burning appliance is located within a bedroom or its attached awherom, a carbon monoide alarm shall be initialled within the bedroom.

Carton monoide alarms shall be handeled with falley back-up and interconnecte unless exempted in accordance with CRIC 10.15.6(4). Newly constructed dwellings shall comply with Aging-in-place and fall prevention (CRIC 97177).

At least one bathroom on the entry level shall be provided with reinforcement for grab bars, where there is no bathroom on the entry level, at least one bathroom on the second of third floor of the dwelling shall comply with ORC R027.1.1. the second or third floor of the desiling shall comply with CRE REST.1.1.

Exercised recognized couldes, variethers and controls shall be located no more than
45° measured from the top of the coulet box and not less than 15° measured from
the bottom of the coulet box above the frient-floor. CRE REST.1.2.

Doctoral boditors shall not be installed more than 48° above exterior floor or
lawding CRE SEST.1.4.

Afterward Control of the American Afterward (1996) and Solar Heat Gain Coefficient (1996)—12 may value in accordance with T-24 energy calculations. All Secretarions must have temporary and permanent tables.



Where whole house lans are used in baltroom areas, the fair must no continuously and shall not be feet to shutidify control sensor, (2xd Green 4508 (2)); .

The oblites dyer and shall not exceed 14 ft. in overall largely with maximum two 90-degree ethors, (2Ad 564 4.2.1).

Environment are ducts shall envirolate min. 3 feet from properly line or openings into balling, and 10 feet from a ferroid an other, (2Ad 502.2.1).

The water heater burner to be at least 15 inches above the garage floor, if located in a garage, (OPC 507.13)

er by 3 ft. tall steel pipe embedded in concrete slab for protection of water healths located in parage. (CPC 567, 13.1).

Wilater healths to be stropped at too and bottom with 1 N° x 16-gauge atrop with 34° dismeter. X 3° lag bot each end. (CPC 587.2).

ASS and PVC drain waste and verd piping material is limited to 2 stories maximum. (CPC 501.2(2)) a. med 503.1.1)

ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1191.4) Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and & 708.0) Chercular serviced white 2 feet of the connection between the building interior roof-lead drain planied within 2 feet of the connection between the building interior roof-lead drain planie shall have wown thereiese. (CPC 603.7). The All horse bliefs with linear wowns thereiese. (CPC 603.7). The procure of water closets on a 3-inch horizontal drainage system line is 3. (CPC Table 703.7).

Anomal course tops to excels or wormmutariary anospipose outset (LLLL 210 32/L)(1) for Koffane countries tops much have exceptable cuttins as no point string the counter walls is more than 24 inches from a receptacle, (CEC 210.52 (C)(C)) Island and perimutar counter tops must have at least one receptacle. (CEC 210.52(C)), (C), and (C)). The spacing for general receptacle outlets must be located so that no point on any wall feed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52)X[1]]

Fasteners and connectors (tails, anchor bobs, etc.) in contact with preservative-treated wood shall be of hot-dipped zim-coated gall-and-ed steel, stainlives steel, silcon bronze or copper, (CRC RSTTS, CIDC 2004, 19). Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between slit plate and rul. (CRC RISCO.11.1, CRC 2001.), Acceptable alternate SDPWS 4.3.6.4.3]

Connectoralism Supply Contactions Granutum (including Open Wiss, Cabbin, and Sanice Orage), Supply Service Orage, of O. 7513 Volta Medical Countries

Medical Countries

Annual Property of the Countries

An

 Electrical and Plumbing for extra harborus fountsin fine feature. THE OF PROPERTION REQUIRED All exterior lists and plaster shall have two layers of 10-minute Grade based sheathing, ICRC R703.7.3, CBC 2515.61

Wall covering of showers or tube with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain links. Sacking for tile shall be cement board or cement plaster. yCRC RD07.2, CBC 1209.2.3)

door.

Where placing area is more than 0 as, 1t. in area, with the bottom edge less than 15 inches above the foor, top edge more than 36 inches above foor, and within 36 inches above foor, and within 36 inches above foor, and within 36 inches above foor. Clacing where the bottom suprome edge of the glaring is less than 36 inches shows the plane of the edgecant walking surface of startways, favoring between the plane of the edgecant walking surface of startways, favoring between Casing adjacent to the landing at the bottom of a startway where the glassing is less than 36 inches above the tanding and within 60 inches horizontally of the bottom of as all the start of the colours freed.

may be utitized when practical.

May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided using a temporary power pole.

Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM
Months from the finite. No use on the weekends or finited holdings.

Introducion consideration for projects and the custified of the U.S. EPA's Voluntary Projector Project Somming American swell (CRC 1006.1.1)

Decorative shreads about not be installed at the termination of featory fault chamness accept where such shreads are laided and belief for use the specific factory-built charmony system and are installed in accordance with separation factory-built charmony system and are installed in accordance with measurablication in malations instruction. (CRC 1006.02.5.4.0.4.00.25.1.1.6.CMC

802.5.4.2]

REVENUE AND A STATE OF THE PROPERTY OF THE PROPERT mandatory measures.

Chimney shall extend at least 2-ft. higher than any portion of the building within 10 is. but shall not be less than 3 ft, above the highest point where the chimney passes through the not. (CRC RN003.8)

Livid Shalle Freedoms are not allowed for bitarity use.

Direct west sealed-combustion gas appliance freplace must comply with the Cal Green code sequitements and must comply with US EPA New Source Performance Standards (NSPS). (26 Green 4.50).

Rooms containing bethlubs, showers, spea and similar failures shall be provided with an exhaust lan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRD R300.3, Cal Green 4.500.1, CRD 1202.5.2.1, CMC 402.5) Where water closet compartment is independent of the bethroom or shower area, a fan will be required in each area. Bethrooms shall have an enhaust fan with humidity combol sensor, mir. 50 CPM capacity, (CRC R305).

Install 1 automatic slothe Table 422.11

equired shall be high efficacy. (California energy code section 150.0 (k) an

Subpanels are not allowed to be located in bathysoms or clothes closets. Avoid installing sub-panels in fire wall envelope unless the panel is listed, or fire protection is clearly detailed to the satisfaction of the building official. (JDD 2412.4 (2) unit III) Circuits sharing a grounded conductor (neutral) with the ungrounded (pat) conductors must use a law gote croul breaker or an identified handle (is. Croup non-color crouls in



CITY OF NEWPORT BEACH, CA 92663 TRACT 1219, LOT: LOT 10 049-211-20 FLOOD ZONE X V-B R-1 SINGLE-FAMILY RESIDENTIAL JURISDICTION HAVING AUTHORITY LEGAL DESCRIPTION: ASSESSORS PARCEL NO. APN: IN FLOOD ZONE FEMA SHFA'S: CONSTRUCTION TYPE: CONSTRUCTION TYPE: ZONING: OCCUPANCY GROUP: SPRINKLERS: NUMBER OF STORIES: MAIN HOUSE = YES 2 STORIES REQUIRED BUILDING APPX. HEIGHT: REQUIRED MAIN HOUSE SETBACKS 35 FT MAX. SETBACKS INDICATE REQUIRED MINIMUM DISTANC LOT SIZE: # F1 MIN. E FROM PROPERTY LINES. CONTRACTOR TO VERIFY ON SITE 7,079 SF (E) GARAGE AREA: 422 SF EXISTING TOTAL: 3.334 SF (N) ADDITION: (N) ADDITIONAL LIVING AREA AT FIRST FLOOR: (N) ADDITION TOTAL: 515 SF (15.4%) (N) ADDITIONAL BALCONY AREA, AT SECOND FLOOR: 230 SE MAXIMUM LOT COVERAGE: OVERALL LOT COVERAGE: N/A (2,250 + 110 + 422 + 5 + 515) / 7,079 = 46,7% BIIII DABI E AREA-LOT (65' x 108.97') BUILDABLE ARE = 57' x 78.97' = 4,501.29 SF FLOOR AREA LIMITATION: 4,501.29 x 2= 9,002.58 SF PROPOSED GROSS FLOOR AREA: 2.250 + 515 + 662 + 422 = 3.849 SF GROSS LIVING AREA: 2,250 + 515 + 662 = 3,427 SF Amular special policy of the property of the p CONNENTEY DEVELOPMENT DEPARTMENT BUILDING DAYSHON Carrier Drive | P.O. Bins 1355, Housewill Search, CA 53558, WHILE ARROST SEARCH SEARCH (SHE) 644-5200 2022 CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS \$6000.

1. 2002 California Grean Building Standards Code (200) is applicable to all new residential buildings institution to the selection of the control of

PROJECT DATA

Mostare content shall be determined with either a probe-tipe or contact-type moisture meter. Equivalent mishare verification methods may be approved by the enforcing agency and shall satisfy requirement found in Section 211.6 or this code.

IK.4.1) The receiving what originates at the main service or subgened and terminate into a fetted cating the receiving the size assumed to the proposed boaton of an EV charger.

Bethroom exhaust fans shad be ENERGY EFAS compliant and be duting to terminate outside the hubbles. Drinkes functioning as a component of which has been exhibited to be found from multiple controlled by a humbly control capable of adjustment between a minimum humbly conce of less than or world.
 Table to maximum 255, 1999 97 1

HVAC special inspectors mu-are inspecting. (1992.)

specially and destinations electrical or the appointer size apparatus. ILAM 10 (1) Compressions with the proceder over the profession with the destination entering and compression with VCO levies as ser from 12 (1) Compressions with the proceder to verify and compress word products used comply with homeosticity shared as of the Tail Taile 4.05.6.1. (1,0.05.1.1).

2. Documentation which all representations with CAL Grave code including consistance shall be impressed, because of the Tail Taile 4.05.1. (1,0.05.1.1).

CHRISTOPHER LAWRENCE GREAVES 910 KINGS ROAD, NEWPORT BEACH, CA 92663 HONE: (714) 369-7762 MAIL: LAWRENCE@GREAVESCOMPANY.COM

THOMAS J. MAYFIELD 959 SOUTH COAST DRIVE, COSTA MESSA, CA 92626, SUITE 325 PHONE: (408) 203-5855

AMIR DEIHIMI 201 E SANDPOINTE AVE. #400 SANTA ANA, CA 92707 PHONE: 949-954-7242 EMAIL: AMIR@CORESTRUCTURE.COM

PROJECT DIRECTORY

SHEET INDEX

NERAL NOTES & DETAILS GREEN CODE

PROPOSED SECTIONS ARCHITECTURAL DETAILS STIAR & ARCHITECTURAL DETAIL

ICC-ES EVALUATION REPORT

GENERAL NOTES & REQUIREMENTS GENERAL NOTES & REQUIREMENTS TYPICAL DETAILS

AD.10 AD.20

STRUCTURE

HENRY MAI 959 SOUTH COAST DRIVE, COSTA MESSA, CA 92626,

PHONE: (949) 836 5768 EMAIL: HENRY@BB-BROTHERS.COM

SCOPE OF WORK 1. KITCHEN/DINING: EXPAND BY 425 SQ. FT., DEMOLISH WALLS, CABINETS, AND CEILINGS; REBUILD WITH NEW

ENTRYLLIVING ROOM: REMOVE STEPS, WALLS, AND DOORS; REFRAME FOR NEW FOLDING DOORS, SMALLER CLOSET, AND WIDENED HALL OPENING; REMOVE EXISTING STAIR AND ADD NEW STAIR.

 MASTER & BED/BATH #3 REMODEL: DEMOLISH WALLS, WINDOWS, FIXTURES; ADD NEW WALLS, PLUMBING, GAS, FLOORING, AND INSTALL FIXTURES; EXPAND BY 90 SQ. FT 4. BALCONY: EXPAND 230 SQ. FT BALCONY AT SECOND FLOOR.

5. ROOF: DEMOLISH THE ROOF AT THE FIRST FLOOR AND A PORTION OF THE ROOF AT THE SECOND FLOOR. INSTALL NEW ROOFING AT THE FIRST FLOOR AND A PORTION OF THE ROOF AT THE SECOND FLOOR. 6. OTHER: ROOF EXTENSIONS, PREP FOR SPLIT STAIRCASE, TANKLESS WATER HEATER RELOCATION.

DEFERRED SUBMITTALS

ORTMA TRE SPRINKER PERHIT FRUR TO CALLING FOR ROOF SHEATHING INSPECTION.
DEFERRED SUMMATALS TO BE REPREMED BY PROJECT ADMITTED TO ENGINEER OF RECORD AND CERTIFIED PRIOR TO
SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.
THE MAIN BUILDING REQUIRES THE INSTALLATION OF FIRE SPRINKERS IN ACCORDANCE WITH MFPA 130

VICINITY MAP



PARKING REQUIREMENT TOTAL PARKING REQUIRED

(E) MAIN HOUSE:

1

RESIDENCE ADDITION AND **REMODEL**

PROJECT CONTACT

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> AND **ADDITION** ENCE ADDITION REMODEL

RESIDI

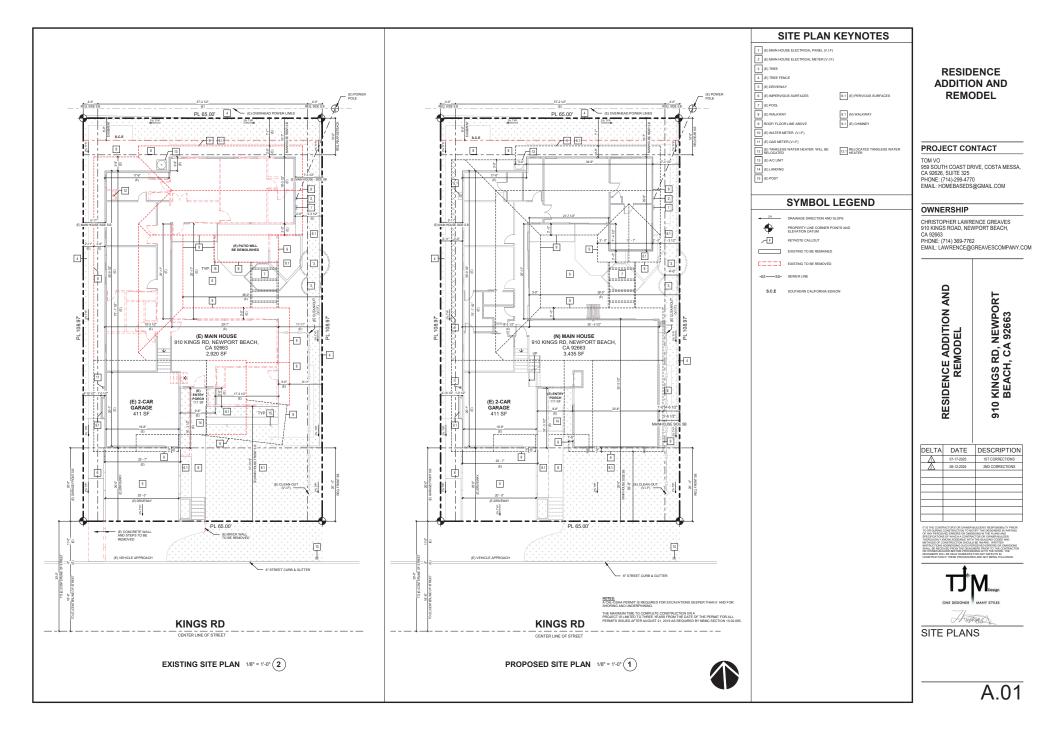
KINGS RD, NEWPORT BEACH, CA 92663 910

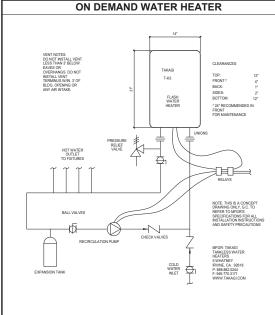
DELTA DATE DESCRIPTION 07-17-2025 1ST CORRECTIONS 08-12-2025 2ND CORRECTIONS

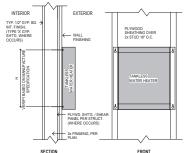


TITLE SHEET

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DOOR/ WINDOW NOTES

1. ALL DOORS AND WINDOWS SHALL MEET CITY'S SECURITY

2. ALL EXTERIOR DOORS & WINDOWS SHALL BE WEATHER TIED AND PROVIDE WITH INSECT SCREEN-METAL DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH ANSI STD. A13 OR A1342.

THE MANUFACTURED WINDOWS AND SLIDING DOOR SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONALS FENESTRATION RATIN COUNCIL (NFRC) AND COMPLIANCE WITH THE ENERGY CALCULATIONS.

4. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

5. ALL TEMPERED GLASS (TG) SHALL BE ACID-ETCHED, SAND-BLASTED, CERAMIC-FIRED, LASER-ETCHED, OR EMBOSSED PER ORC 2406.3.

GLAZING AND INSULATION SHALL CONFORM TO THE STATE ENERGY INSULATION STANDARD.

7. DEAD BOLT LOCKS ARE REQUIRED ON ALL EXTERIOR DOORS INCLUDING HOUSE TO GARAGE). 8. GLAZING SHALL BE SAFETY GLAZING IF LESS THAN 72" ABOVE BATHROOM EINISH ELOOP

9. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKING SECURELY MOVEABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.

10. ALL MAIN OR FRONT ENTRY TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA MIMEDIATELY OUTSIDE WITHOUT OF PRING DOOR. SLUCH VIEW MAY BE PROVIDED BY A DOOR VIEW, A VIEW PORT, WINDOW, OR OTHER OPENING.

11. ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM THROW OF 1 INCH AND AN EMBEDMENT OF NOT WITH A MINIMUM THR LESS THAN 5/8 INCH.

12. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT. 13. NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS

14. UNFRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/2" THICK.

15. NARROW-FRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/4" THICK.

16. ANY GLASS WHICH IS LOCATED WITHIN 40 INCHES OF THE BLOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS.

17. IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM DOOR/WINDOW ROUGH OPENING DIMENSIONS WITH THE MANUFACTURE/SUPPLIER PRIOR TO BEGIN CONSTRUCTION.

18. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

19. EMERGENCY EGRESS: A. MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET. B. MIN. SET CLEAR HEIGHT OF 24 INCHES. C. WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR.

20. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT

CONSTRUCTION NOTES

DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA, NON-USABLE MATERIALS SHALL BE PLACED

2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE. PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

2. THE CONSTRUCTION SHALL NOT RESIDENT A FRE-CONTICLEAR AND INMESTRUCTED ACCESS TO ANY WATER OF POWER DESTRUCTION.

THE HOOSILP, FORCE POLICIOSES TO TRANSFORMERS, VALUE, FORCE AND THE MEDICAL BETTER POWER FORCE POLICIO TO THE LOCATION OF THE HOOSILP, THE HOOSILP, THE CONSTRUCTION SHALL HOT BE WITHIN TEN FET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY FAILURE TO COMENY HAVE AUGS CONSTRUCTION BELLAYS AND OR ADDITIONAL PERFORMANCE.

4. WHEN UTILITIES METER ALTERATION / RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

5. ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES.

B. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT

7. CONCRETE SLAB AND UNDER-FLOOR INPECTIONSIN SHALL BE MADE ATERAFIN-SLAB O UNDERFLOOR REINFORCING STEEL AND BUILDINGSERVICE EQUIPMENT, CONDUCTS, PIPING OR ORTHE ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE ISPLACED OR FLOOR SHEATHINGS IN STRALED, INCLUDING THE SUBFLOOR, (R109.1.1.1)

ROUGH INSPECTION OF PLUMBING, MECHANICAL GAS AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)

9. WITER PRING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SC. 664.1 OF THE CALIFORNIA PLUMBING CODE, PEX, CPUC AND OTHER.
PLASTIN WHITER PRING SYSTEES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SIC, 084.0 FT BE ONE, ASTALLATION
EXPENDING TO FEMALINE AS SHORTED BY SIC 684.1 FT. OTHER COPE MINES AS CORRESPONDED FOR COMPLIANCE AS SECRETION SICS 684.1 FT. OTHER COPE MINES AS CORRESPONDED FOR SICKING STATES.

GENERAL NOTES

1. AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

2 ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL STATE AND LOCAL CODES AND AMENDMENTS.

3. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET

4. UFER GROUND IS REQUIRED AT NEW ELECTRICAL SERVICE

5. UNDERGROUND UTILITIES REQUIRED FOR ELECTRICAL, CABLE TV. AND TELEPHONE

6.ALL 120/VOT, TONGLE-PLASE, 16. AND ZO-AMPERE BRANCH GROUTE SUPPLYING COTLETS OR DEVICES INSTALLED IN DIVELLING UNIX KITCHERS, FAMILY BOOKS, BOWNER GOOKS, PEUROS, BLEARAGES, DESS, BERGOOKS, SURKHOOKS, RECKREATION ROOMS, LAUNCHY AREAS, OR SIMLAR ROOMS OR AREAS SHALL BE PROTECTED BY ALSTED COMBINATION-TYPE ARC FAULT CROUTI INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CROUT

7. ALL RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES BASEMENTS, KITCHEN COUNTERTOP SURFACES, SINK, LAUNDRY AREAS AND WET AREAS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL

8. PROVIDE MECHANICAL VENTILATION FOR BATHROOMS AND LAUNDRY ROOMS WITHOUT OPENABLE WINDOW

9. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS, SURVEY THE PROPERTY AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK, ALL COST WHITH THE EASTING CONDITIONS AND SCOPE OF WORK, ALL CONDITIONS AND MATERIALS REQUIRED, ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIALS OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ENGINEER OF RECORD.

10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

11. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND THE DESIGNER/ENGINEERS SHALL BE NOTIFIED, IN

TO DEMANTION CONTRIVETOR SHALL RELOVATE REVIOUS ELEMETRIALS TO DESIGNATED MALAGE ARE. MONLISABLE INTERIALS SHALL BE PRIZED APPROPRIETY AN REFILER BEAM SHALL BE CONCERED AN HORT AND LIGHT RESIDES BEAM SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP STE. CONTRACTOR TO BE LINELE FOR REFILES SHALLING. ALL DEBRIST DE BI-MALED AND AND CLEANUP SHALL BE COMPLETED TO BROOM PRISHS. LOSSING MATERIALS AND ORS STRUCTURE FOR REMAN SHALL BE PROTECTED FROM AND CLEANUP SHALL BE COMPLETED TO BROOM PRISHS. LOSSING MATERIALS AND ORS STRUCTURE FOR REMAN SHALL BE PROTECTED FROM BRACKA, AND SHORNICAS REQUIRED TO PROTECT THE ENSTING STRUCTURE PROVIDE DE-WATERING FALLITIES OF CONSTRUCTION AS REQUIRED. CORROWATE ASSILL THORNION, STRUCTURE, ETC. TO DESSENSE/SERVENERER AS REQUIRED.

13. THE INSCHARGE OF POLITIANTS TO ANY STORM DRANAGE SYSTEM IS PROHIBITED. NO SOID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICLAIRS CONSTRUCTION WASTE MATERIALS, OR WASTE WASTE AND THE STREET, GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

14. THE CONSTRUCTION SHALL NOT DESTRECT A FIVE-FOOTCLEAR AND UNDESTRUCTED ACCESS TO ANY MATER OR POWER DISTRIBUTION
FACILITES ROPHER POLES PILLEDONS: TRANSFORMERS VALUETS, PRIMERS, WAYES, METERS, PRIVETRAMACES, ETC.) OR TO THE LOCATION OF
THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE
PROPERTY. FALLER TO COMPLY MAY CAUSE CONSTRUCTION DELAYS MODIOR ADDITIONAL EXPENSES.

15. WHEN UTILITIES METER ALTERATION / RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

GENERAL WINDOW NOTES

EMERGENCY EGRESS

MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET

MIN SET OF EAR HEIGHT OF 24 INCHES

WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR

WINDOW AND DOOR NOTE

WINDOW MANUFACTURER AND INSTALLER SHALL INSURE THAT ALL WINDOWS MEET OR EXCEED ALL EGRESS REQUIREMENTS OF CRC R310 & R312

2. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE INSTALLED PER AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION AAMA 2400=02 RECOMMENDATIONS "STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH INTEGRAL MOUNTING FLANGES IN STUD FRAME CONSTRUCTION"

INSTALL AN ISOLATION MEMBRANE BELOW THE THRESHOLD OF ALL SLIDING GLASS DOORS THAT REST ON A CONCRETE SLAB. A ALL SCALANT SHALL BE OF HIGH OLIALITY AND DEVIEWED OF COMPATIBILITY WITH ASSHALTY MEMBRANES AND ELASHING MATERIAL



BATHROOM EXHAUST REQUIREMENTS

TABLE 150.0-E

DEMAND-CONTROLLED LOCAL VENTILATION EXHAUST AIRFLOW RATES AND CAPTURE EFFICIENCY

| APPLICATION | COMPLIANCE CRITERIA | |
|---|---|--|
| Enclosed kitchen or nonenclosed kitchen | Vented range hood, including appliance-range hood combinations, shall meet either the capture efficiency (CE) or the airflow rate specified in Table 150.0-G as applicable. | |
| Enclosed kitchen | Other kitchen exhaust fans, including downdraft: 300 cfm (150 L/s) or a capacity of 5 ACH | |
| Nonenclosed kitchen | Other kitchen exhaust fans, including downdraft: 300 cfm (150 L/s) | |
| Bathroom | 50 cfm (25 L/s) | |

KITCHEN EXHAUST REQUIREMENTS

CEEC Table 150.0-G: Kitchen Range Hood Airflow Rates (Cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According To Dwelling Unit Floor Area and Kitchen Range Fuel Type

| Dwelling floor area (ft2) | Electric Range | Natural Gas Range |
|---------------------------|-------------------|-------------------|
| >1500 | 50% CE or 110 cfm | 70% CE or 180 cfm |
| >1000-1500 | 50% CE or 110 cfm | 80% CE or 250 cfm |
| 750-1000 | 55% CE or 130 cfm | 85% CE or 280 cfm |
| <750 | 65% CE or 160 cfm | 85% CE or 280 cfm |

RESIDENCE ADDITION AND **REMODEL**

PROJECT CONTACT

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> AND KINGS RD, NEWPORT BEACH, CA 92663

ADDITION SENCE ADDITION REMODEL RESIDI

DELTA DATE DESCRIPTION 07-17-2025 1ST CORRECTIONS 08-12-2025 2ND CORRECTIONS

910



GENERAL NOTES & DETAILS

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement) Y PEB
NA NOT APPLICABLE
NOT APPLICABLE
PRESPON PARTY RESPONSELE PARTY (In: ARCHITECT, ENGINEER
OWNER, CONTRACTOR, REPECTOR ETC.) DIVISION 4.2 ENERGY EFFICIENCY 4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with
Efficient Landscape Ordinance MWELOL, whichever in more stringer. GREEN BUILDING 301.1 SCOPE. Buildings shall be DIVISION 4.3 WATER FEFICIENCY AND CONSERVATION The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 27, Division 2, MWELO and supporting documents, including water budget calculator, an arealiable at https://www.water.ca.pow/ 4.106.4.2.2 Multifamily dwellings, hotels and motels 1. EV ready parking spaces with receptacles DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be with low power I must 2 EU/ chaming reports false. Note: All noncompliant plumbing fishures in any residential real property shall be replaced with water-conserving plumbing fotures. Plumbing fishure replacement is required prior to issuance of a certificate of final completion, certificate of conjugancy, or final permit approvably by the South building department. See Chill Code Section 1101.1, et see, for the definition of a noncompliant plumbing fishure, types of residential buildings distributed and other reportant encurrent clates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Tollets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted 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. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS, [HCD] The provisions individual section of CAL Green may apply to either flow-rise residents bothings high-rise residential buthings, or both. Individual sections will be designated by harmers to indicate where 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 subrillary, no barner will be used. Examples do and land-desting dorfice.
 Alternative scale in a continue of the continue L409.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated a necessary and shall be available during construction for examination by the enforcing agent. 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. lobertify the construction and denotition waste materials to be diverted from disposal by recycling, resus on the project or salvage for fluture use or sale.
 Specify (construction and demotition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
 Identify diversion foolities where the construction and demotition waste material collected will be if comply with the specific green susaning measures approach.

Exceptions:

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Experiment of the dependent of the properties of the properties serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.

EXPLOID For purposes of CALGreen, invelved units, complying with Section 419 of the California of the Calif Note: A hand-held shower shall be considered a showerhead. 2. EV ready parking spaces with EV chargers. DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS:
HCD Department of Housing and Come
BSC California Building Standards Con
DSA-SS Division of the State Architect, Str
OSHPD Office of Statewide Health Plannir **CHAPTER 4** RESIDENTIAL MANDATORY MEASURES 4.108.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.108.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.108.4.2.1.1. FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. Sampie forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hod.ca.gov/CALGreen html may be used to assist in documenting compliance with this section.
 Mised construction and destration obtate (s. D) processors can be located at the California Department of Resources Re-policy and Resources (California). 4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished and careful planning to minimize negative effects on the site and adjacent areas. Preservarianesperser of soorm water distinge and erosino controls shall comply with this section. space.

b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Chapter 2, to the building.

Exception: Electric whole charging stations designed and constructed in compliance with the California Building Code, Chapter 118, are not required to comply with Section 4.106.4.2.2.1.1. Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) cycle of the structure.

Be structure.

Egiphent and appliances; including water-sering devices and systems, HVAC systems, and systems, HVAC systems, and systems, HVAC systems, and systems, HVAC systems, and systems, and dever major appliances and equipment.

Be of and yest devantage, including guiters and downsports.

Space conditioning systems, including condensers and air filess. Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 cunces-force (cdf)(113 grams-force(gf)) 4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.108.4.2.2.1.1, at EV chargers, where installed, shall comply will accessibility previousness for EV chargers in the Carbraia Busings (cot), Chapter 11B. EV ready spaces and Landscape imgation systems.

Water rouse systems amation from local little, water and waste recovery providers on methods to further reduce the configuration and local little, water and waste recovery providers on methods to further reduce the configuration and local little waster reduced to the configuration and little waster reduced to the configuration and local little waster reduced to the configuration and little waster reduce Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. lings.
Submittees shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code. 4.106.4.2.3 Reserved. 4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table. 4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Call Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4:303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. 4.186.4.3 Electric vehicle charging for additions and afterations of parking facilities serving existing must earnly publishings.

14.186.4.3 Electric vehicle charging for additions and afterations of parking facilities serving existing must earnly publishings.

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14.186.4.3 Electric vehicle species be apposed falser law of electric vehicle species publishing active and the IV repoles species to appose that the Level relative vehicle species publishing and the IV repoles species as Section 14.186.2 are existed produced to the IV repole species as EV colleges. The report of the IV repole species as EV colleges. The report of the IV repole species as EV colleges. The report of the IV repole species as EV colleges. The repole species are the IV repole species as EV colleges. The IV repole species are IV colleges. The IV repole species are IV colleges and IV repole species are IV colleges. The IV repole species are IV repole spec TARLE - MAXIMUM FIXTURE WATER USE LAVATORY FAUCETS (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS 0.5 GPM @ 60 PSI 1.8 GPM @ 60 PSI Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of METERING FAUCETS WATER CLOSET 1.28 GAL/FLUSH DIVISION 4.5 ENVIRONMENTAL QUALITY SECTION 4.501 GENERAL 4.501.1 Scope AGRIFIBER PRODUCTS. Agrifiber products include wheelboard, strawboard, panel substrates and doo cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air fo combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

RESIDENCE ADDITION AND REMODEL

PROJECT CONTACT

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> RD, NEWPORT H, CA 92663

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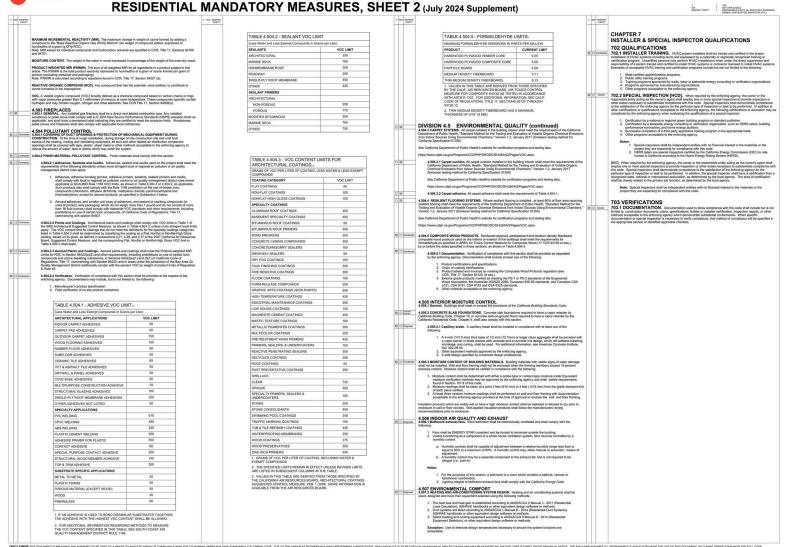


CAL GREEN CODE

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE



RESIDENCE ADDITION AND **REMODEL**

PROJECT CONTACT

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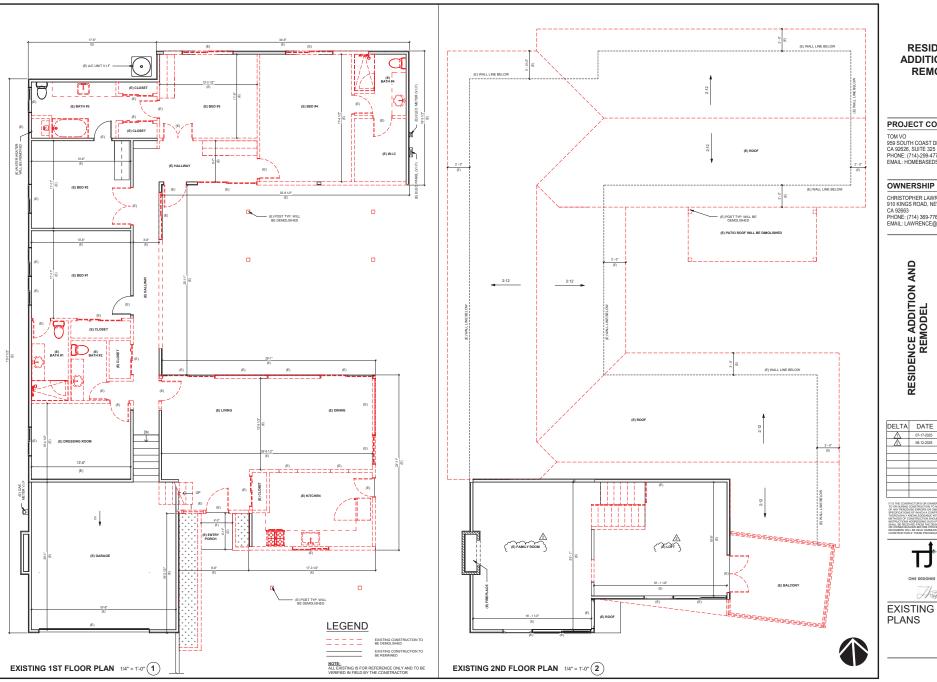
CHRISTOPHER LAWRENCE GREAVES 910 KINGS ROAD, NEWPORT BEACH CA 92663 PHONE: (714) 369-7762 EMAIL: LAWRENCE@GREAVESCOMPANY.COM

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PROJECT CONTACT

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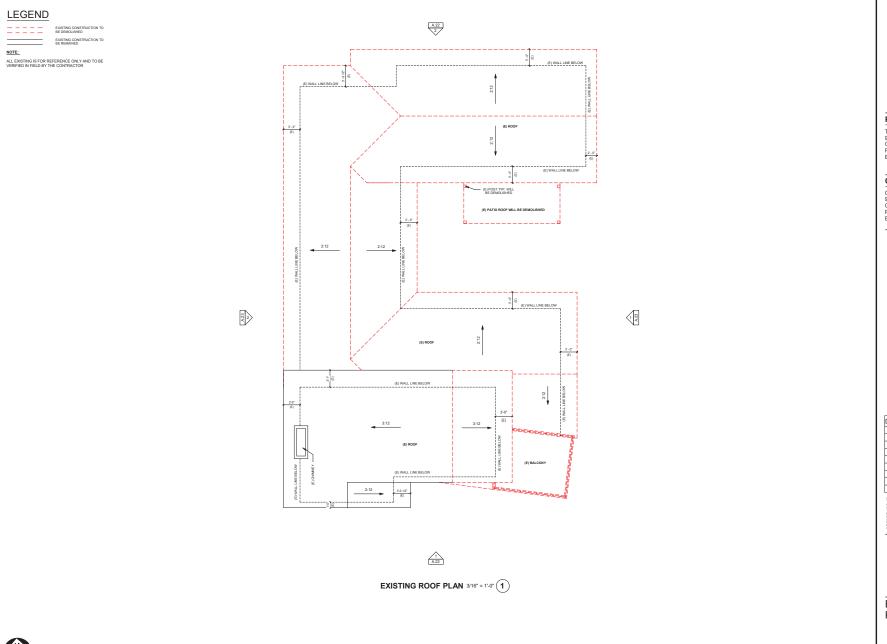
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EXISTING FLOOR PLANS



PROJECT CONTACT

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CA 92626, SUITE 325
PHONE: (714)-299-4770
EMAIL: HOMEBASEDS@GMAIL.COM

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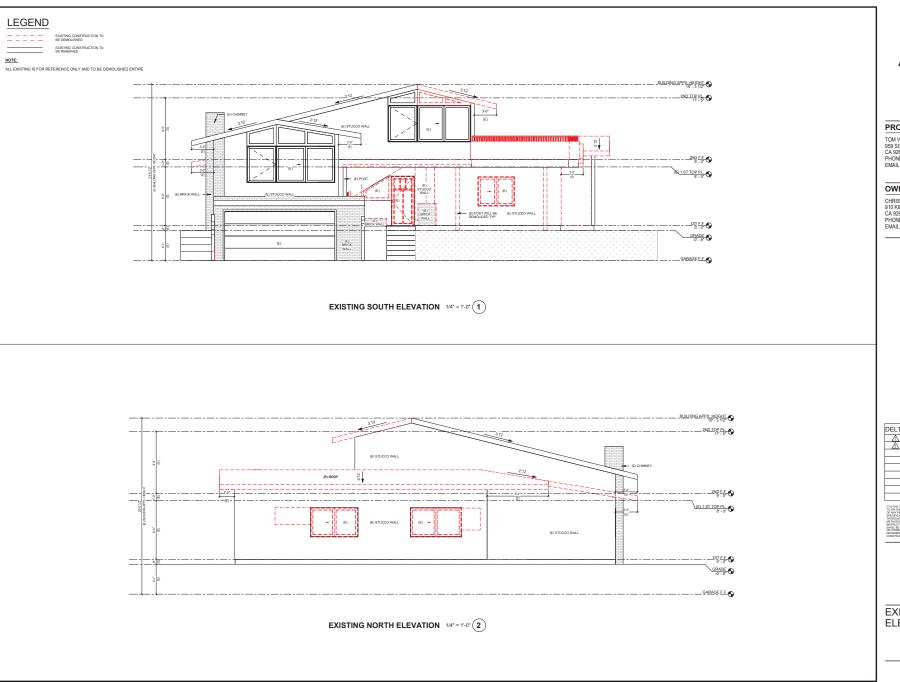
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PROJECT CONTACT

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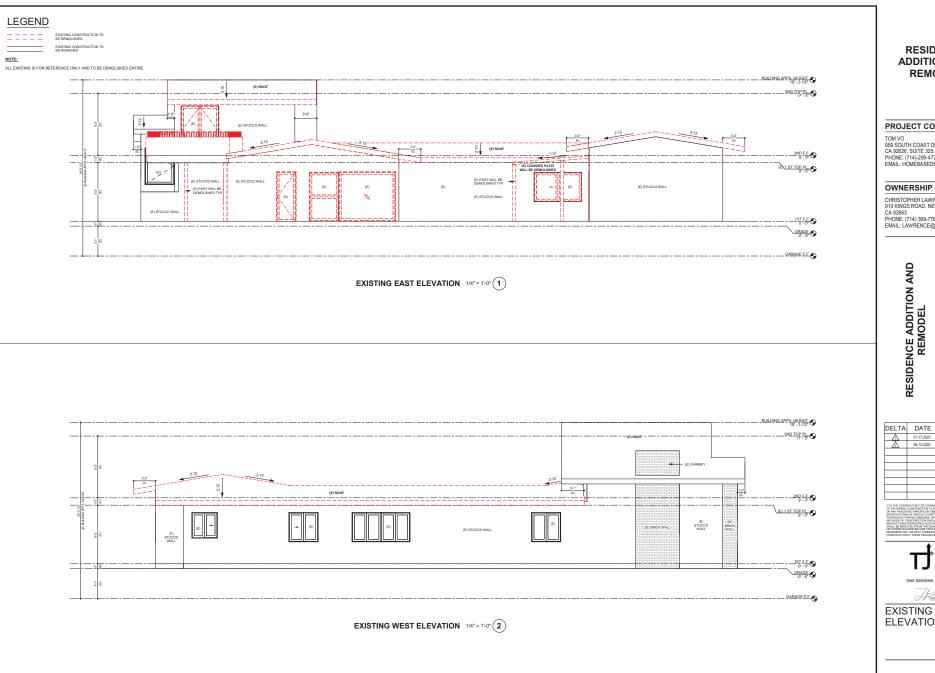
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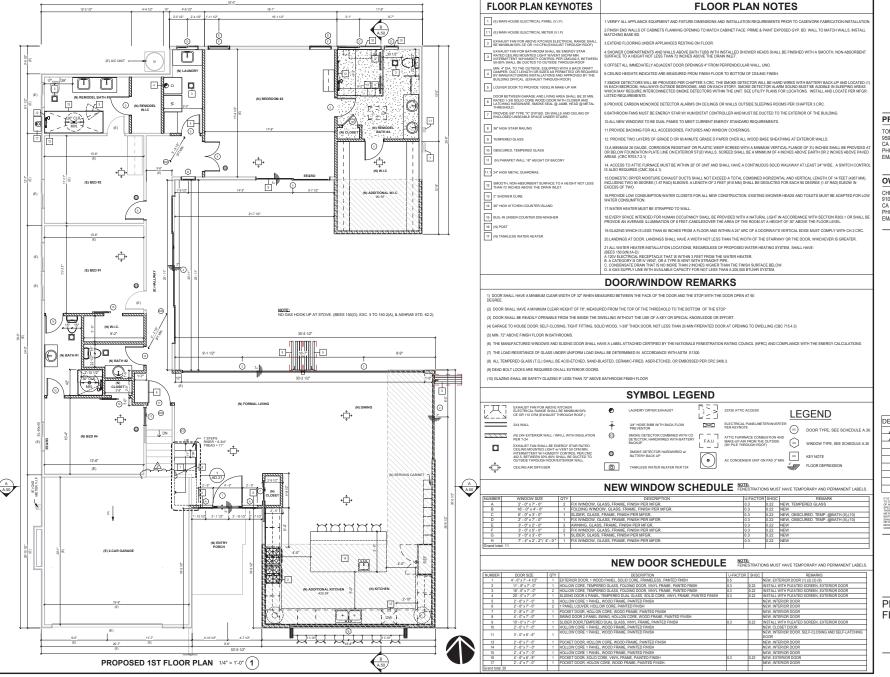
TOM VO 959 SOUTH COAST DRIVE, COSTA MESSA, CA 92626, SUITE 325 PHONE: (714)-299-4770 EMAIL: HOMEBASEDS@GMAIL.COM

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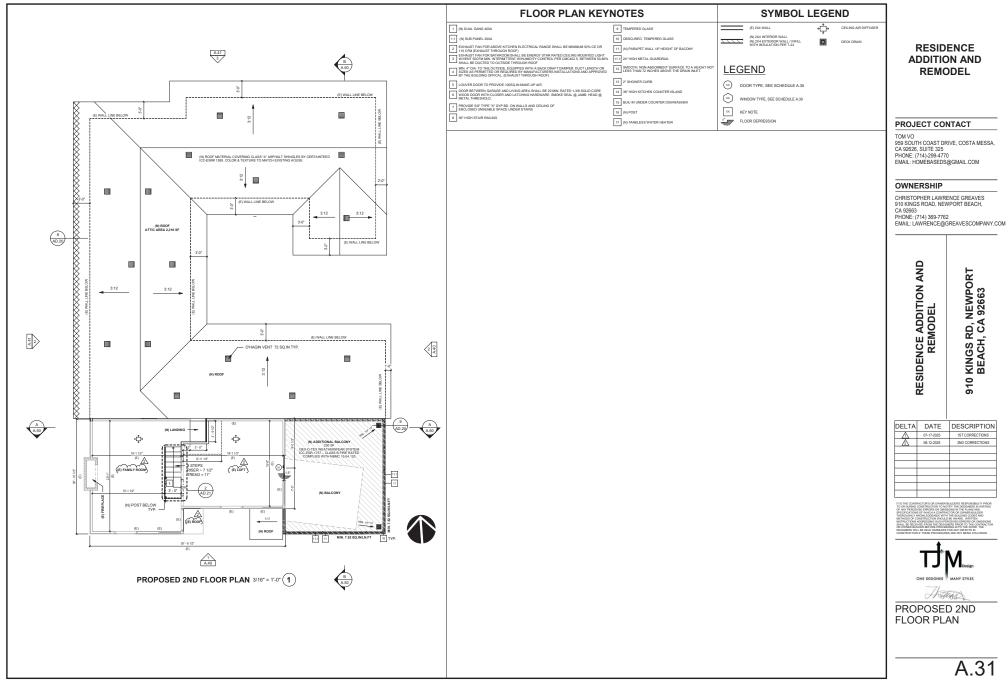
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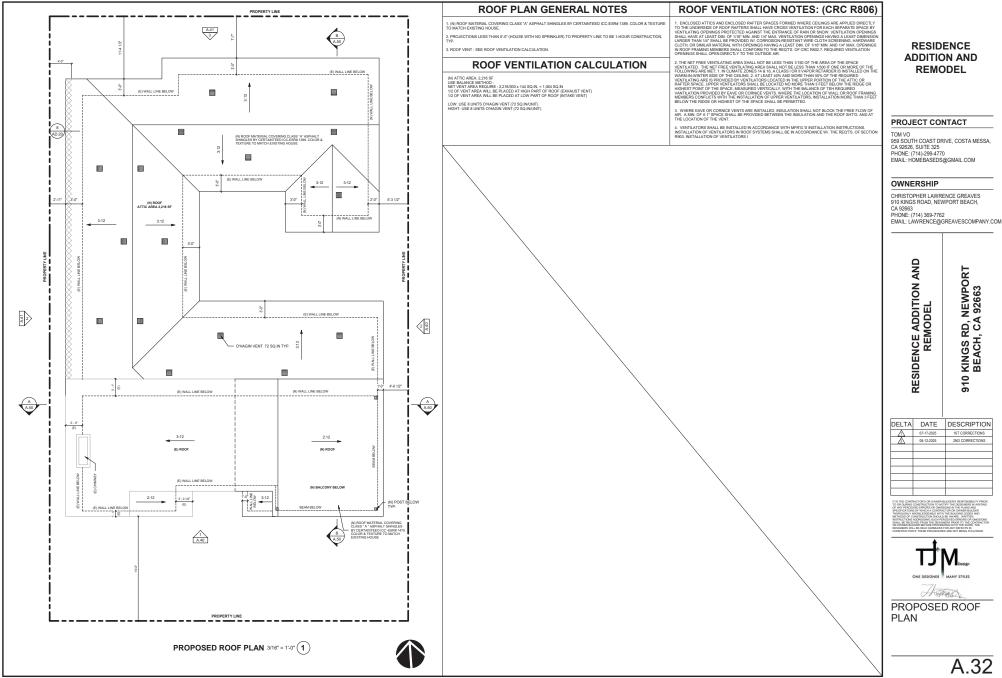


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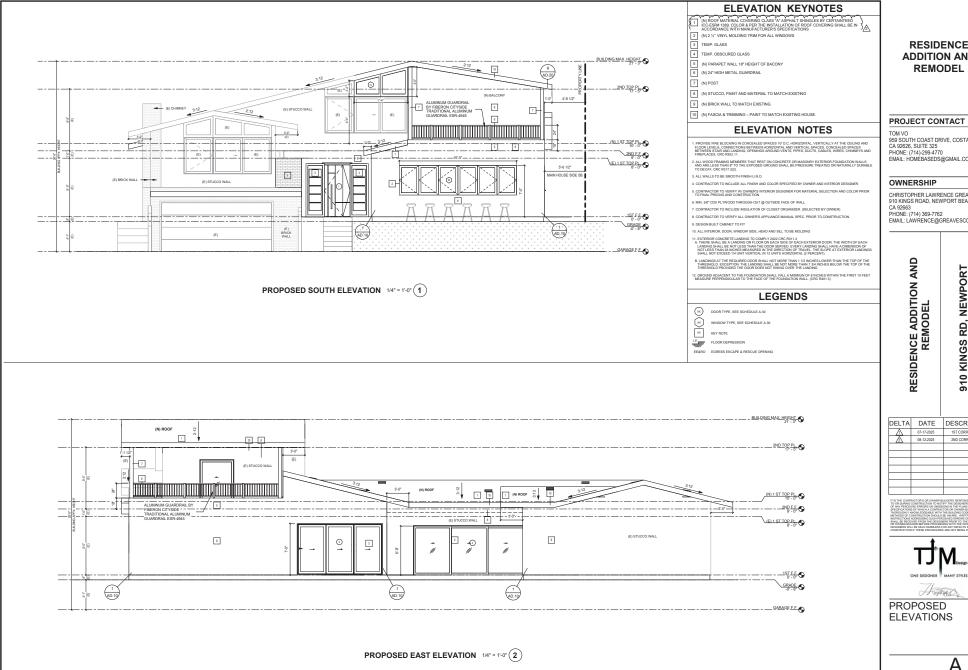
FLOOR PLAN

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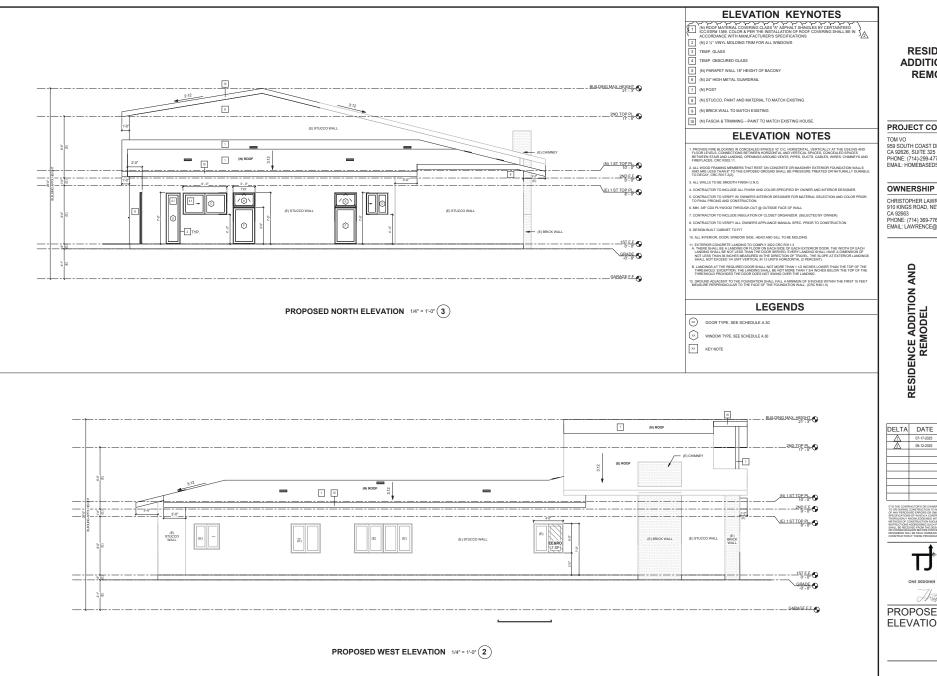
TOM VO 959 SOUTH COAST DRIVE, COSTA MESSA, CA 92626, SUITE 325 PHONE: (7/4)-299-4770 EMAIL: HOMEBASEDS@GMAIL.COM

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PROJECT CONTACT

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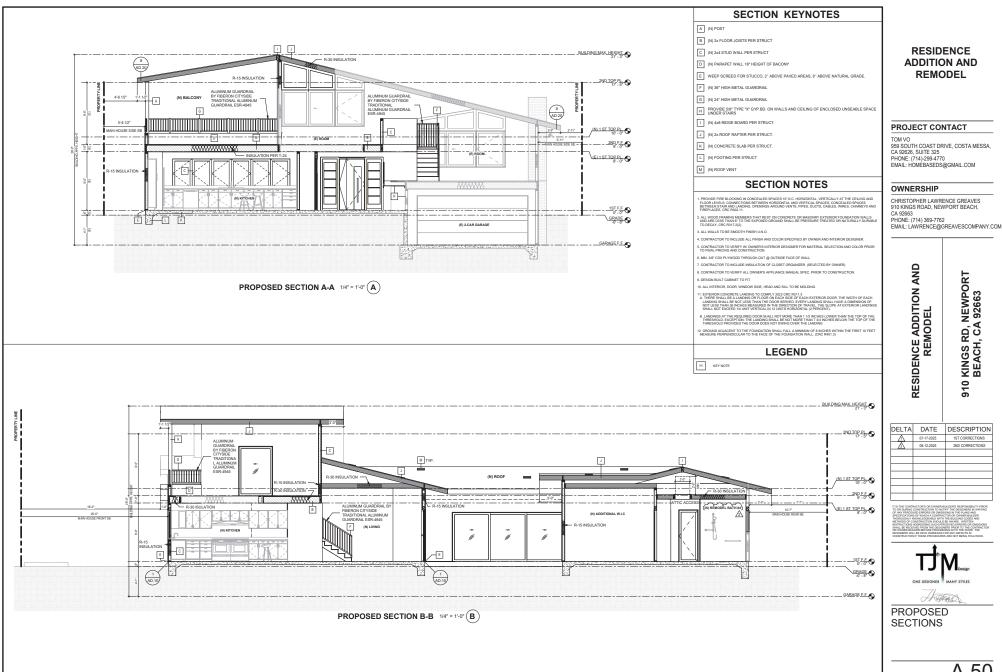
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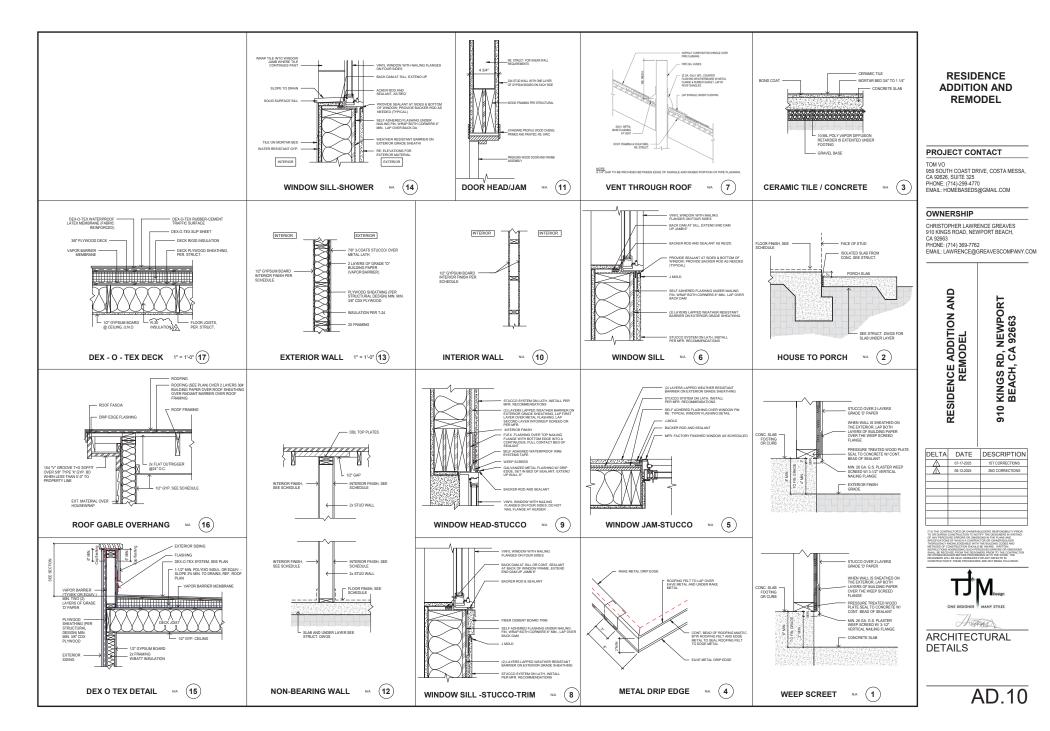
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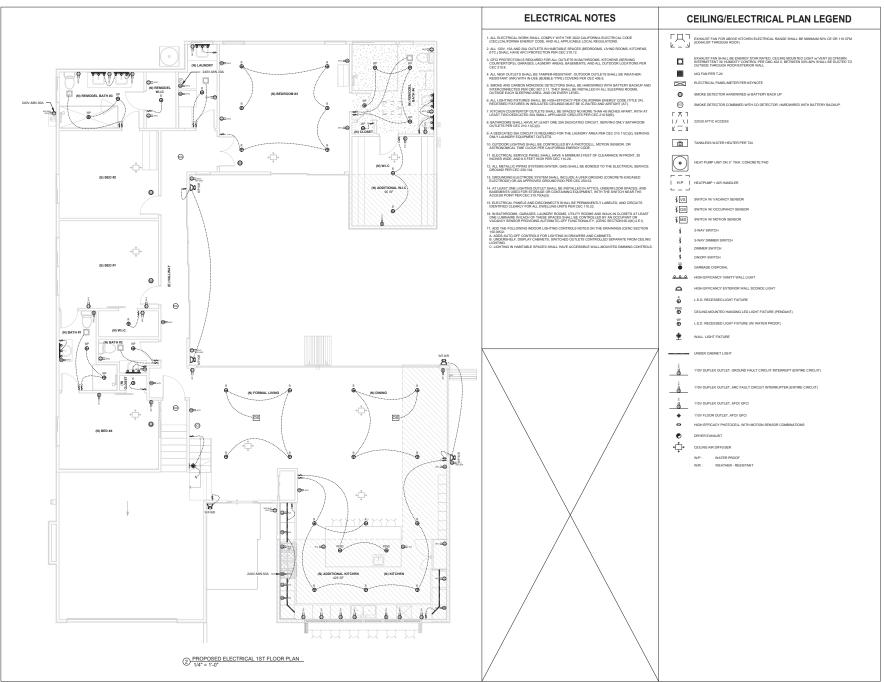


PROPOSED **ELEVATIONS**



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PROJECT CONTACT

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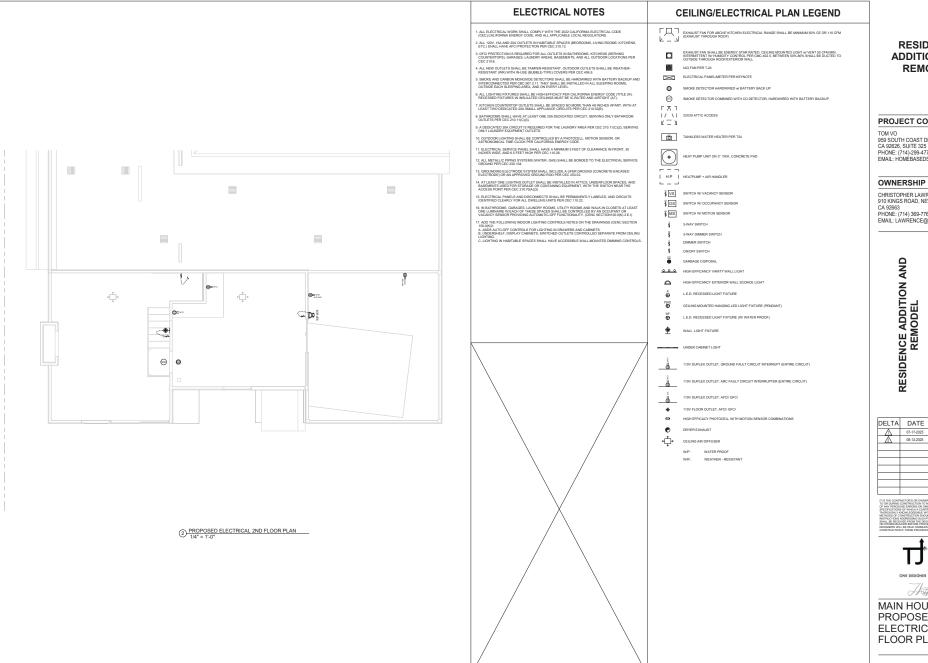
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MAIN HOUSE -**PROPOSED ELECTRICAL 1ST** FLOOR PLANS

E.01



PROJECT CONTACT

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RESIDENCE ADDITION REMODEL

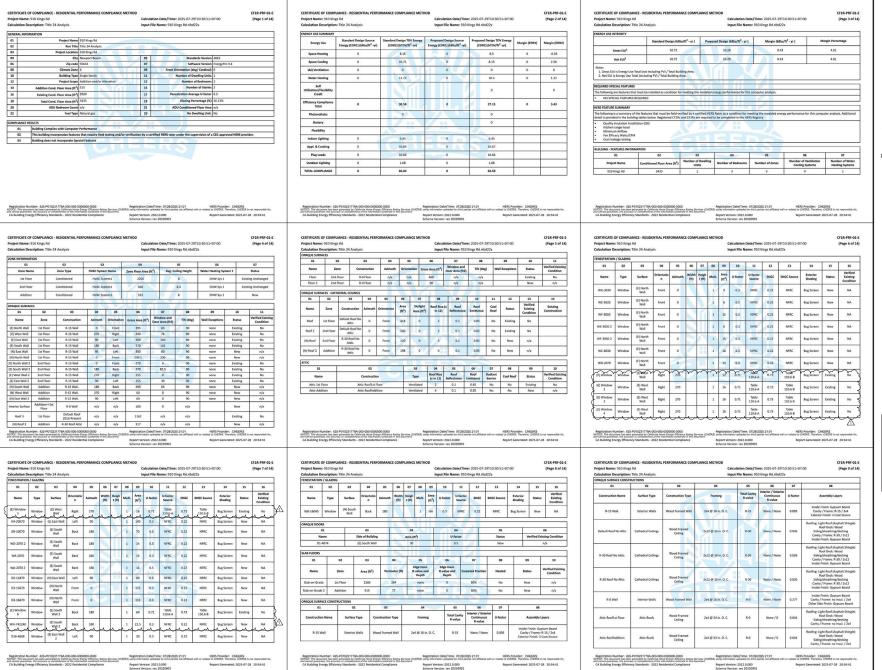
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Thomas MAIN HOUSE -**PROPOSED ELECTRICAL 2ND** FLOOR PLANS

E.02



PROJECT CONTACT

MESA,CA 92626. SUITE 325 PHONE: (714) -299-4770 EMAIL: HOMEBASEDS@GMAIL.COM

OWNERSHIP

CHRISTOPHER LAWRENCE GREAVES 910 KINGS ROAD, NEWPORT BEACH. CA 92663 PHONE: (714) 369-7762 EMAIL: LAWRENCE@GREAVESCOMPANY.COM

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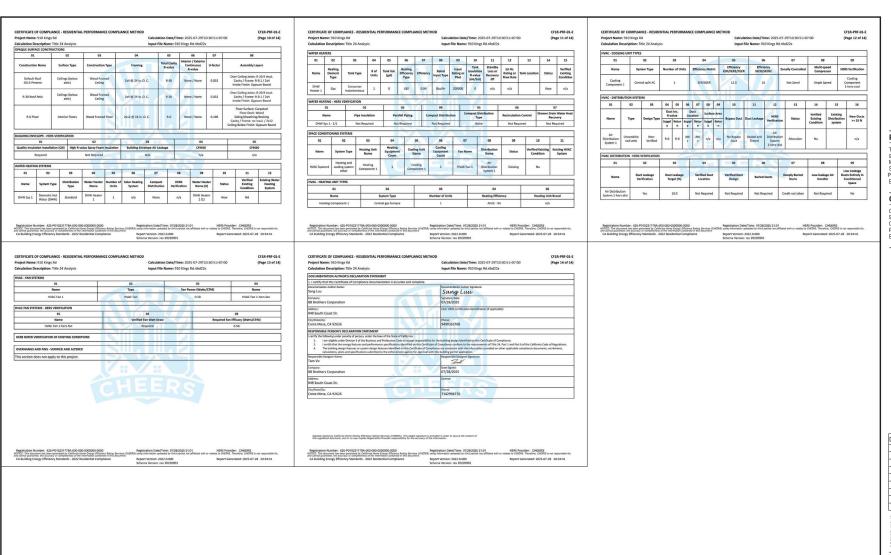
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TITLE 24

T24.1



PROJECT CONTACT

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> RESIDENCE ADDITION AND REMODEL

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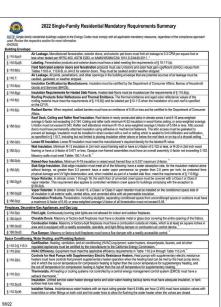
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TITLE 24 (CONT.)

T24.2



| | Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces: household cooking appliances |
|----------------|--|
| § 110.5: | Prior Lights. Community butting plot sgriss are pronound for natural gas: ten-type certral furneous, noceenad cooking appearates (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool sna houters." |
| | Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook. |
| § 150.0(h)1: | Equipment Volume, Applications Volume, and Fundermentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual Justing design conditions specified in 6 150 July 2. |
| § 150.0(h)3A: | Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dried. |
| § 150.0(h)38: | Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions. |
| § 150.0()1: | Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot was piping must be insulated as specified in § 609.11 of the California Plumbing Code." |
| § 150.0[j2: | Insulation Protection. Prior provider must be protected from demage, including that due to surjiet, moisture, equipment maintenance, and wind as required by §120.3(b), insulation exposed to weather must be water relatation and protected from UV light achievine tapes). Insulation covering philed water points and refrigerant suction piping boarded outside the conditioned space must include, or be protected by, a Class II or Class II repor retarder. Pipe insulation buried below grade must be installed in a waterproof in one-constable called or sisterie. |
| | Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must |
| § 150.0(n)1: | designate a space at least 2.5 x 2.5 x 7 suitable for the future installation of a heat pump water heater, and meet described and plumbing requirements, besided on the distance between this designated space and the water heater location; and a condensate drain more than 2 flighter than the base of the water heater. |
| § 150.0(n)3: | Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Yesting (IAPNO BAT), or by a listing agency that is, approved by the executive director. |
| ucts and Fans: | |
| § 110.8(d)3: | Ducts. Insulation installed on an existing space-conditioning duct must comply with § 804.0 of the California Mechanical Code (CMC) contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement. |
| § 150.0(m)1: | CHEC Compliance. All are destination regiment decide and plantime must meet CMC (§ 601-06-05 and and ArtiSSEMACA-60-00-000). The Compliance All are destinated regiment in the material and and adjustment in the material and and adjustment in the material and adjustment in the material and and adjustment in the material and adjustment in the material and and adjustment in the material and adjustment in the material and and adjustment in the material and adjustmen |
| | these spaces must not be compressed." |
| § 150.0(m)2: | Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction connections, and discurse; joints and searne of duct systems and their components must not be seeled with cloth back rubber achesis duct tapes unless such tape is used in combination with mastic and derive bands. |
| § 150.0(m)3: | Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tape massics, sealants, and other requirements specified for duct construction. |
| § 150.0(m)7: | Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers. |
| § 150.0(m)8: | Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents. |
| § 150.0(m)9: | Protection of Insulation. Insulation must be protected from damage due toxunlight, moisture, equipment maintenance, and wind, insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted carvas, or plas covert. Cellular foam insulation must be protected as above or painted with a water relatedent and solar radiation-resistant coating. |
| § 150.0(m)10: | Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core an outer vapor barrier. |
| § 150.0(m)11: | Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to compaish space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic leating, in accordance with Reference Residential Appendix RALS. 1. |
| § 150.0(m)12: | Air Pittersion. Space conditioning systems with ducts exceeding 10 test and the susply side of ventilation systems must have MERV or equivalent filters. Filters for space conditioning systems must have a law in this depth or can be one into it sized per Equation 150.0— Clean-filter pressure drop and labeling must meet the requirements in \$150.0(m)(12. Filters must be accessible for regular service. Fire racks or griller must use gaskets, seeling, or other means to close gaps around the insented filters to and prevents air from bypassing filter. |

5/6/22

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Anfine Rate and Fan Efficacy, Space conditioning systems had use duct to supply cooling must have alread to be too placement of a static pressure prote, or a personantiny instable static pressure prote in the spacy places. Affine must be 250 CFM by or in criminal cooling spaces, and in a sharingful set the static pressure prote in the spacy places. Affine must be 250 CFM by or the romain cooling spaces, and in a sharingful set that space 5 60 May for 500 CFM by or the form and haddes and \$5.50 May set CFM for all others. Small duct they should systems must provide a surface 2.20 CFM by or of romain decidence Statistical for a Small set of the statistic statistics and surface 2.20 CFM by or of romain decidence Statistics and in sociations with surface statistics and in sociations with an accordance with the statistics and sociation statistics. 6 150.0(m)13:

| § 150.0(a)1: | Requirements for Ventilation and Indoor Air Quality, All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.* |
|-----------------|---|
| § 150.0(a)1B: | Central Fan Integrated (CFI) Verdiation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole- dealing unit-vertiation afform registed per §15/03/g11C. A molitorial destination) must be installed on the vertilation dout(s) share prevents all afform brough the space conforming outs systems when the despreying is declared accordated per §15/00/g1618/d2. CFI verdiation systems must have controls that track outdoor air versilation run firms, and either open or close the molecular damper(s) for compliance with §15/00.01°C. |
| § 150.0(o)1C: | Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing cellings or floors with other dwelling units, eccupiable spaces, public garages, or commercial spaces must have mechanical ventilation articles specified in § 150 July 10-ini. |
| § 150.0(o)1G: | Local Mechanical Eshaust. Klüchers and baltrooms must have local mechanical enhaust, nonenclosed klüchers must have demand- centrolled enhaust system meeting requirements of \$150.00 (pill disendosed klüchers and baltrooms on sue demand-controlled or confirmous enhaust meeting \$150.0(pil/Gil-kn. Airflow must be measured by the installer per \$150.0(pil/Gil-kn. and rated for sound per \$150.0x10(pil/Gil-kn.). |
| § 150.0(o)1H&I: | Airflow Measurement and Sound Ratings of Whole-Dwelling Link Verifiation Systems. The airflow required por § 150 ((c)) C must be measured by using a flow hoot. One give, or other artiflow measuring device at the fasts in |
| § 150.0(o)2: | Field Verification and Diagnostic Testing, Whole Desiling List verifision afrow, wented range hood airlow and sound rating, and HRV and EFV an efficacy must be writted in accordance with Reference Resistantial Appearies (RAST), Vented range hoods must be verified per Reference Resistantial Appearies (RAST, A.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per § 150 (100) (10) |
| ool and Spe Syn | stems and Equipment: |
| § 110.4(a): | Certification by Manufacturers. Any pool or spa hasting system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and integrit in MAEDDs on end that short mounted outside of the heater that allows shatter of the heater without adjusting the hermostal setting; a permanent weatherproof plate or cand with operating instructions; and must not use electric residence heating. ** |
| § 110.4(b)1: | Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. |

| Lighting: | |
|---------------|--|
| § 110.9: | Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. |
| § 150.0(k)1A: | Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust time, kitche range hoods, both vanlay minrox, and garage door openers, ravigation lighting less than 5 wasts, and lighting internal to drawers, cabinets, and opened with officers of all less of 3 tumens per well. |
| § 150.0(k)18: | Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAS." |
| § 150.0(k)1C: | Recessed Downlight Luminaires in Cellings. Luminaires recessed into cellings must not contain screw based sockets, must be airl and must be sedied with a casket or caulx. California Electrical Code 6 410.116 must also be met. |
| § 150.0(x)1D: | Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAS elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. |

\$174.001 colocates duction and remain lines, or clother or bushing connection to be lain for that are pair frainting.

151.00.002 Cover. Accordance color or such are busing pure or gas trainer and take a cover.

151.00.002 Cover. Accordance color or such are formed as the former and take a cover.

151.00.002 Cover. Accordance color or such are color or such as the color or such are color or such as the color or such as the color of such as desired protein.

151.002 Plant (September 1) or such as the color of such as desired protein.

151.003 Cover. Accordance color or such as the color of such as desired protein.

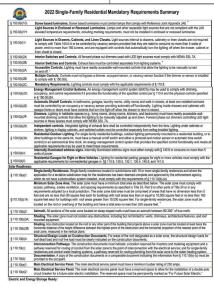
151.003 Cover. Accordance color or such as the color of such as desired protein.

151.003 Cover. Accordance color or such as the color of such as desired protein.

151.003 Cover. Accordance color or such as the color of such as desired protein.

151.003 Cover. Accordance color or such as the color or such as t control, low voltage wiring, or fan speed control.

Lighting integral to exhaust Fans, Lighting ringgral to exhaust fans (except when installed by the manufacturer in kitchen exhaust fans), body in manufacturer in kitchen exhaust fans), body in manufacturer in kitchen exhaust hoods) must meet the applicable requirements of 5 150,0(b). 5/6/22



5/8/22

2022 Single-Family Residential Mandatory Requirements Summary 2022 Single-Family Recidential Mandatory Requirements Summary
Theory Stongs (New York States, 4) simple with extent on any and a first should be supported from the contract of the contract o § 150.0(t) § 150.0(u) § 150.0(v)

RESIDENCE ADDITION AND REMODEL

PROJECT CONTACT

959 SOUTH COAST DRIVE, COSTA MESA,CA 92626. SUITE 325 PHONE: (714) -299-4770 EMAIL: HOMEBASEDS@GMAIL.COM

OWNERSHIP

TOM VO

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KINGS RD, NEWPORT BEACH, CA 92663

AND RESIDENCE ADDITION REMODEL

| DELTA | DATE | DESCRIPTION |
|-------|------------|-----------------|
| Δ | 07-17-2025 | 1ST CORRECTIONS |
| Δ | 08-12-2025 | 2ND CORRECTIONS |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



TITLE 24 (CONT.)

T24.3

DESIGN CRITERIA

| F | ROJECT DES | IGN CF | RITERIA | | | | |
|---|-------------------|--------------------|---|---------------|----------|--|--|
| | BUILDING | CODE | 2022 | CBC | | | |
| | RISK CATE | GORY | П | | | | |
| | GEOTECHNICA | PARAN | METERS | | | | |
| GEOT | ECHNICAL ENG | NEER | ASSL | IMED - CH. 18 | MINIMUMS | | |
| | REPORT NU | MBER | N/A | | | | |
| | | DATE | N/A | | | | |
| ALLOWABLE SOIL | BEARING PRES | SSURE | 1500 | rsr | | | |
| COEF | FIGIENT OF FRI | CTION | - | | | | |
| | SEISMIC DESIG | N PARAI | METERS | | | | |
| SESMI | DESIGN CATE | GORY | D | | | | |
| SEISMIC IMPO | ORTANCE FACT | OR, I, | 1.0 | | | | |
| | SITE | CLASS | D-De | fault | | | |
| SHORT PERIOD SPECTRA | L ACCELERATIO | N, 55 | 1.35 | | | | |
| I ST PERIOD SPECTRA | L ACCELERATIO | N, S, | 0.491 | | | | |
| SHORT PERIOD ACCELERAT | ION PARAMETE | R, S ₀₅ | 1.104 | | | | |
| I SECOND ACCELERAT | ION PARAMETE | R, S _{D1} | 0.592 | | | | |
| RESPONSE MODII | "ICATION FACT | OR, R | 6.5 | | | | |
| SEISMIC RESPONSE COEFFIECIENT, C ₅ | | | 0.17 | | | | |
| REDUNDANCY FACTOR, P | | 1.3 | | | | | |
| LATERAL FORCE | E RESISTING ST | STEM | PLYWOOD SHEAR WALL | | | | |
| Al | IALYSIS PROCI | DURE | EQUIVALENT LATERAL PORCE PROCEDURE | | | | |
| DES | NGN BASE SHI | EAR, V | 0.119W | | | | |
| | WIND DESIGN | PARAMI | ETERS | | | | |
| BASIC | DESIGN WIND S | WEED | 95 mph | | | | |
| | DIPOSURE | | | | | | |
| WIND IMPO | RTANCE FACTI | OR, Iw | 1 | | | | |
| AN | WALYSIS PROCEDURE | | ENGLOSED SYSTEM/ANALYTICAL ALL HEIG DESIGN METHODOLOGY | | | | |
| | (GRAVITY) DES | | RAMETE | RS: (PSf) | | | |
| , | Dead | _ | live | Snow | Live | | |
| Roof | 20 | 2 | 0 | | | | |
| Celina | 6 | _ | 0 | | | | |
| Floor | 15 | | | | 40 | | |
| Deck | 15 | | | | 60 | | |

GENERAL NOTES

- THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE WORK AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINS! ARCHITECTURAL DIMENSIONS, DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE OMITTED OR NOT CLEAR, CONTACT THE ARCHITECT OR STRUCTURAL ENGINEER OF RECORD FOR
- CLARFICATIONS THE CONTRACT THE STRUCTURAL DRAWNIGS WITH ASCHITECTURAL, THE STRUCTURAL DRAWNIGS WITH ASCHITECTURAL, THE MARKET ME STRUCTURAL DRAWNIGS AS TO ALL LAYOUTS, DIMENSIONS AND ELECTRICAL DRAWNIGS AS TO ALL LAYOUTS, DIMENSIONS AND ELECTRONICS. AND DESCRIPTANCIES SHALL BE REPORTED TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEDURE WITH THE WORLD.
- ABSTRUCT FOR PROFESS OBJUSTICAL STORE PROCESSING WITH 18 WAND, FORWARD SHEETING AND REAL PROFESS OF THE PROFESS OF THE PROFESS OF THE PROFESS OF THE PROVIDED TO THE PROFESS OF THE PROVIDED TO THE SUBSTITUTION OF ANY MATERIAL SPECIFIED OF THE STRUCTURE ACCORDINGTION DOCUMENTS.
- ALLIEU UN INE SINGUIDRA CONSTRUCTION DOCUMENTS.

 ANY DEVARION, MODERCHION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE FOR PROCEEDING WITH THE VINEY. TO THE OWNERS REPRESENTATIVE FOR PROCEEDING WITH THE VINEY.
- THE STATE CONTROL OF THE OWNERS WHITH THE VALUE. THE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERFY ALL EXISTING CONTROLORS FROM TO CONSTRUCTION, CONTRACTOR SHALL REPORT CONDITIONS THAT CONTLICT WHIT THE PLANS ARE THE VALUE OF THE CONTRACT TO CONTRACT OF THE OWNERS REPRESENTANCE ON NOT DEVILET FROM THE OWNERS PREPENDING WHITE DIVERSION FROM THE OWNERS.
- REFECEINLATURE.

 THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURE. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE STRUCTURE AT THE TIME THE LOADS ARE MROSED.
- SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECTWATER PROOFING CONSULTANT.
- FEATURES OF CONSTRUCTION SHOWN ARE THICAL AND SHALL APPLY ESHERALLY THROUGHOUT SAMBAR CONSTRUCTIONS ALL DETAILS REFERENCED, AND DETAILS NOT REFERENCED ON FLANS, SHALL BE CONSIDERED TYPICAL AND APPLY TO ALL SAMBAR CONSTR
- CONDITIONS OF THE CONSTRUCTION. UNITED SHOWN ON "TYPICAL DETAIL" SHEETS SHALL BE USED WHEREVER APPLICABLE. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER "TYPICAL DETAILS". SPECIFIC NOTES ON STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER NOTES SHOWN IN "GENERAL NOTES".
- TAKE PRECEDENCE OVER NOTES SHOWN IN 'GBERNA NOTES'.

 THE STIMICLIUM COMMINGS AND SPICIONATIONS (SPRESBERT THE PRISADE THE STIMICLIUM COMMINGS AND SPICIONATIONS (SPRESBERT) WITHOUT OF CONSTRUCTION AND AUXILIARY PROPERTY OF CONSTRUCTION AND AUXILIARY PROPERTY OF CONSTRUCTION AND AUXILIARY PROPERTY OF DIRECT CONSTRUCTION.

 LOAD DUE TO CONSTRUCTION EQUIPMENT, ETC. OBERNATION VISITS TO THE STE BY THE ACCUSET CO. A. SHALL NOT INCLUDE OBSERVATION VISITS TO THE STE BY THE ACCUSET CO. A. SHALL NOT INCLUDE OBSERVATION OF THE ADOVE TEXTS.

| | L ABBREVIATIONS | | |
|--|--|---|---|
| A.B. ABV. BAR. BD. BLKIG. BLK. B.N. B.O.B. BOTT. B.W. CANT. CJ. CONC. CONT. DEL. CONC. CONT. DEL. CONC. CONT. DEL. F. DIA. F. DIA. F. C. F. F. C. F. C | ANCHOR BOLT ABOVE REINE, BAR BOARD BLOCKING BELOW BEAN BUDDAY NAIL BOTTOM OF BEAN BOTTOM BOTH WAYS CANTILEVER CEILING JOIST COLLAM CONCRETE DOUGLAS FIR DIMETER EXISTING | GLB, GR.BM. GWB. HI. HDR. HDR. HDR. HDR. HDR. HDR. HDR. HDR | GUELAMMATE DEAM GARDE PEAM GAPCE |
| | | | |

FOUNDATION

- THE CBC CHAPTER 18 SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
- 2. FOOTINGS SHALL BEAR ON NATIVE SOIL
- REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
- SEE ARCHITECTURAL PLANS FOR LOCATIONS OF SLAB SLOPES, DEPRESSIONS, CURBS, DRAINS, NON-STRUCTURAL PARTITIONS AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL PLANS.
- ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED WITH NON-EXPANSIVE SOIL BUT NOT BEHIND RETAINING WALLS BEFORE CONCRETE OR MASONRY ATTAINS ITS FULL DESIGN
- IS AS FOLIOWS:

 a. DO NOT WALK ON SLAB UNTIL 24 HOURS AFTER CONCRETE HAS BEEN POURED.

 b. BEGIN WALL FRAMING 4.5 DAYS AFTER CONCRETE POURED.

 c. BEGIN ROOFFOLOOK FRAMING 7.10 DAYS AFTER CONCRETE POURED.

 d. DO NOT LOAD ROOF PRIOR TO 14 DAYS AFTER CONCRETE POURED.
- WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE, THE EXISTING CONCRETE SHALL BE ROUGHENED TO A MINIMUM I/4* AMPLITUDE.
- ALUMINUM CONDUIT, ALUMINUM SLEEVES AND ALUMINUM EMBEDS ARE NOT PERMITTED IN CONCRETE
- IN CONCRETE.

 9. ALL CONDUITS SHALL BE PLACED WITHIN THE MIDDLE ONE-THIRD OF THE SLAB THICKNESS, THE MAXIMUM SIZE OF CONDUITS SHALL BE 11 AF DIAMETER AND SHALL BE SPACED NO CLOSER (TO EACH OTHER OR REMORNOUNG STEEL) THAN 4 INCHES UNLESS PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- ALL HOLDOWNS AND POST ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- 11. ALL GRADE BEAMS SHALL BE POURED MONOLITHICALLY FOR THEIR ENTIRE

CONCRETE

- CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 3 I 8 AND ACI 30 I EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.
- 2. PORJAND CAMENT SHALL CONFORM TO ASSIM CASS, THE GLOST AND CASS.

 3. AGDISCATE FOR STONE CONFORM SHALL CONFORM TO ASSIM CASS. FOR LOW

 3. AGDISCATE FOR STONE CONFORM SHALL CONFORM TO ASSIM CASS. FOR LOW

 CONFORM SHALL CONFORM TO ASSIM CASS. FOR LOWINGER

 CONFORM SHALL CONFORM TO ASSIM CASS.

 4. DO NOT USE ANY CONFORM SHALL CONFORM TO CONTAINING CHLORIDES, WATER USED IN

 MINIST CONFORM SHALL CONFORM TO SHALL CASS.
- . CONCRETE MIX DESIGNS CONTAINING FLY ASH MAY BE USED WHERE CONCRETE IS NOT VISUALLY EXPOSED. FLY ASH SHALL CONFORM WITH ASTM CG18 AND MAY REPLACE UP TO 20% PORTLAND CEMENT BY VOLUME.
- CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO E.O.R. FOR REVIEW.
- ALL REINFORCING BARS, ANCHOR BOLTS AND ALL OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- 8. THE CONCRETE COMPRESSIVE STRENGTH (26 DAYS), f_{c1} : a. AL LOCATIONS, U.N.O. MIN 2500 PSI, (MC = 0.45) SPECIAL INSPECTION IS REQUIRED WHIGH f_{c2} > 200 PSI, CONTAINING SULFATE $S_{O_4} \ge 0.1\%$ BY WEIGHT, 400 PSI, SPECIAL INSPECTION IS NOT REQUIRED.
- LONGREE IN CONTACT WITH SOLL CONTAINING SULFARE SOLL ≥ 0.2% BY WEIGHT: 4500 PS), SPECIAL INSPECTION IS NOT REQUIRED.

 TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH
- CONCRETE PLACEMENT/CURING/REDUCTION IN STRENGTH SHALL CONFORM TO ACI 305R AND 3065R REQUIREMENTS FOR HOT AND COLD WEATHER CONCRETING.
- CONCRETE SHALL BE CURED PER ACI 308R, UNLESS ALTERNATE METHODS OF CURING HAVE BEEN APPROVED BY THE ARCHITECT OR ENGINEER. FOR SLAB CURING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF CURING COMPOUNDS WITH PROPOSED PHISHES PRIOR TO COMMENCING ANY WORK.
- 12. MAX. SLUMP SHALL BE 5 INCHES EXCEPT WHERE ADMIXTURES/PLACITIZERS HAVE BEEN ADDED IN THE MIX DESIGN TO IMPROVE FLOWABILITY/MORKABILITY. THE SILUMP LIMIT SHALL BE BASED ON ADMIXTURE MANUFACTURERS RECOMMENDATIONS.

REINFORCING STEEL

- REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH ACI 315 AND ACI 318-19, AND CRSIS MANUAL OF STANDARD PRACTICE.
- REINFORCING STEEL SHALL CONFORM TO ASTM AG I SOR ASTM 7 I G(WELDABLE STEEL) AND SHALL BE GRADE GO DEFORMED BARS, YP*, U.N.O. REINFORCING IN SLAB ON GRADE MAYBE GRADE 40 STEEL FOR BARS #4 AND SMALER U.N.O. ON THE PLAYS.
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A I 85, LAPS IN WWF SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRE OF EACH FABRICH SET IS NOT LESS THAN THE SPACING OF ROOSS WIRES PLUS 2 INCHES.
- ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING BARS/STEEL ARE TO THE CENTER OF STEEL U.N.O. ON THE PLANS OR DETAILS:

| | CONDITION | OD VER |
|----|--|--------------|
| Α. | CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH | 3" |
| В. | EXPOSED TO EARTH OR WEATHER (INCLUDING SLABS ON GRADE) | |
| | #G AND LARGER #5 AND SMALLER | 2" 1/2" |
| C. | NOT EXPOSED TO WEATHER OR IN CONTACT WITH SOIL: I. STRUCTURAL SLABS, WALLS W | |
| | #11 BARS AND SMALLER | 3/4" |
| | #14 BARS AND LARGER | 1.1/2* |
| | 2. BEAMS, COLULMNS | 1 1/2" |

- LAP SPLICES OF BARS SHALL CONFORM TO THE TYPICAL THE LAP SCHEDULE ON THE PLANS, U.N.O. NO TACK WELDING OF BARS ALLOWED.
- MECHANICAL SPLICE COUPLERS MAY BE USED AND SHALL HAVE CURRENT ICC APPROVAL AND BE CAPABLE OF DEVELOPING 125% OF THE BAR'S YIELD STRENGTH.
- ALL REINFORCING BARS SHALL BE BENT COLD. DO NOT FIELD BEND OR UNBEND ANY BARS IN A MANNER THAT MAY DAMAGE REINFORCING.
- REINORCING SPACING SHOWN ON THE PLANS ARE THE MAXIMUM SPACING 'ON CENTER SPACING', DO NOT EXCEED THIS, ANY DISCREPARCIES DURING CONSTRUCTION SHALL BE FORWARDED TO THE BROMERE FOR REVIEW AND APPROVAL.
- TYPICAL REINFORCING FOR CONCRETE SLAB ON METAL DECK SHALL BE 6x6-W1.4xW1.4 WELDED WIKE FABRIC, U.N.O. PLACE WVP MID-DEPTH OF THE SLAB OVER THE TOP OF THE FLUTE OF THE METAL DECK.
- FILTIE OF THE METAL DECK.

 (7.0 ALL DOMES 7) DE SET IN CONCRETE SHALL BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. NO WET SETTING, STABBING, RODDING OR OTHER MOVEMENT OF EMBEDDED TIENS SHALL BE PERFORMED DIGING THE PLACEMENT OF CONCRETE.

 11. DOWLES BETWEEN FOOTING AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING AS THE MAIN REINFOCKING, UND.
- CHAIRS OR SPACERS FOR REINFORCING SHALL BE NON-FERROUS OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.

WOOD

| AC CONTENT AT THE TIME OF CONDITION OF U.M.O.J. | | | | |
|---|--|--|--|--|
| FRAMING MEMBER | SPECIFICATION | | | |
| BEAMS/ POST/ RAFTERS # ALL OTHER STRUCTURAL FRAMING | 2x FRAMING: #2 DF 4x FRAMING: #2 DF 6x FRAMING: #1 DF 8x FRAMING: #1 DF | | | |
| STUDS | DFL STUD GRADE (UP TO 9'-0') DFL #2 (TALLER THAN 9'-0') | | | |
| TOP PLATES # MUD SILLS | DFL CONSTRUCTION GRADE OR BETTER | | | |
| | | | | |

THE FOLLOWING BEAMSHEADERS/RIMS CAN BE FROM ANY MANUFACTURER WITH CURRENT APPROVED ICC-ES EVALUATION REPORT WITH THE FOLLOWING MECHANICAL

| NOI LKIILD | | | | | | | | |
|-------------------|----------------------|-------------|------------|--------------------------|------------|-------------------------|--------------|------------------|
| FRAMING MEMBER | SIZE (WIDTH) | ζ. (MIN) | | r c parallel (MIN) | (MIN) | r _c (MIN) | E (MIN) | TYPE MATERIAL |
| BEAM | 3 1/2" # WIDER | 3100 PSI | 750 PSI | 3000 PSI | 285 PSI | 2150 PSI | 2.0EG PSI | LVL |
| HEADERS | I 3/4" ¢ 2 5/8" WIDE | 2800 PSI | 750 PSI | 3000 PSI | 285 PSI | 2150 PSI | 2.05G P31 | LVL |
| RIM BOARD | I 1/4" THICK (MIN) | 1750 PSI | 525 PSI | 2500 PSI | 225 PSI | 1100 PSI | 1.35G PSI | LVL |

(MIN) CAMBER SPEC 2400 PSI 1850 PSI 265 PSI 1.856 PSI 600' RADIL 24f-V4 24F-V8 2400 PSI 2400 PSI 265 PSI I.856 PSI UNO

| CAL DIDLO | DALD DIAL HOADIN, DIEG ON I DANS | | | |
|-----------|--|--|--|--|
| | SHEATHING | NAILING | | |
| ROOF | APA RATED SHEATHING 15/32 PERFORMANCE CATEGORY 32/16 EXPOSURE I | 8ds @ 6" B.N. 8ds @ 6" E.N. 8ds @ 12" F.N. | | |
| FLOOR | APA RATED STURD-I-FLOOR 23/32 PERFORMANCE CATEGORY 24" OC EXPOSURE I | 10d's @ G" B.N. 10d's @ G" E.N. 10d's @ 12" F.N. | | |

- ALL SHEATHING SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, SHALL BE C-D OR C-C SHEATHING CONFORMING TO CBC 2303.1.5.

NAILING & HARDWARE

NALL SPACING TO BE NOT LESS THAN REQUIRED PENETRATION, EDGE AND BID DISTANCES SHALL BE NOT LESS THAN HALF THIS SPACING, ALL SPACING AND EDGE AND BID DISTANCES SHALL BE SUCH AS TO AVOID PITTING OF THE NOCIO, HOLES FOR SHALL BE SUCH AS LIGHT AND AND STATE OF THE NOCIO, HOLES FOR SMALLER THAN THAT OF THE NAILS. ALL INAILS SHALL BE SINKER NAILS AND STAGGERED UNIC., DECEPT AS SHOWN IN NAILING SCHEDULE.

| NAIL SIZE | SHANK DIAMETER | LENGTH | |
|--------------|----------------|--------|--|
| 84 COMMON | 0.131* | 2 1/2* | |
| I Od COMMON | 0.148* | 3" | |
| I Gal COMMON | 0.162* | 3 1/2" | |

- AS AN ALTERNATE TO IOD COMMON NAILS, THE FOLLOWING FASTNERS CAN BE USED: GRABBER PLYWOOD SCREWS (ICC-ER-5280), OR SIMPSON STRONG-TIE QUICK DRIVE SCREWS (ICC-ER-1472).
- ADHESINES MELINIG AFA SPECIFICATION AFGOT OR ASIM DISANG.

 HOT DIP GALVANIZED FASTENERS SUCH AS (BUT NOT LIMITED TO). NAILS, SCREWS, BOLTS, THREADD ROD, ETC., SHALL BE USED WHEN IN CONTACT WITH PRESERVATIVE OR RIRE RETARMANT TEASTED LIMITER. EXCEPTION: LAUNA CARBON STEEL FASTENERS IN SEXUOD AND ANC. BOKATE PRESERVATIVE TREATED WOOD IN AN INTERIOR, DRY EVINKONAMICE TRAIL BE FERMITTED.
- ALL METAL FRAMING CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE COMPANY (CURRENT CATALOG), OR "USP" WITH EQUIVALENT ICC PUBLISHED VALUES AND SHALL BE INSTALLED FOR SPECIPICATIONS, NO EXCEPTIONS.
- JUNES DE PROJECTION PLAN (1997) PRÉCIPION DE SOCIÉTIONS, DE SOCIÉTIONS, DE SOCIÉTION DE SOCIÉTION DE SOCIÉTION DE SOCIÉTION DE SOCIÉTION DE SOCIÉTIO CONCRETE FOOTING AT 49° O.C. MAX. POR SILL PLATE TO FOUNDATION UNICES MOTEO OTHERMES OF SHEARMAIL SCHÉDULE A BOLT FUENCIE O TO SILL SHALL DE CONSIDERED BUIED WHERE PAUTÉ DE LOT OF THE DE SOCIÉTION DE SOCIÉTI
- FOR SHEAR WALL APPLICATIONS, ANCHOR BOLT SHALL BE INSTALLED WITH PLATE WASHERS OF MIN. 3° 9G, X° 0.229° THICK BETWEEN SILL PLATE AND NUT. EDGE(5) OF PLATE WASHERS SHALL BE 1/2° MAX. FROM INSIDE FACE OF SHEAR PANEL.
- FOR NON-SHEAR WALL APPLICATIONS, ANCHOR BOLT SHALL BE INSTALL WITH ROUND WASHERS AND SHOULD CONFORM WITH ANSWASKE B 18.2.2.1, USE MIN. 1 3/8° Ø X 7/6.4° THICK WASHER FOR 1/2° Ø BOLT, 1 3/4° Ø X 9/6.4° THICK WASHER FOR 5/8° Ø BOLT AND 2 1/2° Ø X 11/6.4° THICK WASHER FOR 1° Ø BOLT. U.N.O.
- STUD WALLS PERPENDICULAR TO A CONCRETE OR MASONRY WALL SHALL BE BOLTED TO THE CONCRETE OR MASONRY WALL WITH 5/8" DIAMETER X 8" A307 BOLTS AT TOP, MID-HEIGHT AND BOTTOM.
- FOR INTERIOR NON-SHEAR WALLS USE SIMPSON 0.157/Ø SERIES PDPAWL SHOT PINS WITH A PENETRATION OF 11/4" INTO SLAB AT 16" O.C. TO BE INSTALLED IN ACCORDANCE WITH ICC ESR-2138.

WOOD FRAMING

- ALL NON-STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED FER APPROVED CODE RECORRENTS: FRANKING FLAN IS DILLY SHOWNED FOR THE MAIN STRUCTURAL REQUIRED BY THE LOCAL JURISDICTION. COLD OR RECORDINGHISM AS SECRETOR OR REQUIRED BY THE LOCAL JURISDICTION. COLD OR RECORDINGHISM AS SECRETOR OR RECORD TO THE DETROIC SHALL BE TERMED LUMBER.
 ALL DETROOR LUMBER AND ALL LUMBER IN CONTACT WITH CONFETE OR MASONRY, OR EPOCEDS TO THE DETROIC SHALL BE TERMED LUMBER.
- 3. ALL WALLS SHALL HAVE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE, UNO.
- STUD BEARING WALLS AND PARTITIONS SHALL HAVE HAVE DOUBLE TOP PLATES LAPPED AT WALL AND PARTITION INTERSECTIONS. JOINTS IN UPPER AND LOWER MEMBERS OF DOUBLE TOP PLATES SHALL BE STAGGERED AT LEAST 4-0".
- 5. FOR WALLS 10'-0" AND GREATER PROVIDE BLOCKING AT MID-HEIGHT FOR CONSTRUCTION
- 6. ALL WALLS SHALL BE CONSTRUCTED USING 2x STUDS ⊗ 16° O.C. REFER TO FRAMING PLANS FOR ACTUAL STUD SIZE AND SPACING. 7. SILL PLATE SHALL BE PRESSURE-TREATED AND UNDER SHEAR WALLS OF UP TO 4'-O' IN
- LENGTH MUST BE CONTINUOUS. WOOD COLUMNS SHALL HAVE SOLID VERTICAL BLOCKING THROUGH THE FLOORS TO THE SUPPORT BELOW
- I-JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

WOOD FRAMING, CONT.

- PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS AND SOLID BLOCKING BENEATH ALL WALLS PERPENDICULAR TO JOISTS.
- 11. ALL CEILING JOISTS ARE TO BE 2x JOISTS, REFER TO FRAMING FOR ACTUAL SIZE AND
- DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS. 13. HOLES IN WOOD MEMBERS FOR BOLTS SHALL BE THE NOMIAL BOLT DIAMETER PLUS 1/16*.
- 14. LAG SCRING SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED HOLES, HOLES IN WOOD FOR LAG SCREW SHAIK, SHALL BE BORED TO THE SAME DIAMETER AND DEPTH AS THE SHAIK, AND FOR THE THREADED PORTION BORED WITH A BIT NOT LARGER THAN 40% TO 70% OF THE SHAIK DIAMETER.
- NOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES, SOAP OR OTHER LUBRICANTS SHALL BE TERRITOR AS NEEDED TO PACILITATE THE RESERVICE AND ASSESSED TO PACILITATE THE RESERVICE AND ASSESSED TO PACILITATE THE RESERVICE AND ASSESSED TO PACILITATE THE RESERVICE ASSESSED TO PACILITATE OF THE PACILITATION OF THE SCREW DAMAFER OR I.S., WHICHEVER IS GREATER, PENETRACTION IS MEASURED INTO THE PIECE RECEIVED THE HALL POINT.
- IG. WOOD NAILERS: LINO. ON PLANS AND DETAILS, WHERE WOOD MEMBERS ARE TO BE CONNECTED TO STEEL ELEMENTS, OR WHERE WOOD NAILERS CONNECTED TO STEEL
- A. WOOD NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL: WOOD NAILERS, COUNTERSHINING OF THREADED STUDS BOLT IS ACCEPTABLE IF NEE FOR FLUSH INSTALLATION OF FINISH MATERIAL.
- B. WOOD NAILERS NEEDED TO SUPPORT OTHER WOOD ELEMENTS: 2X OR 3X WOOD NAILERS WITH OR WITHOUT COUNTERSINKING OF THREADED STUDS BOLT RESPECTIVELY.
- 17. STRUTTURA CLIEFLA MANISTATI CILLUM, TIERRE OF SETTINGO SECCLE SMALLE ET IL CHIEFCHANCE STRUTTURA CLIEFCHANCE MANISTATI CHIEFCHANDA AIR DI AND DEL STRUTTURA CLIEFCHANCE MANISTATI CHIEFCHANCE MANI
- 18.ALL WOOD CONSTRUCTION CONSECUENCES SHOWN ON THE FLANS OR DETAILS SHALL BE SAMESON STRONG-THE OR EDWARDT, LINFO, ALL CONNECTORS SHALL BE INSTALLED FOR MANAGEM, LINFO, ALL CONNECTORS SHALL BE INSTALLED FOR MANAGEMENTATIONS IN CONJUNCTION WITH A PROPORTY LOCK REPORTS, NOTIFY EOR FOR ANY POTENTIAL SUBSTITUTION PRIOR TO COMMENCING WORK.
- 19. SDS SCREWS SPECIFIED ON PLANS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE WITH ICC ESR-223G, ALTERNATES MAYBE LISED ONLY WITH PRICE APPROVAL BY SON

SPACING AND

DESCRIPTION OF BUILDING ELEMENTS NUMBER AND TYPE

| DESCRIPTION OF BUILDING ELEMENTS | OF PASTENER | LOCATION |
|---|----------------------|--|
| • | ROOF | ' |
| I. BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE | 3-8d COMMON | TOE NAIL |
| 2. CEILING JOISTS TO TOP PLATE | 3-8d COMMON | PER JOIST, TOE NAIL |
| 3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION | 3-1 Gd COMMON | FACE NAIL |
| CEILING JOIST ATTACHED TO PARALLEL RAFTER | PER TABLE 2308.7.3.1 | FACE NAIL |
| 5. COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4'X2O GA.RIDGE STRAP TO RAFTER | 3-10d COMMON | FACE NAIL EACH RAFTER |
| G. RAFTER OR ROOF TRUSS PLATE | 3-10d COMMON | (2) TOE NAILS ON ONE SIDE AND (I TOE NAIL ON OPP SIDE OF EACH RAFTER OR TRUSS |
| 7. ROOF RAFTER TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM | 3-10d COMMON | TOE NAIL |
| | WALL | |
| 8. STUD TO STUD(NOT AT BRACED WALL PANELS) | I Gd COMMON | 24" o.c. FACE NA |
| STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS) | I 6d COMMON | I G" o.c. FACE NAI |
| I O. BUILT-UP HEADER(2" TO 2" HEADER WITH I/2" SPACER) | I GJ COMMON | I G" o.c. FACE NAI |
| II. CONTINUOUS HEADER TO STUD | 4-8d COMMON | TOE NAIL |
| 12. TOP PLATE TO TOP PLATE | I Ga COMMON | I G" o.c. FACE NAI |
| 13, DOUBLE TOP PLATE SPLICE | 8-1 Gd COMMON | FACE NAIL ON EA. SIDE OF END JOIN (MINIMUM 24" LAF SPLICE LENGTH EA SIDE OF END JOIN |
| 14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING(NOT AT BRACED WALL PANELS) | 164 COMMON | I G" o.c. FACE NAI |
| 15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING(AT BRACED WALL PANELS) | 2-1 Gd COMMON | I G" o.c. FACE NAI |
| I G. TOP OR BOTTOM PLATE TO STUD. | 4-8d COMMON | END NAIL |
| 17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS. | 2-1 Gd COMMON | FACE NAIL |
| 18. I* BRACE TO EACH STUD AND PLATE. | 2-8d COMMON | FACE NAIL |
| 19. 1'x 6' SHEATHING TO EACH BEARING. | 2-8d COMMON | FACE NAIL |
| 20. 1'x8' AND WIDER SHEATHING TO EACH BEARING. | 2-8d COMMON | FACE NAIL |

NAILING SCHEDULE, CONT.

| | FLOOR | |
|---|----------------------|--|
| 21. JOIST TO SILL, TOP PLATE OR GIRDER. | 3-8d COMMON | TOE NAIL |
| 22. RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE | 8d COMMON | 6" o.c. TOE NAIL |
| 23. 1'x6" SUBFLOOR OR LESS TO EACH JOIST. | 3-84 COMMON | FACE NAIL |
| 24. 2' SUBFLOOR TO JOIST OR GIRDER. | 2-16d COMMON | FACE NAIL |
| 25. 2" PLANKS (PLANK # BEAM-FLOOR # ROOF). | 2-1 Gd COMMON | AT EACH BEARING, FACE NAIL. |
| 26. BAND OR RIM JOIST TO JOIST. | 3-1 Gd COMMON | END NAIL |
| 27. BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS. | IOd COMMON | 24° O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPSITE SIDES. |
| | AND: 3-10d COMMON | FACE NAIL AT ENDS AND AT EACH SPLICE. |
| 28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS. | 3-1 Gd COMMON | END NAIL |
| 29. BRIDGING OR BLOCKING TO JOIST. | 2-8d COMMON | EACH END, TOE NAIL |

AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 90 km; FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 km; FOR SHANK DIAMETERS 0F 0.142 INCH OR LESS.

IERE SPANS ARE 48 INCRES OR GREATER. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9 FOOT PANELS SHALL BE APPLIED VERTICALLY. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON CHAPTER 23. E. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMMIS AND TO INTERMEDIATE SUPPORTS WITHIN 46 INCHES OF ROOF EDGES AND KNOCKS, MAILS SHALL BE SPACED AT IS INCHES ON COUTRE WHERE THE LUTHANTE DESIGN WIND SPECE IS LESS THAN 150 MEY AND SHALL BE SPACED A INCHES ON CONTRE WHERE THE LUTHANTE DESIGN WIND SPECED IS 130 METH OR RESTRICT BUT LESS THAN 140 MEN.

F. GYPSUM SHEATHING SHALL CONFORM TO ASTM C I 39G AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253, FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208

ACCURANCE WITH GLASS, REPRODUCED SHEARING SHALL CONTROLL OF A SINCE OF PARTIES OF A PLAST OF THE STOP SHEET OF THE STOP SHEAR SHEET OF THE STOP SHEET OF THE

I. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM FLIGG?

| SHE | ET INDEX | |
|-----|-----------|-----------------------------------|
| NO. | SHEET NO. | SHEET TITLE |
| - 1 | 5-0.10 | GENERAL NOTES & REQUIREMENTS |
| 2 | 5-0.11 | GENERAL NOTES & REQUIREMENTS |
| 3 | 5-0.20 | TYPICAL DETAILS |
| 4 | 5-1.0 | FOUNDATION PLAN |
| 5 | 5-2.0 | FRAMING PLAN |
| 6 | 5D1.0 | FOUNDATION DETAILS |
| 7 | 5D2.0 | STRUCTURAL DETAILS |
| 8 | 503.0 | STRUCTURAL DETAILS |
| 9 | 5D4.0 | STRUCTURAL DETAILS |
| 10 | WSWHI | STRONG WALL WSWH ANCHORAGE DETAIL |
| 11 | WSWH1.1 | STRONG WALL WSWH ANCHORAGE DETAIL |
| 12 | WSWH2 | STRONG WALL WSWH FRAMING DETAIL |



ADDITION/REMODEL

ATF: 05/15/2025

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5-0.10

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION

STRUCTURAL OBSERVATION GENERAL NOTES

- STRUCTURAL OBSERVATION IS REQUISED FOR THIS PROJECT IN 7.
 ADDIOGNACE WITH GOLD THE INSCRIBAC OBSERVATION IS THE VISUAL TIME.
 ADDIOGNACE WITH GOLD THE INSCRIBAC OBSERVATION IS THE VISUAL THE PROFITS SHOWN IN FOR GENERAL CORPORANCE TO THE APPROVISE OBSERVATION OF GENERAL CORPORANCE TO THE APPROVISE OBSERVATION OF GENERAL CORPORATION OF THE RESPONSIBILITY FOR THE STRUCTURAL OBSERVATION OF GENERAL SHOWN OF THE APPROVING THE PROFITS OF T

- THE OWNER HAVE IMPOUND FROM THE PROPERTY OF THE OWNER HAVE IMPOUND FROM THE OWNER HAVE

- OF COMPANY OF THE STATE OF THE

STRUCTURAL OBSERVATION SCHEDULE

| SITE A | DDRESS: 910 KINGS RD, NEWPORT BEAC | H, CA 92663 | PC #: | | | |
|-------------|---|---|---|--|--|--|
| MASED O | OMPLETED BY THE DESIGN ENGINEER, AND INCLUDED IN THE PROJECT SCOPE, P.EASE IDENTIFY THE ELEMBIE OF CONSTRUCTION WHEN THE STRUCTURAL OBSER | VTS ANDIOR CONNECTIONS THAT REQUIFE ST | FRUCTURAL OBSERVATION. SPECIFY THE INTERVAL | | | |
| TYPE | STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED | SCHEDULED INTEFVAL OR STAGE OF CONSTRUCTION | | | | |
| | √FOOTINGS, SLAB FOUNDATION, ANCHORS | Placement, Reinforcement size | | | | |
| FOUNDATIONS | ☐ MAT FOUNDATION, FRESTRESSED CONC. SLAB | | | | | |
| OUND | ☐ CAISSON, PILE, GRADE BEAM | | | | | |
| a. | ☐ OTHER: | | | | | |
| | □ CONCRETE | | | | | |
| WALL | ☐ MASONRY | | | | | |
| SHEAR WALLS | √WOOD OR MANUFACTURED SHEAR PANELS | SW panel type, grade, size and na | ling prior to cover the walls & ceilings | | | |
| 65 | □ OTHER: | | | | | |
| | ☐ STEEL MOMENT OR BRACED FRAME | | | | | |
| FRAMES | ☐ CONCRETE MOMENT FRAME | | | | | |
| Æ | ☐ MASONRY WALL FRAME | | | | | |
| | □ OTHER: | | | | | |
| | □ CONCRETE | | | | | |
| MOM | ☐ STEEL DECK | | | | | |
| DIAPHRAGIES | M∕ woco | Diaphragm type, grade, size and n | ailing prior to cover the walls & ceilings | | | |
| | □ OTHER: | | | | | |
| FINAL | ☐ FINAL OBSERVATION & REPORT | | | | | |

STRUCTURAL STEEL

- STRUCTURAL STEEL TO BE SUPPLIED DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS.
- PROVIDE THE FOLLOWING MATERIALS FOR STRUCTURAL STEEL LINO-

| ROLLED WIDE FLANGE SECTIONS | ASTM A992 (Fy = 50 km) |
|---|------------------------------|
| HOLLOW STRUCTURAL SECTIONS (HSS), SQUARE AND RECT. | ASTM A500, GR.B (Fy = 46 KS) |
| STEEL PIPE | ASTM A53, GR B (Fy=35 KSI) |
| HOLLOW STRUCTURAL SECTION (HSS), ROUND | ASTM A500, GR. B (Fy=42 KSI) |
| HP SECTIONS | ASTM A572, GR.50 (Fy=50 KSI |
| PLATES, ANGLES, CHANNELS 4 TEES | ASTM A3G |
| MACHINE BOLTS | ASTM A307 |
| HIGH STRENGTH BOLTS | ASTM A325, Type N, A490 |
| WELDED HEADED STUDS | ASTM A I O8 |
| NUTS | ASTM A5G3 |
| ANCHOR RODS/BOLTS | ASTM F1554, GR. 36 OR 55 |

- HOLES FOR BOLTS SHOULD BE DRILLED OR PUNCHED & SHALL BE 1/16" LARGER THAN BOLT DIAMETER.
- ALL STRUCTURAL WELDING PROCEDURES AND MATERIALS SHALL CONFORM TO BUILDING
 CODE. SECTION 2204.1. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.
- ALL TESTING AND INSPECTION OF SHOP AND FIELD WELDING OPERATIONS SHALL BE MADE BY A CERTIFIED WELDING INSPECTOR WHICH ARE APPROVED BY THE BUILDING OFFICIAL

- MADE BY A CERTIFIED WEDING REPIECTOR WHICH ARE APPROVED BY THE BUILDING
 WEDING SHALL COMPOSE THE LITEST BUTING OF AND SILL IN AD SHALL USE ETIMER
 THE SHELDED OR FLUX CORE METHODOS ELECTRODES USED SHALL BE FORK, ET I.T BO
 REPORTED. ALL WEDING SHALL BE PERFORMED OF CAUDITED MAD CERTIFIED WEDDES.

 7. ALL PARECATIONS SHALL BE DOIES IN A PHOP OF AN APPROVED AND LICENSES. TO REPORT OF THE PROVIDED OF THE PROVIDED
- 10. ALL FULL PENETRATION GROVE WELDS FOR MOMENT CONNECTIONS SHALL BE ULTRASONICALLY INSPECTED BY AN APPROVED TESTING AGENCY AND SHALL CONFORM TO THE LASTEST EDITION OF AWS D.1., SECTIONS 5 4 CT.
- II. STEEL FABRICATOR SHALL VERIPY ALL DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND COORDINATE WITH MECHANICAL DRAWINGS AND SUB-CONTRACTOR FOR SIZE, LOCATION OF ALL MECHANICAL UNITS AND OPENINGS.
- 12. ALL MISC. FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISC. PLATES, ETC. SHALL BE PER AISC 360, TABLE J2.4.
- WELDED MEMBERS AND CONNECTIONS IN THE SEISMIC LOAD RESISTING SYSTEM SHALL BE SUBJECT TO AWS D1.8 REQUIREMENTS.

SPECIAL INSPECTION TABLE FOR STEEL STRUCTURES

| VERIFICATION AND INSPECTION | REFERENCE STANDARD |
|--|------------------------|
| INSPECTION TASKS PRIOR TO WELDING | AISC 3GO, TABLE N5.4-1 |
| INSPECTION TASKS DURING WELDING | AISC 3GO, TABLE N5.4-2 |
| INSPECTION TASKS AFTER WELDING | AISC 360, TABLE N5.4-3 |
| INSPECTION TASKS PRIOR TO BOLTING | AISC 3GO, TABLE N5.G-1 |
| INSPECTION TASKS DURING BOLTING | AISC 3GO, TABLE N5.G-2 |
| INSPECTION TASKS AFTER BOLTING | AISC 360, TABLE N5.6-3 |
| INSPECTION OF STEEL ELEMENTS OF COMPOSITE CONSTRUCTION PRIOR TO CONCRETE PLACEMENT | AISC 3GO, TABLE NG. I |
| SEISMIC FORCE RESISTING SYSTEMS | CBC 1705.12.1 |

SUBMITTALS AND SHOP DRAWINGS

- PREPAREATE OR SPECALTY ITMS AND THEIR COMPONENTS, WHICH ARE INDICATED BY THE STRUCTURAL DIAMNOS TO BE DESCRIBED BY OTHERS, MAY BE SUBMITTED TO THE STRUCTURAL DIAMNOS TO BE DESCRIBED BY OTHERS, MAY BE SUBMITTED TO THE STRUCTURAL DIAMNESS OF SECOND TO BE SUBMITTED TO THE SUBJUNCT DEPARTMENT, DEFERRED SUBMITTAN SEQUENCE TO BE SUBMITTED TO THE STRUCTURAL DIAMNESS OF SECOND SHOWS THE SUBJUNCT OF STRUCTURAL DIAMNESS OF SECOND SHOWS THE STRUCTURAL DIAMNESS OF SECOND SHOWS THE STRUCTURAL DIAMNESS OF SECOND SHOWS OF SECOND SHOWS THE STRUCTURAL DIAMNESS OF SECOND SHOWS THE SECOND SHOWS OF SECO
- COMPAINENT WITH THE PROMON'S PRICIONAL STREAM.

 SHOP DRAWINGS SHALL BE SUMMITTED FOR ALL STRUCTURAL ITEMS, SHOP DRAWINGS

 ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS

 SEGON ACCURACY OF SUCH PRODUCT, IMPASSIONS AND QUANTITY OF THE PRODUCT

 CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT

 CONTRACTOR.

 CONTRACTOR
- ACCEPINALY.

 A THE SHOP PRAWINGS DO NOT SUPERSEDE OR REPLACE THE ORIGINAL CONTRACT DRAWINGS, AND SIGNETBING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SYSTEM SOLUTIONS SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF BRINGERSHING DESIGNS FERFORADE BY OTHERS.

 SHOP DRAWINGS SHALL REFERENCE DATE AND DETAY OF ADMITTANCE THANNINGS.

STATEMENT OF SPECIAL INSPECTION:

- CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN IBCICEC CHAPTER 17, SEE INSPECTION SCHEDULE BELOW, ONLY CHECKED ITEMS ARE REQUIRED.
- TIEMS ARE REQUIRED.

 APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH TH
 PLANS OR SPECIFICATIONS, ANY DETAIL THAT TAILS TO BE CLEAR OR IS AMBIGUOUS MUST B
 REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
- CONTINUOUS SPECIAL INSPECTION FER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEE WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING $5/16^\circ$ IN SIZE.
- WALDING, DICETT FOR SINGLE PAGE TILLET WILDS NOT DICEDING 21 (*) W SET.

 STRICTIONAL WOOD, PRODOCE SPECIAL MORPICTION (S RECORD FOR WOOD SPERMANLE),
 SPECIAL FAILES, AND DIAPPROACE, ROLLLONG MARIAS, BOCTING, AND CORRES, AND CORRES,
 SPECIAL ROLL, AND DIAPPROACE, DATE OF SPECIAL SPECIAL ROLL, AND CORRES, AND CORRES,
 SPECIAL ROLL, SPECIAL ROLL, SPECIAL ROLL, SPECIAL FOR WOOD SPECIAL ROLL, SPECIAL FOR SPECIAL ROLL, SPECIAL FOR WOOD SPECIAL ROLL, SPECIAL FOR SPECIAL ROLL, SPECI
- 1704.4. WHERE PARRICATION OF MEMBERS AND ASSEMBLIES IS PREFORMED ON THE PREMISES OF A PARRICATION SHOP, SPECIAL INSPECTION OF the PARRICATION TEMS SHALL BE REQUIRED BY THIS SECTION, LANDS THE PARRICATION SHEAD THE PARRICATION SHEAD THE PARRICATION OF THE PARRICATION OF THE PARRICATION OF THE PARRICATION OF THE PARRICATION SHALL BE DESCRIBED WITHOUT OF THE PARRICATION SHAPE SHALL BE ASSEMBLIED SHALL BE PARRICATED SHALL PRESENT SHALL BE SHAME A CERTIFICATE OF COMPANIENT OF THE PARRICATION SHALL SHAME THE WORK WAS PETERMED IN ACCORDINATION OF THE WORK WAS PETERMED IN ACCORDINATION OF THE WORK WAS PETERMED IN THE WORK WAS PETERMED IN ACCORDINATION OF THE WAS WAS PR
- THE SPECIAL INSPECTOR SHALL BE A CUALIFED INDIVIDUAL WHO WILL DEMONSTRATE COMPETENCE, AND KNOWLEDGE TO THE BUILDING OFFICIAL, TORS THE SPECIFIC TYPE OF SPECIAL INSPECTION REQUIREMENT REQUIREMENT REQUIRED BELOW.
 WOOD SPECIAL INSPECTIONS SHALL BE PER CBG SECTION 1705.5.
- SPECIAL INSPECTIONS FOR WIND AND SEISMIC RESISTANCE SHALL BE PER SECTION 1705.11 AND 1705.12 RESPECTIVELY.

STATEMENT OF SPECIAL INSPECTIONS (ONLY INDICATED ITEMS ARE REQUIRED)

| REQ'D(?) | INSPECTION ITEMS | SPECIAL INSPECTORS (NAME, PHONE#, REGISTRATION |
|----------|--|---|
| YE5 | STRUCTURAL STEEL (1705.2.1) | |
| | STEEL FRAME JOINT DETAILS | |
| | COLD-FORMED STEEL DECK (1705.2.2) | |
| | OPEN-WEB STEEL JOISTS AND JOISTS GIRDERS (1705.2.3) | |
| | REINFORCING STEEL AND PRE-STRESSING STEEL TENDONS | |
| | SHOTCRETE (CURING TEMPERATURE, DESIGN MIX, PLACEMENT, STRENGTH ETC. PER TABLE 1705.3) | |
| | COLD-FORMED STEEL TRUSSES SPANNING >= GO FT | |
| | CONCRETE CONSTRUCTION (DESIGN MIX, FORMWORK, PLACEMENT, ETC. PER TABLE 1705.3) (SEE 1705.3 EXCEPTIONS) | |
| YES | STRUCTURAL WELDINGREBAR WELDING | |
| | ALL MASONRY CONSTRUCTION (1705.4) | |
| | WOOD FOR HIGH LOAD DIAPHRAGMS (1705.5.1) | |
| | METAL-PLATE-CONNECTED WOOD TRUSSES SPANNING >=G0 FT | |
| | SOILS (EXCAVATION, FILL, ETC. PER 1705.6) (SEE 1705.6 EXCEPTIONS) | |
| | DRIVEN PILES PER 1705.7 | |
| | CAST IN PLACE PILES PER 1705.8 | |
| | HELICAL PILE FOUNDATIONS PER 1705.9 | |
| | ERECTION OF PRE- CAST CONCRETE MEMBERS | |
| | BOLTS INSTALLED IN CONCRETE | |
| | HIGH STRENGTH BOLTING/MATERIAL VERIFICATION | |
| YES | WOOD DIAPHRAGM AND SHEAR WALLS* | |
| YE5 | EPOXY/ POST INSTALLED ANCHORS | |



ADDITION/REMODEL

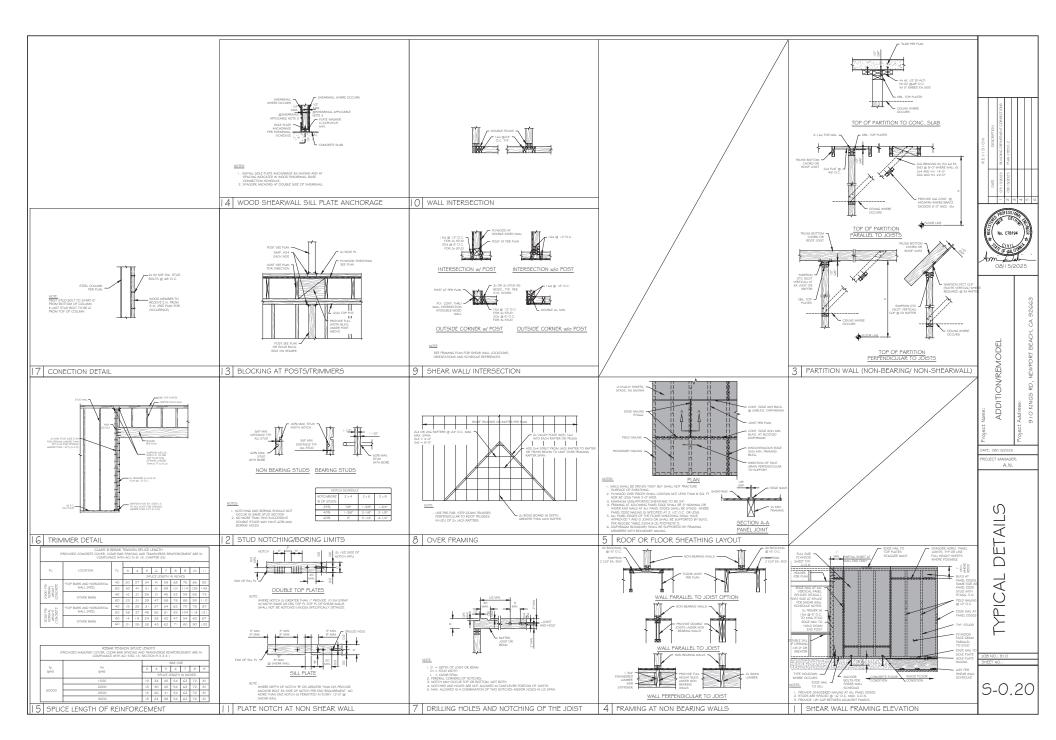
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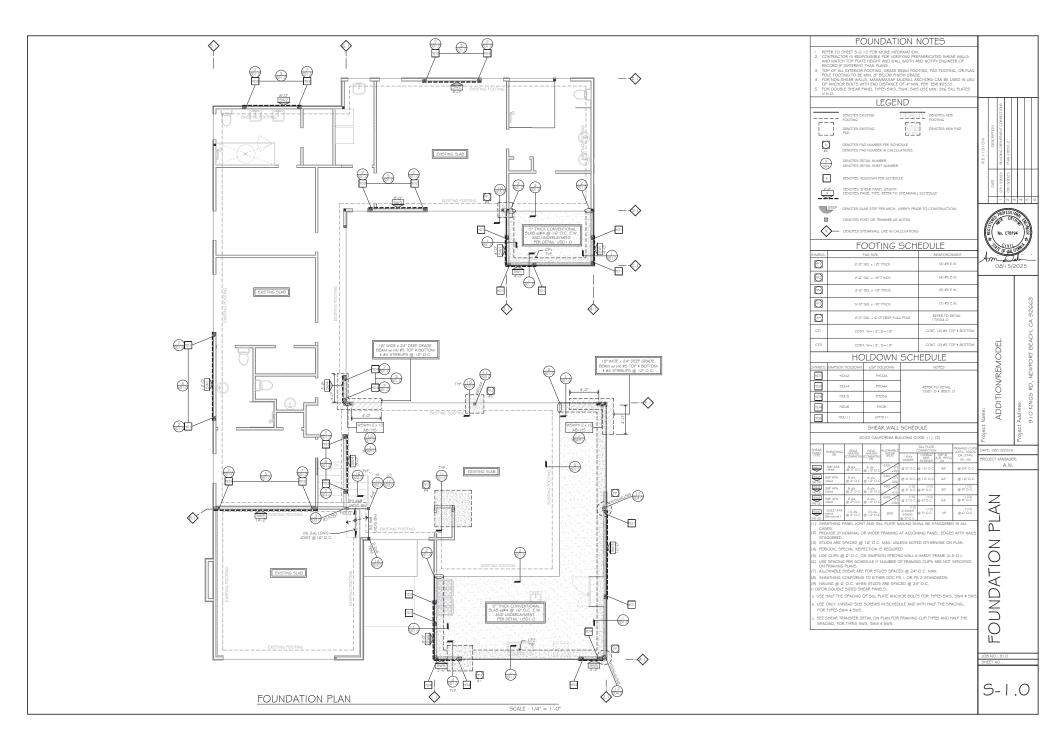
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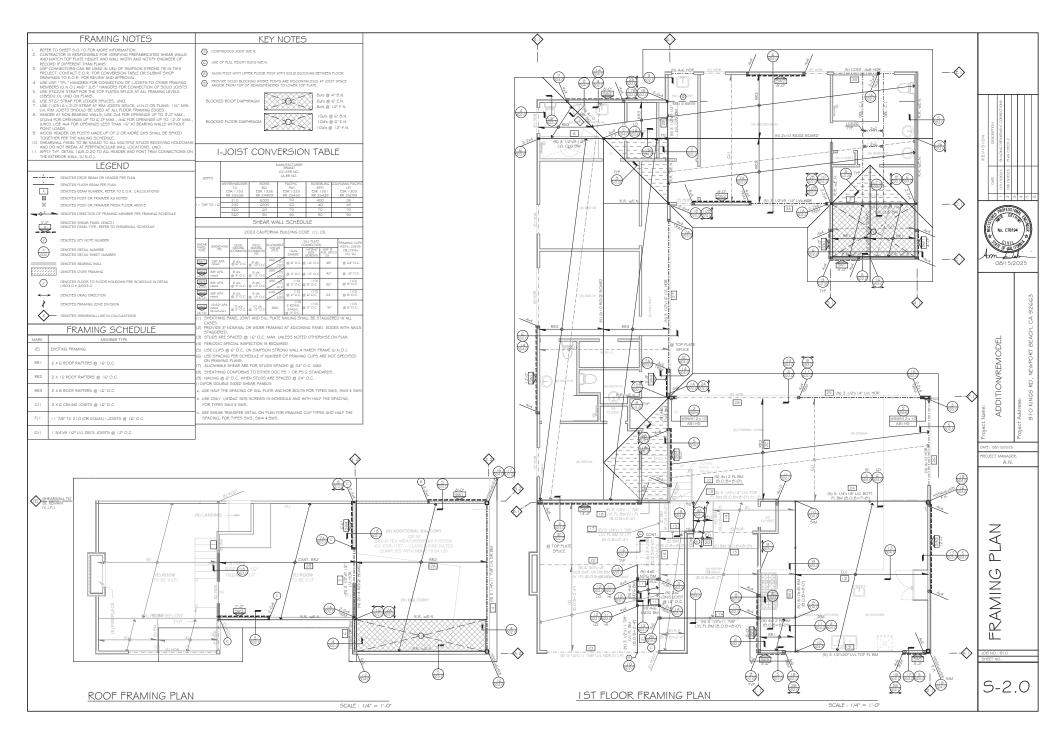
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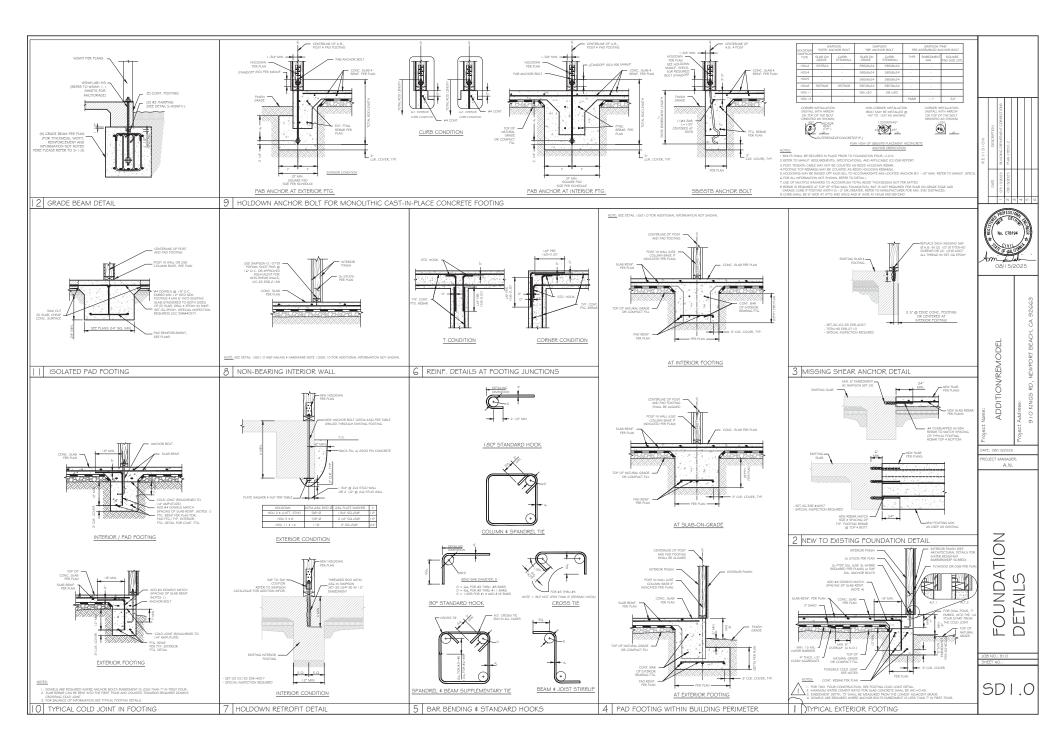
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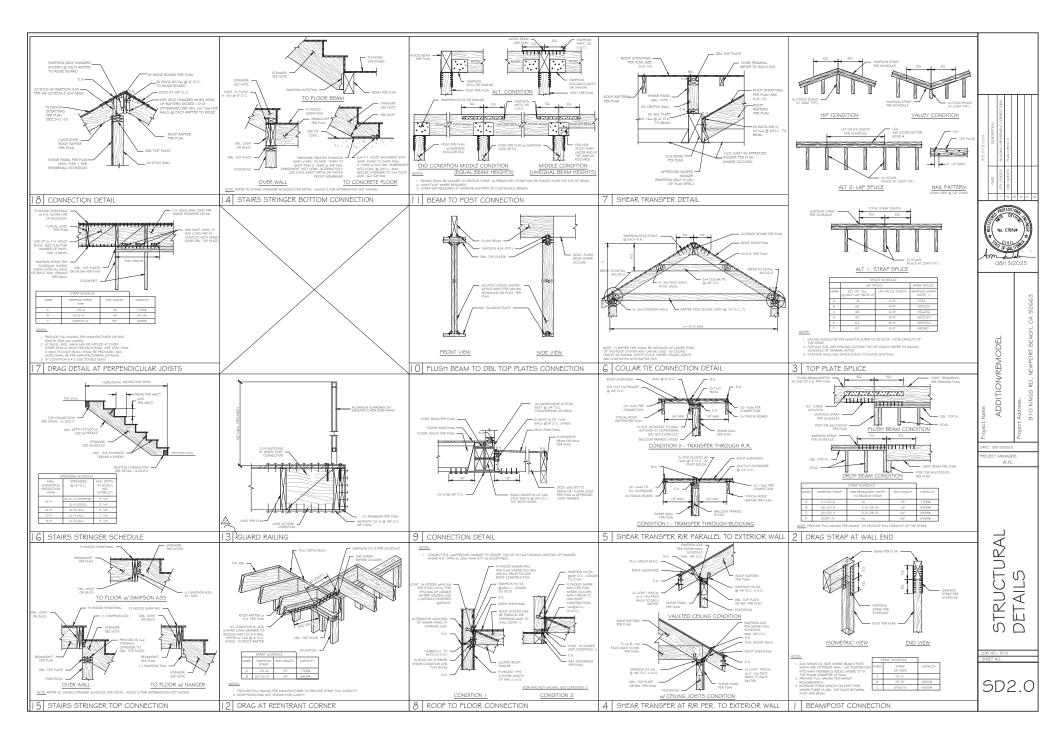
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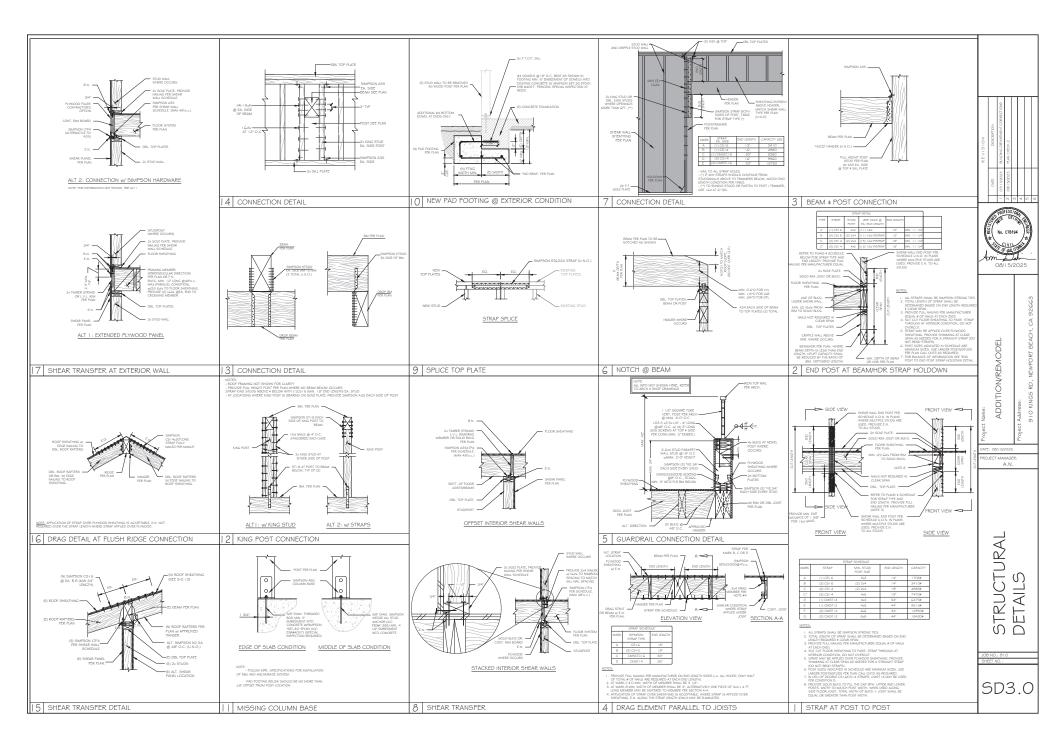


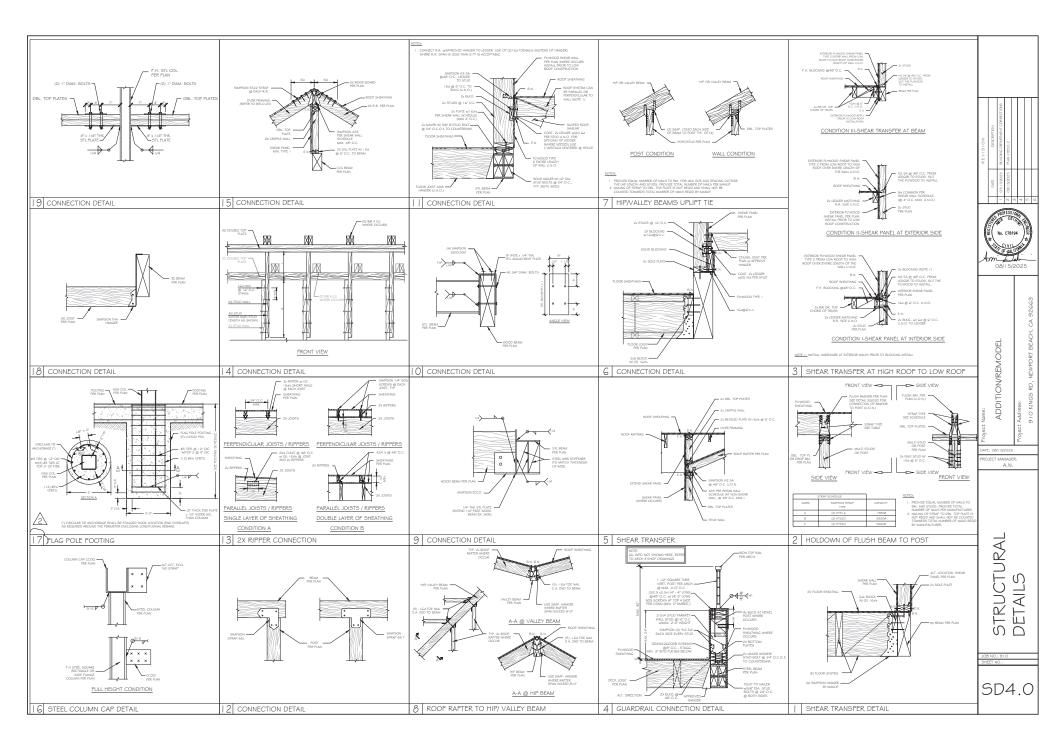


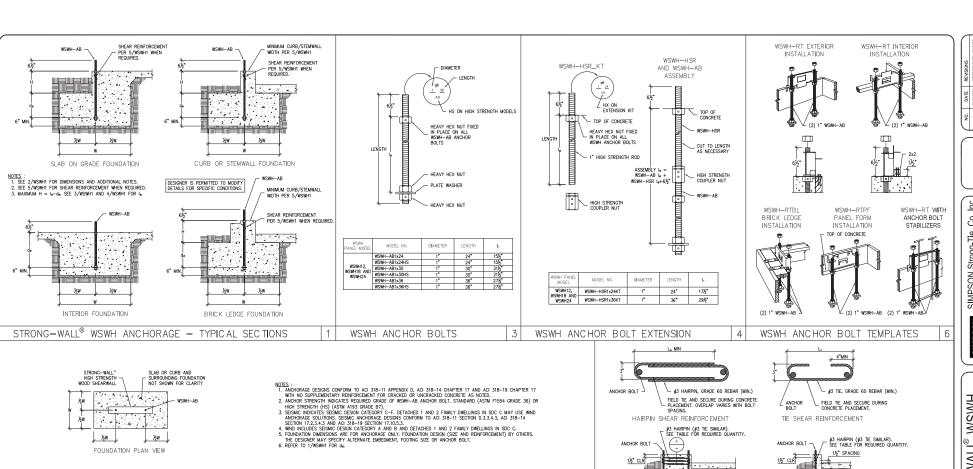










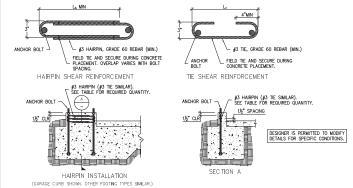


| WSWH A | NCHORAGE | SOLUTIONS I | FOR 2500 | PSI CC | NCRET |
|--------------------|----------------------------------|--------------------|----------------------------------|----------------|------------------------|
| | | | WSWH-AB | 1 ANCHOR | R BOLT |
| DESIGN CRITERIA | CONCRETE | ANCHOR STRENGTH | ASD ALLOWABLE UPLIFT (Ibs) | W (in) | d _e (in) |
| | CRACKED | STANDARD | 16,000 17,100 | 33 35 | 11 |
| SEISMIC | CRACKED | HIGH STRENGTH | 34,100 36,800 | 52 55 | 18 19 |
| SEISMIC | UNCRACKED STANDARD HIGH STRENGTH | STANDARD | 15,700 17,100 | 28 30 | 10 |
| | | HIGH STRENGTH | 33,500 36,800 | 45 48 | 15 16 |
| | | STANDARD | 6,200 11,400 17,100 | 16 24 32 | 6 8 11 |
| | CRACKED | HIGH STRENGTH | 21,100 27,300 | 36 42 | 12 |
| WIND | | HIGH STRENGTH | 34,100 36,800 | 48 51 | 16 17 |
| | | STANDARD | 6,400 12,500 17,100 | 14 22 28 | 6 8 10 |
| | UNCRACKED | HIGH STRENGTH | 22,900 26,400 | 33 36 | 11 12 |
| | | nion SIKENGIH | 34,200 | 42 | 14 |

| | NC HORAGE | SOLUTIONS | FOR 3000 | PSI CC | NCRE. |
|--------------------|-----------|--------------------|----------------------------------|-----------|------------------------|
| | | | WSWH-AB | 1 ANCHOR | R BOLT |
| DESIGN CRITERIA | CONCRETE | ANCHOR STRENGTH | ASD ALLOWABLE UPLIFT (Ibs) | W (in) | d _e (In) |
| | | STANDARD | 16,000 | 31 | 11 |
| | CRACKED | STANDARD | 17,100 33,900 | 33 | - 11 |
| | CHACKED | HIGH STRENGTH | | 49 | 17 |
| SFISMIC | | HIGH STRENGTH | 36,800 | 52 | 18 |
| SEISMIC | | STANDARD | 16,300 | 27 | 9 |
| | UNCRACKED | STANDARD | 17,100 | 28 | 10 |
| | | HIGH STRENGTH | 34,000 | 43 | 15 |
| | | THOIT STREAM | 36,800 | 46 | 16 |
| | | | 5,600 | 14 | 6 |
| | | STANDARD | 10,200 | 21 | 7 |
| | | | 17,100 | 30 | 10 |
| | CRACKED | | 20,000 | 33 | 11 |
| | | HIGH STRENGTH | 26,500 | 39 | 13 |
| | | HIGH STRENGTH | 33,600 | 45 | 15 |
| WIND | | | 36,800 | 48 | 16 |
| MIND | | | 6,200 | 13 | 6 |
| | | STANDARD | 12,800 | 21 | 7 |
| | | | 17,100 | 26 | 9 |
| | UNCRACKED | | 21,800 | 30 | 10 |
| | | HIGH STRENGTH | 28,900 | 36 | 12 |
| | | mion SIRENGIH | 33,100 | 39 | 13 |
| | | | 36,800 | 42 | 14 |

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI

| | INC HURAGE | SOLUTIONS | FUR 4500 | PSI CC | NUCKE |
|--------------------|------------|-------------------------|------------------|-----------|------------------------|
| | | | WSWH-AB | 1 ANCHOR | RBOLT |
| DESIGN CRITERIA | CONDITION | ONCRETE ANCHOR STRENGTH | | W (in) | d _e (in) |
| | | STANDARD | 16,000 17,100 | 27 | 9 |
| | CRACKED | HIGH STRENGTH | 34,700 36,800 | 44 | 15 |
| SEISMIC | UNCRACKED | STANDARD | 15,700 17,100 | 23 | 8 |
| | | HIGH STRENGTH | 33,900 36,800 | 38 40 | 13 |
| | CRACKED | | 6,800 | 14 | 6 7 |
| | | STANDARD | 11,600 17,100 | 20 26 | 9 |
| | | HIGH STRENGTH | 21,400 28,400 | 30 36 | 10 |
| | | HIGH SIKENGIH | 32,400 36,800 | 39 43 | 13 15 |
| WIND | | STANDARD | 6,800 12,400 | 12 | 6 |
| | | STANDARD | 17,100 | 23 | 8 |
| | UNCRACKED | HIGH STRENGTH | 22,800 26,700 | 27 30 | 9 |
| | | HIGH SIKENGIH | 30,700 36,800 | 33 37 | 11 |



| STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE | | | | | | | | |
|---|---|--------------------------------|---------------------------------------|------------------------------|---------------------------------------|----------------------------------|---------|--|
| | SEISMIC ³ | | | WND ⁴ | | | | |
| MODEL | L _t OR L _h (in.) | SHEAR REINFORCEMENT | MIN. CURB/ STEMWALL WIDTH (in.) | SHEAR REINFORCEMENT | MIN. CURB/ STEMWALL WIDTH (in.) | ASD ALLOWABLE SHEAR LO V (b.) | | |
| | | | (0.5) | | (In.) | UNCRACKED | CRACKED | |
| WSWH12 | 10% | (1) #3 TIE | 6 | SEE NOTE 7 | 6 | 1,080 | 770 | |
| WSWH18 | 15 | (2) #3 HAIRPINS ^{5,6} | 6 | (1) #3 HAIRPIN | 6 | HAIRPIN REINF. | | |
| WSWH24 | 19 | (2) #3 HAIRPINS ⁵ | 6 | (2) #3 HAIRPINS ⁵ | 6 | ALLOW SHEAR LOAD OF THE WSWH | | |
| 0.770 | | | | | | | | |

NOTES :

1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE. 1. SHEAR ANCHRIARIE, DESIGNS COMPONN TO ACL 318-19, ACL 318-11, AND 318-114 AND ASSUME IMMAIN ASSUME

6. USE (1) 43 HABRIN TOR WOMEN WERN STANDARD STENDITH ANCHOR IS USED.

7. USE (1) 83 THE FOR WOMEN WERN STANDARD STENDITH ANCHOR IS USED.

8. 44 GABÉ 40 SHEAR BERNFORGERENT MAY BE SUBSTITUTED FOR WOMEN SHEAR MONORAGE SULUTIONS.

8. 54 GABÉ 40 SHEAR BERNFORGERENT MAY BE SUBSTITUTED FOR WOMEN SHEAR MONORAGE SOLUTIONS.

8. 50 CONCRETE EDED ESTANDER FOR ANCHORES MUST COMPLEY WITH AD 318—19 SECTION 17.2, AD 318—14 SECTION 17.7.2 AND AD 318—11 SECTION.

10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS

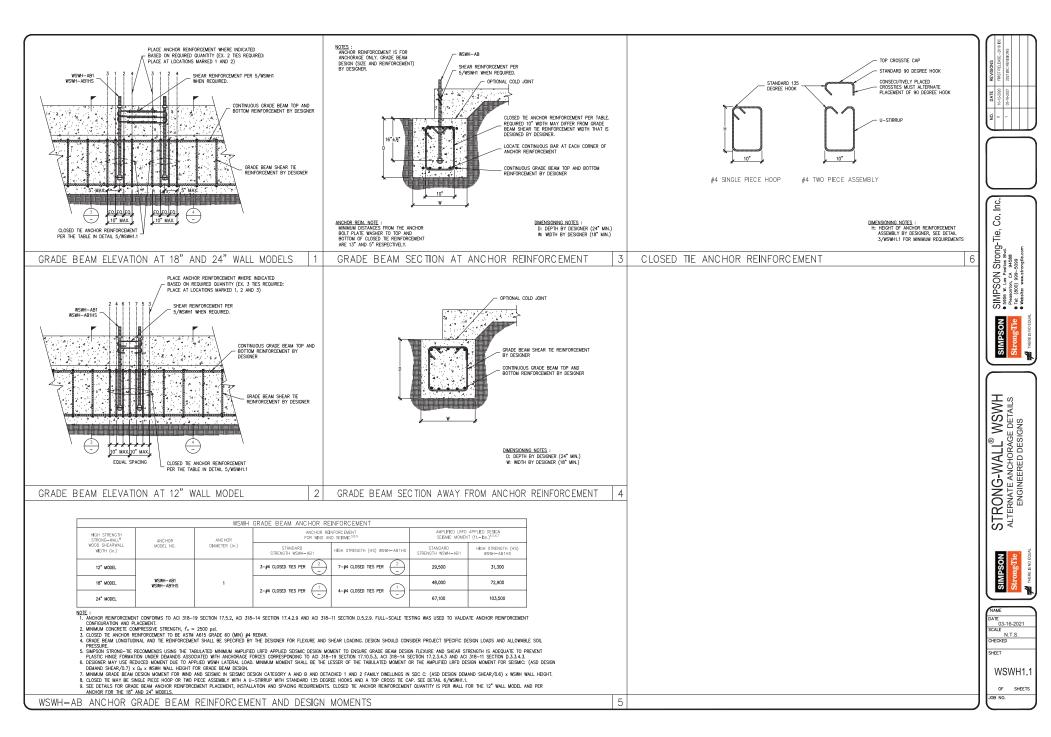
| BOLT EXTENSION | WOWIT AMOTION BOLT TEMPLEATES 0 |
|---|---|
| ANCHOR BOLT #3 HARPIN, GRADE 60 REBAR (MN.) PIELD THE AND SEQUIED DURING CONCRETE PLACEMENT. OVERLEY VARIES WITH BOLT SPACING. HAIRPIN SHEAR REINFORCEMENT. | #3 TIE, GRADE 60 REBAR (MIN.) FIELD THE AND SECURE DURING CONSRETE PLACEMENT. THE SHEAR REINFORCEMENT |
| ANCHOR BOLT 15. CLB | ANCHOR BOLT AS HAIRPIN (AS TIE SMILAR). 15' SPACING DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS. |
| HAIRPIN INSTALLATION (GARAGE CURB SHOWN, OTHER FOOTING TYPES SMILAR.) STRONG—WALL® HIGH STRENGTH WOO | |

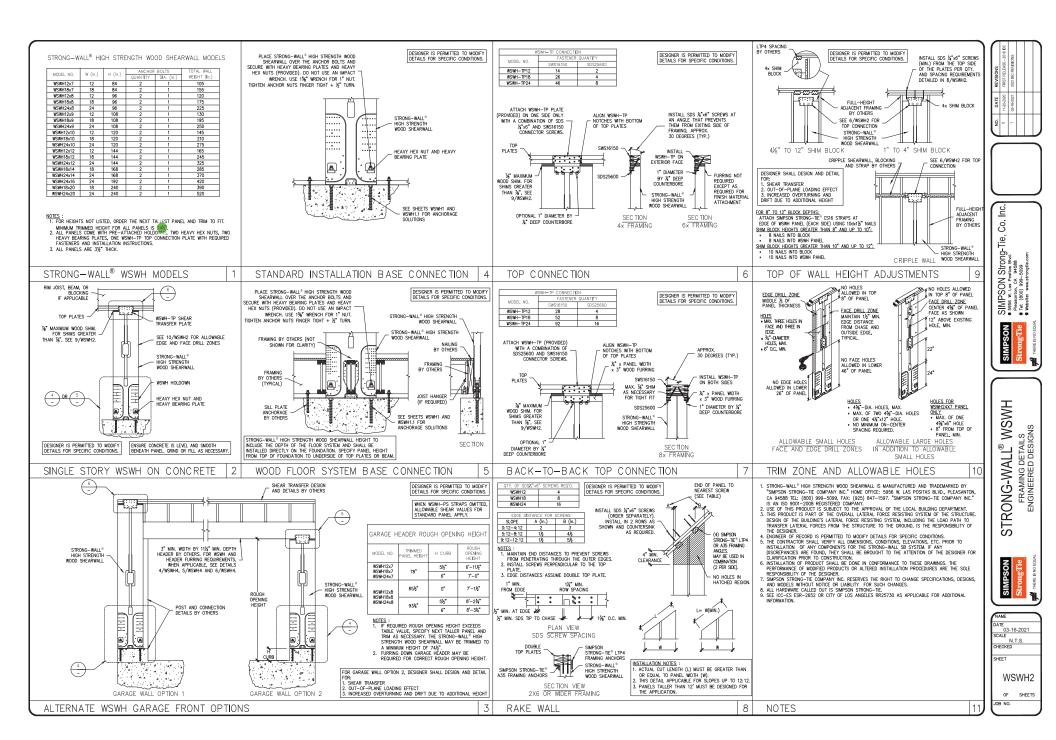
03-16-2021 SCALE N.T.S. CHECKED SHEET WSWH1 SHEETS

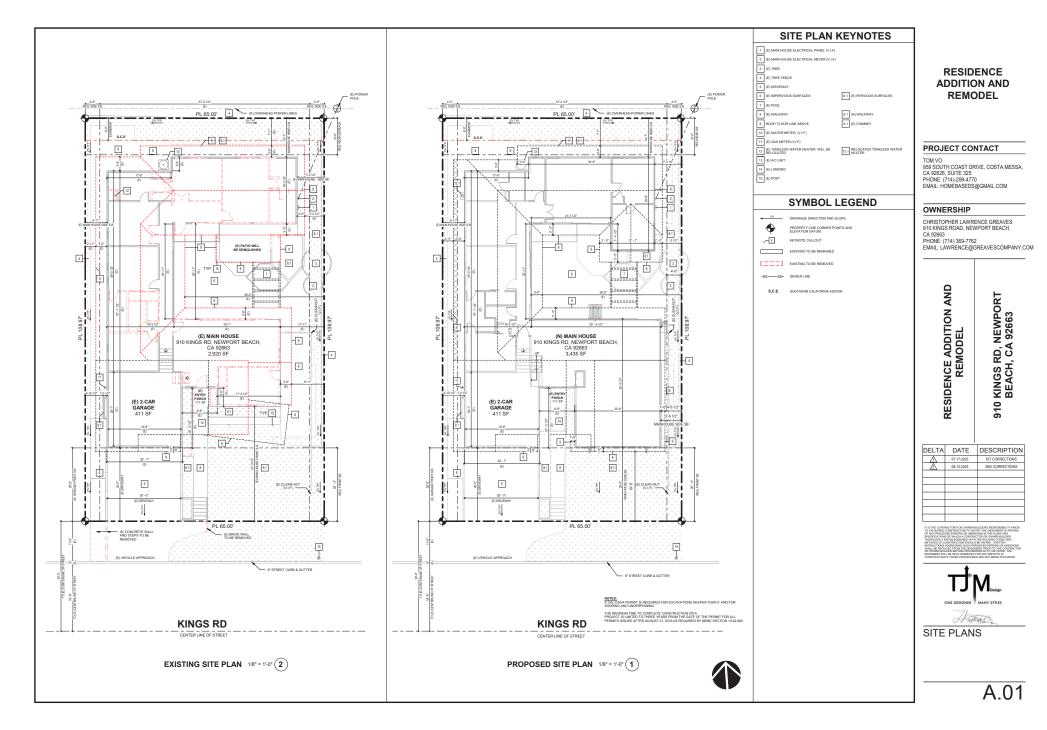
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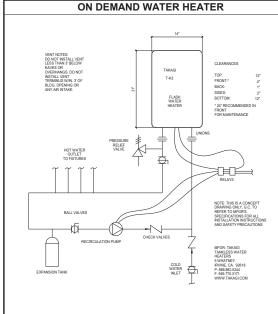
S SIMPSON Strong-Tie, (
* 5956 W. Los Positos Bivd.
Presention. CA 94588
* Tet. (800) 999-5099
* Website. www.atrongle.com

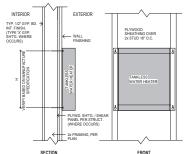
STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS











DOOR/ WINDOW NOTES

1. ALL DOORS AND WINDOWS SHALL MEET CITY'S SECURITY

2. ALL EXTERIOR DOORS & WINDOWS SHALL BE WEATHER TIED AND PROVIDE WITH INSECT SCREEN-METAL DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH ANSI STD. A13 OR A1342.

THE MANUFACTURED WINDOWS AND SLIDING DOOR SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONALS FENESTRATION RATIN COUNCIL (NFRC) AND COMPLIANCE WITH THE ENERGY CALCULATIONS.

4. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

5. ALL TEMPERED GLASS (TG) SHALL BE ACID-ETCHED, SAND-BLASTED, CERAMIC-FIRED, LASER-ETCHED, OR EMBOSSED PER ORC 2406.3.

GLAZING AND INSULATION SHALL CONFORM TO THE STATE ENERGY INSULATION STANDARD.

7. DEAD BOLT LOCKS ARE REQUIRED ON ALL EXTERIOR DOORS INCLUDING HOUSE TO GARAGE). 8. GLAZING SHALL BE SAFETY GLAZING IF LESS THAN 72" ABOVE BATHROOM EINISH ELOOP

9. SLIDING GLASS DOORS AND WINDOWS LOCATED LESS THAN 16 FEET ABOVE ANY SURFACE AVAILABLE FOR USE BY THE PUBLIC SHALL BE CAPABLE OF BEING LOCKING SECURELY MOVEABLE PANELS SHALL NOT BE EASILY REMOVED FROM THE FRAME.

10. ALL MAIN OR FRONT ENTRY TO DWELLINGS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA MIMEDIATELY OUTSIDE WITHOUT OF PRING DOOR. SLUCH VIEW MAY BE PROVIDED BY A DOOR VIEW, A VIEW PORT, WINDOW, OR OTHER OPENING.

11. ALL SWINGING DOORS SHALL BE EQUIPPED WITH A DEAD BOLT WITH A MINIMUM THROW OF 1 INCH AND AN EMBEDMENT OF NOT WITH A MINIMUM THR LESS THAN 5/8 INCH.

12. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT.

13. NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS

14. UNFRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/2" THICK.

15. NARROW-FRAMED GLASS DOORS SHALL BE FULLY TEMPERED GLASS NOT LESS THAN 1/4" THICK.

16. ANY GLASS WHICH IS LOCATED WITHIN 40 INCHES OF THE BLOCKING DEVICE ON A DOOR SHALL BE FULLY TEMPERED OR HAVE APPROVED METAL BARS, SCREENS OR GRILLS.

17. IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM DOOR/WINDOW ROUGH OPENING DIMENSIONS WITH THE MANUFACTURE/SUPPLIER PRIOR TO BEGIN CONSTRUCTION.

18. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

19. EMERGENCY EGRESS: A. MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET. B. MIN. SET CLEAR HEIGHT OF 24 INCHES. C. WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR.

20. FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT

CONSTRUCTION NOTES

DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA, NON-USABLE MATERIALS SHALL BE PLACED

2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE. PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

2. THE CONSTRUCTION SHALL NOT RESIDENT A PRE-CODICLEAR AND INDESTRUCTED ACCESS TO ANY WATER OF POWER DESTRUCTION.

THE HOOSE, PILED SHALL NOT RESIDENT TRANSFORMERS, VALUE, RAURS, VALUE, WE TEER PROPRIED MACKES ETC, OR TO THE LOCATION OF THE HOOSE, PILED SHALL NOT BE WITHIN TEN FET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY FAILUE TO COMEN YMM CAUSE CONSTRUCTION BELAVES MORE OBTAINED.

4. WHEN UTILITIES METER ALTERATION / RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

5. ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES.

B. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT

7. CONCRETE SLAB AND UNDER-FLOOR INPECTIONSIN SHALL BE MADE ATERAFIN-SLAB O UNDERFLOOR REINFORCING STEEL AND BUILDINGSERVICE EQUIPMENT, CONDUCTS, PIPING OR ORTHE ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE ISPLACED OR FLOOR SHEATHINGS IN STRALED, INCLUDING THE SUBFLOOR, (R109.1.1.1)

ROUGH INSPECTION OF PLUMBING, MECHANICAL GAS AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)

9. WITER PRING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SC. 664.1 OF THE CALIFORNIA PLUMBING CODE, PEX, CPUC AND OTHER.
PLASTIN WHITER PRING SYSTEES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SIC, 084.0 FT BE ONE, ASTALLATION
EXPENDING TO FEMALINE AS SECTION SECURISES AS CORRECT OF THE CPC PRIOR TO FEMALINE CAPITALISM, OPEN WITER FROM EXCLURES A

GENERAL NOTES

1. AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

2 ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL STATE AND LOCAL CODES AND AMENDMENTS.

3. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET

4. UFER GROUND IS REQUIRED AT NEW ELECTRICAL SERVICE

5. UNDERGROUND UTILITIES REQUIRED FOR ELECTRICAL, CABLE TV. AND TELEPHONE

6.ALL 120/VOT, TONGLE-PLASE, 16. AND ZO-AMPERE BRANCH GROUTE SUPPLYING COTLETS OR DEVICES INSTALLED IN DIVELLING UNIX KITCHERS, FAMILY DOORS, DINNER GOODS, HOWER GOODS, PEUGROS, BERAPAGES, SURS, BERGOODS, SURFMOODS, RECKERTON ROOMS, LAUNCHY AREAS, OR SIMLAR ROOMS OR AREAS SHALL BE PROTECTED BY ALSTED COMBINATION-TYPE ARC FAULT CROUTI INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CROUT

7. ALL RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES BASEMENTS, KITCHEN COUNTERTOP SURFACES, SINK, LAUNDRY AREAS AND WET AREAS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL

8. PROVIDE MECHANICAL VENTILATION FOR BATHROOMS AND LAUNDRY ROOMS WITHOUT OPENABLE WINDOW

9. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS, SURVEY THE PROPERTY AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK, ALL COST WHITH THE EASTING CONDITIONS AND SCOPE OF WORK, ALL CONDITIONS AND MATERIALS REQUIRED, ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIALS OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ENGINEER OF RECORD.

10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

11. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND THE DESIGNER/ENGINEERS SHALL BE NOTIFIED, IN

TO DEMANTION CONTRIVETOR SHALL RELOVATE REVIOUS ELEMETRIALS TO DESCONTED SHALMES AND INCLUDED THE PRINCE DAMPORTORY AND REVIOUS WARREST AND THE AND THE PRINCE DAMPORTORY AND REVIOUS RESEARCH WHICH SHALL RELOVED BATE SHALL BE PARKED BURNED THAN SHALL BE COMPRETED TO AND FROM DUMP SITE. CONTRACTOR TO BE LIMITED WARREST BATE SHALL BE COMPRETED TO BROWN PRINCE DESCONTED WATER DAMPOR STRUCTURE FOR REMAINS AND ELEMENT BOTH THE PRINCE THE PRIN

13. THE INSCHARGE OF POLITIANTS TO ANY STORM DRANAGE SYSTEM IS PROHIBITED. NO SOID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICLAIRS CONSTRUCTION WASTE MATERIALS, OR WASTE WASTE AND THE STREET, GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

14. THE CONSTRUCTION SHALL NOT DESTRECT A FIVE-FOOTCLEAR AND UNDESTRUCTED ACCESS TO ANY MATER OR POWER DISTRIBUTION
FACILITES ROPHER POLES PILLEDONS: TRANSFORMERS VALUETS, PRIMERS, WAYES, METERS, PRIVETRAMACES, ETC.) OR TO THE LOCATION OF
THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE
PROPERTY. FALLER TO COMPLY MAY CAUSE CONSTRUCTION DELAYS ANDOR ADDITIONAL EXPENSES.

15. WHEN UTILITIES METER ALTERATION / RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

GENERAL WINDOW NOTES

EMERGENCY EGRESS

MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET

MIN SET OF EAR HEIGHT OF 24 INCHES

WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR

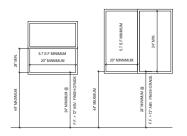
WINDOW AND DOOR NOTE

WINDOW MANUFACTURER AND INSTALLER SHALL INSURE THAT ALL WINDOWS MEET OR EXCEED ALL EGRESS REQUIREMENTS OF CRC R310 & R312

2. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE INSTALLED PER AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION AAMA 2400=02 RECOMMENDATIONS "STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH INTEGRAL MOUNTING FLANGES IN STUD FRAME CONSTRUCTION"

INSTALL AN ISOLATION MEMBRANE BELOW THE THRESHOLD OF ALL SLIDING GLASS DOORS THAT REST ON A CONCRETE SLAB.

A ALL SCALANT SHALL BE OF HIGH OLIALITY AND DEVIEWED OF COMPATIBILITY WITH ASSHALTY MEMBRANES AND ELASHING MATERIAL



BATHROOM EXHAUST REQUIREMENTS

TABLE 150.0-E

DEMAND-CONTROLLED LOCAL VENTILATION EXHAUST AIRFLOW RATES AND CAPTURE EFFICIENCY

| APPLICATION | COMPLIANCE CRITERIA | | |
|---|---|--|--|
| Enclosed kitchen or nonenclosed kitchen | Vented range hood, including appliance-range hood combinations, shall meet either the capture efficiency (CE) or the airflow rate specified in Table 150.0-G as applicable. | | |
| Enclosed kitchen | Other kitchen exhaust fans, including downdraft: 300 cfm (150 L/s) or a capacity of 5 ACH | | |
| Nonenclosed kitchen | Other kitchen exhaust fans, including downdraft: 300 cfm (150 L/s) | | |
| Bathroom | 50 cfm (25 L/s) | | |

KITCHEN EXHAUST REQUIREMENTS

CEEC Table 150.0-G: Kitchen Range Hood Airflow Rates (Cfm) and ASTM E3087 Capture Efficiency (CE) Ratings According To Dwelling Unit Floor Area and Kitchen Range Fuel Type

| Dwelling floor area (ft2) | Electric Range | Natural Gas Range |
|---------------------------|-------------------|-------------------|
| >1500 | 50% CE or 110 cfm | 70% CE or 180 cfm |
| >1000-1500 | 50% CE or 110 cfm | 80% CE or 250 cfm |
| 750-1000 | 55% CE or 130 cfm | 85% CE or 280 cfm |
| <750 | 65% CE or 160 cfm | 85% CE or 280 cfm |

RESIDENCE ADDITION AND **REMODEL**

PROJECT CONTACT

TOM VO 959 SOUTH COAST DRIVE, COSTA MESSA, CA 92626, SUITE 325 PHONE: (714)-299-4770 EMAIL: HOMEBASEDS@GMAIL.COM

OWNERSHIP

CHRISTOPHER LAWRENCE GREAVES 910 KINGS ROAD, NEWPORT BEACH. CA 92663 PHONE: (714) 369-7762 EMAIL: LAWRENCE@GREAVESCOMPANY.COM

> AND KINGS RD, NEWPORT BEACH, CA 92663

ADDITION SENCE ADDITION REMODEL RESIDI

DELTA DATE DESCRIPTION 07-17-2025 1ST CORRECTIONS 08-12-2025 2ND CORRECTIONS

910



GENERAL NOTES & DETAILS

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement) Y PEB
NA NOT APPLICABLE
NOT APPLICABLE
PRESPON PARTY RESPONSELE PARTY (In: ARCHITECT, ENGINEER
OWNER, CONTRACTOR, REPECTOR ETC.) DIVISION 4.2 ENERGY EFFICIENCY 4.304.0 UTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with
Efficient Landscape Ordinance MWELOL, whichever in more stringer. GREEN BUILDING 301.1 SCOPE. Buildings shall be DIVISION 4.3 WATER FEFICIENCY AND CONSERVATION The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 27, Division 2, MWELO and supporting documents, including water budget calculator, an arealiable at https://www.water.ca.pow/ 4.106.4.2.2 Multifamily dwellings, hotels and motels 1. EV ready parking spaces with receptacles DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be Note: All noncompliant plumbing fishures in any residential real property shall be replaced with water-conserving plumbing fotures. Plumbing fishure replacement is required prior to issuance of a certificate of final completion, certificate of conjugancy, or final permit approvably by the South building department. See Chill Cools Section 1101.1, et see, for the definition of a noncompliant plumbing fishure, types of residential buildings distributed and other reportant encurrent cetter. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Tollets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of wall mounted 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. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS, [HCD] The provisions individual section of CAL Green may apply to either flow-rise residents bothings high-rise residential buthings, or both. Individual sections will be designated by harmers to indicate where 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 subrillary, no barner will be used. Examples do and land-desting dorfine.
 Alternative scale and active statements of the scale agencies if diversion or expense facilities capable of compliance with this item do not easily or an exh booked manageably tools to the photolist. If we make acceptions to the requirements of this section when isolated publishes are considered manageably continued to the compliance of the diversion facility. L409.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated a necessary and shall be available during construction for examination by the enforcing agent. 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. lobertify the construction and denotition waste materials to be diverted from disposal by recycling, resus on the project or salvage for fluture use or sale.
 Specify (construction and demotition waste materials will be sorted on-site (source separated) or but mixed (single stream).
 Identify diversion foliblies where the construction and demotition waste material collected will be if comply with the specific green susaning measures approach.

Exceptions:

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Experiment of the dependent of the properties of the properties serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.

EXPLOID For purposes of CALGreen, invelved units, complying with Section 419 of the California of the Calif Note: A hand-held shower shall be considered a showerhead. 2. EV ready parking spaces with EV chargers. taken.

Identify construction methods employed to reduce the amount of construction and demolition waste DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS:
HCD Department of Housing and Corm
BSC Calfornis Building Standards Com
DSA-SS Division of the State Architect. Str.
OSHPD Office of Statewide Healing Bland **CHAPTER 4** RESIDENTIAL MANDATORY MEASURES 4.108.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.108.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.108.4.2.1.1. FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water. Sampie forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hod.ca.gov/CALGreen html may be used to assist in documenting compliance with this section.
 Mised construction and destration obtate (s. D) processors can be located at the California Department of Resources Re-policy and Resources (California). 4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished and careful planning to minimize negative effects on the site and adjacent areas. Preservarianesperser of soorm water distinge and erosino controls shall comply with this section. space.

b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Chapter 2, to the building.

Exception: Electric whole charging stations designed and constructed in compliance with the California Building Code, Chapter 118, are not required to comply with Section 4.106.4.2.2.1.1. Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) cycle of the structure.

Replacement and appliances, including water-sering devices and systems, HVAC systems, BVAC systems, BVA Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 cunces-force (cdf)(113 grams-force(gf)) 4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.108.4.2.2.1.1, at EV chargers, where installed, shall comply will accessibility previousness for EV chargers in the Carbraia Busings (cot), Chapter 11B. EV ready spaces and Diplies to the control of the contro Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. lings.
Submittees shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code. 4.106.4.2.3 Reserved. 4.363.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Call Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4:303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER. 4.186.4.3 Electric vehicle charging for additions and afterations of parking facilities serving existing must earnly publishings.

14.186.4.3 Electric vehicle charging for additions and afterations of parking facilities serving existing must earnly publishings.

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RESIDENCE ADDITION AND REMODEL

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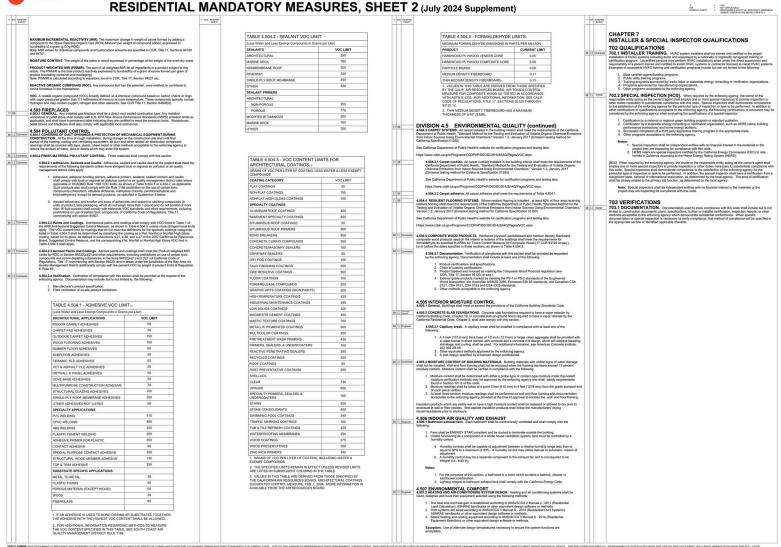


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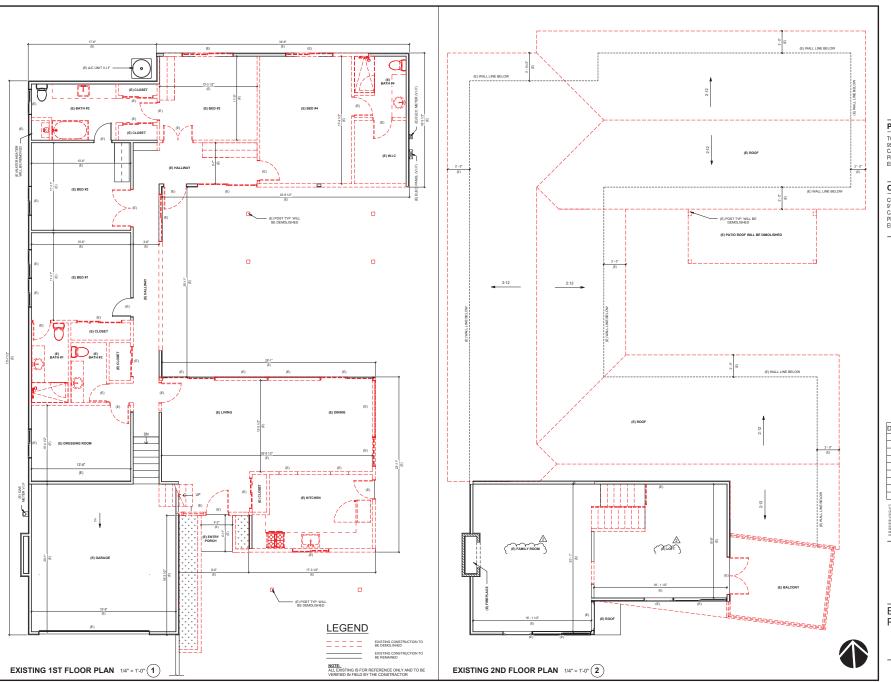
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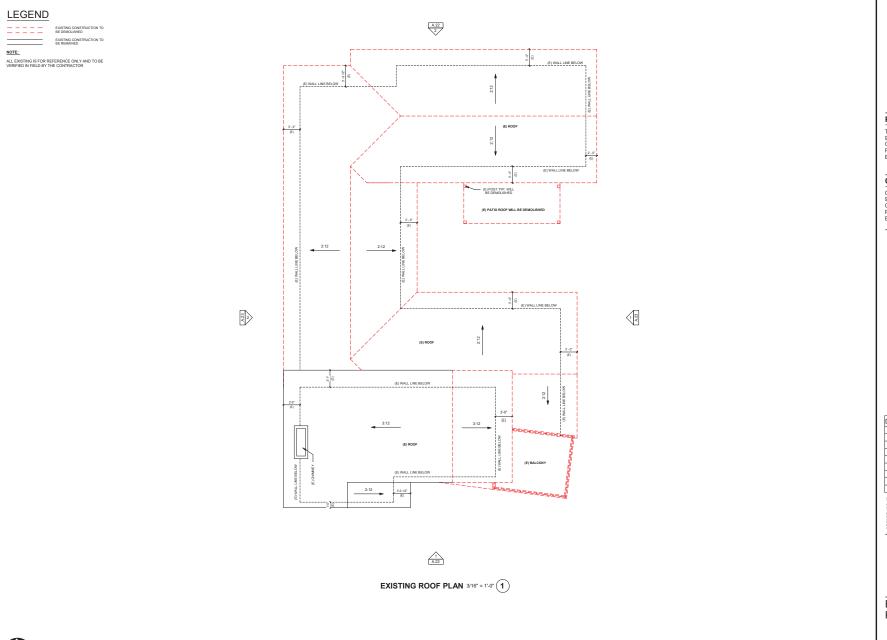
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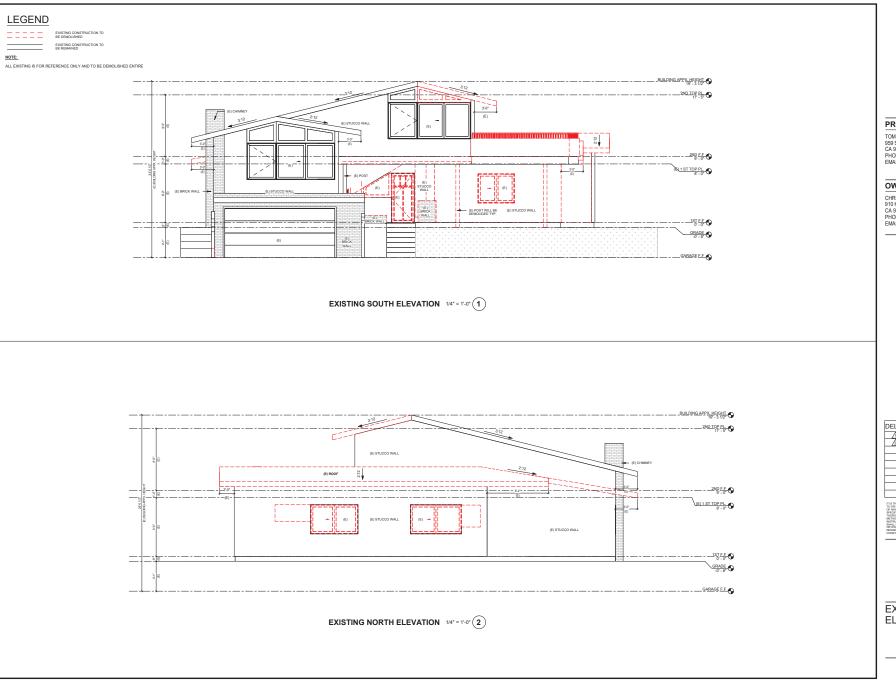
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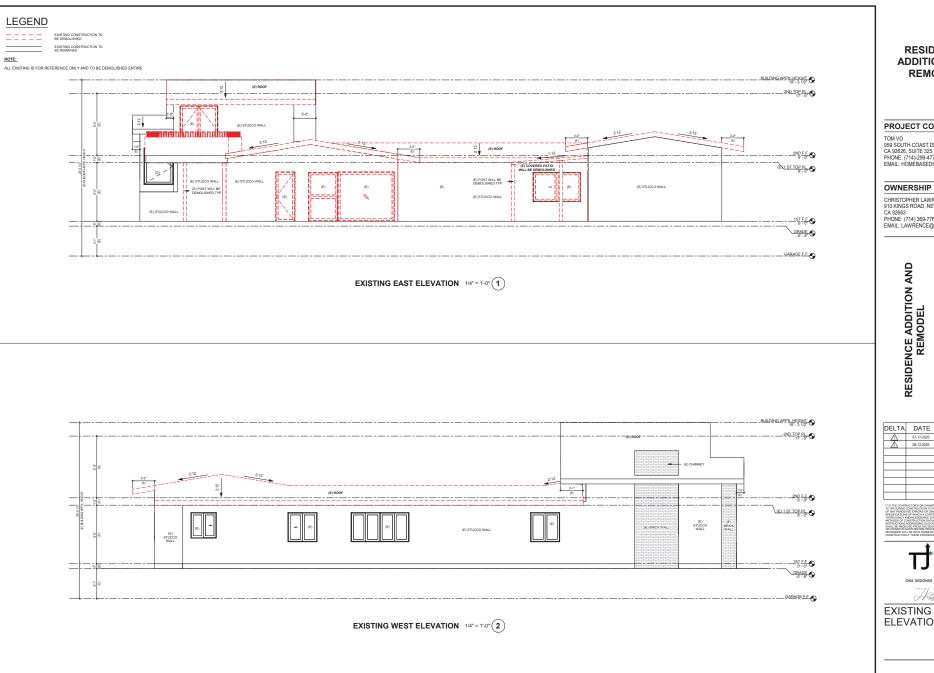
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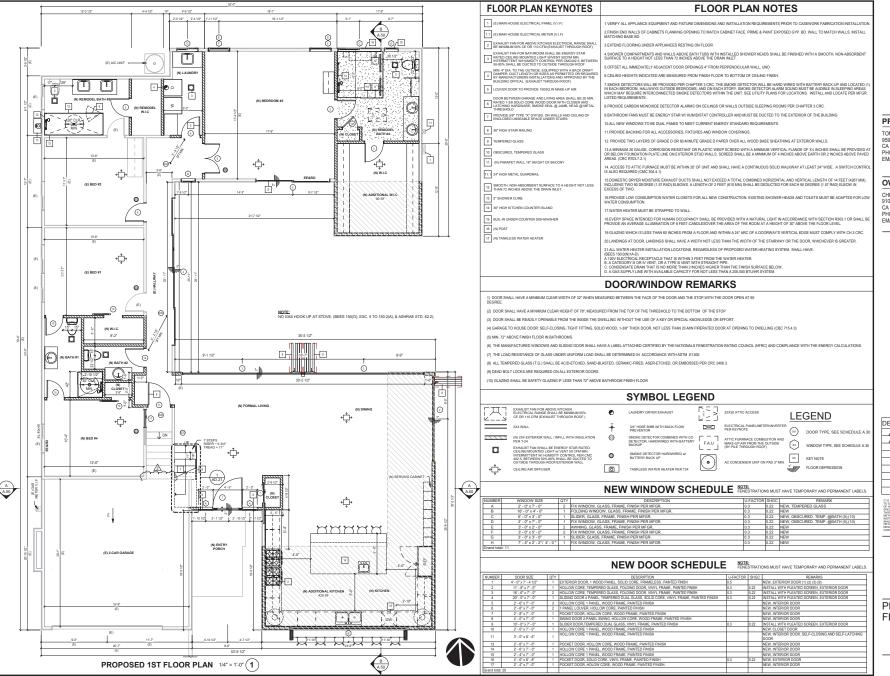
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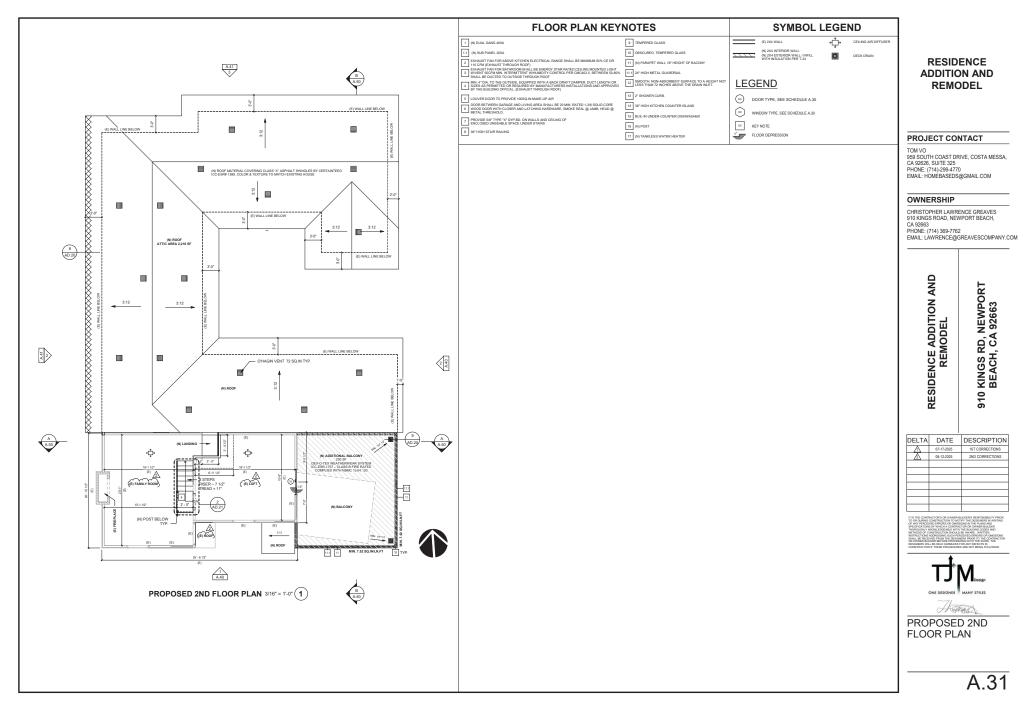
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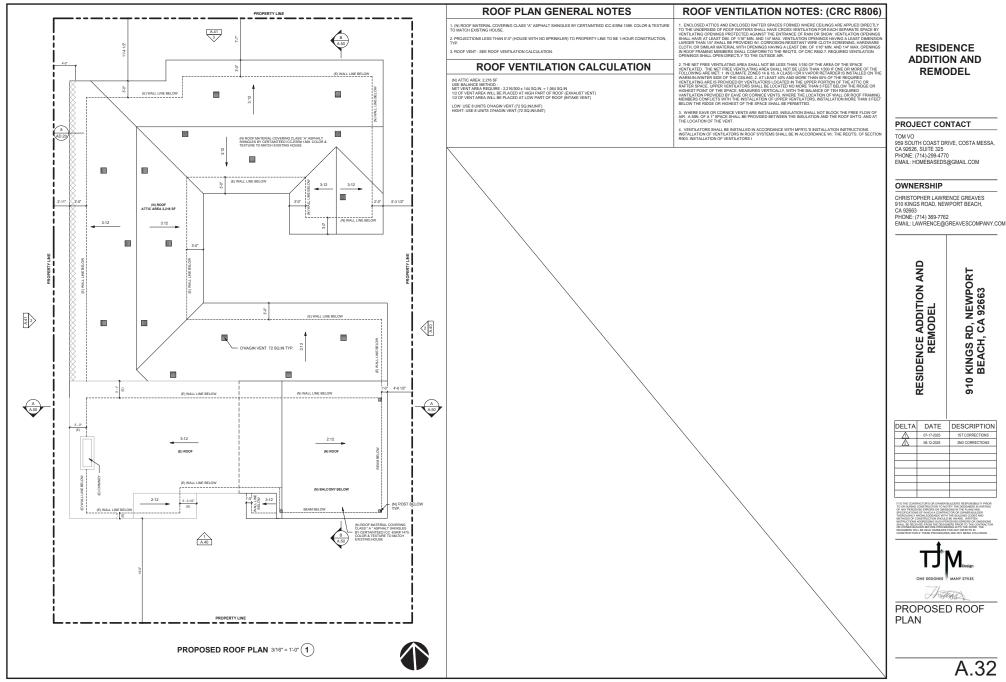
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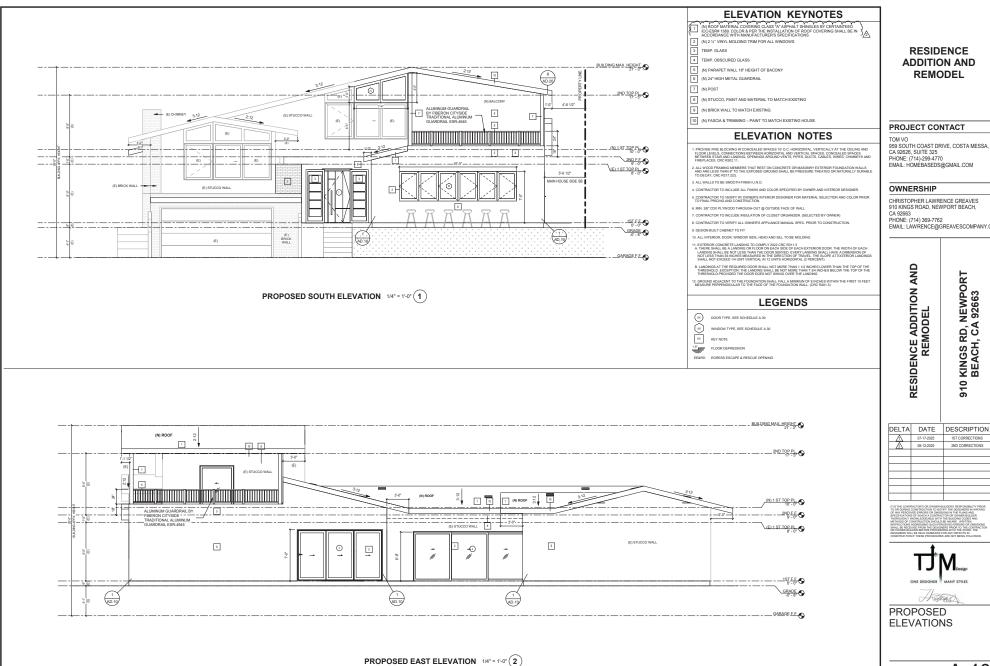


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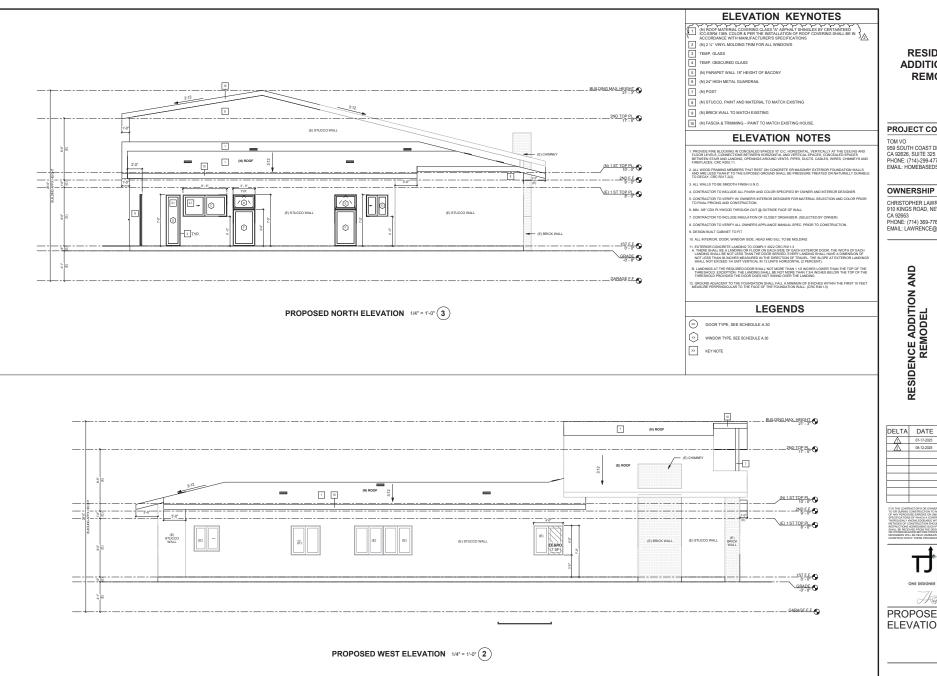
CHRISTOPHER LAWRENCE GREAVES 910 KINGS ROAD, NEWPORT BEACH, EMAIL: LAWRENCE@GREAVESCOMPANY.COM

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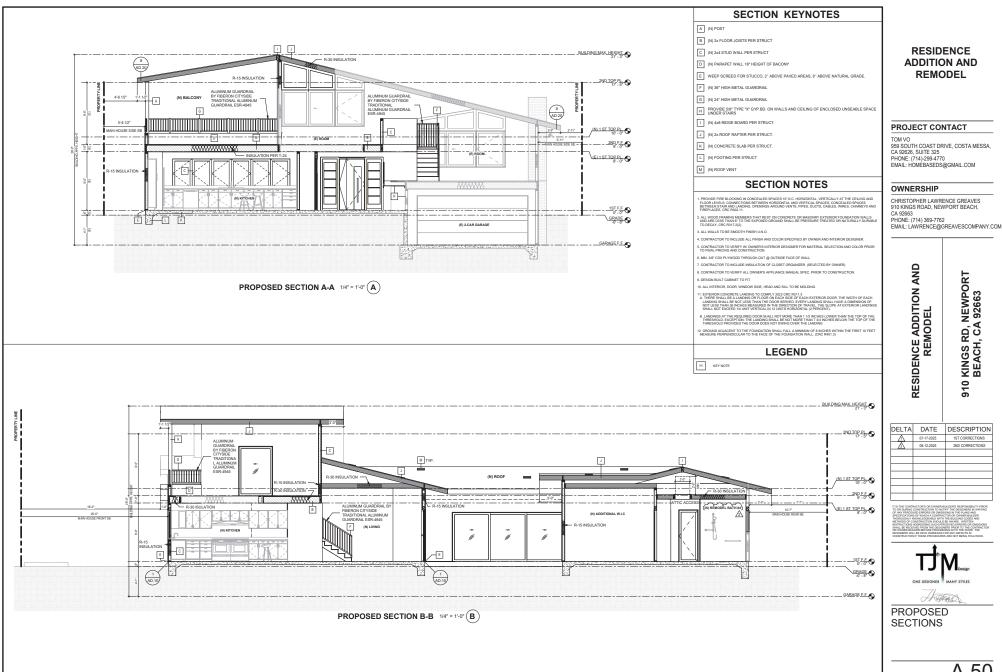
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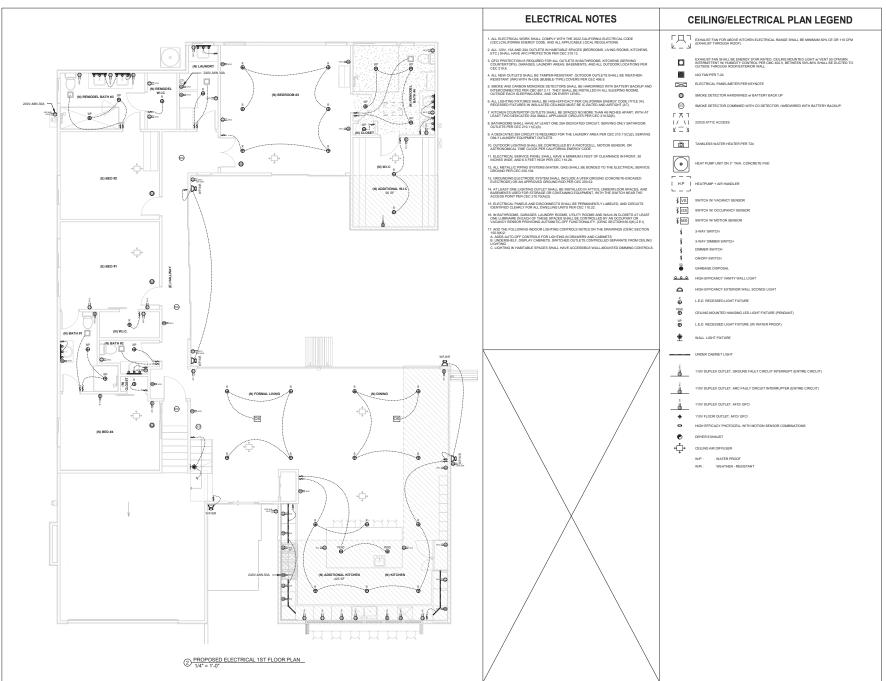
CHRISTOPHER LAWRENCE GREAVES 910 KINGS ROAD, NEWPORT BEACH, 910 NINGS ROAD, NEWFORT BEAGN, CA 92663 PHONE: (714) 369-7762 EMAIL: LAWRENCE@GREAVESCOMPANY.COM

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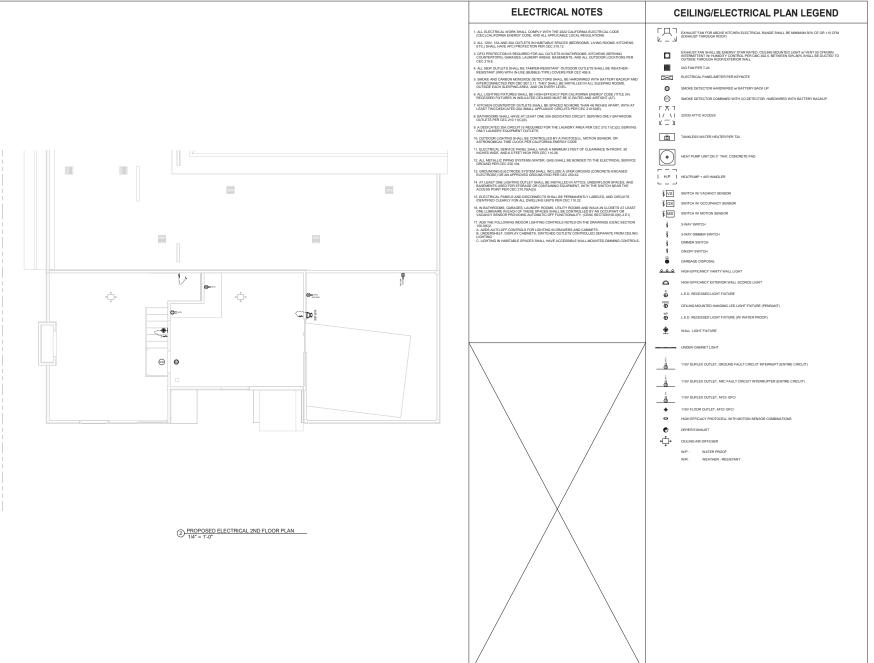
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MAIN HOUSE -PROPOSED ELECTRICAL 1ST FLOOR PLANS

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