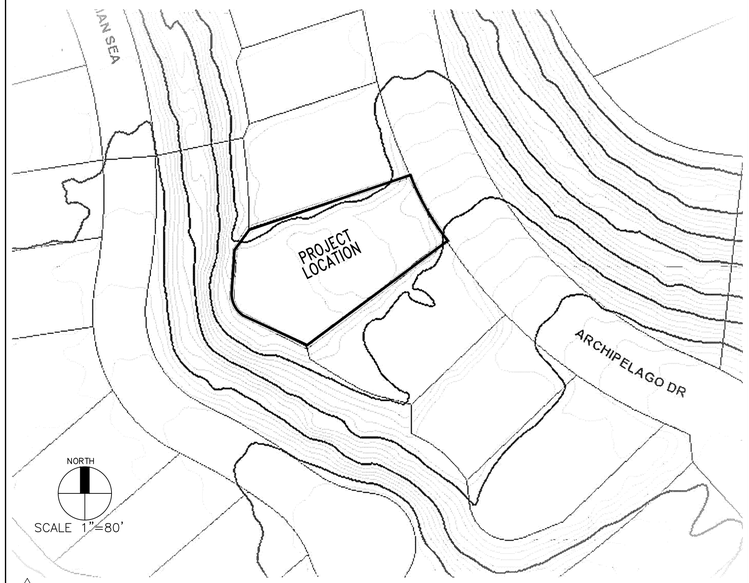
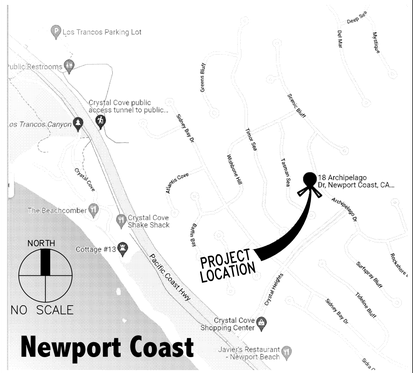
CONTOUR MAP

1 NOTE: CONTOURS SHOWN AS 2' INCREMENTS (SEE ENLARGED PLAN A-1.4 FOR 1' INCREMENTS)



1 OVERALL NEIGBORHOOD TOPO PLAN (REFER TO ENLARGED GRADING/DRAINAGE PLAN SHT A-1.4 FOR EXPANDED INFO)

VICINITY MAP



10. DEFERRED SUBMITTALS (CONTINUE)
INTERIOR STAIR SHALL BE PREPARED BY VENDOR FOR ENTIRE ASSEMBLY INCLUDING STRINGER, TREADS AND RAILING AND SHALL BE SUBMITTED SEPARATELY AND SECURED FOR PERMIT W/ THE CITY AS SHOP DRAWINGS PER SHEET D-5 PRIOR TO CONSTRUCTION. IN THE DEFERRED SUBMITTAL TO INCLUDE STRUCTURAL DESIGN AND DETAILS.

BUILDING DEPARTMENT NOTES

1. ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE 2019 (CBC) AND 2019 CALIFORNIA RESIDENTIAL CODE (CRC): CMC 2019 CALIFORNIA MECHANICAL CODE, CPC 2019 CALIFORNIA PLUMBING CODE; 2019 ENERGY CODE (T-24), CEC: CG 2019 CALIFORNIA ELECTRICAL CODE AND 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS TO BE REMOVED, RELOCATED OR REMAIN INTACT AND HOW THE NEW CONSTRUCTION RELATES TO THE SITE CONDITION. ALL CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH THE LATEST CONDITIONS (STATE/COUNTY/CITY) OF CODES AND ORDINANCES INCLUDING CAL OSHA AND FIRE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CODE COMPLIANCE OF WORK OF EVERY TRADE.

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

4. CONTRACTOR TO EITHER PROVIDE A PORTABLE TOILET AND HAND WASH STATION PER OSHA REGULATIONS OR SECURE IN ADVANCE WITH OWNER TO USE THERE EXISTING INDOOR ONSITE REST ROOM INSIDE THE HOUSE.

5. HOUSE ADDRESS NUMBER SHALL BE MOUNTED ON HOUSE & SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRAST COLOR 4" TALL MINIMUM- SEE EXTERIOR ELEVATION FOR ACTUAL SPEC

6. FOR HOA CONSTRUCTION RULES AN REGULATIONS, REFER TO HOA ARCHITECTURAL GUIDELINES MANUAL FOR CONSTRUCTION PROCEDURES AND STAGING HOURS

7. ALL DIMENSIONS AND THE SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO WORK. THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION. ACTUAL FIELD DIMENSION/CONDITIONS SHALL HAVE PRECEDENCE FROM PRINTED DIMENSIONS ON THESE DRAWINGS. REPORT TO ARCHITECT ANY DISCREPANCIES THAT INTERFERES WITH NEW RETROFIT WORK.

8. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS AND SEQUENCE OF WORK THROUGH UTILIZING ARCHITECT'S DRAWINGS AS INSTRUMENTS FOR INSTRUCTION, NOT THE PRODUCT ITSELF. THE ARCHITECT WILL BE INSTRUMENTAL IN CLARIFYING DRAWING INTERPRETATIONS AND OTHER INQUIRIES DURING BID & CONSTRUCTION IN A TIMELY MANNER. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF FIELD SAFETY, ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY INCLUDING TIME SCHEDULES AND TRADE SEQUENCE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

9. DEFERRED SUBMITTALS (ITEMS REQ. SEPARATE PERMIT);
FIRE SPRINKLERS, RETAINING WALLS, FENCE, UTILITY MAIN HOOKUPS, SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT AND EXTERIOR IMPROVEMENTS AS THESE ITEMS ARE ALL SEPARATELY SECURED IN THE PERMITTING PROCESS. THE GC SHALL PROPERLY SEQUENCE ALL DISCIPLINES OF DEFERRED ITEMS BY SECURING WITH LOCAL AGENCIES PRIOR TO START OF EXECUTION OF WORK. OTHER MISCELLANEOUS DEFERRED ITEMS FOR SEPARATE PERMITS MAY INCLUDE ITEMS REQUIRING SHOP DRAWINGS NOT MENTIONED ABOVE GENERATED FROM VENDORS/SUPPLIERS AS ALSO MAY NEED SEPARATELY SECURED/PERMITTED W/ CITY PRIOR TO FABRICATION OR INSTALLED WORK. ALL DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY. SEE NOTES #1 & #2 OF SHT A-1.1 UNDER "GENERAL NOTES" FOR ADDITIONAL INSTRUCTIONS FOR SEPARATE PERMITS V/S INCLUSIVE PERMIT OPTIONS.

CONSULTANTS

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Attn: John Salat E-mail: freeingwinds@earthlink.net
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Costa Mesa, CA 92626
PH - 657-289-0460
Email: Tom Burke Tom@burkese.com

T-24 CALCULATIONS
Hummingbird Energy Services
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Email: info@HummingbirdTitle24.com
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SOILS ENGINEER
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email: Zijin Jiang <zjiang@terradyne.com>

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email: raad.ghantous@raadghantous.com raad.ghantous@gmail.com

GENERAL CONTRACTOR
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Allen Monshi PH (949) 297-4261 Lic #949438 "B" class
email: allen@americalgroup.com

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SEPARATE 8-1/2 X11 DOCS INCLUDED WITH CONTRACT
1) HOA DESIGN PACKET IS PART OF THESE DOCUMENTS
2) STRUCTURAL CALCS IS PART OF THESE DOCUMENTS

SHOP DRAWINGS (NIC)
DEFERRED SUBMITTAL DRAWING OR SHOP DRAWINGS WILL REQUIRED VIA SEPARATE PERMIT -SEE NOTE #9 THIS PAGE

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NOTE: IF THIS SET IS NOT 24"X36" SIZE, IT IS NOT TO SCALE
PERMIT#2022-1106 PC#1016-2022

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A-1.1 GENERAL NOTES (MINIMUM CITY STANDARDS)
A-1.2 STANDARD SITE DRAINAGE NOTES/DETAILS & BMP NOTES
A-1.3 SITE DEMOLITION PLAN & GRAVEL BAG EROSION CONTROL
A-1.4 PROPOSED GRADING AND DRAINAGE PLAN
A-1.5 SITE SECTIONS
A-1.6 SITE DETAILS & GRADING/DRAINAGE NOTES
A-1.7 SOILS RECOMENDATIONS
A-2 AS-BUILT PLAN AND ELEVATIONS
A-3 DEMO FLOOR PLAN (1st LEVEL)
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MEP-3 MECH, ELECT & PLUMB SPECS
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SD1.1 FOUNDATION DETAIL
SD2.0 FLOOR FRAMING DETAILS
SD2.1 FLOOR FRAMING DETAILS
SD3.0 ROOF FRAMING DETAILS
SD3.1 MISCELLANEOUS DETAILS

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

8 city submittal 11-10-23
pool improvements

Brite Pool Plastering
13301 Hubbard Street
Symor, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

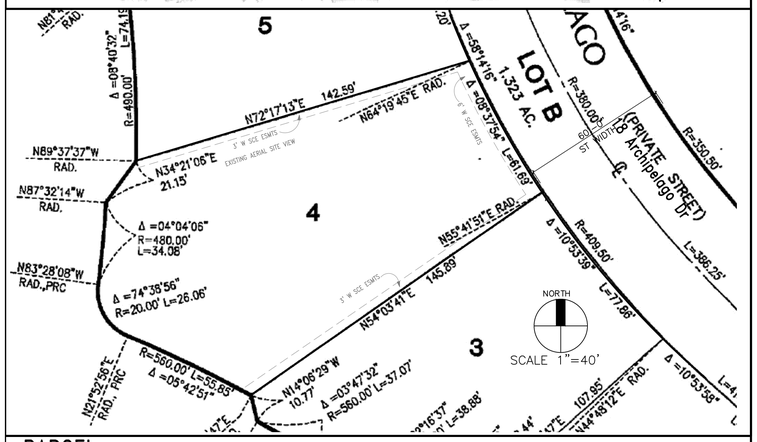
CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

EXISTING AERIAL SITE VIEW





PARCEL

Parcel #: 47719102 Lot size: 0.334 ACRE N TR 15817 BLK LOT 4 Lot size: 0.334 ACRE for 18 Archipelago Dr, Newport Coast, CA 92657

GENERAL NOTES

1 THESE NOTES APPLY TO ALL DRAWINGS, UNLESS NOTED OTHERWISE. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE DRAWINGS AND/OR GENERAL NOTES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED. ALL NOTIFICATIONS SHALL BE IN WRITING USING RFI NUMBERING W/ DATE FOR CHRONOLOGICAL REFERENCING. ALL CHANGE ORDERS TO BE CROSS REFERENCED FROM RFI FOR ACCURATE LOG SHEET

2 OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL AS NOT AS INSPECTION AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES. UNLESS NOTED OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND/OR HIS CONSULTANTS ARE NOT TO INCLUDE INSPECTIONS OF REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR HIS CONSULTANTS DURING CONSTRUCTION ARE TO BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ARCHITECT AND/OR HIS CONSULTANTS, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING GENERAL CONFORMANCE WITH DESIGN CONCEPT AND CONTRACT DRAWINGS AND SPECIFICATIONS AND THEREFORE, THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE.

3 THE CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATIONS THROUGH UTILIZING ARCHITECT'S DRAWINGS AS INSTRUMENTS FOR INSTRUCTION, NOT THE PRODUCT ITSELF AS THE DRAWINGS DO NOT REPRESENT THE METHOD OF CONSTRUCTION. CONTRACTOR IS TO SUPERVISE AND DIRECT THE WORK UNDER HIS CONTRACT AND IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND SAFETY OF WORKMEN DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF FIELD SAFETY, ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS AND ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY INCLUDING TIME SCHEDULES AND TRADE SEQUENCE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

4 ARCHITECT DOES NOT PREPARE SHOP DRAWINGS AS EACH VENDOR SHALL SECURE THEIR OWN SHOP DRAWINGS INCLUDING DIFFERED ITEMS REQUIRED BY CITY. ALL SHOP DRAWINGS AND PRODUCT SUBMITTALS REVIEW FROM THE ARCHITECT'S OFFICE SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR COMPLIANCE WITH THE STRUCTURAL CONSTRUCTION DOCUMENTS AND THE SYNERGY OF COMPONENTS THAT MAKE FIT. SHOP DRAWING SUBMITTALS OR PRODUCT SUBMITTALS WILL BE REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AS INDICATED BY THE CONSTRUCTION DOCUMENT. QUANTITIES OR DIMENSIONS WILL NOT BE REVIEWED BY ARCHITECT INCLUDING COORDINATION OF THE WORK WITH THAT OF ANY OTHER TRADE. SHOULD ANY COMMENT BE RELATED TO THE ABOVE BE MADE BY ARCHITECT, SUCH COMMENT SHALL BE CONSIDERED ADVISORY ONLY, OFFERED AS A COURTESY TO FACILITATE WORK, AND IS NOT AN INDICATION THAT ALL SUCH INSTANCES, WHERE SUCH A COMMENT WOULD BE APPROPRIATE, IT HAS BEEN IDENTIFIED. CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL CLAIMS OR LIABILITIES ARISING FROM SUCH ERRORS OR NEGLIGENCE.

5. ARCHITECT SHALL BE NOTIFIED OF DESIGN CHANGES PRIOR TO EXECUTION OF WORK AND HAVE ACCESS BEFORE TRADE COVER-UPS FOR FIELD REVIEW. DISPUTES BETWEEN ARCHITECT, CONTRACTOR AND OWNER SHALL BE IN STRICT CONFORMANCE WITH LATEST AMERICAN INSTITUTE OF ARCHITECTURE EDITION, FORM A101 AND B101 (SIGNED OR UNSIGNED).

STD SYMBOLS

Section Number / Sheet Number
BUILDING SECTION

Section Number / Sheet Number
DETAIL BUBBLE
Delta Number for sequence of changs
REVISION DELTA

Elevation Number / View / Sheet Number
INTERIOR ELEVATION

(N) = New door
(E) = Existing door
(N) DR 2
Per A-9 sht schedule
Door schedule per plan
DOOR MARK SCHEDULE

(N) = New window
(E) = Existing window
(N) WDW 2
Per A-9 sht schedule
window schedule per plan
WINDOW MARK SCHEDULE

Room name
FAMILY ROOM
ROOM NAME

ELEVATION MARK
EL. 00.00'
SPOT ELEVATION

ABBREVIATIONS

AB	ANCHOR BOLT	INT	INTERIOR
AC	ASPHALTIC CONCRETE	L	LONG (LENGTH)
ADJ	ADJUSTABLE	LAM	LAMINATE(D)
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
AL	ALUMINUM	LT	LIGHT
ANOD	ANODIZED	MAS	MASONRY
AP	ACCESS PANEL	MAX	MAXIMUM
ARCH	ARCHITECT	MB	MACHINE BOLT
BD	BOARD	MECH	MECHANIC(AL)
BEL	BELOW	MED	MEDIUM
BET	BETWEEN	MET	METAL
BLDG	BUILDING	MFR	MANUFACTURE(ER)
BLK(G)	BLOCK(ING)	MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
B	BOTTOM	MO	MASONRY OPENING
BRG	BEARING	MTL	MATERIAL(S)
BS	BOTH SIDES	NAT	NATURAL
BUL	BULLETIN	(N)	NEW
BUR	BUILT UP ROOFING	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NOM	NOMINAL
CEM	CEMENT	N	NORTH
CI	CAST IRON	NTS	NOT TO SCALE
CJ	CEILING JOIST	OC	ON CENTER(S)
CLG	CEILING	OD	OUTSIDE DIAMETER
CLR	CLEAR(ANCE	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE	PLAS	PLASTER, PLASTIC
CONST	CONSTRUCTION	PLWOD	PLYWOOD
CONT	CONTINUOUS	PSF	POUNDS PER SF
CONTR	CONTRACT(OR)	PSI	POUNDS PER SI
D	DEEP (DEPTH)	PVC	POLYVINYL CHLORIDE
DIAG	DIAGONAL	R	RISER
DIAM	DIAMETER	(R)	REMODELED
DIM	DIMENSION	RAD	RADIUS
DN	DOWN	RD	ROOF DRAIN
DR	DOOR	REF	REFERENCE
DS	DOWNSPOUT	REFL	REFLECT(ED),
DTL	DETAIL	REINF	REINFORCE(D),
E	EAST	REQ	REQUIRE(D)
EA	EACH	REV	REVISION(S)
EL	ELEVATION	RM	ROOM
ELEC	ELECTRIC(AL)	RO	ROUGH OPENING
EMER	EMERGENCY	S	SOUTH
EQ	EQUAL	SC	SOLID CORE
EX	EXHAUST	SEC	SECTION
(E)	EXISTING	SF	SQUARE FOOT
EXP	EXPOSED	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATION(S)
FAU	FORCED AIR UNIT	SQ	SQUARE
FF	FINISH FLOOR	SYM	SYMMETRY(ICAL)
FIN	FINISH(ED)	T	TREAD, TOP
FJ	FLOOR JOIST	TEL	TELEPHONE
FOC	FACE OF CONCRETE	(T)	TEMPERED
FLR	FLOOR(ING)	T&G	TONGUE AND GROVE
FV	FIELD VERIFY	THK	THICK(NESS)
FOM	FACE OF MASONRY	TOP	TOP OF PARAPET
FOS	FACE OF STUDS	TOS	TOP OF SLAB
FTG	FOOTING	TS	TOP OF STEEL
GA	GAUGE	TW	TOP OF WALL
GI	GALVANIZED IRON	TYP	TYPICAL
GL	GLASS	UON	UNLESS OTHERWISE NOTED
GLB	GLUE LAMINATED BEAM	VCT	VINYL COMPOSITION TILE
GYP	GYPSUM	VERT	VERTICAL
H	HIGH (HEIGHT)	VG	VERTICAL GRAIN
HB	HOSE BIBB	VIN	VINYL
HC	HOLLOW CORE	W	WEST, WIDTH,,
HDR	HEADER	WC	WATER CLOSET
HDW	HARDWARE	WD	WOOD
HM	HOLLOW METAL	WP	WATERPROOFING
HOR	HORIZONTAL	WR	WATER REPELLENT
HT	HEIGHT	@	AT
ID	INSIDE DIAMETER	C/	OVER
INCL	INCLUDE(D)	O	ROUND
		W/	WITH
		W/O	WITHOUT

HOA MANAGER

Keystone Pacific Property Management keystonepacific.com
Toni Lopez | Architectural Coordinator
for Beachtown #1 Crystal Cove Community Association
23262 Reef Point Drive | Newport Coast, CA 92657
phone: (949) 376-4551 extension #221
www.crystalcovehoa.org | tlopez@keystonepacific.com

NOTE TO CONTRACTOR:
Refer to HOA guidelines to avoid contractor violations/fines, hours of operations, staging & unsightly performance during and after sequencing of work per HOA shts 49~65

PROJECT DATA

OWNER
OWNER/SITE ADDRESS:
CONTACT: Ke Wang
18 Archipelago Dr, Newport Coast, CA 92657
714-353-3469 Email: henrymiao7777@yahoo.com

PROPERTY ADDRESS
18 Archipelago Dr, Newport Coast, CA 92657

LEGAL DESCRIPTION
Parcel #: 47719102 N TR 15817 BLK LOT 4
and inclusive maps of County of Orange

SITE/BUILDING DATA:

LOT SIZE: 0.334 ACRE

PROPERTY ZONE: Single Family Residential Planned community (PC52) R1
Zoning District: Newport Coast Planned Community Area 38 - Residential Medium Density.

CONSTRUCTION TYPE:	VB SPRINKLERED
OCCUPANCY:	R-3/U SINGLE DETACHED FAMILY DWELLING
NUMBER OF FLOORS:	EXISTING 2-STORY W/ ATTACHED GARAGE

PLANNING DEPT. NOTE: THE EXISTING LANDSCAPE REHABILITATION IS LESS THAN 2,500 S.F.

AREA CALCULATIONS:

AREA CALCULATIONS ARE BASED ON OWNER PROVIDED INFO -REFER TO 3RD PARTY ASSESSMENTS/APPRAISALS REPORTS WHERE IN CONFLICT WITH COUNTY OR ARCHITECTS RECORDS

(TABULATED IN SQUARE FEET BELOW)

BUILDING AREA:	EXISTING:	NEW	TOTAL	REMODEL:	DECK/TRELLIS	REMOVED
GARAGE (ATTACHED)	438.0	428.5	866.5	438.0	--	6.0
DWELLING 1st LEVEL	2,367.0	659.0	3,026.0	450.0	110.0 TRELLIS	80.0 COVERED PATIO
DWELLING 2nd LEVEL	1,866.0	701.0	2,567.0	500.0	242.0 DECK	91.0 DECKS
TOTAL LIVING AREA:	4,233.0	1,360.0	**5,593.0**	950.0	--	--

4

PROJECT OUTLINE (REMODEL/ADDITION)

BRIEF INTRO: In Newport Coast, a gate guarded neighborhood known as Seaborne at Crystal Cove Residential Community of Beachtown #1 Development. This existing residence is an 2-story with 2-car attached garage structure, built in 2002 by Richmon American Homes known as "Winword Plan (layout 3). The dwelling contains 5 Bedrooms and 4-1/2 Bathrooms that provides a total of 4,233 sq ft of existing living space.

PHASE 1: Work involves both addition and remodeling to existing garage and residence. Scope includes replacing all windows and doors plus remodel adjacent rooms impacting where expansion occurs. Expansion includes filling in outdoor courtyard into a livable space by which expands into adjacent living room. Expanding family room and remodeling the fireplace, expanding bedroom#1 and bedroom #3. Expanding the master bedroom and remodeling the fireplace. Add new exercise room. Add new closet. Expand rear deck off both master bedroom and bedroom #4. Remodeling existing garage and adding a guest room with bath above for remote access via staircase. Plus add a 2-car garage addition to front of existing garage for total of 4 enclosed stalls. Match new stucco to existing in color and texture at addition portions and repaint trim for both new and existing for fresh and consistent appearance. Other than the remodeling mentioned above and modernizing heating and AC system, the remaining portions of the building will keep the integrity to existing structure.

4 PHASE 2: Work involves 1, clear span sliding glass doors and kitchen division wall at great room area for open column free space. Revise kitchen island layout. Remodel existing entry/study area by removing interior wing wall portions to revise doors, Reconfigure walls to existing central hall #1. Remodeling interior staircase along with upper balcony guardrail. Remodel existing closet #3 area by reconfiguring wall portions. Remodel upstairs vanity/closet #1 area. Add an attached pavilion trellis structure off the 1st floor rear side of residence and add an exterior gate to guest room.

HOA NOTE: All work outside such as site work/landscape improvements is part of phase 2 (separate submittal for HOA only as city still applies for this phase)

RESIDENTIAL ADDITION
Ke Wang Residence
cover page

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago Drive
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao7777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-1
1 OF (REF TO INDEX) SHEETS

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GENERAL NOTES

1. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEF APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS OF RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

2. ALL PERMITS RELATED TO THE PROPOSED PROJECT SHALL BE ISSUED AT THE SAME TIME, OR, FOR DEFERRED PERMITS, SEE NOTE 9 OF SHEET A-1 "BUILDING DEPARTMENT NOTES" FOR INSTRUCTIONS. WHERE SEPARATE PLANS AND PLAN REVIEW WILL BE REQUIRED FOR ITEMS NOT ISSUED WITH THIS REVIEW. PROVIDE ADDITIONAL PERMIT WORKSHEETS FOR THE FOLLOWING:
   - A. ACCESSORY STRUCTURES, DETACHED PATIO COVERS, AND TRELLISES OR GAZEBOS N/A
   - B. MASONRY OR CONCRETE FENCES OVER 3.5 FT ABOVE GRADE, OR, WITHIN 3 FEET OF THE PROPERTY LINE.
   - C. RETAINING WALLS OVER 4 FT. HIGH FROM THE BOTTOM OF THE FOUNDATION TO THE TO OF THE WALL AND ANY RETAINING WALL WITHIN 3 FT. OF PROPERTY LINE REGARDLESS OF HEIGHT.
   - D. ELECTRICAL AND PLUMBING FOR EXTERIOR IMPROVEMENTS DETACHED FROM THE HOUSE (I.E. BARBECUE, FOUNTAIN, FIRE FEATURE)
   - E. SUBMIT SOUND ATTENUATION DESIGN FOR HVAC EQUIPMENT PER AIR STD. 275. SOUND LEVEL NOT TO EXCEED 50 DBA (55 DBA WIT TIMER; 65 DBA WITH TIMER AND NEIGHBOR'S CONSENT) PER SECTION 10.26.045 O THE NBMC. LOCATION OF MEASUREMENT TO BE AT ADJACENT PROPERTY PATIO OR OPENING. LOCATE EQUIPMENT IN EQUIPMENT WELL ON ROOF IF NECESSARY. IF UNIT NOT YET CHOSEN, LIST UNDER 'DEFERRED SUBMITTALS' ON COVER SHEET.
   - F. SUBMIT FIRE SPRINKLER DESIGN WITH HYDRAULIC CALCULATIONS SHALL BE SUBMITTED FOR PLAN CHECK AS A "DEFERRED SUBMITTAL" (OBTAIN A FIRE SPRINKLER PERMIT PRIOR TO CALLING ROOF INSPECTION)

3. THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095

4. THE FOLLOWING SPECS BELOW ARE THE MINIMUM STANDARDS PROVED BY CITY AS MANY ITEMS LISTED MAY NOT APPLY TO THIS PROJECT

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

Applicable Standards: 2019 California Residential Code (CRC); 2019 California Building Code (CBC); 2019 California Plumbing Code (CPC); 2019 California Electrical Code (CEC); 2019 California Mechanical Code (CMC); 2019 Building Energy Efficiency Standards (BEES); 2019 California Green Building Standards Code (Cal Green); & Chapter 15 of the Newport Beach Municipal Code (NBMC)

GENERAL:

1. Residential building undergoing permitted alterations, additions or improvements shall replace non-compliant plumbing fixtures with water-conserving plumbing fixtures meeting the requirements of 2019 California Green Building Standards Code, Section 4.303.1 Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 1101.1 et seq., NBMC 15.11.010)
2. Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
3. Prior to performing any work in the City right-of-way an encroachment permit must be obtained from the Public Works Department.
4. A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
5. Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the front four feet may have a minimum vertical clearance of four feet. (NBMC 20.40.090 A 4)
6. Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.408.3)
7. Stairways 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 sloped line adjoining tread nosing. (CRC 311.7.2)
8. Advisory Note: Homeowners Association (HOA) approval is independent of the City process and may be required for this improvement. Please check with the HOA Board.
9. Additional permits are required for detached structures including but not limited to:
   - a. Accessory structures, detached patio covers, and trellises,
   - b. Masonry or concrete fences over 3.5 ft. high or within 3 feet of the property line,
   - c. Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.

   - d. Electrical and Plumbing for exterior improvements detached from the house (i.e. barbeque, fountain, fire feature)

CONSTRUCTION:

10. Pedestrian protection adjacent to public way to be as follows:

CBC TABLE 3306.1
PROTECTION OF PEDESTRIANS

HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

11. All exterior lath and plaster shall have two layers of Grade D paper over wood base sheathing. (CRC R703.7.3, CBC 2510.6)
12. Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1209.2.3)
13. Safety glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406.4)
    - a. Swinging, bi-fold, and sliding doors.
    - b. When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
    - c. Glazing adjacent to doors:
      - i. Within a 24-inch arc of either vertical edge of doors and within 60 inches of walking surface.
      - ii. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.
    - d. Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18 inches above the floor, top edge more than 36 inches above floor, and within 36 inches of a walking surface, measured horizontally.
    - e. Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
    - f. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
    - g. Glazing in guards and railings.
14. All doors from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. (CBC 3109 (115922))
15. Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4):

    - a. In each sleeping room.
    - b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    - c. On each additional story, including basements and habitable attics.
    - d. Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower.
    - e. A minimum of 20 feet horizontally from any permanently installed cooking appliance.
    - f. Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R314.4 & R314.5 or CBC 907.2.10.5 & 907.2.10.6.
16. Carbon monoxide alarms shall be installed in the following locations (CRC R315.3):
    - a. Outside of each sleeping area in the immediate vicinity of the bedroom(s).
    - b. On every occupiable level of the dwelling unit including basements.
    - c. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

    Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.6(4).
17. All fenestrations on windows and doors shall have U-factors (0.30 max) and Solar Heat Gain Coefficient (SHGC=0.23 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

TEMPORARY GENERATOR:

18. Hand operated construction tools powered by electricity must use power provided by Southern California Edison through a temporary pole or available outlet. In the rare case where electricity is not readily available and a portable temporary generator is necessary, then the following restrictions must be adhered to:
    - a. Must be portable and may be easily relocated.
    - b. Temporary generators are to be located a minimum distance from any property line according to the following table:

Time in Use Hours	Required Setback from Property Line	Required Setback from Adjacent Structures
0 – 1 day	10 feet	5 feet
> 1 day	20 feet	5 feet

    - c. If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical.
    - d. May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided through the use of a temporary power pole.
    - e. Usage is limited to weekdays between the hours from 8:00 AM and 3:30 PM Monday through Friday. No use on the weekends or federal holidays.

FIREPLACE:

19. All fireplaces:
    - a. Factory-built fireplaces, chimneys and all of their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1)
    - b. Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. (CRC 1004.1.1)
    - c. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.1.1 & CMC 802.5.4.3)
    - d. Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Tables R302.1(1)&(2)). Horizontal vent caps shall be 2 feet clear from property lines.
    - e. Exhaust openings shall not be directed onto walkways. (R303.5.2)
20. Solid fuel burning fireplaces:
    - a. Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace.
    - b. Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures.
    - c. Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft., but shall not be less than 3 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9)
    - d. Liquid fueled fireplaces are not allowed for interior use.
21. Direct vent gas appliance fireplace:
    - a. Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with ANSI Z21.50. (Cal Green 4.503.1)

MECHANICAL:

22. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with humidity control sensor having a minimum capacity of 50 CFM ducted to terminate outside the building. (CRC R303.3, Cal Green 4.506.1, CBC 1202.5.2.1, CMC 402.5)
23. Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area. Bathrooms shall have an exhaust fan with humidity control sensor, min. 50 CFM capacity. (CRC R303.3)
24. Where whole house fans are used in bathroom areas, the fan must run continuously and shall not be tied to a humidity control sensor. (Cal Green 4.506.1(2))
25. The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90 degree elbows. (CMC 504.4.2.1)
26. Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet. (CMC 502.2.1)
27. Mechanical equipment shall be installed per the manufacture's installation instructions. (CMC 303.1)

28. Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
29. Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.)

PLUMBING:

30. Separate water meters are required for all new duplexes. Separate fire risers are required at each water meter.
31. Plumbing Fixtures:
    - a. New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1):
      - i. Comply with CAL Green Mandatory Requirements
    - b. Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
      - i. Shower Heads: 1.8 gpm @ 80 psi
      - ii. Lavatory Faucets: 1.2 gpm @ 60 psi
      - iii. Kitchen Faucets: 1.8 gpm @ 60 psi
      - iv. Water Closet: 1.28 gallons per flush
32. Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
33. The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
34. Install a 3 inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
35. Water heaters to be strapped at top and bottom with 1 ½" x 16 gauge strap with 3/8" diameter. X 3" lag bolt each end. (CPC 507.2)
36. ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a). and 903.1.1)
37. ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
38. Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and & 706.0)
39. Cleanouts are required within 2 feet of the connection between the building interior roof/deck drain piping system and the exterior onsite storm drain system. (CPC 1101.13)
40. All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
41. The maximum amount of water closets on a 3 inch horizontal drainage system line is 3. (CPC Table 703.2)
42. The maximum amount of water closets on a 3 inch vertical drainage system line is 4. (CPC Table 703.2)
43. Provide gas line with a min capacity of 200,000 BTU for water heater. (Cal Energy Code 150.0(n))
44. Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n))
45. Provide a straight vent pipe from the water heater space to the outside termination from the water heater space. (Cal Energy Code 150.0 (n))

46. Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (2), and CPC 609.11).
47. Isolation valves are required for tankless water heaters on the hot and cold supply lines with hose bibbs on each valve, to flush the heat exchanger. (Cal Energy Code 110.3 (6))
48. Install 1 automatic clothes washer connection per one and two family dwelling. (CPC Table 422.1)

ELECTRICAL:

49. Electrical service shall be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building. (NBMC 15.32.015)
50. Edison Company approval is required for meter location prior to installation.
51. Field inspectors shall review and approve underground service requirement prior to concrete placement.
52. Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space.(CEC 110.26)
53. All lighting is required shall be high efficacy. (California energy code section 150.0 (k) and Table 150.0-A.)
54. Provide a listed 1 inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4.1)
55. All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.52)
56. Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
57. A minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
58. GFCI protection is required for all receptacle outlets located outdoors, garages, accessory buildings, bathrooms, crawl spaces, kitchens, laundry areas, kitchen dishwasher branch circuit, garbage disposal, all areas within 6 feet of a sink, and all receptacles within 6 feet of a bathtub or shower stall. (CEC 210.8)
59. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
60. Subpanels are not allow to be located in bathrooms 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. (CEC 240.24 (D) and (E)
61. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two pole circuit breaker or an identified handle tie. Group non-cable circuits in panel. (CEC 210.4(B)) (CEC 210.4(D))
62. The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits. (CEC 210.52 (B)(1))
63. Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))
64. Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C)(1))
65. Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1),(2),and (3))

66. The spacing for general receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
67. Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
68. Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (G) (1)).
69. Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C) (2)).
70. Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.)

FOUNDATION:

71. Weep screed for stucco at the foundation plate line shall be a minimum of 4 inches above the earth or 2 inches above paved areas. (CRC R703.7.2.1, CBC 2512.1.2)
72. Fasteners and connectors (nails, anchor bolts, etc.) in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (CRC R317.3, CBC 2304.10.5.1)
73. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut. (CRC R602.11.1, CBC 2308.3, Acceptable alternate SDPWS 4.3.6.4.3)

CITY MINIMUM CODE NOTES

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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

8 city submittal 11-10-23
pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Ke Wang Residence
general notes
city minium standards

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yhoo.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP 10-29-25
STATE OF CALIFORNIA

DRAWN
JS

CHECKED
JS

DATE
SEE REVISION BOX ABOVE FOR DATE

SCALE
AS NOTED ON PLANS

JOB NO.

SHEET
A-1.1

1 OF (REF TO INDEX) SHEETS

Standard Plan Issue Date: JANUARY 1, 2020

City of Newport Beach
Community Development/ Building Division
2019 CBC & CRC

2019.v1.12-17-2020

LIMITS OF APPLICABILITY
— USE OF THIS DOCUMENT SHALL NOT PERMIT THE APPLICANT TO MODIFY ANY PORTION(S) OF THIS PLAN OR THESE DETAILS.

BUILDING DIVISION

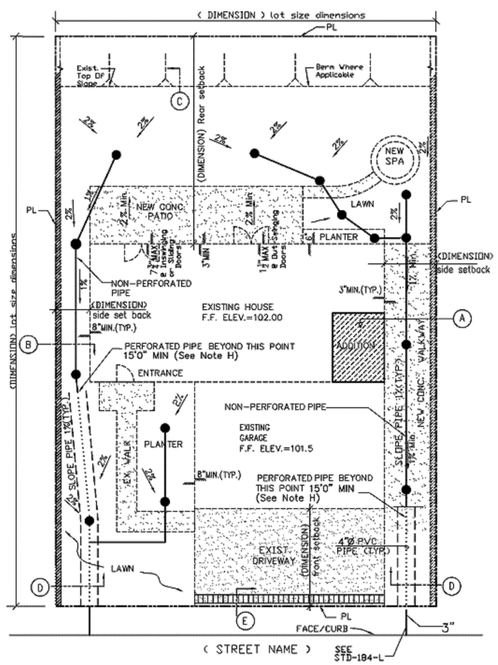
STANDARD RESIDENTIAL MINOR DRAINAGE ALTERATION PLAN

DRAWING BY PROFESSIONAL ENGINEER OR ARCHITECT IS REQUIRED FOR LANDSCAPE/COMPLEX HARDSCAPE PROJECTS WITH OUTDOOR STRUCTURE(S) (RETAINING WALLS, PATIO COVERS, FIREPLACES, GAZEBO, STAIRS, ETC.)

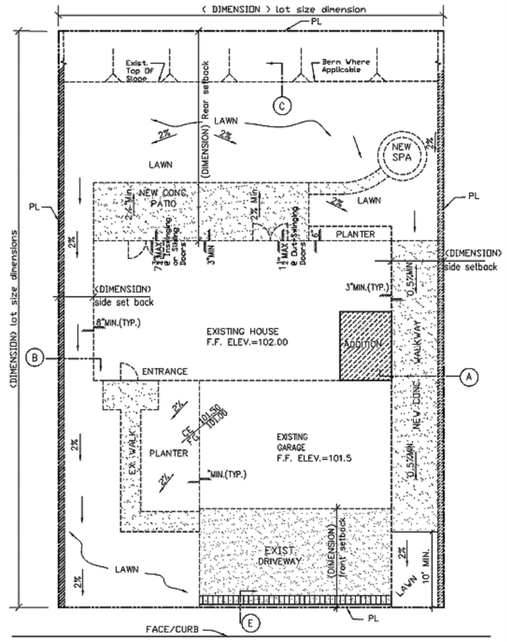
INSTRUCTIONS

Refer to the applicable sample drainage plan and sketch a similar drainage plan for your property in the space provided to your right showing the following:

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



Example of a Drainage Plan Using Surface Lines



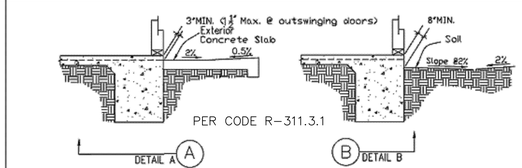
Example of a Surface Drainage Plan

GENERAL NOTES

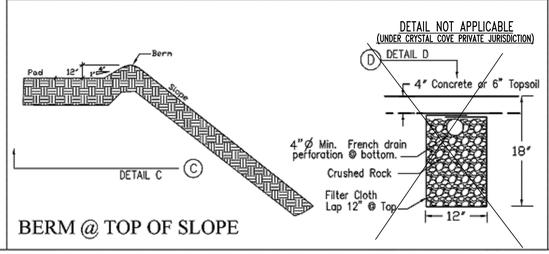
1. All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
2. Work hours are Limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY, 8:00 AM to 6:00 PM SATURDAYS, and NO WORK ON SUNDAYS AND HOLIDAYS per Section 10-28-040 of the NBMC.
3. Noise from excavation, delivery, and removal shall be controlled per Section 10-28-040 of the NBMC.
4. The stamped set of approved plans shall be on the job site at all times.
5. Drainage system shall be designed to retain concentrated and surface sheet flow from dry weather and runoff and minor rain events within the site. NBMC 15.10.120
6. Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in stop work order. NBMC 15.10.140
7. No paint, plaster, cement, soil, mortar or other residue shall be allowed to enter streets, gutters or storm drains. All material and waste shall be removed from the site. NBMC 15.10.020
8. Between October 15 and May 15, erosion control measures shall be in place at the end of each working day whenever the five-day probability of rain exceeds 30 percent. During the remainder of the year, they shall be in place at the end of the working day, whenever the daily rainfall probability exceeds 50 percent. NBMC 15.10.140
9. Separate building permits are required for free standing structures (Fences, Retaining Walls, Gazebo, Patio Cover, etc.)

REQUIRED INSPECTION

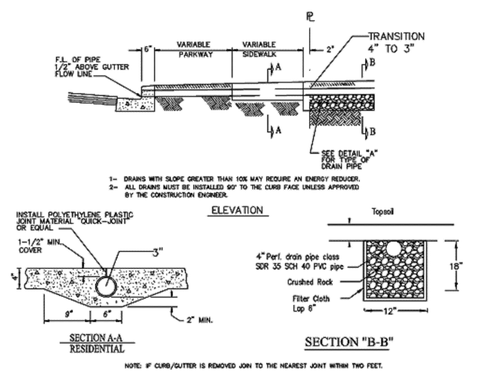
1. Drainage Pipe
2. Final Inspection



SIDE YARD SWALE AND SILL PLATE CLEARANCE



BERM @ TOP OF SLOPE



STD 184-L
DRAIN PIPE SECTIONS
PRIVATE DRAINS THROUGH CURB
Encroachment permit from Public Works is required.

GENERAL NOTE:

THIS SHEET IS SUPPLIED BY CITY AS A STANDARD TEMPLATE FOR SITE WORK AND NOT TO BE ALTERED. NOT ALL NOTES, DETAILS AND SPECIFICATIONS MAY APPLY TO THIS PROJECT AS INFO OFFERS GENERAL GUIDELINES ONLY. GC SHALL USE DISCRETIONARY MEANS AS DIRECTED BY BUILDING OFFICIALS/INSPECTORS TO ITEMS APPLICABLE.

THE FOLLOWING GENERAL SITE MANAGEMENT BMP'S SHALL BE MAINTAINED/IMPLEMENTED ON PROJECT SITE AT ALL TIMES.

LEGEND

EC-1: SCHEDULING
EC-2: PRESERVATION OF EXISTING VEGETATION
EC-4: HYDROSEEDING: EARTHGUARD @ 2000#/AC
NS-1: WATER CONSERVATION PRACTICES
NS-3: PAVING AND GRINDING OPERATION
NS-6: ILLICIT CONNECTION/ILLEGAL DISCHARGE
SE-1: SILT FENCE
SE-5: FIBER ROLLS
SE-6: GRAVEL BAG BERM
SE-7: STREET SWEEPING AND VACUUMING
SE-10: STORM DRAIN INLET PROTECTION
WE-1: WIND EROSION CONTROL
WM-1: MATERIAL DELIVERY & STORAGE
WM-2: MATERIAL USE
WM-3: STOCKPILE MANAGEMENT
WM-4: SPILL PREVENTION AND CONTROL
WM-5: SOLID WASTE MANAGEMENT
WM-6: HAZARDOUS WASTE MANAGEMENT
WM-8: CONCRETE WASTE MANAGEMENT
WM-9: SANITARY/SEPTIC WASTE MANAGEMENT
TC-1: STABILIZATION CONSTRUCTION ENTRANCE/EXIT

EROSION CONTROL NOTES

DETAILS BELOW ARE PER THE "CALIFORNIA BEST MANAGEMENT PRACTICES HANDBOOK".

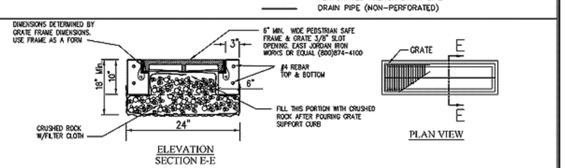
EROSION CONTROL NOTES:
A — INSTALL GRAVEL BAGS PER DETAIL SE-6.
B — INSTALL SILT FENCE SE-1.

SITE PLAN

NOTE:
IT IS THE RESPONSIBILITY OF THE PERMITTEE TO MAKE SURE THAT ALL WORK COMPLIES WITH THE NEWPORT BEACH STANDARD DRAINAGE PLAN. NO PLAN REVIEW IS PERFORMED ON THE SITE PLAN PRIOR TO THE PERMIT ISSUANCE. COMPLIANCE WILL BE VERIFIED BY BUILDING DEPARTMENT INSPECTOR

LEGEND

F.F. FINISH FLOOR ELEVATION
TOC TOP OF CURB ELEVATION
FG FINISH GRADE ELEVATION
FL FLOW LINE ELEVATION
3"MIN.(TYP.) ELEVATION CHANGE- EXCEPT @ DOORWAYS
PROPERTY LINE
AREA DRAIN
PERFORATED FRENCH DRAIN LINE
DRAIN PIPE (NON-PERFORATED)



a- Dig a 24" wide X 18" minimum depth trench
b- Place filter cloth in the trench. Lap 12" @ top
c- Fill bottom of the trench with crushed rock.
d- Form and pour perimeter concrete curb.
e- Fill the rest of the trench with crushed rock to 4" from top of trench. Rocks < 8" in any dimension (NBMC 15.10.100)

DETAIL "E"
BOTTOMLESS TRENCH DRAIN

SCOPE OF WORK:	
PROJECT ADDRESS:	
OWNER'S NAME:	PLAN PREPARER:
TEL. NO.:	CONTACT INFO:
SIGNATURE:	LICENSE NO.:

Filename: 2019 Drainage v1.DWG

CITY STANDARDS SITE DRAINAGE NOTES/DETAIL & BMP NOTES

NO SCALE

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE
8 city submittal 11-10-23 pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Ke Wang Residence
STANDARDS SITE DRAINAGE
NOTES/DETAIL & BMP NOTES

OWNER REP /SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ENGINEER JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-1.2
1 OF (REF. TO INDEX) SHEETS

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PROPERTY ADDRESS
18 Archipelago Dr
Newport Coast, CA 92657

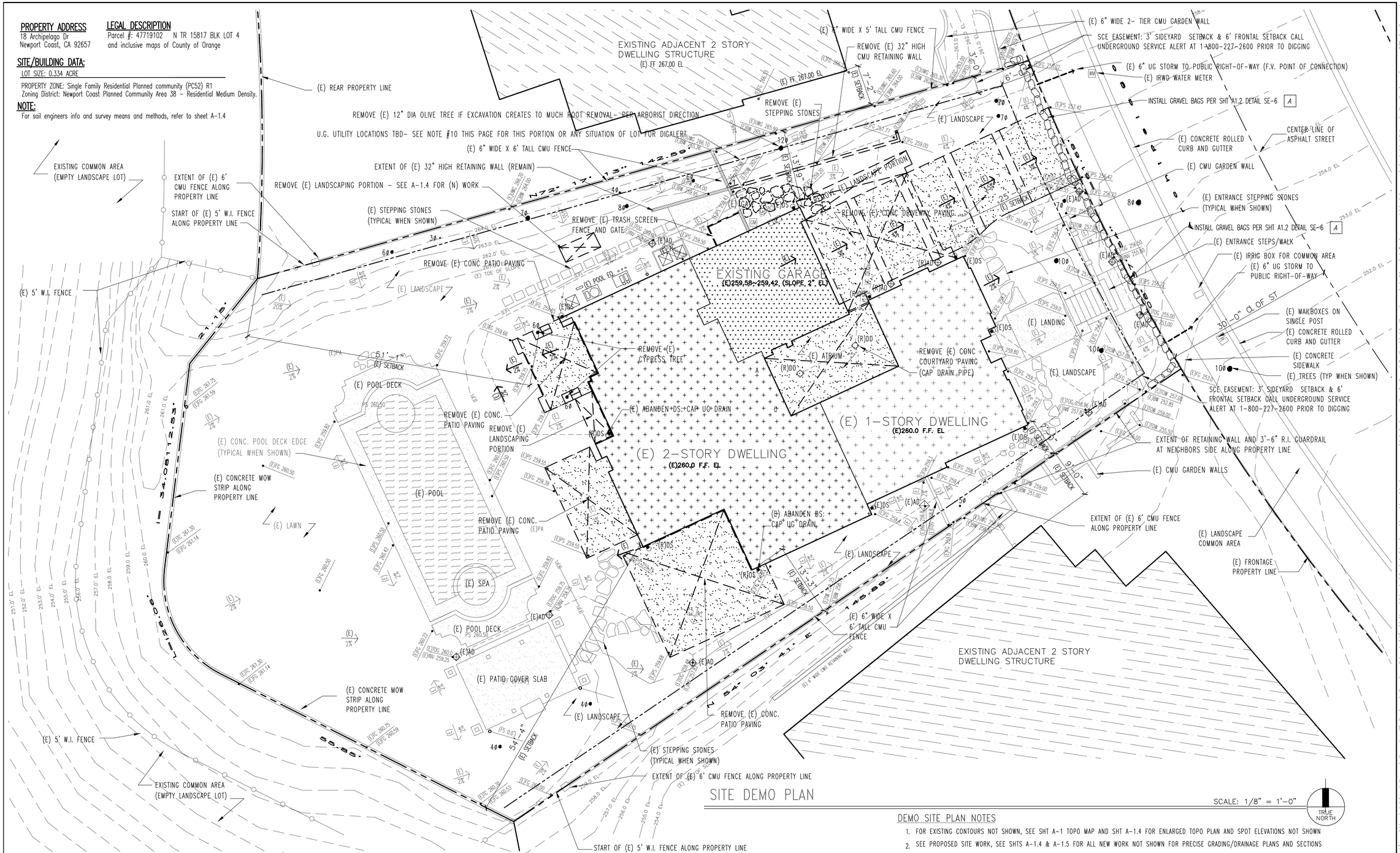
LEGAL DESCRIPTION
Parcel #: 47719102 N TR 15817 BLK LOT 4
and inclusive maps of County of Orange

SITE/BUILDING DATA:

LOT SIZE: 0.334 ACRE

PROPERTY ZONE: Single Family Residential Planned community (PC52) R1
Zoning District: Newport Coast Planned Community Area 38 – Residential Medium Density.

NOTE:
For soil engineers info and survey means and methods, refer to sheet A-1.4



SITE DEMO PLAN

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

TRUE NORTH

KEY LEGEND/ABBREVIATIONS

NOTE: FOR ABBREVATIONS NOT SHOWN ON THIS PAGE, SEE SHEET A-1.4 FOR LIST

- = (E) 12" GRATE AND CATCH BASIN W/ 3" DIA AREA DRAIN
- (E)AD = 4" DIA AREA DRAIN
- (E)DS= 3" DIA DOWN SPOUT CONNECTED TO 4" UG DRAIN SEE EXTERIOR ELEVATIONS FOR TYPE
- (R)AD =4" DIA AREA DRAIN (TEMPORARY CAP FOR REROUTE PER SHT A-1.4)
- (R)DD = 4" DECK DRAIN (TEMPORARY CAP FOR REROUTE PER SHT A-1.4)
- (R)DS = 3" DIA DOWN SPOUT INTO 4" UG PIPE DRAIN (TEMPORARY CAP FOR REROUTE PER SHT A-1.4)

- (E) BLACK ROD-IRON FENCE
- (E) CMU FENCE OR CONC. MOW STRIP CENTERED ON PROPERTY LINE AS CALLED OUT ON PLAN THE TYPE
- 8● = (E) TREE (DIA SIZE IN INCHES PER DRAWING)
- (E) STEPPING STONES TO BE REMAIN
- (E) STEPPING STONES TO BE REMOVED

- (E) ASSUMED PROPERTY LINES
- (E) SCE EASEMENT LINES
- (E) = (E) 2% MINIMUM SLOPE GRADE OR SURFACE
- WM = (E) WATER METER (IRWD)
- GM = (E) GAS METER
- EM = (E) ELECTRIC METER

- (E) DWELLING SINGLE STORY PORTION
- (E) DWELLING TWO STORY PORTION
- (E) ATTACHED GARAGE STRUCTURE W/ (E) 2ND STORY ABOVE GARAGE
- (E) 5' DEEP POOL

- (E) CONCRETE PATIO PAVING (REMOVED)
- (E) PAVING TO REMAIN OF CONCRETE OR SANDSTONE
- (E) OFF SITE STRUCTURES OF NEIGHBORING HOMES

DEMO SITE PLAN NOTES

1. FOR EXISTING CONTOURS NOT SHOWN, SEE SHT A-1 TOPO MAP AND SHT A-1.4 FOR ENLARGED TOPO PLAN AND SPOT ELEVATIONS NOT SHOWN
2. SEE PROPOSED SITE WORK, SEE SHTS A-1.4 & A-1.5 FOR ALL NEW WORK NOT SHOWN FOR PRECISE GRADING/DRAINAGE PLANS AND SECTIONS
3. SEE SHEET A-1.2 FOR BMP REQUIREMENTS AS GENERAL SITE MANAGEMENT BMP'S SHALL BE MAINTAINED/IMPLEMENTED ON PROJECT SITE AT ALL TIMES.
4. REFER TO SHEET A-1.4 FOR GRADING QUANTITIES AND SHT A-1.6 FOR ADDITIONAL GRADING/DRAINAGE NOTES
5. PROTECT IRRIGATION LINES AND CAP ABANDONED LINES FOR CONTINUAL IRRIGATION OPERATION - HAND WATER IF NECESSARY DRY SPOTS TO PROTECT ALL EXISTING LANDSCAPING TO REMAIN.
6. WHERE EXISTING HARD-SCAPES AND LANDSCAPE TO BE PROTECTED TO CLEANLY CUT ALTERED AREAS FOR JOINERY OF RETROFIT THUS KEEPING THE INTEGRITY OF SEAMLESS TRANSITIONS BETWEEN NEW AND EXISTING WORK. - SEE DRAINAGE/GRADING PLAN SHEET A-1.4 FOR PROPOSED WORK
7. PROTECT AND SAFEGUARD FROM DAMAGES ALL EXISTING CONSTRUCTION AND LANDSCAPE TO REMAIN. SET UP A KICK-OFF MEETING W/ OWNER TO CLARIFY PRIOR TO WORK. COMPARE DEMO FLOOR PLAN WITH PROPOSED SITE & BUILDING PLAN FOR ADDITIONAL INFORMATION NOT SHOWN ON PLAN.
8. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING OR UNDERPINNING.
9. CONTRACTOR TO LOCATE AND VERIFY EXISTENCE OF UTILITY LINES AND SEWER LATERALS PRIOR TO START OF GRADING/CONSTRUCTION. (LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE).
10. PRIOR TO DEMOLITION, CONTACT DIGALERT BEFORE EXCAVATION. YOU CAN INITIATE A TICKET BY EITHER UTILIZING DIGALERT DIRECT OR BY CALLING 811 OR 800-422-4133 TO START A DIGALERT TICKET AND ASCERTAIN ALL EXISTING UNDERGROUND UTILITIES OF GAS, WATER, AND SCE

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zenarchitect.com

architect

RESIDENTIAL ADDITION
Ke Wang Residence
site demolition
& gravel bag erosion control

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago Drive
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-25 STATE OF CALIFORNIA

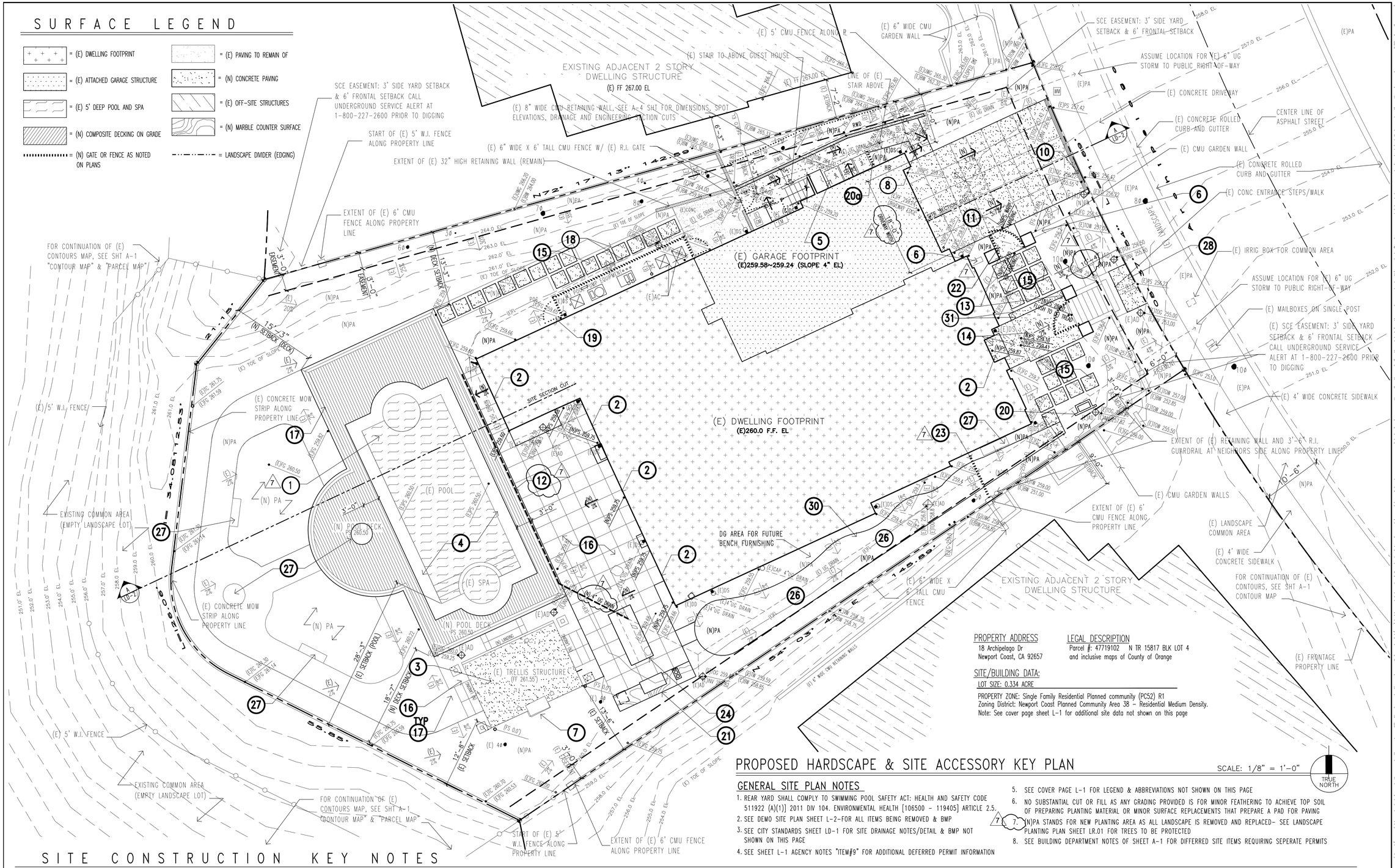
DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.

SHEET
A-1.3

1 OF (REF TO INSHEETS

SURFACE LEGEND

- = (E) DWELLING FOOTPRINT
- = (E) ATTACHED GARAGE STRUCTURE
- = (E) 5' DEEP POOL AND SPA
- = (N) COMPOSITE DECKING ON GRADE
- = (N) GATE OR FENCE AS NOTED ON PLANS
- = (E) PAVING TO REMAIN OF
- = (N) CONCRETE PAVING
- = (E) OFF-SITE STRUCTURES
- = (N) MARBLE COUNTER SURFACE
- = LANDSCAPE DIVIDER (EDGING)



PROPERTY ADDRESS

18 Archipelago Dr
Newport Coast, CA 92657

LEGAL DESCRIPTION

Parcel #: 47719102 N TR 15817 BLK LOT 4
and inclusive maps of County of Orange

SITE/BUILDING DATA:

LOT SIZE: 0.334 ACRE

PROPERTY ZONE: Single Family Residential Planned community (PC52) R1
Zoning District: Newport Coast Planned Community Area 38 – Residential Medium Density.
Note: See cover page sheet L-1 for additional site data not shown on this page

PROPOSED HARDSCAPE & SITE ACCESSORY KEY PLAN

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

TRUE NORTH

GENERAL SITE PLAN NOTES

1. REAR YARD SHALL COMPLY TO SWIMMING POOL SAFETY ACT: HEALTH AND SAFETY CODE 511922 (A)(1)] 2011 DIV 104. ENVIRONMENTAL HEALTH [106500 – 119405] ARTICLE 2.5.
2. SEE DEMO SITE PLAN SHEET L-2-FOR ALL ITEMS BEING REMOVED & BMP
3. SEE CITY STANDARDS SHEET LD-1 FOR SITE DRAINAGE NOTES/DETAIL & BMP NOT SHOWN ON THIS PAGE
4. SEE SHEET L-1 AGENCY NOTES "ITEM#9" FOR ADDITIONAL DEFERRED PERMIT INFORMATION
5. SEE COVER PAGE L-1 FOR LEGEND & ABBREVIATIONS NOT SHOWN ON THIS PAGE
6. NO SUBSTANTIAL CUT OR FILL AS ANY GRADING PROVIDED IS FOR MINOR FEATHERING TO ACHIEVE TOP SOIL OF PREPARING PLANTING MATERIAL OR MINOR SURFACE REPLACEMENTS THAT PREPARE A PAD FOR PAVING
7. (N)PA STANDS FOR NEW PLANTING AREA AS ALL LANDSCAPE IS REMOVED AND REPLACED– SEE LANDSCAPE PLANTING PLAN SHEET LR.01 FOR TREES TO BE PROTECTED
8. SEE BUILDING DEPARTMENT NOTES OF SHEET A-1 FOR DIFFERRED SITE ITEMS REQUIRING SEPERATE PERMITS

SITE CONSTRUCTION KEY NOTES

1. (E) POOL W/ NEW SURFACE TREATMENT (REPLASTERING OR RESURFACING) & POOL COPING (ITEM DEFERRED PER NOTES #9, #10, & #11 OF SHEET A-1)
2. ALL NEW LANDINGS AT ALL OPERABLE DOORS TO MATCH MINIMALLY THE LENGTHS OF DOOR WIDTH; EXTEND A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL OF THE DOORS LANDING SERVED PER R311.3
3. (E) TRELLIS STRUCTURE (REPAINT RESTORE AS SAME COLOR TRIM)
4. (N) POOL DECK COPING EDGE PER LANDSCAPE
5. (N) 4" THICK X 9'L X 4'W CONCRETE PAD FOR 3-TRASH CONTAINERS
6. OMIT
7. EXISTING FIREPLACE TO REMAIN
8. (N) 3' WIDE SIDEWALK PER 1, 2 & 3 OF LD-2
10. (N) CONTINUOUS TRENCH DRAIN AT FULL WIDTH OF DRIVEWAY PER DET 5/LD-2 & "E" OF SHT LD-1
11. WARPED LANDING AT GATE TO MEET DRIVEWAY AS A FLUSH SURFACE
12. PROVIDE (N) CONT. TRENCH DRAIN BETWEEN MARBLE & DECKING BD PER 9/LD-2
13. (N) 6' HIGH SQUARE CMU PILASTERS PER DETAIL 5/L-4
15. (N) 30" SQ DECORATIVE CONC STEPPING STONES PER DET 12/LD-2
14. (N) DECORATIVE CONC. LANDING, STEPS & WALK, SEE SITE DET'S OF SHT LD-2
16. (N) PAVING SPECED PER LANDSCAPE SHT L1.00 & 6/LD-2
17. (N) COMPOSITE DECK BOARDS AT 2" ABOVE GRADE, SEE DETAIL 9/LD-2
18. DECOMPOSED GRANITE SURFACE W/ BROWN LANDSCAPE EDGING PER 12/LD-2
19. (N) 52" HIGH EQUIP, SCREEN & GATE PER DET 8 & 9 OF SHT L-4
20. (N) PREFAB FOUNTAIN UNIT GRAVITY REST PER NOTE 05 OF SHT L1.00
20g. (N) TRASH SCREEN FENCE PER DET 7/L-4
21. 36" HIGH BBQ ISLAND (36"X180") W/ BBQ/COOKTOP/SINK/REFRIG PER DET 2/L-4 "ELEVATION"
22. (N) 2 RISER STEPS W/ LOWER LANDING WARP TO MEET DRIVEWAY EDGE PER DET 7/LD-2
23. (N) 6' HIGH WROUGHT-IRON FENCE PER DET 11/L-4
24. ISLAND (42" BAR STOOL SIT HEIGHT) 120"X52" PER DETAIL 2/L-4
25. (N) 30" SQ STEPPING STONES SPACED 6" APART, SEE DET 13/LD-2
26. (N) PUTTING GREEN GOLF AREA W/ SYNTHETIC TURF & 4.25ø" CUP(S) SEE LANDSCAPE PLAN L1.00 FOR DETAILS AND MATERIALS
27. LANDSCAPE FURNISHING ITEM: SEE LANDSCAPE PLANS LR.01
28. (N) STAIR LANDING REPLACEMENT TO MATCH ADJACENT CONC DRIVEWAY IN COLOR, SCORE LINES AND TEXTURE PER 2/LD-2 & 6/LD-2
29. (N) 16' WIDE GREY CONC DRIVEWAY W/ SCORE LINES SPACED AS SHOWN W/ SALT TEXTURE FINISH PER 2/LD-2, 6/LD-2 & L1.0
30. DECOMPOSED GRANITE SURFACE AND PUTTING GREEN LAWN SURFACE TRANSITION W/ DIVIDER OF BENDABLE BROWN LANDSCAPE EDGING PER LANDSCAPE SHT L1.00
31. (N) CONCRETE TREAD AND RISERS TO MATCH WALKWAY W/ 12" TREAD & (1) 6" RISERS AS SHOWN ON PLAN

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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to executing any work

REVISIONS NO.

8 city submittal 11-10-23 pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

LANDSCAPE IMPROVEMENTS
Ke Wang Residence
site hardscape
&
site accesoiroes

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago Drive
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao7777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-25
STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
L-3
1 OF (REF TO INDEX) SHEETS

PROPERTY ADDRESS
18 Archipelago Dr
Newport Coast, CA 92657

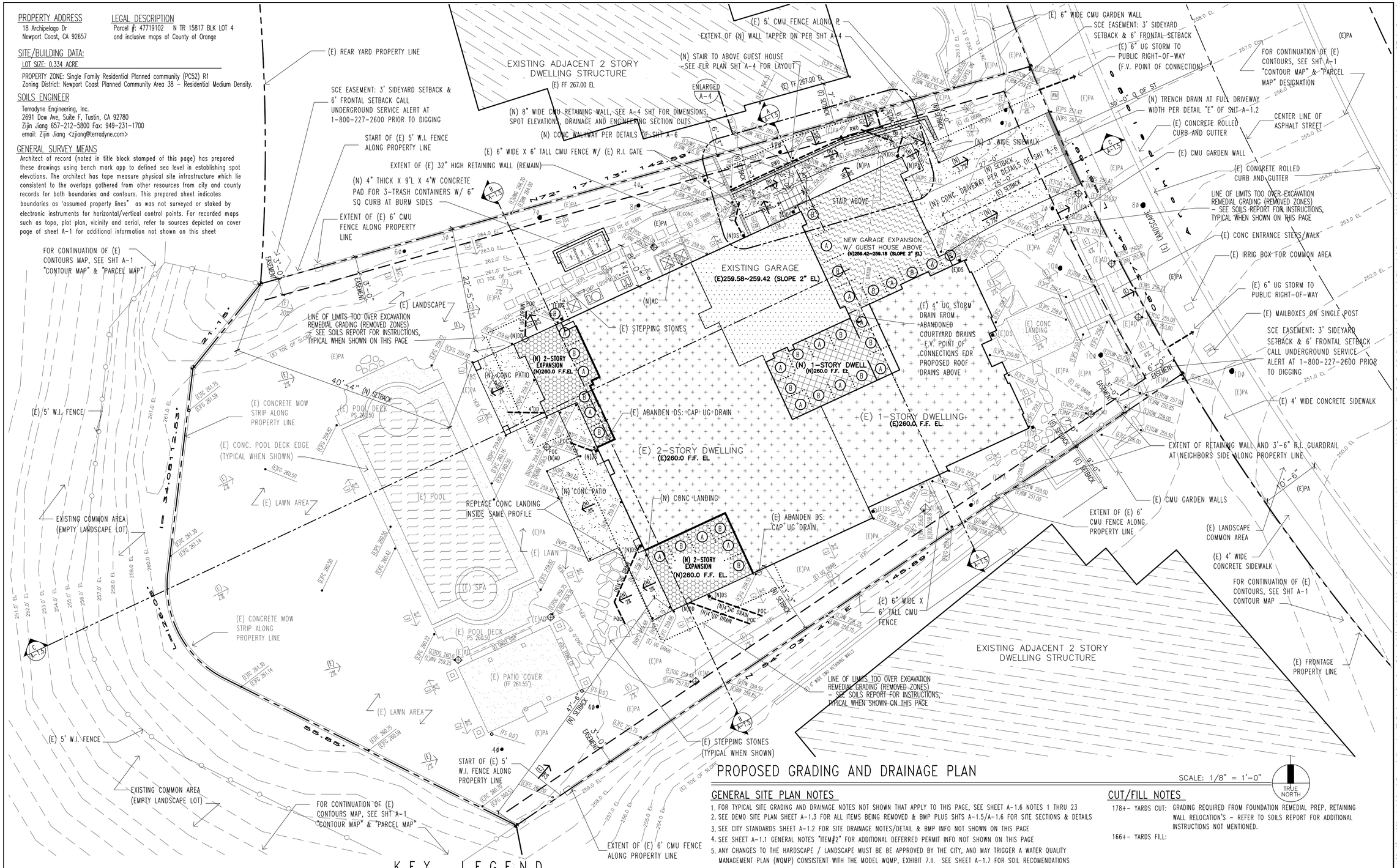
LEGAL DESCRIPTION
Parcel #: 47719102 N TR 15817 BLK LOT 4
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SITE/BUILDING DATA:
LOT SIZE: 0.334 ACRE

PROPERTY ZONE: Single Family Residential Planned community (PC52) R1
Zoning District: Newport Coast Planned Community Area 38 - Residential Medium Density.

SOILS ENGINEER
Terradyne Engineering, Inc.
2691 Dow Ave, Suite F, Tustin, CA 92780
Zijin Jiang 657-212-5800 Fax: 949-231-1700
email: Zijin Jiang <zjiang@terradyne.com>

GENERAL SURVEY MEANS
Architect of record (noted in title block stamped of this page) has prepared these drawings using bench mark opp to defined sea level in establishing spot elevations. The architect has tape measure physical site infrastructure which lie consistent to the overlaps gathered from other resources from city and county records for both boundaries and contours. This prepared sheet indicates boundaries as "assumed property lines" as was not surveyed or staked by electronic instruments for horizontal/vertical control points. For recorded maps such as topo, plot plan, vicinity and aerial, refer to sources depicted on cover page of sheet A-1 for additional information not shown on this sheet



PROPOSED GRADING AND DRAINAGE PLAN

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

TRUE NORTH

GENERAL SITE PLAN NOTES

1. FOR TYPICAL SITE GRADING AND DRAINAGE NOTES NOT SHOWN THAT APPLY TO THIS PAGE, SEE SHEET A-1.6 NOTES 1 THRU 23
2. SEE DEMO SITE PLAN SHEET A-1.3 FOR ALL ITEMS BEING REMOVED & BMP PLUS SHTS A-1.5/A-1.6 FOR SITE SECTIONS & DETAILS
3. SEE CITY STANDARDS SHEET A-1.2 FOR SITE DRAINAGE NOTES/DETAIL & BMP INFO NOT SHOWN ON THIS PAGE
4. SEE SHEET A-1.1 GENERAL NOTES "ITEM #2" FOR ADDITIONAL DEFERRED PERMIT INFO NOT SHOWN ON THIS PAGE
5. ANY CHANGES TO THE HARDSCAPE / LANDSCAPE MUST BE BE APPROVED BY THE CITY, AND MAY TRIGGER A WATER QUALITY MANAGEMENT PLAN (WQMP) CONSISTENT WITH THE MODEL WQMP, EXHIBIT 7.II. SEE SHEET A-1.7 FOR SOIL RECOMENDATIONS

CUT/FILL NOTES

178+- YARDS CUT: GRADING REQUIRED FROM FOUNDATION REMEDIAL PREP, RETAINING WALL RELOCATION'S - REFER TO SOILS REPORT FOR ADDITIONAL INSTRUCTIONS NOT MENTIONED.

166+- YARDS FILL:

KEY LEGEND

- (E) 12" GRATE & CATCH BASIN W/ 3" DIA AREA DRAIN
- (N)DD= 4" INTERIOR DECK DRAIN FROM 2ND LEVEL
- (E)DS= 3" DIA DOWN SPOUT CONNECTED TO (E) 4" UG DRAIN -SEE EXTERIOR ELEVATIONS FOR DS TYPE
- (N)AD= 4" DIA AREA DRAIN @ MIN 1% FALL TO STORM SYSTEMS (RECONNECT FROM (E) 4" DIA UG PIPES PER NOTE 20 OF SHT A-1.6
- (N)DD= 4" DECK DRAIN @ MIN 1% FALL TO STORM SYSTEMS (RECONNECT FROM (E) 4" DIA UG PIPES PER NOTE 20 OF SHT A-1.6
- (N)DS= 3" DIA DOWN SPOUT INTO 4" UG PIPE DRAIN (RECONNECT FROM (E) 4" DIA UG PIPES PER NOTE 20 OF SHT A-1.6
- (E)AD= 4" DIA AREA DRAIN
- (E) 4" UNDERGROUND DRAIN LINES- FOR CONNECTIONS (N) TO (E) TRANSITION, SEE NOTE 6 OF SHT A-1.6
- (N) 4" UG SDR-35 OR SCH-40 DRAIN LINE (SEE SHT A-1.6 OF NOTE 6 AND NOTE 20 FOR PIPE MATERIALS AND SLOPE
- REMEDIAL GRADING (REMOVED/RECOMPACTED ZONES) - SEE SOILS REPORT FOR ADDITIONAL INSTRUCTIONS
- (B) = (N) A/B/C GRADING SLOTS FOR REMEDIAL EXCAVATION PER SOILS REPORT
- (E) ASSUMED PROPERTY LINES (SEE SHT A-1 PLOT PLAN)
- (E) SCE EASEMENT LINE
- (E)(N) 2% = EXISTING OR NEW FG SURFACE- 2% MINIMUM SLOPE GRADE AT LANDSCAPE CONDITIONS
- (N) (E) 2% = EXISTING OR NEW PAVED SURFACE- MIN 2% SLOPE @ PAVED COND. (SEE NOTE #2 OF SHT A-1.6 FOR EXCEPTIONS)
- Ø8 = (E) TREE (DIA SIZE IN INCHES PER DRAWING)
- = (E) DWELLING SINGLE STORY PORTION
- = (E) DWELLING TWO STORY PORTION
- = (E) ATTACHED GARAGE STRUCTURE W/ (E) 2ND STORY ABOVE GARAGE
- = (E) 5' DEEP POOL
- = (N) 8" CMU GARDEN RETAINING WALL (SEE "S" SHT SD-1.1)
- = (N) 2-STORY BUILDING FOOTPRINT (ADDITION OF DWELLING SPACE)
- = (N) SINGLE STORY BUILDING FOOTPRINT (DWELLING W/ ROOF ABOVE)
- = (N) BUILDING FOOTPRINT (GARAGE BELOW/DWELLING ABOVE)
- (E) CMU FENCE OR CONC. MOW STRIP CENTERED ON PROPERTY LINE AS CALLED OUT ON PLAN THE TYPE
- (E) BLACK ROD-IRON FENCE
- = (E) PAVING TO REMAIN OF
- = (N) CONCRETE PAVING
- = (E) OFF-SITE STRUCTURES
- WM = (E) WATER METER (IRWD)
- GM = (E) GAS METER
- EM = (E) ELECTRIC METER
- 220.00 EL = (E) CONTOUR ELEVATIONS
- (E) STEPPING STONES TO REMAIN

ABBREVIATIONS

(XXX.X) SPOT ELEVATIONS REF ABOVE SEA LEVEL (FOOT DECIMAL)
TOW = TOP OF WALL (CAP) ELEVATION
BW = BOTTOM OF RETAINING WALL FG OR PS AS OCCURS ON PLAN
UWG = UPPER RETAINING WALL GRADE AS OCCURS ON PLAN
TC = TOP OF CURB ELEVATION
PS = PAVED SURFACE ELEVATION
FG = FINISH GRADE ELEVATION
F.F = FINISH FLOOR ELEVATION
TOG = TOP OF GRATE OF CATCH BASIN
INV = PIPE INVERT ELEVATION
FL = MAINTAINED (E) FLOW LINE AT 2% FALL

(E) OR (N)= "EXISTING" OR "NEW" ITEM AS INDICATED ON PLANS
PA = EXISTING PLANTING AREA
(E)FL = (E) FLOW LINE (EXISTING LANDSCAPE SWALES AT 2% SLOPE TO DRAIN)
DD = 4" DECK DRAIN FROM 2ND LEVEL ABOVE
RWD = RETAINING WALL DRAIN W/ 6" HC Sideout Connector FROM CCW MIRADRAIN 2000 SYSTEM -SEE SHT A-4 LAYOUT OF PIPES AND SHT S-1.1 DETAILS 4 & 7 FOR SPECS/ENGINEERING AND NOTE 16 OF PAGE A-1.6 FOR FOR MINIMUM DRAIN NOTES
DS = DOWNSPOUT
POC = POINT OF CONNECTION (NEW UG DRAIN TO EXISTING TO MATCH)
UG = UNDERGROUND
NOTE: FOR ALL OTHER ABBREVIATIONS NOT SHOWN REFER TO SHEET A-1

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22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

RESIDENTIAL ADDITION
Ke Wang Residence
proposed grading & drainage plan

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago Drive
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ph. 714-353-3469 Email: henrymiao77@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

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1 OF (REF TO INSHEETS

Standard Plan Issue Date: JANUARY 1, 2023

City of Newport Beach — 2022.v1.1-1-2023

Community Development/ Building Division

2022 CBC & CRC

LIMITS OF APPLICABILITY

— USE OF THIS DOCUMENT SHALL NOT PERMIT THE APPLICANT TO MODIFY ANY PORTION(S) OF THIS PLAN OR THESE DETAILS.

BUILDING DIVISION

STANDARD PRIVATE POOL/SPA DEMOLITION PLAN

sheet index

PS-1 DEMO
PS-2 PROPOSED

SCOPE OF WORK:	REPLASTER EXISTING POOL AND SPA LINING AND REPLACE POOL COPING
PROJECT ADDRESS:	18 Archipelago Dr Newport Coast, CA 92657
OWNER'S NAME: Ke Wang	PLAN PREPARER: John A. Salat
TEL. NO.: 714-353-3469	CONTACT INFO: 949.235.4847
SIGNATURE:	LICENSE NO.: C-24445
FILENAME: 2022 POOL SPA DEMO AND DROWN PREV VI.DWG	

In order to obtain a Pool Demolition Permit:

- Provide two sets of plans.
- Draw a site plan (aerial view) of your property in the space provided at the right—side of this sheet. See the "Example Site Plan" for the required information.
- Choose one of the following two methods that you will utilize to demolish the pool.

Method A— The "No Soils Engineer" Approach

- Leave shell in place.
- Remove the top 24" of the pool walls.
- Punch (2) — 3'x3' holes in bottom of pool shell at lowest locations.
- Fill pool shell with crushed rock to within 18" of surface.
- Use geotechnical filter cloth over rock.
- Cover with top soil and compact as needed to prevent future consolidation.

Method B— Use a Soil Engineer

- Remove shell completely.
- Fill hole per a soil engineer's recommendation and site observation of compaction, along with testing.
- Submit a copy of compaction report to the building inspector.

For Both Methods

- Verify Site Drainage.
- Inspector will verify the plumbing and electrical are properly abandoned.
- Obtain drainage permit (if drainage is altered or plumbing permit is adding or relocating area drains.

Alternate Method

- If an alternate demolition procedure is preferred, list the steps below. A plan check engineer will review it.

Alternate Method

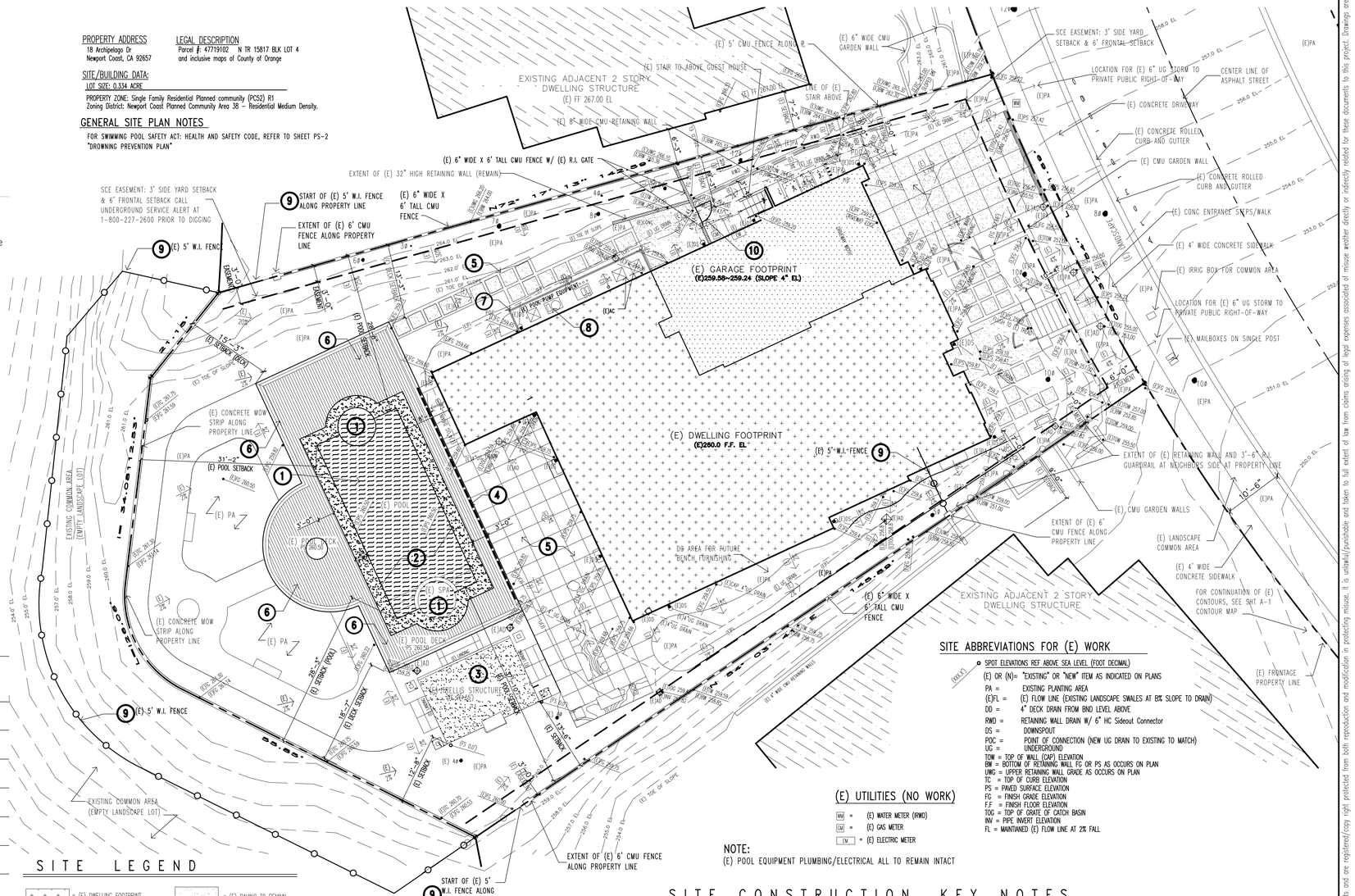
No alternate method: Only altering finish by resurfacing existing plaster surface to recondition pool as superficial treatments

DEMO SITE PLAN

SCALE: 3/32" = 1'-0"

TRUE NORTH

(NOTE: Demo scope limited to replastering existing pool, replace coping and replacing one gate)



PROPERTY ADDRESS
18 Archipelago Dr
Newport Coast, CA 92657

LEGAL DESCRIPTION
Parcel #: 47719102 N TR 15817 BLK LOT 4 and inclusive maps of County of Orange

SITE/BUILDING DATA:
LOT SIZE: 0.334 ACRE

PROPERTY ZONE: Single Family Residential Planned community (PCS2) R1
Zoning District: Newport Coast Planned Community Area 38 – Residential Medium Density.

GENERAL SITE PLAN NOTES

FOR SWIMMING POOL SAFETY ACT: HEALTH AND SAFETY CODE, REFER TO SHEET PS-2 "DROWNING PREVENTION PLAN"

SITE LEGEND

- = (E) DWELLING FOOTPRINT
- = (E) ATTACHED GARAGE STRUCTURE
- = (E) 7' DEEP POOL AND SPA (REPLASTER SURFACE)
- = (E) COMPOSITE DECKING ON GRADE
- = (E) GATE OR FENCE AS NOTED ON PLANS
- = (E) CMU FENCE CENTERED ON PROPERTY LINE AS CALLED OUT ON PLAN = (E) GATE OR FENCE AS NOTED
- = (E) PAVING TO REMAIN
- = (E) POOL COPING PAVING (REMOVED)
- = (E) OFF-SITE STRUCTURES
- = (E) COUNTER SURFACE (ISLAND)

(E) 4" UNDERGROUND DRAIN LINES– FOR CONNECTIONS (E) TO (E) TRANSITION, SEE NOTE 6 OF SHT A-1.6

(N) 4" UG SDR-35 OR SCH-40 DRAIN LINE (SEE SHT A-1.6 OF NOTE 6 AND NOTE 20 FOR PIPE MATERIALS AND SLOPE

(E) 12" GRATE & CATCH BASIN W/ 3" DIA AREA DRAIN

(E)AD= EXISTING 4" AREA PATIO/DECK DRAIN

(N)AD= NEW 4" AREA DRAIN @ MIN 1% FALL TO STORM SYSTEMS (RECONNECT FROM (E) 4" DIA UG PIPES

(E)DS= EXISTING 3" DIA DOWN SPOUT INTO 4" UG PIPE DRAIN

(E)AD= 4" DIA AREA DRAIN @ MIN 1% FALL TO STORM SYSTEMS

(E) ASSUMED PROPERTY LINES

(E) SCE EASEMENT LINE

(N)(E) 2% — EXISTING OR NEW FG SURFACE– 2% MINIMUM SLOPE GRADE AT LANDSCAPE CONDITIONS

(N)(E) 2% — EXISTING OR NEW PAVED SURFACE– MIN 2% SLOPE @ PAVED COND.

(E) CONTOUR ELEVATIONS — 220.00 EL

(E) UTILITIES (NO WORK)

- WM = (E) WATER METER (RWD)
- GM = (E) GAS METER
- EM = (E) ELECTRIC METER

NOTE:
(E) POOL EQUIPMENT PLUMBING/ELECTRICAL ALL TO REMAIN INTACT

SITE ABBREVIATIONS FOR (E) WORK

- (XX.X) = SPOT ELEVATIONS REF ABOVE SEA LEVEL (FOOT DECIMAL)
- (E) OR (N)= "EXISTING" OR "NEW" ITEM AS INDICATED ON PLANS
- PA = EXISTING PLANTING AREA
- (E)FL = (E) FLOW LINE (EXISTING LANDSCAPE SWALES AT 8% SLOPE TO DRAIN)
- DD = 4" DECK DRAIN FROM BND LEVEL ABOVE
- RWD = RETAINING WALL DRAIN W/ 6" HC Sideout Connector
- DS = DOWNSPOUT
- POC = POINT OF CONNECTION (NEW UG DRAIN TO EXISTING TO MATCH)
- UG = UNDERGROUND
- TOW = TOP OF WALL (CAP) ELEVATION
- BW = BOTTOM OF RETAINING WALL FG OR PS AS OCCURS ON PLAN
- UWG = UPPER RETAINING WALL GRADE AS OCCURS ON PLAN
- TC = TOP OF CURB ELEVATION
- PS = PAVED SURFACE ELEVATION
- FG = FINISH GRADE ELEVATION
- FF = FINISH FLOOR ELEVATION
- TOG = TOP OF GRATE OF CATCH BASIN
- INV = PIPE INVERT ELEVATION
- FL = MAINTAINED (E) FLOW LINE AT 2% FALL

SITE CONSTRUCTION KEY NOTES

1. (E) POOL PROFILE TO REMAIN: 34' LONG X 15'-8" WIDE BY 7' DEEP AT CENTER (E) POOL & SPA TO REMAIN AS PREPARE SURFACE TREATMENT FOR (REPLASTERING/RESURFACING)
2. REMOVE (E) COPING OF POOL DECK EDGE
3. (E) TRELLIS STRUCTURE
4. (E) CONTINUOUS TRENCH DRAIN BETWEEN PAVING & COMPOSITE DECKING PER RECENT GRADING PERMIT
5. (E) PAVING SURFACE PER RECENT GRADING PERMIT
6. (E) COMPOSITE DECK SPACED BOARDS AT 2" ABOVE GRADE PER RECENT GRADING PERMIT
7. (E) 52" HIGH POOL EQUIP, SCREEN & GATE PER RECENT GRADING PERMIT
8. (E) POOL EQUIPMENT PLUMBING/ELECTRICAL ALL TO REMAIN INTACT
9. (E) 5' HIGH FIXED WROUGHT-IRON FENCE – SEE SHEET PS-2
10. (E) 5' HIGH IRON SELF CLOSING GATE (REMOVED) SEE SHEET PS-2 FOR REPLACEMENT

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to executing any work

REVISIONS NO.

8 city submittal 11-10-23 pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53
CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com
architect

LANDSCAPE IMPROVEMENTS
Ke Wang Residence
pool & spa
site demo

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago Drive
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT — JOHN A. SALAT — NO. C-24445 — EXP 10-29-25 — STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
PS-1
1 OF (REF TO INSHEETS

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BUILDING DIVISION

STANDARD PRIVATE POOL/SPA DROWNING PREVENTION PLAN

DROWN PREVENTION OUTLINE

Note: Drowning Prevention Measure = DPM

Identify 2 Drowning Prevention Methods in addition to the Pool/Spa Enclosure:

8 1 Where a wall of a dwelling or structure serves as part of the 2arrier and where doors, gates or windows provide direct access to the pool or spa self-closing with a self-latching device (alarmed) placed at 60 inches min. above the ground.

2 Provide Pool Guard model number PGRM-2 at 3 locations as sown on plan

SCOPE OF WORK: REPLASTER EXISTING POOL AND SPA LINING AND REPLACE POOL COPING	
PROJECT ADDRESS: A8 Archipelago Dr Newport Coast, CA 92657	
OWNER'S NAME: Ke Wang	PLAN PREPARER: John A. Salat
TEL. NO.: 714-353-3469	CONTACT INFO: 949.235.4847
SIGNATURE:	LICENSE NO.: C-24445

FILENAME: 2022 POOL SPA DROWN PREV VI.DWG

SCOPE

This standard plan is only intended to show the location of pool enclosures and drowning prevention safety measures required by the 2022 California Building Code, section 3109 & 2021 ISPSC & NBMC 15.09 for the remodeling or alteration of an existing swimming pool or spa at a private single family home.

Construction of the swimming pool or spa, fence or walls, or site drainage shall be under separate review and permit.

APPLICABLE STANDARDS

2022 California Residential Code (CRC); 2022 California Building Code (CBC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Mechanical Code (CMC); 2022 Building Energy Efficiency Standards (BEES); 2022 California Green Building Standards Code (CBGC); The Newport Beach Municipal Code (NBMC); 2021 International Pool and Spa Code (ISPSC) as amended by NBMC 15.09.

INSTRUCTIONS

1. ~~Draw a site plan (aerial view) of your property in the space provided at the right-side of this sheet. Refer to the example site plan and sketch a similar plan for your property including the information required in items 2 and 3, below.~~
2. Identify the swimming pool/spa barrier per CBC section 3109.115923 & ISPSC 305.2 on the site plan. Swimming pool enclosure shall have all of the following characteristics:

2.a. Any access gates through the barrier shall open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
2.b. A minimum height of 60 inches above outside grade.
2.c. A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches.
2.d. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches in diameter.
2.e. An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
2.f. Where a wall of a dwelling serves as part of the barrier, one of the following shall apply. CBC 3109.115922 & NBMC 15.09.200:
2.f.1. Doors and operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor with direct access to the swimming pool shall be equipped with an alarm that meets the requirements of section 3b, below.
2.f.2. Doors with direct access to the swimming pool shall be equipped with self-closing and self-latching devices compliant with section 3c, below.
2.f.3. Swimming pool shall be equipped with a safety cover that complies with section 3e, below.

3. Identify at least two (2) of the following drowning prevention safety features per CBC section 3109.115922 and NBMC 15.09 on the site plan.

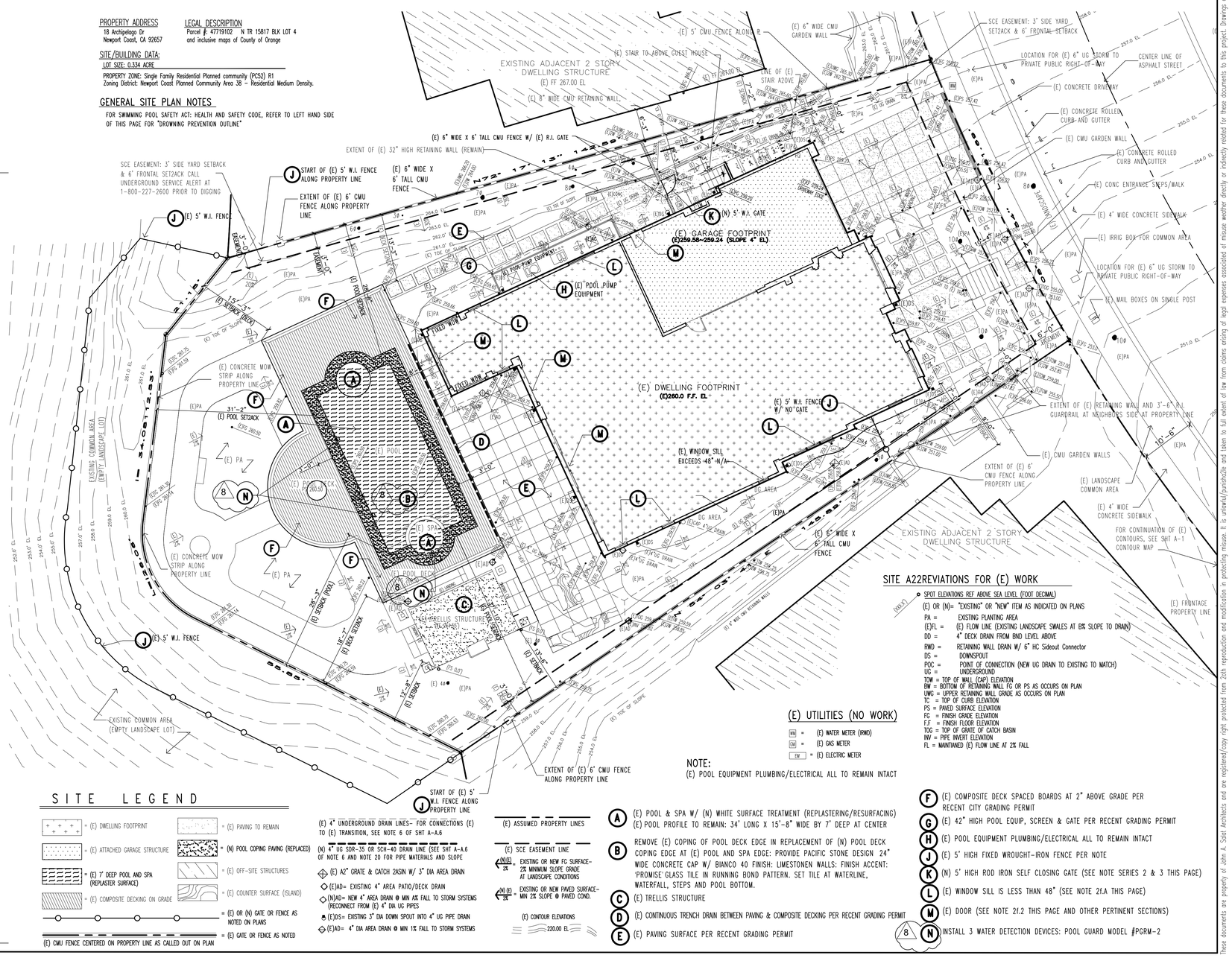
3.a. An enclosure that meets the requirements of item 2, above, and isolates the swimming pool from the home.
3.b. Exit alarms on doors with direct access to the pool that meet the following requirements. ISPSC 305.4:
3.b.1. Door alarms shall be listed and labeled in accordance with UL 2017.
3.b.2. Alarm shall produce an audible warning when the door and/or its screen, are opened.
3.b.3. The alarm shall sound continuously for a minimum of 30 seconds within 7 seconds after the door is opened, at a sound pressure level of not less than 85 dBA when measured inside the dwelling at 10 ft from the alarm.
3.b.4. The alarm shall automatically reset under all conditions.
3.b.5. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. The deactivation shall last not more than 15 seconds. The deactivation switch shall be located at least 54 inches above the threshold of the door.
3.b.6. Alarms shall be permanently secured by screws or epoxy.
3.c. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the finished floor on doors with direct access to the swimming pool. CBC 3109.115922(5)
3.d 8 Permanently installed water entry detection device, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water and comply with ASTM Standard F2208. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
3.e. N/A An approved safety pool cover that is tested and listed to meet all of the performance standards of the American Society of Testing and Materials (ASTM), in compliance with standards F1346-91.
3.f. Permanently installed removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
3.g. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Testing Mechanical Engineers (ASME), inclusive, as determined by the Chief Building Official.
3.h. Must provide following information for 3d, 3e, and 3f above.
3.h.1. Product Manufacturer: TBD
3.h.2. Product Name: TBD
3.h.3. ASTM Testing Agency ALL PRODUCTS SHALL COMPLY FULLY AS CONTRACTOR SHALL HAVE BACK-UP FOR FIELD INSPECTORS REVIEW OF COMPLIANCE

(E) SITE PLAN W/ PROPOSED DROWN PREVENTION

SCALE: 3/32" = A'-0"

TRUE NORTH

(NOTE: Scope involves replastering existing pool, replace coping and replacing one gate; All safety items applies from section 2a through 3h of "INSTRUCTIONS" heading of this page (no exception except when noted at N/A)


PROPERTY ADDRESS
18 Archipelago Dr
Newport Coast, CA 92657
LEGAL DESCRIPTION
Parcel #: 47719102 N TR 15817 BLK LOT 4
and inclusive maps of County of Orange
SITE/BUILDING DATA:
LOT SIZE: 0.334 ACRE
PROPERTY ZONE: Single Family Residential Planned community (PC52) R1
Zoning District: Newport Coast Planned Community Area 38 – Residential Medium Density.
GENERAL SITE PLAN NOTES
FOR SWIMMING POOL SAFETY ACT: HEALTH AND SAFETY CODE, REFER TO LEFT HAND SIDE OF THIS PAGE FOR "DROWNING PREVENTION OUTLINE"
EXISTING ADJACENT 2 STORY DWELLING STRUCTURE
(E) FF 267.00 EL
(E) STAIR TO ABOVE GUEST HOUSE
(E) 8" WIDE CMU RETAINING WALL
(E) 5' CMU FENCE ALONG P
(E) 6" WIDE CMU GARDEN WALL
LINE OF (E) STAIR ABOVE
SCE EASEMENT: 3' SIDE YARD SET2ACK & 6' FRONTAL SETBACK
LOCATION FOR (E) 6" UG STORM TO PRIVATE PUBLIC RIGHT-OF-WAY
CENTER LINE OF ASPHALT STREET
(E) CONCRETE DRIVEWAY
(E) CONCRETE ROLLED CURB AND GUTTER
(E) CMU GARDEN WALL
(E) CONCRETE ROLLED CURB AND GUTTER
(E) CONC ENTRANCE STEPS/WALK
(E) 4' WIDE CONCRETE SIDEWALK
(E) IRRIG BOX FOR COMMON AREA
LOCATION FOR (E) 6" UG STORM TO PRIVATE PUBLIC RIGHT-OF-WAY
(E) MAIL BOXES ON SINGLE POST
EXTENT OF (E) RETAINING WALL AND 3'-6" H GUARDRAIL AT NEIGHBORS SIDE AT PROPERTY LINE
(E) CMU GARDEN WALLS
EXTENT OF (E) 6' CMU FENCE ALONG PROPERTY LINE
(E) LANDSCAPE COMMON AREA
(E) 4' WIDE CONCRETE SIDEWALK
FOR CONTINUATION OF (E) CONTOURS, SEE SHT A-1 CONTOUR MAP
(E) FRONTAGE PROPERTY LINE
EXISTING ADJACENT 2 STORY DWELLING STRUCTURE
(E) 6" WIDE X 6' TALL CMU FENCE
(E) 6" WIDE X 6' TALL CMU FENCE W/ (E) R.L GATE
EXTENT OF (E) 32" HIGH RETAINING WALL (REMAIN)
SCE EASEMENT: 3' SIDE YARD SETBACK & 6' FRONTAL SET2ACK CALL UNDERGROUND SERVICE ALERT AT 1-800-227-2600 PRIOR TO DIGGING
START OF (E) 5' W.I. FENCE ALONG PROPERTY LINE
EXTENT OF (E) 6' CMU FENCE ALONG PROPERTY LINE
(E) 6" WIDE X 6' TALL CMU FENCE
(E) 5' W.I. FENCE
(N) 5' W.I. GATE
(E) GARAGE FOOTPRINT
(E)259.58~259.24 (SLOPE 4" EL)
(E) POOL PUMP EQUIPMENT
(E) DWELLING FOOTPRINT
(E)260.0 F.F. EL
(E) 5' W.I. FENCE W/ NO GATE
(E) WINDOW SILL EXCEEDS 48" N/A
(E) 6" WIDE X 6' TALL CMU FENCE
(E) CONCRETE MOW STRIP ALONG PROPERTY LINE
(E) PA
31'-2" (E) POOL SETBACK
(E) POOL
(E) SPA
(E) POOL DECK
(E) TRELLIS STRUCTURE
(E) 49.0
(E) 13'6" SETBACK
(E) 5' SETBACK
(E) 15'-3" (E) SETBACK (REAR)
(E) 18'-7" (E) DECK SETBACK
(E) 26'-3" (E) SETBACK (FRONT)
EXISTING COMMON AREA (EMPTY LANDSCAPE LOT)
EXISTING COMMON AREA (EMPTY LANDSCAPE LOT)
EXTENT OF (E) 6' CMU FENCE ALONG PROPERTY LINE
START OF (E) 5' W.I. FENCE ALONG PROPERTY LINE
UG AREA
(E) UG DRAIN
(E) DOWNSPOUT
(E) PAVING
(E) CONCRETE
(E) TOP OF SLOPE
(E) TOE OF SLOPE
(E) 3'-0" EASEMENT
(E) 15'-3" (E) SETBACK (REAR)
(E) 3'-0" EASEMENT
(E) 6" WIDE CMU GARDEN WALL
(E) 6" WIDE X 6' TALL CMU FENCE
(E) 5' CMU FENCE ALONG P
(E) 8" WIDE CMU RETAINING WALL
(E) 6" WIDE CMU RETAINING WALL
(E) 32" HIGH RETAINING WALL (REMAIN)
(E) 5' W.I. FENCE
(E) 6" WIDE X 6' TALL CMU FENCE
(E) 6" WIDE CMU GARDEN WALL
(E) 5' W.I. FENCE W/ NO GATE
(E) 6" WIDE X 6' TALL CMU FENCE
(E) 5' W.I. FENCE
(E) 6" WIDE CMU RETAINING WALL
(E) 6" WIDE CMU RETAINING WALL
(E) 8" WIDE CMU RETAINING WALL
(E) 6" WIDE CMU RETAINING WALL
(E) 6" WIDE CMU RETAINING WALL
(E) 6

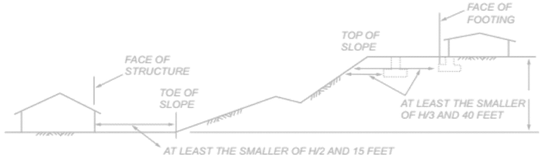
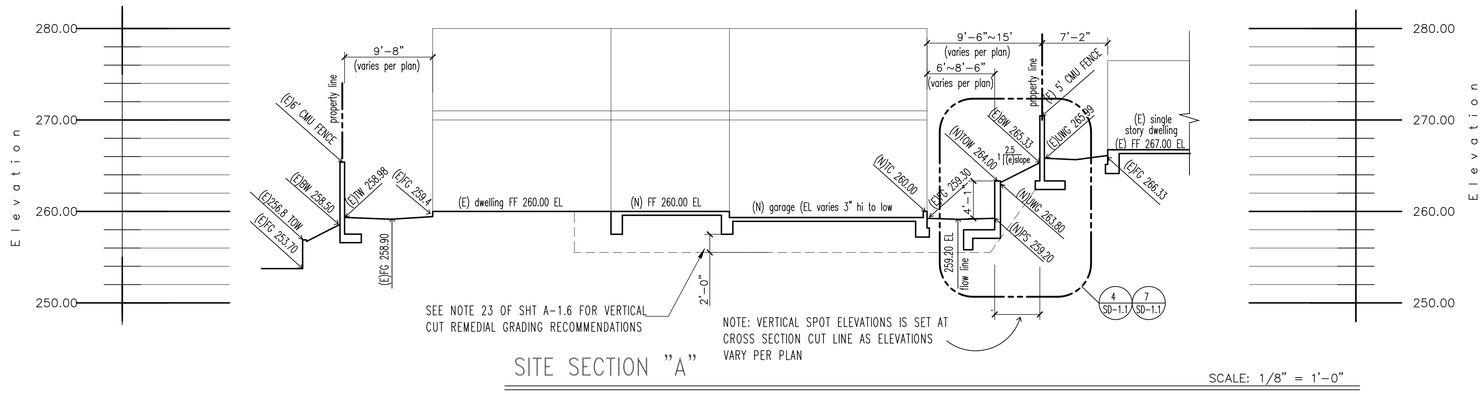


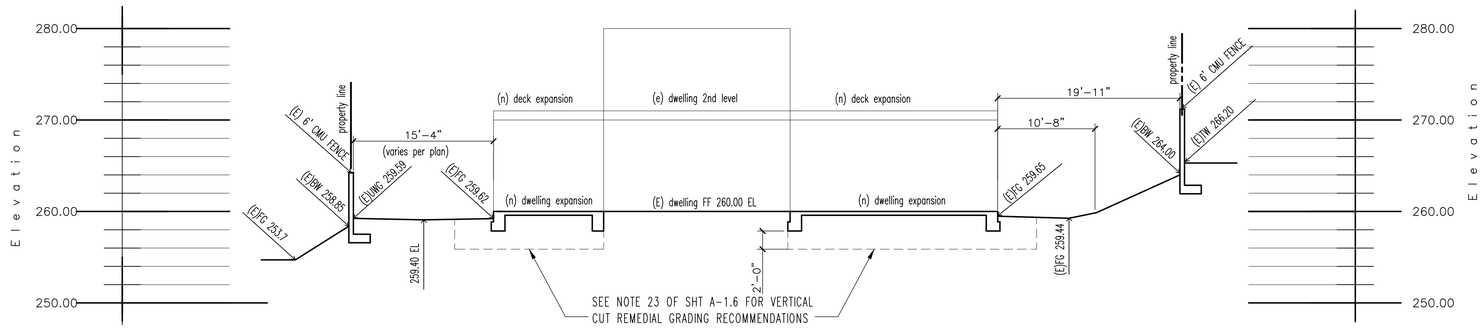
FIGURE 1808.A.7.1
FOUNDATION CLEARANCES FROM SLOPES

NOTE: SECTION SHOWING REQUIRED GRADING CUT AND PROXIMITY TO PROPERTY LINE FROM BUILDING OR STRUCTURE SETBACKS FROM TOP AND BOTTOM OF SLOPE AS SHOWN IN CBC, FIG. 1808.7.1. FOR DESCENDING SLOPES LESS THAN 12 FEET IN HEIGHT, MINIMUM SETBACK FROM COMPETENT SLOPE FACE MATERIAL SHALL BE 4 FEET.



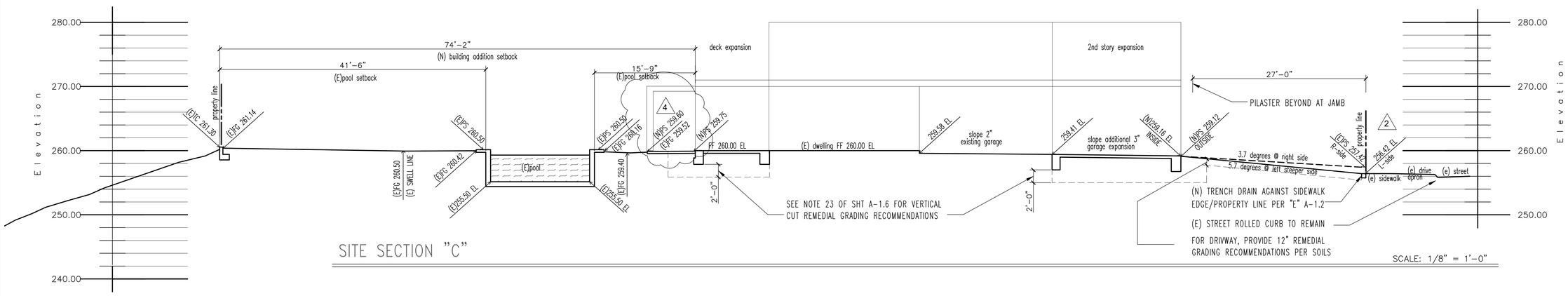
SITE SECTION "A"

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



SITE SECTION "B"

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



SITE SECTION "C"

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

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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to executing any work

REVISIONS NO.

8 city submittal 11-10-23
pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

RESIDENTIAL ADDITION
Ke Wang Residence

site section

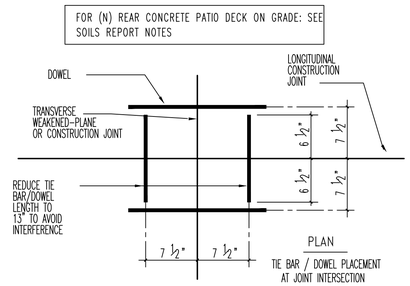
OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago Drive
Newport Coast, CA 92657
ph. 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

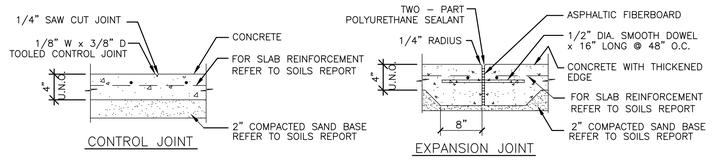
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DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-1.5

1 OF (REF TO INDEX) SHEETS



SLAB PLAN — NO SCALE — 1



SLAB JOINTS — NO SCALE — 2

SITE SLAB NOTES:

GENERAL ALL WORK SHALL CONFORM TO THE 2016 CBC

SOIL AND BASE

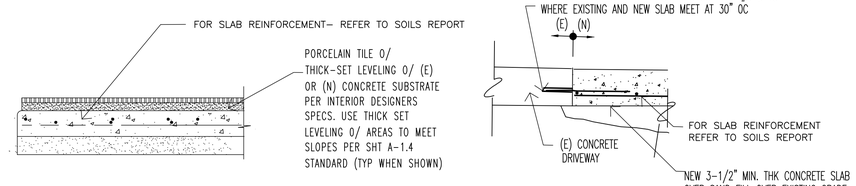
1. REFER TO SOILS REPORT WHERE IN CONFLICT FOR SLAB SAND BASE, SLAB THICKNESS AND COMPACTING REQUIREMENTS:
2. NO SITE GRADING REQUIRED AFTER REMOVING THE EXISTING CONCRETE WITHOUT DISTURBING ANY SOIL PROVIDE 2" BASED AND PLATE COMPACTION. IF ANY BACKFILLING DOES OCCUR, ALL BACK-FILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM RELATIVE DENSITY.
3. FOR (N) REAR CONCRETE PATIO DECK ON GRADE: PROVIDE 24x24 #4 REINF
4. FOR (N) CONCRETE SLAB FOOTING EDGE, ROVIDE 12W x12D FOOTING W/ 1 #4 AT TOP & BOTTOM OF FOOTING

CONCRETE MATERIAL SPECIFICATIONS:

1. CONCRETE: MINIMUM CONCRETE STRENGTH SHALL BE 2,500 PSI. FOR CONCRETE EXPOSED TO EARTH W/ CEMENT-WATER RATIO OF 0.45 AND TYPE V CEMENT
   a. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, II, OR III PORTLAND CEMENT.
   b. HARD-ROCK AGGREGATES SHALL CONFORM TO ASTM C33. THEIR MAXIMUM SIZE SHALL BE 1 -1/2 INCHES FOR FOOTINGS, CAISSONS, AND GRADE BEAMS AND ONE INCH FOR ALL OTHER WORK.
   c. LIGHTWEIGHT AGGREGATES (CONFORM TO ASTM C330) SHALL BE APPROVED AND THEIR MAXIMUM SIZE SHALL BE 1/2 INCH.
   e. ONLY ONE GRADE OF CONCRETE SHALL BE POURED ON THE JOB AT ONE TIME.
   g. CONCRETE COVER OVER REINFORCING SHALL BE AS FOLLOWS:
      1. POURED AGAINST EARTH 3"
      2. EXPOSED TO EARTH, BUT POURED AGAINST FORMS 2"

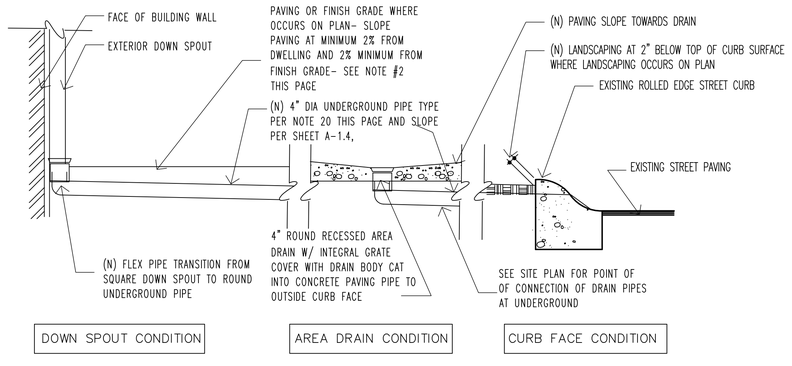
REINFORCING INSTALLATION

5. REINFORCING STEEL:
   a. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A 615 AS FOLLOWS UNLESS OTHERWISE SHOWN:
      1. #5 AND SMALLER GRADE 40 OR 60
      2. #6 AND LARGER GRADE 60
   b. ALL BARS SHALL BE FREE OF LOOSE FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIAL MIGHT AFFECT OR IMPAIR BOND.
   d. ALL BENDS TO BE MADE COLD.
   e. DO NOT WELD GRADE 60 REINFORCING UNLESS SPECIAL APPROVAL IS OBTAINED FROM STRUCTURAL ENGINEER.
   f. REINFORCING SHALL HAVE A MINIMUM LAP OF 40 BARS DIAMETERS OR 2'- 0" WHICHEVER IS LARGER.



DECK COND. — NO SCALE — 5

SLAB TRANSITION — NO SCALE — 3



NOTE; PIPES ON SITE PLAN ARE DIAGRAMMATIC AND SHALL MEET TABLE SECTION CBC 1101.8 AND PER PAGE A-1.4

STORM DRAIN PIPE — NO SCALE — 4

GRADING/DRAINAGE PLAN NOTES (REF FOR SHT A-1.4)

NOTE: ALL NOTES BELOW APPLY TO SITE GRADING/DRAINAGE PLANS OF SHEET A-1.4

1. SEE SHEET A1.2 FOR CITY STANDARDS OF SITE DRAINAGE NOTES/DETAIL & BMP INFO, SHEET A-1.3 FOR DEMO ITEMS BEING REMOVED, SHEET A-1.4 FOR PROPOSED DRAINAGE/GRADING PLAN AND SHEET A-1.6 FOR PROPOSED SITE DETAILS.
2. SITE WORK IS MINIMAL FROM THE NEW TO EXISTING DRAINS/SLOPE CONDITIONS. NO MAJOR LANDSCAPE ALTERATIONS REQUIRES AS GENERAL CONTRACTOR SHALL RESTORE/REPLACE ALL OF THE PLANTING IF DISTURB FROM CONSTRUCTION TO ITS ORIGINAL MATCHING CONDITION. WHERE HARD-SCAPE IS MINIMAL, CONTRACTOR SHALL "SAW CUT /JOIN TO ALTERED/EXPANDED FOOTPRINT PORTIONS OF FLAT WORK TO MATCH AND JOIN FLUSH IF DISTURB FROM CONSTRUCTION. CONTRACTOR TO F.V. IF EXISTING PAVING SLOPES TO WORK W/ NEW PROPOSED SLOPES. REMOVE EXTRA PAVING PORTIONS IF NECESSARY FOR UNIFORM SHEET FLOW OF WATER SO NO BIRD PONDING OCCURS. 1% MINIMUM SLOPE IS REQUIRED AT PAVING AND 2% MINIMUM AT LANDSCAPING. SLOPES AWAY FROM BUILDING FOUNDTAION EDGE @ 2% MIN AT PAVING AND 2% MIN AT FINISH GRADE CONDITIONS AT THE FIRST 10' HORIZONTAL FALL AWAY FROM DWELLING FOUNDATION EDGE PER R401.3) WHERE EXISTING SURFACE REQUIRES MINIMAL REGRADING, LIGHTLY FEATHER OUT FOR A UNIFORM SLOPE. MANIPULATE GRADES FOR UNIFORM SLOPE TO DRAINAGE TO CARRY ALL WATER AWAY TO OTHER PARTS OF LOT ONTO PUBLIC STREETS PER LOCAL CODES. WHERE CUT AND FILL BALANCE OF SOILS CANNOT BE ACHIEVED FOR DRAINAGE SWELLS TO PROVIDE UNDERGROUND DRAINS, & INLETS TO ASSURE POSITIVE DRAINAGE FLOW AS INDICATED ON PLANS OR AS REQUIRED. REFER TO CITY STANDARDS SHEET A-1.2 FOR NOTES AND DETAILS THAT FURTHER EXPAND THIS PARAGRAPH. REFER TO DRAINAGE PLAN SHT A-1.4 FOR ARROW DIRECTION WHICH SLOPES UNIFORMLY AVERAGE WHENEVER INDICATED BY THE LEGEND ---> AND SPOT ELEVATIONS NOTED ON PLANS.
3. SEE SHEET A-1.2 FOR STANDARD NOTES OF BMP REQUIREMENTS AS GENERAL SITE MANAGEMENT AS BMP'S SHALL BE MAINTAINED/IMPLEMENTED ON PROJECT SITE AT ALL TIMES. (SEE PAGE A-1.3 DEMO SITE PLAN FOR GRAVEL BAG LAYOUT AS SECURING FOR AN EROSION CONTROL BERM)
4. GRADING REQUIRE OF 106 TOTAL YARDS FROM FROM FOUNDATION PREP, RETAINING WALL RELOCATIONS AND POTENTIAL FEATHERING FOR DRAINAGE SWELLS- REFER TO SOILS REPORT AND STRUCTURAL DRAWINGS FOR ADDITIONAL INSTRUCTIONS NOT MENTIONED.
5. REROUTE IRRIGATION LINES FOR BALANCE OF WATERING IRRIGATION SYSTEM WHERE NECESSARY THUS KEEPING THE INTEGRITY TO ALL EXISTING IRRIGATION SYSTEMS. HAND WATER VEGETATION DURING TEMPORARY SHUT-OFF PERIODS OR DISCONNECTION SO TO KEEP MAINTAINED THROUGH-OUT CONSTRUCTION PERIOD AT ALL TIMES. REPLANT ALL DAMAGED LANDSCAPE TO RESTORE BACK TO ORIGINAL CONDITION IF APPLICABLE.
6. ALL ROOFS SHALL BE GUTTERED AND DOWNSPOUT/PIPED AND CONNECTED TO SITE SUB-DRAINAGE PIPES. ALL 2ND STORY DECKS/BALCONIES SHALL BE PIPED AND CONNECTED TO SITE SUB-DRAINAGE PIPES. ALL SUB-DRAINAGE PIPES SHALL HAVE A MINIMUM 1% GRADE TOWARD DRAIN OUTLET. "(E)" UNDERGROUND (UG) DRAIN PIPES ARE ASSUMED ROUTES BASED ON SURFACE LOCATIONS OF EXPOSED PIPES THAT MEET DAYLIGHT. THE DRAINAGE PLAN PURPOSE IS FOR SHOWING THE LATERAL DRAIN PIPES AS AID FOR POINT OF CONNECTIONS (POC) PURPOSE ONLY AND NOT ACTUAL RECORD AS CONSTRUCTION WILL REVEAL FIELD CONDITIONS AND ADJUST FOR RETROFIT PER CITY CODE OF SHT A-1.3
7. FOR EXISTING CONTOURS OUTSIDE THE BOUNDARIES OF THIS PAGE, SEE TOPO PLAN OF SHEET A-1 FOR TOPO MAP
8. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.
9. FOR REMEDIAL GRADING NOT SHOWN ON THIS SHEET FOR REMOVED/RECOMPACTED ZONES – SEE SHEET A-1.3 SITE DEMO PLANS AND SOILS REPORT FOR ADDITIONAL INSTRUCTIONS
10. PROTECT AND SAFEGUARD FROM DAMAGES ALL EXISTING CONSTRUCTION, UTILITIES IRRIGATION AND LANDSCAPE TO REMAIN. REFER PROPOSED BUILDING PLANS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS PLAN.
11. GC TO FIELD VERIFY (E) UNDERGROUND STORM DRAIN SYSTEMS TO INTERCEPT CONNECTIONS WITHOUT GOING TO CURB FACE AS CURRENT STORM DRAIN SYSTEM IS UNDERGROUND AT OFF-SITE.
12. BACK FILLING FOR TRENCHES SHALL BE COMPACTED TO NINETY (90) PERCENT DENSITY. BACK FILL FOR UTILITY TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX (6) INCH LAYERS PER MACHINERY TAMPER PER ASTM D-1557-94. SEE SOILS REPORT FOR MORE STRINGENT REQUIREMENTS
13. R311.3 FLOORS & LANDINGS AT EXTERIOR DOORS. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2-PERCENT. R311.3.1 FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS. LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1 ½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7" INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
14. REFER TO SOILS GEO REPORT FOR ADDITIONAL INFORMATION NOT SHOWN ON THESE PLANS INCUDING PAD ELEVATIONS/SUBBASE AND REMEDIAL GRADING INSTRUCTIONS. CONTRACTOR SHALL COMPLY WITH THE SOIL REPORTS RECOMMENDATIONS AND/OR STRUCTURAL ENGINEERS RECOMMENDATIONS.
15. CONTRACTOR TO VERIFY ALL STRUCTURE DIMENSIONS TO WITHIN SETBACKS ANMD REPORT TO THE ARCHITECT ANY DISCREPENCIES.
16. THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVISE A MINIMUM OF 12 INCHES PLUS 2 PERCENT. DRAINAGE SHALL CONFORM TO SECTION 15.10.120 OF THE NBMC. (NBMC 15.10.060, CBC 1808.7.4)
17. ALL DRAINAGE WATER FROM A NEWLY GRADED OR A REGRADED SITE SHALL BE DIRECTED FROM A PRIVATELY OWNED PROPERTY DIRECTLY TO THE PUBLIC DRAINAGE SYSTEM TO MEET 2019 CBC SECTION1805.4.3 AND CONFORM TO SECTION 15.10.120 (E) OF THE NBMC. PROVIDE A DRAINAGE DESIGN THAT PREVENTS ENTRANCE OF DRAINAGE WATER FROM THE STREET/ALLEY ONTO PROPERTY
18. COMPLY WITH THE MINIMUM SLOPE AT THE FOLLOWING AREAS (NBMC 15.10.120 F): EARTH 2.0%, CONCRETE 0.5% ,CONCRETE GUTTER IN PAVED AREA 0.2%, ASPHALT 1.0%, & SUBTERRANEAN DRAINAGE PIPE 1.0%
19. DESIGN THE DRAINAGE SYSTEM TO RETAIN CONCENTRATED AND SURFACE SHEET FLOW WATER FROM DRY-WEATHER RUN OFF AND MINOR RAIN EVENTS WITHIN THE SITE. (NBMC 15.10.120)
    A. SHEET FLOW THROUGH LAWN AREAS AND/OR AREA DRAINS CONNECT TO A MINIMUM 15' LONG FRENCH DRAIN IN CRUSHED ROCK BED WRAPPED WITH FILTER CLOTH AS SHOWN IN FIGURE A ON LAST PAGE PROVIDED:
    I. SITE MEETS INFILTRATION FEASIBILITY CRITERIA AS SET FORTH IN TABLE 2.7 OF THE TECHNICAL GUIDANCE DOCUMENT (TGD) AND,
    II. ONE FRENCH DRAIN PER MAXIMUM OF 2,000 SF OF IMPERVIOUS AREA HAVING APPROPRIATE HYDRAULIC SOURCE CONTROLS.
    III. FOR SITES NOT SUITABLE FOR INFILTRATION PER TABLE 2.7, CONSIDERATIONS SHOULD BE GIVEN TO FEASIBILITY OF HARVEST AND USE PER APPENDIX X OF TGD, AND IF NOT FEASIBLE, BIOTRETENTION AND FINALLY BIOFILTERATION TO TREAT DESIGN CAPTURE VOLUME PRIOR TO DISCHARGE.
    IV. LOCATE FRENCH DRAIN AWAY FROM FOUNDATIONS AND SLOPES.
    B. ALTERNATE: PROVIDE HYDROLOGY CALCULATIONS AND DESIGN RETENTION SYSTEM TO RETAIN ¾" OF RAIN OVER 24 HR.
    C. PROVIDE THE FOLLOWING NOTE ON THE PLANS, 'ANY CHANGES TO THE HARDSCAPE / LANDSCAPE MUST BE INDICATED ON A REVISED PRECISE GRADING PLAN, APPROVED BY THE CITY, AND MAY TRIGGER A WATER QUALITY MANAGEMENT PLAN (WQMP) CONSISTENT WITH THE MODEL WQMP, EXHIBIT 7.II.'
20. ALL DRAINS SHALL BE LAID-OUT PER DIAGRAME OF SHEET A-1.4. ALL DRAINS SHALL HAVE A DIAMETER 4" (MIN.) AND TYPE OF MATERIAL MAY BE THE FOLLOWING OPTIONS FOR DRAIN LINE MATERIALS THAT MAY BE USED:
    A. ABS, SDR 35
    B. ABS, SCHEDULE 40
    C. PVC, SDR 35
    D. PVC, SCHEDULE 40
    E. ADS 3000 WITH PE GLUED JOINTS
21. PIPE SIZING SHALL MEET CPC TABLE 1103.2 TO DETERMINE REQUIRED SITE DRAIN (DIAMETER) AND SLOPE.
22. THE MINIMUM DISTANCE BETWEEN EXTERIOR FINISH GRADE AND BOTTOM OF TREATED SILL PLATE SHALL BE AS FOLLOWS: (CRC R317.1, CBC 2304.12.1.2) FOR DIAGRAM, SEE DETAIL A & B OF SHEET A-1.2
    A. 3" TO CONCRETE FINISH
    B. 8" TO SOIL
23. REMEDIAL GRADING RECOMMENDATIONS TO INCLUDE THAT THE REMOVAL OF THE SOIL BELOW THE PROPOSED FOUNDATION WITHIN THE BUILDING PAD AREA SHOULD BE OVER EXCAVATED A MINIMUM OF 24 INCHES AND RE-COMPACTED TO MINIMUM 90% OF MAXIMUM DRY DENSITY WITH 2% OVER THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY LABORATORY ASTM D1557 MODIFIED PROCTOR TEST. LATERAL LIMITS OF THE REMOVAL SHOULD BE EQUAL TO THE DEPTH OF REMOVAL. IN ADDITION, CEMENT TREATMENT OF THE EXPANSIVE SOILS SHOULD BE ELECTED TO BE UTILIZED DURING REMEDIAL GRADING TO STABILIZE THE ANTICIPATED SATURATED AND EXPANSIVE SOILS. IF THE CEMENT TREAT OPTION IS SELECTED, THE BOTTOM OF REMEDIAL GRADING EXCAVATION SHOULD BE SCARIFIED AND MIXED IN ONE (1) TO TWO (2) 50-POUND BAG OF CEMENT PER CUBIC YARD AND PLACED AS A SOIL CEMENT MIXTURE WHILE MAINTAINING THE 2% OVER OPTIMUM MOISTURE CONTENT. THE ABOVE RECOMMENDATIONS TO STABILIZE THE EXPANSIVE SOILS SHOULD BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE (CBC) SECTION 1808.A.6.4 STABILIZATION BY CHEMICAL AND PRE-SATURATION.

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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE

8 city submittal 11-10-23
pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

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z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Ke Wang Residence
site details & grading/drainage notes

OWNER REP/SITE ADDRESS:
Henry Miao
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Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao7778@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-1.6

1 OF (REF TO INDEX SHEETS)

7. RECOMMENDATIONS

7.1 Settlement

Provided our report recommendations are followed, we estimate the total and differential settlements on the order of one (1) inch and one-half (½) inch, respectively over the span of 30-ft.

7.2 Foundation System

A rigid conventional continuous or spread foundation system embedded on the artificial fill may be used to support the proposed addition. All foundations should be minimum 18 inches in width and embedded a minimum of 24 inches below the finished grade elevation. Greater embedment may be necessary to resist lateral loads due to wind and seismic forces of the requirements of 2019 CBC. A cohesion of 130 psf multiplied by the contact area may be used. We recommend all footings should be reinforced with two (2) #5 steel reinforcing bars at the top and two (2) #5 steel reinforcing bars at the bottom. The new foundations should securely be connected to the existing residence.

A minimum allowable bearing capacity of 1500 psf may be used for a continuous or spread foundation system bearing on newly compacted fill. The allowable bearing value may be increased by 150 pounds per square foot per foot increase in depth or width to a maximum of 2000 psf. The soil below the minimum 24 inches of bottom of the proposed foundation within the building pad area should be over excavated and re-compacted to minimum 90% of maximum dry density with 2% over the optimum moisture content as determined by laboratory ASTM D1557 modified proctor test.

Table 5. Earth Material and Foundation Design Parameters

Earth Material Parameters	Foundation Bearing Material	Artificial Fill
	Foundation Bearing Pressures [3]	1,500 psf
	Cohesion [1]	130 psf (multiplied by the contact area)
	Passive Earth Pressure (EFP) [3]	100 psf/ft of depth below grade
	Maximum Passive Earth Pressure	1,500 psf
Continuous Footing Design	Minimum Width	18 inches
	Min. Embedment Depth into Bearing Material [2]	24 inches
	Minimum Reinforcement	2 No.5 Rebars at Top and 2 No.5 Rebars at Bottom
Independent Pad Design	Minimum Foundation Dimensions	24" x 24" square
	Min. Embedment Depth into Bearing Material [2]	24 inches

Notes:
[1] When combining frictional resistance and passive pressure, the passive pressure component should be reduced by one-third.
[2] Foundation depths subject to increase per the project structural engineer's design.
[3] One-third increases on the bearing and passive pressures for wind and seismic loads are allowed.

7.3 Slab on Grade

Slab on grade should be underlain by a layer of four (4) inches free drainage clean sand over firm compacted fill. Slab thickness, reinforcement etc, should be designed by the structural engineer based on the analysis performed considering the loads anticipated, expansion index and the modulus of subgrade reaction of the soil.

Minimally, Terradyne recommends a 5-inch-thick slab thickness, reinforced with No. 5 bars at 18-inch on center. For the proposed site, a modulus of subgrade reaction k_1 of 100 psi/in is recommended. The subgrade for the new slab should be prepared as recommended under Section 8.1.1 "Site Preparation." A vapor barrier over the sand should be considered in the areas where the migration of moisture through the floor slab would be detrimental. To protect the vapor barrier (Visqueen) from punctures during placement, it is recommended that the Visqueen be placed over two-inch thick, clean sand layer. The vapor barrier should be at least 15-mil plastic (STEGO or Equivalent) and should be sealed at all splices, around plumbing, and at the parameter of slab areas. Every effort should be made to provide a continuous barrier and care should be taken no to puncture the membrane. Some contractors exercising special care use heavier membranes or double layers of 15-mil plastic with splices staggered and sealed. Slab design should be in compliance with the 2019 Cal Green Code where applicable.

7.3.1 Exterior Slabs

Concrete walkways and exterior flatwork should be at least 4 inches thick and should be constructed on at least 12 inches of structural fill. The potential for distress to exterior slabs due to expansive soil movements could be reduced by placing and compacting an additional 6 inches of structural fill, below the minimum 12-inch-thick layer recommended above (i.e., a total of 18 inches of structural fill).

To improve performance, exterior slabs-on-grade may be constructed with a thickened edge to improve edge stiffness and to reduce the potential for water seepage under the edge of the slabs and into the underlying base and subgrade. In our opinion, the thickened edges should be at least 8 inches wide and ideally should extend at least 4 inches below the bottom of the underlying aggregate base layer.

7.4 Lateral Earth Pressures

7.4.1 Passive Earth Pressure

Lateral loads may be resisted by friction provided by the soil on the base of the foundation and by passive earth pressure. A cohesion of 130 psf multiplied by the dead load may be used. An allowable passive earth pressure of 100 psf per foot of depth may be used for footings poured against competent soil. The maximum value of passive earth pressure should be limited to 1,500 psf. Frictional resistance and passive pressure resistance may be used in combination if friction coefficient is reduced by one-third. A one-third increase in passive pressure may be used for resistance against seismic and wind loading.

7.4.2 Active Earth Pressure

Active earth pressures behind walls depend on wall movement, back fill slope, surcharge loads and back fill material.

Table No. 6

Equivalent Fluid Density (PCF)	
	Level Backfill
Active Condition	60
At-rest Condition	100

The lateral seismic thrust force acting on a non-yielding retaining walls greater than 6 feet in height should be estimated by the dynamic (seismic) thrust force with the resultant dynamic thrust acts at a distance of 0.33H above the base of the wall. It is Terradyne's understanding that the garden retaining wall will not greater than 6 feet in height. The equivalent fluid densities in Table No.6 do not include the effect of seepage pressures, surcharge loads such as construction equipment, vehicular loads or future storage near the walls. If the basement wall or cantilever retaining wall can tilt forward to generate "active earth pressure" condition, the values under active condition should be used. For rigid non-yielding walls which are part of the building, the values" at rest condition" should be used. The compaction effort should be controlled during backfill operations. Over compaction can produce lateral earth pressures in excess of at rest magnitudes. Compaction levels adjacent to below-grade walls should be maintained at minimum 90-95 percent of Modified Proctor (ASTM D1557) maximum dry density.

The backfill behind the walls should be drained properly. The simplest drainage system consists of a drain located near the bottom of the wall. The drain collects the water that enters the backfill and this may be disposed of through outlets along the base of the wall and outlet a considerable distance from the wall to ensure lateral bearing capacity is not negatively impacted. To ensure that the drains are not clogged by fine particles, they should be surrounded by a granular filter wrapped in a geofabric such as Mirafi 140N or equivalent. A more satisfactory drainage system, consisting of a back drain of 12 inches to 24 inches width gravel may be provided behind the wall to facilitate to drainage in a site consisting of predominately clayey soils.

If wall drainage is not installed, then lateral earth pressures should be determined using the buoyant weight of the soil (approximately 58 pcf). Hydrostatic pressures calculated with the unit weight of water (62.4 pcf) should be added to these earth pressures to obtain the total stresses for design. A wall drainage system, such as prefabricated drainage panels, connected to a toe drain should be installed behind below grade walls to minimize the potential accumulation of hydrostatic pressure behind the walls.

A subdrain or an equivalent system of backfill drainage should be incorporated into the retaining wall design. A recommended drainage design for achieving the control of seepage forces behind retaining walls should consist of a single sized gravel, such as ¾-inch, wrapped with geotextile fabric separator or graded washed gravel placed in contact with undisturbed native material. Collection should be with a 4-inch diameter perforated pipe embedded at the base of the gravel tied to a 4-inch diameter non-perforated outlet

pipe which discharges at convenient locations selected by the Design Civil Engineer. The pipe should be placed such that the gradient is not less than 0.01 ft./ft. The fabric wrapped gravel envelope should be placed at a similar gradient. All pipe joints should be glued. The backdrain/subdrain should have a minimum of 2 cubic feet per foot of gravel. All drainpipes should be SDR-35 or approved equivalent. Perforations may be either bored holes, not less than 3/16 inches or larger than ½-inch in diameter, or ⅛-inch slots placed on the bottom ⅓ of the pipe perimeter. If the pipe is to be bored, a minimum of five (5) holes should be uniformly placed per foot of length in two rows at approximately the 4 and 8 o'clock positions. Slots should not exceed 2 inches in length and total length of slots should be directed downward on the lower portion of the pipe. The fabric pore spaces should be between 30 and 100 mesh openings. The fabric should be placed such that a minimum lap of 6 inches exists at all splices. All subdrain installations should be inspected by a Terradyne representative.

The following Figure 1 provides a conceptual design for wall drainage.

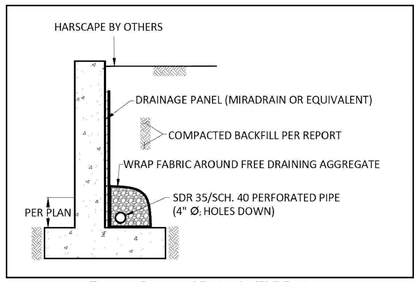


Figure 1. Conceptual Design for Wall Drainage

8. CONSTRUCTION GUIDELINES

8.1. Construction Monitoring

As Geotechnical Engineer of Record for this project, Terradyne Residential Inc., should be involved in monitoring the foundation installation and earthwork activities by the special inspections requirements and testing of existing site soil conditions, fill placement and load-bearing requirements to be performed in accordance with **section 1705** of **CBC 2019** as shown in **Table 1705.6** below. The performance of any foundation system is not only dependent on the foundation design but is strongly influenced by the quality of construction. Prior to construction, please contact our office so that a Foundation and Earthwork Monitoring Plan can be incorporated into the Project Quality Control Program.

Subgrade preparation and structural fill placement should be monitored by the project geotechnical engineer or his representative. Field-tests for moisture content and relative compaction of the fill soils shall be performed by Terradyne Residential, Inc. Location and frequency of tests shall be at our field representative(s) discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction. Any areas not meeting the required compaction should be re-compacted and retested until compliance is met.

TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	—	X
2. Verify excavations are extended to proper depth and have reached proper material.	—	X
3. Perform classification and testing of compacted fill materials.	—	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	—
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	—	X

8.1.1 Site Preparation

All deleterious materials, such as existing pavements, foundations, utilities to be abandoned, vegetation, root systems, soft or overly moist surface soil, miscellaneous fill, topsoil, etc. should be cleared from areas to be built on or paved. The over-excavation and compaction depth should be minimum two (2) feet below bottom of the proposed foundation. Excavations that extend below finish grade should be backfilled with structural fill that is water-conditioned, placed, and compacted to 90% maximum dry density with 2% over the optimum moisture content determined by modified proctor test per ASTM D1557. The excavation shall extend a minimum of four (4) feet laterally, where obtainable.

After the site has been properly cleared, stripped, and excavated to the required grades, exposed subgrade surfaces in areas to receive structural fill or slabs-on-grade should be scarified to a depth of 12-inches, moisture conditioned, and compacted to 90% maximum dry density with 2% over the optimum moisture content determined by modified proctor test per ASTM D1557.

8.1.2 Material for Fill

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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

NO./REVISION/DATE
8 city submittal 11-10-23 pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

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zenarchitect.com

architect

RESIDENTIAL ADDITION
Ke Wang Residence
soils recomendation notes

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ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-1.7
1 OF (REF TO INDEX) SHEETS

TYPICAL AS-BUILT PLAN NOTES

1. REFER TO DEMOLITION PLAN FOR WORK TO EXISTING CONDITIONS NOT SHOWN
2. REFER TO FLOOR PLANS FOR PROPOSED WORK/ALTERATOIN NOT SHOWN
3. REFER TO PLOT PLAN FOR ADDITIONAL INFORMATION NOT SHOWN



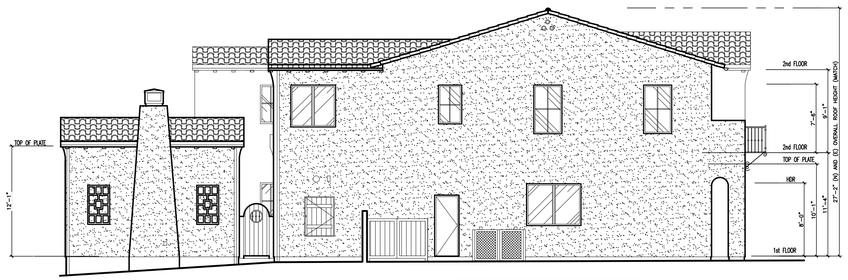
REAR ELEVATION



FRONT ELEVATION



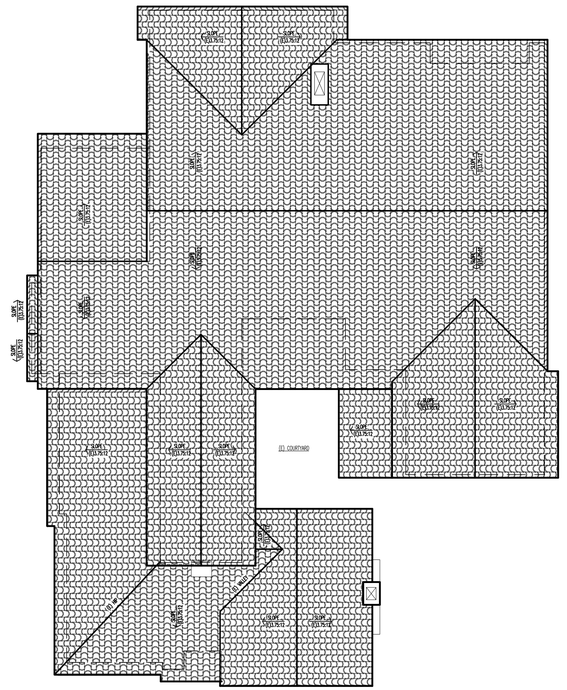
LEFT ELEVATION



RIGHT ELEVATION

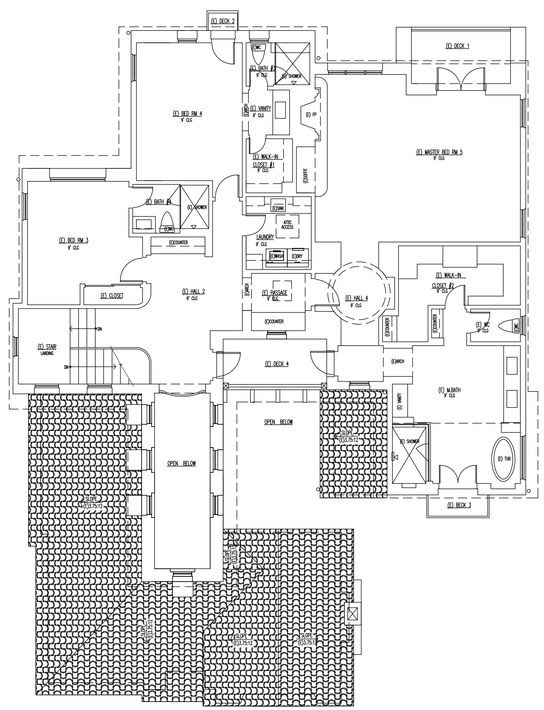
AS-BUILT ELEVATIONS

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



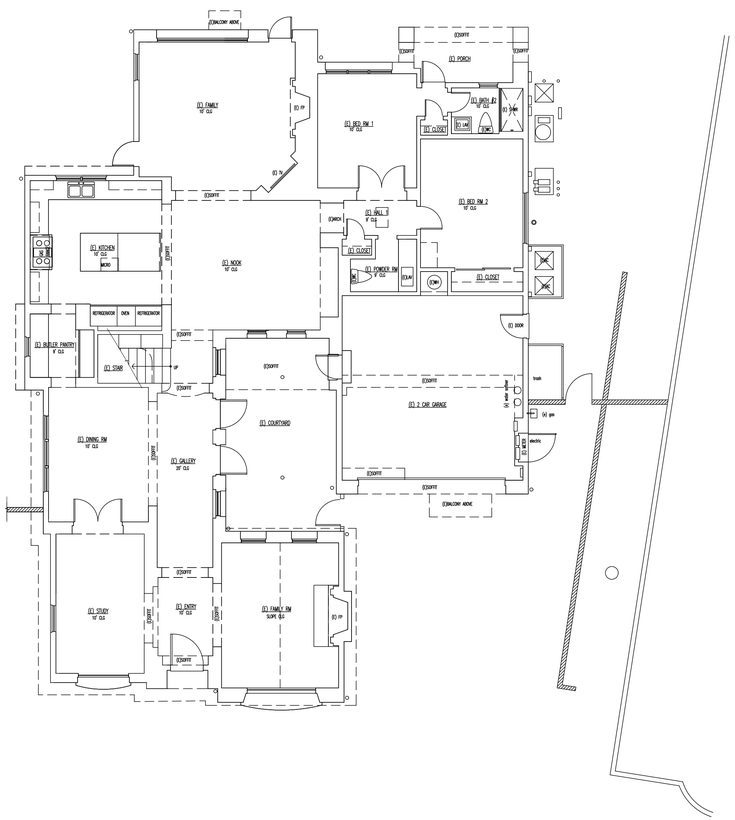
AS-BUILT ROOF

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



AS-BUILT 2nd LEVEL FLOOR PLAN

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



AS-BUILT 1st LEVEL FLOOR PLAN

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

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Contractor shall exercise the responsibility with (E)ARCHitect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

8 city submittal 11-10-23 pool improvements

CONTRACTOR

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com

architect

RESIDENTIAL ADDITIAL ADDITION
Ke Wang Residence
as-built roof/elevations

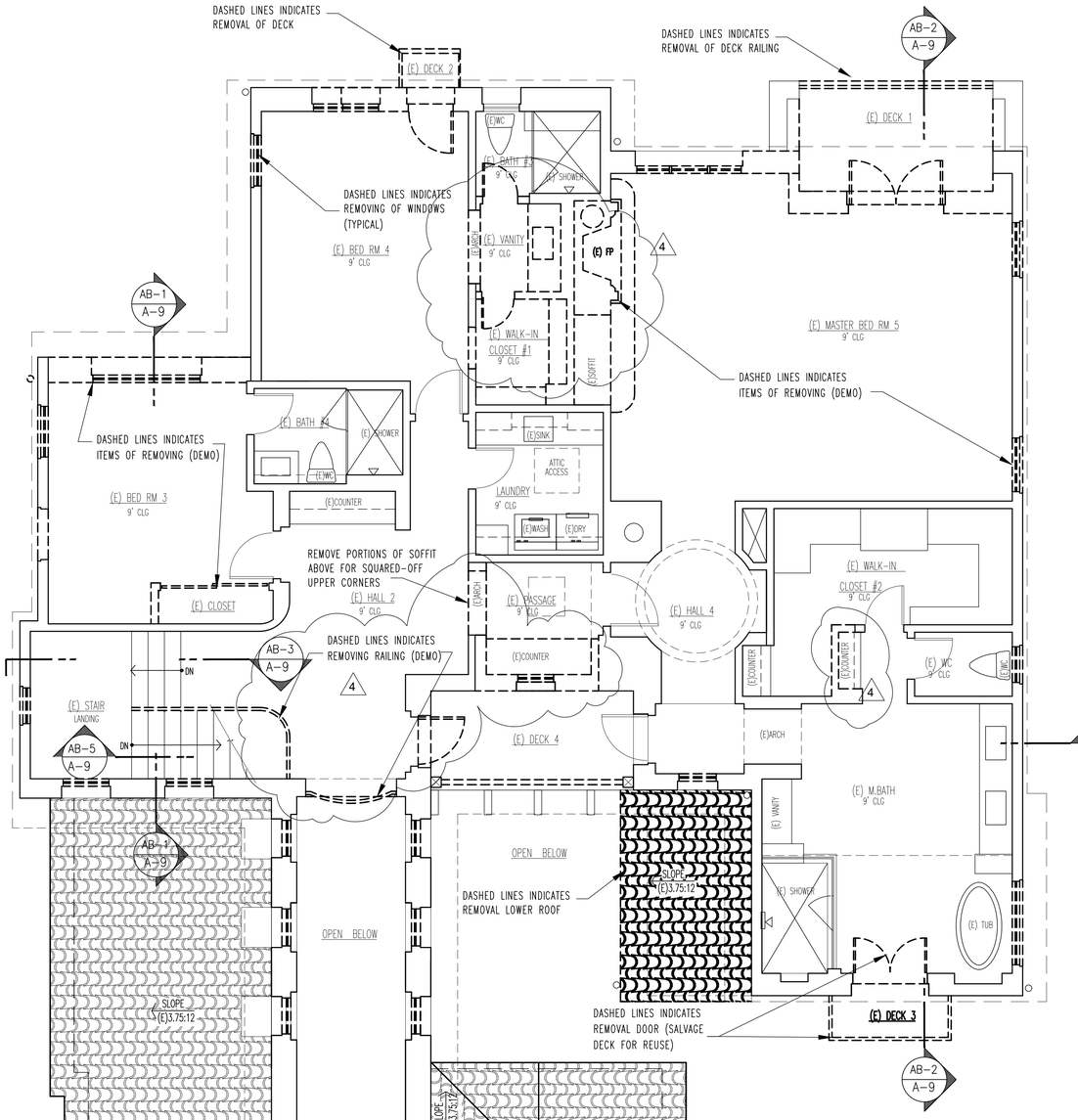
OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph. 714-353-3469 Email: henrymiao7777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-25
STATE OF CALIFORNIA

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A-2

1 OF SHEETS



DEMO BUILDING NOTES

1. REFER TO COVER SHT FOR ADDITIONAL INFORMATION NOT SHOWN
2. REFER TO PROPOSED DRAWINGS FOR ADDITIONAL ITEMS THAT MAY IMPACT DEMOLITION NOT SHOWN IN THIS FLOOR PLAN
3. VERIFY W/ OWNER SALVAGED ITEMS (STORE & PROTECT)
4. VERIFY LOCATION OF ELECTRICAL, PLUMBING AND MECHANICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA – REFER TO EMP SHTS FOR INSTRUCTIONS
5. PROVIDE STRUCTURAL SHORING REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE CONSTRUCTION AREA AND IF ENDANGERED, CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.
6. REMOVE (E) WOOD FLOORING WHERE OCCURS– SECURE INSTRUCTIONS WITH INTERIOR DESIGNER PRIOR TO WORK

ARCHITECTURAL SYMBOLS

- EXISTING ROOF LINE OVERHANG TO REMAIN
- EXISTING CEILING PORTION ABOVE TO BE REMOVED FOR STRUCTURAL BEAM RETROFIT
- EXISTING FINISH OR CABINETRY TO BE REMOVED
- EXISTING WINDOW/DOOR TO BE REMOVED
- EXISTING STUD WALLS TO REMAIN
- EXISTING STUD WALLS TO BE REMOVED
- EXISTING CEILING LINE OR OVERHANG TRANSITIONS OR SOFFIT ABOVE TO REMAIN
- EXISTING UPPER CABINET LINE TO REMAIN
- EXISTING ROOF LINE OVERHANG TO REMAIN

DEMO FLOOR PLAN (2nd LEVEL)

SCALE: 1/4" = 1'–0"

DEMO FLOOR PLAN (1st LEVEL)

SCALE: 1/4" = 1'–0"

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RESIDENTIAL ADDITION
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demo plans

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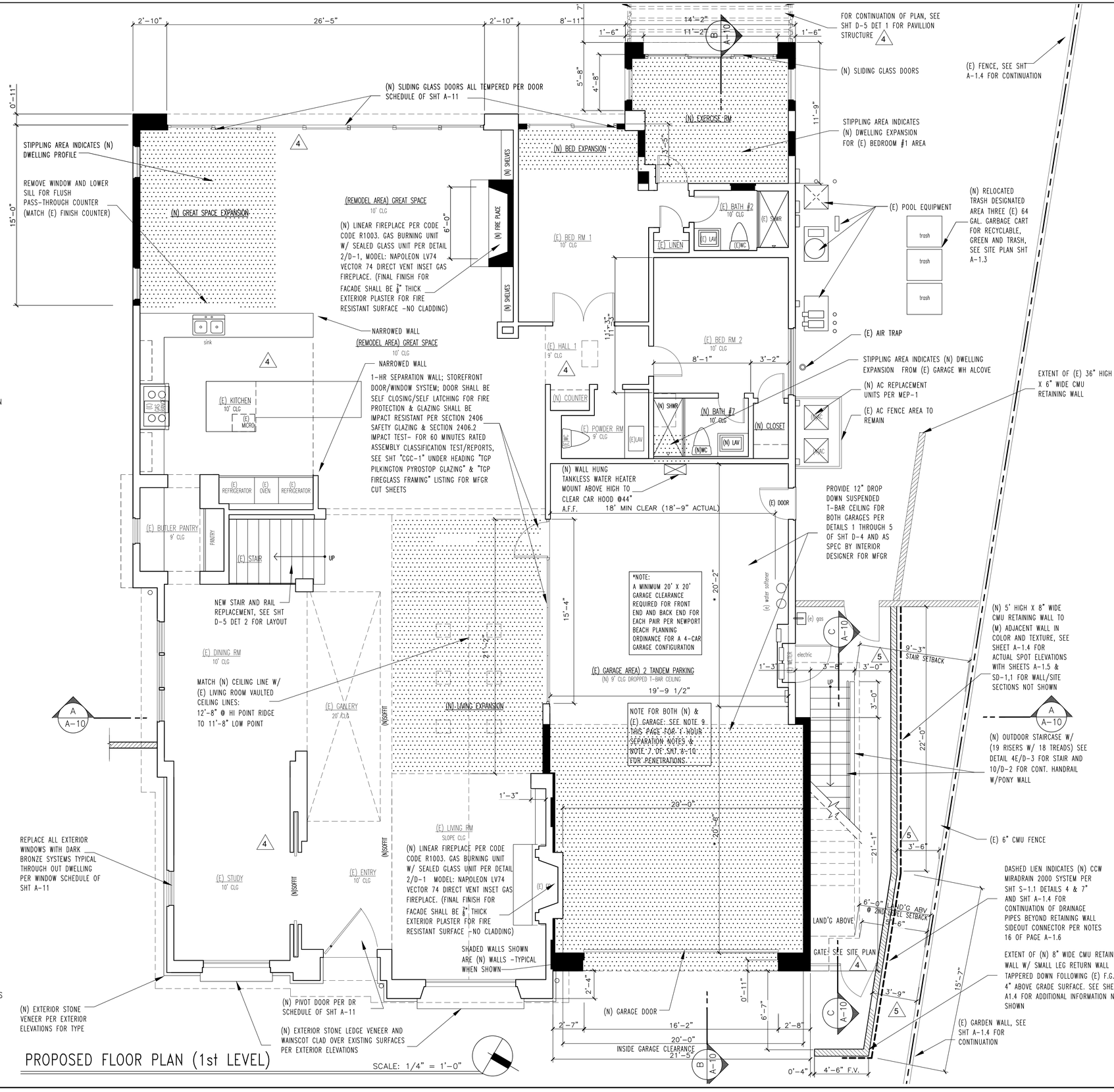
TYPICAL PLAN NOTES

1. REFER TO DEMOLITION PLAN FOR (E) CONDITIONS OF ENTIRE STRUCTURE LAYOUT
2. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN
3. SMOKE DETECTORS PER 2019 C.B.C., SEE MEP SHEETS PER NOTE 5, 6 & 7 OF SHEET MEP-2 OF SECTION 16 ELECTRICAL
4. CONTRACTOR SHALL FIELD VERIFY BOTH HORIZONTAL AND VERTICAL DIMENSIONS TO ENDURE PROPER FIT FOR ALL DETAILS-REPORT TO THE ARCHITECT IMMEDIATELY TO SECURE INSTRUCTIONS SHOULD INFORMATION BE INCORRECTLY NOTED
5. ALL INTERIOR PAINT FINISHES AND TEXTURES TO MATCH EXISTING- PROVIDE 3/4" RADIUS CORNERS AT GYP BOARD WALLS FOR (N) TO (M) EXISTING
6. REFER TO MEP SHEET FOR ELECTRICAL, MECHANICAL AND PLUMBING HVAC AND FRAMING CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING FOR DUCT ROUTES AND POSSIBLE DROPPED FRAMED SOFFITS WHERE DUCT CHASE WAYS MAY NOT BE ACCESSIBLE TO REACH GRILLS FROM UNIT
7. VERIFY ALL ALL FLOOR FINISHES W/ OWNER PRIOR TO INSTALL
8. BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY WINDOWS OR DOORS THAT MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS AS WINDOW CONTROL OPENING DEVICE SHALL NOT REDUCE THE REQUIRED NET CLEAR OPENING AREA OF THE WINDOW. R 312.2.2. AS MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF A MINIMUM OF 5.7. S.F. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET) W/ SILL AT 44" MAX FROM FINISH FLOOR PER CRC R310.2. SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR, TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. YARD OR COURT MUST COMPLY WITH THE DEFINITION: "AN OPEN SPACE, UNOBSTRUCTED FROM THE GROUND TO THE SKY, THEREFORE, INGRESS/EGRESS OPENINGS WHICH OPEN UNDER OR ONTO DECKS, ROOFS, OR COVERED PATIOS ARE NOT ACCEPTABLE. R310.1
   -REFER TO WINDOW SCHEDULE OF SHT A-11 UNDER "REMARKS" COLUMN AND ALSO DOOR/WINDOW TYPES FOR COMMENTS THAT IDENTIFY THE LOCATIONS KEYED ON THIS PLAN
9. THE FOLLOWING APPLIES FOR ATTACHED GARAGE FOR ONE HOUR ENVELOPE PROTECTION SECTION R302.4:
   A. PROVIDE 1-HR FIRE RESISTANCE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS, CEILING, POST, AND BEAMS OF GARAGE WITH MINIMUM OF 5/8" TYPE "X" GYPSUM BOARD @ 2X FRAMING SECTION R302.6 OR 2-LAYERS OF 5/8" TYPE "X" GYPSUM BOARD @ MANUFACTURED TRUSS WHERE OCCURS PER CBC 302.4 AND TABLE 3-B.
   B. ALL ELEMENTS INSIDE OF GARAGE SUPPORTING STORIES SHALL HAVE 1-HR FIRE RESISTANCE PROTECTION (CBC 302.4)
   C. DOORS OPEN TO DWELLING SHALL BE 1-3/8" SOLID CORE OR MINIMUM 20-MINUTE FIRE-RATED DOOR (FOR NON-SPRINKLERED DWELLINGS) AND SELF-CLOSING AND SELF-LATCHING
   D. DOORS FROM GARAGE NOT PERMITTED TO OPEN INTO ROOM USED FOR SLEEPING (CBC 312.4)
   E. PROVIDE 26 GAGE STEEL DUCT IN GARAGE, IF IT PENETRATES 1-HR SEPARATION (CBC 302.4)
   F. R302.4 DWELLING UNIT RATED PENETRATIONS. PENETRATIONS OF WALL OR FLOOR AND CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION. R302.4.1 THROUGH PENETRATIONS. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR 302.4.1.2. EXCEPTION: WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE SHALL BE PROTECTED AS FOLLOWS: 1. IN CONCRETE OR MASONRY WALL OR FLOOR ASSEMBLIES, CONCRETE, GROUT OR MORTAR SHALL BE PERMITTED WHERE INSTALLED TO THE FULL THICKNESS OF THE WALL OR FLOOR ASSEMBLY OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING, PROVIDED: THE NOMINAL DIAMETER OF THE PENETRATING ITEM IS A MAXIMUM OF 6 INCHES AND 1.2. THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES. 2. THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (3 PA) AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIP VALIANT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED. R302.4.1.1 FIRE-RESISTANCE-RATED ASSEMBLY. PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
10. FOR DOOR AND WINDOW CALL-OUT KEYING PLAN, SEE PLAN, SCHEDULE TYPES AND NOTES OF SHEET A-11 FOR LOCATING TEMPERED OR RATED ASSEMBLIES
11. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1⅛" LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR. R311.3.1
12. LANDING LENGTHS AT ALL EXTERIOR DOORS SHALL BE A MINIMUM OF 36" in THE DIRECTION OF TRAVEL. R311.3

ARCHITECTURAL SYMBOLS

(R)= REMODELED (N) = NEW (E) = EXISTING

- (N) 2X4 STUD INTERIOR WALLS @ 16" O.C
- (N) 2X6 STUD WALLS @ 16" O.C W/ R-19 BATT INSULATION @ EXTERIOR WALLS
- (E) 2X6 STUD EXTERIOR WALLS TO REMAIN
- (E) 2X4 STUD INTERIOR WALLS TO REMAIN
- (N) 8" CMU GARDEN RETAINING WALL (SEE "S" SHT A-1.1) AND SEE GRADING/DRAINAGE PLAN OF SHT A-1.4 FOR ADDITIONAL INFO



PROPOSED FLOOR PLAN (1st LEVEL)

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

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1st level floor plan

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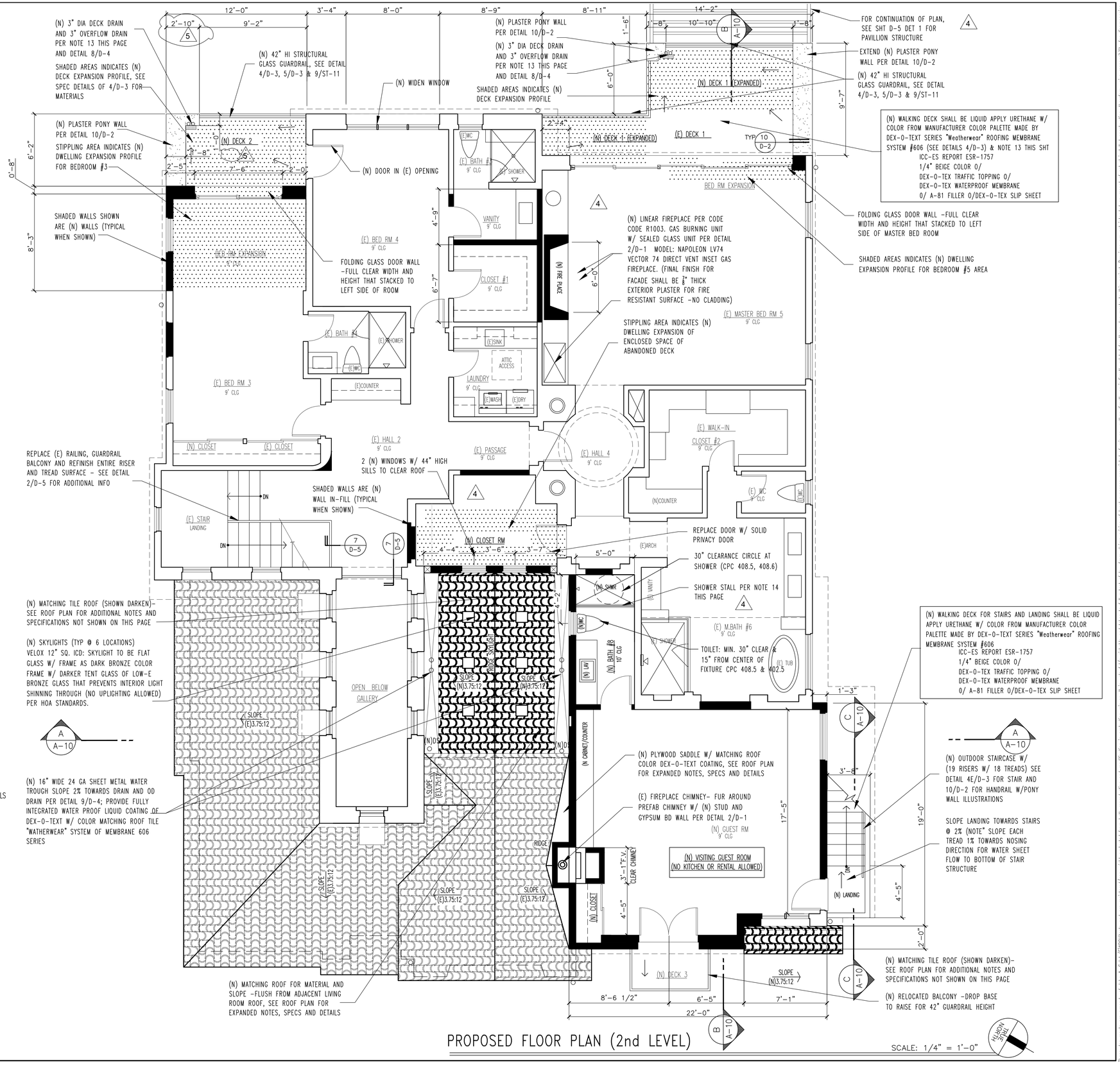
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   -REFER TO WINDOW SCHEDULE OF SHT A-11 UNDER "REMARKS" COLUMN AND ALSO DOOR/WINDOW TYPES FOR COMMENTS THAT IDENTIFY THE LOCATIONS KEYED ON THIS PLAN
9. ROOF RAFTERS OR FLOOR JOIST THAT CANNOT BE TRADITIONALLY VENTED SHALL HAVE INSTEAD BETWEEN THE 2 X WOOD FRAMING R-30 CLOSED CELL INSULATION SPRAY FOAM BY FROTH-PAK #650 CLASS-A FLAME SPREAD RATING ICC ESR-3228
10. FOR DOOR AND WINDOW CALL-OUT KEYING PLAN, SEE PLAN, SCHEDULE TYPES AND NOTES OF SHEET A-11 FOR LOCATING TEMPERED OR RATED ASSEMBLIES
11. LANDING LENGTHS AT ALL EXTERIOR DOORS SHALL BE A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL. R311.3
12. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1⅜" LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR. R311.3.1
13. AT ALL BALCONIES, SLOPE UNIFORMLY WALKING DECK SURFACE AT 2% MINIMAL TOWARDS DRAINS AS NOTED ON PLANS BY ARROWS -PROVIDE THROUGH WALL SCUPPER DRAIN WITH OVERFLOW KIT BOTH PIPED SEPARATELY W/ 2" HIGHER OVERFLOW THAN ROOF DRAIN PER R903.4.1. (SEE DETAIL 8/D-4)
14. SHOWER STALL
    (N) SHOWER STALL-FINISH PER INTERIOR DRAWINGS (N) FRAMELESS GLASS SHOWER DOOR AND ENCLOSURE TO BE SAFETY OR TEMPERED GLAZING (CRC R308.4) SHOWER FLOORS AND WALLS ABOVE SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF FULL HT OF 8' ABOVE THE FLOOR. (R307.2 CRC) CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2 CRC) PROVIDE CURBLESS SHOWER W/ FRAMELESS SHOWER DOOR & LINEAR DRAIN AT FULL WIDTH OF OPENING THUS SPEARTING THE WET TO DRY AREA OF BATHROOM
    - SEE MEP SHEET FOR PLUMBING LAYOUT

ARCHITECTURAL SYMBOLS

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- (N) 2X4 STUD INTERIOR WALLS @ 16" O.C
- (N) 2X6 STUD WALLS @ 16" O.C W/ R-19 BATT INSULATION @ EXTERIOR WALLS
- (E) 2X6 STUD EXTERIOR WALLS TO REMAIN
- (E) 2X4 STUD INTERIOR WALLS TO REMAIN
- ← DIRECTION OF BALCONY SLOPED DECK PER NOTE 13 THIS PAGE



PROPOSED FLOOR PLAN (2nd LEVEL)

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

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Ke Wang Residence
2nd level floor plan

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VENT CODE R806.1 AND R806.2

PROVIDE CROSS VENTILATION FOR EACH SEPARATE SPACE OF ATTIC USING 1/300 RATIO, NOT LESS THAN 40% BUT NOT MORE THAN 50% OF THE VENTS TO BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE. PROVIDE AT LEAST DIMENSION OF 1/16 INCH MINIMUM & 1/4 INCH MAXIMUM AND SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

WHERE UNVENTED ENCLOSED RAFTERS AND DECKS ARE NOT POSSIBLE, THOSE CONDITIONS SHALL COMPLY WITH CRC SECTION R806.5 UTILIZING CLOSED CELL FOAM INSULATION FULLY INSIDE THE CAVITY OF ALL FRAMING -REFER TO BUILDING SECTIONS OF SHEET A-10 FOR ACTUAL LOCATIONS/CONDITIONS FOR PRODUCTS USED AND NOTE 8 OF SHT A-10 FOR SPECIFICATIONS OF FOAM

ROOF VENTILATION AREA AT ATTIC (FRONT ADDITION)

AREAS CALCULATED BASED ON FREE AREA W/ OFFSET BY HIGH/LOW VENT LAYOUT PER PLAN
600 S.F. AREA/300 =2 FREE S.F. X 144 VENTILATION REQ'D = 288.00 SQ IN
(98.75" FREE SPACE EACH VENT UNIT)
TOTAL VENTILATION PROVIDED 4 UNITS
MINIMUM TOTAL VENTILATION REQUIRED 2.92 UNITS

ROOF VENTILATION AREA AT ATTIC (REAR ADDITION)

AREAS CALCULATED BASED ON FREE AREA W/ OFFSET BY HIGH/LOW VENT LAYOUT PER PLAN
410 S.F. AREA/300 =1.36 FREE S.F. X 144 VENTILATION REQ'D = 196.80 SQ IN
F.V. DECK R.O. PER MFGR REQ. (98.75" FREE SPACE EACH VENT UNIT)
TOTAL VENTILATION PROVIDED 2 UNITS
MINIMUM TOTAL VENTILATION REQUIRED 1.99 UNITS

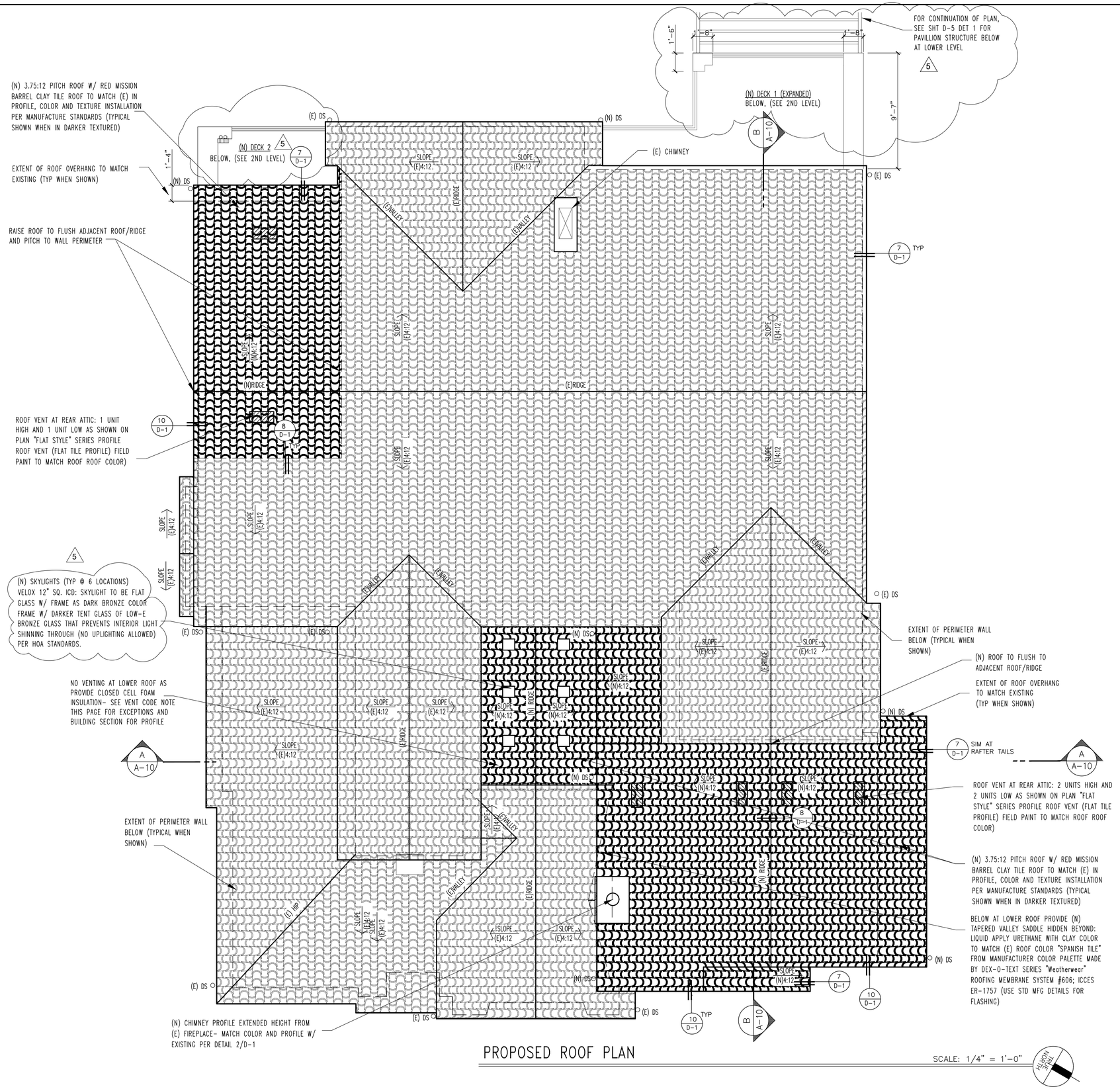
ROOF VENT UNIT

BROWN PRIMED "FLAT STYLE" SERIES PROFILE ROOF VENT (FLAT TILE PROFILE) FIELD PAINT TO MATCH ROOF ROOF COLOR)
VENT MFGR: O'HAGEN, 210 Classic Ct #100, Rohnert Park, CA 94928
(high and low) Net Free Ventilation Area* 98.75 sq. in. / 637.1 sq. cm
ICC-ES REPORT: SBCI-9650A https://ohagin.com/resources/
openings shall have 1/4" inches corrosion resistant
METAL MESH COVERING. PER SECTION 1505.3

VENT SYMBOL (SEE ABOVE SPEC)

ROOF NOTES

1. ALL SLOPES ARE AS NOTED ON PLANS (FIELD VERIFY) OVERHANGS - DEPTH AS NOTED
2. FOR TYPICAL SYMBOLS, ABBREVIATIONS AND NOTES, SEE COVER SHT
3. PROVIDE CRICKETS AS SHOWN.
4. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION PER BUILDING CODES THROUGH CONTINUOUS SOFFIT VENTS AND EAVE AND DORMER VENTS.
5. NEW ROOF WEIGHT PER POUND PER 100 S.F.
   a. LIQUID ROOF ASSEMBLY WEIGHT AT 250 lb PER SQ
   b. CLAY TILE ASSEMBLY WEIGHT AT 1,200 lb PER SQ
6. EXPOSED ROOF PIPES, VENTS, AND FLASHING TO (M) CLAY ROOF COLOR
7. ROOF TILE: ROOF ASSEMBLY CLASS "A" BY EAGLE, ROOFING #SCC 8806 "TUCSON BLEND," PROFILE: CAPISTRANO (HOA REQUIRES CONSISTENCY OF MATCHING ROOF TILE IN PROFILE, COLOR AND TEXTURE AS SAMPLE MUST BE CAREFULLY MATCHED PRIOR TO ASSUMED SPECED NOTES ABOVE)
8. EXISTING AND NEW ROOF PITCH ARE NOTED AS 4:12 YET IN SOME CASES THE PITCHES MAY LIE BETWEEN 3-3/4:12 TO 4:12. CONTRACTOR TO FIELD VERIFY PITCHES AT ACTUAL FIELD CONDITION TO MEET (N) AND (E) SO IT IS PARALLEL, FLUSH OR FOLLOWS SYMMETRY AT HIPS, VALLEYS AND RIDGES
9. TILE ROOF UNDERLAYMENT SHALL BE 2-LAYERS OF #30 LB FELT THROUGHOUT NEW SYSTEMS FOR WATER TIGHT INTEGRITY



PROPOSED ROOF PLAN

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

NORTH

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H.O.A. SCHEDULE

EXTERIOR COLOR/MATERIAL/FINISH SCHEDULE

H.O.A. NOTE: REFER TO ATTACHED PRODUCT LITERATURE FOR EXPANDED INFO KEYED BELOW

1) CONTRACTOR SHALL ORDER COLOR CHIP SAMPLES AND COMPARE TO SPECIFIED COLOR AT FIELD FOR MAKING ACTUAL FIELD MATCH- IF COLOR DOES NOT MATCH TO REFER TO COLOR MATCH OPTIONS PER HOA GUIDELINES PDF LIST (PAGES 56 THROUGH 70) OF APPENDIX "H" FOR CORRECTED SUBSTITUTES AS FIELD VERIFICATION SHALL SUPERSEDE ALL SPECIFICATION ON THESE DRAWINGS

2) NEW WINDOWS: ALL EXTERIOR WINDOWS TO BE ALUMINUM-CLAD WOOD BY WEATHER-SHEILD MFGR CONTEMPORARY COLLECTION SERIES AS EITHER CRANK-OUT CASEMENT OR FIXED AS NOTED ON SCHEDULE. FRAME COLOR SHALL BE DARK BRONZE ANODIZED COLOR BY MFGR STANDARD PALETTE. GLAZING TO BE LOW "E" DUAL PANE GLASS (SECURE FRAME COLOR SAMPLE TO MATCH PRIOR TO PURCHASE) 4

3) NEW SWING ENTRANCE DOOR: EXTERIOR DOOR TO BE REPLACED WITH FLEETWOOD 3200 SERIES SWING SYSTEM. FRAME COLOR SHALL BE DARK BROWN COLOR TO MTACH GARAGE DOOR FRAME COLOR OF KYNAR SURFACE TREATMENT OF FRAME. GLAZING TO BE LOW "E" TEMPERED DUAL PANE GLASS (SMOKE BRONZE COLOR)

4) NEW GLASS DOORS ARE ETHIER SLIDING OR SWING: SLIDING GLASS DOORS ARE ALL ALUM BY ARCADIA MFGR SLIM STILE SERIES MULTI-SLIDE. SWING FRENCH DOORS: ARE ALUMINUM-CLAD WOOD BY WEATHER-SHEILD MFGR CONTEMPORARY COLLECTION SERIES. (SECURE FRAME COLOR SAMPLE TO MATCH ADJACENT DOOR/WDW SYSTEMS PRIOR TO PURCHASE) BOTH SYSTEMS SHALL HAVE GLAZING TO BE LOW "E" DUAL PANE TEMPERED GLASS AND FRAME COLOR TO BE DARK BRONZE ANODIZED OF KYNAR SURFACE TREATMENT FOR ALL FRAMES.

5) NEW ROOF CRICKETS, GUTTERS, DOWNSPOUTS, ROOF METAL FLASHING, ROOF PIPES AND VENTS SHALL MATCH ROOF COLOR: APPLY LIQUID URETHANE CLAY COLOR TO MATCH (E) TILE ROOF MADE BY DEX-O-TEXT SERIES "ELASTATEX 500" SYSTEM USING COLOR #606 "SPANISH TILE" FROM MANUFACTURER COLOR PALETTE OR APPROVED EQUAL COLOR COATING SYSTEM

6) NEW CLAY TILE ROOF TO MATCH (E) IN PROFILE, COLOR AND TEXTURE -INSTALLATION PER MFGR STANDARDS FOR BOTH UNDERLAYMENT AND FLASHING. TILE ROOF SHALL BE "U" TYPE CLAY ROOF TILE "SPANISH TERRA-COTTA" MIXED COLOR PALETTE

7) NEW EXTERIOR WALL SURFACE FIELD COLOR TO BE "OFF-WHITE YELLOW." PLASTER OR PAINT TO MATCH EXISTING IN TEXTURE AND COLOR. SECURE/MATCH COLOR SAMPLE PRIOR TO PURCHASE USING Sherwin-Williams COLOR CHIP FROM HOA COLOR LIST SW 7105 'WHITE PAPER'. TAKE PAINT OR NEW PLASTER FINISH COLOR COAT TO NEAREST WALL CORNER FOR UNIFORM APPEARANCE.

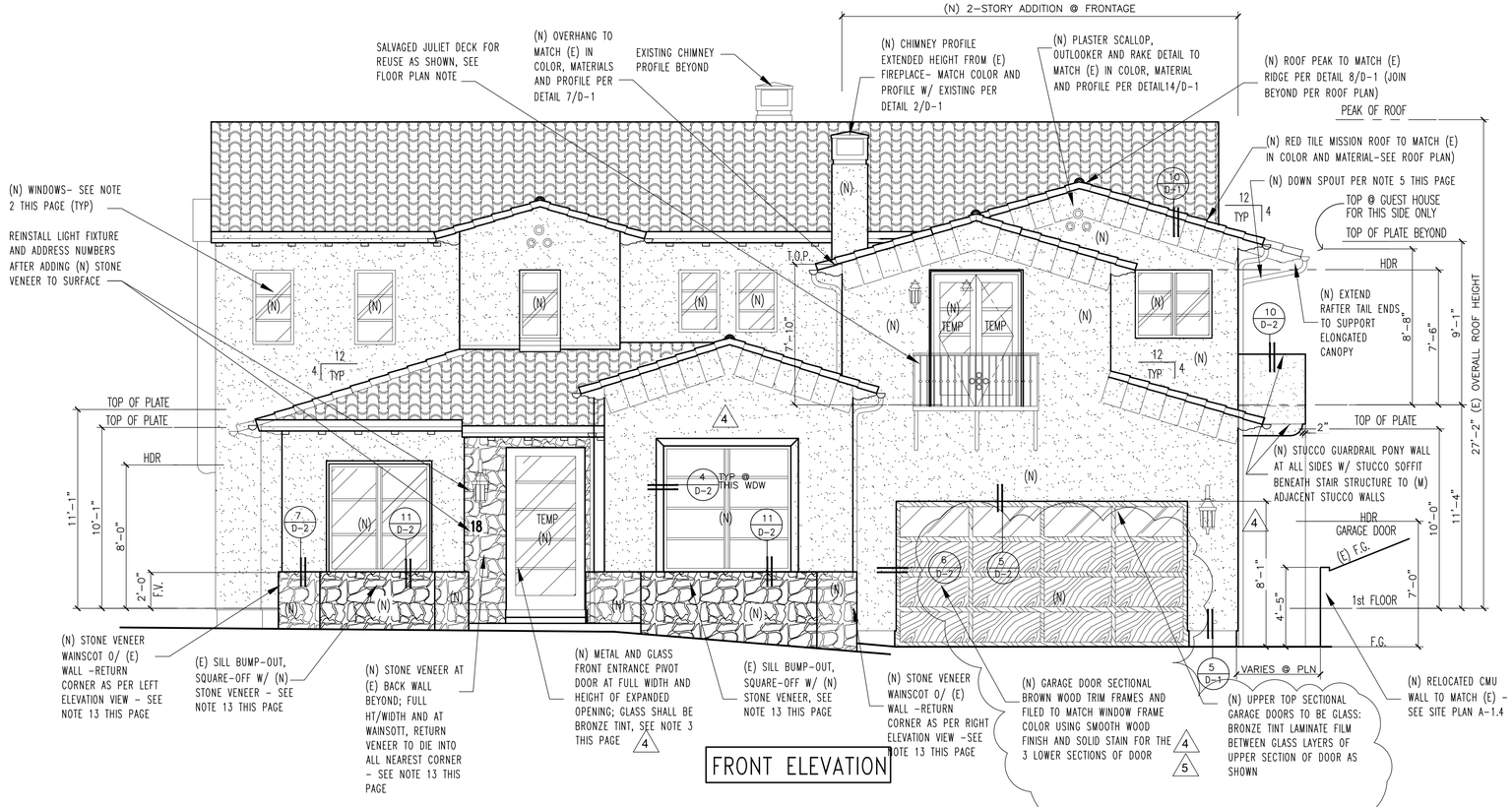
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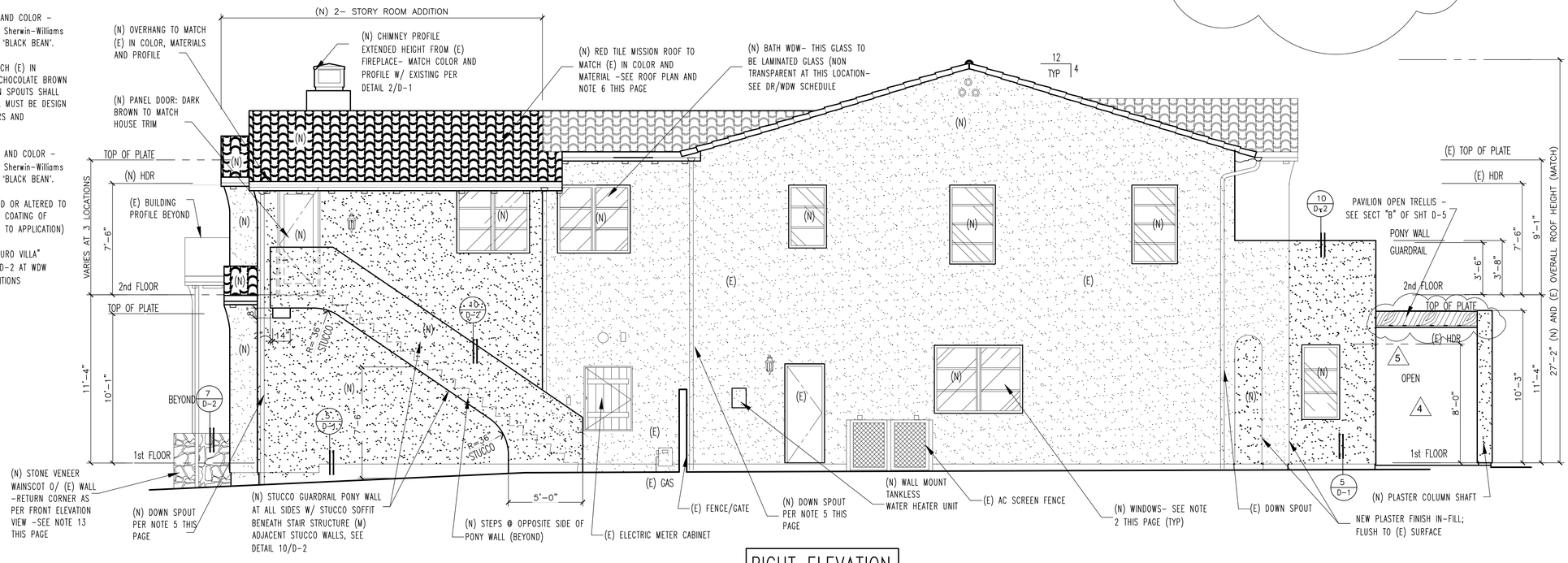
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12) REPAINT ROD-IRON WHERE BEEN ADDED, DAMAGED OR ALTERED TO MATCH EXISTING WITH SHERWIN WILLIAMS METAL PAINT COATING OF HOSUE TRIM COLOR (SAMPLE TEST FOR MATCH PRIOR TO APPLICATION)

13) NEW STONE VENEER BY CORONADO STONE CO "EURO VILLA" TIMBERLAKE SERIES, GRAY GROUTED. SEE DETAIL 11/D-2 AT WDW SHELF AND DETAIL 7 & 8/D-2 FOR WAINSCOT CONDITIONS



FRONT ELEVATION



RIGHT ELEVATION

PROPOSED ELEVATIONS

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

Contractor shall exercise the responsibility with (E)ARCHitect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

8 city submittal 11-10-23 pool improvements

CONTRACTOR

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4647 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Ke Wang Residence
proposed elevations

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

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DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-7

1 OF SHEETS

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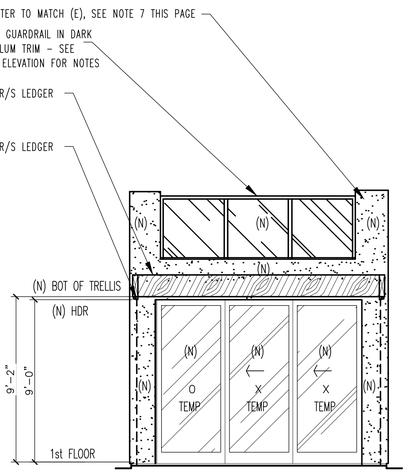
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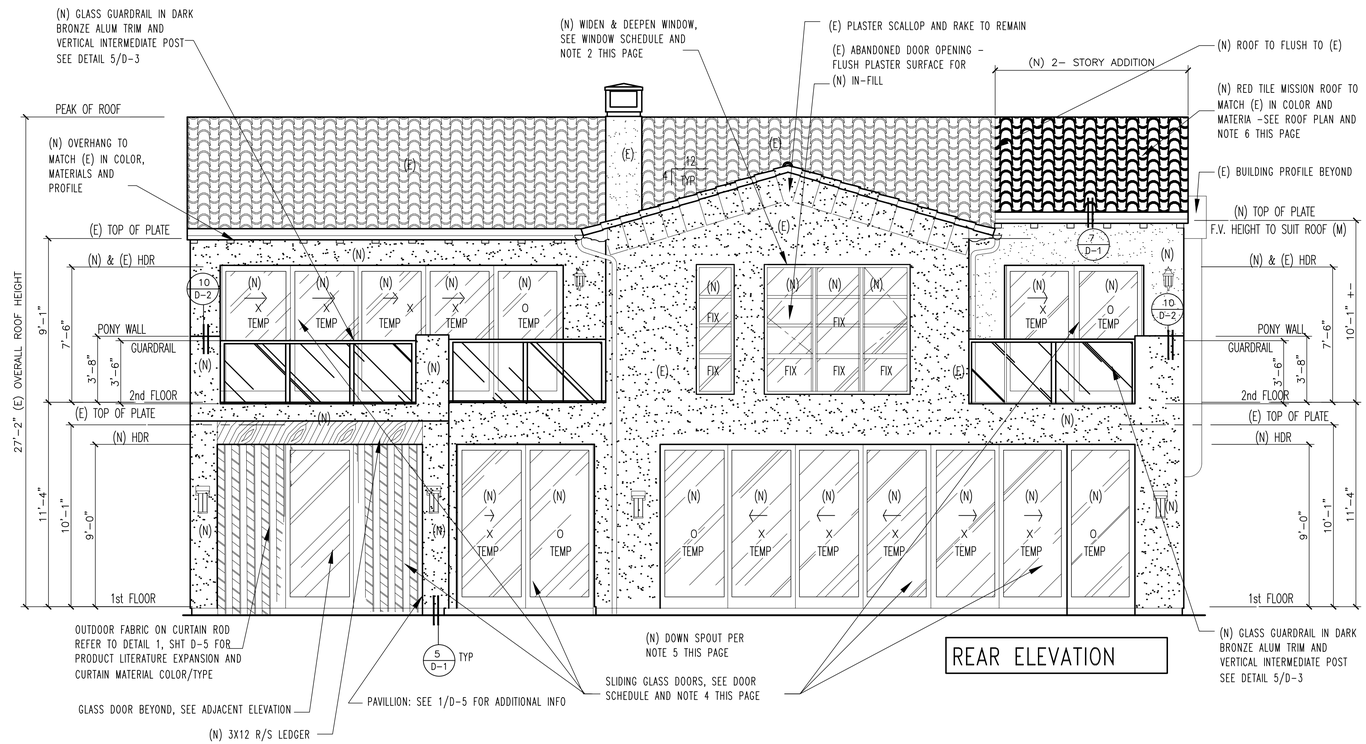
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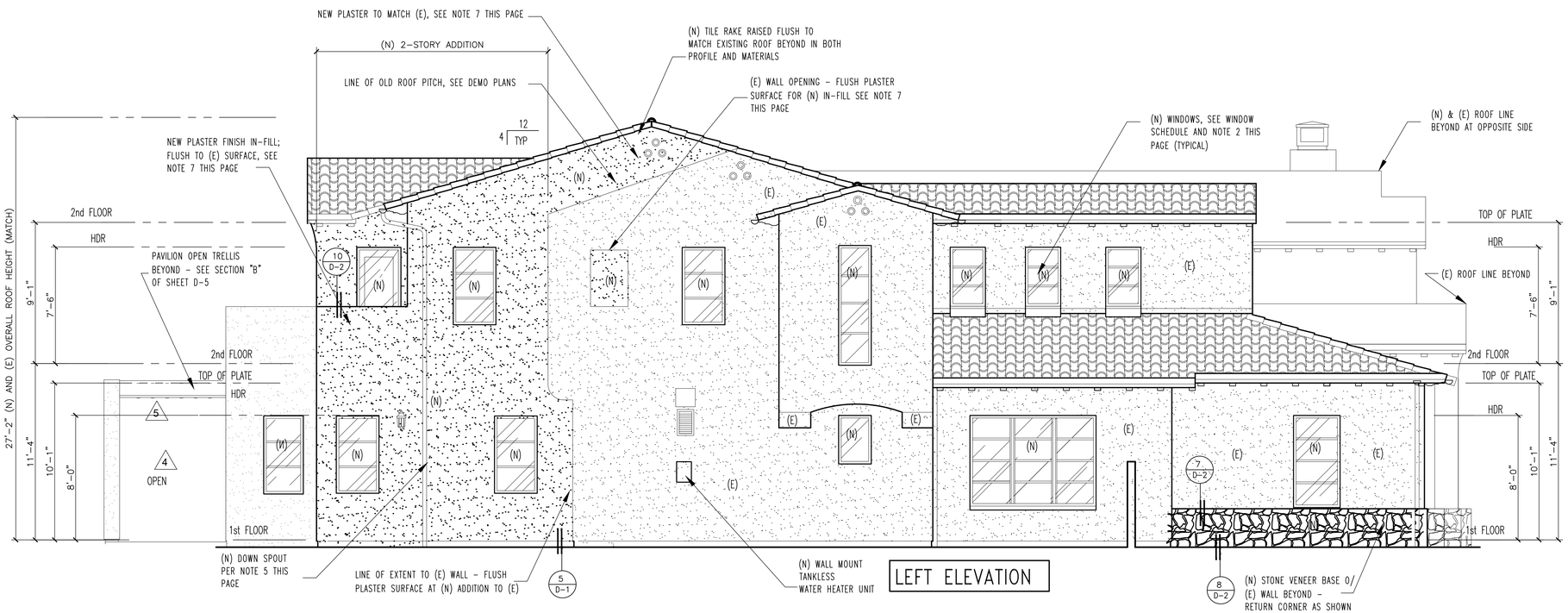


REAR (INT. OF PAVILION)

NOTE: SEE DETAIL 1 OF SHEET D-5 FOR ADDITIONAL INFORMATION



REAR ELEVATION



LEFT ELEVATION

PROPOSED ELEVATIONS

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

Contractor shall exercise the responsibility with (E)ARCHitect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

RESIDENTIAL ADDITION
Ke Wang Residence
proposed elevations

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

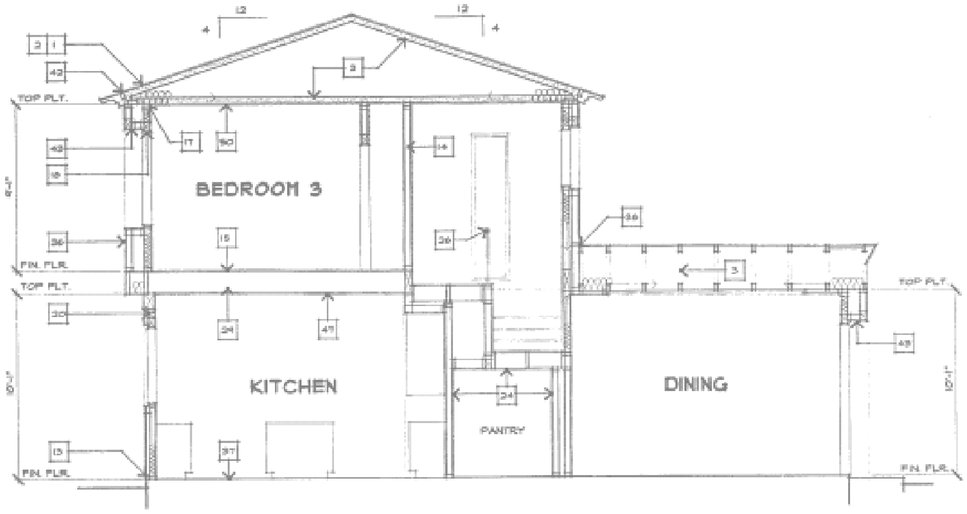
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CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

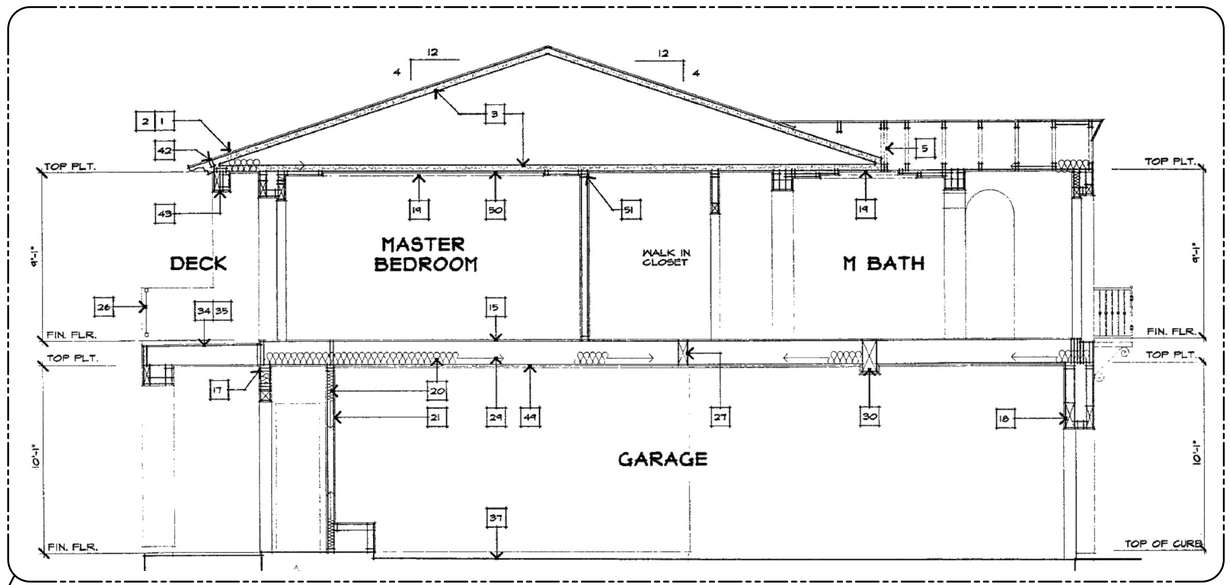
A-8

1 OF SHEETS

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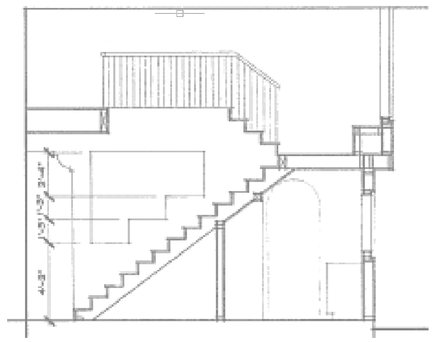
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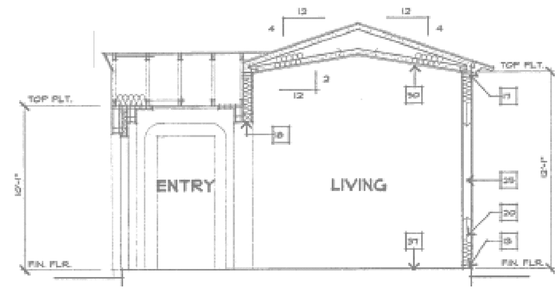


SECTION AB-2

FOR ENLARGE PORTION OF NEW WORK, SEE SECTION "C" SHT A-10

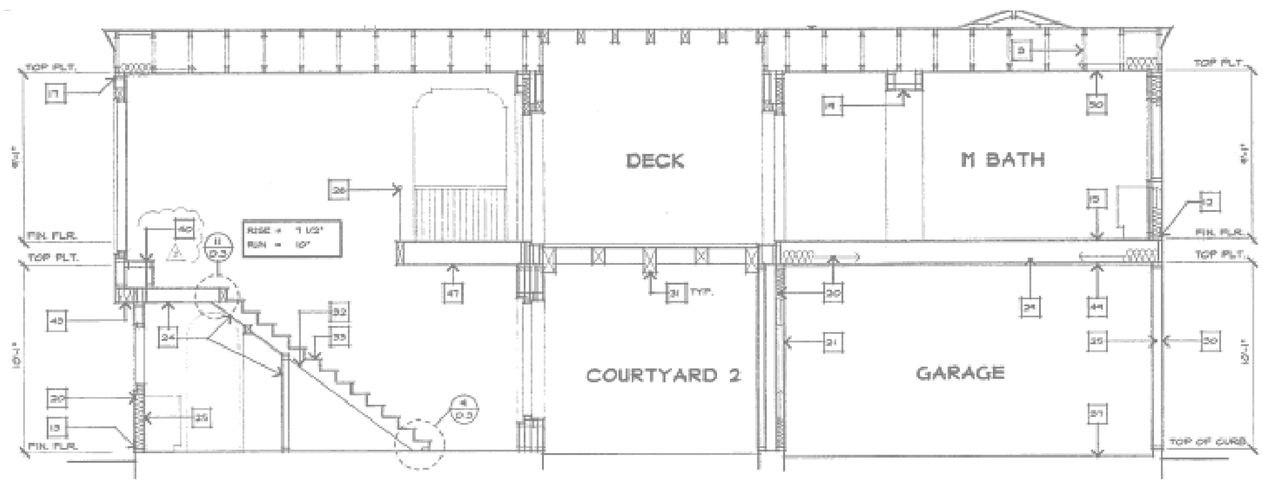


SECTION AB-3



SECTION AB-4

FOR ENLARGE PORTION OF NEW WORK, SEE SECTION "A", SHT A-10



SECTION AB-5

AS-BUILT NOTE:

1) THESE DRAWINGS WERE OBTAINED AND PERFORMED BY OTHERS. THE AS-BUILT DRAWINGS ON THIS PAGE HAVE BEEN ALTERED ONLY FOR KEYING TO CROSS REFERENCE.
2) REFER TO PAGE A-3 DEMO PLAN FOR KEYING REFERENCE TO SECTIONS OF THIS PAGE.

AS-BUILT (AB) BUILDING SECTIONS

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

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REVISIONS NO.
8 city submittal 11-10-23 pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4647 email: freeingwinds@earthlink.net
zenarchitect.com

architect

RESIDENTIAL ADDITION
Ke Wang Residence
as-builts sections

OWNER REP/SITE ADDRESS:
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ph 714-353-3469 Email: henrymiao7777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-25
STATE OF CALIFORNIA

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A-9

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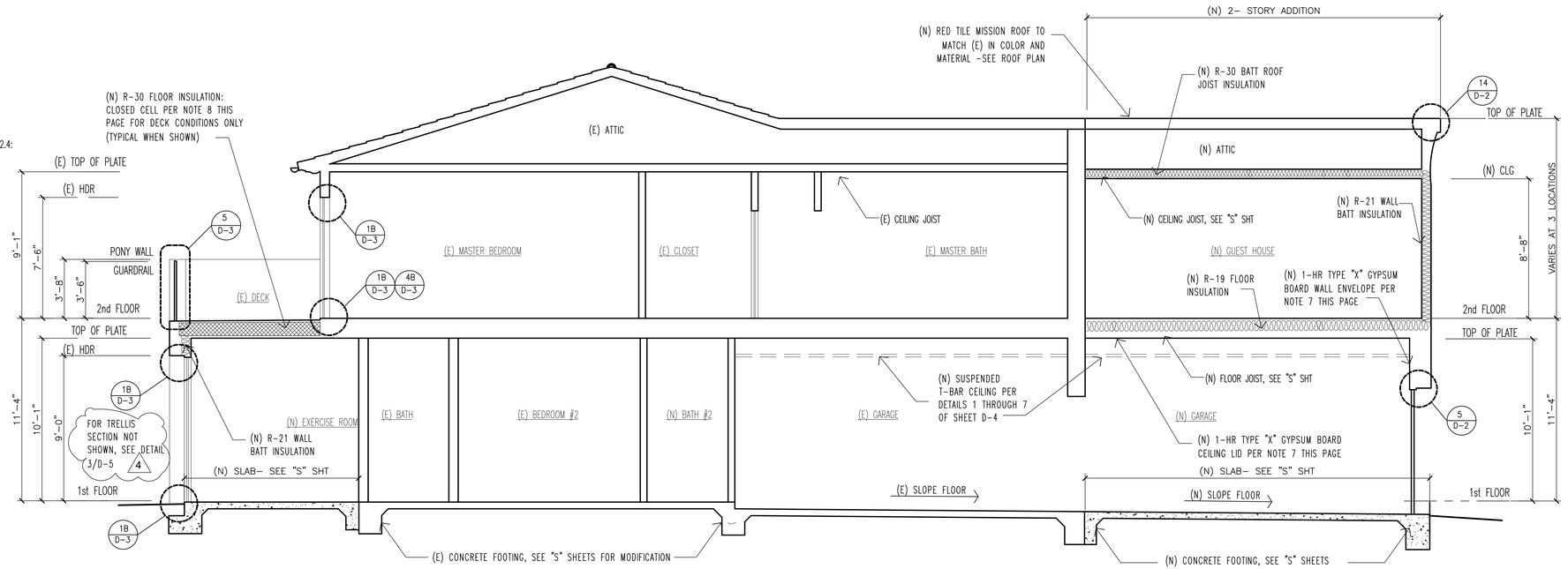
GENERAL NOTES

1. TYPICAL EXTERIOR WALL ASSEMBLY: 7/8" 3 COAT EXTERIOR STUCCO SYSTEM OVER 1" XPS EXTERIOR INSULATION BD OF R-5 O/ (2) LAYERS OF 60 MIN. BUILDING PAPER (WEATHER RESISTIVE BARRIER PER CRC 703) O/ SHEAR PLYWOOD SHEATHING O/ 2 X 6 WOOD STUDS @ 16" O.C. W/ R-21 BAT INSULATION AND 5/8" GYP. BOARD INTERIOR. – SEE STRUCTURAL DRAWINGS WHERE IN CONFLICT FOR FRAMING INFORMATION NOT SHOWN
2. ALL ROOF RAFTERS JOIST AT DWELLING PORTIONS TO BE 2 X WOOD FRAMING WITH R-38 HIGH DENSITY BAT INSULATION W/ 5/8" GYPSUM BOARD CEILING INTERIOR FINISH AT VAULTED CEILING PORTIONS– SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION NOT SHOWN
3. FLAT CEILING JOIST TO BE 2 X WOOD FRAMING CEILING LID WITH R-30 INSULATION W/ ½" GYPSUM BOARD
4. PROVIDE ATTIC VENT PER ROOF PLAN LAYOUT
5. REFER TO STRUCTURAL FOR DETAILED INFORMATION FOR SLAB AND GRADE PREP. SOILS AND DETAILS THAT MAY SUPERSEDE DRAWINGS
6. SEE MEP SHTS FOR POSSIBLE DUCT CLEARANCE REQ. IMPACTING FRAMING
7. THE FOLLOWING APPLIES FOR ATTACHED GARAGE FOR ONE HOUR ENVELOPE PROTECTION SECTION R302.4:
   - A. PROVIDE 1-HR FIRE RESISTANCE CONSTRUCTION ON THE GARAGE SIDE FOR WALLS, CEILING, POST, AND BEAMS OF GARAGE WITH MINIMUM OF 5/8" TYPE "X" GYPSUM BOARD @ 2X FRAMING OR 2-LAYERS OF 5/8" TYPE "X" GYPSUM BOARD @ MANUFACTURED TRUSS WHERE OCCURS PER CBC 302.4 AND TABLE 3-B.
   - B. ALL ELEMENTS INSIDE OF GARAGE SUPPORTING STORIES SHALL HAVE 1-HR FIRE RESISTANCE PROTECTION (CBC 302.4)
   - C. SELF-CLOSING TIGHT FITTING, SOLID WOOD 1-3/8" THICK DOOR OR A 20 MINUTE DOOR AT OPENING TO DWELLING (CBC 302.4)
   - D. DOORS FROM GARAGE NOT PERMITTED TO OPEN INTO ROOM USED FOR SLEEPING (CBC 312.4)
   - E. PROVIDE 26 GAGE STEEL DUCT IN GARAGE, IF IT PENETRATES 1-HR SEPARATION (CBC 302.4)
   - F. R302.4 DWELLING UNIT RATED PENETRATIONS. PENETRATIONS OF WALL OR FLOOR AND CEILING ASSEMBLIES REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION R302.2 OR R302.3 SHALL BE PROTECTED IN ACCORDANCE WITH THIS SECTION. R302.4.1 THROUGH PENETRATIONS. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR 302.4.1.2. EXCEPTION: WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE SHALL BE PROTECTED AS FOLLOWS: 1. IN CONCRETE OR MASONRY WALL OR FLOOR ASSEMBLIES, CONCRETE, GROUT OR MORTAR SHALL BE PENNITTED WHERE INSTALLED TO THE FULL THICKNESS OF THE WALL OR FLOOR ASSEMBLY OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING, PROVIDED: THE NOMINAL DIAMETER OF THE PENETRATING ITEM IS A MAXIMUM OF 6 INCHES AND 1.2. THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES. 2. THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (3 PA) AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUI VALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED. R302.4.1.1 FIRE-RESISTANCE-RATED ASSEMBLY. PENETRATIONS SHALL BE INSTALLED AS TESTED IN THE APPROVED FIRERESISTANCE-RATED ASSEMBLY.
8. ROOF RAFTERS OR FLOOR JOIST THAT CANNOT BE TRADITIONALLY VENTED SHALL HAVE INSTEAD BETWEEN THE 2 X WOOD FRAMING R-30 CLOSED CELL INSULATION SPRAY FOAM SO THAT ALL CAVITIES BETWEEN THE FRAMING ARE COMPLETELY SEALED SUCH THAT AIR AND MOISTURE ARE UNABLE TO PENETRATE INSIDE: MFGR FROTH-PAK #650 CLASS-A FLAME SPREAD RATING ICC ESR-3228 PER CRC R806.5 – SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION

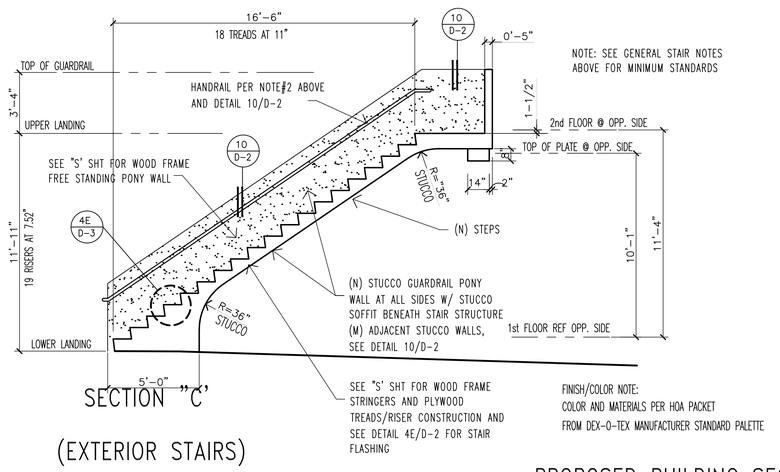
INSULATION LEGEND

= R-30 CLOSED CELL INSULATION SPRAY PER NOTE #8 THIS PAGE PER CRC R806.5

= BATT INSULATION W/ R-RATING AS NOTED ON PLANS

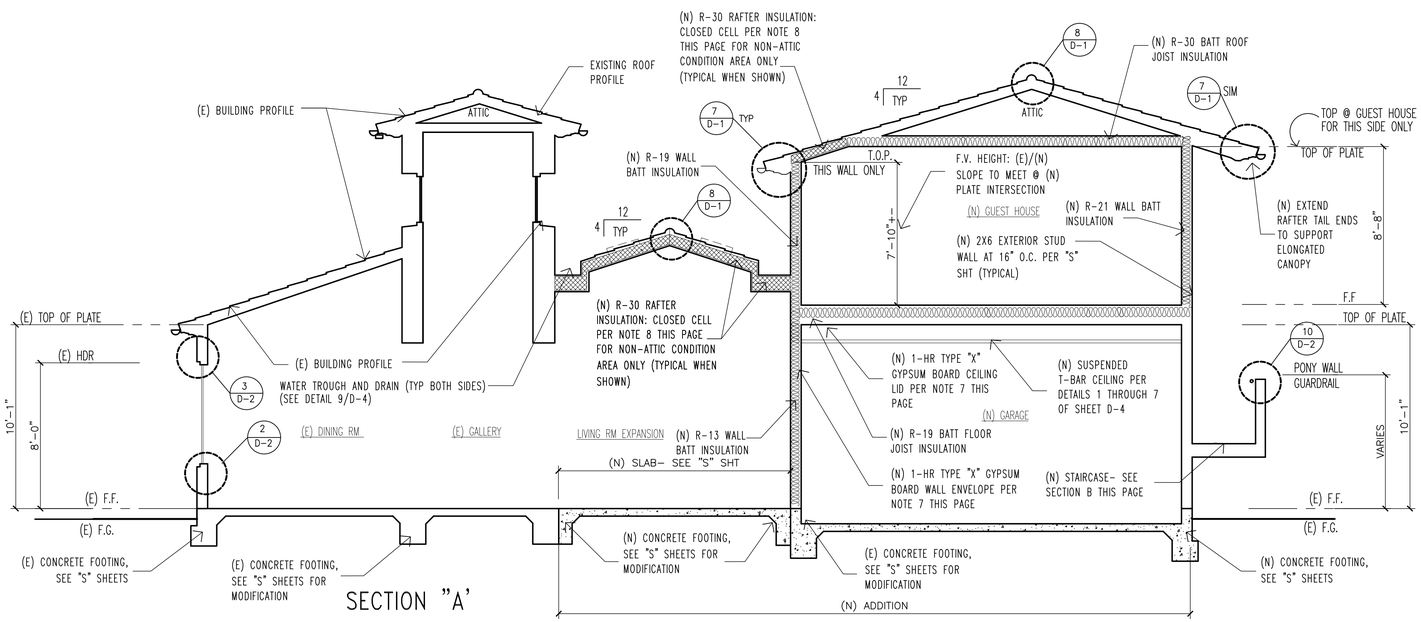


SECTION "B'



SECTION "C'

(EXTERIOR STAIRS)



SECTION "A'

PROPOSED BUILDING SECTIONS

SCALE: 1/4" = 1'–0"

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REVISIONS NO.

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JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4647 email: freeingwinds@earthlink.net
zenarchitect.com
architect

RESIDENTIAL ADDITION
Ke Wang Residence
proposed sections

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

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JOB NO.
SHEET

A-10

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WINDOW SCHEDULE (4)

WDW NO.	SIZE W	SIZE H	ELEV.	TYPE	FRAME MAT'L	FRAME FINISH	GLAZING TINT	GLAZING THICK	GLAZING DBL	GLAZING TEMP	T-24 LABEL U-F	T-24 LABEL SHGC	REMARKS
FIRST LEVEL													
WDW (N)1	7'-0"	6'-0"	H	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN MODIFIED OPENING
WDW (N)2	5'-6"	6'-0"	J	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)3	2'-6"	6'-0"	C	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)4	8'-0"	6'-0"	G	FIX/CASE	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)5	2'-0"	3'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)6	5'-6"	5'-0"	J	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)7	15'-4"	9'-0"	K	SF FIXED	STEEL	BRONZE	CLEAR	1=1/16"	NO	YES	0.3	0.18	LISTED 1-HR RATED ASSEMBLY FOR GLASS & FRAME PER NOTE 11
WDW (N)31	2'-6"	5'-0"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (N) OPENING
WDW (N)32	2'-6"	5'-0"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (N) OPENING
WDW (N)33	2'-0"	5'-0"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (N) OPENING
WDW (N)34	2'-0"	5'-0"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (N) OPENING
SECOND LEVEL													
WDW (N)8	4'-0"	3'-6"	J	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN NEW OPENING
WDW (N)9	2'-0"	3'-6"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN NEW OPENING
WDW (N)10	2'-0"	3'-6"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)11	2'-0"	3'-6"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN NEW OPENING
WDW (N)12	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)13	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)14	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)15	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)16	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)17	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)18	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)19	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.28	0.20	IN (E) OPENING
WDW (N)20	2'-0"	4'-0"	A	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.28	0.20	IN (E) OPENING
WDW (N)21	2'-0"	8'-0"	D	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	YES	0.28	0.20	IN (E) OPENING
WDW (N)22	2'-6"	5'-0"	C	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN NEW OPENING
WDW (N)23	2'-6"	5'-0"	C	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN NEW OPENING
WDW (N)24	8'-0"	7'-0"	M	FIX/CASE	W.A.C.	BRONZE	LOW-E	7/8"	YES	YES	0.28 0.28	0.22 0.22	IN (E) OPENING
WDW (N)25	2'-0"	7'-0"	L	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	YES	0.28 0.28	0.22 0.22	IN (E) OPENING
WDW (N)26	3'-0"	5'-6"	C	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)27	3'-0"	5'-6"	C	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)28	2'-0"	4'-0"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN (E) OPENING
WDW (N)29	5'-0"	4'-6"	J	CASEMENT	W.A.C.	BRONZE	LAMINATE	7/8"	YES	–	0.3	0.18	IN (E) OPENING; PROVIDE LAMINATE GLASS W/ FROST FILM BETWEEN
WDW (N)30	5'-0"	4'-6"	J	FIXED	W.A.C.	BRONZE	LOW-E	7/8"	YES	–	0.3	0.18	IN NEW OPENING

DOOR SCHEDULE (4)

DR NO.	DOOR W	DOOR H	DOOR T	DOOR ELEV.	DOOR TYPE	DOOR MAT'L	DOOR FINISH	GLASS TEMP	GLASS THICK	FRAME MAT'L	FRAME FINISH	FRAME THRESHOLD	T-24 LABEL U-F	T-24 LABEL SHGC	REMARKS
FIRST LEVEL															
DR A(N)	4'-6"	9'-0"	1 3/4"	2	GL/DBL	ALUM	BRONZE TINT	YES	7/8"	ALUM	BRONZE	FACTORY	0.29	0.17	NEW PIVOT DOOR IN ADJUSTED OPENING- FRAME COLOR AND GLAZING TO MATCH GARAGE DOOR APPEARANCE
DR B(N)	26'-2"	9'-0"	1 3/4"	11	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.39	0.21	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING – SEE SPEC BELOW
DR C(N)	5'-0"PR	7'-6"	1 3/8"	10	SWING	HC	–	–	–	WD	WHITE	–	–	–	INTERIOR DOOR
DR D(N)	7'-6"	9'-0"	1 3/4"	3	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.39	0.21	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING – SEE SPEC BELOW
DR E(N)	11'-0"	9'-0"	1 3/4"	4	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.39	0.21	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING – SEE SPEC BELOW
DR F(E)	EXISTING	EXISTING	EXISTING	(E)	EXISTING	EXISTING	REPAINT	N/A	–	EXISTING	REPAINT	EXISTING	–	–	INTERIOR DOOR
DR G(N)	3'-0"	9'-0"	1=1/16"	9	SF	STEEL	CLEAR	YES	1=1/16"	STEEL	BRONZE	FACTORY	0.33	OPAQUE	LISTED 1-HR RATED ASSEMBLY FOR GLASS & FRAME PER NOTE 11 & NOTE 12 SELF CLOSING
DR H(N)	2'-4"	7'-6	1 3/8"	6	SWING	HC	–	–	–	WD	WHITE	–	–	–	INTERIOR DOOR
DR I (N)	16'-0"	8'-0"	–	1	SECTIONAL	WD/GL	FILM	YES		WOOD	BRONZE	FACTORY	–	–	PROVIDE LAMINATE SINGLE PANE GLASS W/ BRONZE FILM BETWEEN GLASS LAYERS (UPPER SECTION) IN WOOD FRAME.
SECOND LEVEL															
DR J(N)	5'-0"	7'-6"	1 3/4"	8	GL/DBL	W.A.C.	LOW-E TINT	YES	7/8"	W.A.C.	BRONZE	FACTORY	0.29	0.17	FRENCH GLASS DOOR
DR K(N)	7'-2"	7'-6"	1 3/4"	3	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.39	0.21	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING – SEE SPEC BELOW
DR L(N)	2'-10"	7'-6"	1 3/4"	7	GL/DBL	W.A.C.	LOW-E TINT	YES	7/8"	W.A.C.	BRONZE	FACTORY	0.29	0.19	NEW SWING DOOR – SEE SPEC BELOW
DR M(N)	18'-10"	7'-6"	1 3/4"	5	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.39	0.21	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING – SEE SPEC BELOW
DR N(N)	2'-10"	7'-6"	1 3/4"	6	SC	ALUM	STAINED	N/A	7/8"	ALUM	BRONZE	FACTORY	0.29	0.17	NEW SWING DOOR – SEE SPEC BELOW
DR P(N)	2'-4"	7'-6	1 3/8"	6	SWING	HC	–	–	–	WD	WHITE	–	–	–	INTERIOR DOOR
DR Q(N)	2'-4"	7'-6	1 3/8"	6	SWING	HC	–	–	–	WD	WHITE	–	–	–	INTERIOR DOOR
DR R(N)	FV	FV	1 3/8"	–	SLIDE	HC	–	–	–	WD	WHITE	–	–	–	INTERIOR WARDROBE DOORS (FV = FEILD VERFIY AS EITHER 1 COMBINED UNIT OR TWO UNITS)
DR S(N)	6' PR	7'-6	1 3/8"	6	POCKET	HC	–	–	–	WD	WHITE	–	–	–	INTERIOR DOOR

ABBREVIATIONS

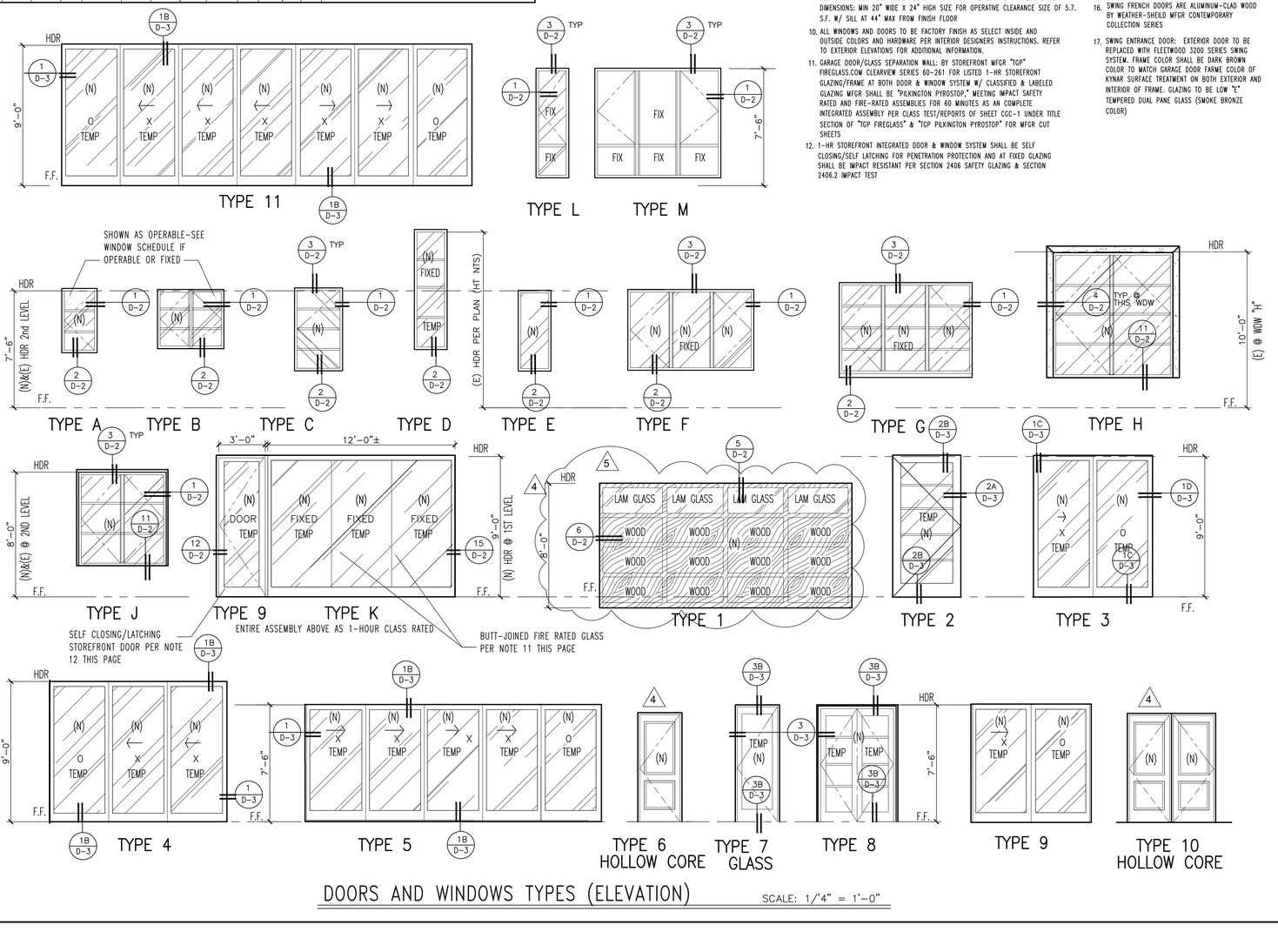
(E) = EXISTING
SC = SOLID CORE
GL/DBL = DOUBLE GLAZING SYSTEM
(N) = NEW
W.A.C.= SOLID WOOD CONSTRUCTION W/ ALUMINUM CLAD FINISH
BRONZE= DARK BRONZE (MATCH BOTH DOOR & WINDOW IN EXACT COLOR APPEARANCE)
FIX/CASE = CASEMENT WINDOWS W/ FIXED GLASS PICTURE WINDOW AT CENTER SECTION
SF = STOREFRONT SYSTEM
HC = HOLLOW CORE
WD = WOOD
LAM = LAMINATE

EXTERIOR DOORS AND WINDOW NOTES

1. ALL DIMENSION ARE FOR T-24 CALCULATIONS AND NOT NECESSARILY FOR SIZING OF INSTALLATION FOR WINDOW AND DOOR. VENDOR SHALL FIELD VERIFY NEW/EXISTING DOOR AND WINDOW OPENINGS FOR EXACT FIT BETWEEN ROUGH AND FINISH FEILD OPENINGS- REFER TO T-24 REPORT.
2. ALL FENESTRATIONS MUST HAVE TEMPORARY AND PERMANT LABELS- NO EXCEPTIONS.

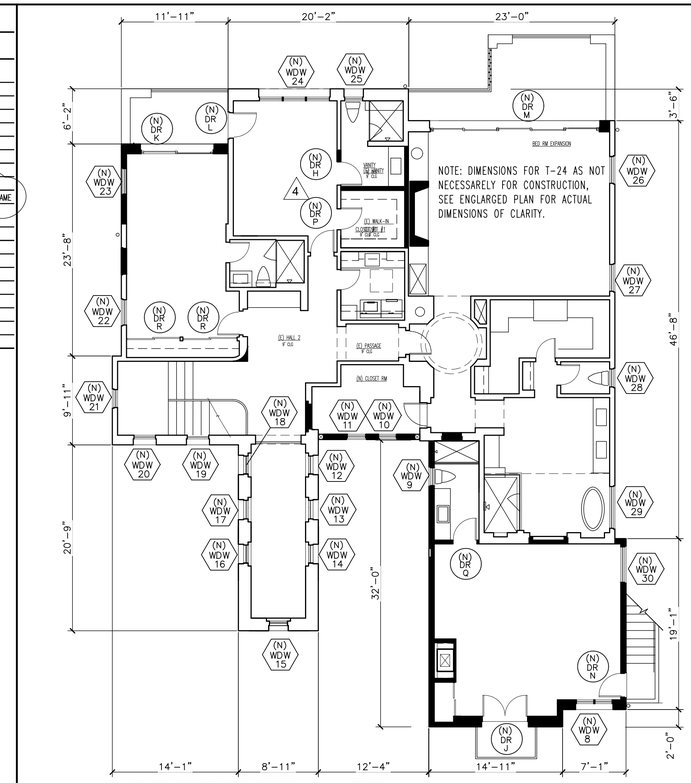
GENERAL NOTES FOR DOORS AND WINDOWS

1. "EXISTING" NOTATION SHOWN IS FOR BUILDING DEPT/T-24 PURPOSES ONLY. CONTRACTORS WORK APPLIES TO REPLACED OR NEW "(N)" DOORS AND "(N)" WINDOWS OF THE SCHEDULE SHOWN ON THIS PAGE FOR NEW WORK
2. ALL DOUBLE GLAZE AND TINT PER T-24 ENERGY REQUIREMENTS
3. CONTRACTOR TO F.V. ALL DOOR SIZES PRIOR TO ORDERS/INSTALLATION FOR ALL OPENINGS AS SIZES INDICATED ARE WITHIN 90% ACCURACY.
4. "TEMP" INDICATES TEMPERED GLASS PER CBC.
5. DOOR HARDWARE TO BE COORDINATED BETWEEN CONTRACTOR, VENDOR & OWNER
6. COORDINATE INTERIOR HARDWARE FINISH WITH OWNER/INTERIOR DESIGNER
7. SUBMIT LOCK SPECIFICATIONS, TYPE AND FUNCTION TO OWNER FOR THEIR REVIEW PRIOR TO INSTALLATION
8. (N) HEAD, JAMB AND SILL PROFILES TO (M) EXISTING IN SHAPE, TEXTURE AND COLOR
9. FOR ALL NEW REPLACEMENT WINDOWS IF OCCUR FOR WINDOWS WHICH SERVE ALL BEDROOMS MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS: MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF 5.7. S.F. W/ SILL AT 44" MAX FROM FINISH FLOOR
10. ALL WINDOWS AND DOORS TO BE FACTORY FINISH AS SELECT INSIDE AND OUTSIDE COLORS AND HARDWARE PER INTERIOR DESIGNERS INSTRUCTIONS. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. GARAGE DOOR/GLASS SEPARATION WALL: BY STOREFRONT MFGR "TGP" FIREGLASS.COM CLEARVIEW SERIES 60-261 FOR LISTED 1-HR STOREFRONT GLAZING/FRAME AT BOTH DOOR & WINDOW SYSTEM W/ CLASSIFIED & LABELED GLAZING MFGR SHALL BE "PILKINGTON PYROSTOP," MEETING IMPACT SAFETY RATED AND FIRE-RATED ASSEMBLIES FOR 60 MINUTES AS AN COMPLETE INTEGRATED ASSEMBLY PER CLASS TEST/REPORTS OF SHEET CCC-1 UNDER TITLE SECTION OF "TGP FIREGLASS" & "TGP PILKINGTON PYROSTOP" FOR MFGR CUT SHEETS
12. 1-HR STOREFRONT INTEGRATED DOOR & WINDOW SYSTEM SHALL BE SELF CLOSING/SELF LATCHING FOR PENETRATION PROTECTION AND AT FIXED GLAZING SHALL BE IMPACT RESISTANT PER SECTION 2406 SAFETY GLAZING & SECTION 2406.2 IMPACT TEST
13. NOTE TO CONTRACTOR: T-24 SPREAD SHEETS FOR WINDOW AND DOOR FENESTRATION DESIGNATION STATUS OF KEYED AS "NEW" OR "ALTERED" REFERS TO EITHER NEW WINDOW IN NEW OPENING OR NEW WINDOW IN EXISTING OPENING AS ALL DOORS AND WINDOW ARE NEW EXCEPT AT NON-ENVELOPED OF GARAGE
14. CONVENTIONAL WINDOWS THAT ARE NOT FIRE RATED ARE ALUMINUM-CLAD WOOD BY WEATHER-SHEILD MFGR CONTEMPORARY COLLECTION SERIES AS EITHER CRANK-OUT CASEMENT OR FIXED AS NOTED ON SCHEDULE
15. SLIDING GLASS DOORS ARE ALL ALUM BY ARCADIA MFGR SLIM STILE SERIES AS EITHER PATIO OR MULTI-SLIDE AS NOTED ON SCHEDULE
16. SWING FRENCH DOORS ARE ALUMINUM-CLAD WOOD BY WEATHER-SHEILD MFGR CONTEMPORARY COLLECTION SERIES
17. SWING ENTRANCE DOOR: EXTERIOR DOOR TO BE REPLACED WITH FLEETWOOD 3200 SERIES SWING SYSTEM. FRAME COLOR SHALL BE DARK BROWN COLOR TO MATCH GARAGE DOOR FRAME COLOR OF KYNAR SURFACE TREATMENT ON BOTH EXTERIOR AND INTERIOR OF FRAME. GLAZING TO BE LOW "E" TEMPERED DUAL PANE GLASS (SMOKE BRONZE COLOR)



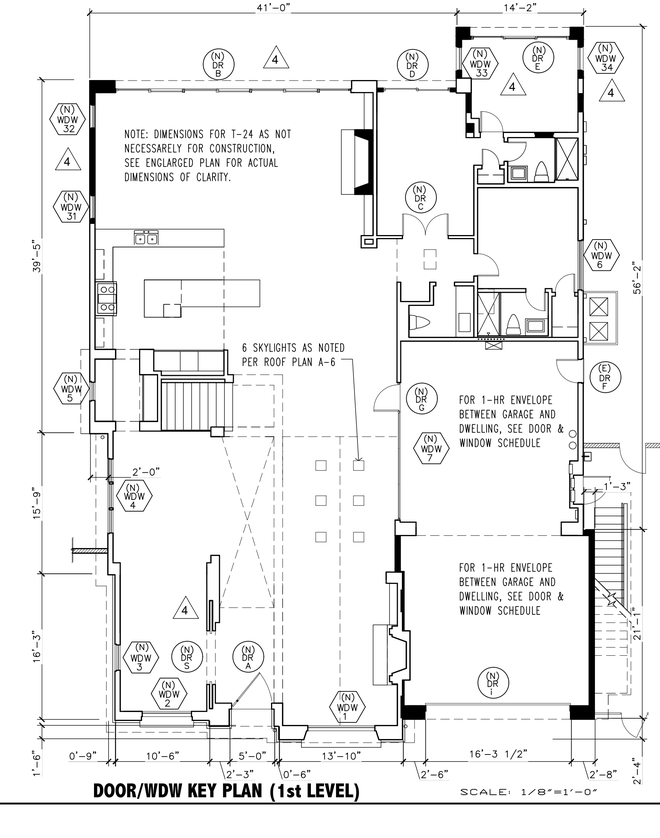
DOORS AND WINDOWS TYPES (ELEVATION)

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



DOOR/WDW KEY PLAN (2nd LEVEL)

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



DOOR/WDW KEY PLAN (1st LEVEL)

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

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

8 city submittal 11-10-23
pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Ke Wang Residence

door & window schedule

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago Drive
Newport Coast, CA 92657
ph 714-353-3489 Email: henrymiao777@yahoo.com

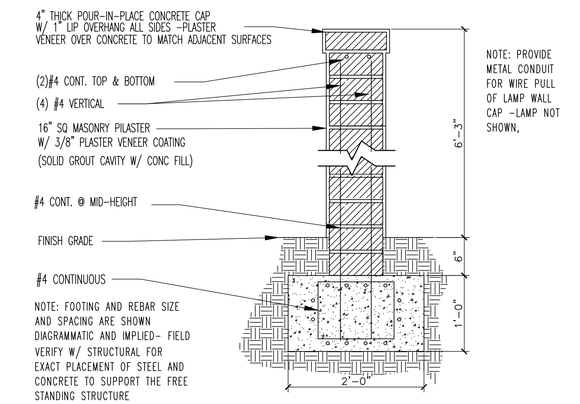
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

A-11

1 OF (REF TO INDEX) SHEETS

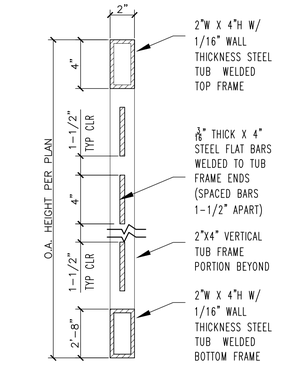
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NOTE: PROVIDE METAL CONDUIT FOR WIRE PULL OF LAMP WALL CAP -LAMP NOT SHOWN,

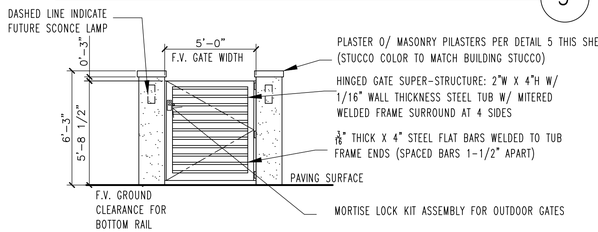
MASONRY PILASTER BETWEEN GATES

NO SCALE 5



GATE/FENCE SECTION

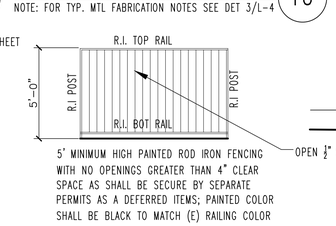
NOTE: FOR TYP. MTL FABRICATION NOTES SEE DET 3/L-4 10



PEDESTRIAN ENTRY GATE

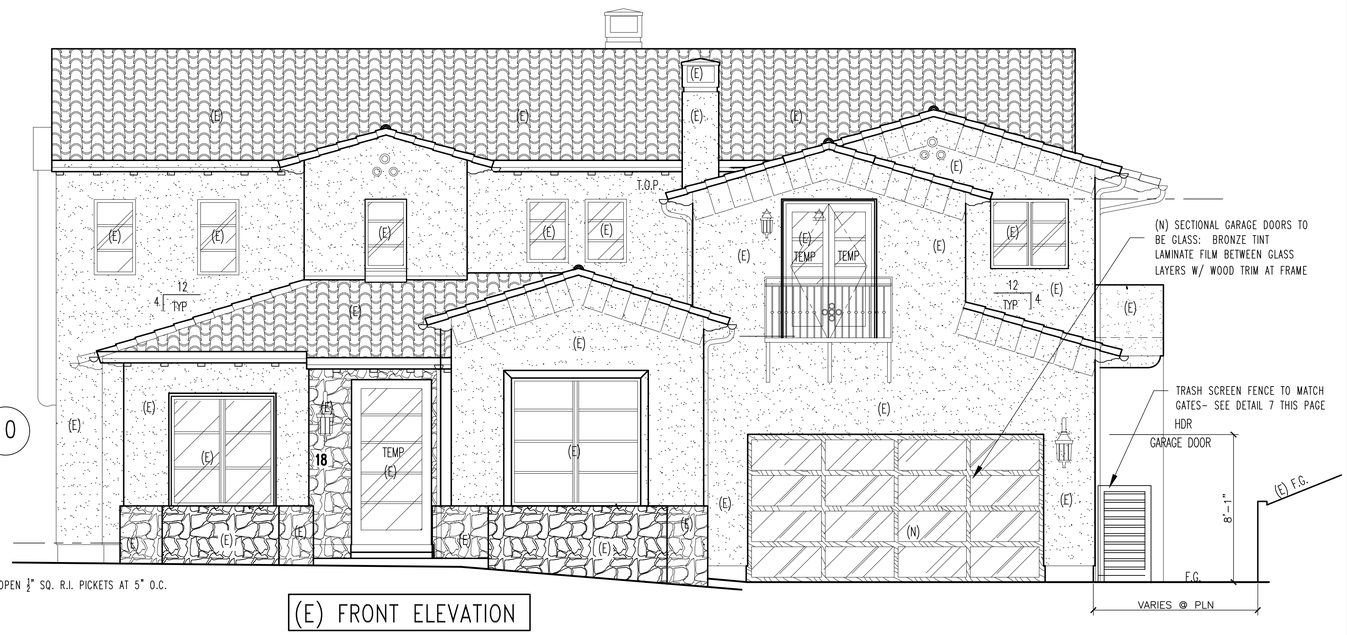
SCALE: 1/4" = 1'-0" 6

NOTE: FOR TYP. MTL FABRICATION NOTES SEE DET 3 THIS PAGE



GATE/FENCE SECTION

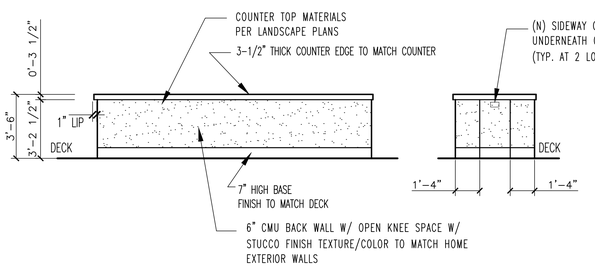
NO SCALE 10



(E) FRONT ELEVATION

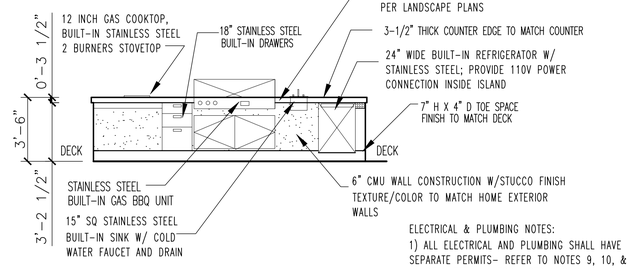
(E) BUILDING ELEVATION WITH PROPOSED GARAGED DOOR

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



BAR STOOL ISLAND (TYPICAL BOTH SIDES)

NOTE: ALTERNATE FOR ISLAND FINISHES AS SUBSTITUTE OF STUCCO/CMU CONSTRUCTION SHOWN ABOVE IS INSTEAD PROVIDE PREFAB OUTDOOR METAL GRAY CABINET CONSTRUCTION W/ SHOP DRAWINGS PROVIDED BY VENDOR.



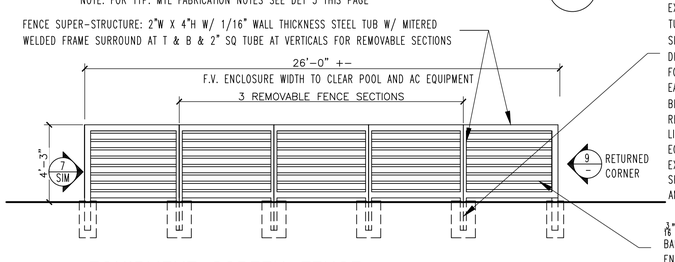
BBQ ISLAND

ELECTRICAL & PLUMBING NOTES:
1) ALL ELECTRICAL AND PLUMBING SHALL HAVE SEPARATE PERMITS- REFER TO NOTES 9, 10, & 11 OF SHEET A-1 FOR INSTRUCTIONS

2) REFER TO SHEET MEP-3 FROM PREVIOUS PERMIT BUILDING SET FOR STANDARD MEP NOTES NOTR SHOWN

ISLAND ELEVATION

SCALE: 1/4" = 1'-0" 2



TRASH SCREEN FENCE

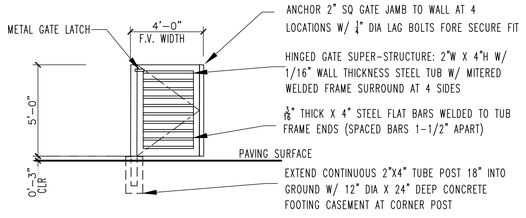
SCALE: 1/4" = 1'-0" 7

NOTE: FOR TYP. MTL FABRICATION NOTES SEE DET 3 THIS PAGE

EQUIPMENT SCREEN FENCE

SCALE: 1/4" = 1'-0" 8

NOTE: FOR TYP. MTL FABRICATION NOTES SEE DET 3 THIS PAGE

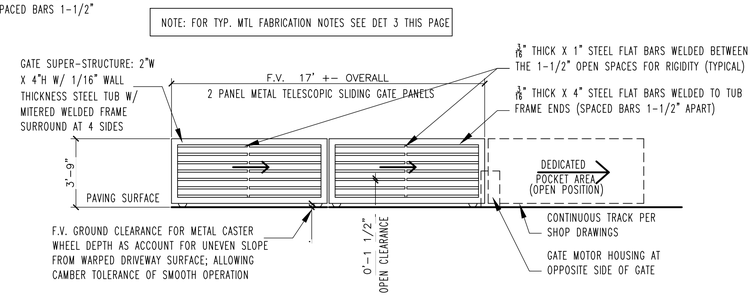


EQUIPMENT SCREEN FENCE (END)

SCALE: 1/4" = 1'-0" 9

NOTE: FOR TYP. MTL FABRICATION NOTES SEE DET 3 THIS PAGE

NOTE: FOR TYP. MTL FABRICATION NOTES SEE DET 3 THIS PAGE



DRIVEWAY GATE

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

FABRICATOR FOR BOTH FENCED AND GATES SHALL PROVIDE ALL NECESSARY SHOP DRAWINGS PRIOR TO FABRICATION BY FIELD MEASURING FOR PROPER FIT- SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.

SHOP DRAWINGS SHALL INCLUDE ALL NECESSARY HARDWARE TO MAKE FABRICATION COMPLETE FOR MOVING PARTS, HINGES, LATCHES, CASTER WHEELS, TRACKS, ETC. HARDWARE SHALL BE HEAVY DUTY NON-CORROSIVE COMPATIBLE FOR THE COASTAL CLIMATE ZONE. PROVIDE ANCHORS AND ATTACHMENTS FOR SECURE FIT WHEN AT WALLS OR AT PILASTER GATES. GENERAL CONTRACTOR SHALL COORDINATE IN ADVANCE WITH OTHER TRADES SUCH AS MASONRY TO ASSURE ANCHORS ARE PRE-INSTALLED FOR FUTURE GATE/FENCE INSTALLATION AND ALLOW RETROFIT FOR METAL FABRICATOR. VERIFY WITH OWNER FOR ANY SPECIAL SECURITY HARDWARE IF REQUIRED FOR LOCKING OR ALARMS IF APPLICABLE

PRE-GALVANIZED STEEL TO BE GALVANIZED AFTER THE GATE IS MADE WELD/ GRIND SMOOTH ALL JOINTS PRIOR TO PREP. SWEEP BLASTING GALVANIZED SURFACE WITH FINE COPPER SLAG, J BLAST, OR CARBORUNDUM POWDER AT A BLAST PRESSURE OF NO GREATER THAN 2.7 BAR (40 PSI) TO ENSURE THAT ONLY THE MINIMUM AMOUNT OF ZINC OXIDE IS REMOVED AND THAT THE SURFACE IS LEFT SLIGHTLY A ROUGHENED CONDITION. CLEAN THE SURFACE AND PAINT PER PAINT MFGR REQUIREMENTS. APPLIED BY SPRAYING ONTO THE GALVANIZED SURFACE. PAINTING SHOULD BEGIN AS SOON AS POSSIBLE AFTER CLEANING AND PROFILING. USE ONLY COMPATIBLE GALVANIZED PAINT COATINGS. COLOR SHALL BE DARK BROWN TO MATCH HOUSE TRIM COLOR- REFER TO COLOR BOARD

METAL SPEC FOR FENCE/GATES

SCALE: 1/4" = 1'-0" 3

Contractor shall exercise the responsibility with (E)ARCHitect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.
8 city submittal 11-10-23
pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4647 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

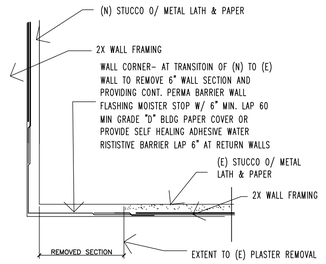
RESIDENTIAL ADDITION
Ke Wang Residence
proposed elevations
and site details

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao7778@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

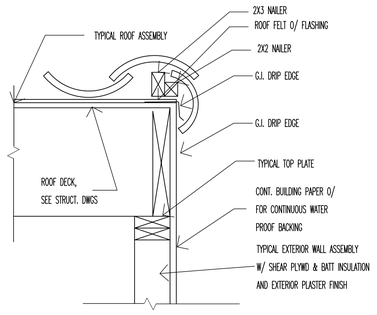
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DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
L-4
1 OF SHEETS

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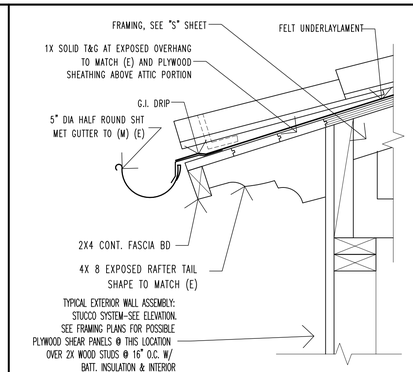
NOTE: WALL PLASTER TO BE INSTALLED PER (CBC) SECTION 2510 (CRC) SECTION R702.2

PLASTER (N) TO (E) CORNERS 13



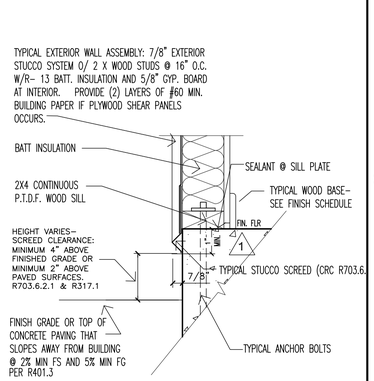
NOTE: DETAILS ARE DRAWN DIAGRAMMATIC – INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS & NOTE #9 OF SHT A-6 FOR UNDERLAYMENT

ROOF RAKE 10

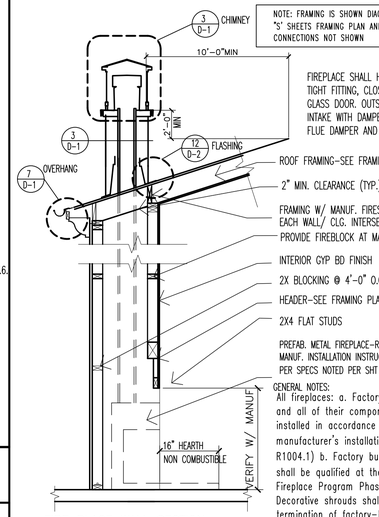


NOTE: DETAILS ARE DRAWN DIAGRAMMATIC – INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS & NOTE #9 OF SHT A-6 FOR UNDERLAYMENT

ROOF OVERHANG 7



FOUNDATION SCREED 4



GENERAL NOTES:
All fireplaces: a. Factory-built fireplaces, chimneys and all of their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions. (CRC R1004.1) b. Factory built wood burning fireplaces shall be qualified at the U.S. EPA's Voluntary Fireplace Program Phase 2 emissions level. c. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturer's installation instructions. (CRC R1005.2 & CMC 802.5.2.4) d. Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line. (Tables R302.1(1)&(2)). Horizontal vent caps shall be 2 feet clear from property lines. e. Exhaust openings shall not be directed onto walkways. (R303.5.2)

SOLID FUEL BURNING FIREPLACE: a. Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace. b. Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures. c. Chimney shall extend at least 2 ft. higher than any portion of the building within 10 ft., but shall not be less than 3 ft. above the highest point where the chimney passes through the roof. (CRC R1003.9) d. Liquid fueled or wood burning fireplaces are not allowed.

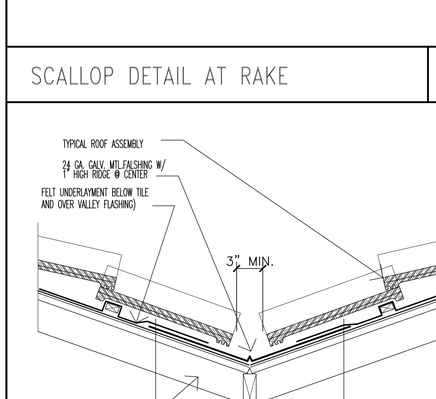
DIRECT VENT GAS APPLIANCE FIREPLACE: a. Direct vent sealed-combustion gas appliance fireplace must comply with the Cal Green code requirements and must comply with ANSI Z21.50. (Cal Green 4.503.1)

FIRE PLACE WALL SECTION

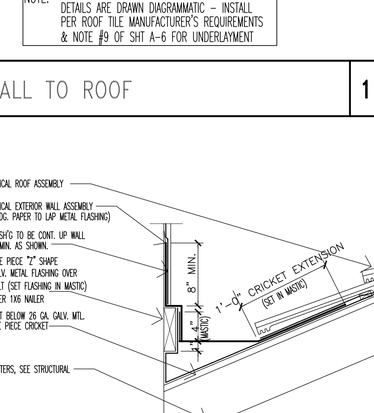
SEE ADDITIONAL CITY STANDARD NOTES FROM SHEET A.1.1, OF NOTES #19, 20 & 21

(N) PREFAB GAS FIREPLACE W/ 76"X18" VIEW OPENING; (N) METAL FIRE BOX TO CONNECT TO (N) METAL FLUE OVERHEAD SYSTEM PER MFGR REQUIREMENTS AND CODE R1003. MODEL: NAPOLEON LV74 VECTOR 74 DIRECT VENT INSET GAS FIREPLACE W/ ACCESSORY OPTIONS PER DESIGNERS SPECS (949) 650-2640 FOR LOCAL REP FOR ROUGH-IN INSTALLATATION SPECS
Type: Direct Vent
Style: Contemporary
Fuel Type: Propane | Natural Gas
Certification: CSA | ANSI Z21.50
Overall Width: 93 5/16"
Overall Depth: 19 7/8"
Overall Height: 41 3/16"
Maximum Heat Output: 48,000 BTUs
Firebox Width: 89 5/16"
Viewing Width: 76 3/4"
Viewing Height: 18 5/8"
Venting Diameter: 5" x 8"

Fireplace lab test performed by Intertek #G102876742. Installed per National Fuel Gas Code, ANSI Z223.1 / NFPA 54 & ANSI / NFPA 70 National Electric Code

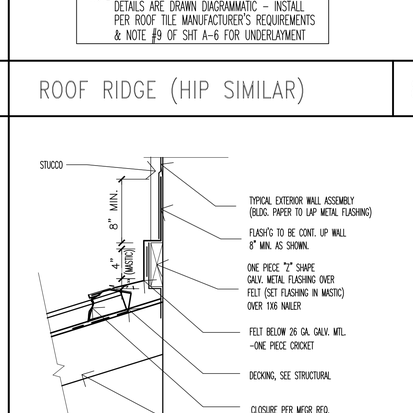


SCALLOP DETAIL AT RAKE 14



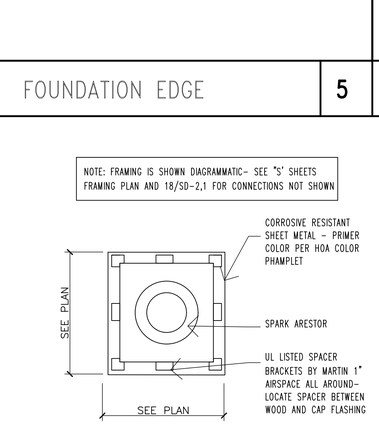
NOTE: DETAILS ARE DRAWN DIAGRAMMATIC – INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS & NOTE #9 OF SHT A-6 FOR UNDERLAYMENT

WALL TO ROOF 11



NOTE: DETAILS ARE DRAWN DIAGRAMMATIC – INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS & NOTE #9 OF SHT A-6 FOR UNDERLAYMENT

ROOF RIDGE (HIP SIMILAR) 8



FOUNDATION EDGE 5

FIRE PLACE 2

NOTE: DETAILS ARE DRAWN DIAGRAMMATIC – INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS & NOTE #9 OF SHT A-6 FOR UNDERLAYMENT

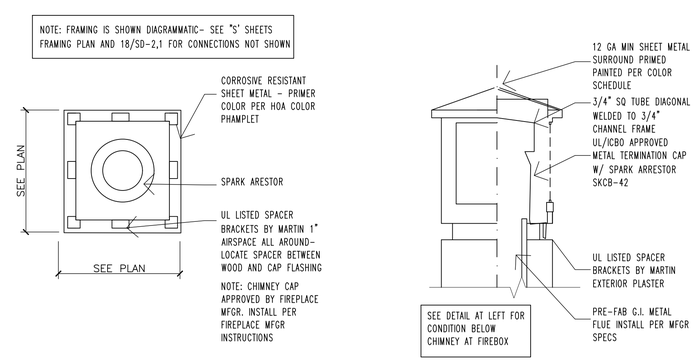
VALLEY TRANSITION 15

NOTE: DETAILS ARE DRAWN DIAGRAMMATIC – INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS & NOTE #9 OF SHT A-6 FOR UNDERLAYMENT

WALL TO ROOF 12

NOTE: DETAILS ARE DRAWN DIAGRAMMATIC – INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS & NOTE #9 OF SHT A-6 FOR UNDERLAYMENT

WALL TO ROOF 9



HORIZONTAL SECTION

VERTICAL SECTION

CHIMNEY CAP DETAILS 3

MISCELLANEOUS DETAILS NO SCALE

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REVISIONS NO.

8 city submittal 11-10-23 pool improvements

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CONTRACTOR

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z e n a r c h i t e c t . c o m

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RESIDENTIAL ADDITION
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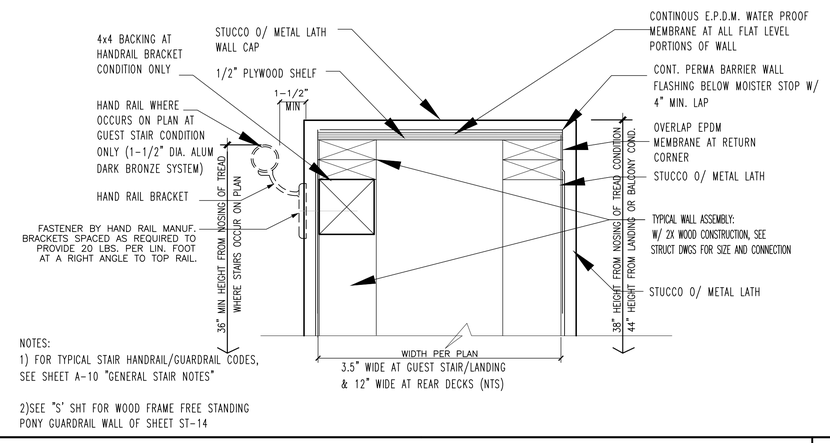
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

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D-1

1 OF (REF TO INDEX) SHEETS

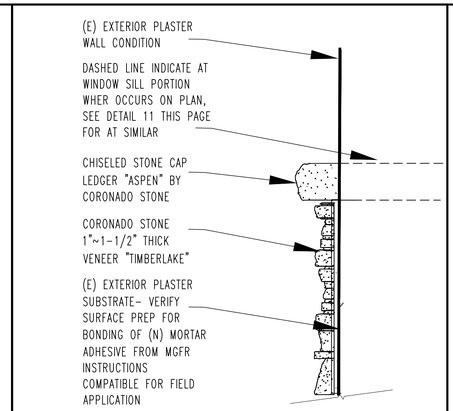
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NOTES:
1) FOR TYPICAL STAIR HANDRAIL/GUARDRAIL CODES, SEE SHEET A-10 "GENERAL STAIR NOTES"

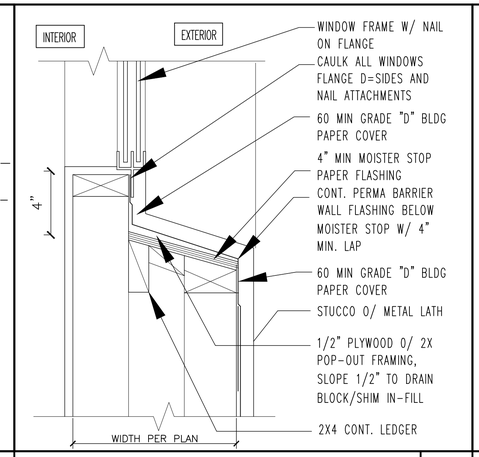
2)SEE "S" SHT FOR WOOD FRAME FREE STANDING PONY GUARDRAIL WALL OF SHEET ST-14

PLASTER WALL CAP | 10

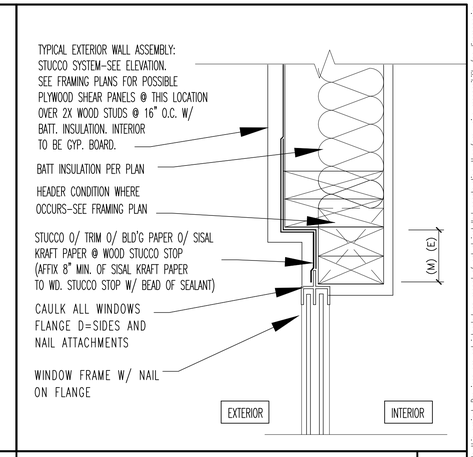


NOTE: FOR CONTINUATION BELOW, SEE DETAIL 8 THIS PAGE

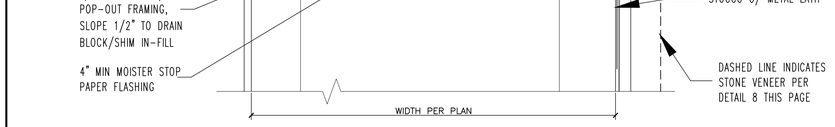
WAINSCOT STONE & TRIM LEDGE | 7



DEEPEN WINDOW SILL | 4



STD WINDOW JAMB (HEAD SIM) | 1

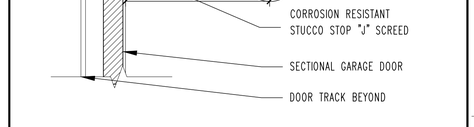


STONE VENEER AT WINDOW SILL | 11

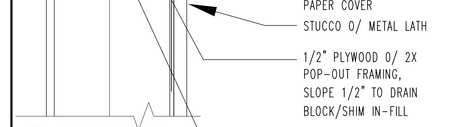


INSTALLED PER MFGR REQUIRMENTS
hTTPS://WWW.CORONADO.COM/INSTALLATIONGUIDE USING A POLYMER-MODIFIED MORTAR MEETING ANSI A118.4, ANSI 118.15, ICC AC 38 FOR WATER RESISTIVE BARRIERS AND ICC ESR 2598 FOR CORONADO STONE PRODUCTS

WAINSCOT STONE BASE | 8

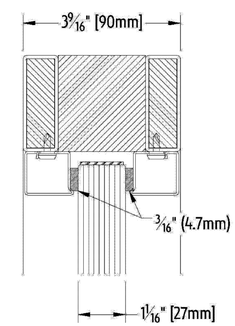


GARAGE DOOR HEAD | 5



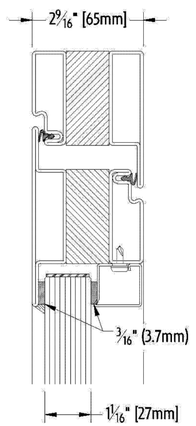
FOR CONDITION AT HEADER, SEE DETAIL 1 THIS PAGE

STD WINDOW SILL | 2



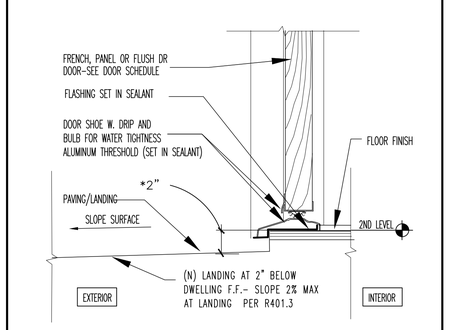
SHOP DETAIL FROM "TGP" CLEARVIEW SERIES 60-261 FOR LISTED 1-HR STOREFRONT GLAZING/FRAME SYSTEM- SEE DOOR & WINDOW SCHEDULE NOTE 11

FIRE WINDOW JAMB (HEAD SIM) | 15



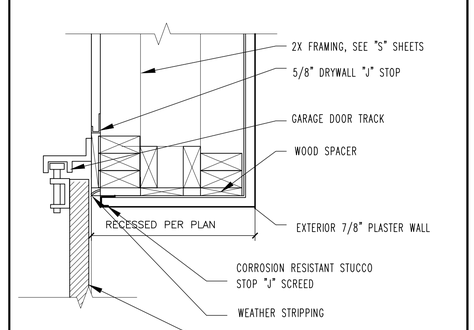
SHOP DETAIL FROM "TGP" CLEARVIEW SERIES 60-261 FOR LISTED 1-HR STOREFRONT GLAZING/FRAME SYSTEM- SEE DOOR & WINDOW SCHEDULE NOTE 11 AND 12 OF SHT A-11

FIRE DOOR JAMB (HEAD SIM) | 12

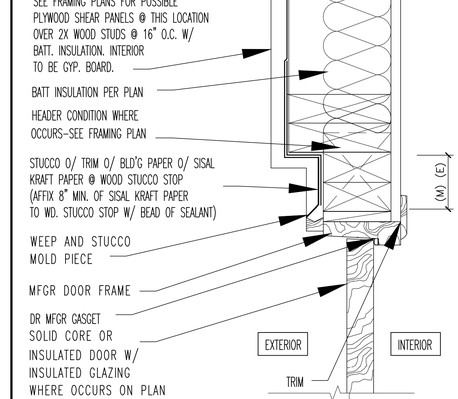


* NOTE: OUTSWINGING DOORS THAY SWING OVER LANDINGS SHALL NOT EXCEED 1/2" OVER THRESHOLD PER CODE SECTION CBC 1008.1.4 AND 1008.1.6

DOOR SILL AT UPPER DECK | 9



GARAGE DOOR JAMB | 6



STD DOOR HEAD | 3

MISCELLANEOUS DETAILS

NO SCALE

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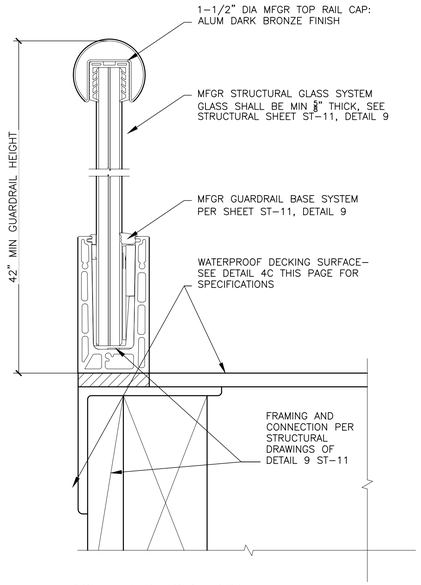
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D-2

1 OF (REF TO INDEX) SHEETS

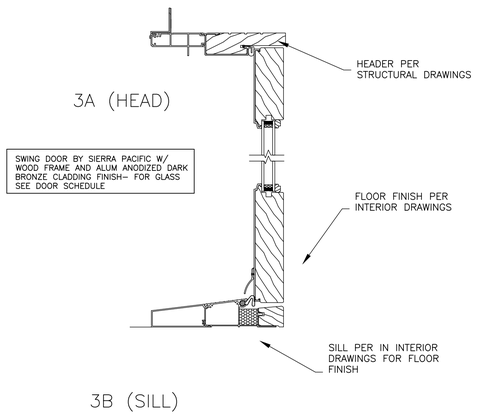


TAPER-LOCRXA BY C.R. LAURENCE MANUFACTURING.
PH (800) 421-6144

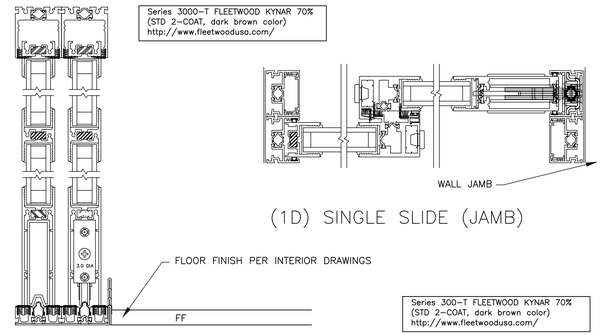
END VIEW OF GLASS PANEL WITH 'XA' TAPER SETS INSTALLED IN OUR B55 ALUMINUM BASE SHOE FOR 5/8" GLASS. THE GLASS HAS SETTING STRIPS ADHERED TO BOTH LOWER EDGES, AND RESTS ON THE SETTING BASE INSTALLED WITHIN THE BASE SHOE. ROLL-IN TOP GASKET COMPLETES THE INSTALLATION AFTER THE TAPER SETS HAVE BEEN TIGHTENED TO LOCK THE PANEL IN PLACE.

REFER TO STRUCTURAL DRAWINGS AND MFGR SHOP DRAWINGS FOR ADDITIONAL, INMFORMATION NOT SHOWN

GLASS GUARDRAIL AT DECK | 5



INWARD SWING GLASS DOOR | 3



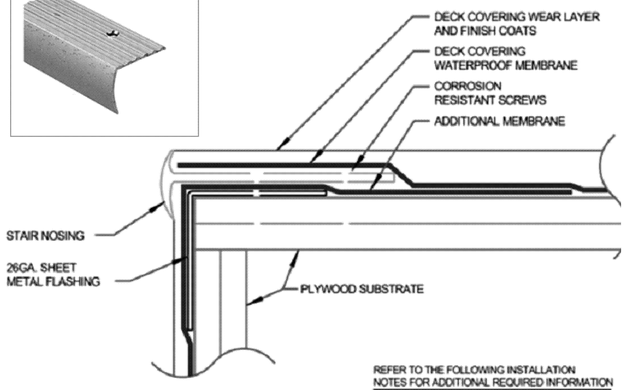
SLIDE GLASS DOOR | 1

DEX-O-TEX®
www.dexotex.com

WEATHERWEAR:
STAIR NOSING DETAIL

LOCAL REP CONTACT FIOR DEX-O-TEX: Jon Anderson 310.597.0806

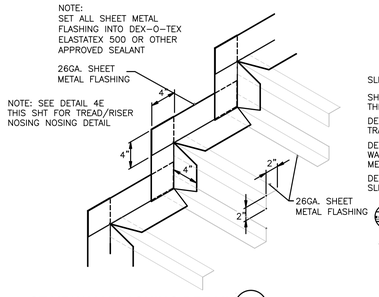
Note
Powder coat aluminum to match deck coating for front face of nosing portion.



REFER TO THE FOLLOWING INSTALLATION NOTES FOR ADDITIONAL REQUIRED INFORMATION
1. PLYWOOD SHEATHING AND FRAMING
3A. SHEET METAL INSTALLATION - WOOD

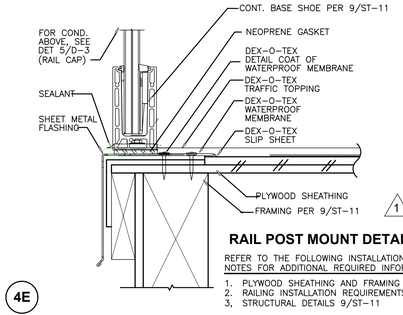
4E

NOTE: SET ALL SHEET METAL FLASHING INTO DEX-O-TEX ELASTATEX 500 OR OTHER APPROVED SEALANT



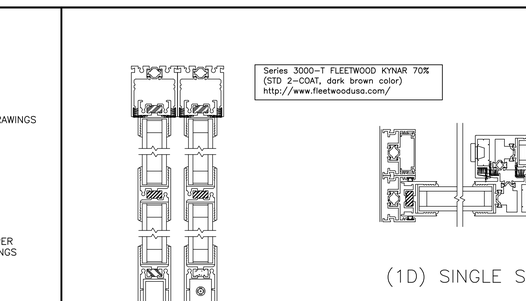
STAIRWAY FLASHING DETAIL 4D

REFER TO THE FOLLOWING INSTALLATION NOTES FOR ADDITIONAL REQUIRED INFORMATION
1. PLYWOOD SHEATHING AND FRAMING
3A. SHEET METAL INSTALLATION - WOOD



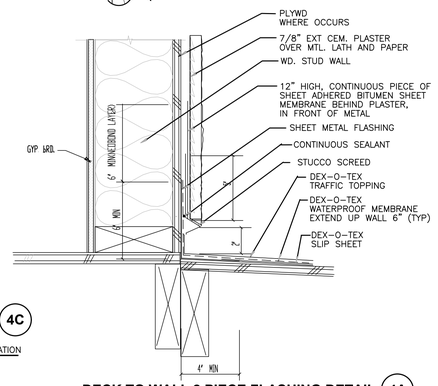
RAIL POST MOUNT DETAIL 4C

REFER TO THE FOLLOWING INSTALLATION NOTES FOR ADDITIONAL REQUIRED INFORMATION
1. PLYWOOD SHEATHING AND FRAMING
2. RAILING INSTALLATION REQUIREMENTS
3. STRUCTURAL DETAILS 9/ST-11



SLIDER DOOR THRESHOLD DETAIL 4B

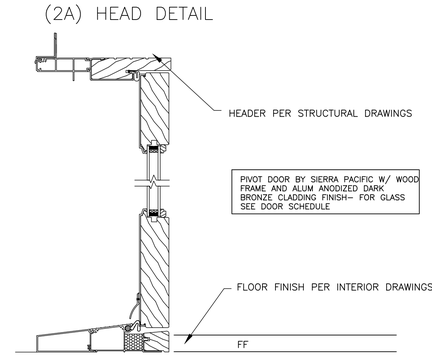
REFER TO THE FOLLOWING INSTALLATION NOTES FOR ADDITIONAL REQUIRED INFORMATION
1. PLYWOOD SHEATHING AND FRAMING
3A. SHEET METAL INSTALLATION - WOOD



DECK TO WALL 2 PIECE FLASHING DETAIL 4A

WATERPROOFING DETAILS AT 2ND LEVEL WALKING DECK AND EXTERIOR STAIRCASE | 4

NOTE: DETAILS ARE DIAGRAMMATIC FOR WATER PROOFING ILLUSTRATION ONLY, SEE ACTUAL VENDOR DETAILK FOR GUARDRAIL AND TRESHOLDS WHERE IN CONFLICT



FRONT ENTRANCE PIVOT DOOR | 2

MISCELLANEOUS DETAILS NO SCALE

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zenarchitect.com

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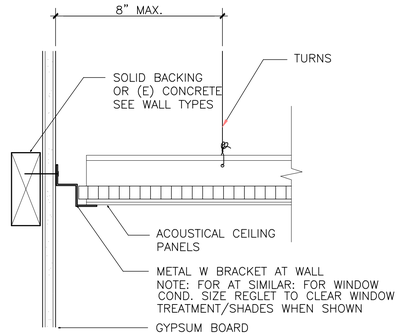
OWNER REP/SITE ADDRESS:
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18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

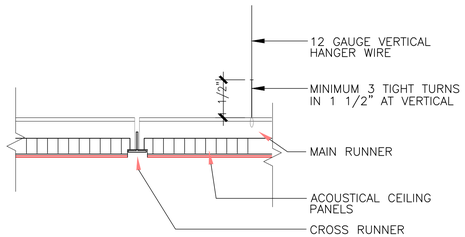
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DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

D-3

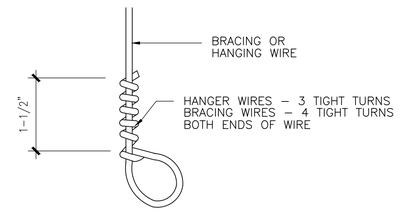
1 OF (REF TO INDEX) SHEETS



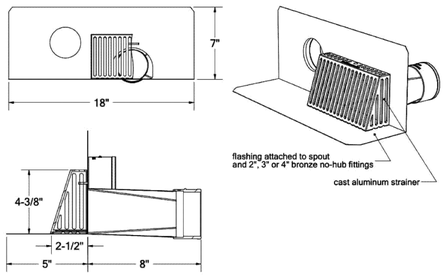
10 T-BAR CEILING TO WALL



7 T-BAR @ INTERSECTION



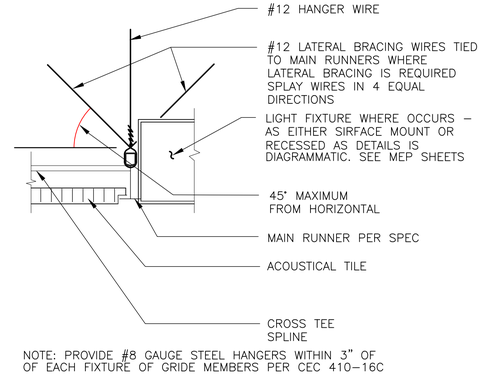
4 WIRE TIE

1 

NOTE: PROVIDE 3" DRAIN WITH 3" OVERFLOW. OVEFLOR SHALL BE 2" ABOVE LOWEST POINT OF THE DECK FINISH FLOOR PER R903.4.1

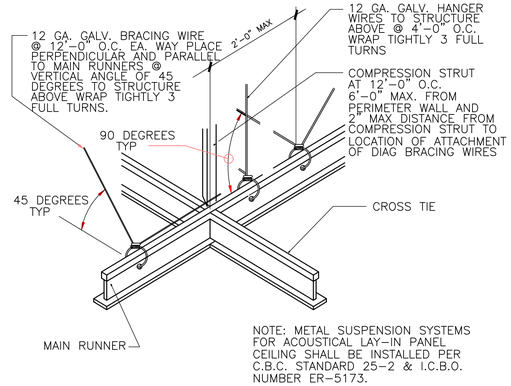
INSIDE WALL PARAPET DRAIN WITH OVERFLOW BY THUNDERBIRD (800) 658-24
VERIFY FINISH OPTIONS PRIOR TO ORDER AS DIRECTED BY INTERIOR DESIGNER

11 BALCONY DRAIN



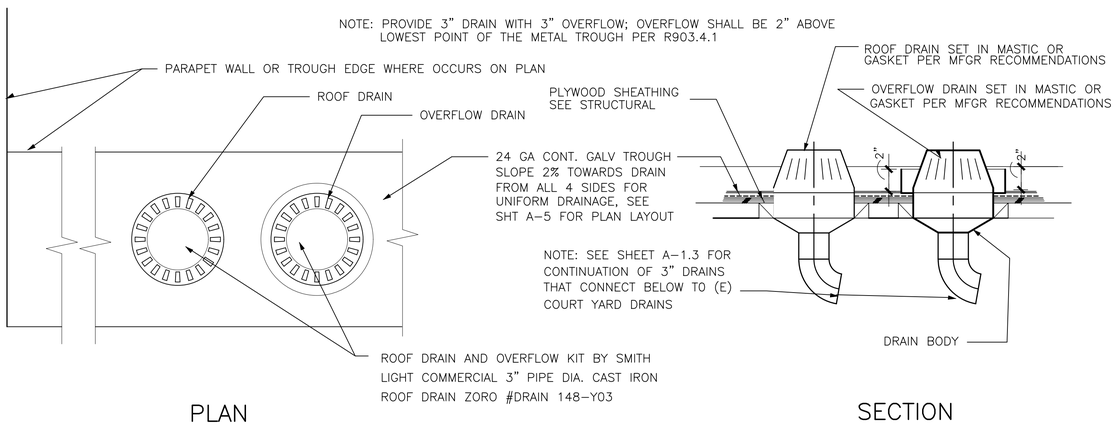
NOTE: PROVIDE #8 GAUGE STEEL HANGERS WITHIN 3" OF OF EACH FIXTURE OF GRIDE MEMBERS PER CEC 410-16C

8 T- BAR @ LIGHT FIXT/ACCESSORY

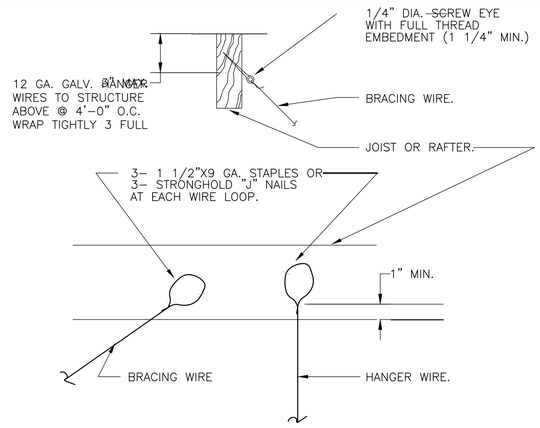


NOTE: METAL SUSPENSION SYSTEMS FOR ACOUSTICAL LAY-IN PANEL CEILING SHALL BE INSTALLED PER C.B.C. STANDARD 25-2 & I.C.B.O. NUMBER ER-5173.

5 T-BAR CEILING

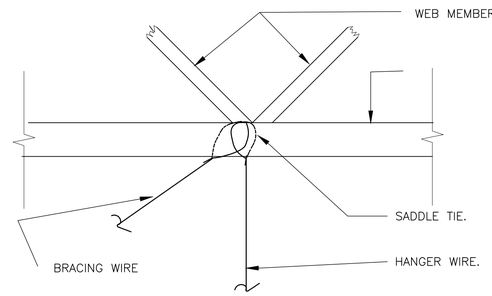


9 ROOF DRAIN AT CUSTOM GUTTER TROUGH



6 SUSP. CLG ATTACHMENT

NOTE: SEE ALSO DETAILS 1,3, 4,6,8, & 9, THIS SHEET.



3 BRACING WIRE AT TRUSS

MISCELLANEOUS DETAILS

NO SCALE

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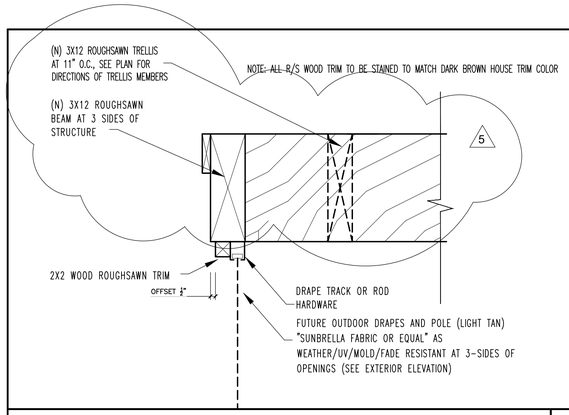
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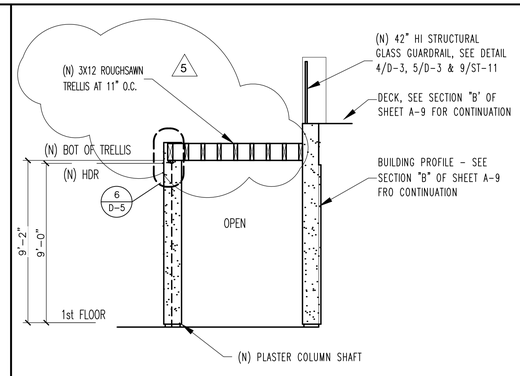
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D-4

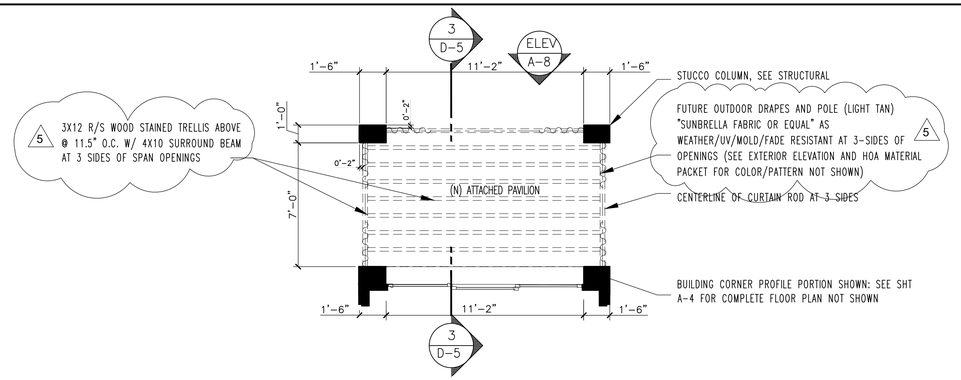
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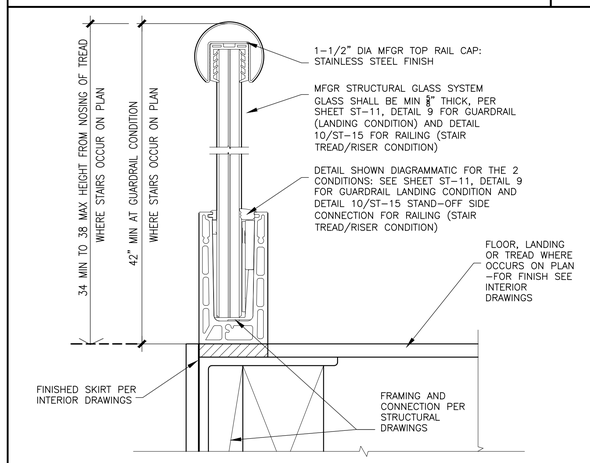
PAVILLION STRUCTURE AT ENDS NO SCALE **6**



PAVILLION SECTION SCALE" 1/4":1'-0" **3**

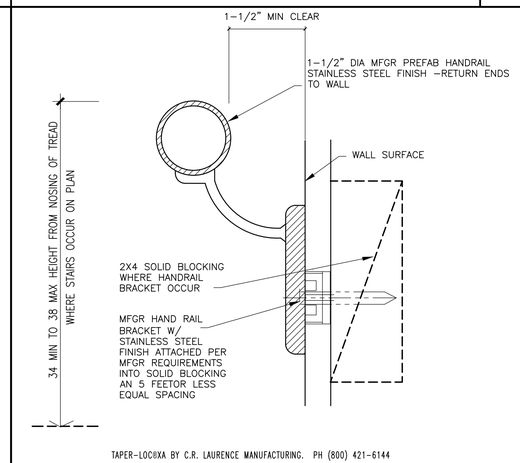


ENLARGED PLAN (PAVILLION STRUCTURE) SCALE" 1/4":1'-0" **1**



TAPER-LOC®XA BY C.R. LAURENCE MANUFACTURING. PH (800) 421-6144. END VIEW OF GLASS PANEL WITH 'XA' TAPER SETS INSTALLED IN OUR BSS ALUMINUM BASE SHOE FOR 5/8" GLASS. THE GLASS HAS SETTING STRIPS ADHERED TO BOTH LOWER EDGES, AND RESTS ON THE SETTING BASE INSTALLED WITHIN THE BASE SHOE. ROLL-IN TOP GASKET COMPLETES THE INSTALLATION AFTER THE TAPER SETS HAVE BEEN TIGHTENED TO LOCK THE PANEL IN PLACE. REFER TO STRUCTURAL DRAWINGS AND MFGR SHOP DRAWINGS FOR ADDITIONAL, INFORMATION NOT SHOWN

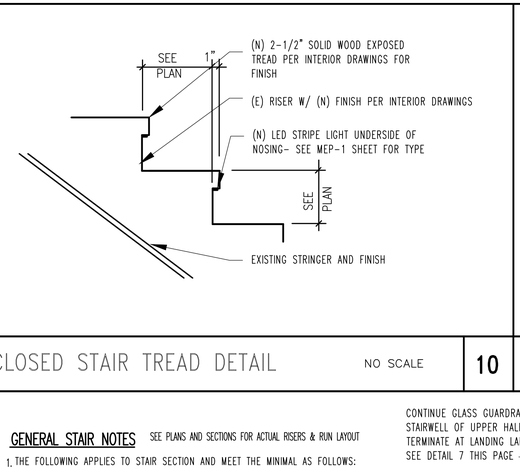
GLASS GUARDRAIL & STEP RAIL NO SCALE **7**



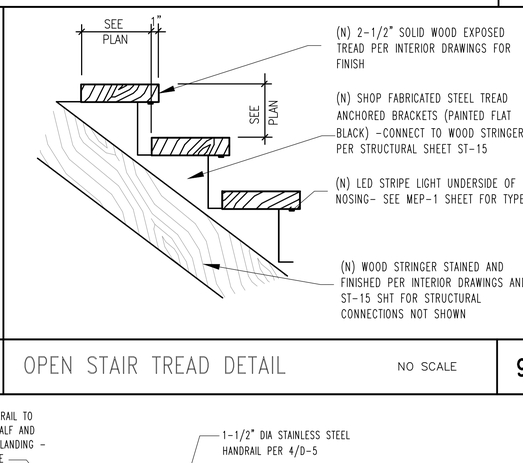
TAPER-LOC®XA BY C.R. LAURENCE MANUFACTURING. PH (800) 421-6144

HAND RAIL TUBING AND BRACKETS: TAPER-LOC XA SYSTEM #HR20B3PB
ROUND HAND RAIL TUBING OF DIAMETER 1-1/2" HANDRAIL BRACKETS AND ACCESSORIES - REFER TO MFGR SHOP DRAWINGS FOR ADDITIONAL, INFORMATION NOT SHOWN

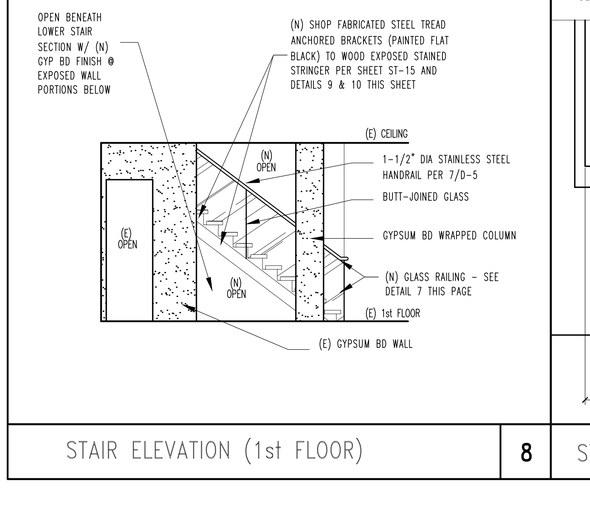
HANDRAIL AT WALL BRACKET NO SCALE **4**



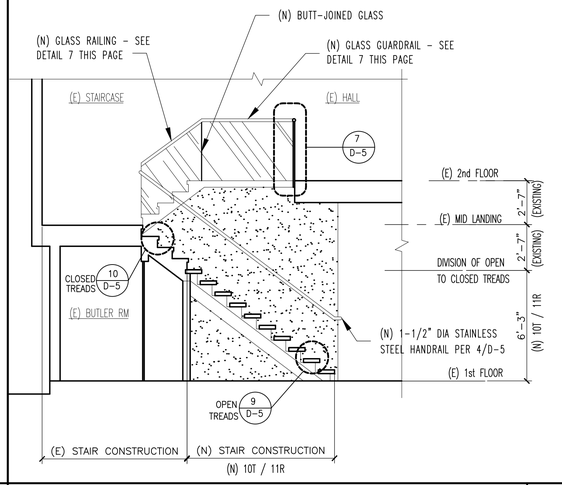
CLOSED STAIR TREAD DETAIL NO SCALE **10**



OPEN STAIR TREAD DETAIL NO SCALE **9**



STAIR ELEVATION (1st FLOOR) **8**

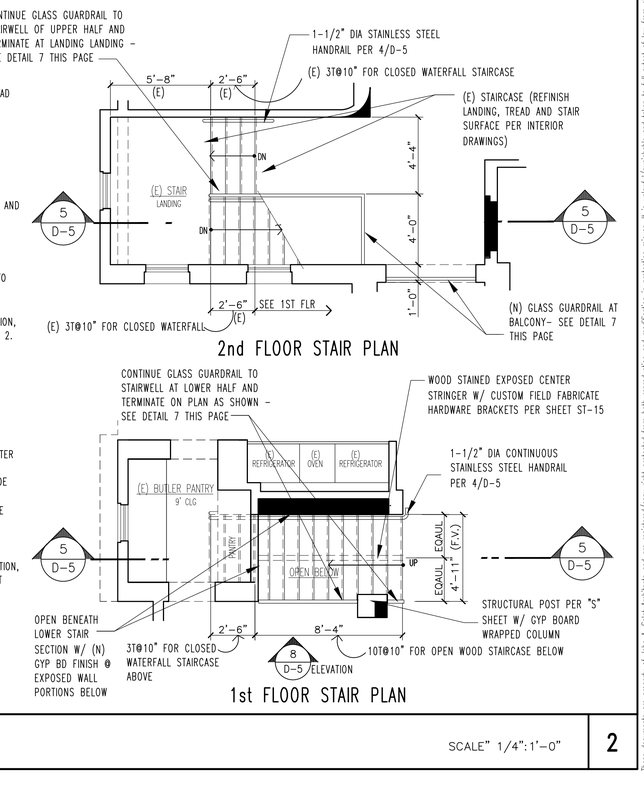


STAIR SECTION (BOTH LEVELS) SCALE" 1/4":1'-0" **5**

GENERAL STAIR NOTES

SEE PLANS AND SECTIONS FOR ACTUAL RISERS & RUN LAYOUT

1. THE FOLLOWING APPLIES TO STAIR SECTION AND MEET THE MINIMAL AS FOLLOWS:
   A. MAXIMUM RISE OF 7-3/4" AND MINIMUM RUN (TREAD) OF 10" PER R311.7.5
   B. PROVIDE A NOSING BETWEEN 0.75" AND 1.25" ON STAIRWAYS WITH SOLID RISERS WHERE TREAD DEPTH IS LESS THAN 11". R311.7.5.3 AND EXCEPTION 1
   C. MINIMUM CLEAR WIDTH OF 36". R311.7.1
   D. MINIMUM HEADROOM OF 6'-8". R311.7.2
   E. ALTERNATING TREAD DEVICES AND SHIP LADDERS SHALL NOT BE USED AS AN ELEMENT OF A MEANS OF EGRESS. R311.7.11 AND R311.7.12
2. HANDRAILS SHALL MEET THE MINIMAL AS FOLLOWS:
   A. PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRWAYS WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES. R311.7.8
   B. HANDRAIL HEIGHT SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS. R311.7.8.1
   C. HANDRAIL WITH CIRCULAR CROSS-SECTIONS SHALL HAVE A DIAMETER OF 1-1/4" TO 2". R311.7.8.5 ITEM 1.
   D. HANDRAILS WITH OTHER THAN CIRCULAR CROSS-SECTIONS SHALL HAVE A PERIMETER OF 4" TO 6¼" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2¼". R311.7.8.5 ITEM 1
   E. HANDRAILS WITH A PERIMETER GREATER THAN 6¼" SHALL COMPLY WITH R311.7.8.5 ITEM 2.
   F. HANDRAIL SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEW POST OR OTHER OBSTRUCTION, EXCEPT AT THE LANDING, VOLUTE, OR TURNOUT ON LOWEST TREAD. R311.7.8.4, EXCEPTION 1 & 2.
   G. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1½" MINIMUM. R311.7.8.3
3. GUARDS (GUARDRAILS) SHALL MEET THE MINIMAL AS FOLLOWS:
   A. PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. R312.1.1
   B. GUARD HEIGHT SHALL BE A MINIMUM OF 42". R312.1.2
   C. OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE. R312.1.3
   D. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL PRECLUDE THE PASSAGE OF A 6" DIAMETER SPHERE. R312.1.3, EXCEPTION 1.
   E. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF STAIRS SHALL PRECLUDE THE PASSAGE OF A 4-3/8" DIAMETER SPHERE. 312.1.3, EXCEPTION 2.
4. REFER TO STRUCTURAL DRAWINGS AND CONNECTION CALCULATIONS FOR DETAILS: ALL GUARDRAILS TO WITHSTAND A 200-LB FORCE AT TOP OF THE RAILING ACTING IN ANY DIRECTION, AND MIN 50-LB PER LINEAR FOOT FOR INTERMEDIATE GUARD COMPONENTS. THE LOADS ARE NOT REQUIRED TO BE CUMULATIVE.
5. REFER TO SHOP DRAWINGS FOR GLASS GUARDRAIL, GLASS GUARD THICKNESS AND TOP RAIL REQUIREMENT PER LISTING.
6. ENCLOSED USABLE CONSTRUCTION UNDER STAIRWAY REQUIRES TO FIRE BE 1-HR RESISTIVE CONSTRUCTION ON ENCLOSED SIDE



REMODEL STAIR PLAN SCALE" 1/4":1'-0" **2**

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D-5

1 OF (REF TO INDEX) SHEETS

MEP STANDARD NOTES

1. REFER TO MEP-3 SHEET FOR SUPPLEMENTARY STANDARD NOTES AND SYMBOLS FOR MECHANICAL ELECTRICAL AND PLUMBING INFORMATION NOTE SHOWN ON THIS PAGE.

2. REFER TO OWNER OR INTERIOR DESIGNERS FOR ACTUAL FIXTURES THAT ARE PRE-SELECTED FOR MODEL NUMBERS/STYLES NOT NOTED ON THESE DRAWINGS.

3. ROOMS DISIGNATED AS "NO WORK IN THIS ROOM" SHALL HAVE REPLACEMENTS FOR ALL WALL PLATES AND INTEGRAL ELECTRIC WALL UNITS TO MATCH NEW PORTIONS NOTED PER DETAIL "PLATE SPEC COVER (LIGHTS/PLUGS)" OF SHEET MEP-3

4. REFER TO SHEET MEP-3 FOR HEAT/COOL ZONE DIVISION #1 & #2 AS HVAC SYSTEM SHALL BE A MINIUMUM PER T-24 REUIREMENTS.

5. WATER HEATER SHALL BE TANKLESS CIRCULATORY SYSTEM PER T-24 W/ OCCOPANCY SENSORS TO ACTIVATE HOT WATER SYSTEM

6. H.E.R.S. RATER TESTING REQUIRED FOR EXISTING CONDITIONS VERIFICATION INSPECTION FOR PROVIDING A FINAL HOME RATING ENERGY RATING CERTIFICATION PER OUTLINED FROM CALIFORNIA GREEN CODE AND T-24 STANDARDS AS WELL AS HAVING AN (Qii) QUALITY INSULATION INSPECTION BE CONDUCTED BY A HERS RATER PRIOR TO DRYWALL BEING HUNG.

7. HVAC AND FRAMING CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING FOR DUCT ROUTES AND STRATEGIES TO PATH OF GRILL OUTLETS AS PLANS ARE DIAGRAMMATIC AND DO NOT CONVEY SCALE. AT DROPPED LOW SOFFITS PROVIDE SHALLOW HD GAGE METAL CEILING JOIST TO MAXIMIZE CEILING WHEN USING FLAT RECTANGULAR DUCT SHALLOW SYSTEMS TO MEET THE MINIMUM CLERANCES SO TO MAXIMIZE SOFFIT HEIGHTS NOTED ON PLANS

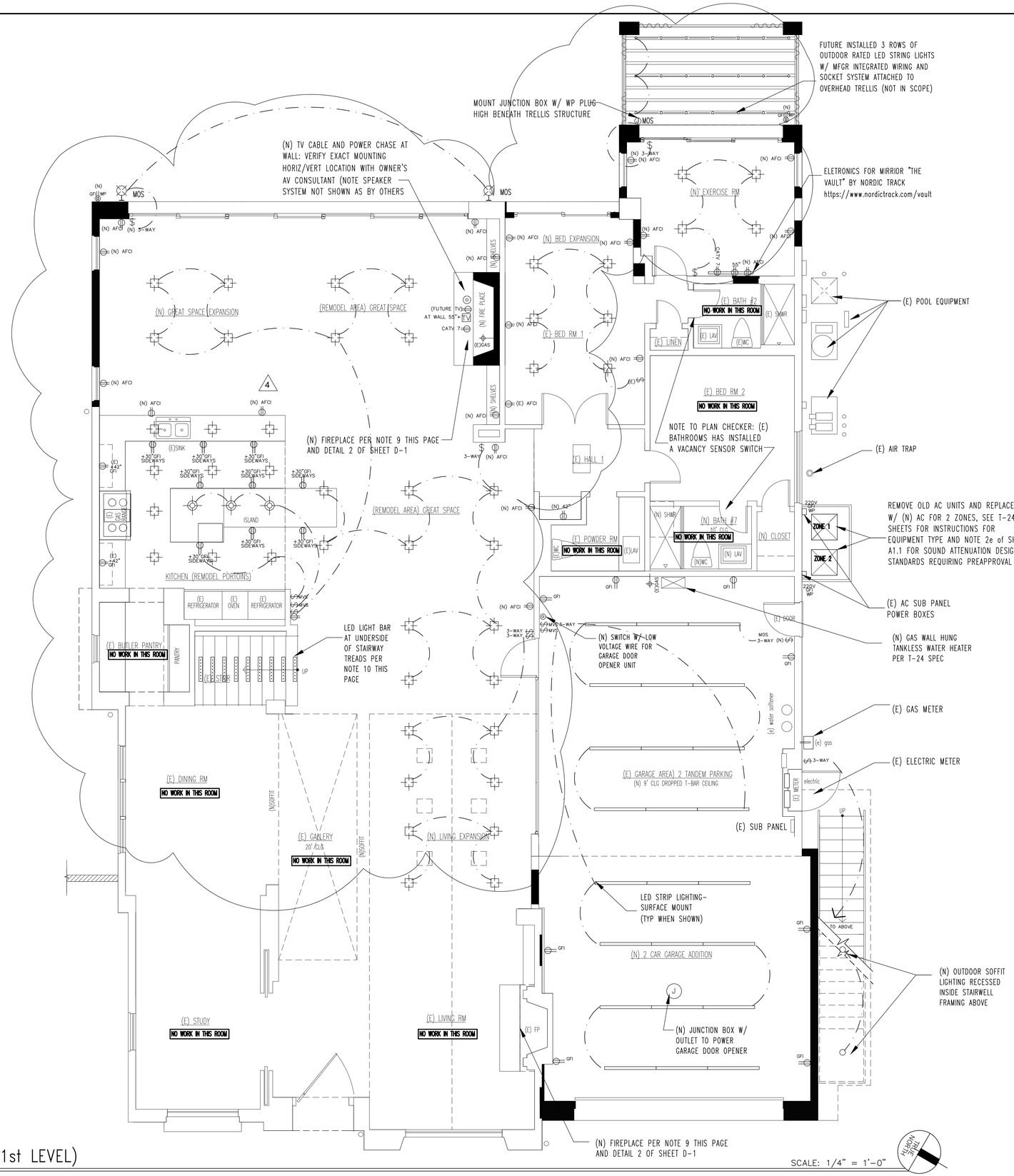
8. SOUND TRAMISSION CONTROL: HVAC CONTRACTOR SHALL SECURE SEPERATE PERMIT FOR SOUND ATTENUATION DESIGN PER ARI STD 275 OF SECTION 10.25.045 OF NBMC DBA RATINGS.

9. (N) PREFAB GAS FIREPLACE W/ 76"X18" VIEW OPENING; (N) METAL FIRE BOX TO CONNECT TO (N) METAL FLUE OVERHEAD SYSTEM PER MFGR REQUIREMENTS AND CODE R1003. MODEL: NAPOLEON LV74 VECTOR 74 DIRECT VENT INSET GAS FIREPLACE W/ ACCESSORY OPTIONS PER DESIGNERS SPECS (949) 650-2640 FOR LOCAL REP (FOR DETAILS INSTALLATATION & SPECS SEE DETAIL 2/D-1)

   Type: Direct Vent
   Style: Contemporary
   Fuel Type: Propane | Natural Gas
   Certification: CSA | ANSI Z21.50
   Overall Width: 93 5/16"
   Overall Depth: 19 7/8"
   Overall Height: 41 3/16"
   Maximum Heat Output: 48,000 BTUs
   Firebox Width: 89 5/16"
   Viewing Width: 76 3/4"
   Viewing Height: 18 5/8"
   Venting Diameter: 5" x 8"

   Fireplace lab test performed by Intertek #G102876742. Installed per National Fuel Gas Code, ANSI Z223.1 / NFPA 54 & ANSI / NFPA 70 National Electric Code

4 10. STAIR TREAD LIGHTING: CONTROL LED MOTION SENSOR STAIR LIGHTING W/ STRIP KIT AUTOMATICALLY SENSING MOVEMENTS WALKING INTO EACH SEQUENTIAL STEP AND AUTOMATICALLY TURNS OFF BEHIND STEPS BY KOMIGAN INTELLIGENT MOTION SENSOR SYSTEM KIT KMG-3233, 90 CM LENGTH WARM WHITE 3000K ALUMINUM LED LIGHT BAR AT EACH STAIRWAY TREADS



PROPOSED FLOOR PLAN (1st LEVEL)

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

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1 OF SHEETS

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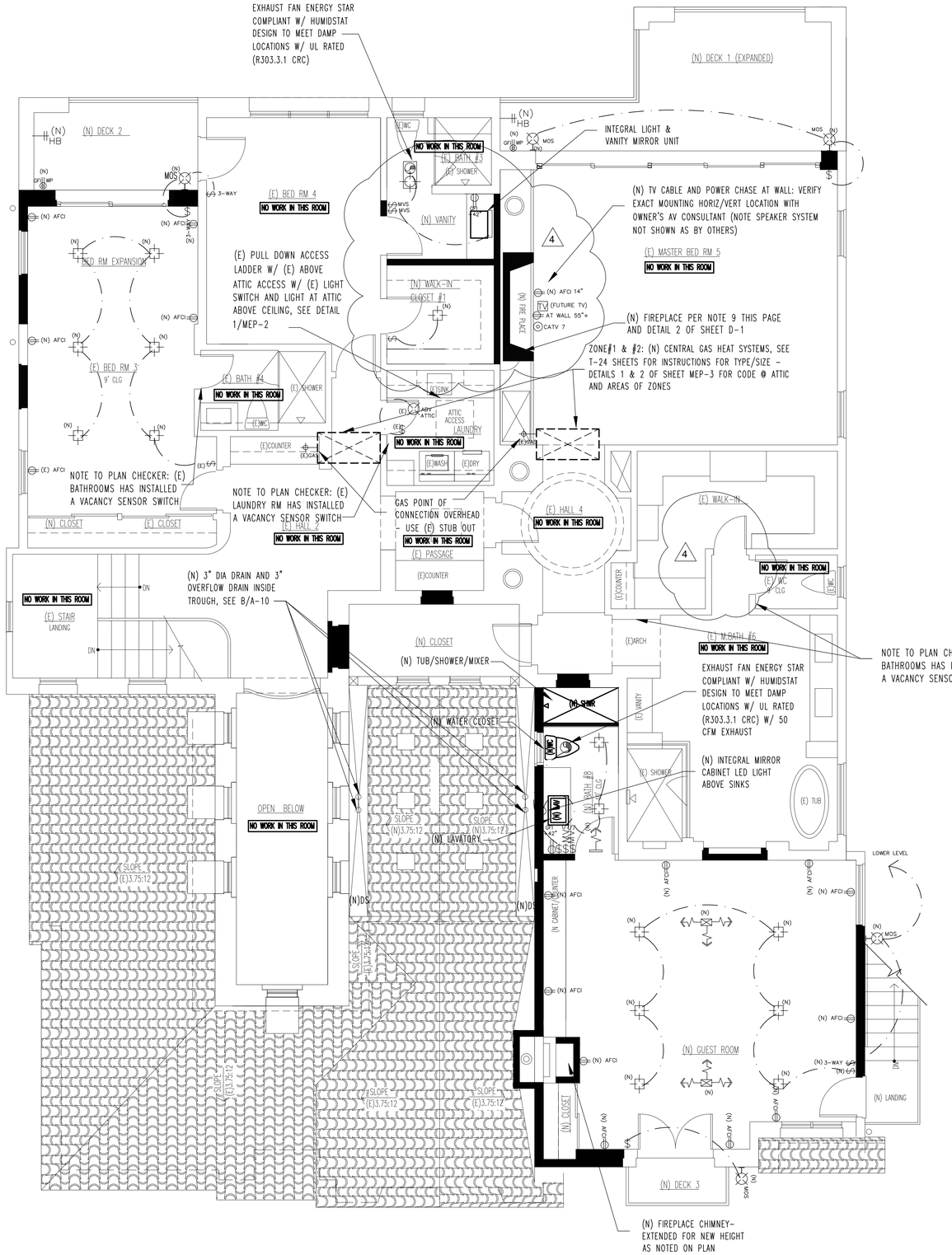
MEP STANDARD NOTES

1. REFER TO MEP-3 SHEET FOR SUPPLEMENTARY STANDARD NOTES AND SYMBOLS FOR MECHANICAL ELECTRICAL AND PLUMBING INFORMATION NOTE SHOWN ON THIS PAGE.
2. REFER TO OWNER OR INTERIOR DESIGNERS FOR ACTUAL FIXTURES THAT ARE PRE-SELECTED FOR MODEL NUMBERS/STYLES NOT NOTED ON THESE DRAWINGS.
3. ROOMS DISEGINATED AS "NO WORK IN THIS ROOM" SHALL HAVE REPLACEMENTS FOR ALL WALL PLATES AND INTEGRAL ELECTRIC WALL UNITS TO MATCH NEW PORTIONS NOTED PER DETAIL "PLATE SPEC COVER (LIGHTS/PLUGS)" OF SHEET MEP-3
4. REFER TO SHEET MEP-3 FOR HEAT/COOL ZONE DIVISION #1 & #2 AS HVAC SYSTEM SHALL BE A MINIMUM PER T-24 REQUIREMENTS.
5. WATER HEATER SHALL BE TANKLESS CIRCULATORY SYSTEM PER T-24 W/ OCCUPANCY SENSORS TO ACTIVATE HOT WATER SYSTEM
6. H.E.R.S. RATER TESTING REQUIRED FOR EXISTING CONDITIONS VERIFICATION INSPECTION FOR PROVIDING A FINAL HOME RATING ENERGY RATING CERTIFICATION PER OUTLINED FROM CALIFORNIA GREEN CODE AND T-24 STANDARDS AS WELL AS HAVING AN (Qii) QUALITY INSULATION INSPECTION BE CONDUCTED BY A HERS RATER PRIOR TO DRYWALL BEING HUNG.
7. HVAC AND FRAMING CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING FOR DUCT ROUTES AND STRATEGIES TO PATH OF GRILL OUTLETS AS PLANS ARE DIAGRAMMATIC AND DO NOT CONVEY SCALE. AT DROPPED LOW SOFFITS PROVIDE SHALLOW HD GAGE METAL CEILING JOIST TO MAXIMIZE CEILING WHEN USING FLAT RECTANGULAR DUCT SHALLOW SYSTEMS TO MEET THE MINIMUM CLERANCES SO TO MAXIMIZE SOFFIT HEIGHTS NOTED ON PLANS
8. SOUND TRAMISSION CONTROL: HVAC CONTRACTOR SHALL SECURE SEPARATE PERMIT FOR SOUND ATTENUATION DESIGN PER ARI STD 275 OF SECTION 10.25.045 OF NBMC DBA RATINGS.
9. (N) PREFAB GAS FIREPLACE W/ 76"X18" VIEW OPENING; (N) METAL FIRE BOX TO CONNECT TO (N) METAL FLUE OVERHEAD SYSTEM PER MFGR REQUIREMENTS AND CODE R1003. MODEL: NAPOLEON LV74 VECTOR 74 DIRECT VENT INSET GAS FIREPLACE W/ ACCESSORY OPTIONS PER DESIGNERS SPECS (949) 650-2640 FOR LOCAL REP (FOR DETAILS INSTALLATATION & SPECS SEE DETAIL 2/D-1)

   Type: Direct Vent
   Style: Contemporary
   Fuel Type: Propane | Natural Gas
   Certification: CSA | ANSI Z21.50
   Overall Width: 93 5/16"
   Overall Depth: 19 7/8"
   Overall Height: 41 3/16"
   Maximum Heat Output: 48,000 BTUs
   Firebox Width: 89 5/16"
   Viewing Width: 76 3/4"
   Viewing Height: 18 5/8"
   Venting Diameter: 5" x 8"

   Fireplace lab test performed by Intertek #G102876742. Installed per National Fuel Gas Code, ANSI Z223.1 / NFPA 54 & ANSI / NFPA 70 National Electric Code

4 10. FOR REAR DECK DRAINS NOT SHOWN ON PLAN - REFER TO SHEET A-5 FLOOR PLAN FRO LCOATIONS, DETAILS AND SIZES



PROPOSED FLOOR PLAN (2nd LEVEL)

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

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Contractor shall exercise the responsibility with (E)ARCHitect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

9 city submittal 11-10-23 pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Ke Wang Residence
2nd level floor plan

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao7777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

MEP-2

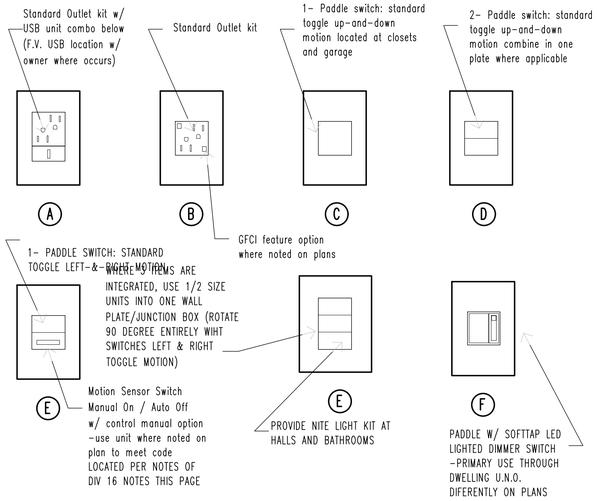
1 OF SHEETS

PLATE SPEC COVER (LIGHTS/PLUGS)

STANDARD ELECTRICAL WALL PLATE NOTES

1. The Adorne Collection by Legrand, includes everything from light switches and outlets to under-cabinet lighting and a Blue tooth sound system. Specifications may not include all scenarios for home entertainment as shall be coordinate with owner and entertainment consultant for future blue tooth, WIFI, USB, network hub, timers and other possible features not mentioned prior to order and install
2. Refer to plans for total functions as electrical contractor shall coordinate the combinations in options limited to below. always combined factions into one single plate by going half size units stacked as shown below. For more than two combo's, rotate plate 90 degree to vertically stacked unit combo's
3. Color Scheme: All units, accessories and plate to be monolithic in color of factory "white" throughout U.N.O. on the interior designers drowings
4. Use compatabel ceiling lighting with Adorn series to set up hue filtering and other network wifi accessory options
5. Provide qualified installers familiar with adorn series as. Follow manufactures instructions for detailed combo kit options, schematic and other installation specifications at https://www.legrand.us/adorne/products/ (no substitutes allowed)

NOTE: BELOW LEGEND PROVIDE MANUFACTURES OPTIONS FOR OUTLETS AND SWITCHES. FOR LIGHT SWITCHES THAT ARE NOT MOTIONS SENSOR OR TIMERS, PROVIDE PROVIDE THE "SOFTAP" LED LIGHTED DIMMER SWITCH, 700W TRU-UNIVERSAL THROUGOUT



STANDARD MEP SYMBOLS

electrical

- TELEPHONE JACK
- COMPUTER OUTLET
- DOUBLE RECEPTACLE OUTLET (TAMPER-RESISTANT)
- FOURPLEX OUTLET (TAMPER-RESISTANT)
- GFI GROUND FAULT INTERRUPT OUTLET PER (CEC 210.8A) (TAMPER-RESISTANT)
- DUPLEX OUTLET (1/2 HOT OUTLET) TAMPER-RESISTANT
- RECEPTACLE OUTLET (TAMPER-RESISTANT)
- 220v 220 VOLT OUTLET
- WP GFI WATERPROOF GROUND FAULT INTERRUPT OUTLET OUTDOOR EXTERIOR USE PER (CEC 210-52e)
- TV CABLE TELEVISION OUTLET
- ELECTRIC METER
- D LIGHT SWITCH WITH DIMMER
- SINGLE POLE LIGHT SWITCH
- 3 WAY DOUBLE POLE LIGHT SWITCH 3 WAY SWITCH
- 4 WAY 4 WAY SWITCH
- MVS MOTION VACANCY SENSOR
- MOS MOTION OCCUPANCY SENSOR
- LED WALL MOUNTED LIGHT FIXTURE
- 4" SQUARE RECESSED LED CAN LIGHT FIXTURE CEILING MOUNTED
- CLG. HUNG LED. LIGHT FIXTURE
- J 'J' BOX FOR FIXTURE IN ALLOWANCE
- EXHAUST FAN (CONTROLLED BY HUMIDISTAT)
- LED LIGHT & FAN COMBINATION (CONTROLLED BY HUMIDISTAT)
- RECESSED MR LOW VOLTAGE DOWN LIGHT
- RECESSED LOW VOLTAGE 'MR' LAMP DIRECTIONAL
- S ELEC. SMOKE DETECTOR w/BATT. BACKUP
- LED TRACT LIGHT & LENGTH
- LED STRIP LT. X 4' LENGTH SECTIONS CHAIN HUNG SHOP LAMP
- LED WALL SCONCE LIGHTING
- LED UNDER COUNTER LIGHTING STRIP WITH NON CONCEALED WIRING -COORDINATE W/ CAB'T MFGR FOR HIDING LOW VOLTAGE WIRING FROM CENTRAL TRANSFORMER NETWORK
- LED STRIP LIGHTING- SURFACE MOUNT

electrical (cont)

- LED PENDANT LIGHTING FIXTURE (HUNG CEILING MOUNTED ON CORD)
- SURFACE CEILING MOUNT LIGHT FIXTURE
- S SMOKE DETECTOR- HARD WIRED W/ BATTERY BACKUP SEE NOTE 5 THIS PAGE "DIV 16- ELECT.
- CM CARBON MONOXIDE DETECTOR HARD WIRED W/ BATTERY BACKUP PER CODE SECTION 315 -SEE NOTE 6 THIS PAGE OF "DIVISION 16- ELECT.
- CATV 7 (CABLE NETWORK)
- 4" RECESSED LED CAN LIGHT FIXTURE CEILING MOUNTED
- 6" LED TYPE CAN HIGH EFFICACY CEILING MOUNT LIGHTS FIXTURE, (SWITCHED SEPARATELY AT KITCHEN) SEE THIS SHT DIV-16 ELECTRIC
- LOW VOLTAGE LIGHT- HANG 6" FROM F.F. MINI PENDANT LAMPS
- MS LED EXTERIOR LAMP SECURITY NIGHT LIGHT W/ MOTION CENSORED PHOTO CELL WIRED HOT

mechanical

- CEILING MOUNTED SUPPLY AIR DIFFUSER
- CEILING MOUNTED RETURN AIR DIFFUSER
- WALL MOUNTED SUPPLY AIR DIFFUSER
- WALL MOUNTED RETURN AIR DIFFUSER
- T THERMOSTAT
- ICE MAKER WATER SUPPLY
- RECESSED ICE MAKER CONNECTION w/VALVE
- RECESSED WASH MACHINE WATER & DRAIN
- HB W/ S.O.V. HOSE BIBB
- HOSE BIBB w/SHUT OFF VALVE
- FUEL GAS
- KEY GAS CHECK VALVE GAS LOG LIGHTER KEY
- GAS CHECK VALVE
- DRYER VENT
- GAS GAS SUPPLY
- WC WATER CLOSET

abbreviations

MSIPC= MOTION SENSOR W/ INTEGRATED PHOTO CELL UNIT-SEE THIS SHEET DIV-16 ELECTRIC

MOS= MOTION OCCUPANCE SENSOR

AFCI = ARC FAULT CIRCUIT INTERRUPTER SEE THIS SHEET DIV-16 ELECTRIC

(E) = EXISTING
(N) = NEW

WL = WET LOCATION RECESSED LIGHT FIXTURE PER NEC 410

STD MECHANICAL/ELECTRICAL/PLUMBING SPECS

DIVISION 15 – MECHANICAL/PLUMBING

ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS: 2019 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC),2019 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2019 AND 2019 ENERGY CODE (T-24)

EQUIPMENT/APPLIANCE LIST

REFER TO T-24 AND OWNERS SEPARATE LIST FOR FIXTURES

DIVISION 15 – PLUMBING

ALL EXISTING PLUMBING FIXTURES MUST BE UPGRADED PURSUANT TO CALIFORNIA CIVIL CODE, SECTIONS 1101.1 – 1101.8 TO COMPLY WITH THE FOLLOWING CONSUMPTION LIMITS:

A. ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH.
B. ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
C. ANY SHOWER HEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
D. ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE

NOTE TO CONTRACTOR: A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES AS NEW AND EXISTING BOTH MUST COMPLY TO CHART BELOW.

MAXIMUM FLOW RATE STANDARDS INDOOR WATER USE -CGBSG 4.303 RATE TO TABLE 4.303.2:

TABLE – MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	**FLOW RATE**
SHOWER HEADS (SINGLE)	1.8 GMP @ 80 PSI
MULTI-SHOWER HEAD TO OPERATE ONE HEAD AT A TIME SO THAT THE COMBINED FLOW RATE IS STILL THE SAME AS SINGLE HEAD IN SHOWER STALL AREA	1.8 GMP @ 80 PSI
LAVATORY FAUCETS	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH

1. ALL WATER INLET SUPPLY HOSE WITH TOP GRADE STAINLESS STEEL BRAIDED FLEXIBLE METAL HOSES AND ALL SHUT-OFF VALVES TO BE 1/4 TURN –NO EXCEPTIONS (TYPICAL THROUGHOUT HOUSE)
2. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE. (CPC 1211)
3. PROVIDE BONDING FROM COLD TO HOT WATER PIPING TO COMPLY WITH NEC SECTION 250-80.
4. PROVIDE SOLID WASTE CONNECTORS IN LIEU OF ACCESS PANELS. (CPC 405)
5. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE WASHER AND DISHWASHER, ETC. (CPC)
   AT BATHTUBS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES SHALL BE PRESSURE BALANCED OR MIXING. VALVES SHALL BE
6. THERMOSTATICALLY CONTROLLED PER THE CPC SEC 410.7. 18.

DIVISION 15 – MECHANICAL

1. BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION PER SECTION R303.3 UNLESS WINDOWS MEET OPEN VENTILATION REQUIREMENTS.
2. FUEL BURNING APPLIANCES: FUEL BURNING APPLIANCES SUCH AS WATER HEATERS AND FURNACES REQUIRE COMBUSTION AIR DUCTS AND EXHAUST VENTS THAT MUST EXTEND TO THE OUTSIDE. THOUGHT MUST BE GIVEN TO ROUTING. IT IS ADVISABLE TO LOCATE FUEL BURNING APPLIANCES ADJACENT TO AN OUTSIDE WALL FOR EASE IN PROVIDING COMBUSTION AIR. CONSULT THE 2019 CALIFORNIA MECHANICAL CODE AND 2019 CALIFORNIA ENERGY CODE. R402.4.4/N1102.4.4,
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED BY EXHAUST FAN WHICH EXHAUSTS DIRECTLY –DUCTED TO TERMINATE OUTSIDE THE BUILDING CBC 1203.4.2.1 .BATHROOM FANS MUST BE ENERGY STAR COMPLIANT AND SHALL HAVE AN EXHAUST FAN THAT IS MIN. 50 CFM, A MAX SOUND RATING OF 3 SONE OF INTERMITTENT OPERATION. KITCHEN HOOD SHALL BE DUCTED TO OUTSIDE AIR REGARDLESS OF FUEL TYPE OR HOOD TYPE SUCH AS MICROWAVE (SUGGEST 400 CFM OR HIGHER)

HERS TESTING REQUIRED PER T-24

5. This building requires H.E.R.S verification.
   All energy documcmentations forms must be registered H.E.R.S. provider.

DIVISION 16 – ELECTRICAL

1. ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS: 2019 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC),2019 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2019 AND 2019 ENERGY CODE (T-24)
2. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE CALIFORNIA ENERGY REGULATIONS (2019 ENERGY EFFICIENCY STANDARDS)
3. ALL POWER AND LIGHTING OUTLETS IN FAMILY ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS & SIMILAR AREAS ARE TO BE PROTECTED BY A COMBINATION AFGI BREAKER. CEC 210.12(B). PROVIDE AT LEAST ONE RECEPTACLE OUTLET IN BATHROOM WITHIN 36 INCHES OF EACH SINK. GROUND CIRCUIT INTERUPTER (GFI) OUTLETS SHALL BE PROVIDED IN GARAGE, ICEC 210.8(A)
   PROVIDE A MINIMUM OF (1) 20-AMP CIRCUIT FOR BATHROOM(S) OUTLET. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM" (CEO 210-52(D)).
4. NEW DWELLING, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION FOR R314 UL 217 SMOKE ALARMS
   A. IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE
   B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS.
   C. IN EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.
   D.AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE. ICRC R315
   E. WHEN ONE OR MORE SMOKE ALARM IS REQUIRED THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

continue DIVISION 16 – ELECTRICAL

5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH R31 UL 2034/2075. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNITS OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. THE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: A. OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. C WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
6. omit
7. RECESSED LUMINARIES INSTALLED IN INSULATED CEILING SHALL BE IC RATED (ZERO CLEARANCE) AND AT RATED (AIR TIGHT) AND SHALL BE SEALED AND/OR GASKETED BETWEEN CEILING AND HOUSING. IN COMPLIANCE WITH SECTION 150 (K)4.
8. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS:

   A. All forword phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
   B. Exhaust fans shall be controlled separately from lighting systems. SECTION 150.0 – MANDATORY FEATURES AND DEVICES

   EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.

   C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
   EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.

   D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.

   E. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).

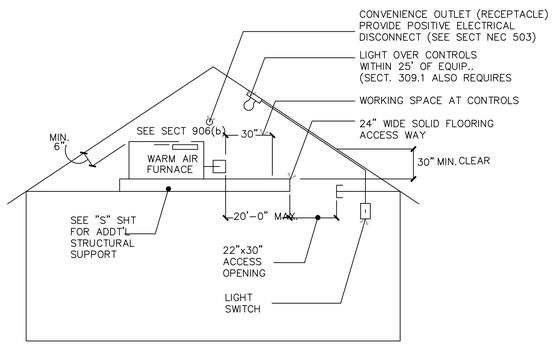
   F. Lighting controls shall comply with the applicable requirements of Section 110.9.

   G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.

   H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.

   I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.

   J. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
   EXCEPTION 1 to Section 150.0(k)2J: Luminaires in closets less than 70 square ff
11. ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, CLOTHES WASHER, DRYER, BUILT-IN HEATERS, OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P. MOTOR OR LARGER, SHALL BE ON A SEPARATE #12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP INDICATING-TYPE SWITCH. [CEC 210.23 &220]
12. LUMINARIAS PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
    OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR, TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM #a) AND THE REQUIREMENTS INITEM #a) SHALL MEET THAT EITHER ITEM TO #b) OR #c) AS FOLLOWS:
    a). CONTROLLED BY MANUAL ON AND OFF SWITCH THAT DOES NOT GO OVERIDE TO ON THE AUTOMATIC ACTIONS OF THE ITEM #2 OR #3: AND
    b). CONTROLLED BY PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS OR,
    c). CONTROL BY ONE OF THE FOLLOWING METHODS:
    aa) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATICALLY TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. OR
    bb) ASTRONOMICAL TIME CLOCK, CONTROLS THAT OVERRIDES TO ON SHALL NOT BE ALLOWED UNLESS YOU OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAM TO AUTOMATICALLY TURN THE OUTDOOR SWITCH OFF DURING DAYLIGHT HOURS.



RELATED CODES SECTIONS: 309.1, 319
CENTRAL WARM-AIR FURNACES INSTALLED IN ATTICS MUST BE ACCESSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE BY THE OWNER/OCCUPANT AND FOR SERVICE AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSIONS AND RELIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHT, AN ELECTRICAL OUTLET, SAFE ACCESS WAY AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ALL ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

STD EQUIPMENT ATTIC SECTION LAYOUT

NO SCALE

1

AREA CALCULATIONS:

(TABULATED IN SQUARE FEET BELOW)

HEAT/COOL ZONE #1 & #2

BUILDING AREA:	EXISTING:	NEW	TOTAL	ZONE
DWELLING 1st LEVEL	2,367.0	659.0	3,026.0	ZONE #1
DWELLING 2nd LEVEL	1,866.0	701.0	2,567,0	ZONE #2
TOTAL LIVING AREA:	4,233.0	1,360.0	**5,593.0**	---

HEAT/COOL ZONE #1 & #2 TABULATIONS

2

Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

8 city submittal 11-10-23
pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
CONTRACTOR
License # 976733 c53

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4647 email: freeingwind@earthlink.net
z e n a r c h i t e c t . c o m
architect

RESIDENTIAL ADDITION
Ke Wang Residence

NOTES MECH, ELECT, PLUMBING

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ENGINEER JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

MEP-3

1 OF SHEETS

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NOTE: FOR BUILDING DEPT & GC USE AS MANY ITEMS MAY NOT APPLY TO THIS PROJECT

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

2019 CALGREEN - RESIDENTIAL MINIMUM REQUIREMENTS

Scope

1. 2019 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010, CG Section 101.3.1(3)).
2. 2019 California Green Building Standards Code (CG) is applicable to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

Energy Efficiency

3. New one and two family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter raceway to accommodate a dedicated 208/240 volt branch circuit. (4.106.4.1)
   a. The raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box, or enclosure in close proximity to the proposed location of an EV charger.
   b. The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.
   c. The service panel or subpanel circuit directory shall identify the overcurrent protective devices space reserved for future EV charging as "EV CAPABLE."
   d. The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Material Conservation and Resources Efficiency

4. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or other similar method. (4.406.1)
5. Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (4.408.1, 4.408.3)

Water Efficiency and Conservation

6. New residential developments shall comply with City's water efficient landscape ordinance. (4.304.1, NBMC 14.17)
7. Plumbing fixtures and fittings shall comply with the following (4.303.1):

FIXTURE TYPE	MAXIMUM FLOW RATE
Single Showerheads	1.8 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 1.8 gpm @80 psi
Residential Lavatory Faucets	1.2 gpm @ 60 psi[2]
Common and Public use Lavatory Faucets	0.5 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi
Metering Faucets	0.2 gallons per cycle maximum
Water Closets	1.28 gallons/flush[1]
Wall Mounted Urinal	0.125 gallons/flush
All Other Types of Urinal	0.5 gallons/flush

1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A122.19.233.2 for single flush and ASME A112.19.14 for dual flush toilets.
2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

Environmental Quality

8. Moisture content of building materials used in wall and floor framing is checked before enclosure according to one of the following (4.505.3):
   a. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
   b. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
   c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
9. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other toxic requirements in Sections 94522(e)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 94520. (4.504.2.3)
10. Carpet and carpet systems shall be compliant with of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program.
    b. California Department of Public Health Specification 01350.
    c. NSF/ANSI 140 at the Gold level.
    d. Scientific Certifications Systems Indoor Advantage™ Gold
11. Minimum 80% of floor area receiving resilient flooring shall comply with one of the following (4.504.4):
    a. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Product Database.
    b. Products certified under UL GREENGUARD Gold.
    c. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
    d. California Department of Public Health Specification 01350.

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3 fireframes HEAT BARRIER SERIES

FEATURES
- Can incorporate large individual panes of Pilkington Pyrostop®
- Passes positive pressure test standards **UL 10C.**
- Variety of hardware available
- Listed as a transparent firewall

LISTINGS
- Classified and labeled by Underwriters Laboratories, Inc.® (UL) and Underwriters Laboratories of Canada (ULC)
- Test report number for labeled 60/90/120 minute fire-rated frame assemblies is **UL File No. R-19207 design U533**
- Frame tested in accordance with **ASTM E-119, NFPA 251, UL 263, and UL 9.**
- Approved for use in New York City, **MEA# 242-00-M**

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

ADHESIVE VOC LIMIT [1,2] (Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

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

SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

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

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3] (Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)	
COATING CATEGORY	**VOC LIMIT**
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs Clear Opaque	 730 550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

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

FORMALDEHYDE LIMITS[1] (Maximum formaldehyde Emissions in Parts per Million)	
PRODUCT	**LIMIT**
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96(2002). For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12
2. Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 mm).

15. All duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the building inspector to reduce the amount of water, dust and debris, which may enter the system until final startup of the HVAC equipment. (4.504.1)
16. Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity range of less than or equal to 50% to maximum 80%. (4.506.1)
17. Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
    a. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or equivalent design software or methods.
    b. Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
    c. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods

Installer and Special Inspector Qualifications

18. HVAC system installers shall be trained and certified or work under direct supervision of trained and certified installers in the proper installation of HVAC systems. (702.1)
19. HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

Documentations

20. An operation and maintenance manual, CD, web-based reference or other approved media shall be provided by the builder to the building occupant or owner at the final inspection. It shall include operation and maintenance instruction of the equipment and appliances. (4.410.1)
21. Documentation shall be provided to verify that finish materials used comply with VOC limits as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.2.4)
22. Documentation shall be provided to verify that composite wood products used comply with formaldehyde limits as set forth in Tables 4.504.5. (4.504.5.1)
23. Documentation which shows compliance with CAL Green code including construction documents, plans, specifications, builder or installer certification, and inspection reports and verification shall be available at the final inspection. (703.1)
24. CAL Green Documentation Compliance Certification form (City form) is required to be submitted to the Building Inspector prior to final building inspection. (703.1)

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Pilkington Pyrostop

Fire-Rated, Safety-Rated Transparent Wall Panel
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BIM 3D Model Available
UL Classified & Labeled
Fire-Rated
Hose Stream Tested
Impact-Rated
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Positive Pressure Tested

FEATURES
- Fire-rated for up to 120 minutes with required hose stream test
- Impact safety-rated–meets ANSI Z97.1 and CPSC 16 CFR1201 (Cat. I and II)
- Fits in most Fireframes® frame and door systems by TGP
- Available in insulated units with other glass products, including (but not limited to): Tinted; Art Glass; One-Way Mirror; Low-E; Reflective; Security Glass
- Withstands thermal shock
- Large sizes available
- May be lightly sandblasted or etched on one side without affecting fire rating
- 5-year limited warranty
- Protection against radiant and conductive heat transfer
- Comprised of layers of Pilkington Optiwhite™ nearly colorless, wireless, low-iron float glass and clear intumescent interlayers
- Multi-laminate, not a sensitive polymer gel unit
- For use in interior and exterior applications
- Most configurations are available with a translucent interlayer for added obscurity and privacy
- Available with bullet resistance to UL Level III
- Pilkington Pyrostop can be combined with Vision Control® integrated cord-free louvers in a UL-tested fire protection-rated glazing system available directly from Unicel Architectural

Pilkington Pyrostop sales are a cooperative effort between Technical Glass Products and Pilkington North America.

LISTINGS/STANDARDS

Classified and labeled by Underwriters Laboratories, Inc.® and Underwriters Laboratories of Canada. File number for labeled fire-rated assemblies is R13377 (45 minutes) and R38725 (60-120 minutes). Tests performed in accordance with:

UL 9	NFPA 80	CAN/ULC-S101	ASTM E119	MEA 241-00-M
UL 10B	NFPA 251	CAN/ULC-S104		LARR 25798
UL 10C	NFPA 252	CAN/ULC-S106		
UL 263	NFPA 257			

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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.
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CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
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z e n a r c h i t e c t . c o m
architect

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OWNER REP/SITE ADDRESS:
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Newport Coast, CA 92657
ph. 714-353-3469 Email: henrymio7777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

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2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(Original 08/2019)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of Section 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less, (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**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(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 7.7: the first 5 feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 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 Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, 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, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and 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 an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)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(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance 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.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting Measures:	
§ 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.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.

Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

8 city submittal 11-10-23 pool improvements

Bride Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: brtepoolcon@gmail.com
License # 976733 c53

CONTRACTOR

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PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Ke Wang Residence

t-24 energy spec

OWNER REP/SITE ADDRESS:
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18 Archipelago
Newport Coast, CA 92657
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REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-25
STATE OF CALIFORNIA

DRAWN
JS
CHECKED
JS
DATE
SEE REVISION BOX ABOVE FOR DATE
SCALE
AS NOTED ON PLANS
JOB NO.
SHEET

T-24.1

1 OF SHEETS

T-24 ENERGY SPEC (sht 2 of 3)

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Calculation Description: Title 24 Analysis — Input File Name: 18ArchipelagoWang.ribd19

GENERAL INFORMATION

01	Project Name	Wang Addition/Remodel			
02	Run Title	Title 24 Analysis			
03	Project Location	18 Archipelago Dr			
04	City	Newport Coast	05	Standards Version	2019
06	Zipcode	92657	07	Software Version	CBECC-Res 2019.2.0
08	Climate Zone	6	09	Front Orientation (deg/Cardinal)	60
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition+Alteration	13	Number of Bedrooms	6
14	Addition Cond. Floor Area (ft²)	1360	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	4233	17	Fenestration Average U-Factor	0.34
18	Total Cond. Floor Area (ft²)	5593	19	Glazing Percentage (%)	22.26%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

Energy Use (kTU/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	16.35	14.47	1.88	11.5
Space Cooling	4.86	6.45	-1.59	-32.7
IAQ Ventilation	3.12	3.12	0	0
Water Heating	5.36	5.63	-0.27	-5
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	29.69	29.87	0.02	0.1

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REQUIRED SPECIAL FEATURES

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

- Recirculating with demand control, occupancy/motion sensor

HERS FEATURE SUMMARY

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

Building-level Verifications:
- Indoor air quality ventilation

Cooling System Verifications:
- Verified SEER
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Wang Addition/Remodel	5593	1	6	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Addition	Conditioned	Replaced HVAC System	1360	10	Replaced DHW System	N/A
Ex House	Conditioned	Replaced HVAC System	4233	10	Replaced DHW System	N/A

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OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Well Exception	Status	Verified Existing Condition
Add Front Wall	Addition	R-21 Wall	60	Front	310	65.5	90	Extension	New	n/a
Add Left Wall	Addition	R-21 Wall	150	Left	590	54.5	90	Extension	New	n/a
Add Back Wall	Addition	R-21 Wall	240	Back	470	455.75	90	Extension	New	n/a
Add Right Wall	Addition	R-21 Wall	330	Right	310	53.75	90	Extension	New	n/a
Ex Front Wall	Ex House	Ex R-13 Wall	60	Front	550	139.5	90	none	Existing	No
Ex Left Wall	Ex House	Ex R-13 Wall	150	Left	970	14.275	90	none	Existing	No
Ex Back Wall	Ex House	Ex R-13 Wall	240	Back	600	211.25	90	none	Existing	No
Ex Right Wall	Ex House	Ex R-13 Wall	330	Right	340	115	90	none	Existing	No
Add Front to Garage	Addition<->Garage	R-15 Interior Wall	n/a	n/a	30	0	n/a		New	n/a
Add Right to Garage	Addition<->Garage	R-15 Interior Wall	n/a	n/a	210	24	n/a		New	n/a
House to Garage	Ex House<->Garage	R-13 Int Wall	n/a	n/a	380	185	n/a		Existing	No
Add Ceiling @ Attic	Addition	R-30 Roof Attic	n/a	n/a	386	n/a	n/a		New	n/a
Ex Ceiling @ Attic	Ex House	Ex R-19 Attic	n/a	n/a	2517	n/a	n/a		Existing	No
Add Floor over Garage	Addition	R-19 Interior Floor	n/a	n/a	477	n/a	n/a		New	n/a
Ex Floor over Garage	Ex House	Ex R-13 Interior Floor	n/a	n/a	390	n/a	n/a		Existing	No
Gar Front Wall	Garage	R-0 Wall	60	Front	220	0	90	none	Existing	No
Gar Right Wall	Garage	R-0 Wall	330	Right	420	0	90	none	Existing	No

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OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Add Roof 1	Addition	R-30 Roof No Attic	150	Left	330	3	4	0.1	0.85	No	New	n/a	
Add Roof 2	Addition	R-30 Roof No Attic	330	Right	140	3	4	0.1	0.85	No	New	n/a	
Add Roof below Decks	Addition	R-30 Roof No Attic	150	Left	280	0	0	0.1	0.85	No	New	n/a	
Ex Roof 1	Ex House	Ex R-19 Roof no Attic	150	Left	120	0	4	0.1	0.85	No	Existing	No	
Ex Roof 2	Ex House	Ex R-19 Roof no Attic	330	Right	120	0	4	0.1	0.85	No	Existing	No	

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Add Attic	Tile Roof	Ventilated	4	0.1	0.85	No	No	New	n/a
Attic	Tile Roof	Ventilated	4	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Door I	Window	Add Front Wall	Front	60			1	37.5	0.29	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 8	Window	Add Front Wall	Front	60			1	14	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window 10	Window	Add Front Wall	Front	60			1	7	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 11	Window	Add Front Wall	Front	60			1	7	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 9	Window	Add Left Wall	Left	150			1	7	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 23	Window	Add Left Wall	Left	150			1	12.5	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Door B	Window	Add Back Wall	Back	240			1	35.5	0.29	NFRC	0.21	NFRC	Bug Screen	New	n/a
Door D	Window	Add Back Wall	Back	240			1	67.5	0.39	NFRC	0.21	NFRC	Bug Screen	New	n/a
Door E	Window	Add Back Wall	Back	240			1	99	0.39	NFRC	0.21	NFRC	Bug Screen	New	n/a
Door K	Window	Add Back Wall	Back	240			1	53.75	0.29	NFRC	0.21	NFRC	Bug Screen	New	n/a
Door N	Window	Add Right Wall	Right	330			1	21.25	0.29	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 30	Window	Add Right Wall	Right	330			1	22.5	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 1	Window	Ex Front Wall	Front	60			1	42	0.3	Table 110.6-A	0.37	Table 110.6-B	Bug Screen	Altered	No
Window 2	Window	Ex Front Wall	Front	60			1	33	0.3	Table 110.6-A	0.37	Table 110.6-B	Bug Screen	Altered	No
Window 15	Window	Ex Front Wall	Front	60			1	8	0.3	Table 110.6-A	0.37	Table 110.6-B	Bug Screen	Altered	No
Windows 19/20	Window	Ex Front Wall	Front	60			1	16	0.3	Table 110.6-A	0.37	Table 110.6-B	Bug Screen	Altered	No
Door A	Window	Ex Front Wall	Front	60			1	40.5	0.29	NFRC	0.33	NFRC	Bug Screen	Altered	No

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Door L	Window	Ex Left Wall	Left	150			1	21.25	0.29	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 3	Window	Ex Left Wall	Left	150			1	15	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 4	Window	Ex Left Wall	Left	150			1	48	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 5	Window	Ex Left Wall	Left	150			1	6	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Windows 16-18	Window	Ex Left Wall	Left	150			1	24	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 21	Window	Ex Left Wall	Left	150			1	16	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 22	Window	Ex Left Wall	Left	150			1	12.5	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Door M	Window	Ex Back Wall	Back	240			1	141.25	0.39	NFRC	0.21	NFRC	Bug Screen	Altered	No
Window 24	Window	Ex Back Wall	Back	240			1	56	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 25	Window	Ex Back Wall	Back	240			1	14	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 6	Window	Ex Right Wall	Right	330			1	27.5	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Windows 12-14	Window	Ex Right Wall	Right	330			1	24	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 26	Window	Ex Right Wall	Right	330			1	16.5	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 27	Window	Ex Right Wall	Right	330			1	16.5	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 28	Window	Ex Right Wall	Right	330			1	8	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 29	Window	Ex Right Wall	Right	330			1	22.5	0.3	NFRC	0.37	NFRC	Bug Screen	Altered	No
Window 31	Window	Add Left Wall	Left	150			1	12.5	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 32	Window	Add Left Wall	Left	150			1	12.5	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 33	Window	Add Left Wall	Left	150			1	10	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Window 34	Window	Add Right Wall	Right	330			1	10	0.3	NFRC	0.37	NFRC	Bug Screen	New	n/a
Skylights 1	Skylight	Add Roof 1	Left	150			3	3	0.44	NFRC	0.26	NFRC	None	New	n/a

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Skylights 2	Skylight	Add Roof 2	Right	330			3	3	0.44	NFRC	0.26	NFRC	None	New	n/a

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Door H	Add Right to Garage	24	0.2	New	n/a
Window 7 / Door G	House to Garage	165	0.3	New	n/a

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Add Slab	Addition	659	68	none	0	80%	No	New	n/a
Ex Slab	Ex House	2567	144	none	0	80%	No	Existing	No
Gar Slab	Garage	867	64	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.055	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco
Ex R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-13	None / None	0.101	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 24 in. O.C.	R-30	None / None	0.042	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Sidings/sheathing/decking Cavity / Frame: R-30 in 7-1/4 in. (R-25) / 2x8 Inside Finish: Gypsum Board
Ex R-19 Roof no Attic	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O.C.	R-19	None / None	0.054	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Sidings/sheathing/decking Cavity / Frame: R-19 / 2x8 Inside Finish: Gypsum Board
R-13 Int Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-13	None / None	0.092	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board
R-15 Interior Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.08	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Other Side Finish: Gypsum Board

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Tile Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	R-0	None / None	0.616	Roofing: 10 PSF (Roof Tile No Gap) Roof Deck: Wood Sidings/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	R-30	None / None	0.032	Over Ceiling Joists: R-22.9 insul. Cavity / Frame: R-9.1 / 2x4 Btm Chrd Inside Finish: Gypsum Board
Ex R-19 Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O.C.	R-19	None / None	0.049	Over Ceiling Joists: R-9.9 insul. Cavity / Frame: R-9.1 / 2x4 Btm Chrd Inside Finish: Gypsum Board
R-19 Interior Floor	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Sidings/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board
Ex R-13 Interior Floor	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O.C.	R-13	None / None	0.058	Floor Surface: Carpeted Floor Deck: Wood Sidings/sheathing/decking Cavity / Frame: R-13 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air-tightness	CFM50
Not Required	Not Required	Not Required	n/a

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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

8 city submittal 11-10-23 pool improvements

Brite Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: britepoolcon@gmail.com
CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m
architect

RESIDENTIAL ADDITION
Ke Wang Residence

t-24 energy spec

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT — JOHN A. SALAT — NO. C-24445 — EXP. 10-29-25 — STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

T-24.2

1 OF SHEETS

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T-24 ENERGY SPEC (sht 3 of 3)

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WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
Replaced DHW System	Domestic Hot Water (DHW)	Demand Recirculation Sensor Controls	Tankless Gas (1)	n/a	None	n/a	Altered	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (hr-ft²-F/Btu)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
Tankless Gas	Gas	Consumer Instantaneous	1	0	0.95-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a	Altered	No

RECIRCULATION LOOPS

01	02	03	04	05
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculation Loop Location	Recirculation Pump Power (W)
Replaced DHW System	1	1.5	Conditioned	0

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
Replaced DHW System - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
Replaced HVAC System	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	Altered	No	2	2

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	2	AFUE-92

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	2	13	16	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Not Required	0	Not Required	Required	Required

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HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-sflet	Existing + New	No	n/a	n/a

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-sflet	Yes	15.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

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IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
Sfam IAQ Vent Spt	210	0.35	Exhaust	n/a	n/a	Yes

HERS RATER VERIFICATION OF EXISTING CONDITIONS

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Denise Kowal	Denise Kowal
Company: Hummingbird Energy Services	Signature Date: 08/21/2022
Address: 14811 Skalom Way	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Truckee, CA 96161	Phone: 530-448-1053

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
John Salat	John Salat
Company: John A Salat Architects	Date Signed: 08/22/2022
Address: 22386Woodgrove Rd Woodgrove Rd	License: C-24445
City/State/Zip: Lake Forest, CA 92630	Phone: 9492354847

Digitally signed by Conitol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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REVISIONS NO.
8 city submittal 11-10-23 pool improvements

Bride Pool Plastering
13301 Hubbard Street
Sylmar, CA 91342
(818) 974-2498
email: bridepoolcon@gmail.com
License # 976733 c53
CONTRACTOR

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: treeingwinds@earthlink.net
zenarchitect.com
architect

RESIDENTIAL ADDITION
Ke Wang Residence
t-24 energy spec

OWNER REP/SITE ADDRESS:
Henry Miao
18 Archipelago
Newport Coast, CA 92657
ph 714-353-3469 Email: henrymiao777@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
Exp. 10-29-25
STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
T-24.3
1 OF SHEETS

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CONCEPT PLAN

PROJECT INFORMATION

SITE LOCATION: 18 ARCHIPELAGO WAY, NEWPORT BEACH, CA 92657

OWNER: HENRY MIAO
18 ARCHIPELAGO WAY, NEWPORT BEACH, CA 92657
PH. 714-353-3469
EM. HENRYMIAO777@YAHOO.COM

PARCEL NO. 47719102 N TR 15817 BLK LOT 4
TOTAL SITE AREA: 14,426 S.F.
ZONING: SINGLE FAMILY RESIDENTIAL (PC52) R1
DISTRICT: NEWPORT COAST PLANNED COMMUNITY AREA 38 - RESIDENTIAL MEDIUM

PROJECT SUMMARY:

THIS PROJECT WILL RENOVATE THE LANDSCAPE OF AN EXISTING RESIDENTIAL PROPERTY.

MOST OF THE EXISTING HARDSCAPE AND PLANTINGS WILL BE REMOVED AND REPLACED. THE IRRIGATION SYSTEM, LANDSCAPE LIGHTING AND SITE AMENITIES WILL ALSO BE UPDATED.

EXISTING GRADING AND DRAINAGE IS TO REMAIN IN PLACE. SEE THE ARCHITECT'S DRAWINGS FOR MORE INFORMATION.

THE SCOPE OF LANDSCAPE IMPROVEMENTS INCLUDES PRESERVATION OF EXISTING TREES ON THE PROJECT SITE. SEE THE PLANTING PLAN, SHEET L3.00.

LANDSCAPE DESIGN FEATURES INCLUDE SITE GRADING, PLANTER WALLS, DRIVEWAY, COLUMNS, WALKWAYS, PATIOS, POOL, OUTDOOR KITCHEN, ARBOR, FIRE PIT, BENCHES, FOUNTAIN, FENCING, LIGHTING, TURF, ORNAMENTAL TREES AND SHRUBS, FRUIT TREES AND GROUND COVERS. SEE THE ARCHITECT'S DRAWINGS FOR MORE INFORMATION.

AREA USE SUMMARY

TOTAL SITE AREA	14,426 S.F.
BLDG FOOTPRINT	4,077 S.F.
IMPERMEABLE HARDSCAPE	
CONCRETE DRIVEWAY	455 S.F.
CONCRETE PAVING	571 S.F.
STONE TILE	1,256 S.F.
POOL COPING	228 S.F.
WALLS & COLUMNS	148 S.F.
TOTAL	2,658 S.F.
PERMEABLE	
GRAVEL	301 S.F.
GOLF TURF	420 S.F.
DECKING	911 S.F.
TOTAL	1,632 S.F.
LANDSCAPE AREA	7,691 S.F.
POOL	560 S.F.
FOUNTAIN	5 S.F.
IRRIGATED AREA	5,199 S.F.

DESIGN CONSULTANTS

ARCHITECT
JOHN A. SALAT ARCHITECTS
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22386 WOODGROVE ROAD
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LANDSCAPE ARCHITECT
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26081 MERIT CIR. STE. 114
LAGUNA HILLS, CA 92653
ALLEN MONSHI LIC. NO.949438 'B' CLASS
PH. 949.297.4261
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HOA MANAGER

KEYSTONE PACIFIC PROPERTY MANAGEMENT
WWW.KEYSTONEPACIFIC.COM
TONI LOPEZ, ARCHITECTURAL COORDINATOR
FOR BEACHTOWN #1 CRYSTAL COVE COMMUNITY ASSOCIATION
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WWW.CRYSTALCOVERHOA.ORG
E. TLOPEZ@KEYSTONEPACIFIC.COM

NOTE TO CONTRACTOR:
REFER TO HOA GUIDELINES TO AVOID CONTRACTOR VIOLATIONS/FINES, HOURS OF OPERATION, STAGING & UNSIGHTLY PERFORMANCE DURING AND AFTER SEQUENCING OF WORK PER HOA SHEET 49-65.

GENERAL NOTES

THE CONTRACTOR IS TO VERIFY ALL SITE DIMENSIONS AND NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES. SEE THE SITE SURVEY, ENGINEERING AND ARCHITECTURE PLANS FOR ADDITIONAL INFORMATION.

ALL WATER FEATURES ARE TO BE RECIRCULATING.

ALL NEW PLANTED AREAS ARE TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEMS WITH LOW PRECIPITATION RATES.

ALL NEW PLANTED AREAS ARE TO HAVE A 3" LAYER OF MULCH. SEE THE PLANTING NOTES, SHEET L3.01 FOR SOIL TESTING, MULCH AND AMENDMENTS.

ALL TREES ARE TO BE STAKED FOR THE FIRST THREE YEARS, AS NEEDED.

75% OF ALL NEW PLANTS ARE TO BE DROUGHT TOLERANT.

GRADING AND DRAINAGE PLANS ARE PER THE CIVIL ENGINEER'S DRAWINGS.

STATEMENT OF COMPLIANCE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH THE CITY OF NEWPORT BEACH LANDSCAPING ORDINANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

THE LANDSCAPING AND IRRIGATION WILL BE INSPECTED AND CERTIFIED IN WRITING, WITH A CERTIFICATE OF SUBSTANTIAL COMPLETION, BY THE PROJECT LANDSCAPE ARCHITECT, RYAN DRNEK, THAT THE INSTALLATION SUBSTANTIALLY CONFORMS TO THE APPROVED PLAN PRIOR TO A FINAL CITY LANDSCAPE INSPECTION OR OCCUPANCY BEING REQUESTED.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE 10.18.2023 DATE

VICINITY MAP



Sodder Studio
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12405 Venice Blvd. #275
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RYAN DRNEK, LANDSCAPE ARCHITECT
CALIFORNIA LIC. NO. 5170 EXP. 11/2025
RYANDRNEK@SODDERSTUDIO.COM

LICENSED LANDSCAPE ARCHITECT
RYAN J. DRNEK No. 5170
Signature
11.30.23
Renewal Date
10.16.2025
Date
STATE OF CALIFORNIA

PROJECT INFORMATION

KE WANG RESIDENCE

18 ARCHIPELAGO WAY
NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

SHEET LEGEND

L0.10 LANDSCAPE TITLE SHEET
L0.20 GENERAL NOTES
L1.00 CONSTRUCTION PLAN
L1.01 STAKING PLAN
L1.02 CONSTRUCTION DETAILS
L2.00 IRRIGATION PLAN
L2.01 IRRIGATION DETAILS
L2.02 IRRIGATION DETAILS
L3.00 PLANTING PLAN & NOTES
L3.01 PLANTING DETAILS
L4.00 WATER USE INFORMATION
L5.00 LIGHTING PLAN

REFERENCE:
LR.01 CONCEPT PLAN
LR.02 MATERIAL IMAGES

REVISIONS

No.	Description	Date
1	CONCEPT PLANS	10.10.2023
2	CONSTRUCTION DRAWINGS	10.18.2023

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF SODDER STUDIO AND SHALL REMAIN PROPERTY OF SODDER STUDIO IN PERPETUITY. THIS DRAWING IS PART OF THE CONTRACT DOCUMENTS FOR THE STATED PROJECT AND SHALL BE USED ONLY AS SUCH. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANYWAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF SODDER STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE

LANDSCAPE TITLE SHEET

SHEET NO.

L0.01

DATE 10.18.2023

DRAWN BY RD

SHEET 01 OF 14

1:15 AM 10/19/23

1. LANDSCAPE CONSTRUCTION NOTES

I. CONTRACTOR'S CONSTRUCTION WORK RESPONSIBILITIES:

A. SCOPE OF WORK: THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL CONSTRUCTION ELEMENTS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

B. CONFORMANCE: ALL CONSTRUCTION WORK SHALL CONFORM TO APPLICABLE LOCAL, COUNTY AND/ OR STATE CODES, REGULATIONS AND RULES.

C. LICENSE: ALL WORK SHALL BE PERFORMED BY A CALIFORNIA LICENSED CONTRACTOR.

D. PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

E. INSURANCE: THE CONTRACTOR SHALL CARRY ALL WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS AND THE OWNER (JOB SUPERINTENDENT).

F. SITE VERIFICATION: PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY, AT THE JOB SITE, ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AFFECTING THE INTENDED DESIGN OF THE LANDSCAPE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO OWNER (JOB SUPERINTENDENT) IMMEDIATELY.

G. LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

H. COORDINATION OF ACTIVITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS ACTIVITIES WITH ALL OTHER TRADES THROUGH THE OWNER (JOB SUPERINTENDENT).

I. FIELD STAKING: PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LOCATE BY STAKES, OR OTHER MEANS, ALL CONSTRUCTION ELEMENTS AS DELINEATED ON THE PLANS FOR APPROVAL BY THE POWER AND/OR LANDSCAPE ARCHITECT.

J. NOTIFICATION OF DESCREPANCIES: ANY DISCREPANCIES BETWEEN THE FIELD CONDITIONS AND THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE CONTRACT DOCUMENTS AND/OR THE DESIGN INTENT AFFECTING THE SUCCESSFUL COMPLETION AND COST OF THE PROJECT SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. ALL WORK RELATED TO THE PROBLEM AREA SHALL CEASE UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER OR LANDSCAPE ARCHITECT IN WRITING. ANY CONTINUATION OF WORK PRIOR TO THE RESOLUTION OF DISCREPANCIES IS AT THE CONTRACTOR'S RISK AND EXPENSE.

K. LIABLE FOR DAMAGE: THE CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL UTILITIES, CONSTRUCTION, IRRIGATION AND PLANTING ELEMENTS, EXISTING OR NEW, MARKED OR UNMARKED, AND SHALL REPAIR OR REPLACE ANY DAMAGED IMPROVEMENTS IN A MANNER ACCEPTABLE TO THE OWNER.

L. LIABLE FOR LOSS: THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY LOSS TO HIS EQUIPMENT, PARTS AND MATERIALS ON THIS PROJECT UNTIL COMPLETION AND ACCEPTANCE OF THE JOB IN WRITING BY THE OWNER.

N. WRITTEN CERTIFICATION: THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE CONSTRUCTION WORK IS INSTALLED IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY APPROVED SUBSTITUTIONS OR DEVIATIONS FROM THE PLANS OR SPECIFICATIONS SHALL BE NOTED. THIS CERTIFICATION SHALL BE ON THE CONTRACTOR'S LETTERHEAD WITH HIS SIGNATURE AND CALIFORNIA CONTRACTOR'S LICENSE NUMBER.

II. OWNER'S CONSTRUCTION WORK RESPONSIBILITY

A. CONSTRUCTION RESPONSIBILITIES: THE OWNER WILL BE DIRECTLY RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING ALL CONSTRUCTION INSPECTIONS. ALL FIELD MEETINGS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT) TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE IN A SUPPORT OBSERVATION ROLE TO THE OWNER PROVIDING INTERPRETIVE ADVICE ONLY IN ACCORDANCE WITH THE OBSERVATION SCHEDULE AS NOTED.

B. DETERMINING LEGAL AND PHYSICAL ELEMENTS: OWNER SHAL BE RESPONSIBLE FOR DETERMINING PROPERTY LINES, RIGHT-OF-WAYS, TRACT BOUNDARIES, GRADES, EASEMENTS, UTILITY LOCATIONS (ABOVE AND BELOW GRADE) ANY OTHER LEGAL OR PHYSICAL ELEMENTS, AS REQUIRED, FOR THE SUCCESSFUL COMPLETION OF THE WORK. CONTRACTOR SHALL NOT BE PERMITTED TO PROCEED WITH ANY WORK WITHOUT DETERMINATION OF THE ABOVE INFORMATION.

C. ROUGH GRADE: OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10TH OF ONE FOOT OF FINISHED GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE AND DRAINAGE OF ALL CONSTRUCTION ELEMENTS AT SPECIFIED GRADIENT.

D. SITE DISCREPANCIES: ALL DISCREPANCIES IN SITE CONDITIONS, DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. IT IS THE OWNER'S RESPONSIBILITY TO CONSULT THE LANDSCAPE ARCHITECT PRIOR TO ANY FURTHER WORK IN THAT AREA. ANY UNREPORTED DISCREPANCIES AND CONTINUED WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND LANDSCAPE ARCHITECT SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.

E. CONTRACT FULFILLMENT: ALL QUESTIONS RELATING TO INTERPRETATION OF THE DRAWINGS AND SPECIFICATION, QUALITY OF WORK AND ACCEPTABLE FULFILLMENT OF INTENT OF THE CONTRACT DOCUMENTS SHALL BE DECIDED BY THE OWNER AND LANDSCAPE ARCHITECT CONCURRENTLY.

III. LANDSCAPE ARCHITECT'S CONSTRUCTION FIELD OBSERVATION SCHEDULE:

A. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGE OR MODIFICATION AT THE CONTRACTOR'S EXPENSE. THE OWNER SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

B. CONTRACTOR ORIENTATION/ PRE-CONSTRUCTION MEETING: THIS MEETING SHALL BE CONDUCTED TO DISCUSS THE SPECIFICATIONS, POSSIBLE DISCREPANCIES, SITE CONDITIONS AND OTHER ASPECTS OF THE PROJECT CONSTRUCTION WORK SUCH AS PERSONNEL, SCHEDULE AND REQUIREMENTS FOR STARTING WORK. PRIOR TO THE MEETING, CONTRACTOR SHALL THOROUGHLY ACQUAINT THEMSELF WITH SITE CONDITIONS AND THE PLANS, DETAILS AND SPECIFICATIONS.

C. CONSTRUCTION STAKING AND LAYOUT OBSERVATION: THIS OBSERVATION SHALL BE PERFORMED AFTER ALL CONSTRUCTION ELEMENTS, FLOW LINES AND FINISH GRADES HAVE BEEN LOCATED IN THE FIELD, BUT PRIOR TO FORMING OR EXCAVATING.

D. ROUGH CONSTRUCTION PROGRESS OBSERVATION: THIS OBSERVATION SHALL BE PERFORMED AFTER ALL FORMING, EXCAVATION, REINFORCING STEEL AND STRUCTURAL STEEL WORK HAS BEEN COMPLETED, BUT PRIOR TO PLACEMENT OF ANY CONCRETE.

E. PROGRESS/INSTALLATION INSPECTIONS: PERIODIC INSPECTIONS SHALL BE PERFORMED BY THE OWNER DURING CONSTRUCTION OPERATIONS TO INSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

F. FINAL OBSERVATION/PROJECT CERTIFICATION: THIS OBSERVATION VISIT WILL BE PERFORMED TO REVIEW ALL ASPECTS OF THE CONTRACTED WORK PRIOR TO RELEASING THE PROJECT TO THE OWNER.

IV. SCOPE OF LANDSCAPE CONSTRUCTION

C. CONCRETE AND MASONRY NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, DETAILS AND NOTES.

2. NOTES AND DETAILS REFERENCES: THE FOLLOWING NOTES AND TYPICAL DETAILS REFERENCE APPLY TO ALL DRAWINGS UNLESS NOTED OTHERWISE.

3. LICENSE: THE CONCRETE CONTRACTOR SHALL BE A C-8 CALIFORNIA LICENSED CONCRETE CONTRACTOR. THE MASONRY CONTRACTOR SHALL BE A C-29 CALIFORNIA LICENSED MASONRY CONTRACTOR.

4. UNIFORM BUILDING CODE: ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE.

5. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.

6. METHODS OF CONSTRUCTION: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

7. SAFETY PROCEDURES: OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE LANDSCAPE ARCHITECT WILL NOT INCLUDE REVIEW OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR THE FINISHED STRUCTURE.

8. SOILS REPORT: ALL EXCAVATION, GRADING, COMPACTION, ETC. SHALL BE ACCOMPLISHED AND PERFORMED IN ACCORDANCE WITH THE STRUCTURAL SOILS REPORT. THE STRUCTURAL SOILS REPORT IS HEREBY MADE A PART OF THESE DRAWINGS AND THE RECOMMENDATIONS CONTAINED THEREIN ARE TO BE FOLLOWED AND CONSIDERED AS MINIMUM UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED OR DETAILED IN THE DRAWINGS OR SPECIFICATIONS.

9. SOILS COMPACTION: ALL EXISTING FILL SOIL AND DISTURBED NATURAL SOILS ARE TO BE EXCAVATED AND REPLACED WITH PROPERLY COMPACTED FILL PER THE STRUCTURAL SOILS REPORT. ALL FILLING, BACKFILLING, RE-COMPACTION, ETC., IS TO BE ACCOMPLISHED ONLY UNDER THE SUPERVISION OF A SOILS ENGINEER.

10. INSPECTIONS: ALL EXCAVATIONS ARE TO BE INSPECTED AND APPROVED BY A SOILS ENGINEER PRIOR TO THE PLACEMENT OF ANY FILL OR REINFORCING STEEL.

11. SLEEVE COORDINATION: ALL PIPE SLEEVING FOR DRAINAGE, IRRIGATION AND ELECTRICAL SERVICE, BENEATH OR EMBEDDED IN CONCRETE OR MASONRY WALLS SHALL BE COORDINATED WITH THE APPROPRIATE SUBCONTRACTORS THROUGH THE OWNER AND APPROVED BY THE OWNER.

12. ROCK AND SAND SPECIFICATIONS: AGGREGATES FOR CONCRETE SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33.

13. AGGREGATES: AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C-144 AND C-404.

14. CEMENT: CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE V PER STRUCTURAL SOILS REPORT.

15. CONCRETE BLOCK: ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C-90, GRADE N. MASONRY SHALL BE LIGHTWEIGHT UNIT FM = 1500 PSI.

16. MORTAR: MORTAR SHALL BE TYPE 'S' MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO 1/2 TO 1/4 PARTS LIME PUTTY TO 2 1/4 TO 3 TIMES THE QUANTITY OF THE CEMENT PLUS LIME PUTTY PARTS OF SAND.

17. GROUT: GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS AND SHALL BE MIXED IN PROPORTIONS OF 1 PART PORTLAND CEMENT TO 1/10 PART LIME PUTTY TO 2 TO 3 PARTS SAND TO A MAX. OF 2 PARTS GRAVEL.

18. TESTING: ALL CEMENT, AGGREGATE, REINFORCING STEEL, STRUCTURAL STEEL, ETC. SHALL BE FROM TESTED STOCK. COPIES OF TEST REPORTS SHALL BE FURNISHED TO THE OWNER UPON REQUEST.

19. COMPRESSIVE STRENGTH OF CONCRETE: ALL CONCRETE IN CONTACT WITH SOIL, PROVIDE 4500 PSI CONCRETE WITH TYPE 5 CEMENT, MAXIMUM SLUMP OF 5" AND A MAXIMUM WATER-CEMENT RATIO OF 0.45 IN ALL CONCRETE.

20. REBARS: LAP ALL BARS IN CONCRETE A MINIMUM OF THIRTY SIX (36) TIMES THE DIAMETER OF THE REINFORCING BAR (2'-6" MIN.) AT ALL SPLICES. LAP ALL BARS IN MASONRY A MINIMUM OF FORTY (40) TIMES THE DIAMETER OF THE REINFORCING BAR (2'-6" MIN.) AT ALL SPICES, UNLESS NOTED OTHERWISE. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40, #4 AND SMALLER AND ASTM 1615, GRADE 60, #5 AND LARGER.

21. DOWELS: DOWELS FOR WALLS SHALL BE SAME SIZE AND SPACING AS THE WALL REINFORCEMENT AND SHALL LAP WITH THE REINFORCING BAR AS NOTED ABOVE UNLESS NOTED OTHERWISE.

22. SECURE INSERTS: ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO THE POURING OF ANY CONCRETE OR GROUT. ALL EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED.

23. WELDING: WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 USING PROPER LOW HYDROGEN ELECTRODES.

24. MINIMUM CONCRETE COVERAGE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:
SLABS ON EARTH - CENTER OF SLAB
CONCRETE BELOW GRADE, FORMED - 2"
CONCRETE BELOW GRADE, UNFORMED (POURED AGAINST EARTH).....3"

25. GROUTING: ALL MASONRY SHALL BE REINFORCED GROUTED SOLID MASONRY UNLESS NOTED OTHERWISE. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR, BOLTS, ETC. GROUT SOLID ALL CELLS BELOW GRADE. ALL REINFORCEMENT, BOLTS, ETC. IN MASONRY SHALL HAVE A MINIMUM GROUT COVERAGE OF 3/4"

26. SPECIFICATION TESTING: SEE STRUCTURAL ENGINEERING CALCULATIONS TEST AND/OR INSPECTION REQUIREMENTS.

27. FIELD TESTING: CONTINUOUS INSPECTION SHALL BE PROVIDED BY A TESTING LAB FOR ALL FIELD WELDING, CONCRETE WITH SPECIFIED COMPRESSIVE STRENGTH OF 2,500 PSI OR GREATER AND CAISSONS. MASONRY SHALL HAVE CONTINUOUS INSPECTION WHERE NOTES ARE CALLED FOR IN DRAWINGS.

28. FOOTINGS: FOOTINGS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON THE DRAWINGS.

29. BACKFILL: MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL WALLS TO GRADES PER PLAN, FINISH GRADING FOR RUN-OFF SWALE BEHIND ALL WALLS, PERFORATED DRAIN LINES COMPLETE, WATERPROOFING ALL WALLS BELOW GRADE AND ALL EXCAVATION NECESSARY FOR THE EXECUTION OF MASONRY WORK. RELATIVELY NON-EXPANSIVE FILL SHALL BE USED IN BACKFILLING BEHIND WALLS. ALL RETAINING WALLS SHALL BE ADEQUATELY SHORED DURING THE BACKFILL OPERATION.

30. PLASTER: PRECISION BLOCK WALLS AS NOTED ON THE PLANS AND DETAILS SHALL RECEIVE BROWN COAT (3/8" THICK MIN.) APPLIED AS NOTED: 1 PART PORTLAND CEMENT, 1/4 PART HYDRATED LIME, 4 PARTS SAND 16/20, AND 3 OZ. BY WEIGHT PER SACK OF ANTI-SHRINKAGE AGENT. FOLLOW WITH COLOR FINISH COAT - 1/8" THICK.
PORTLAND CEMENT PLASTER - MIX WITH WATER PER MANUFACTURER'S INSTRUCTIONS EXCEPT ADD ONE PART ADMIXTURE EMULSION TO THREE PARTS OF WATER FOR ALL EXTERIOR PLASTER APPLIED TO WALLS.

31. PLASTER FINISH: ALL PLASTER FINISHES AND COLORS SHALL MATCH REFERENCE ARCHITECTURE OR AS DIRECTED BY OWNER. APPLY A SAMPLE AREA FINISH PLASTER COAT OF 4' X 4' FOR OWNER APPROVAL PRIOR TO PROCEEDING WITH BALANCE OF PLASTER WORK. PLASTER TEXTURES, TO MATCH FINISH ON BUILDINGS IN APPEARANCE AND COLOR. VERIFY WITH OWNER FOR PLASTER COLOR AND FINISH.

32. WATER SEAL: APPLY NON-YELLOWING WATER SEALER TO ALL PLASTER SURFACES AS APPROVED BY THE OWNER.

33. FINISH: CONCRETE COLORS AND FINISHES SHALL BE PER CONSTRUCTION PLANS. COLORS AS SPECIFIED ON THE CONSTRUCTION PLAN SHALL BE OF THE INTEGRAL TYPE UNLESS NOTED OTHERWISE.

34. SAMPLES: PROVIDE THE OWNER WITH A 2' X 2' SAMPLE OF ALL CONCRETE AS NOTED ON THE PLANS. SAMPLES SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT AT THE SITE PRIOR TO POURING FLATWORK.

35. THICKNESS OF CONCRETE: ALL CONCRETE FLATWORK SHALL BE A MINIMUM OF 4" THICK. NOSE ALL EDGES AS SHOWN ON THE DETAILS.

36. SLOPE WALKS TO DRAINS (SEE THE CIVIL DRAWINGS). ALL CONCRETE FLATWORK SHALL SLOPE TO DRAIN AT A MINIMUM OF 1% IN THE DIRECTION OF SITE DRAINAGE AS INDICATED ON THE CIVIL ENGINEER'S DRAWINGS.

37. COLD JOINTS: CONCRETE CONSTRUCTED FROM THE PLANS SHALL MEET ALL ENGINEER'S AND ARCHITECT'S WALKS, DRIVEWAYS, CONCRETE DECKS AND PADS, AND TOPS OF CURBS, ETC. FLUSH.

38. EXPANSION JOINTS: EXPANSION JOINTS SPACING IN CONCRETE WALKS OCCURS AT ALL CHANGES IN DIRECTION AND SHALL NOT EXCEED A MAX. SPACING OF 10'-0" ON CENTER. EXPANSION JOINT MATERIAL SHALL BE AS APPROVED BY THE OWNER.

39. NOTE: FOR ALL CONCRETE IN CONTACT WITH SOIL, PROVIDE 4500 PSI CONCRETE WITH TYPE V CEMENT, MAX. SLUMP OF 5: AND MAX. WATER-CEMENT RATIO OF 0.45 IN ALL CONCRETE UNLESS GEOTECHNICAL ENGINEER DETERMINES THAT SOIL SULFATE EXPOSURE IS NEGLIGIBLE PER UBC TABLE 19-A-4. (2500 PSI DESIGN STRENGTH, THEREFORE CONTINUOUS INSPECTION NOT REQWUIRED, EXCEPT AT CAISSONS.)

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Exhibit C – Landscape Documentation Package Checklist/Submittal Requirements

Applicability: A Landscape Documentation Package is required for landscape projects with 2,500 square feet or greater of new or rehabilitated landscape. Refer to the Landscape Design Standards for comprehensive information about the submittal requirements and copies of the appendices referenced below.

Landscape Documentation Package Submittal Requirements:

Submittal Items (All submittal items must be inserted into the plan set):	**Sheet No.**
1. Project information: date, project name, project address and/or lot number(s), total landscape area (square feet), project type, water supply type, contact information for the project applicant and property owner	L0.10
2. Certification of Landscape Design (Appendix B)	L0.20
3. Water Efficient Landscape Worksheet (Appendix C and Appendix D)	L4.00
4. Soil Management Report – An analysis by a certified agronomic soils lab, which may include soil texture, infiltration rate, pH, soluble salts, sodium, % of organic matter, and recommendations	L3.01
5. Landscape Design Plan	L1.00
6. Irrigation Design Plan	L2.00
7. Hydrozone Plan	L4.00
8. Grading Design Plan	SEE ARCHITECT
9. Landscape Documentation Package Checklist (this page)	L0.20
10. The statement: "Hold on final for submittal of Certification of Completion Package."	L0.20

Certification of Completion Package (Prior to final):

- ☐ Landscape Installation Certificate of Completion (Appendix E)
- ☐ Irrigation audit report (Appendix G) or enrollment in a regional or local water suppliers water conservation program
- ☐ Post installation irrigation schedule and landscape/irrigation maintenance schedule

Appendix B

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at 18 ARCHIPELAGO WAY, NEWPORT BEACH (provide street address or parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of NEWPORT BEACH Water Efficient Landscape Ordinance (Municipal Code Sections 14.17) and the City of NEWPORT BEACH Guidelines for Implementation of the City of NEWPORT BEACH Water Efficient Landscape Ordinance.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of NEWPORT BEACH Guidelines for Implementation of the City of NEWPORT BEACH Water Efficient Landscape Ordinance.

RYAN DRNEK	10.18.2023
Print Name	Date
	CA LIC. 5170
Signature	License Number
12405 VENICE BLVD. #275, LOS ANGELES, CA 90066	
Address	
310.795.7994	RYANDRNEK@SODDERSTUDIO.COM
Telephone	E-mail Address

Landscape Design Professional's Stamp
(If applicable)

SEE TITLEBLOCK

NEWPORT BEACH CITY NOTE:
HOLD ON FINAL FOR SUBMITTAL OF CERTIFICATION OF COMPLETION PACKAGE

Sodder Studio
landscape architecture + planning
www.sodderstudio.com
12405 Venice Blvd. #275
Los Angeles, Ca 90066
RYAN DRNEK, LANDSCAPE ARCHITECT
CALIFORNIA LIC. NO. 5170 EXP. 11/2025
RYANDRNEK@SODDERSTUDIO.COM

LICENSED LANDSCAPE ARCHITECT · RYAN J. DRNEK · No. 5170 · Signature 11.30.23 · Renewal Date 10.18.2025 · Date · STATE OF CALIFORNIA

PROJECT INFORMATION

KE WANG RESIDENCE
18 ARCHIPELAGO WAY
NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

SHEET LEGEND

L0.10 LANDSCAPE TITLE SHEET
L0.20 GENERAL NOTES
L1.00 CONSTRUCTION PLAN
L1.01 STAKING PLAN
L1.02 CONSTRUCTION DETAILS
L2.00 IRRIGATION PLAN
L2.01 IRRIGATION DETAILS
L2.02 IRRIGATION DETAILS
L3.00 PLANTING PLAN & NOTES
L3.01 PLANTING DETAILS
L4.00 WATER USE INFORMATION
L5.00 LIGHTING PLAN

REFERENCE:
LR.01 CONCEPT PLAN
LR.02 MATERIAL IMAGES

REVISIONS

No.	Description	Date
1	CONCEPT PLANS	10.10.2023
2	CONSTRUCTION DRAWINGS	10.18.2023

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SHEET TITLE

GENERAL NOTES

SHEET NO.

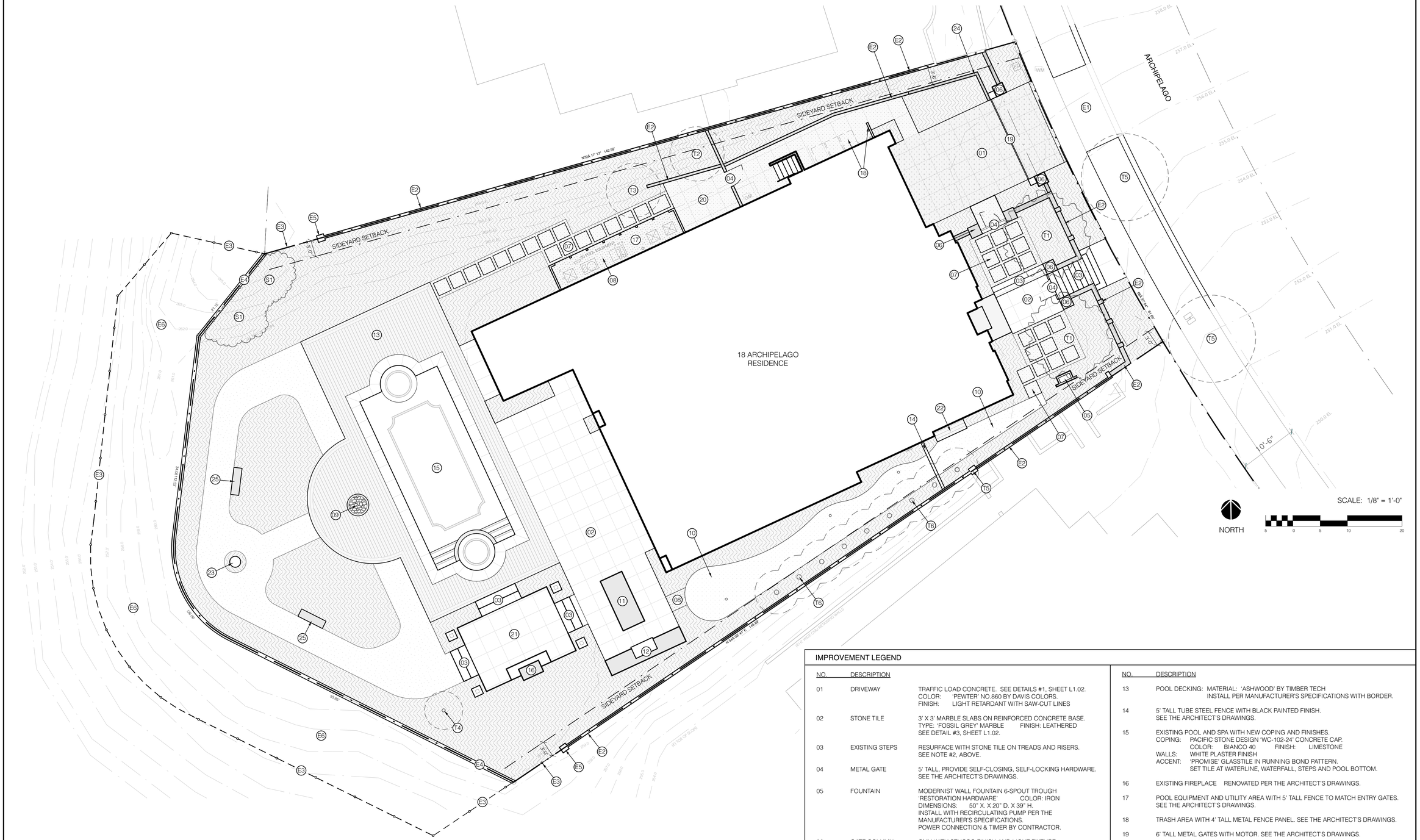
L0.02

DATE 10.18.2023

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SHEET 02 OF 14

11:53 PM 10/18/23



EXISTING FEATURES LEGEND

NO.	DESCRIPTION	
E1	CONCRETE DRIVEWAY APRON. PROTECT-IN-PLACE	
E2	CMU WALL	ROVIDE NEW STUCCO FINISH. COLOR AND FINISH TO MATCH RESIDENCE.
E3	FENCE	5'-0" TALL TUBE STEEL IN COMMUNITY COMMON SPACE. PROTECT-IN-PLACE.
E4	CONCRETE CURB AT PROPERTY LINE/ TOP OF SLOPE. PROTECT-IN-PLACE.	
E5	CMU COLUMN WITH NEW PAINTED STUCCO. COLOR TO MATCH THE RESIDENCE.	
E6	COMMUNITY LANDSCAPE AREA. PROTECT-IN-PLACE.	
E7	CURB AND GUTTER. PROTECT-IN-PLACE. NOT-IN-SCOPE.	

EXISTING TREES & SHRUBS

NO.	NAME	STATUS
T1	OLIVE TREE	PROTECT-IN-PLACE
T2	METROSIDEROS	PROTECT-IN-PLACE
T3	MAGNOLIA	PROTECT-IN-PLACE
T4	CITRUS TREE	PROTECT-IN-PLACE
T5	PARKWAY TREE	PROTECT-IN-PLACE
T6	FICUS	PROTECT-IN-PLACE
S1	ALOE ARBORSCENS	PROTECT-IN-PLACE

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	PLANTING AREA WITH 3" LAYER OF MULCH, SEE SHEET L3.00
	GRASS LAWN, SEE THE PLANTING PLAN, SHEET L3.00
	ARTIFICIAL TURF, SEE NOTE #10, THIS SHEET.
	GRAVEL, SEE NOTE #08, THIS SHEET.
	TRAFFIC LOAD CONCRETE, SEE NOTE #01, THIS SHEET.
	CONCRETE PAVING, SEE NOTE #07, THIS SHEET.
	STONE TILE, SEE NOTE #02, THIS SHEET.
	DECKING, SEE NOTE #13, THIS SHEET.

IMPROVEMENT LEGEND

NO.	DESCRIPTION	
01	DRIVEWAY	TRAFFIC LOAD CONCRETE. SEE DETAILS #1, SHEET L1.02. COLOR: 'PEWTER' NO.860 BY DAVIS COLORS. FINISH: LIGHT RETARDANT WITH SAW-CUT LINES
02	STONE TILE	3' X 3' MARBLE SLABS ON REINFORCED CONCRETE BASE. TYPE: 'FOSSIL GREY' MARBLE FINISH: LEATHERED SEE DETAIL #3, SHEET L1.02.
03	EXISTING STEPS	RESURFACE WITH STONE TILE ON TREADS AND RISERS. SEE NOTE #2, ABOVE.
04	METAL GATE	5' TALL, PROVIDE SELF-CLOSING, SELF-LOCKING HARDWARE. SEE THE ARCHITECT'S DRAWINGS.
05	FOUNTAIN	MODERNIST WALL FOUNTAIN 6-SPOUT TROUGH 'RESTORATION HARDWARE' COLOR: IRON DIMENSIONS: 50" X. X 20" D. X 39" H. INSTALL WITH RECIRCULATING PUMP PER THE MANUFACTURER'S SPECIFICATIONS. POWER CONNECTION & TIMER BY CONTRACTOR.
06	GATE COLUMN	CMU WITH STUCCO FINISH AND LIGHT FIXTURE. COLOR AND FINISH TO MATCH THE RESIDENCE. SEE THE ARCHITECT'S DRAWINGS.
07	CONCRETE PAD	COLOR: 'PEWTER' NO.860 BY DAVIS COLORS SEE DETAIL #2, SHEET L1.02.
08	GRAVEL PAVING	4" LAYER OF 3/8" 'SALT & PEPPER' GRAVEL. SEE DETAIL #5, SHEET L1.02.
09	FIRE BOWL	'LAKEVIEW VALLEY BAY 4' 48 INCH ROUND FIRE BOWL SOURCE: NATURAL GAS, AUTO-IGNITION, LAVA ROCK. COLOR: COASTAL FINISH INSTALL PER MANUFACTURER SPECS, FIRE & BUILDING CODES.
10	PUTTING GREEN	TIGER TURF 'TRUE PITT' ARTIFICIAL GRASS ON GRAVEL BASE. SEE DETAIL #6, SHEET L1.02.
11	STONE TABLE	MARBLE TABLE. SEE THE ARCHITECT'S DRAWINGS.
12	STONE COUNTER	MARBLE COUNTER PER THE ARCHITECT'S DRAWINGS. GRILL: 'LYNX' 54" PRO-BUILT IN STAINLESS STEEL FINISH
13	POOL DECKING:	MATERIAL: 'ASHWOOD' BY TIMBER TECH INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH BORDER.
14		5' TALL TUBE STEEL FENCE WITH BLACK PAINTED FINISH. SEE THE ARCHITECT'S DRAWINGS.
15		EXISTING POOL AND SPA WITH NEW COPING AND FINISHES. COPING: PACIFIC STONE DESIGN 'WC-102-24' CONCRETE CAP. COLOR: BIANCO 40 FINISH: LIMESTONE WALLS: WHITE PLASTER FINISH ACCENT: 'PROMISE' GLASSTILE IN RUNNING BOND PATTERN. SET TILE AT WATERLINE, WATERFALL, STEPS AND POOL BOTTOM.
16	EXISTING FIREPLACE	RENOVATED PER THE ARCHITECT'S DRAWINGS.
17		POOL EQUIPMENT AND UTILITY AREA WITH 5' TALL FENCE TO MATCH ENTRY GATES. SEE THE ARCHITECT'S DRAWINGS.
18		TRASH AREA WITH 4' TALL METAL FENCE PANEL. SEE THE ARCHITECT'S DRAWINGS.
19		6' TALL METAL GATES WITH MOTOR. SEE THE ARCHITECT'S DRAWINGS.
20	CONCRETE PAVING	COLOR: 'PEWTER' NO.860 BY DAVIS COLORS SEE DETAIL #2, SHEET L1.02.
21	EXISTING ARBOR.	RENOVATE WITH NEW WOOD POSTS AND TRELLIS TO MATCH EXISTING. COLOR: MAHOGANY, FLAT FINISH: WEATHERPROOF STAIN & SEALER
22		BENCH WITH SOLID WOOD TOP AND SIDES. PROVIDE HIDGED SEAT FOR ACCESS TO IRRIGATION VALVES INSIDE. FINISH: WEATHERPROOF STAIN & SEALER COLOR: MAHOGANY, FLAT
23		GARDEN ART TO BE SELECTED BY THE OWNER.
24		RETAINING WALL TO MATCH EXISTING/ ADJACENT WALLS. CMU WITH STUCCO FINISH TO MATCH THE RESIDENCE. SEE THE ARCHITECT'S DRAWINGS.
25	GARDEN BENCH	'PERPETUAL THE MONOLITH' BY BURKE DECOR 5' L. X 18" COLOR: IVORY SET ON 3" DEEP COMPACTED GRAVEL BASE.

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CALIFORNIA LIC. NO. 5170 EXP. 11/2025
RYANDRNEK@SODDERSTUDIO.COM

LICENSED LANDSCAPE ARCHITECT
RYAN J. DRNEK No. 5170
Signature
11.30.23
Renewal Date
10.18.2025
Date
STATE OF CALIFORNIA

PROJECT INFORMATION

KE WANG RESIDENCE

18 ARCHIPELAGO WAY
NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

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REFERENCE:
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CONSTRUCTION PLAN

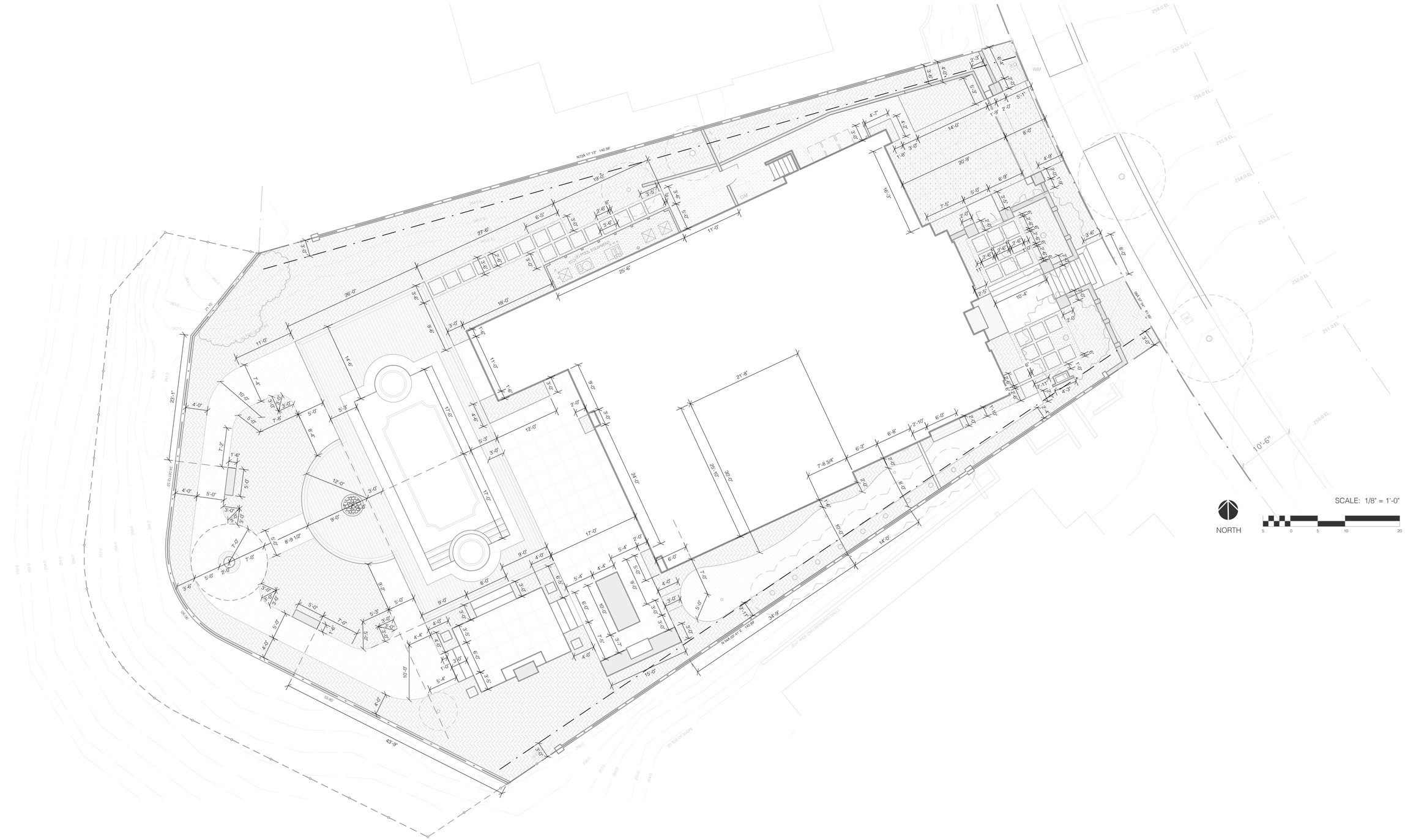
SHEET NO.

L1.00

DATE 10.18.2023

DRAWN BY RD

SHEET 03 OF 14



NOTES:

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

Sodder Studio
landscape architecture + planning

www.sodderstudio.com
12405 Venice Blvd. #275
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RYAN DRNEK, LANDSCAPE ARCHITECT
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LICENSED LANDSCAPE ARCHITECT
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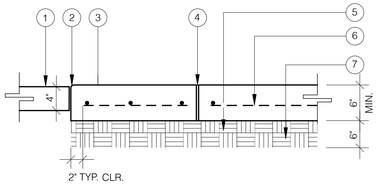
STAKING PLAN

SHEET NO.

L1.01

DATE	10.18.2023
DRAWN BY	RD
SHEET	04 OF 14

1. VEHICULAR CONCRETE PAVING



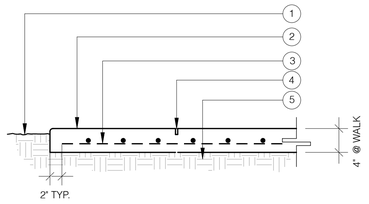
SYMBOL LEGEND:

1. ADJACENT HARDSCAPE PROVIDE COLD JOINT, SEE CONSTRUCTION AND CIVIL ENGINEERS PLANS.
2. APPLY 1/2" RADIUS NOSE ALL EXPOSED EDGES CONTINUOUS, TYPICAL.
3. 6" THICK CONCRETE, SEE NOTES BELOW FOR TYPE AND STRENGTH.
4. JOINTS PER THE CONSTRUCTION PLAN AND PER TYPICAL 'JOINT DETAILS', THIS SHEET.
5. COMPACTED SUBGRADE PER STRUCTURAL SOILS REPORT.
6. #3 REBARS @ 12" O.C. EACH WAY @ CENTER OF SLAB.
7. 6" AGGREGATE BASE MATERIAL REFER TO STRUCTURAL SOILS REPORT.

NOTE: PROVIDE EXPANSION JOINTS @ MAX. 20'-0" O.C. AND INTERMEDIATE SCORE JOINTS @ 10'-0" O.C. MAX. O.C. FOR 8'-0" WIDE WALKWAY OR LESS. ALL OTHER JOINT LOCATIONS SEE CONSTRUCTION PLAN.
PAVEMENTS SHALL BE 6" THICK AND UNDERLAIN BY 6" OF AGGREGATE BASE MATERIALS, SEE THE STRUCTURAL SOILS REPORT.
REFER TO THE GEOTECHNICAL STRUCTURAL SOILS REPORT FOR SUB-GRADE AND BASE PREP.

SCALE: 1" = 1'-0"

2. PEDESTRIAN CONCETE PAVING



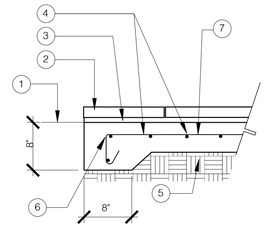
SYMBOL LEGEND:

1. FINISH GRADE 2" @ GROUNDCOVER AND 1" @ TURF AREAS, TYPICAL.
2. 4" THICK NATURAL COLOR CONCRETE WITH LIGHT ACID WASH FINISH. 4500 P.S.I. @ 28 DAYS.
3. #3 REBAR @ 18" O.C. EACH WAY @ CENTER OF POUR, TYPICAL. HOLD 2" CLEAR ALL EDGES, TYPICAL.
4. SAW-CUT JOINTS PER CONSTRUCTION PLAN AND PER TYPICAL JOINTS, DETAIL, THIS SHEET.
5. COMPACTED SUB-GRADE PER THE SOILS ENGINEER'S REPORT.

NOTE: PROVIDE EXPANSION JOINTS @ MAX. 20'-0" O.C. AND INTERMEDIATE SCORE JOINTS @ 10'-0" O.C. MAX. O.C. FOR 8'-0" WIDE WALKWAY OR LESS. ALL OTHER JOINT LOCATIONS SEE CONSTRUCTION PLAN. PROVIDE 1.5 LBS.SUPERNET FIBER REINF. BY FORTA CORP. PER CUBIC YARD OF CONCRETE IN ALL FLATWORK.

SCALE: 1" = 1'-0"

3. STONE PAVING



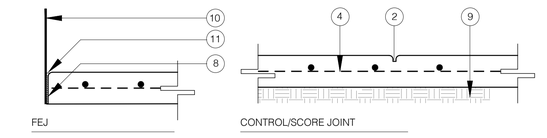
SYMBOL LEGEND:

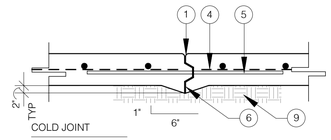
1. FINISH GRADE 2" @ GROUNDCOVER AND 1" @ TURF AREAS, TYPICAL.
2. STONE PAVING PER CONSTRUCTION PLAN AND NOTES. PROVIDE SAMPLES FOR OWNER APPROVAL PRIOR TO PURCHASE/INSTALLATION.
3. 1" MINIMUM LEVELING MORTAR BASE.
4. #3 @ 18" O.C. EACH WAY.
5. COMPACTED SUBGRADE PER THE STRUCTURAL SOILS REPORT.
6. 4" THICK CONCRETE SUB BASE FOR PEDESTRIAN APPLICATIONS AND 6" THICK FOR VEHICULAR DRIVEWAYS.
7. #4 REBARS @ 12" O.C. EACH WAY @ VEHICULAR DRIVEWAYS.

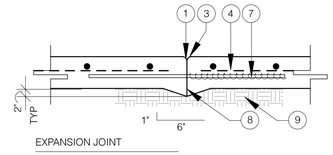
NOTES: POUR CONCRETE AGAINST FIRM UNDISTURBED SOIL OR PROPERLY COMPACTED FILLS PER THE STRUCTURAL SOILS REPORT.
ALL CONCRETE SHALL BE 4500 P.S.I. @ 28 DAYS.
SOIL PRE-SATURATION PER STRUCTURAL SOILS REPORT.
VERIFY STRUCTURAL REQUIREMENTS WITH THE CIVIL ENGINEER'S DRAWINGS

SCALE: 1" = 1'-0"

4. TYPICAL CONCRETE JOINTS







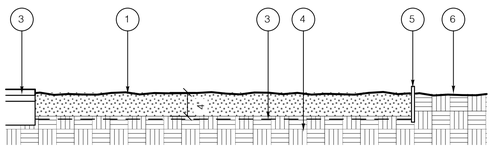
SYMBOL LEGEND:

1. JOINT SEALANT.
2. SAW-CUT OR 'ZIP STRIP'
3. 3/8" TOOLED RADIUS, TYPICAL.
4. REINFORCING @ CENTER DEPENDING ON USE.
5. #3 REBAR X 2'-0" LONG @ 1'6" O.C.
6. BURKE 'KEYKOLD' OR EQUAL.
7. #3 REBAR X 2'-0" @ 1'-6" O.C. GREASE AND WRAP ONE END IN E.J.
8. 1/2" THICK ASPHALT FELT.
9. COMPACTED SUBGRADE PER THE STRUCTURAL SOILS REPORT, TYP.
10. TRELLIS OR COLUMN, SEE THE CONSTRUCTION PLAN.
11. SANDED CAULK JOINT.

NOTES:
CONCRETE THICKNESS, STRENGTH, COLOR, FINISH AND REINFORCEMENT PER THE CONSTRUCTION PLANS, NOTES AND DETAILS. JOINT LOCATIONS PER CONSTRUCTION PLAN, DETAIL SPECS AND STRUCTURAL SOILS REPORT.

SCALE: 1" = 1'-0"

5. GRAVEL PAVING



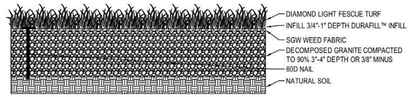
LEGEND

1. 4" LAYER OF GRAVEL PAVING PER THE CONSTRUCTION PLAN. SEE SHEET L1.00 FOR MATERIAL INFORMATION.
2. ADJACENT PAVING, SEE THE CONSTRUCTION PLAN.
3. WEED BARRIER FABRIC. PERMEABILITY PER THE CIVIL ENGINEER'S RECOMMENDATIONS.
4. COMPACTED SUBGRADE, SEE THE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE.
5. LANDSCAPE HEADER, SEE THE CONSTRUCTION PLAN FOR LOCATION AND SPECIFICATIONS.
6. PLANTING AREA, SEE THE PLANTING PLAN.

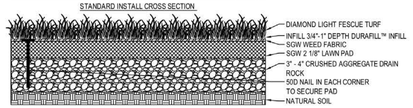
SCALE: 1" = 1'

6. ARTIFICAL TURF

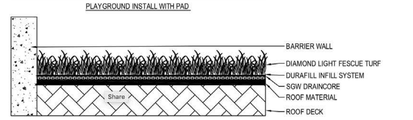
SYNTHETIC GRASS WAREHOUSE
1400 N DALY ST.
ANAHEIM, CA 92806
TOLL FREE: 1-800-773-9597
www.sgwcorp.com



STANDARD INSTALL CROSS SECTION



PLAYGROUND INSTALL WITH PAD



ROOFTOP INSTALLATION SECTION

SPECIFICATIONS:
BRAND: TIGER EXPRESS
MODEL: DIAMOND LIGHT FESCUE
RECOMMENDED USE: MODERATE TRAFFIC
YARN COLORS: FIELD GREEN / OLIVE GREEN, BROWN THATCH
YARN TYPE: MONOFILAMENT
YARN COMPOSITION: PE WITH THATCH
THATCH COLOR: BROWN
YARN DENIER: 10800 / 5000
FACE WEIGHT: APPROX. 60 OZ/YD
TOTAL WEIGHT: 87 OZ/YD
PILE HEIGHT: APPROX. 1 3/4"
GAUGE: 3/8"
ROLL WIDTH: 15'
ROLL LENGTH: 100'
ROLL WEIGHT: 959 LB
RECOMMENDED INFILL: 1.5 ~ 2.5 LBS/S.F.
WEIGHT/SQ.FT: 0.64 LB

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5028-001.

SYNTHETIC GRASS WAREHOUSE
DIAMOND LIGHT FESCUE

5028-001 REVISION DATE 14/03/2017

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7. NOT USED

8. NOT USED

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RYAN DRNEK, LANDSCAPE ARCHITECT
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RYANDRNEK@SODDERSTUDIO.COM

LICENSED LANDSCAPE ARCHITECT
RYAN J. DRNEK No. 5170
Signature
11.30.23
Renewal Date
10.16.2025
Date
STATE OF CALIFORNIA

PROJECT INFORMATION

KE WANG RESIDENCE
18 ARCHIPELAGO WAY
NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

SHEET LEGEND

L0.10 LANDSCAPE TITLE SHEET
L0.20 GENERAL NOTES
L1.00 CONSTRUCTION PLAN
L1.01 STAKING PLAN
L1.02 CONSTRUCTION DETAILS
L2.00 IRRIGATION PLAN
L2.01 IRRIGATION DETAILS
L2.02 IRRIGATION DETAILS
L3.00 PLANTING PLAN & NOTES
L3.01 PLANTING DETAILS
L4.00 WATER USE INFORMATION
L5.00 LIGHTING PLAN

REFERENCE:
LR.01 CONCEPT PLAN
LR.02 MATERIAL IMAGES

REVISIONS

No.	Description	Date
1	CONCEPT PLANS	10.10.2023
2	CONSTRUCTION DRAWINGS	10.18.2023

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SHEET TITLE

CONSTRUCTION DETAILS

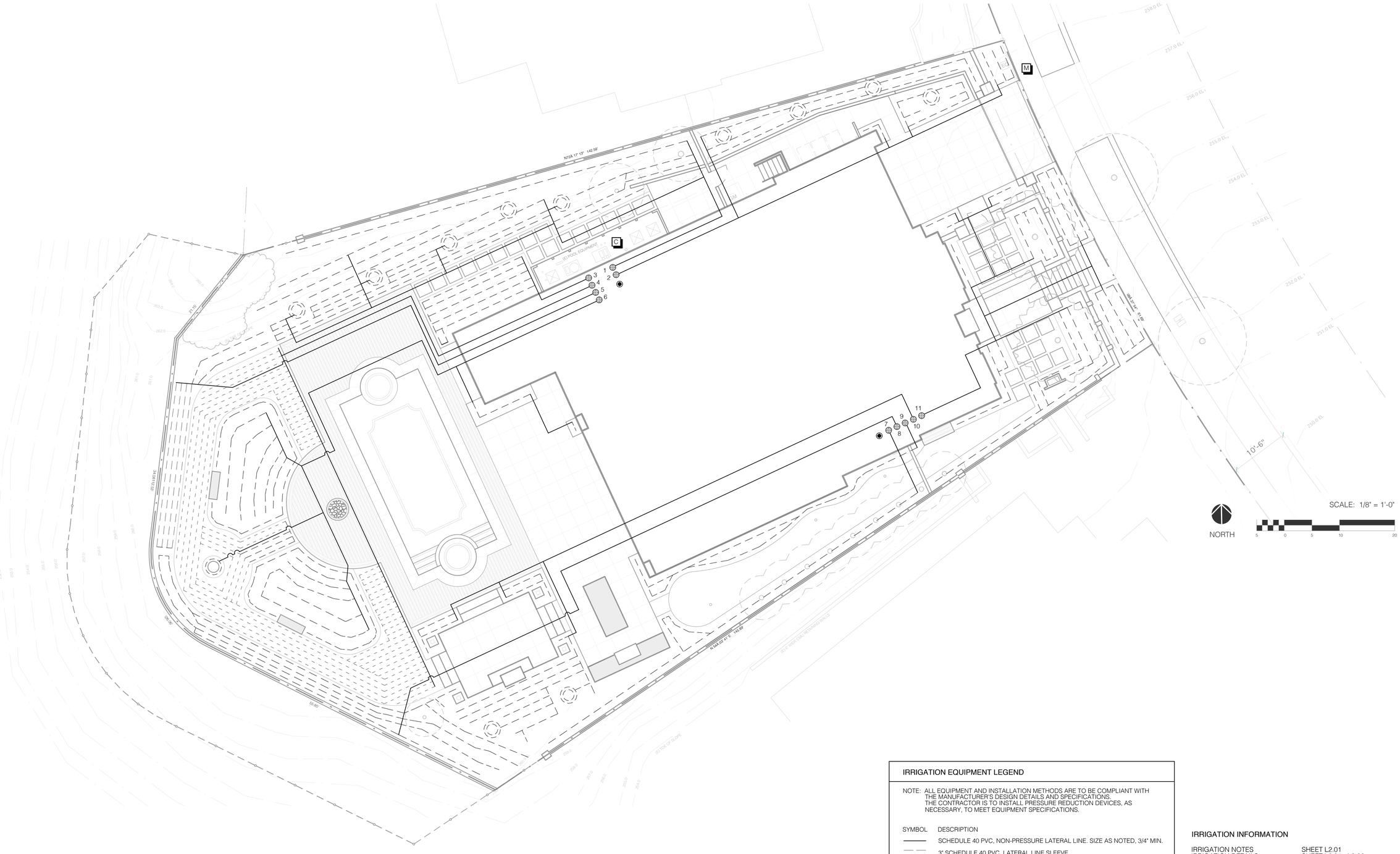
SHEET NO.

L1.02

DATE 10.18.2023

DRAWN BY RD

SHEET 05 OF 14



IRRIGATION SCHEDULE

WATERING TIME IS INDICATED IN __ MINUTES AND _X FREQUENCY.

HYDROZONE: MODERATE SHRUBS	WATER USE: 0.40	
ESTABLISHMENT PERIOD	EST. SUMMER	EST. WINTER
30 MIN. 3X WEEK	35 MIN. 2X WEEK	30 MIN. 1X WEEK
HYDROZONE: MODERATE TURF	WATER USE: 0.60	
ESTABLISHMENT PERIOD	EST. SUMMER	EST. WINTER
20 MIN. 4X WEEK	20 MIN. 2X WEEK	15 MIN. 1X WEEK

NOTE: THE LANDSCAPE CONTRACTOR IS TO OBSERVE THE PLANT, SOIL AND WEATHER CONDITIONS PRIOR TO ESTABLISHING AN IRRIGATION WATERING SCHEDULE. THE CONTRACTOR IS TO ADJUST WATERING TIMES AS NEEDED TO MAINTAIN HEALTHLY TREES, SHRUBS AND GROUNDCOVERS.

VALVE LEGEND

NO.	DESCRIPTION	TYPE	AREA	WATER USE	HYDROZONE
01	NORTH BACK YARD	DRIP	1,072 S.F.	0.40	MODERATE
02	NORTH FRONT YARD	DRIP	359 S.F.	0.40	MODERATE
03	NORTH SIDE BACK	DRIP	171 S.F.	0.40	MODERATE
04	BACK TURF	DRIP	870 S.F.	0.60	MODERATE
05	NORTH WEST SHRUBS	DRIP	245 S.F.	0.40	MODERATE
06	BACK SHRUBS WEST	DRIP	650 S.F.	0.40	MODERATE
07	SOUTH SIDE YARD	DRIP	280 S.F.	0.40	MODERATE
08	BACK SHRUBS WEST	DRIP	422 S.F.	0.40	MODERATE
09	SOUTH SIDE SHRUBS	DRIP	172 S.F.	0.40	MODERATE
10	ARBOR SHRUBS	DRIP	365 S.F.	0.40	MODERATE
11	FRONT SOUTH SIDE	DRIP	593 S.F.	0.40	MODERATE

HYDROZONE SUMMARY

USE	HYROZONE & VALVES	TYPE	AREA	% TOTAL
0.40	MODERATE SHRUBS No. 1-3, 5-11	DRIP	4,329 S.F.	83.2%
0.60	MODERATE GRASS No. 4	DRIP	870 S.F.	16.7%

TOTAL IRRIGATED AREA: 5,199 S.F.

IRRIGATION EQUIPMENT LEGEND

NOTE: ALL EQUIPMENT AND INSTALLATION METHODS ARE TO BE COMPLIANT WITH THE MANUFACTURER'S DESIGN DETAILS AND SPECIFICATIONS. THE CONTRACTOR IS TO INSTALL PRESSURE REDUCTION DEVICES, AS NECESSARY, TO MEET EQUIPMENT SPECIFICATIONS.

SYMBOL	DESCRIPTION
———	SCHEDULE 40 PVC, NON-PRESSURE LATERAL LINE. SIZE AS NOTED, 3/4" MIN.
— —	3" SCHEDULE 40 PVC, LATERAL LINE SLEEVE
- - -	1 1/2" CLASS 315 MAINLINE
	'RAINBIRD' LOW FLOW ANTI-SIPHON VALVE 'XACZ-075-PRF'
	'RAINBIRD' 3/4" HOSE BIB
M	EXISTING WATER METER. OWNER TO VERIFY PRESSURE AND SUPPLY. EXISTING MAINLINE CONNECTION TO RESIDENCE TO REMAIN.
C	"RAIN BIRD" ESP-LXME2 - 12 STATION SMART CONTROLLER. WALL MOUNT IN WEATHER PROOF BOX. CONTRACTOR IS RESPONSIBLE FOR 120V POWER SUPPLY. INSTALL PER RAINBIRD RECOMMENDATIONS WITH RAIN SENSOR LOCATED ON ROOF.

DRIP IRRIGATION - ALL EQUIPMENT SPECIFIED FOR 30 PSI MIMUM.

- - - -	"RAINBIRD" DRIPLINE - XFS - 06 -12	12" O.C.	0.6 GPH
— —	'RAINBIRD' XFD TUBING WITH XB-10PC DRIP EMITTERS AT EACH ROOTBALL.		0.5 GPH

IRRIGATION INFORMATION

IRRIGATION NOTES	SHEET L2.01
IRRIGATION DETAILS	SHEET L2.01 - L2.02
HYDROZONE PLAN	SHEET L4.00
WATER USE CALCULATIONS	SHEET L4.00

WATER SUPPLY INFORMATION

SEE THE ARCHITECT'S DRAWINGS FOR INFORMATION

STATEMENT OF COMPLIANCE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE 10-18-2023 DATE

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RYAN DRNEK, LANDSCAPE ARCHITECT
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SHEET TITLE

IRRIGATION PLAN

SHEET NO.

L2.00

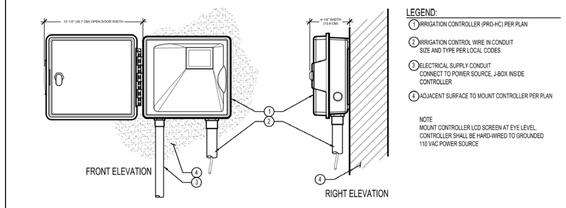
DATE 10.18.2023

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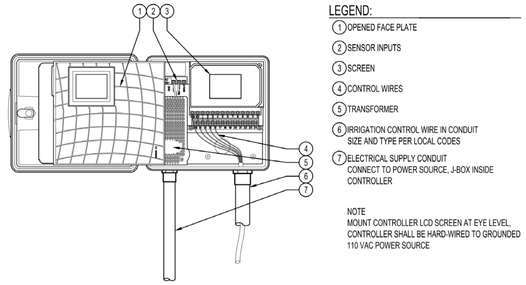
SHEET 06 OF 14

1. ALL IRRIGATION SYSTEMS SHALL BE ZONED TO TAKE INTO ACCOUNT PREVAILING WINDS, DEGREE OF SLOPE, TYPE OF SOIL, ORIENTATION OF THE SITE, SEASON, INSOLATION, TYPE OF VEGETATION TO BE IRRIGATED, TYPE OF IRRIGATION APPLICATION EQUIPMENT AND SUCH OTHER DESIGN INFORMATION AS THE DEPARTMENT MAY REQUIRE. THESE DESIGN CONSTRAINTS, AND ANY OTHERS THAT MAY BE SPECIFIC TO THE SITE, SHALL BE CLEARLY INDICATED ON ALL IRRIGATION DOCUMENTS.
2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE IRRIGATION OF ANY UNPLANTED SURFACE, AND TO MINIMIZE DRAINAGE OF WATER ONTO ANY PAVED SURFACE.
3. ALL EQUIPMENT IRRIGATING WALKABLE SURFACES SHALL BE INSTALLED FLUSH TO GRADE.
4. NO EQUIPMENT SHALL BE INSTALLED CLOSER THAN 12 INCHES TO ANY PAVED SURFACE, UNLESS SEPARATED FROM THE PAVED SURFACE BY A WALL, FENCE, CURB, OR SIMILAR BARRIER, OR INSTALLED UNDERGROUND.
5. ANY HEAD LOCATED LOWER THAN THE ELEVATION OF ITS CONTROLLING VALVE AND DRAINING MORE THAN 20 FEET OF PIPE SHALL BE EQUIPPED WITH A DEVICE THAT PREVENTS DRAINAGE OF WATER THROUGH THE HEAD.
6. SYSTEMS SHALL BE DESIGNED TO THE LOWEST RESIDUAL PRESSURE AVAILABLE, AND SUCH PRESSURE SHALL BE INDICATED IN THE IRRIGATION DOCUMENTS.
7. PRESSURE AT ANY POINT WITHIN A SECTION SHALL NOT VARY MORE THAN 20 PERCENT OR 20 PSI FROM THE DESIGN OUTLET OPERATING PRESSURE, UNLESS PRESSURE COMPENSATING DEVICES ARE USED.
8. IN SLOPE INSTALLATIONS OVER 5 PERCENT, IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE NO MORE THAN 3/10 INCH WATER PER HOUR AT ANY POINT ON THE PLANTED SLOPE, OR NOT MORE THAN THE SOIL INFILTRATION RATE, WHICHEVER IS LESS. SYSTEMS MAY ACHIEVE THIS RATE BY CYCLING, BUT IN ANY CASE THE OPERATING CYCLE SHALL NOT BE OF SUCH LENGTH THAT WATER IS ALLOWED TO RUN OFF THE SLOPE.
9. ADEQUATE BACKFLOW PROTECTION SHALL BE INSTALLED IN EACH IRRIGATION SYSTEM.
10. A FUNCTIONAL TEST OF THE IRRIGATION SHALL BE PERFORMED BY THE INSTALLER FOR EVERY IRRIGATION SYSTEM PRIOR TO APPROVAL BY THE DESIGNER.
11. REQUIREMENTS BY THE DEPARTMENT OF CITY PLANNING FOR IRRIGATION SYSTEMS SHALL BE NOT CONSTRUED AS PROHIBITING OTHER CITY DEPARTMENTS FROM REQUIRING APPROVAL OF IRRIGATION SYSTEMS. IN THE CASE OF CONFLICTS BETWEEN THESE REQUIREMENTS, THE MORE RESTRICTIVE SHALL CONTROL.
12. MANAGEMENT PLAN.
    A. A MANAGEMENT PLAN FOR THE SYSTEM, AS SPECIFIED BY THE DEPARTMENT OF CITY PLANNING, EMPHASIZING WATER CONSERVATION, SHALL BE INCLUDED WITH ALL IRRIGATION SYSTEMS DOCUMENTATION, AND IF AN AUTOMATIC CONTROLLER IS USED, A COPY OF THE PLAN SHALL BE PERMANENTLY AFFIXED TO THE CONTROLLER OR TO A SURFACE IMMEDIATELY ADJACENT TO IT.
    B. THE WATER MANAGEMENT PLAN SHALL INCLUDE AT LEAST THE FOLLOWING FOR ALL CIRCUITS IN THE IRRIGATION SYSTEM:
    -RECOMMENDED WATERING DURING PLANT ESTABLISHMENT
    -RECOMMENDED SUMMER WATERING AFTER PLANT ESTABLISHMENT
    - RECOMMENDED WINTER WATERING AFTER PLANT ESTABLISHMENT.
13. EXISTING NATURAL PLANT COMMUNITIES, MAINTAINED IN A NATURAL STATE, SHALL NOT NORMALLY BE REQUIRED TO BE IRRIGATED. NEW NATURAL PLANT COMMUNITIES MAY BE REQUIRED TO BE IRRIGATED DURING ESTABLISHMENT.
14. ALL AUTOMATICALLY CONTROLLED IRRIGATION SYSTEMS SHALL INCLUDE A RAIN SENSING DEVICE.
15. WHEN THE ACTUAL MEASURED OR CALCULATED MINIMUM STATIC PRESSURE DOWNSTREAM OF ANY CONTROL VALVE IS BELOW 40 PSI, IRRIGATION SYSTEMS EXCEPT FOR DRIP OR OTHER LOW FLOW SYSTEMS SHALL INCLUDE COMPENSATING DESIGN OR EQUIPMENT MODIFICATIONS.
16. FOR ALL AREAS OVER 5 PERCENT IN SLOPE, GLOBE OR BALL VALVES SHALL BE LOCATED ON THE MAINLINE UPSTREAM FROM THE CONTROL VALVE AND ADJACENT TO THE SLOPE AREA. VALVES SHALL BE MARKED 'EMERGENCY SHUTOFF.'
17. SPRINKLER, ROTOR AND IMPACT HEAD SPACING SHALL BE DESIGNED TO ACHIEVE UNIFORMITY OF COVERAGE.
18. ANY APPLICATION FOR DISCRETIONARY APPROVAL OF A PROJECT LARGER THAN 40,000 SQUARE FEET OF FLOOR AREA AS DEFINED IN SECTION 12.03 OF THE LOS ANGELES MUNICIPAL CODE SHALL BE REQUIRED TO CONSIDER THE USE OF RECLAIMED WATER FOR IRRIGATION PURPOSES.
19. PRESSURE REGULATORS SHALL BE INSTALLED WHEN THE ACTUAL MEASURED OR CALCULATED MAXIMUM STATIC PRESSURE DOWNSTREAM OF ANY CONTROL VALVE EXCEEDS 80 PSI.
20. EXCEPTIONS: EXCEPTIONS TO WATER MANAGEMENT REQUIREMENTS MAY BE MADE IN THOSE INSTANCES WHERE IT IS PHYSICALLY IMPOSSIBLE TO ACCRUE THE POINTS REQUIRED. IN SUCH INSTANCES, THE APPLICANT SHALL DEMONSTRATE THAT ALL PHYSICALLY POSSIBLE WATER MANAGEMENT TECHNIQUES AND FEATURES ALLOWED BY THE SITE WERE USED. THE DEPARTMENT MAY REQUIRE MINOR, INEXPENSIVE AND EASY DESIGN IMPROVEMENTS IF THEY ALLOW THE APPLICANT TO MEET THE POINT TOTALS. EXCEPTIONS SHALL NOT BE MADE SOLELY BY REASON THAT THE PROPOSED LANDSCAPE IS ON SLAB, OR IN CONTAINERS.
21. FOR THE PURPOSE OF LEGIBILITY, SOME IRRIGATION VALVES AND LINES ARE SHOWN IN PAVED AREAS. ALL VALVES ARE TO BE LOCATED WITHIN PLANTED AREAS AND, WHEREVER POSSIBLE, LINES ARE TO BE ROUTED INSIDE (WITHIN 6" OF) THE EDGE OF PLANTED AREAS.
22. THIS IRRIGATION DESIGN PLAN IS DIAGRAMMATIC, AND THE LAYOUT MAY NOT BE PRECISE. THE CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES IN HEAD PLACEMENT, AND SPRINKLER ARC AND DISTANCE ADJUSTMENTS, TO MINIMIZE OVERSPRAY AND PROVIDE 100% COVERAGE IN ALL PLANTED AREAS. NOTE THAT THIS MAY INVOLVE ADJUSTING OR CHANGING SPRINKLER NOZZLES, INSTALLING PRESSURE COMPENSATING SCREENS ON SPRAY HEADS, ADJUSTING THE REMOTE CONTROL VALVE FLOW CONTROL, CHANGING SPRINKLER BODIES, ETC., AS NECESSARY.
23. REVIEW THE PLANTING PLANS PRIOR TO IRRIGATION SYSTEM TRENCHING OR HEAD INSTALLATION TO AVOID INTERFERENCE WITH PLANTING PATTERNS. TREES AND SHRUBS MAY BE PLANTED IN RESTRICTED AREAS, AND OFTEN WITH EQUAL SPACING AND/OR PRECISE ALIGNMENT. THESE PLANTING PATTERNS ARE TO BE CONSIDERED IN ESTABLISHING THE IRRIGATION LAYOUT.
24. AREAS WHERE NEW IRRIGATION SYSTEMS ARE TO INSTALLED ARE TO BE REVIEWED AND VERIFIED BY THE PROJECT MANAGER AND LANDSCAPE ARCHITECT FOR ACCURACY OF SIZE AND CONFIGURATION. IF DISCREPANCIES ARE FOUND, NOTIFY THE LANDSCAPE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
25. VERIFY THAT ALL IRRIGATION ASSEMBLIES WILL CONFORM WITH THE SITE-WORK AND PLANTER CONDITIONS PRIOR TO ORDERING ANY PRE-ASSEMBLED EQUIPMENT FROM THE MANUFACTURER. THE INSTALLATION MAY BE MODIFIED IF NECESSARY, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, TO AVOID OBSTACLES, CROWDED SITUATIONS, AND SHALLOW PLANT PIT DEPTHS.
26. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO AVOID OVERSPRAY AND RUNOFF. VALVES SHALL BE SEPARATED FOR INDIVIDUAL HYDRO-ZONES BASED ON PLANT WATER NEEDS AND SUN OR SHADE REQUIREMENTS.
27. WATER BUDGET CALCULATIONS (SECTION 15.54.030.J. ABOVE) SHALL BE SHOWN ON THE IRRIGATION PLANS.
28. AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED AND SHALL INCLUDE A WEATHER-BASED IRRIGATION CONTROLLER, INCLUDING A RAIN SHUT-OFF SENSOR.
29. AREAS LESS THAN EIGHT FEET WIDE SHALL BE IRRIGATED WITH APPROPRIATELY SELECTED EQUIPMENT THAT PROVIDES THE PROPER AMOUNT OF WATER COVERAGE WITHOUT CAUSING OVERSPRAY ONTO ADJACENT SURFACES.
30. ALL SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH VALVE AND CIRCUIT. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO INCLUDE OPTIMUM DISTRIBUTION UNIFORMITY, HEAD TO HEAD SPACING, AND SETBACKS FROM WALKWAYS AND PAVEMENT.
31. ALL IRRIGATION SYSTEMS SHALL PROVIDE CHECK VALVES AT THE LOW END OF THE IRRIGATION LINES TO PREVENT UNWANTED DRAINING OF IRRIGATION LINES.
32. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
33. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
34. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
35. CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER FO THE LANDSCAPE PLANS, THE SIGNER FO THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
36. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

IRRIGATION SPECIFICATIONS

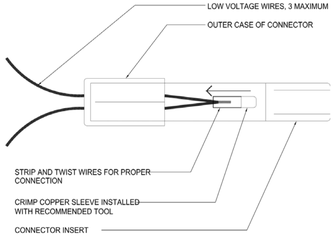


XX IRRIGATION CONTROLLER (PRO-HC)
Hunter C.PHC.01 NOT TO SCALE



XX PRO HC - WALL MOUNT OPEN BOX
Hunter C.PHC.02 NOT TO SCALE

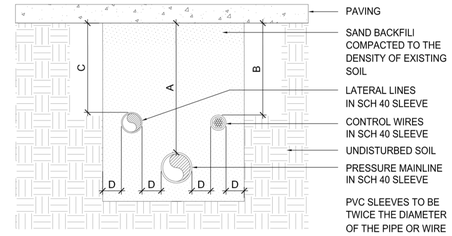
CONTROLLER



NOTE:
FILL OUTER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY.

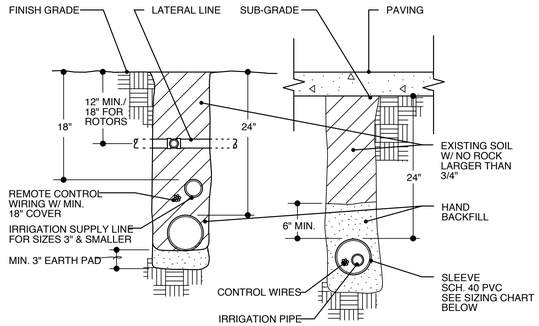
WIRE CONNECTION

PROVIDE TWO LAYERS of WARNING TAPE RUNNING CONTINUOUS ALONG ROUTE OF THE MAINLINE. ONE SHALL BE LOCATED IMMEDIATELY ON TOP OF THE MAINLINE PIPE AND ONE 12" ABOVE THE TOP OF MAINLINE.



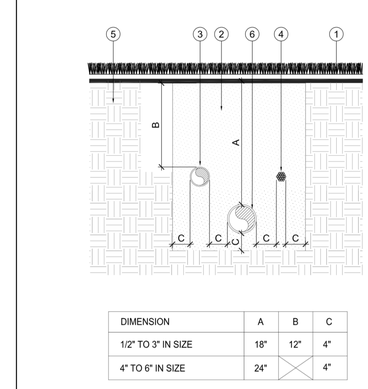
DIMENSION	A	B	C	D
1/2" TO 4" IN SIZE	36"	24"	24"	4"

SLEEVE INSTALLATION



NOTES:
- TRENCHES TO BE WIDE ENOUGH TO ALLOW 4" MIN. HORIZONTAL CLEARANCE BETWEEN PARALLEL PIPES.
- COMPACT TRENCH BACKFILL TO COMPACTION SAME AS ADJACENT AREAS AND TO 90% COMPACTION IN PAVED AREAS.

TRENCHING AND SLEEVING



NOTE:
1. LATERAL LINES SHALL BE INSTALLED PITCHED AT 1% SLOPE TO DRAIN TO LOW POINT FOR WINTERIZATION

DIMENSION	A	B	C
1/2" TO 3" IN SIZE	18"	12"	4"
4" TO 6" IN SIZE	24"		4"

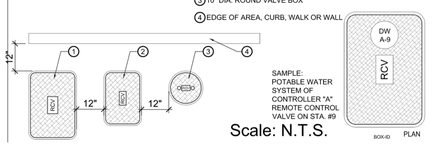
PIPE INSTALLATION

DOMESTIC WATER	RECLAIMED WATER	CONTROLLER LETTERING	EQUIPMENT DESIGNATION	IDENTIFICATION GUIDE
DW	RW	A	ARV	AIR RELIEF VALVE
DW	RW	A	BS	BASKET STRAINERS
DW	RW	A	COMM	COMMUNICATION SPLICES
DW	RW	A	FI	FERTILIZER INJECTORS
DW	RW	A	FS	FLOW SENSORS
DW	RW	A	FVA	FLUSH VALVE ASSEMBLY
DW	RW	A	GR	GROUNDING RODS
DW	RW	A	GV	GATE VALVES
DW	RW	A	MS	MOISTURE SENSORS
DW	RW	A	MV	MASTER VALVE
DW	RW	A	SB	SPLICE BOX
DW	RW	A	(STA #)	REMOTE CONTROL VALVES
DW	RW	A	QC	QUICK COUPLERS

CONTACT LANDSCAPE ARCHITECT FOR INFO ON ANY DEVICE IN A BOX NOT LISTED.

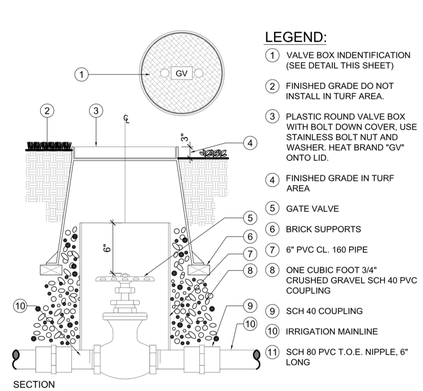
NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALTIC BASE WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUNDCOVER AREAS ONLY.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLE TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS W/ TOPS AT 2" ABOVE FINISH GRADE IN SHRUB/ GROUNDCOVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPATION AROUND BOX.
9. SEE ALSO INDIVIDUAL VALVE INSTALLATION DETAILS.

LEGEND:
1. 20"x14" JUMBO RECTANGULAR VALVE BOX
2. 16"x11" STANDARD RECTANGULAR VALVE BOX
3. 10" DIA. ROUND VALVE BOX
4. EDGE OF AREA, CURB, WALK OR WALL



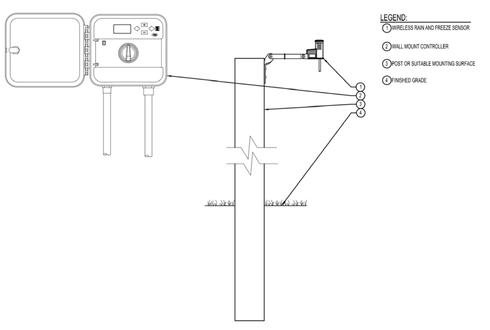
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VALVE BOX IDENTIFICATION



SECTION

BALL VALVE



XX WIRELESS RAIN AND FREEZE CLIK WITH GENERIC WALL MOUNT CONTROLLER
Hunter S.RC.08 NOT TO SCALE

RAIN SENSOR

Sodder Studio
landscape architecture + planning
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RYAN DRNEK, LANDSCAPE ARCHITECT
CALIFORNIA LIC. NO. 5170 EXP. 11/2025
RYANDRNEK@SODDERSTUDIO.COM

LICENSED LANDSCAPE ARCHITECT — RYAN J. DRNEK No. 5170 — Signature 11.30.23 — Renewal Date 10.18.2025 — Date — STATE OF CALIFORNIA

PROJECT INFORMATION

KE WANG RESIDENCE
18 ARCHIPELAGO WAY
NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

SHEET LEGEND

L0.10 LANDSCAPE TITLE SHEET
L0.20 GENERAL NOTES
L1.00 CONSTRUCTION PLAN
L1.01 STAKING PLAN
L1.02 CONSTRUCTION DETAILS
L2.00 IRRIGATION PLAN
L2.01 IRRIGATION DETAILS
L2.02 IRRIGATION DETAILS
L3.00 PLANTING PLAN & NOTES
L3.01 PLANTING DETAILS
L4.00 WATER USE INFORMATION
L5.00 LIGHTING PLAN

REFERENCE:
LR.01 CONCEPT PLAN
LR.02 MATERIAL IMAGES

REVISIONS

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2	CONSTRUCTION DRAWINGS	10.18.2023

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SHEET TITLE

IRRIGATION DETAILS

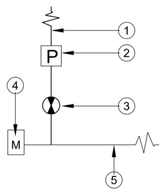
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SHEET 07 OF 14



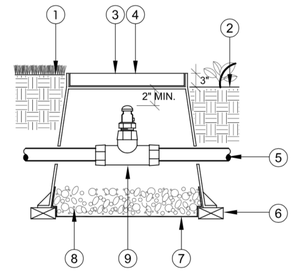
1. MAINLINE TO REMOTE CONTROL VALVES
2. PRESSURE REGULATOR, REQUIRED FOR STATIC WATER PRESSURE OVER 80 PSI. IRRIGATION CONTRACTOR TO VERIFY WATER PRESSURE PRIOR TO STARTING WORK.
3. BALL VALVE
4. WATER METER
5. SERVICE LINE TO HOUSE

SYMBOL ON PLANS REPRESENTS THE INSTALLATION OF ALL OF THE EQUIPMENT SHOWN ON THE DETAIL ABOVE

NOTES:
WATER METER IS THE EXISTING UNIT. IRRIGATION POINT OF CONNECTION SHALL BE MADE FROM THE SERVICE LINE TO THE HOUSE ISOLATION VALVE SHALL BE INSTALLED ON THE IRRIGATION P.O.C.. IF REQUIRED PRESSURE REGULATOR SHALL BE INSTALLED DOWNSTREAM OF BALL VALVE, IF REQUIRED IRRIGATION MAINLINE SHALL BE ROUTED TO REMOTE CONTROL VALVES.

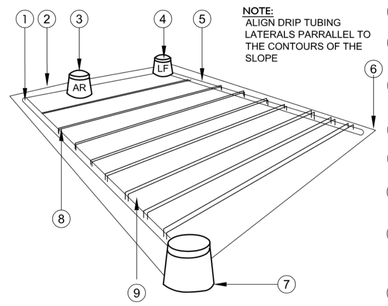
Scale: N.T.S.

RESIDENTIAL CONNECTION



1. FINISHED GRADE IN TURF AREAS
2. FINISHED GRADE IN SHRUB AREAS
3. RAINBIRD ARV-100 VALVE KIT, AIR / VACUUM RELIEF VALVE
4. PLASTIC ROUND VALVE BOX PER IRRIGATION LEGEND,
5. SUBSURFACE DRIP TUBING
6. BRICK SUPPORTS
7. LANDSCAPE FABRIC
8. 3/4" ROCK, 1 CUBIC FT.
9. RAINBIRD EASY FIT TEE, MDCFTEE AND FPT ADAPTER-MDCF75FPT

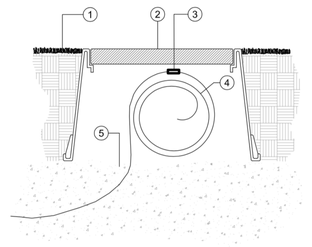
DRIP AIR RELIEF VALVE



NOTE:
ALIGN DRIP TUBING LATERALS PARRALLEL TO THE CONTOURS OF THE SLOPE

1. PVC SUPPLY HEADER
2. TOP OF SLOPE
3. AIR/VACUUM RELIEF ASSEMBLY
4. LINE FLUSHING VALVE ASSEMBLY
5. PVC EXHAUST HEADER
6. TOE OF SLOPE
7. REMOTE CONTROL VALVE
8. CONVENTIONAL SPACING ON TOP 2/3 OF SLOPE
9. CONVENTIONAL SPACING PLUS 25% ON BOTTOM 1/3 OF SLOPE

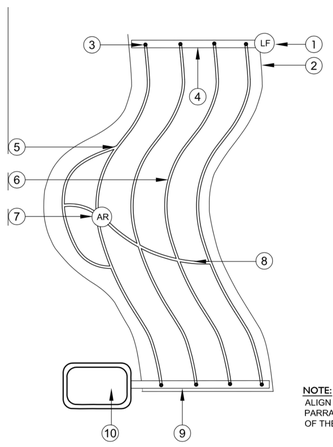
DRIP LINE LAYOUT



1. FINISH GRADE
2. RECTANGULAR VALVE BOX REFER TO SPECIFICATIONS
3. SPARE WIRE LABEL
4. CONTROL AND/OR COMMON WIRE, REFER TO SPECIFICATIONS
5. PEA GRAVEL BACKFILL (ONE CUBIC FOOT MINIMUM)

NOTE:
FOR IRRIG. CONTROL & COMMON WIRE (ONE SHOWN)

SPARE WIRE BOX

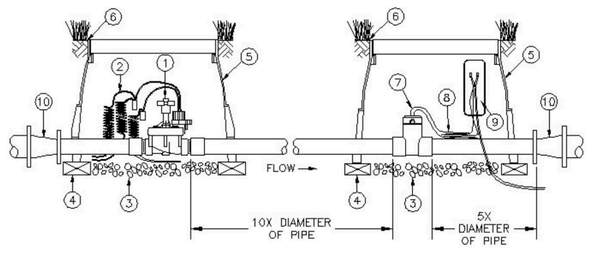


1. LINE FLUSHING VALVE PLUMBED TO PVC
2. AREA PERIMETER
3. START CONNECTION
4. EXHAUST HEADER
5. COMPRESSION TEE
6. SUBSURFACE DRIP TUBING per IRRIGATION LEGEND
7. AIR/VACUUM RELIEF VALVE (PLUMBED to DRIP LINE ONE AT EACH HIGH POINT)
8. BLANK TUBING CENTERED ON MOUND OR BERM
9. SUPPLY HEADER
10. REMOTE CONTROL VALVE

NOTE:
ALIGN DRIP TUBING LATERALS PARRALLEL TO THE CONTOURS OF THE SLOPE

Scale: N.T.S.

DRIP LAYOUT: IRREGULAR AREAS

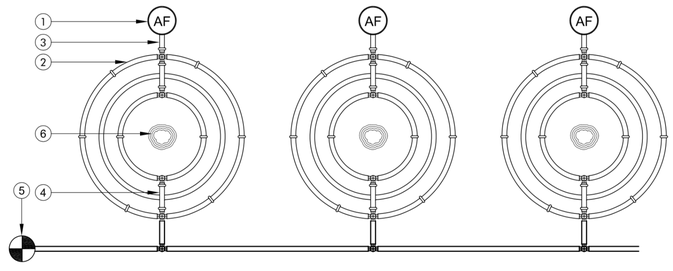


1. NORMALLY OPEN MASTER VALVE(S)
2. WIRE TO SATELLITE CONTROLLER SPARE STATION (36-INCH LOOP)
3. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. BRICK (1 OF 4)
5. VALVE BOX WITH COVER – 12-INCH SIZE
6. FINISH GRADE
7. RAIN BIRD FS SERIES 150-400P/FS-100A FLOW SENSOR(S)
8. PE-CABLE TO FLOW SENSING EQUIPMENT AT CCU/SATELLITE CONTROLLER ASSEMBLY (36-INCH LOOP)
9. SEE MAXICOM DETAIL 611 FOR SPLICE. SEE FLOW SENSOR WIRING DETAIL FOR WIRING DIAGRAM
10. CONCENTRIC REDUCER

608 MAXICOM MASTER VALVE (NORMALLLY OPEN) AND TEE MOUNTED FLOW SENSOR 1-18-04
N.T.S.

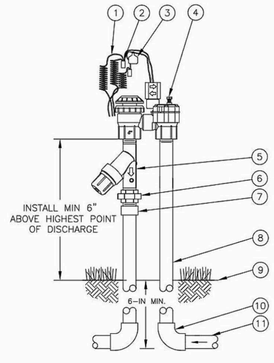
FLOW SENSOR

1. AUTOMATIC LINE FLUSHING VALVE
2. FLOW, DRIPPER SPACING, LINE SPACING PER MANUFACTURER'S INSTALLATION GUIDELINES
3. EXHAUST HEADER
4. 17mm BLANK TUBING
5. REMOTE CONTROL VALVE, FILTER SEE PLAN
6. TREE/PALM TRUNK - LOCATIONS PER PLANTING PLAN.



NOTES:
1. USE SCH. 40 PVC PIPE TO CONNECT TRIPLE RINGS AND SIZE PVC APPROPRIATELY.
2. INSTALL DRIPPERLINE RING IRRIGATION on SEPARATE REMOTE CONTROL VALVE.

DRIP LINE RINGS AT TREES



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. LOW FLOW ANTI-SIPHON VALVE: RAIN BIRD ASV-LF-075 VALVE (INCLUDED IN XACZ-075-PRF KIT)
5. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XACZ-075-PRF KIT)
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

D XACZ-075-PRF 3/4" LOW FLOW CONTROL ZONE KIT OPTION 1 1-25-10
N.T.S.

XACZ-075-PRF Option 1.DWG

ANTI-SIPHON IRRIGATION VALVE

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SHEET NO.

L2.02

DATE 10.18.2023

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SHEET 08 OF 14



WATER WISE PLANTS - WATER USE CLASSIFICATIONS
WUCOLS REGION: 3

100% OF THE PROJECT PLANTS SELECTED ARE WATER WISE AND ARE LISTED AS NEEDING 'MODERATE' (40-60% OF ETO), LOW (10-30% OF ETO), AND VERY LOW (BELOW 10% OF ETO) AMOUNTS OF WATER AS DEFINED AND LISTED BY USE CLASSIFICATIONS OF LANDSCAPE SPECIES (WOCULS IV).

EXISTING TREES & SHRUBS

NO.	NAME	DIA.	STATUS
T1	OLIVE TREE (2)	24"	PROTECT-IN-PLACE
T2	METROSIDEROS	8"	PROTECT-IN-PLACE
T3	MAGNOLIA	6"	PROTECT-IN-PLACE
T4	CITRUS TREE	4"	PROTECT-IN-PLACE
T5	PARKWAY TREE	-	PROTECT-IN-PLACE
T6	FICUS (MULTIPLE)	10"-14"	PROTECT-IN-PLACE
S1	ALOE	6' T.	PROTECT-IN-PLACE
S2	AGAVE	5' T.	PROTECT-IN-PLACE

NEW TREES

SYM	NAME	SIZE	QNTY.	WATER USE	HYDROZONE (S)	SIZE @ PLANTING	MATURE SIZE	TIME TO EST.
OT	FRUITLESS OLIVE TREE Olea e. 'Swan Hill'	48" BOX MULTI-TRUNK	6	0.10	LOW, MODERATE	12' T. x 8' W.	20' T. x 20' W.	5 YEARS
AS	STRAWBERRY TREE Arbutus 'Marina'	36" BOX STANDARD FORM	4	0.10	LOW, MODERATE	10' T. x 6' W.	15' T. x 10' W.	3 YEARS
C1	SATSUMA TANGERINE	24" BOX	1	0.40	MODERATE	6' T. x 3' W.	10' T. x 8' W.	3 YEARS
C2	MEYER'S LEMON	24" BOX	1	0.40	MODERATE	6' T. x 3' W.	10' T. x 8' W.	3 YEARS
C3	BEARSS LIME	24" BOX	1	0.40	MODERATE	6' T. x 3' W.	10' T. x 8' W.	3 YEARS

NEW SHRUBS & GROUNDCOVERS

SYM	NAME	SIZE	QNTY.	WATER USE	HYDROZONE (S)	SIZE @ PLANTING	MATURE SIZE	TIME TO EST.
AA	CENTURY PLANT Agave americana	15 GALLON	2	0.10	LOW/MODERATE	3' T. x 3' W.	6' T. x 6' W.	3 YEARS
A	BLUE GLOW AGAVE Agave 'Blue Glow'	5 GALLON	7	0.10	LOW/MODERATE	1' T. x 1' W.	2' T. x 2' W.	2 YEARS
AS	ASPARAGUS FERN Asparagus meyersii	5 GALLON	6	0.40	MODERATE	18" T. x 18" W.	2' T. x 3' W.	2 YEARS
B	JAPANESE BOXWOOD Buxus microphylla	5 GALLON	190	0.40	MODERATE	18" T. x 1' W.	2' T. x 2' W.	1 YEAR
CS	NUCCIO'S GEM CAMELLIA Camellia s. 'Nuccio's Gem'	15 GALLON	26	0.40	MODERATE	3' T. x 2' W.	6' T. x 4' W.	3 YEARS
+	CA MEADOW SEDGE Carex praegracilis	4" POTS	375	0.40	MODERATE	6" T. x 1' W.	12" T. x 12" W.	1 YEAR
GV	EVERBLOOMING GARDENIA Gardenia veitchii	15 GALLON	18	0.40	MODERATE	3' T. x 3' W.	4' T. x 4' W.	2 YEARS
H	CORAL BELLS Heuchera maxima	1 GALLON	100	0.10	LOW/MODERATE	6" T. x 6" W.	18" x 18" W.	1 YEAR
I	PACIFIC IRIS Iris douglasiana	1 GALLON	80	0.10	LOW/MODERATE	1' T. x 6" W.	2' T. x 2' W.	2 YEARS
LV	SWEET LAVENDER Lavandula heterophylla	1 GALLON	108	0.10	LOW/MODERATE	1' T. x 1' W.	2' T. x 3' W.	1 YEAR
L	LILY TURF Liriope muscari	1 GALLON	103	0.40	MODERATE	1' T. x 1' W.	18" T. x 18" W.	1 YEAR
SS	SILVER SHEEN KOHUHU Pittosporum 'Silver Sheen'	15 GALLON	5	0.40	MODERATE	8' T. x 3' W.	15' T. x 6' W.	3 YEARS
PG	FERN PINE Podocarpus gracilior	15 GALLON COLUMINAR FORM	76	0.40	MODERATE	6' T. x 2' W.	6' T. x 3' W.	2 YEARS
RI	ICEBERG ROSE Rosa 'Iceberg'	5 GALLON SHRUB ROSE	60	0.40	MODERATE	2' T. x 2' W.	3' T. x 3' W.	1 YEAR
R	TRAILING ROSEMARY Rosmarinus prostatus	5 GALLON	42	0.10	LOW/MODERATE	6" T. x 18" W.	1' T. x 3' W.	1 YEAR
	TURF GRASS MARATHON	SOD	870 S.F.	0.60	MODERATE	2" TALL	2" TALL	

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SHEET TITLE

PLANTING PLAN

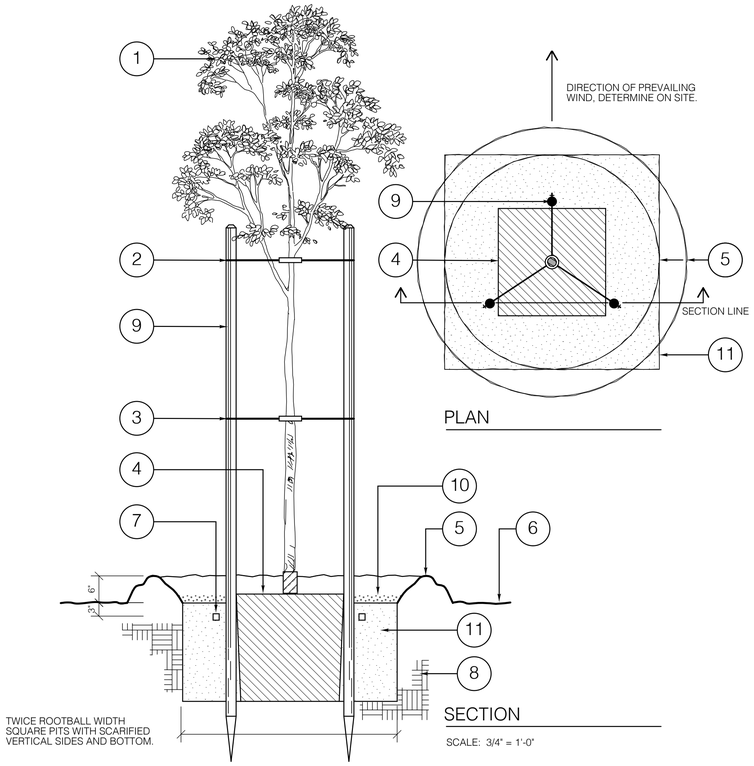
SHEET NO.

L3.00

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SHEET 09 OF 14



PLAN

SECTION

SCALE: 3/4" = 1'-0"

1. TREE PLANTING

LEGEND:

1. SEE THE PLANTING PLAN(S) FOR TREE SPECIES, CONTAINER SIZE, HEIGHT AND SPREAD DIMENSIONS AND COMMENTS ON FORM REQUIREMENTS. (HIGH HEAD, STANDARD FORM IS ILLUSTRATED) REMOVE NURSERY STAKES FOLLOWING PLANTING AND INSTALLATION OF TRIPLE STAKING.
2. 'CINCH-TIES' TWO PLACES EACH TREE. SEE THE PLAN AND MANUFACTURER'S SKETCH.
3. LOWER 'CINCH-TIE' SUPPORT MAY NOT BE REQUIRED, INSTALL AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, TO BE REVIEWED FOLLOWING PLANTING.
4. ROOTBALL. TOP OF ROOTBALL 2" ABOVE FINISH GRADE, DO NOT OVEREXCAVATE THE PLANT PIT.
5. TAMPED SOIL WATER BASIN RIM. INSTALL WATER BASIN FOR ALL TREES IMMEDIATELY FOLLOWING PLANTING. AT THE END OF THE MAINTENANCE PERIOD, REMOVE THE SOIL BASIN RIM AND LEAVE THE MULCH IN PLACE FOR TREES IN LAWNS. WATER BASINS FOR TREES IN GROUNDCOVER AND SHRUB BEDS ARE TO REMAIN.
6. FINISH GRADE.
7. FERTILIZER TABLETS, SEE THE SPECIFICATIONS FOR COMPOSITION AND QUANTITY.
8. UNDISTURBED NATIVE SOIL.
9. EQUAL SPACE THREE EACH 2" DIAMETER 10 FT. LONG LODGEPOLE PINE TREE STAKES, DRIVEN 30" IN TO GRADE OUTSIDE OF ROOTBALL, SEE PLAN.
10. MULCH WATER BASIN WITH 2" DEEP 'RECYCLED WOOD PRODUCTS' LANDSCAPE MULCH OR EQUAL.
11. PLANTING PIT WITH BACKFILL MIX PER THE PLANTING NOTES AND THE SPECIFICATIONS.

NOTES:

STAKING FOR SPECIMEN (4" AND LARGER CALIPER) TREES WILL BE DONE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, TO BE REVIEWED FOLLOWING PLANTING.

UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL; DO NOT CRACK ROOT BALL.

DETAIL IS DRAWN FOR 24" BOX TREE INSTALLATIONS. 12 FT. LODGEPOLE TREE STAKES WILL BE REQUIRED FOR 36" AND 48" BOX TREES.

TREES ARE TO BE HELD IN PLACE WITH #153 'CINCH TIE' OR APPROVED EQUAL. TIE IS TO BE FASTENED AROUND TRUNK TO SECURE IT AND THREE #12 GALVANIZED WIRES FASTENED TO THE THREE EYE TABS, DOUBLE WRAP WIRES AT STAKES, TWIST TIE AND SECURE WITH GALVANIZED NAILS.

2. PLANTING NOTES

PLANTING NOTES

1. UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PROCURING THE SERVICES OF A SOIL TESTING LABORATORY TO PERFORM AN AGRICULTURAL SUITABILITY ANALYSIS FOR INFILTRATION RATES, BOTH NATIVE PLANTS AND TRADITIONAL PLANT MATERIALS. THEIR RECOMMENDATIONS ARE TO BE FOLLOWED FOR SOIL PREPARATION AND BACKFILL AMENDMENT AND PROCEDURES, AND FOR MAINTENANCE FERTILIZER APPLICATIONS. TWO RANDOM SAMPLES SHALL BE TAKEN FROM EACH ON-SITE STOCKPILE OF NATIVE SOIL AND DELIVERED BY THE CONTRACTOR TO THE SOILS TESTING LABORATORY.
3. FOR BIDDING PURPOSES ONLY, THE CONTRACTOR IS TO ASSUME THE FOLLOWING AMENDMENT FOR SOIL PREPARATION, AND IS TO ASSUME UTILIZATION OF AMENDED SITE SOIL FOR PLANT PIT BACKFILL:

   INCORPORATE INTO THE SOIL THE FOLLOWING MATERIALS, PER PROCEDURES DESCRIBED IN THE SPECIFICATIONS. MATERIAL AMOUNTS PER 1000 SQUARE FEET:

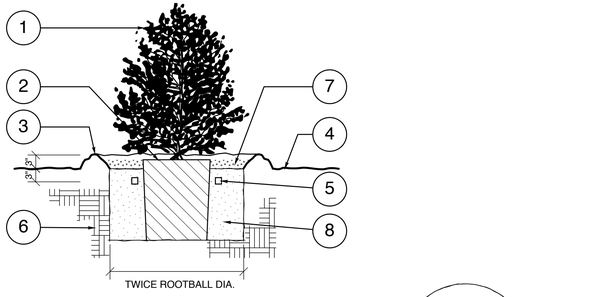
   3 CU. YD. NITROGEN FORTIFIED WOOD COMPOST
   2 CU. YD. ORGANIC FERTILIZER
   100 LBS. GYPSUM
   30 LBS. COMMERCIAL FERTILIZER
4. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
5. FOR EROSION CONTROL MEASURES DURING PLANT ESTABLISHMENT, INSTALL JUTE MESH NETTING ON SLOPES GREATER THAN 4:1 GRADIENT.

PLANTER SOIL NOTES

1. UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE ARCHITECT.
2. BACKFILL ALL PLANTERS WITH B.D. WHITE TOP SOIL COMPANY 'MIXTURE 76', A LIGHTWEIGHT BLENDED SOIL FOR ROOFTOP PLANTERS.

   CONTACT: B.D. WHITE TOP SOIL CO., INC.
   19205 SOUTH PRARIE AVENUE
   TORRANCE, CA 90503
   310.370.5511
3. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
4. CLASS 1 RECYCLED BARK MULCH IS REQUIRED WITHIN PLANTER AREAS AT A DEPTH OF 3" FOR SHRUB PLANTERS WHERE PLANTING CONSISTS OF 1 GAL. OR LARGER PLANTS. SOIL SHALL NOT BE VISIBLE THROUGH MULCH. KEEP MULCH 3" CLEAR OF TREE TRUNKS AND PLANT STEMS. PRIOR TO ORDERING MULCH, CONTRACTOR IS TO SUBMIT A SAMPLE TO OWNER FOR APPROVAL.

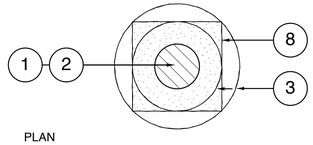
3. SHRUB PLANTING



SHOVEL CUT SQUARE PITS WITH SCARIFIED VERTICAL SIDES AND BOTTOM. AUGERED HOLES ARE UNACCEPTABLE.

SECTION

SCALE: 3/4" = 1'-0"



PLAN

SCALE: 1/2" = 1'-0"

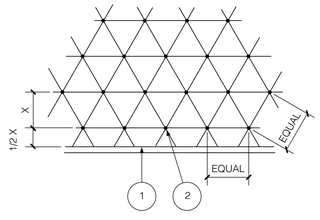
LEGEND:

1. SEE THE PLANTING PLAN(S) FOR SHRUB SPECIES, CONTAINER SIZE, HEIGHT AND SPREAD DIMENSIONS AND COMMENTS ON FORM REQUIREMENTS.
2. ROOTBALL. TOP OF ROOTBALL 2" ABOVE FINISH GRADE, DO NOT OVEREXCAVATE THE PLANT PIT.
3. TAMPED SOIL WATER BASIN RIM. INSTALL WATER BASIN FOR ALL SPECIMEN SHRUBS IMMEDIATELY FOLLOWING PLANTING.
4. FINISH GRADE.
5. FERTILIZER TABLETS, SEE THE SPECIFICATIONS FOR COMPOSITION AND QUANTITY. DO NOT FERTILIZE NATIVE PLANTS UNLESS DIRECTED TO DO SO IN THE SOIL SUITABILITY TEST RECOMMENDATIONS.
6. UNDISTURBED NATIVE SOIL.
7. MULCH WATER BASIN WITH 2" DEEP 'RECYCLED WOOD PRODUCTS' LANDSCAPE MULCH OR EQUAL.
8. PLANTING PIT WITH BACKFILL MIX PER THE PLANTING NOTES AND THE SPECIFICATIONS.

NOTES:

UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOT BALL; DO NOT CRACK ROOT BALL.

4. SHRUB & GROUNDCOVER SPACING



LEGEND:

1. BACK OF CURB OR EDGE OF PAVING.
2. PLANT LOCATION.

NOTES:

ALL SHRUBS/GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS: SEE LEGEND FOR SPACING REQUIREMENTS.

5. LANDSCAPE HEADER



permaloc®
WORLD'S BEST LANDSCAPE EDGING

PERMALOC CORPORATION
13505 BARRY ST
HOLLAND, MI 49424
TOLL FREE: 1-800-356-9660
PHONE: (616) 399-9600
FAX: (616) 399-9770
www.permaloc.com

☑ SELECT DESIRED SIZE:
- ☐ 3/16" X 5" (3.2 MM X 127 MM), 0.116" (2.95 MM) THICK WITH 0.25" (6.35 MM) EXPOSED TOP LIP
- ☐ 3/16" X 6" (3.2 MM X 152.4 MM), 0.116" (2.95 MM) THICK WITH 0.25" (6.35 MM) EXPOSED TOP LIP
- ☐ 3/16" X 8" (3.2 MM X 203 MM), 0.116" (2.95 MM) THICK WITH 0.25" (6.35 MM) EXPOSED TOP LIP
- ☐ 3/16" X 12" (3.2 MM X 305 MM), 0.116" (2.95 MM) THICK WITH 0.25" (6.35 MM) EXPOSED TOP LIP

☑ SELECT DESIRED FINISH:
- ☐ MF - MILL FINISH-NATURAL ALUMINUM
- ☐ BL - BLACK DURAFLEX-MEETS AAMA 2603
- ☐ GR - GREEN DURAFLEX-MEETS AAMA 2603
- ☐ BR - BRONZE DURAFLEX-MEETS AAMA 2603

STAKES
ISOMETRIC VIEW
PERMALOC CLEANLINE XL ALUMINUM EDGING WITH XLR ADAPTOR
TOP OF EDGING TO BE MAXIMUM OF 1/2" (12.7 MM) ABOVE SURFACE MATERIAL
BED MEDIA OR AGGREGATE
COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
18" (457 MM) ALUMINUM STAKES TO LOCK INTO XLR ADAPTOR
SIDE VIEW

NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES".
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 18" (457 MM) ALUMINUM STAKES AND (3) XLR ADAPTORS.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 18" (457 MM) ALUMINUM STAKES AND (5) XLR ADAPTORS.
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
5. PERMALOC CLEANLINE XL AS MANUFACTURED BY PERMALOC CORPORATION.
6. DO NOT SCALE DRAWING.
7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
9. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 006-034.

CLEAN LINE XL COMMERCIAL GRADE LANDSCAPE EDGING
PLANTING BED EDGING - BED MATERIAL AND TURF

006-034 REVISION DATE 11/25/2014
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landscape architecture + planning
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RYANDRNEK@SODDERSTUDIO.COM

LICENSED LANDSCAPE ARCHITECT
RYAN J. DRNEK No. 5170
Signature
11.30.23
Renewal Date
10.18.2025
Date
STATE OF CALIFORNIA

PROJECT INFORMATION

KE WANG RESIDENCE
18 ARCHIPELAGO WAY
NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

SHEET LEGEND

L0.10 LANDSCAPE TITLE SHEET
L0.20 GENERAL NOTES
L1.00 CONSTRUCTION PLAN
L1.01 STAKING PLAN
L1.02 CONSTRUCTION DETAILS
L2.00 IRRIGATION PLAN
L2.01 IRRIGATION DETAILS
L2.02 IRRIGATION DETAILS
L3.00 PLANTING PLAN & NOTES
L3.01 PLANTING DETAILS
L4.00 WATER USE INFORMATION
L5.00 LIGHTING PLAN

REFERENCE:
LR.01 CONCEPT PLAN
LR.02 MATERIAL IMAGES

REVISIONS

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SHEET TITLE

PLANTING DETAILS

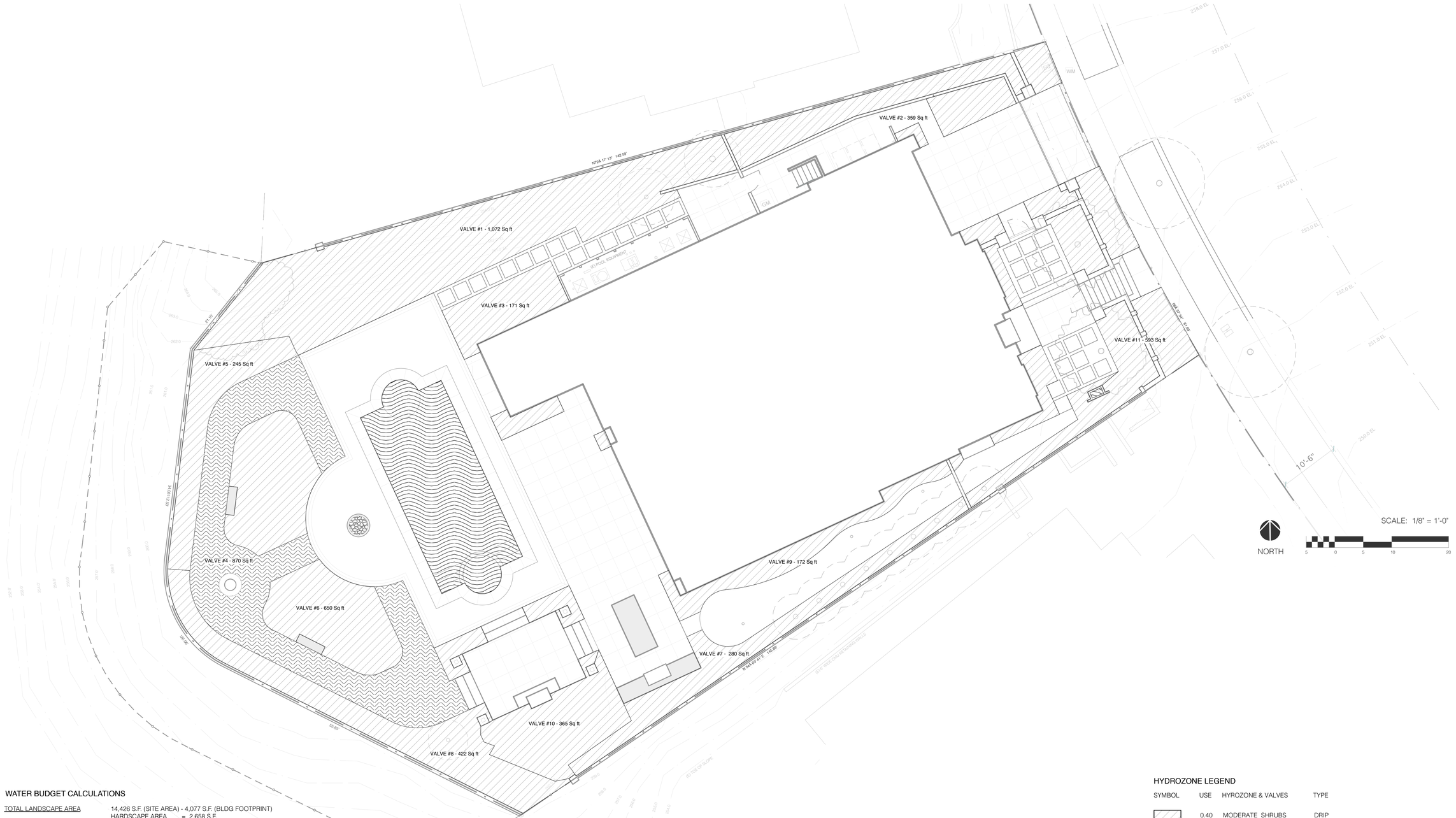
SHEET NO.

L3.01

DATE 10.18.2023

DRAWN BY RD

SHEET 10 OF 14



WATER BUDGET CALCULATIONS

TOTAL LANDSCAPE AREA — 14,426 S.F. (SITE AREA) - 4,077 S.F. (BLDG FOOTPRINT)
HARDSCAPE AREA = 2,658 S.F.
LANDSCAPE AREA = 7,691 S.F.
IRRIGATED AREA = 5,199 S.F.

PLANT FACTOR	HYDROZONE	TYPE	AREA
0.40 MODERATE	SHRUBS	DRIP	4,329 S.F.
0.60 MODERATE	GRASS	DRIP	870 S.F.
1.00 HIGH	POOL, SPA & FOUNTAINS		565 S.F.

MAXIMUM APPLIED WATER ALLOWANCE — MAWA = (ETO) (0.62) [0.55 X LA]
MAWA = (45.4) (0.62) [.55 x 7,691] = 118,864 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE = (ETO x 0.62) [PF x HA)/IE + SLA]
= (45.4 x 0.62) [PF x HA)/IE + SLA]

0.40 MODERATE USE SHRUBS
ETWU = (28.1)[4,329 x .40)/.71] = 68,532 GALLONS PER YEAR

0.60 MODERATE USE TURF
ETWU = (28.1)[870 x .60)/.71] = 20,659 GALLONS PER YEAR

1.00 WATER FEATURES
ETWU = (28.1)[565 x 1.00) = 15,876 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE = 105,067 GALLONS PER YEAR

SUMMARY
THE SCOPE OF THIS PROJECT COMPLIES WITH THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AS REQUIRED FOR NEW LANDSCAPING.
EXISTING SITE IRRIGATION AND PLANTINGS BEYOND THE SCOPE OF THIS PROJECT ARE TO REMAIN IN PLACE.

Appendix C

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Reference Evapotranspiration (ETo)[a]: 45.4

Landscape Area Sector Type (select one): [X] Residential [ ] Non-Residential

	Hydrozone #/Planting Description	Location	Plant Factor[b] (PF)	Irrigation Method[c]	Irrigation Efficiency[c] (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use[d] (ETWU)
Regular Landscape Area									
1	MODERATE	SHRUBS	0.40	DRIP	0.71	0.284	4,329	1229.436	68,532 GPY
2	MODERATE	TURF	0.60	DRIP	0.71	0.426	870	370.62	20,659 GPY
3	HIGH		1.00			1.00	565	565	15,876 GPY
4									
5									
6									
7									
8									
9									
10									
11									
12									

Average	*Total*	*Total*
0.37	5,764	2165.056

Average ETAF for Regular Landscape Areas[e] (circle one): (In Compliance) Not In Compliance

Total Landscape Area 7,691 S.F.
Site wide ETAF 0.37
ETWU Total 105,067 GPY
Maximum Allowed Water Allowance (MAWA)[f] 118,864 GPY

WORKSHEET INFORMATION & EQUATIONS

[a] Local monthly evapotranspiration rates are listed in Appendix D.

[b] The following table can be used for common plant factors:

Plant Factor	PF
Very low water use plant	0.1
Low water use plant	0.2
Medium water use plant	0.5
High water use plant	0.8
Lawn	0.8
Pool, spa, or other water feature	1.0

[c] *Irrigation efficiency* is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average *irrigation efficiency* for purposes of these *Guidelines* is 0.71. The following *irrigation efficiency* may be obtained for the listed irrigation heads with an *Irrigation Management Efficiency* of 90%:

Irrigation Method	IE

HYDROZONE LEGEND

SYMBOL	USE	HYROZONE & VALVES	TYPE
	0.40	MODERATE SHRUBS	DRIP
	0.60	MODERATE GRASS	DRIP
	1.00	HIGH - WATER FEATURES	

STATEMENT OF COMPLIANCE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH THE CITY OF NEWPORT BEACH LANDSCAPING ORDINANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

THE LANDSCAPING AND IRRIGATION WILL BE INSPECTED AND CERTIFIED IN WRITING, WITH A CERTIFICATE OF SUBSTANTIAL COMPLETION, BY THE PROJECT LANDSCAPE ARCHITECT, RYAN DRNEK, THAT THE INSTALLATION SUBSTANTIALLY CONFORMS TO THE APPROVED PLAN PRIOR TO A FINAL CITY LANDSCAPE INSPECTION OR OCCUPANCY BEING REQUESTED.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE 10.18.2023 DATE

Sodder Studio
landscape architecture + planning
www.sodderstudio.com
12405 Venice Blvd. #275
Los Angeles, Ca 90066

RYAN DRNEK, LANDSCAPE ARCHITECT
CALIFORNIA LIC. NO. 5170 EXP. 11/2025
RYANDRNEK@SODDERSTUDIO.COM

LICENSED LANDSCAPE ARCHITECT — RYAN J. DRNEK No. 5170 — Signature 11.30.23 — Renewal Date 10.18.2025 — Date — STATE OF CALIFORNIA

PROJECT INFORMATION

KE WANG RESIDENCE

18 ARCHIPELAGO WAY
NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

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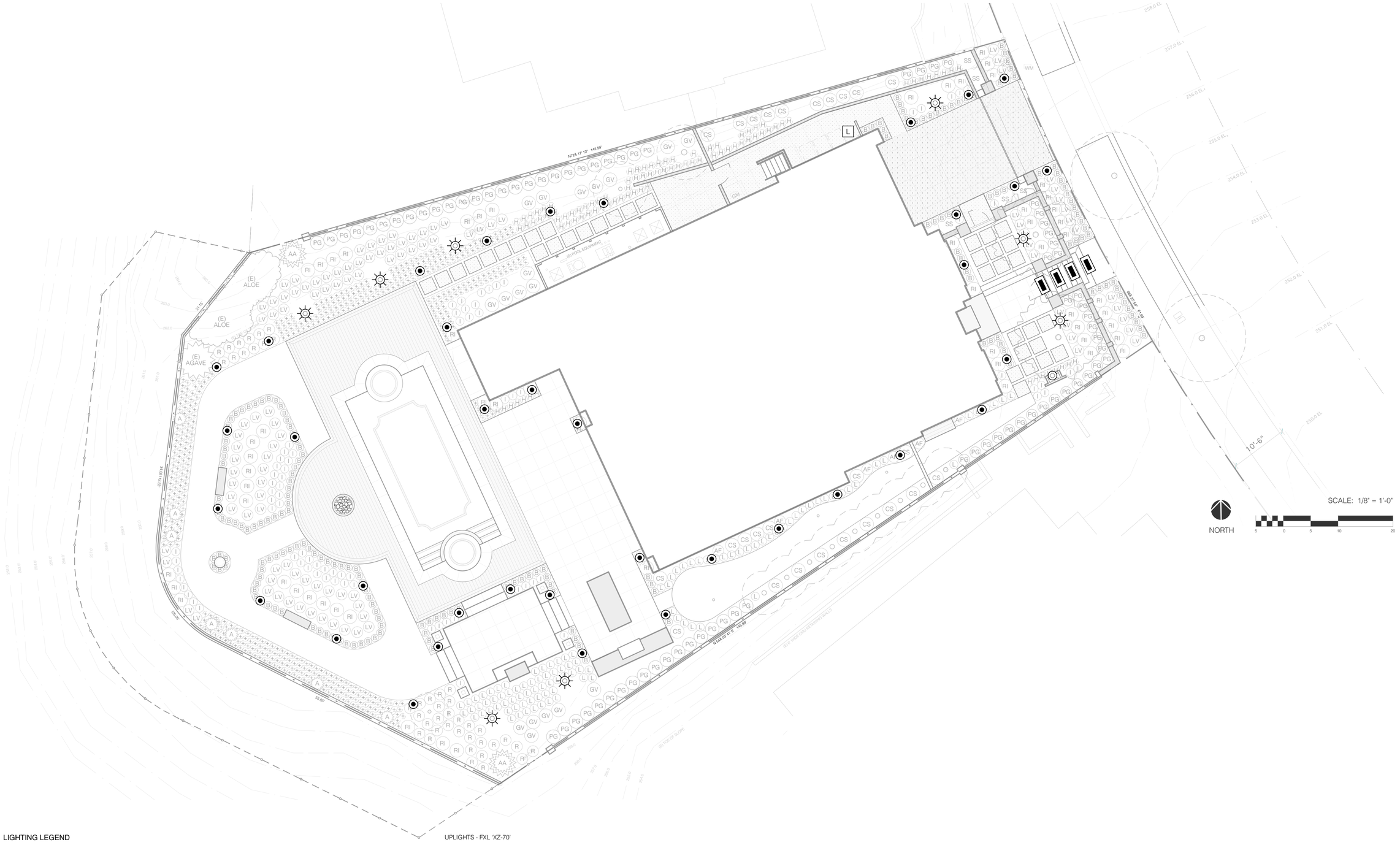
WATER USE INFORMATION

SHEET NO.

L4.00

DATE 10.18.2023
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SHEET 11 OF 14

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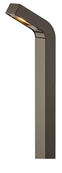
LIGHTING LEGEND

UPLIGHTS - FXL 'XZ-70'

SYMBOL DESCRIPTION

'FXL' LED LANDSCAPE PATHLIGHT MODEL #FXL 'M-PJ'

M-PJ Path Light SPECIFICATIONS



Lamp	1 LED	3LED	6LED	ZDC
Total Lumens*	63	151	286	185
Input Voltage	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	8.2	9.1
VA Total	2.4	4.5	9.7	11.0
Lumens per Watt (Efficacy)	32	36	28	20
CRI (Ra)	80+	80+	80+	80+
Max Candela	25	62	111	86
Dimming	PWM, Phase	PWM, Phase	PWM, Phase	--
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	--	Zoning/Dimming /Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs	55,000 Hrs

*Measured using the 3,500K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.55 (5,200K).

SYMBOL DESCRIPTION

'FXL' LED LANDSCAPE UPLIGHT MODEL #FXL-XA-70

XA-70 Grande Accent Light SPECIFICATIONS



Output	HO*	ZDC**
Total Lumens (lm)	1,062	420 (LDR)
Input Voltage	10 to 15V	11 to 15V
Input Power (W)	18.0	11.0
Power Consumption (VA)	19.4	15.9
Efficacy (Lumens/Watt)	59	47
Color Rendering Index (CRI)	84	--
Maximum Candela (cd)		
Spot (20°)	5,600	--
Flood (40°)	2,058	--
Dimming		
Wide Flood (60°)		1,367
Wide Flood (80°)	1,053	--
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming
ZDC Option	--	Zoning/Dimming/Color
Minimum Rated Life (L70)	72,000 Hrs	50,000 Hrs

*Measured using the 3,000K CCT option with a Flood (40°) beam angle. See .ies files for additional photometric data.

**Measured with all four colors turned on at 100%.

SYMBOL DESCRIPTION

'FXL' RECESSED WALL/STEP LIGHT. MODEL #UN-ZD-1LED-FB

UN LED Wall Light SPECIFICATIONS



Number of LEDs	1
Halogen Lumen Output Equivalent	10 Watt
Useful LED Life (L70)	50,000 hrs avg.
Input Voltage	10 to 15V
VA Total (Use this number to size the transformer)	2.4
Watts Used	2.0
Lumens per Watt (Efficacy)	5.5
Max Lumens	11
CRI (Ra)	80.2
CCT	
Amber Filter	2700K

SYMBOL DESCRIPTION

'FXL' SUBMERSIBLE LIGHT MODEL #LL-ZDC-BS

LL Specialty Light SPECIFICATIONS



Lamp	1LED	3LED	3LEDT	6LED	9LED	ZDC
Halogen Lumen Equivalent	10W	20W	20W	35W	50W	20W
Total Lumens†	110	225	121	445	600	140
Input Voltage	10 to 15V	10 to 15V	10 to 15V	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	4.2	8.2	10.0	9.1
VA	2.4	4.5	4.5	9.7	10.7	11.0
Efficacy (Lumens/Watt)	54	54	34	54	46	26
Color Rendering Index (CRI)	84	84	--	84	84	81
Center Beam Candlepower*						
Spot (7°-20°)	400	1,100	492	2,200	3,500	170
Dimming	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	PWM, Phase**	--
RGBW Available	No	No	No	No	No	Yes
Luxor Compatibility						
Default	Zoning	Zoning	--	Zoning	Zoning	--
ZD Option	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	--
ZDC Option	--	--	--	--	--	Zoning/ Dimming/ Color
Minimum Rated Life (L70)	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000 Hrs	50,000 Hrs

SYMBOL DESCRIPTION

'FXL' LUXOR CONTROLLER
MODEL #LUX-300-SS

CONTRACTOR TO VERIFY POWER SOURCE AND MOUNTING LOCATION WITH THE OWNER PRIOR TO INSTALLATION.

INSTALL PER THE MANUFACTURER'S SPECIFICATIONS.

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SHEET TITLE

LIGHTING PLAN

SHEET NO.

L5.00

DATE 10.18.2023

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SHEET 12 OF 14

EXISTING FEATURES LEGEND

NO.	DESCRIPTION
E1	DRIVEWAY APRON. SEE THE ARCHITECT'S DRAWINGS FOR NEW CURB AND APRON SPECIFICATIONS.
E2	EXISTING WALL WITH NEW STUCCO FINISH.
E3	6'-0" TALL SECURITY FENCE IN COMMUNITY COMMON SPACE. PROTECT-IN-PLACE.
E4	CONCRETE CURB AT PROPERTY LINE. PROTECT-IN-PLACE.
E5	STUCCO COLUMN WITH NEW PAINT.
E6	COMMUNITY LANDSCAPE AREA. PROTECT-IN-PLACE

EXISTING TREES

NO.	NAME	STATUS
T1	OLIVE TREE	PROTECT-IN-PLACE
T2	METROSIDEROS	PROTECT-IN-PLACE
T3	MAGNOLIA	PROTECT-IN-PLACE
T4	CITRUS TREE	PROTECT-IN-PLACE
T5	PARKWAY TREE	PROTECT-IN-PLACE
T6	FICUS	PROTECT-IN-PLACE



PLANTING LEGEND

SYM	NAME	SIZE
OT	FRUITLESS OLIVE TREE Olea e. 'Swan Hill'	48" BOX MULTI-TRUNK
AM	STRAWBERRY TREE Arbutus 'Marina'	48" BOX MULTI-TRUNK SPECIMEN
AS	STRAWBERRY TREE Arbutus 'Marina'	36" BOX STANDARD FORM
C1	SATSUMA TANGERINE	24" BOX
C2	MEYER'S LEMON	24" BOX
C3	BEARSS LIME	24" BOX

SYM	NAME	SIZE
AA	CENTURY PLANT Agave americana	15 GALLON
A	BLUE GLOW AGAVE Agave 'Blue Glow'	5 GALLON
B	JAPANESE BOXWOOD Buxus microphylla	5 GALLON
CS	NUCCIO'S GEM CAMELLIA Camellia s. 'Nuccio's Gem'	15 GALLON
+	CA MEADOW SEDGE Carex praegracilis	1 GALLON

SYM	NAME	SIZE
GV	EVERBLOOMING GARDENIA Gardenia veitchii	15 GALLON
H	CORAL BELLS Heuchera maxima	1 GALLON
I	PACIFIC IRIS Iris douglasiana	1 GALLON
LV	SWEET LAVENDER Lavandula heterophylla	1 GALLON
L	LILY TURF Liriope muscari	1 GALLON

SYM	NAME	SIZE
SS	SILVER SHEEN KOHUHU Pittosporum 'Silver Sheen'	15 GALLON
PG	FERN PINE Podocarpus gracilior	15 GALLON COLUMNAR FORM
RI	ICEBERG ROSE Rosa 'Iceberg'	5 GALLON SHRUB ROSE
R	TRAILING ROSEMARY Rosmarinus prostatus	5 GALLON
TURF GRASS		
	MARATHON	SOD

CONCEPTUAL PLAN NOTE

THIS PLAN IS CONCEPTUAL IN NATURE. SEE THE CONSTRUCTION DRAWINGS FOR UPDATED INFORMATION

NOT FOR CONSTRUCTION

IMPROVEMENT LEGEND

NO.	DESCRIPTION	NOTES
01	DRIVEWAY PAVING	TRAFFIC LOAD CONCRETE WITH COLOR AND FINISH TO MATCH STONE SLABS
02	STONE PAVING	3' X 3' MARBLE SLABS WITH ANTI-SLIP FINISH
03	STEPS	STEPS WITH STONE FINISH.
04	METAL GATE	5' TALL METAL GATE WITH SELF-CLOSING, SELF-LOCKING HARDWARE DESIGN, MATERIALS AND FINISHES TO BE SELECTED BY THE OWNER.
05	FOUNTAIN	RESTORATION HARDWARE 50" WIDE FOUNTAIN WITH RECIRCULATING PUMP OWNER TO APPROVE FIXTURE AND FINISHES PRIOR TO PURCHASE.
06	LIGHT COLUMN	6' TALL COLUMN WITH STUCCO FINISH AND LIGHT FIXTURE. COLOR AND FINISH TO BE MATCH THE RESIDENCE.
07	CONCRETE PADS	30" X 30" X 4" CONCRETE PAD WITH COLOR AND FINISH TO MATCH STONE SLABS.
08	DECORATIVE GRAVEL	4" LAYER OF 3/8" 'SALT & PEPPER' GRAVEL. SET OVER WEED BARRIER WITH PERMALOC 'CLEANLINE XL' ALUMINUM HEADER.
10	PUTTING GREEN	TIGER TURF 'TRUE PITT' ARTIFICIAL GRASS. HOLE LOCATIONS TO BE DETERMINED.
11	STONE TABLE	54" WIDE X 10' LONG, BUILT-IN STONE TABLE, DESIGN PER ARCHITECT.
12	KITCHEN COUNTER	36" DEEP BY 15' LONG, STONE COUNTER WITH 54" WIDE BBQ GRILL. DESIGN PER THE ARCHITECT.
13	DECK	WOOD DECK WITH BORDER. MATERIALS AND FINISH TO BE SELECTED.
14	FIRE BOWL	FIRE BOWL WITH LAVA ROCK, TO BE SELECTED BY THE DESIGNER/OWNER.
15	POOL & SPA	RENOVATED POOL AND SPA, 3" LIMESTONE COPING, PEBBLE TECH FINISH WITH GLASS TILE AT WATERLINE, WATERFALL, STEPS AND POOL BOTTOM.
16	FIREPLACE	RENOVATE EXISTING FIREPLACE.
17	UTILITY AREA	POOL EQUIPMENT AND UTILITY AREA WITH 5' FENCE TO MATCH ENTRY GATES.
18	TRASH AREA	TRASH AREA WITH 4' TALL METAL FENCE PANEL FOR CONCEALMENT.
19	DRIVEWAY GATES	6' TALL METAL GATES WITH MOTOR. DESIGN BY OTHERS.
20	CONCRETE PAVING	INTEGRAL COLOR AND FINISH TO MATCH INTERIOR/EXTERIOR STONE PAVING
21	EXISTING ARBOR	RENOVATE WITH NEW POSTS AND TRELLIS.
22	BENCH SEAT	WOOD BENCH, WITH OPENING FOR IRRIGATION VALVES BENEATH.
23	GARDEN ART	ARTWORK TO BE SELECTED.
24	PLANTER WALL	4' TALL CMU WALL (EXTENSION) WITH STUCCO FINISH TO MATCH EXISTING.
25	GARDEN BENCH	5' LONG STONE BENCH TO BE SELECTED BY THE OWNER/ DESIGNER.

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RYAN J. DRNEK No. 5170
Signature
11.30.23
Renewal Date
10.18.2025
Date
STATE OF CALIFORNIA

PROJECT INFORMATION

KE WANG RESIDENCE

18 ARCHIPELAGO WAY
NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

SHEET LEGEND

L0.10	LANDSCAPE TITLE SHEET
L0.20	GENERAL NOTES
L1.00	CONSTRUCTION PLAN
L1.01	STAKING PLAN
L1.02	CONSTRUCTION DETAILS
L2.00	IRRIGATION PLAN
L2.01	IRRIGATION DETAILS
L2.02	IRRIGATION DETAILS
L3.00	PLANTING PLAN & NOTES
L3.01	PLANTING DETAILS
L4.00	WATER USE INFORMATION
L5.00	LIGHTING PLAN

REFERENCE:

LR.01	CONCEPT PLAN
LR.02	MATERIAL IMAGES

REVISIONS

No.	Description	Date
1	CONCEPT PLANS	10.10.2023
2	CONSTRUCTION DRAWINGS	10.18.2023

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SHEET TITLE

CONCEPT PLAN

SHEET NO.

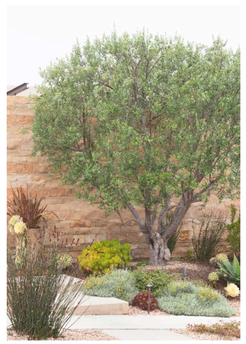
LR.01

DATE	10.18.2023
DRAWN BY	RD
SHEET	13 OF 14

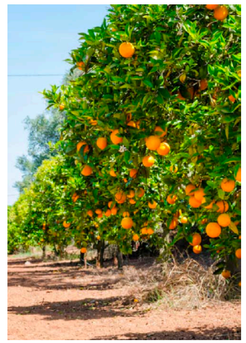
TREES



STRAWBERRY TREE
Arbutus 'Marina'

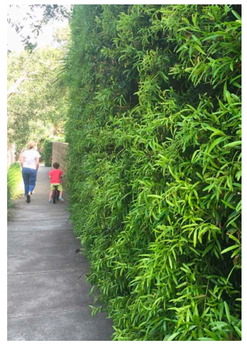


FRUITLESS OLIVE TREE
Olea europea

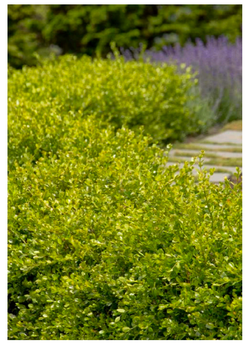


CITRUS TREES

HEDGES



FERN PINE
Podocarpus gracilior



JAPANESE BOXWOOD
Buxus microphylla



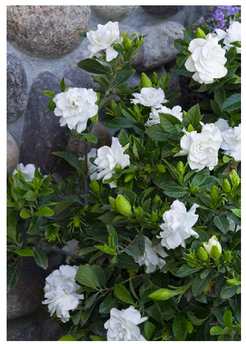
SILVER SHEEN KOHUHU
Pittosporum t. 'Silver Sheen'

FURNISHINGS

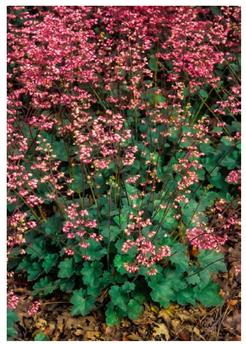


FOUNTAIN

SHRUBS



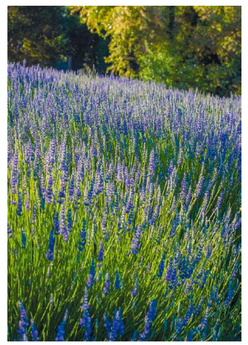
EVERBLOOMING GARDENIA
Gardenia veitchii



CORAL BELLS
Heuchera maxima



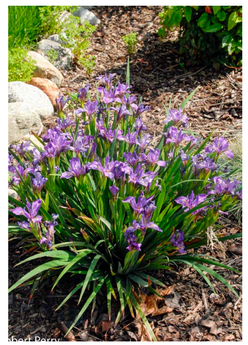
JAPANESE CAMELLIA
Camellia j. 'Nuccio's Gem'



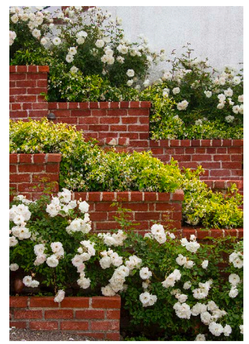
SWEET LAVENDER
Lavandula heterophylla



LILY TURF
Liriope mascari



PACIFIC IRIS
Iris douglasiana

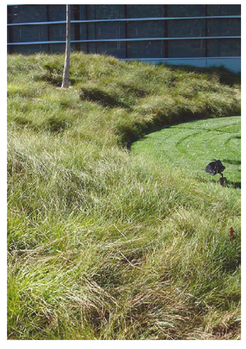


ICEBERG ROSE
Rosa 'Iceberg'



FIRE BOWL

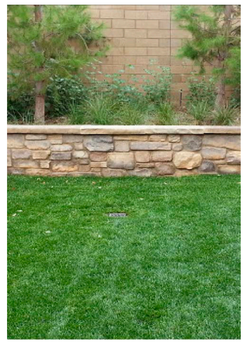
GROUNDCOVERS



CA. MEADOW SEDGE
Carex praegracilis



TRAILING ROSEMARY
Rosmarinus prostratus

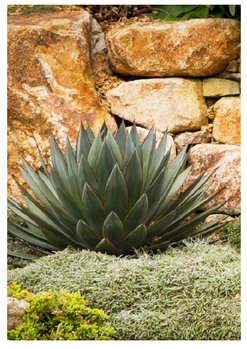


MARATHON GRASS

SUCCULENTS



CENTURY PLANT
Agave americana



BLUE GLOW AGAVE
Agave 'Blue Glow'

CONCRETE BENCH



BBQ GRILL

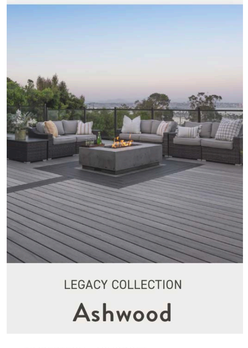
LANDSCAPE MATERIALS



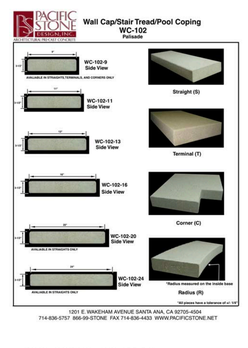
'SALT & PEPPER' 3/8"GRAVEL



DIAMOND PRO FESCUE - TIGER TURF



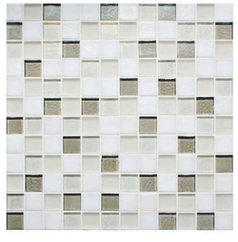
TIMBERTECH - ASHCROFT



POOL COPING - WC-102-24"



CONCRETE COLOR - DAVIS 'PEWTER'



POOL TILE - PROMISE GLASSTILE

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LICENSED LANDSCAPE ARCHITECT
RYAN J. DRNEK No. 5170
Signature
11.30.23
Renewal Date
09.25.2025
Date
STATE OF CALIFORNIA

PROJECT INFORMATION

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NEWPORT BEACH, CA 92657
PARCEL NO. 47719102

SHEET LEGEND

L1.00 LANDSCAPE CONCEPT PLAN
L2.00 MATERIAL IMAGES

REVISIONS

No.	Description	Date
1	CONCEPT PLANS	09.25.2023
2	CONSTRUCTION PLANS	10.18.2023

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SHEET TITLE

MATERIAL IMAGES

SHEET NO.

LR.02

DATE 10.18.2023

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SHEET 14 OF 14

GENERAL STRUCTURAL NOTES:

1. Coordination: The Contractor shall verify all dimensions and conditions at the job site and shall be responsible for coordination of all work and materials including those furnished by subcontractors.

2. Discrepancies: The Contractor shall inform the Engineer in writing, of any discrepancies or omissions noted on the drawings that do not conform to codes, rules and regulations. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor.

3. Typical Details and Notes on the SN and ST sheets shall apply unless specifically shown or noted otherwise. Construction details not fully shown or noted shall be similar to details shown for similar conditions. All construction work shall comply with all applicable building codes, regulations and safety requirements.

4. Trade Names: Where an item is identified by a trade name the suffix "or approved equivalent" shall be implied unless specifically noted otherwise.

5. Standards: Except where more stringent requirements are noted or shown in the plans or specifications, all phases of work shall conform to the minimum standards of the 2019 CBC adopted by the City of Newport Coast.

6. Building Live Loads:
   Roof - 20 psf**
   Floor - 40 psf*
   Deck - 60 psf*
   *Reducible depending upon tributary area
   **Reducible depending upon tributary area, and slope

7. Inspection: Wherever special and/or continuous inspection is called for in these notes or the building codes, such inspection shall be performed by a Testing Laboratory employed by the owner. Job site visits by the Engineer shall not constitute an official inspection.

8. Other Trades: See architectural and consultant drawings for size and location of pipe, other openings, anchor bolt requirements for equipment and other details not shown on these structural drawings. All dimensions are to be checked and verified with the architectural drawings.

9. Materials and Workmanship: The Contractor shall supply all labor, materials, equipment and services of every kind, including water and power, necessary for the proper execution of the work shown or indicated on these drawings. All material shall be new materials. Subcontractors shall be skilled in their trade.

10. Materials and Workmanship Warranty: The Contractor shall replace any defective materials and correct poor workmanship with no additional costs to the owner, and shall remedy any defects in material or workmanship which appear in one year from the date of completion of the project. This warranty applies to the work done by the subcontractors as well as the work done by the employees of the contractor.

11. Shoring: It shall be the Contractor's sole responsibility to design and provide adequate shoring, bracing and formwork, etc., as required for the protection of life and property during the construction of this building.

12. Excavation: The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and protection of adjacent property, structures, streets and utilities in accordance with the standards of the City of Newport Coast and with the joining property. The premises shall be kept from accumulation of waste materials, and debris, and at the end of the job the contractor shall remove all rubbish, surplus of materials, and tools and leave the building broom clean.

13. Substitutions: Before substitutions for any materials or systems shown on the drawings or called out in the specifications will be considered, the person proposing the substitution shall submit a written letter to the structural engineer stating the following:
   A. The proposer agrees to pay the engineer for the cost of evaluating the proposed change.
   B. The proposer agrees to pay the engineer for the cost of changing the drawings and details should this be require by the building department or should the engineer decide it is necessary.
   C. The net saving shall be passed on to the owner should the substitution be approved.

14. The contractor shall notify the Architect and Structural Engineer where a conflict or discrepancy occurs between the Structural drawings and any other portion of the Contract Documents or existing field conditions. Such notification shall be given in due time so as not to affect the construction schedule. In case of a conflict between Structural drawings and specifications the more restrictive condition shall take precedence unless written approval has been given for the least restrictive. Contractor shall verify all dimensions with Architectural prior to commencing any work.

CONCRETE NOTES:

1. Compressive Strength: The minimum ultimate compressive strength of all concrete shall be 4500 psi min at 28 days, unless noted otherwise. Refer to plans and table below for the design strength of concrete for specific structural elements. Design of mixes shall be by an approved testing laboratory and signed by a registered engineer.
   1.1. All concrete in contact with soil f'c = 4500 psi min

2. Weight: All concrete shall be "normal weight" unless noted otherwise.

3. Concrete shall have a maximum water-cementitious material ratio, by weight, of 0.45

4. Cement: Cement shall conform to the ASTM C150-09 Type V.

5. Aggregate: Aggregate shall conform to ASTM C33-08.

6. Concrete Placement and Quality: Shall conform to applicable recommendations of ACI SP-15. A copy of SP-15 shall be available at construction site during the project.

7. Debris: Remove all debris from forms before placing of concrete.

8. Inserts: All items to be cast in concrete such as reinforcing, dowels, bolts, anchors, pipes, sleeves, etc., shall be secure and positioned before placing of concrete.

9. Conduit and Pipes: Conduit and Pipes shall not be embedded in structural concrete except where specifically approved by the Engineer of Record. Maximum conduit and pipe size shall be 1/3 of the slab or wall thickness and located at its mid depth. Minimum spacing shall be 3 times the conduit/pipe diameter. Conduit and pipes shall not impair the strength of the member. Conduit and pipes shall not be aluminum. Conduit and pipes shall not displace more than 4% of the cross section area.

10. Non-Shrink cement grout shall have a minimum 28 day compressive strength of 9000 psi. Use "Sika grout 212" or Masterflow 928

11. Concrete mix design, which will address bleeding, shrinkage, and curling for new slab on grade.

A

REINFORCING STEEL NOTES:

1. Grade: All reinforcing steel shall be deformed bars which shall conform to the standard specifications of ASTM A-615 Grade 60

2. Minimum Lap: See lap/splice details.

3. Minimum Cover: Reinforcing steel to have the following minimum cover:
   A. Concrete against earth (not formed) .....3"
   B. Concrete exposed to earth or weather (formed or troweled)
      #6 - #18 bars .....2"
      #5 and smaller .....1-1/2"
   C. Slab-On-Grade .....@ CL of slab
   (Primary reinforcement, ties, stirrups, spirals) .....1-1/2"

4. Tolerance for Rebar Placement: Tolerance for longitudinal location of bends and ends of reinforcement shall be plus or minus 2 inches except at discontinuous ends of members where tolerances shall be plus or minus 1/2 inch.

SIMPSON STRONG-TIE SET-3G EPOXY ADHESIVE ANCHORS:

1. Anchor Manufacturer: Where adhesive anchors are called for on these plans, the contractor shall use the "Simpson Strong-Tie SET-3G Epoxy Adhesive Anchor System" by Simpson Strong-Tie Company Inc, installed per requirements of ICC-ES Report No. ESR-4057, dated July 2020.

2. Adhesive Requirement: The adhesive used with these anchors shall be "Simpson SET-3G Epoxy Adhesive", installation of which shall per the above referenced ICC-ES report and be under the continuous observation of a Special Inspector per the ICC-ES report.

3. Anchor Rods: Anchor rods shall be continuously threaded steel rods conforming to ASTM A 193, Grade B7.

4. Installation Information: The contractor shall obtain and retain on the premises a copy of the above referenced ICC-ES Report.

5. Anchor Locations: Refer to the drawing and details for location and specific anchor size, spacing and embedment.

SIMPSON STRONG-TIE SET-3G EPOXY ADHESIVE POST-INSTALLED REINFORCING BARS:

1. Manufacturer: Where adhesive post-installed reinforcing bar connections are called for on these plans, the contractor shall use the "Simpson Strong-Tie SET-3G Epoxy Adhesive Post-Installed Reinforcing Bar Connections" by Simpson Strong-Tie Company Inc, installed per requirements of ICC-ES Report No. ESR-4057, dated July 2020.

2. Adhesive Requirement: The adhesive used with these anchors shall be "Simpson SET-3G Epoxy Adhesive", installation of which shall per the above referenced ICC-ES report and be under the continuous observation of a Special Inspector per the ICC-ES report.

3. Reinforcing Bars: Reinforcing bars shall deformed bars conforming to ASTM A615 Gr. 60 or ASTM A706 Gr 60. Embedded portions of the reinforcing bars musb be straight, and free of mill scale, rust, mud, oil and other coatings that may impair the bond with the adhesive. Reinforcing bars must not be bent after installation.

4. Installation Information: The contractor shall obtain and retain on the premises a copy of the above referenced ICC-ES Report.

5. Reinforcing Bar Locations: Refer to the drawing and details for location and specific reinforcing bar size, spacing and embedment.

STRUCTURAL STEEL NOTES:

1. Materials: All structural steel shapes shall conform to the following UNO:

Shape		ASTM Designation	Yeild Stress
a.	W (Wide Flange)	ASTM A992	(Fy=50ksi)
b.	WT (Tee)	ASTM A992	(Fy=50ksi)
c.	C (Channel)	ASTM A36 or A992	(Fy=36, 50ksi)
d.	MC (Miscellaneous Channel)	ASTM A36	(Fy=36ksi)
e.	L (Angle)	ASTM A36	(Fy=36ksi)
f.	M, S, MT and ST	ASTM A36	(Fy=36ksi)
g.	HP (Bearing Piles)	ASTM A572 Grade 50	(Fy=50ksi)
h.	HSS Rectangle	ASTM A500 Grade C	(Fy=50ksi)
i.	HSS Round	ASTM A500 Grade C	(Fy=46ksi)
j.	Steel Pipe	ASTM A53 Grade B	(Fy=35ksi)
k.	Plates and Bars	ASTM A572 Grade 50	(Fy=50ksi)
l.	Miscellaneous Steel	ASTM A572 Grade 50	(Fy=50ksi)

2. Welding: All welds shall be in conformity with the stand code for arc and gas welding of American Welding Society (AWS) and the American Institute of Steel Construction (AISC). All structural welding shall be performed by certified welders using the shielded electric arc process with approved electrodes. All other welds shall be of min E70XX (70ksi) electrodes.

3. Shop Welding: Shop welding shall be performed only in the shop of an approved licensed fabricator.

4. Field Welding: All field welding shall be performed by certified welders and shall be continuously inspected by a Registered Special Inspector.

5. Bolts: All bolts shall be unfinished bolts conforming the following UNO:
   a. High Strength Conventional ASTM F3125 Gr. A325 or Gr. A490
   b. High Strength Tension-Control ASTM F3125 Gr. F1852 or Gr. F2280

6. Nuts and Washer shall conform to the following UNO:
   a. Nuts ASTM A563
   b. Hardened washers ASTM F436
   c. Direct-Tension Indicator washer ASTM F959

7. Anchor rods shall be ASTM F1554 Grade 55 S1, Threaded and Nutted unless noted otherwise. Plate washers shall be ASTM A36 or ASTM A572 GR. 50. Anchor rod washer may be ASTM F844 where plate washers are not required. A plate washer shall be between double nut at embedded end of anchor rod U.N.O.

8. Bolt Holes: Bolt holes in steel to be 1/16" larger diameter than the nominal bolt size used except as noted otherwise.

9. Steel headed stud anchors shall be ASTM A108 unless noted otherwise.

10. Shop Drawings: Shop drawings shall be submitted to the Architect for review and comment prior to fabrication.

11. Detailing: All connections and detailing practice shall conform to the 14th Edition of A.I.S.C. specifications.

12. Certification: At completion of fabrication, the approved fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.

WOOD NOTES:

1. Lumber: All lumber shall conform to the provision of the 2019 CBC section 2303.

2. Lumber Grading: All wood structural members shall be D.F. No. 1 per WCLIB Rule #17 (both horizontal and vertical), unless noted otherwise.
   All structural members shall be grade marked per Rule #17 of WCLIB.

3. Sills and Ledgers: All sills and ledgers in contact with concrete or within 8" of soil shall be pressure treated D.F. conforming to 2019 CBC section 2303.

4. Wood supported by exterior foundation walls, Wood framing members, including wood sheathing, that are in contact with exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood.

5. Sleepers and sills. Sleepers and sill on a concrete or masonry slab that is in direct contact with earth shall be of naturally durable or preservative treated wood.

6. Sill Anchorage: Unless shown or noted otherwise, all sill plates shall be anchored with ⅝"Ø X 12" anchor bolts embedded a minimum of 8" into concrete. They shall be spaced at a maximum of 4'-0" o.c. There shall be a minimum of 2 bolts per piece of sill plate with one bolt located not more than 12" or less than 4½" from each end of each piece. A 0.229"X3"X3" min. plate washer shall be used on each bolt. The hole in the plate washer is permitted to be diagonally slotted with a width of up to $\frac{1}{16}$" larger than the bolt diameter and a slot length not to exceed $\frac{1}{3}$", provided a standard cut washer is placed between the plate washer and the nut. The plate washer shall extend to within ½" of the edge of the bottom plate on the side(s) with sheathing or other shear resisting material for wind or seismic.

7. Wood Supported by Exterior Foundation Walls: Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable preserve-treated wood.

8. Exterior Lumber: All exterior exposed lumber to be preserved treated. Any cutting, notching, or boring of preserve treated lumber shall be performed, treated, and sealed according to manufacturer's recommendations. Surface damage shall be treated and sealed according to manufacturer's recommendations.

9. Fasteners and connectors for preserve treated lumber and fasteners and connectors exposed to weather: Fasteners, including nuts and washers, in contact with preservative-treated lumber or exposed to weather shall be hot-dipped zinc-coated galvanized steel in accordance with ASTM A153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum. Connectors that are used in exterior applications and in contact with preservative-treated wood shall have coating types and weights in accordance with the treated wood or connector manufacture's recommendations. In the absence of manufacture's recommendation, a minimum of ASTM A653, Type G185 zinc-coating galvanized steel, or equivalent, shall be used.

10. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations: Fasteners, including nuts and washers, for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped zinc-coated galvanized steel in accordance with ASTM A153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.

11. Fasteners for fire-retardant-treated wood used in interior applications: Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior locations shall be in accordance with the manufacture's recommendations. In the absence of manufacture's recommendations, fasteners, including nuts and washer, shall be of hot-dipped zinc-coated galvanized steel in accordance with ASTM A153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.

12. Bolts: All bolts in wood shall be ASTM A307 Gr A unless noted otherwise. All bolt heads and nuts bearing on wood shall have standard cut washers meeting the requirements of ANSI/ASME B18.22.1. All bolt holes in wood shall be drilled 1/32" to 1/16" diameter larger than the nominal bolt diameter.

13. Anchor Bolts: All anchor bolts shall be ASTM F1554 Gr 36 unless noted otherwise. Anchor bolts in wood still plates may be hooked, headed, or threaded and nutted. See plans and details for anchor type for other applications.

14. Lag Screws: All lag screws bearing on wood shall have washers. The hold for the shank shall be the same diameter and length as the unthreaded shank, the lead hole for the threads shall be about 70 percent of the shank diameter and length of the thread.

15. Wood Screws: The lead hole shall be about 70 percent of the root diameter of the screw and the length of the screw.

16. Nails: Nailing shall conform to Table 2304.9.1 of the 2019 CBC Connections shown are minimum permissible. All nails shall be common wire nails unless noted otherwise. Where possible, nails driven perpendicular to the grain shall be used instead of toenails. Pre-drill members and renail should splitting develop due to the nature of the material or connection.

17. The National Design Specifications (NDS) for wood construction shall be followed with respect to fabrication and assembly of all fasteners, edge and end distance requirements, and minimum penetration requirements.

18. Plywood Sheathing: Plywood sheathing shall be D.F. plywood with exterior type glue (Exposure 1) as specified by the American Plywood Association and as noted on plans. Wood structural panels shall conform to requirements of DOC PS 1 or DOS PS 2. Nail as shown on plans. If the nail head breaks the face ply, the nail shall be removed and renailed into firm adjacent wood. Nails heads which break face ply shall be cause for rejection of vertical or horizontal diaphragms as installed.

19. OSB Sheathing: OSB sheathing shall be Exposure 1 D.F. as specified by the American Plywood Association and as noted on the plans. OSB structural panels shall conform to the requirements of DOC PS 2. Nail as shown on plans.

20. Roof Sheathing: Roof sheathing shall be Inspected and approved prior to placing of any roofing and/or insulation.

21. Wall Sheathing: Wall sheathing shall be Inspected and approved prior to covering with drywall or felts.

HARDWARE NOTES:

1. Unless specifically notes otherwise, all wood framing connectors shall be by Simpson Strong-Tie. All installations shall follow current recommendation of Simpson and ICC reports

2. Where Simpson Strong-Tie allows the use of alternate or additional fasteners, the fastener type and amount resulting in the higher capacity shall be used, unless noted otherwise.

3. The National Design Specifications (NDS) for wood construction shall be followed with respect to fabrication and assembly of all fasteners, edge and end distance requirements, and minimum penetration requirements.

TIMBERSTRAND (LSL) NOTES:

1. Installation: Timberstrand (LSL), made of strands of wood oriented in a direction parallel to the length of the structural composite lumber, by Weyerhaeusur, shall be installed as noted by NER 481 and ICC ESR 1387 February 2019 recommendations.

2. Grade/ Manufacturer's Stamp: Timberstrand structural composite lumber delivered to the project shall be stamped by the manufacturer.

MICROLLAM BEAM (LVL) NOTES

1. Installation: Microllam - laminated veneer lumber (LVL) is manufactured from thin sheets of veneer structural bonded together by Weyerhaeuser, shall be installed as noted by ICC ESR 1387 February 2019 recommendations.

2. Grade/Manufacturers Stamp: Microllam beams delivered to the project shall be stamped by the manufacturer. Grade Fb=2900psi and Modulus of Elasticity E=1.9X10^6 psi minimum.

PARALLAM BEAM NOTES:

1. Installation: Parallam beams, made of parallel strand lumber, by Weyerhaeuser, shall be installed as noted by NER 481 and ICC ESR 1387 February 2019 recommendations.

2. Grade/Manufacturer's Stamp: Parallam beams delivered to the project shall be stamped by the manufacturer.

3. Exterior Beams: Exterior exposed PSL members are to be Wolmanized PSL approved for exterior use. Any field alterations shall be performed, treated and sealed according to manufacturer's recommendations. Surface damage shall also be treated and sealed according to manufacturer's recommendations.

4. Preserve-Treated Beams: Fasteners for preservative-treated beams shall be hot dipped zinc-coated galvanized steel per ASTM A 153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. All other steel to be hot dipped zinc-coated galvanized or stainless steel.

Earthquake Design Data

1. Risk Category II

2. Seismic importance factor I = 1.0

3. Mapped spectral response accelerations
   Ss = 1.337
   S1 = 0.474

4. Site Class = D

5. Spectral response coefficients
   SDS = 1.070
   SD1 = 0.577

6. Seismic design category = D

7. Basic seismic force resisting systems
   a. Light-frame (wood) wall sheathed with wood structural panels

8. Design base shear V = 53.1 kips

9. Seismic response coefficients
   a. Cs = 0.1646

10. Response modification factors
    a. R =6.5

11. Equivalent Lateral Force Design Procedure

12. Redundancy ρ = 1.3

13. Overstrength Ω_o = 2.5

Basic Wind Design Data

1. Ultimate Design Wind Speed, V_{ult} = 110 mph
   Nominal Design Wind Speed, $V_{asd} = V_{ult}$*sqrt(0.6) = 85.2 mph

2. Risk Category, II

3. Wind Exposure C

4. Internal Pressure Coefficient = ±0.18

5. Components & Cladding Design Wind Pressure q_z = 26 psf

A

SPECIAL INSPECTION NOTES:

1. General: In addition to the inspections required by section 110 of the 2019 CBC, the owner shall employ a special inspector during construction on the following types of work. All special inspections shall be performed in accordance with Chapter 17 of the 2019 CBC.

2. Epoxy Anchors: Refer to ICC-ES Reports

3. Structural Wood: See Special Inspection Sheet

   A. Period Inspection is required for all nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including:
      a Wood shear walls
      b. Wood diaphragms
      c. Drag struts and collectors
      d. Shear panels
      e. Hold-downs
      f. Braces

   Note: Special Inspection is not required for wood shear walls, shear panels and diaphragms including nailing, bolting, anchoring and other fastening to other components of the seismic-force-resisting system, where the fastener spacing of the sheathing is more than 4"o.c.

8. Selection of the Special Inspector: The owner shall submit to the Architect a list of 3 firms chosen to perform the special inspection duties. The special inspection firm shall have at least 5 years of experience in the work to be inspected. The Architect shall recommend a firm from those submitted.

9. Field Inspector: All field inspectors shall have a minimum of 2 years experience in the specific construction being inspected

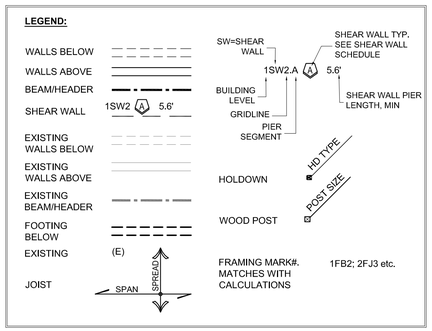
TYPICAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE
ARCH	ARCHITECT
ARCH'L	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
BLW	BELOW
BLD'G	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BOF	BOTTOM OF FOOTING
BTM	BOTTOM
BTWN	BETWEEN
CALCS	CALCULATIONS
CANT	CANTILEVER
CBC	CALIFORNIA BUILDING CODE
CF	CUBIC FOOT
CJ	CONTROL JOINT
CLR	CLEAR
COL	COLUMN
CONC.	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CTR	CENTER(ED)
CTSK	COUNTERSINK
D	DEPTH
DBL	DOUBLE
DF	DOUGLAS FIR
DIA, Ø	DIAMETER
DIAPH	DIAPHRAGM
DIM	DIMENSION
DKG	DECKING
DL	DEAD LOAD
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
EA	EACH
EE	EACH END
EF	EACH FACE
ELEV	ELEVATION
EN	EDGE NAIL
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
FDN	FOUNDATION
FLR	FLOOR
FN	FIELD NAIL
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FRM'G	FRAMING
FT	FEET (FOOT)
FTG	FOOTING
ga.	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GLB	GLUED LAMINATED BEAM
GRD	GRADE
HD	HOLDOWN
HDR	HEADER
HGR	HANGER
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IN	INCHES
INFO	INFORMATION
INTER	INTERMEDIATE
JST	JOIST
KSI	KIPS PER SQUARE INCH
KO	KNOCK OUT
KP	KING POST

TYPICAL ABBREVIATIONS (CONT.)

LAT	LATERAL
LBS, #	POUNDS
LF	LINEAR FEET (FOOT)
LL	LIVE LOAD
LONG	LONGITUDINAL
LSL	TIMBER STRAND
LVL	MICROLAM
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH'L	MECHANICAL
MEMB	MEMBRANE
MANF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	MATERIAL
(N)	NEW
N/A	NON APPLICABLE
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPN'G	OPENING
OPP	OPPOSITE
OPT'L	OPTIONAL
PA	POST ABOVE
PB	POST BELOW
PAR	PARALLEL
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLY	PLYWOOD
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLAM
PT	PRESSURE TREATED
QTY	QUANTITY
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RET	RETAINING
REV	REVISION
RND	ROUND
SCHED	SCHEDULE
SF	SQUARE FEET (FOOT)
SHT	SHEET
SHT'G	SHEATHING
SIM	SIMILAR
SN	SILL NAIL
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
SS	SELECT STRUCTURAL
STD	STANDARD
STL	STEEL
STR'L	STRUCTURAL
SY	SQUARE YARD
T	TOP
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
THRD	THREADED
THKN	THICKENED
TL	TOTAL LOAD
TN	TOE NAIL
TOS	TOP OF SHEATHING
TRANV	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
VL	VERSA-LAM
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WS	WELDED STUD
W.S.	WOOD SCREWS

LEGEND:



BSE

BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER — THOMAS J. BURKE — No. 10881 — STRUCTURAL — STATE OF CALIFORNIA

REVISIONS	BY
4 2022-06-02	CC/NN

GENERAL NOTES, LEGEND AND ABBREVIATIONS

HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET SN1
OF SHEETS

GENERAL STRUCTURAL NOTES

FOUNDATION NOTES:

1. Design: Foundation designed in conformance with the recommendations
by Terradyne Residential, Inc
Report No(s). L225018
Dated April 12, 2022
Signed by: Zijin Jiang, EIT, Jerry L. Michal, P.E., G.E. Sean Prenovost, EIT
Phone # 657-212-5800
Address : 2691 Dow Ave, Suite F, Tustin, California 92780

2. Footings: All footings shall extend a minimum depth below finished or natural grade into acceptable geological material as follows unless noted otherwise.
2.1. Exterior footings = 24"
2.2. Interior footings = 24"

3. Foundation design soil values
3.1. Allowable Bearing Pressure
3.1.1. Artificial Fill = 1500 psf.

4. Retaining Walls:
4.1. Active Soil Pressure: Equivalent fluid pressures
4.1.1. Cantilevered Walls = 60 pcf - level backfill
4.1.2. Restrained Walls = 100 pcf - level backfill
4.2. Passive soil Pressure: Equivalent fluid pressure
4.2.1. Terrace Material = 100 pcf
4.3. Maximum passive pressure
4.3.1. Terrace Material = 1500pcf
4.4. Coefficient of friction
4.4.1. Terrace Material = 0.25
4.5. Soil Weight = 120 pcf
4.6. Passive pressure and friction may be combined 100% to resist sliding

5. Backfill: Back fill shall not be placed behind cantilevered retaining walls until at least 7 days after completion of wall construction. Backfill shall not be placed until after completion and inspection of waterproofing where waterproofing occurs. Backfill behind restrained walls shall not be placed until after the walls are supported by the restraining elements unless shown or noted otherwise. Do not proceed with backfill until (7) days as a minimum after the completion of interior floor systems unless restrained walls are adequately braced.

6. Backfill: Partial backfilling of retaining walls may commence only with written direction from the Engineer of Record (EOR).

7. Waterproofing: All retaining walls of the building shall be waterproofed in accordance with approved Architectural Drawings and Specifications.

8. Inspections: A Geotechnical Engineer shall certify in writing the adequacy of soil beneath foundations prior to placement of forms or reinforcing. A Geotechnical Engineer or his authorized representative shall inspect all subgrade preparation prior to the placement of any reinforcing steel or concrete and shall perform test as necessary to verify that such work is in conformance with the recommendations given in the soils report or building code.

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION
STRUCTURAL OBSERVATION GENERAL NOTES

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
2. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH.
3. THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
4. THE DESIGN ENGINEER SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION SITE VISITS ON THE STRUCTURAL OBSERVATION SCHEDULE.
5. THE REQUIRED SITE VISITS SHALL AT A MINIMUM INCLUDE THE FOLLOWING:
   A. OBSERVATION OF THE FOUNDATION SYSTEM PRIOR TO FINAL CONCRETE POUR;
   B. OBSERVATION OF BUILDING FRAMING PRIOR TO CALLING FOR THE CITY OF NEWPORT BEACH "COMPLETE FRAMING INSPECTION"; AND,
   C. FINAL OBSERVATION OF THE COMPLETED STRUCTURE.

   ADDITIONAL SITE VISITS MAY BE NEEDED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
6. THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF NEWPORT BEACH "STRUCTURAL OBSERVATION REPORT" FORM, OR A SIMILARLY FORMATTED REPORT, SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORT.
7. IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD, STATE SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
8. ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
9. EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
10. THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES & THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF STRUCTURAL WORK BY THE BUILDING INSPECTOR.
11. THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS & THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
12. FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYS- TEM BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
13. THE LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS. REVIEW & APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, SHALL BE OBTAIN BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

STRUCTURAL OBSERVATION SCHEDULE

SITE ADDRESS: 18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657		PC #:
TO BE COMPLETED BY THE DESIGN ENGINEER, AND INCLUDED ON THE CONSTRUCTION DRAWINGS. BASED ON THE PROJECT SCOPE, PLEASE IDENTIFY THE ELEMENTS AND/OR CONNECTIONS THAT REQUIRE STRUCTURAL OBSERVATION. SPECIFY THE INTERVAL OR STAGE OF CONSTRUCTION WHEN THE STRUCTURAL OBSERVATION WILL BE PERFORMED.		
TYPE	**STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED**	**SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION**
FOUNDATIONS	■ FOOTINGS, SLAB FOUNDATION, ANCHORS	**OBSERVATION - AFTER REBAR INSTALLATION BEFORE CONCRETE IS PLACED**
	☐ MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	☐ CAISSON, PILE, GRADE BEAM	
	☐ OTHER:	
SHEAR WALLS	☐ CONCRETE	
	☐ MASONRY	
	■ WOOD OR MANUFACTURED SHEAR PANELS	**BEFORE PAPER AND FINISHES APPLIED**
	☐ OTHER:	
FRAMES	☐ STEEL MOMENT OR BRACED FRAME	
	☐ CONCRETE MOMENT FRAME	
	☐ MASONRY WALL FRAME	
	☐ OTHER:	
DIAPHRAGMS	☐ CONCRETE	
	☐ STEEL DECK	
	■ WOOD	**BEFORE FINISHES APPLIED**
	☐ OTHER:	
FINAL	■ FINAL OBSERVATION & REPORT	**AFTER STRUCTURAL ITEMS COMPLETE BEFORE FINISHES APPLIED**

FORM@STRUCTURAL OBSERVATION GENERAL NOTES & SCHEDULE 10-2011

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 10881 STRUCTURAL STATE OF CALIFORNIA

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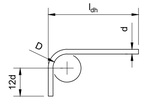
STRUCTURAL OBSERVATION GENERAL NOTES

HENRY MIAO

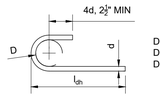
REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET SN2
OF SHEETS

1

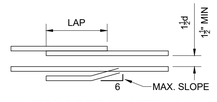


TYPICAL 90Ø BENDS
MAIN REINFORCEMENT



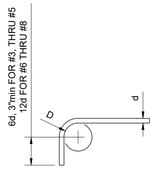
TYPICAL 180Ø BENDS MAIN
REINFORCEMENT

D=6d FOR #3 THRU #8
D=8d FOR #9 THRU #11
D=10d FOR #14 AND #18

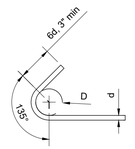


SEE TABLE FOR CONCRETE LAP

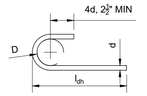
TYPICAL BAR LAPS



TYPICAL 90Ø BENDS
STIRRUPS, TIES & HOOPS



TYPICAL 135Ø BENDS
STIRRUPS, TIES & HOOPS



TYPICAL 180Ø BENDS
STIRRUPS, TIES & HOOPS

D=4d FOR #3 THRU #5
D=6d FOR #6 THRU #8

STRAIGHT BAR DEVELOPMENT, L_d

Fy=60 ksi NORMAL-WEIGHT CONCRETE								
BAR SIZE	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi		f'c=5000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	20"	15"	18"	14"	16"	12"	14"	12"
#4	32"	24"	29"	22"	25"	19"	23"	17"
#5	45"	35"	42"	32"	36"	28"	32"	25"
#6	61"	47"	55"	43"	48"	37"	43"	33"
#7	96"	74"	88"	68"	76"	59"	68"	52"
#8	117"	90"	107"	83"	93"	72"	83"	64"
#9	132"	102"	121"	93"	105"	81"	94"	72"
#10	149"	115"	136"	105"	118"	91"	106"	81"
#11	165"	127"	151"	116"	131"	101"	117"	90"
#14	199"	153"	181"	140"	157"	121"	141"	108"
#18	265"	204"	242"	186"	209"	161"	187"	144"

SESIMIC STRAIGHT BAR DEVELOPMENT

Fy=60 ksi NORMAL-WEIGHT CONCRETE, 1.25*L_d								
BAR SIZE	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi		f'c=5000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	24"	19"	22"	17"	19"	15"	17"	15"
#4	39"	30"	36"	28"	31"	24"	28"	22"
#5	57"	44"	52"	40"	45"	35"	40"	31"
#6	76"	58"	69"	53"	60"	46"	54"	41"
#7	120"	92"	110	84"	95"	73"	85"	65"
#8	147"	113"	134"	103"	116"	89"	104"	80"
#9	165"	127"	151"	116"	131"	101"	117"	90"
#10	186"	143"	170"	131"	147"	113"	132"	102"
#11	207"	159"	189"	145"	164"	126"	146"	113"
#14	248"	191"	227"	174"	196"	151"	176"	135"
#18	331"	254"	302"	232"	261"	201"	234"	180"

LAP SPLICE SCHEDULE, CLASS B

Fy=60 ksi NORMAL-WEIGHT CONCRETE, 1.3L_d								
BAR SIZE	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi		f'c=5000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	25"	20"	23"	18"	20"	16"	18"	16"
#4	41"	32"	38"	29"	33"	25"	29"	23"
#5	59"	45"	54"	42"	47"	36"	42"	32"
#6	79"	61"	72"	55"	62"	48"	56"	43"
#7	125"	96"	114"	88"	99"	76"	88"	68"
#8	153"	117"	139"	107"	121"	93"	108"	83"
#9	172"	132	157"	121"	136"	105"	122"	94"
#10	194"	149"	177"	136"	153"	118"	137"	106"
#11	215"	165"	196"	151"	170"	131"	152"	117"

SEISMIC LAP SPLICE SCHEDULE, CLASS B

Fy=60 ksi NORMAL-WEIGHT CONCRETE, 1.25*1.3*L_d								
BAR SIZE	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi		f'c=5000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	32"	24"	29"	22"	25"	20"	22"	20"
#4	51"	39"	47"	36"	41"	31"	36"	28"
#5	74"	57"	67"	52"	58"	45"	52"	40"
#6	98"	76"	90"	69"	78"	60"	70"	54"
#7	156"	120"	142"	110"	123"	95"	110"	85"
#8	191"	147"	174"	134"	151"	116"	135"	104"
#9	215"	165"	196"	151"	170"	131"	152"	117"
#10	242"	186"	221"	170"	191"	147"	171"	132"
#11	269"	207"	245"	189"	212"	164"	190"	146"

STANDARD HOOK DEVELOPMENT l_{dh}

Fy=60 ksi NORMAL-WEIGHT CONCRETE				
BAR SIZE	f'c=2500psi	f'c=3000psi	f'c=4000psi	f'c=5000psi
#3	9"	9"	8"	7"
#4	12"	11"	10"	9"
#5	15"	14"	12"	11"
#6	18"	17"	15"	13"
#7	21"	20"	17"	15"
#8	24"	22"	19"	17"
#9	28"	25"	22"	20"
#10	31"	28"	25"	22"
#11	34"	31"	27"	24"
#14	41"	38"	33"	29"
#18	55"	50"	43"	39"

SEISMIC HOOK DEVELOPMENT l_{dh}

Fy=60 ksi NORMAL-WEIGHT CONCRETE, 1.25*l_{dh}				
BAR SIZE	f'c=2500psi	f'c=3000psi	f'c=4000psi	f'c=5000psi
#3	12"	11"	9"	8"
#4	15"	14"	12"	11"
#5	19"	18"	15"	14"
#6	23"	21"	18"	16"
#7	27"	24"	21"	19"
#8	30"	28"	24"	22"
#9	34"	31"	27"	24"
#10	39"	35"	31"	27"
#11	43"	39"	34"	30"
#14	51"	47"	41"	36"
#18	68"	62"	54"	48"

SEISMIC DEVELOPMENT AND LAP LENGTHS:
1. MINIMUM SEISMIC DEVELOPMENT AND LAP LOCATIONS
   A. SPECIAL CONCRETE SHEAR WALLS
      - LAP OF VERTICAL REINFORCEMENT AT BASE OF WALL
      - DEVELOPMENT OF REINFORCEMENT IN FOUNDATION ELEMENT
      - DEVELOPMENT OF DIAGONAL REBAR OF COUPLER BEAMS INTO WALLS

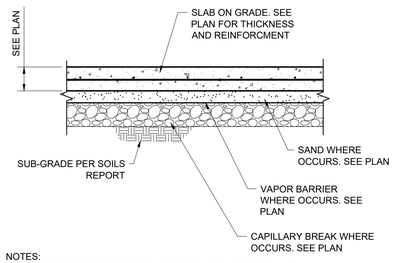
   B. SPECIAL CONCRETE MOMENT FRAMES
      - DEVELOPMENT OF LONGITUDINAL BEAM REINFORCEMENT IN CONFINED CORE OF COLUMN. ANY PORTION OF STRAIGHT BAR DEVELOPMENT OUTSIDE THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.
      - COLUMN LONGITUDINAL REBAR DEVELOPMENT INTO FOUNDATION ELEMENTS.

2. SEE PLAN AND DETAILS FOR ADDITIONAL SEISMIC DEVELOPMENT AND LAP LOCATIONS

NOTES:
1. TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT WHERE MORE THAN 12" OF FRESH CONCRETE IS PLACED BELOW THE BARS BEING DEVELOPED OR SPLICED
2. VALUES IN TABLES ABOVE ARE FOR NORMAL WEIGHT CONCRETE ONLY. INCREASE LENGTHS BY 33.3% (MULTIPLY BY 1.33) FOR LIGHTWEIGHT CONCRETE
3. #14 AND #18 REQUIRE WELDED SPLICE OR MECHANICAL SPLICE
4. FOR F'c GREATER THAN 5000 PSI, USE VALUES FOR F'c = 5000 PSI.
5. FOR F'C = 4500 PSI, USE VALUES FOR F'c = 4000 PSI.

CTYP-30A CONCRETE REBAR DEVELOPMENT, LAP SPLICES AND BENDS

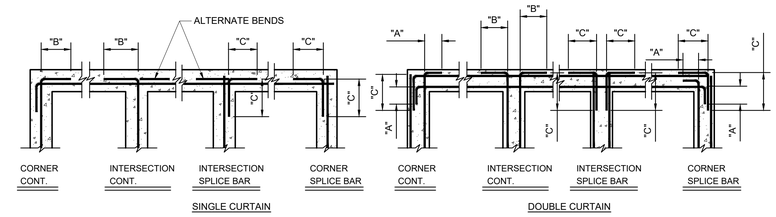
DETAIL scale ½"=1'-0" (17)



NOTES:
1. PLACE REINFORCEMENT IN CENTER OF SLAB DEPTH UNO

CTYP-3A TYPICAL SLAB ON GRADE DETAIL

DETAIL scale ½"=1'-0" (3)

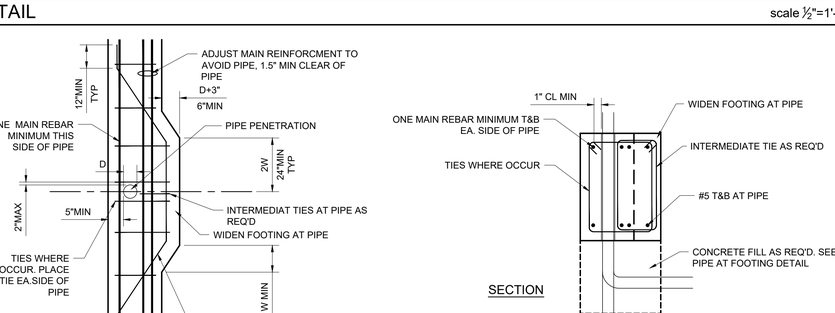


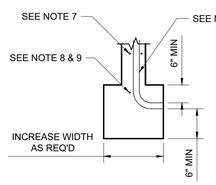
"A" = 16d OR ½ SPECIFIED LAP, WHICHEVER IS GREATER

"B" & "C"=
1. LAP SPLICE - SEE LAP SPLICE TABLE (USE SEISMIC LAP SPLICE FOR SHEAR WALLS, FRAMES AND DRAGS IN SEISMIC DESIGN CATEGORIES C, D, E, &F)
2. 18" MIN

CTYP-8A TYPICAL CONCRETE INTERSECTIONS & CORNERS REINFORCING

DETAIL scale ½"=1'-0" (5)





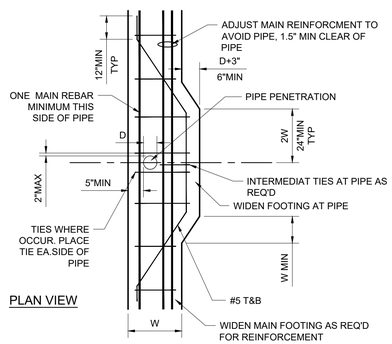
NOTES
1. DO NOT PASS PIPES UNDER OR THOUGHT ISOLATED SPREAD FOOTINGS.
2. PROVIDE SLEEVES WITH AN ID 1"(MIN) GREATER THAN THE OD OF THE PIPE PASSING THROUGH CONCRETE
3. CLEARANCE BETWEEN ADJACENT SLEEVES SHALL BE NOT LESS THAN DIA. OF THE LARGER PIPE OR 6" MINIMUM
4. FOR PIPES BELOW FOOTINGS, EXCAVATE AS SHOWN AND FILL WITH CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING, BRACING OR OTHERWISE MAINTAINING THE SIDES OF THE EXCAVATION FROM CAVE-INS UNTIL ALL BACKFILL IS COMPLETED.
5. CONCRETE FILL TO BE MADE BEFORE FOOTINGS ARE PLACED. MAKE SAME WIDTH AS FOOTING AND WIDTH OF TRENCH
6. WRAP PIPE WITH ½" MINIMUM FOAM WHERE CONDUIT OR PIPES PIERCE AND SWEEP UP THRU STEM/CURB
7. ADD 1-#3x3'-0" EACH SIDE
8. ADJUST REINFORCEMENT TO AVOID CUTTING MAIN REINFORCEMENT WHERE POSSIBLE.
9. ADD REINFORCEMENT TO MATCH MAIN REINFORCEMENT WHERE REBAR IS CUT AT CHASE. LAP W/ MAIN REINFORCEMENT PER SCHEDULE ON EACH SIDE OF CHASE.

CTYP-1A PIPE AT FOOTING REQUIREMENTS

DETAIL scale ½"=1'-0" (14)

CTYP-18A DEPRESSION IN SLAB ON GRADE

DETAIL scale ¾"=1'-0" (10)



NOTES:
1. SEE FOUNDATION SCHEDULE FOR FOOTING SIZE AND REINFROCMENT
2. WHERE TIE SPACING EXCEEDS MAXIMUM REQUIRED SPACING AT PIPE, ADD INTERMEDIATE TIES AT PIPE AS REQ'D. (MAX SPACING PER FOOTING SCHEDULE)
3. ½" MIN CLEAR BETWEEN PIPE OD AND PIPE SLEEVE ID. OR WRAP PIPE IN ½" MIN FOAM

DETAIL scale ¾"=1'-0" (19)

BSE

BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
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REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 9085 STRUCTURAL STATE OF CALIFORNIA

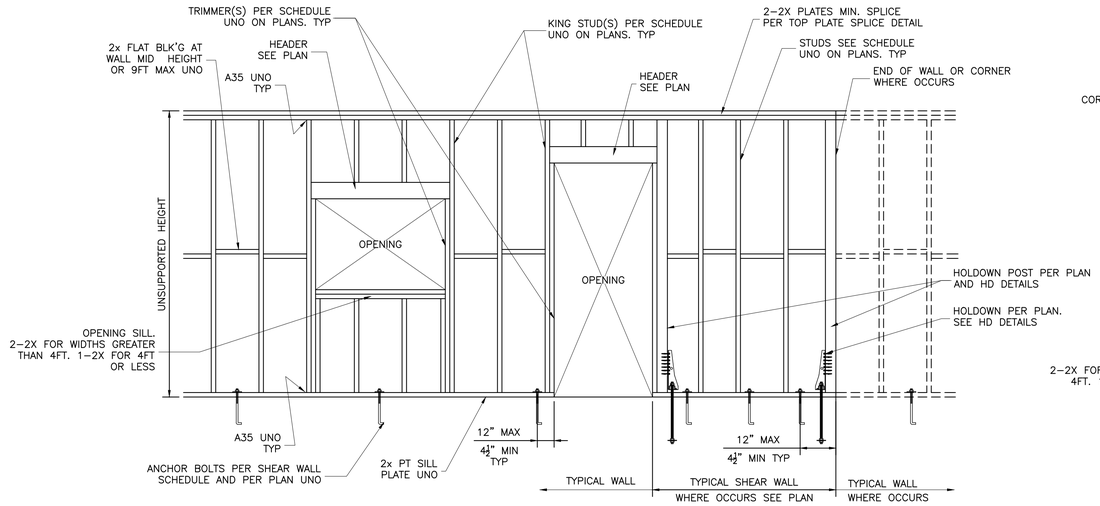
REVISIONS	BY
1 2022-06-02	CC/NN

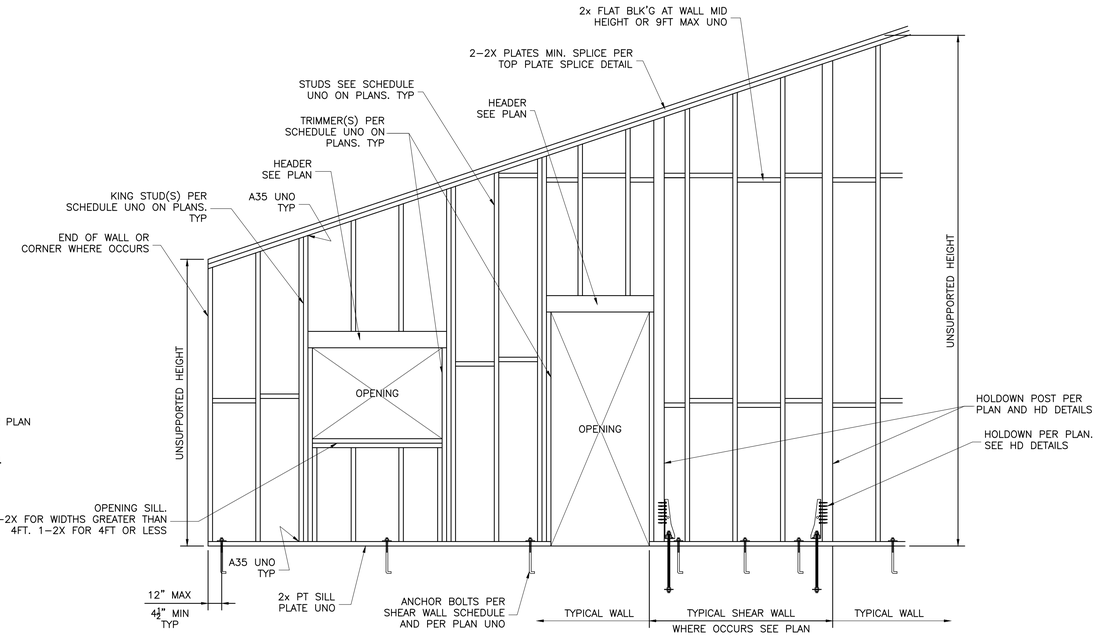
TYPICAL CONCRETE DETAILS

HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE	2021-11-30
SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	21101
SHEET	ST1
OF	SHEETS





TYPICAL EXTERIOR WALL STUDS

SUPPORTING	MAX LATERALLY UNSUPPORTED HEIGHT											
	8FT			10FT			12FT			14FT	18FT	
	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL
ROOF ONLY OR FLOOR ONLY	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c. 2-2x@16o.c.	2x@12"o.c. 3x@16"o.c. 2-2x@16o.c.
1 FLOOR + ROOF	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@12"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c. 2-2x@16o.c.	2x@12"o.c. 3x@16"o.c. 2-2x@16o.c.
2 FLOOR + ROOF	2x@12"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@12"o.c. 4x@12"o.c. 4x6FLAT@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c. 2-2x@16o.c.	2x@12"o.c. 3x@16"o.c. 2-2x@16o.c.
3 FLOOR + ROOF	2-2x@16"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@12"o.c. 4x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	2x@12"o.c. 3x@16"o.c.	2x@16"o.c.	4x6FLAT@12"o.c. 4x8FLAT@16"o.c.	3x@12"o.c. 2-2x@12"o.c. 4x@16o.c.	3x@16"o.c. 2-2x@16o.c.
4 FLOOR + ROOF	2-2x@16"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@12"o.c. 4x8FLAT@16"o.c.	2x@16"o.c. 3x@16"o.c.	2x@16"o.c.	---	4x@12"o.c. 6x@16o.c.	3x@16"o.c. 2-2x@16o.c.

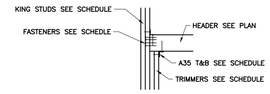
TYPICAL INTERIOR STRUCTURAL WALL STUDS

SUPPORTING	MAX LATERALLY UNSUPPORTED HEIGHT											
	8FT			10FT			12FT			14FT	18FT	
	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL
ROOF ONLY OR FLOOR ONLY	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	3x@16"o.c. 2-2x@16o.c.	2x@16"o.c.	2x@16"o.c.
1 FLOOR + ROOF	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@12"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	3x@16"o.c. 2-2x@16o.c.	2x@16"o.c.	2x@16"o.c.
2 FLOOR + ROOF	2x@12"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	3x@16"o.c. 2-2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x@16"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c. 4x@12"o.c.	3x@16"o.c.	2x@16"o.c.
3 FLOOR + ROOF	2-2x@16"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@12"o.c. 4x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c. 4x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@16"o.c.	2x@16"o.c.
4 FLOOR + ROOF	2-2x@16"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	2x@16"o.c.	2x@16"o.c.	---	4x@16"o.c.	3x@16"o.c.

TYPICAL TRIMMERS AND KING STUDS

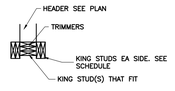
MAX OPENING WIDTH	MIN. TRIMMER	MIN. KING STUD	MIN. CONNECTION TO HEADER
4'-0"	1-2x	1-2x	4-16d
12'-0"	2-2X	2-2X	4-16d +1-A35
16'-0"	3-2X	3-2X	4-16d + 2-A35
OVER 16'-0"	PER PLAN	PER PLAN	PER PLAN

NOTES:
1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLANS
2. CONNECTION TO HEADER SHALL BE TOENAILS AT 4X KING POST, END NAILS AT 2X KING STUDS
3. MAXIMUM LATERALLY UNSUPPORTED HEIGHT = 10 FT
4. OUT OF PLANE WIND LOAD = 35 PSF (LRFD)
5. KING STUDS AND TRIMMER SUPPORTING 3 LEVELS ONLY. SEE PLAN FOR KING STUDS AND TRIMMER SUPPORTING MORE THAN 3 LEVELS.



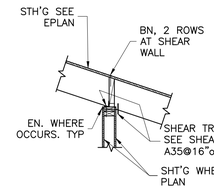
TYPICAL HEADER CONNECTION

NOTES:
1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLANS
2. DESIGN LOADS
   a. FLOOR = 850 PLF / FLOOR
   b. ROOF = 450 PLF
   c. WIND MWFR (OUT OF PLANE) = 35 PSF (LRFD)
   d. SEISMIC (OUT OF PLANE) = 21 PSF (LRFD)
   e. WIND C&C (OUT OF PLANE) = 45 PSF (LRFD)
3. DEFLECTION LIMIT L/180

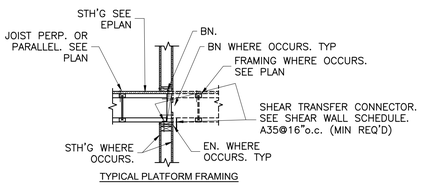


TYPICAL HEADER TO PERPENDICULAR WALL PLAN VIEW

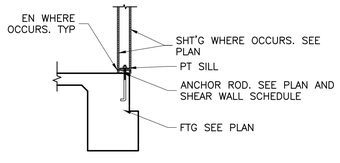
NOTES:
1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLANS
2. DESIGN LOADS
   a. FLOOR = 850 PLF / FLOOR
   b. ROOF = 450 PLF
   c. LIVE LOAD OUT OF PLANS = 5 PSF
   d. SEISMIC (OUT OF PLANE) = 6 PSF (LRFD)
3. DEFLECTION LIMIT L/240



TYPICAL WALL TO SLOPED FRAMING



TYPICAL PLATFORM FRAMING



TYPICAL WALL TO FOUNDATION

TYPICAL WALL FRAMING UNO ON PLANS

WT 1 TYPICAL STRUCTURAL WALL FRAMING

DETAIL

scale ½"=1'-0" 20

BSE
BURKE STRUCTURAL ENGINEERS, PC
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REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 9088 STRUCTURAL STATE OF CALIFORNIA

REVISIONS	BY

TYPICAL WOOD DETAILS

HENRY MIAO

REMODEL/ADDITION OF 2 STORY

18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

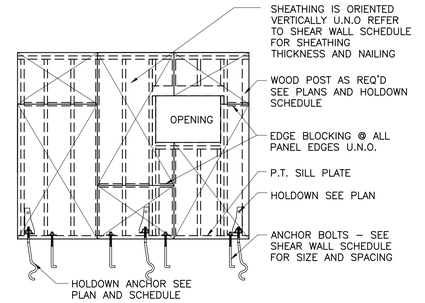
DATE	2021-11-30
SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	21101
SHEET	ST2
OF	SHEETS

FASTENING SCHEDULE (PER 2019 CBC, TABLE 2304.10.1)

CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3-8d common (2½"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail
2. Bridging to joist	2-8d common (2½"x0.131") 2-3"x0.131" nails 2-3" 14 gage staples	toenail each end
3. 1"x6" subfloor or less to each joist	2-8d common (2½"x0.131")	face nail
4. Wider than 1"x6" subfloor to each joist	3-8d common (2½"x0.131")	face nail
5. 2" subfloor to joist or girder	2-16d common (3½"x0.162")	blind and face nail
6. Sole plate to joist or blocking Sole plate to joist or blocking at braced wall panel	16d (3½"x0.135") at 16"o.c. 3"x0.131" nails at 8"o.c. 3" 14 gage staples at 12"o.c. 3-16d (3½"x0.135") at 16"o.c. 4-3"x0.131" nails at 16"o.c. 4-3" 14 gage staples at 16"o.c.	typical face nail braced wall panels
7. Top plate to stud	2-16d (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	end nail
8. Stud to sole plate	4-8d common (2½"x0.131") 4-3"x0.131" nails 3-3" 14 gage staples 2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	toenail end nail
9. Double studs	16d (3½"x0.135") at 24"o.c. 3"x0.131" nail at 8"o.c. 3" 14 gage staples at 8"o.c.	face nail
10. Double top plates Double top plates	16d (3½"x0.135") at 16"o.c. 3"x0.131" nail at 12"o.c. 3" 14 gage staple at 12"o.c. 8-16d common (3½"x0.162") 12-3"x0.131" nails 12-3" 14 gage staples	typical face nail lap splice
11. Blocking between joists or rafters to top plate	3-8d common (2½"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail
12. Rim joist to top plate	8d (2½"x0.1317) at 6"o.c. 3"x0.131" nail @ 6"o.c. 3" 14 gage staple at 6"o.c.	toenail
13. Top plates, laps and intersections	2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (3½"x0.162")	16"o.c. along edge
15. Ceiling joist to plate	3-8d common (2½"x0.131") 5-3"x0.131" nails 5-3" 14 gage staples	toenail
16. Continuous header to stud	4-8d common (2½"x0.131")	toenail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common (3½"x0.162") min. Table 2308.10.4.1 4-3"x0.131" nails 4-3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common (3½"x0.162") min. Table 2308.10.4.1 4-3"x0.131" nails 4-3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1. Table 2308.10.1)	3-8d common (2½"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2-8d common (2½"x0.131") 2-3"x0.131" nails 3-3" 14 gage staples	face nail
21. 1"x8" sheathing to each bearing	3-8d common (2½"x0.131")	face nail
22. Wider than 1"x8" sheathing to each bearing	3-8d common (2½"x0.131")	face nail
23. Built-up corner studs	16d common (3½"x0.162") 3"x0.131" nails 3" 14 gage staples	24"o.c. 16"o.c. 16"o.c.
24. Built-up girder and beams	20d common (4"x0.192") 32"o.c. 3"x0.131" nail at 24"o.c. 3" 14 gage staple at 24"o.c. 2-20d common (4"x0.192") 3-3"x0.131" nails 3-3" 14 gage staples	face nail at top & bottom staggered on opposite sides face nail at ends and at each splice
25. 2" planks	16d common (3½"x0.162")	at each bearing
26. Collar tie to rafter	3-10d common (3"x0.148") 4-3"x0.131" nails 4-3" 14 gage staples	face nail
27. Jack rafter to hip	3-10d common (3"x0.148") 4-3"x0.131" nails 4-3" 14 gage staples 2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	toenail face nail
28. Roof rafter to 2-by ridge beam	2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples 2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	toenail face nail
29. Joist to band joist	3-16d common (3½"x0.162") 4-3"x0.131" nails 4-3" 14 gage staples	face nail
30. Ledger strip	3-16d common (3½"x0.162") 4-3"x0.131" nails 4-3" 14 gage staples	face nail at each joist
31. Wood structural panels and particleboard Subfloor, roof and wall sheathing (to framing)	½" & less 19/32" to ¾" ⅞" to 1" 1⅛" to 1¼"	6d[c] 2⅜"x0.113" nail[c] 1¾"16gage[c] 8d[c] or 6d[b] 2⅜"x0.113" nail[c] 2"16 gage[c] 8d[c] 10d[c] or 8d[b]
Single floor (combination subfloor–underlayment to framing)	¾" & less ⅞" to 1" 1⅛" to 1¼"	6d[b] 8d[b] 10d[c] or 8d[b]
32. Panel siding (to framing)	½" or less ⅝"	6d[c] 8d[c]
33. Fiberboard sheathing[g]	½" 25/32"	No.11 gage roofing nail[h] 6d common nail (2"x0.113") No.16 gage staple[i] No.11 gage roofing nail[h] 8d common nail (2½"x0.113") No.16 gage staple[i]
34. Interior paneling	¼" ⅜"	4d[j] 6d[k]

For SI: inch = 25.4mm

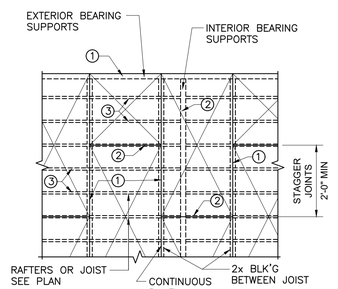
a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. for nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d–2"x0.113"; 8d–2½"x0.131"; 10d–3"x0.148").
d. Common (6d–2"x0.113", 8d–2½"x0.131", 10d–3"x0.148").
e. Deformed shank (6d–2"x0.113"; 8d–2½"x0.131"; 10d–3"x0.148")
f. Corrosion–resistant siding (6d–1⅞"x0.106"; 8d–2⅜"x0.128") or casing (6d–2"x0.099"; 8d–2½"x0.113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion–resistant roofing nails with 7/16–inch diameter head and 1½–inch sheathing and 1¾–inch length for 25/32–inch sheathing.
i. Corrosion–resistant staples with nominal 7/16–inch crown or 1–inch crown and 1¼–inch length for ½–inch sheathing and 1⅝–inch length for 25/32–inch sheathing. Panel supports at 16 inches (20 inches if strength axis int he long direction of the panel, unless otherwise marked).
j. Casing (1½"x0.080") or finish (1⅝"x0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inhes on panel edges, 12 inches at intermediate supports.
l. For roof sheathing applications, 8d nails (2½"x0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wood sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.



Shear Wall Notes

1. Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where nails are spaced 2" on center.
2. Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where both the following conditions occurs:
   (A) 10dx3" nails having a penetration into framing of more than 1½" and
   (B) nails are spaced 3" on center.
3. Where panels applied on both faces of a wall and nail spacing is less than 6" o.c. on either side, panel joints shall be offset to fall on different framing members, or framing shall be 3" nominal or thicker at adjoining panel edges and nails on each side shall be staggered.
4. Where shear values exceed 350plf, all framing members receiving edge nailing from abutting panels shall not be less than a single 3" nominal member. Wood structural panel joint and sill plate nailing shall be staggered. Sill plates shall not be less than a 3" nominal member. Min 3x3x.229" square plate washers shall be used with all anchor bolts in shear wall sill plates.
5. Galvanized nails shall be hot dipped or tumbled.

DETAIL scale ½"=1'-0" (5)



DIAPHRAGM SHEATHING

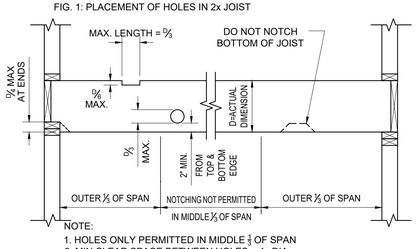
NOTES:
1. BOUNDARY NAIL (BN) AT EDGES OF DIAPHRAGM AND AT CONTINUOUS PANEL EDGES.
2. EDGE NAIL (EN) EDGES OF ALL SHEETS. EDGE NAIL AT BEARING SUPPORTS
3. INTERMEDIATE NAILING (FIELD NAILING, FN) @ 12"o.c.
4. SEE PLAN FOR SHEATHING TYPE, THICKNESS AND NAILING
5. LONG DIMENSION OF SHEATHING SHALL RUN PERPENDICULAR TO JOIST OR RAFTERS
6. MIN. EDGE DISTANCE FOR SHEATHING NAILS SHALL BE ⅜"
7. MINIMUM SHEATHING PANEL SIZE SHALL BE 2'–0"x4'–0"
8. PROVIDE 1/16" GAP BETWEEN ADJACENT SHEETS OF SHEATHING.
9. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" o.c. OR 2½" o.c.
10. FRAMING AT ADJOINING PANELS EDGES SHALL BE 3' NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE BOTH OF THE FOLLOWING CONDITIONS ARE MET: (a) 10d NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 1½" AND (b) NAILS ARE SPACED 3" o,c. OR LESS.

DETAIL scale ¾"=1'-0" (8)

TABLE 1: MAXIMUM SIZES FOR CUTS IN 2x JOISTS

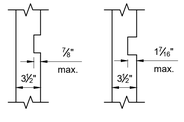
Joist Size	Max. Hole	Max. Notch Depth	Max. End Notch
2x4	none	none	none
2x6	1½"	⅞"	1⅜"
2x8	2⅜"	1¼"	1⅞"
2x10	3"	1½"	2⅜"
2x12	3¾"	1⅞"	2⅞"

FIG. 1: PLACEMENT OF HOLES IN 2x JOIST



NOTE:
1. HOLES ONLY PERMITTED IN MIDDLE ⅓ OF SPAN
2. MIN CLEAR SPACE BETWEEN HOLES = 4x DIA.

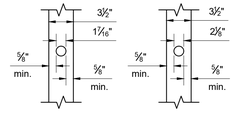
FIG. 2: NOTCHES IN 2x4 STUDS



25% allowed in exterior and bearing walls

40% allowed in any non -bearing wall

FIG. 3: BORED HOLES IN 2x4 STUDS



40% allowed in any wall

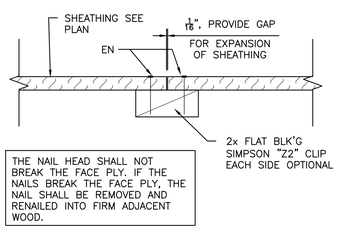
60% allowed in any non-bearing wall or in bearing walls with not more than two successive studs bored and doubled

FIGURES 2 AND 3 ILUSTRATE 25%, 40% AND 60% NOTCHES OR HOLES IN 2x4s (e.g. 0.25x3½ = 0.875 OR ⅞").
THESE PERCENTAGES APPLY TO STUDS OF ANY SIZE.

NOTCHING AND BORING

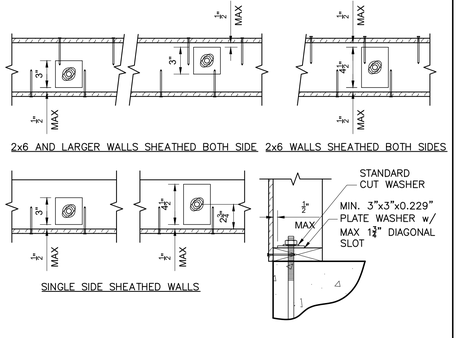
WTYP-39A

DETAIL scale ¾"=1'-0" (16)



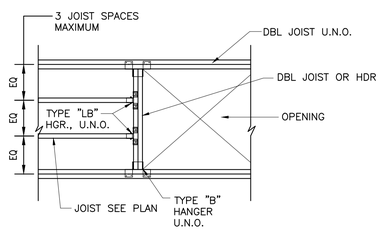
SHEATHING BLOCKING

DETAIL scale 3"=1'-0" (12)

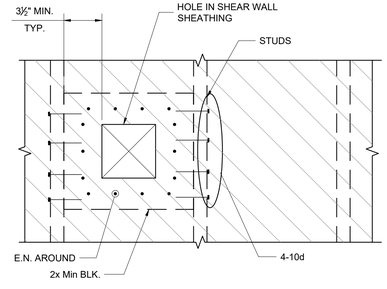


ANCHOR BOLT PLATE WASHER DETAIL

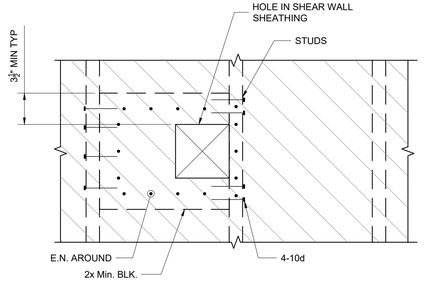
DETAIL scale 1-½"=1'-0" (17)



DETAIL scale ½"=1'-0" (13)



NOTES
1. MAX OPENING IN STH'G = 9"X9"
2. 48" MIN SPACING BETWEEN OPENINGS
3. DO NOT LOCATE OPENING IN WALL PIER WITH HEIGHT/WIDTH RATIO GREATER THAN 1



NOTES
1. MAX OPENING IN STH'G = 9"X9"
2. 48" MIN SPACING BETWEEN OPENINGS
3. DO NOT LOCATE OPENING IN WALL PIER WITH HEIGHT/WIDTH RATIO GREATER THAN 1

WTYP - 02

DETAIL scale 1-½"=1'-0" (15)

DETAIL scale ¼"=1'-0" (10)

BSE

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REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5085 STRUCTURAL STATE OF CALIFORNIA

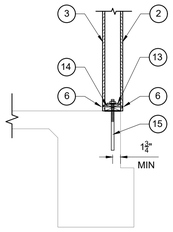
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TYPICAL WOOD DETAILS

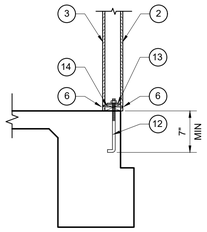
HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

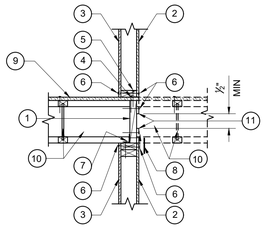
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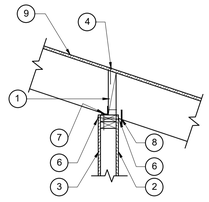
EXISTING FOUNDATION
SHEAR TRANSFER DETAIL



NEW FOUNDATION SHEAR
TRANSFER DETAIL



FRAMING SHEAR
TRANSFER DETAIL



FRAMING SHEAR
TRANSFER DETAIL

FRAMING NOTES
1. SHEAR TRANSFER BLK'G OR RIM - SEE SCHEDULE AND FRAMING DETAILS
2. SHEAR PANEL ON ONE SIDE
3. SHEAR PANEL ON SECOND SIDE WHERE OCCURS - SEE PLAN
4. BOUNDARY NAILING (BN) PROVIDE ⅜" MINIMUM EDGE DISTANCE. INTERIOR SHEAR WALLS REQUIRE DOUBLE BOUNDARY NAILING, 2 ROWS, (WALLS WHERE THE DIAPHRAGM EXTENDS PAST EACH SIDE OF THE WALL).
5. SILL NAILING (SN) - SEE SCHEDULE
6. EDGE NAILING (EN) - SEE SCHEDULE
7. SHEAR TRANSFER HARDWARE A35 - SEE SCHEDULE
8. SHEAR TRANSFER HARDWARE LTP4 - SEE SCHEDULE
   MAY BE INSTALLED OVER ½" SHT'G WITH 8d COMMON NAIL (2½" LENGTH)
9. HORIZONTAL DIAPHRAGM - SEE PLANS
10. FRAMING PERPENDICULAR OR PARALLEL TO WALL - SEE PLANS
11. EXTERIOR FACE OF SHEAR PANEL MAY BE EXTENDED 2" MINIMUM TO BLK'G/RIM IN ORDER TO OMIT SHEAR TRANSFER HARDWARE FOR SINGLE SIDED SHEAR WALL (SHEAR TRANSFER HARDWARE STILL REQUIRED FOR DOUBLE SIDED OR PANEL ON INSIDE FACE OF WALL)
12. ANCHOR BOLT - SEE SHEAR WALL SCHEDULE
13. PLATE WASHER - SEE SHEAR WALL NOTES AND PLATE WASHER DETAIL
14. PRESERVE TREATED SILL PLATE - SEE SCHEDULE
15. EPOXY ANCHOR BOLT, 7" MIN EMBED, SIMPSON SET-XP EPOXY - SEE SHEAR WALL SCHEDULE. SEE EPOXY NOTES ON SHEET SN1. SPECIAL INSPECTION REQUIRED

SHEATHING MATERIAL	MIN. NOMINAL PANEL THICKNESS (in.)	MIN FASTENER PENETRATION	NAIL COMMON WIRE	FASTENER SPACING AT PANEL EDGE (EN)	FASTENER SPACING AT INTERMEDIATE SUPPORTS (FN)	ALLOWABLE SHEAR PLF ASD	SILL PLATE MINIMUM THICKNESS	Min Shear Transfer Blk'g or Rim	SILL ATTACHMENT (wood to wood)	SILL ATTACHMENT (to concrete)	SIMP. SHEAR TRANSFER HARDWARE MAX SPACING (IN. O.C.)		DESIGNATION ON DRAWINGS
											A35	LTP4	
WOOD STRUCTURAL PANELS - APA RATED SHEATHING	15/32	1½"	10d	6"	12"	310	2x	1½ LSL / 2X	16d@8"o.c. or SDWS 0.220"x6"@12"o.c.	⅝"ØA.B.@48"o.c.	@ 24"o.c.	@ 24"o.c.	A
				4"	12"	460	2x	1½ LSL / 2X	SDWS 0.220"x6"@10"o.c.	⅝"ØA.B.@32"o.c.	@ 16"o.c.	@ 16"o.c.	B
				3"	12"	600	2x	1½ LSL / 2X	SDWS 0.220"x6"@8"o.c.	⅝"ØA.B.@24"o.c.	@ 12"o.c.	@ 12"o.c.	C
				2"	12"	770	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ØA.B.@16"o.c.	@ 8"o.c.	@ 8"o.c.	D
WOOD STRUCTURAL PANELS - STRUCTURAL 1 GRADE	15/32	1½"	10d	6"	12"	340	2x	1½ LSL / 2X	16d@7"o.c. or SDWS 0.220"x6"@12"o.c.	⅝"ØA.B.@48"o.c.	@ 24"o.c.	@ 16"o.c.	E
				4"	12"	510	2x	1½ LSL / 2X	SDWS 0.220"x6"@8"o.c.	⅝"ØA.B.@32"o.c.	@ 16"o.c.	@ 12"o.c.	F
				3"	12"	665	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ØA.B.@24"o.c.	@ 12"o.c.	@ 12"o.c.	G
				2"	12"	870	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ØA.B.@16"o.c.	@ 8"o.c.	@ 8"o.c.	H

Shear Wall Notes
1. Block edges
2. Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where
   (A) Nails are spaced 2" on center at adjoining panel edges.
   (B) 10d common nails having penetration into the framing members and blocking of mare than 1½" are specified at 3"o.c. or less at adjoining panel edges.
   (C) The required nominal unit shear capacity exceeds 350psf.
3. Where panels applied on both faces of a wall and nail spacing is less than 6" o.c. on either side, panel joints shall be offset to fall on different framing members, or framing shall be 3" nominal or thicker at adjoining panel edges and nails on each side shall be staggered.
4. Foundation anchor bolts shall have a steel plate washer under each nut not less than 0.229"x3"x3" square plate washer. The hole in the plate washer shall be permitted to be diagonally slotted with a width of up to ⅜" larger than the bolt diameter and a slot length not to exceed 1¾", provided a standard cut washer is placed between the plate washer and the nut. The plate washer shall extend to within ½" of the edge of the bottom plate on the side(s) with sheathing.
5. Nails in preserve treated lumber shall be galvanized. Galvanized nails shall be hot dipped or tumbled.
6. Pier sheathing and nailing to extend across entire wall.
7. All other exterior ply shall be :
   15/32" APA Rated Sheathing Panels w/ 10d @ 6" o.c. EN
   @ 12" o.c. FN
8. Double sided shear walls required 2 times (2x) the sill attachment and shear transfer hardware attachments listed in the schedule. Install sill nail/screw fasteners in two rows.
9. Use sawn lumber shear transfer blk'g/rim with sawn lumber joist/rafters framing. Use LVL or PSL with TJI, LVL and other structural composite lumber joist/rafters framing.
10. SDWS min edge distance = ¾", Min spacing between rows = 1". Stagger SDWS. Min penetration into blk'g/rim = 2".
11. Maximum stud spacing = 16"o.c.
12. Nails shall be located at least ⅜" from the panel edges.
13. The width of shear transfer members (rim/blk'g) receiving Diaphragm Boundary Nailing (BN) shall be 4" nominal or greater. Use 2 rows of nails offset ½"

SHEAR WALL SCHEDULE & SHEAR TRANSFER DETAILS

DETAIL scale ¾"=1'-0" (8)

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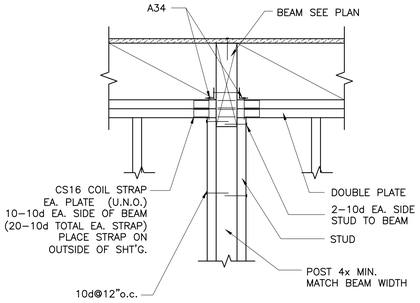
REVISIONS	BY

TYPICAL WOOD DETAILS

HENRY MIAO

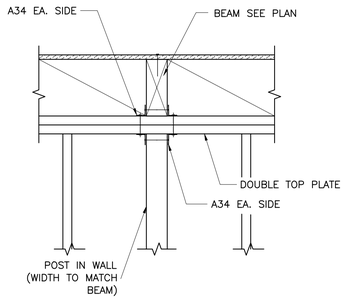
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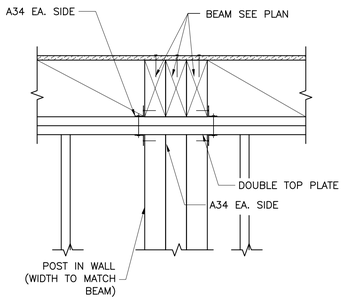
POST IN WALL DETAIL

DETAIL scale 1"=1'-0" (1)



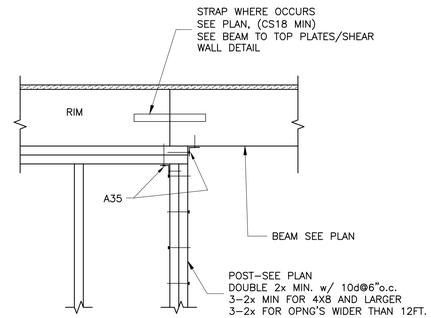
POST IN WALL DETAIL

DETAIL scale 1"=1'-0" (2)



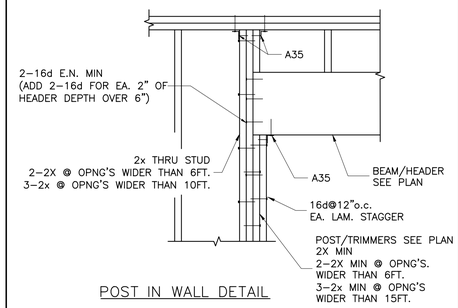
POST IN WALL DETAIL

DETAIL scale 1"=1'-0" (3)



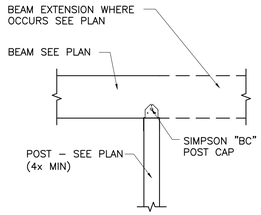
POST IN WALL DETAIL

DETAIL scale 1"=1'-0" (4)

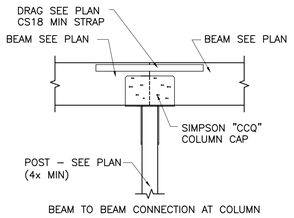


POST IN WALL DETAIL

DETAIL scale ¾"=1'-0" (5)



DETAIL scale ¾"=1'-0" (6)

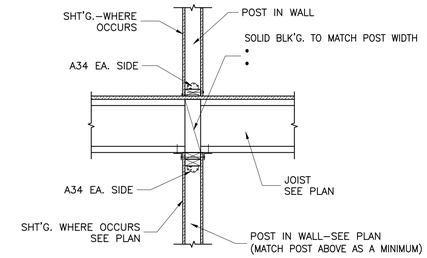


BEAM TO BEAM AT POST DETAIL

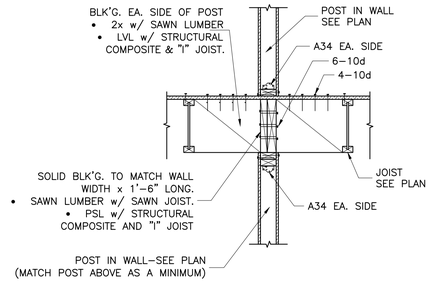
SIMPSON COIL STRAP	FASTENERS	le	CAPACITY (ASD, 1.6)
CMST12	74–16d	33"	9,215#
	86–10d	39"	
CMST14	56–16d	26"	6,490#
	66–10d	30"	
CMSTC16	50–16d SINKERS	20"	4,585#
CS14	26–10d	26"	2,490#
	30–8d	30"	
CS16	20–10d	11"	1,705#
	22–8d	13"	
CS18	16–10d	9"	1,370#
	18–8d	11"	
CS20	12–10d	7"	1,030#
	14–8d	9"	
CS22	10–10d	7"	845#
	12–8d	9"	

NOTES:
1. USE ½ OF THE REQUIRED FASTENERS IN EACH MEMBER BEING CONNECTED

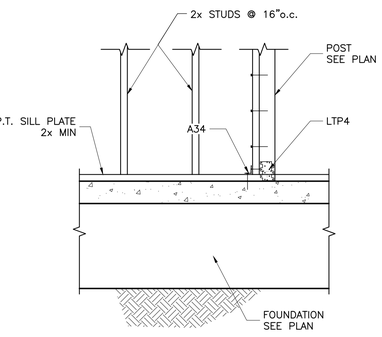
DETAIL scale ¾"=1'-0" (8)

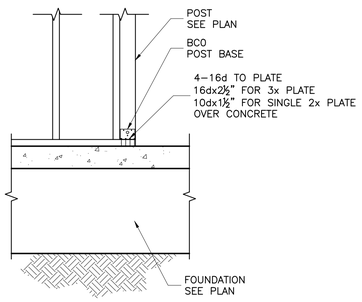


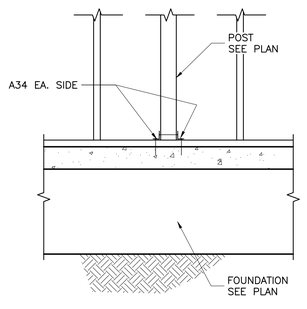
POST IN WALL DETAIL

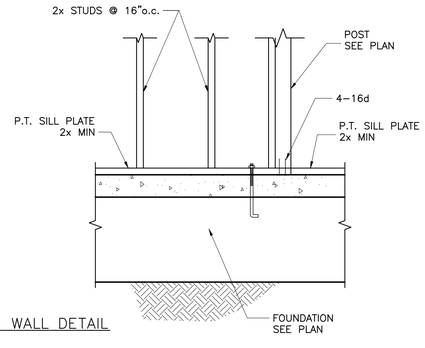


DETAIL scale ¾"=1'-0" (10)



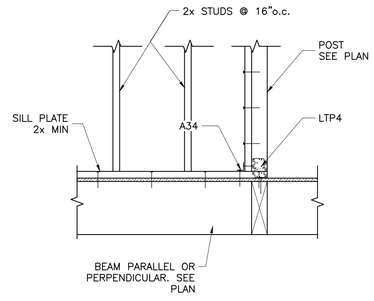


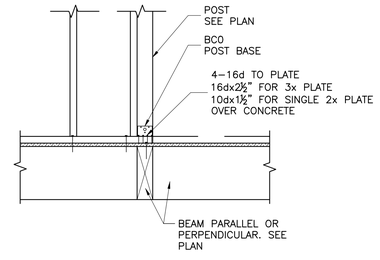


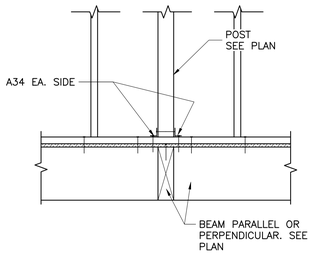


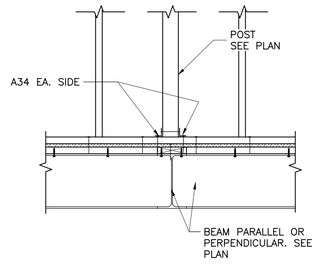
POST IN WALL DETAIL

DETAIL scale ¾"=1'-0" (17)



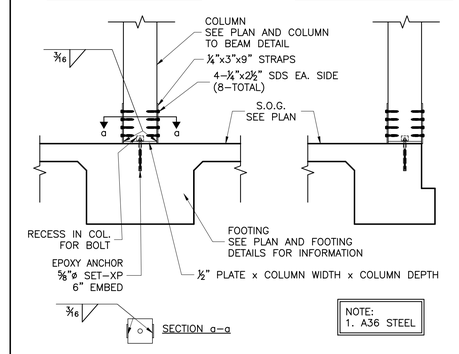




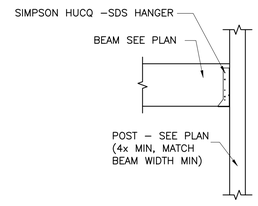


POST IN WALL DETAIL

DETAIL scale ¾"=1'-0" (19)



DETAIL scale ¾"=1'-0" (15)



DETAIL scale ¾"=1'-0" (20)

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 9088
STRUCTURAL
STATE OF CALIFORNIA

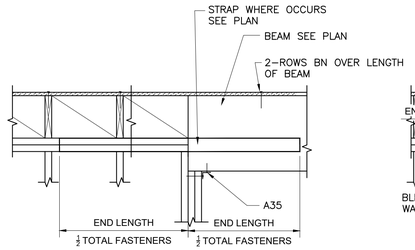
REVISIONS	BY

POST IN WALL DETAILS

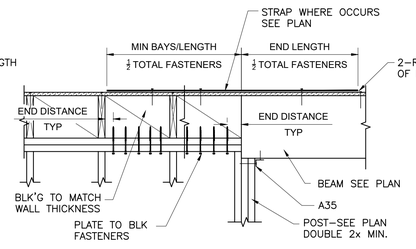
HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

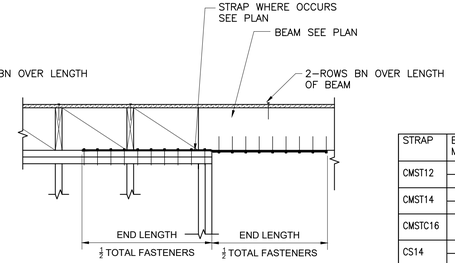
DATE	2021-11-30
SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	21101
SHEET	ST5
OF	SHEETS



BEAM TO DOUBLE TOP PLATES



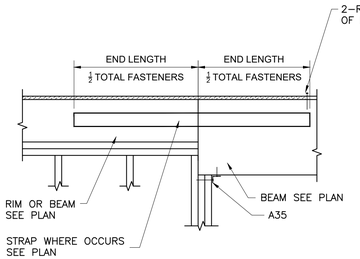
BEAM TO BLK'G



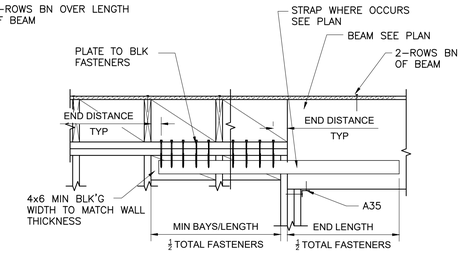
BEAM TO DOUBLE TOP PLATES

STRAP	END LENGTH MIN	MIN BLK'G BAYS/LENGTH	FASTENERS	BLK' TO PLATE FASTENERS	WELD LENGTH E.S.	ALLOWABLE TENSION (160)
CMST12	33"	3 –BAYS	74–16d	17–SDS¼"x8" OR	7"	9215
	39"	48" MIN	86–10d	15–⅛øx8" LAG		9215
CMST14	26"	3 –BAYS	56–16d	12–SDS¼"x8" OR	6"	6490
	30"	48" MIN	66–10d	11–⅛øx8" LAG		6490
CMSTC16	20"	2 –BAYS 32" MIN	50–16d SINKER	9–SDS¼"x8" OR 8–⅛øx8" LAG	4"	4586
CS14	15"	2 –BAYS	26–10d	6–SDS¼"x8" OR	3"	2490
	16"	32" MIN	30–8d	4–⅛øx8" LAG		2490
CS16	11"	2 –BAYS	20–10d	5–SDS¼"x8" OR	3"	1705
	13"	32" MIN	22–8d	3–⅛øx8" LAG		1705
CS18	9"	1 –BAY	16–10d	3–SDS¼"x8" OR	3"	1370
	11"	16" MIN	18–8d	3–⅛øx8" LAG		1370
CS20	7"	1 –BAY	12–10d	3–SDS¼"x8" OR	3"	1030
	9"	16" MIN	14–8d	2–⅛øx8" LAG		1030
CS22	7"	1 –BAY	10–10d	3–SDS¼"x8" OR	3"	845
	9"	16" MIN	12–8d	2–⅛øx8" LAG		845

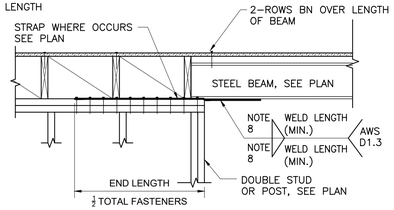
NOTES
1. USE ½ OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED
2. NAIL; 16d=0.162"ø x3½", 16d Sinker = 0.148"ø x3¼" LONG, 10d=0.148"ø x3"LONG, 8d=0.131"ø x2½" LONG
3. INSTALL BLK TO PLATE FASTENERS IN 2 ROWS, OFFSET ¾" BETWEEN ROWS, STAGGER
4. ½"ø LAGS HAVE A 3½" END DISTANCE FOR BLK'S AND PLATES
5. STRAP LENGTH ON BLK'G TO BE THE LONGER OF END LENGTH OR MIN BAY LENGTH
6. FOR MULTIPLE STRAPS, MULTIPLY 'MIN BLK'G BAY/LENGTH' AND BLK'G TO PLATE FASTENERS' BY THE NUMBER OF STRAPS.
7. STRAPS WITH 8d NAILS SHALL BE INSTALLED BENEATH SHEATHING
8. STRAP WELD SIZE TO MATCH STRAP THICKNESS.



BEAM TO RIM/BEAM



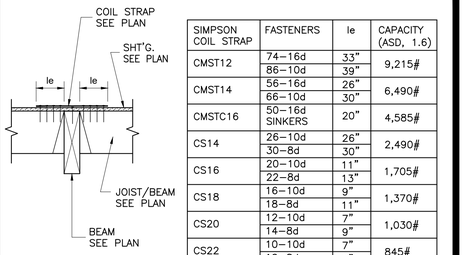
BEAM TO SIDE BLK'G



STL BEAM TO DOUBLE TOP PLATES

DRAG/COLLECTOR DETAIL

DETAIL — scale ¾"=1'-0" (9)

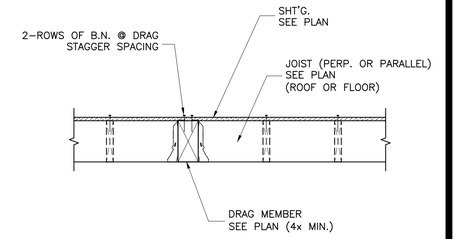


SIMPSON COIL STRAP	FASTENERS	le	CAPACITY (ASD, 1.6)
CMST12	74–16d	33"	9,215#
	86–10d	39"	
CMST14	56–16d	26"	6,490#
	66–10d	30"	
CMSTC16	50–16d SINKERS	20"	4,585#
CS14	26–10d	26"	2,490#
	30–8d	30"	
CS16	20–10d	11"	1,705#
	22–8d	13"	
CS18	16–10d	9"	1,370#
	18–8d	11"	
CS20	12–10d	7"	1,030#
	14–8d	9"	
CS22	10–10d	7"	845#
	12–8d	9"	

NOTES:
1. USE ½ OF THE REQUIRED FASTENERS IN EACH MEMBER BEING CONNECTED
2. USE MIN 4x JOIST/BEAM WITH 3" WIDE STRAPS
3. STRAPS WITH 8d NAILS SHALL BE INSTALLED BENEATH STHEATHING

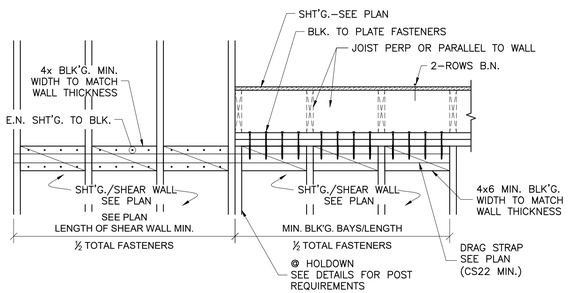
DRAG DETAIL

DETAIL — scale ¾"=1'-0" (5)

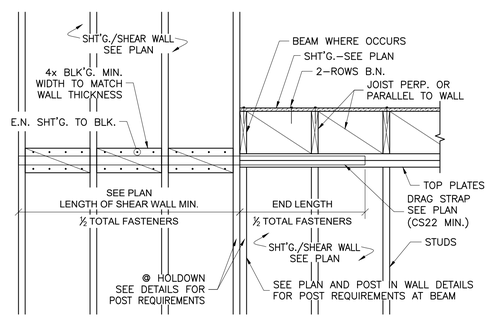


DRAG DETAIL

DETAIL — scale ¾"=1'-0" (10)



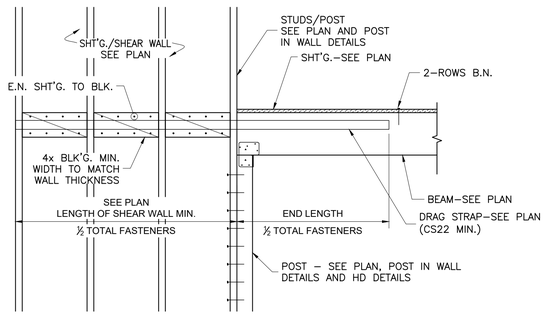
DRAG TO BALLOON WALL



DRAG TO BALLOON WALL

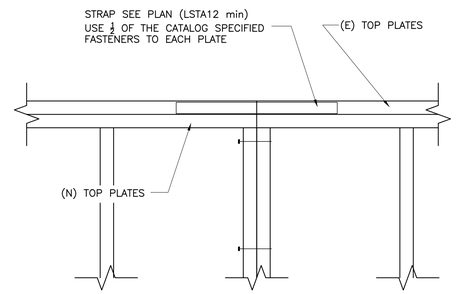
STRAP	END LENGTH MIN	MIN BLK'G BAYS/LENGTH	FASTENERS	BLK' TO PLATE FASTENERS	ALLOWABLE TENSION (160)
CMST12	33"	3 –BAYS	74–16d	17–SDS¼"x8" OR	9215
	39"	48" MIN	86–10d	15–⅛øx8" LAG	9215
CMST14	26"	3 –BAYS	56–16d	12–SDS¼"x8" OR	6490
	30"	48" MIN	66–10d	11–⅛øx8" LAG	6490
CMSTC16	20"	2 –BAYS 32" MIN	50–16d SINKER	9–SDS¼"x8" OR 8–⅛øx8" LAG	4586
CS14	15"	2 –BAYS	26–10d	6–SDS¼"x8" OR	2490
	16"	32" MIN	30–8d	4–⅛øx8" LAG	2490
CS16	11"	2 –BAYS	20–10d	5–SDS¼"x8" OR	1705
	13"	32" MIN	22–8d	3–⅛øx8" LAG	1705
CS18	9"	1 –BAY	16–10d	3–SDS¼"x8" OR	1370
	11"	16" MIN	18–8d	3–⅛øx8" LAG	1370
CS20	7"	1 –BAY	12–10d	3–SDS¼"x8" OR	1030
	9"	16" MIN	14–8d	2–⅛øx8" LAG	1030
CS22	7"	1 –BAY	10–10d	3–SDS¼"x8" OR	845
	9"	16" MIN	12–8d	2–⅛øx8" LAG	845

NOTES
1. USE ½ OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED
2. NAIL; 16d=0.162"ø x3½", 16d Sinker = 0.148"ø x3¼" LONG, 10d=0.148"ø x3"LONG, 8d=0.131"ø x2½" LONG
3. INSTALL BLK TO PLATE FASTENERS IN 2 ROWS, OFFSET ¾" BETWEEN ROWS, STAGGER
4. ½"ø LAGS HAVE A 3½" END DISTANCE FOR BLK'S AND PLATES
5. STRAP LENGTH ON BLK'G TO BE THE LONGER OF END LENGTH OR MIN BAY LENGTH
6. FOR MULTIPLE STRAPS, MULTIPLY 'MIN BLK'G BAY/LENGTH' AND BLK'G TO PLATE FASTENERS' BY THE NUMBER OF STRAPS.
7. STRAPS WITH 8d NAILS SHALL BE INSTALLED BENEATH SHEATHING

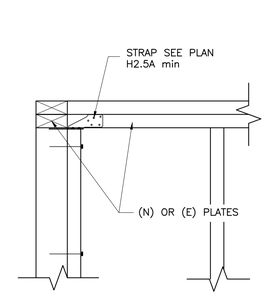


DRAG BEAM TO BALLOON FRAME WALL

DETAIL — scale ¾"=1'-0" (18)

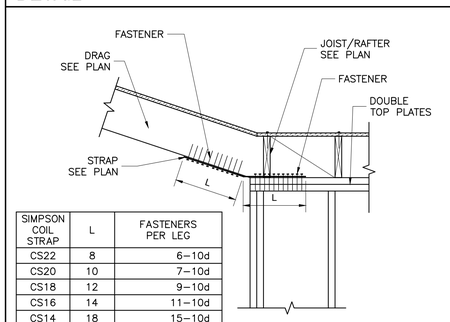


(N) WALL PARALLEL TO (E) WALL



(N) WALL PERPENDICULAR TO (E) WALL

DETAIL — scale 1-½"=1'-0" (15)



SIMPSON COIL STRAP	L	FASTENERS PER LEG
CS22	8	6–10d
CS20	10	7–10d
CS18	12	9–10d
CS16	14	11–10d
CS14	18	15–10d
CMST16	22	30–16d SINKERS
CMST14	32	40–10d
CMST12	40	50–10d

IAPMO UES ER–124
ICC–ES ESR–2105 / ESR–2523
LOS ANGELES RR25713 / RR25489

DETAIL — scale ¾"=1'-0" (19)

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER JAMES J. BURKE No. 9085 STRUCTURAL STATE OF CALIFORNIA

REVISIONS	BY

DRAG DETAILS

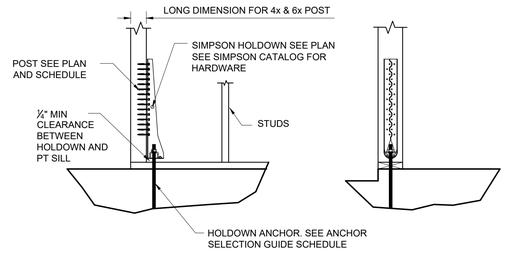
HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE	2021-11-30
SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	21101
SHEET	ST6
OF	SHEETS

SIMPSON HOLDOWN	FASTENER	MIN POST U.N.O.	CAPACITY ASD, 1.6, KIPS	ICC-ESR	IAPMO	LARR	FLORIDA
DTT1Z	8-10dx1½"	2x	0.910	ESR-2330		ESR-2330	FL11496
DTT2Z	8-SDS ¼"x2½"	2-2x w/ 10-10d	2.145	ESR-2330		ESR-2330	FL10441
HDU2	6-SDS ¼"x2½"	2-2x w/ 10-10d	3.075	ESR-2330		ESR-2330	FL10441
HDU4	10-SDS ¼"x2½"	2-2x w/ 14-10d	4.565	ESR-2330		ESR-2330	FL10441
HDU5	14-SDS ¼"x2½"	2-2x w/ 16-10d	5.645	ESR-2330		ESR-2330	FL10441
HDU8	20-SDS ¼"x2½"	4x6	7.870	ESR-2330		ESR-2330	FL10441
HDU11	30-SDS ¼"x2½"	4x8	11.175	ESR-2330		ESR-2330	FL10441
HDU14	36-SDS ¼"x2½"	6x6	14.445	ESR-2330		ESR-2330	FL10441
HHDQ14	30-SDS ¼"x2½"	6x6	13.710	ESR-2330		ESR-2330	FL10441
HD19	5-1"Ø M.B.	6x8	19.360		ER-143	ER-143	FL11496

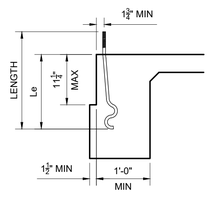
NOTES:
1. HDU14 & HHDQ14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
2. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.



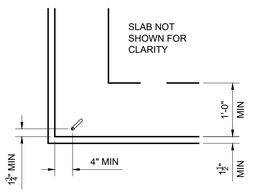
ANCHOR SELECTION GUIDE

SIMPSON HOLDOWN	SLAB ON GRADE			
	MIDWALL/CORNER		CURB	
	ANCHOR	DETAIL		DETAIL
DTT1Z	⅝"Ø THREADED ROD	C	⅝"Ø THREADED ROD	C
DTT2Z	½"Ø THREADED ROD	C	½"Ø THREADED ROD	C
HDU2	SSTB16 OR LONGER SB5/8X24 ⅝"Ø THREADED ROD	A B C	⅝"Ø THREADED ROD	C
HDU4	SSTB20 OR LONGER SB5/8X24 ⅝"Ø THREADED ROD	A B C	⅝"Ø THREADED ROD	C
HDU5	SSTB24 SB5/8X24 ⅝"Ø THREADED ROD	A B C	⅝"Ø THREADED ROD	C
HDU8	SSTB28 OR LONGER SB7/8X24 ⅝"Ø THREADED ROD	A B C	⅝"Ø THREADED ROD	C
HDU11	SB1X30 1"Ø THREADED ROD	B C	1"Ø THREADED ROD	C
HDU14	SB1X30 1"Ø THREADED ROD	B C	1"Ø THREADED ROD	C
HHDQ14	SB1X30 1"Ø THREADED ROD	B C	1"Ø THREADED ROD	C
HD19	1.25"Ø THREADED ROD	C	1.25"Ø THREADED ROD	C

NOTES:
1. SIMPSON SSTB ANCHORS ESR-2611 LABC AND LARC SUPPLEMENT, FL13628
2. SIMPSON SB ANCHORS ESR-2611 LABC AND LARC SUPPLEMENT, FL13628
3. TREADED ROD DETAIL DESIGN FOR OVERSTRENGTH = 2.5
4. SIMPSON PAB (PRE-ASSEMBED ANCHOR BOLT) MAY BE SUBSTITUTED FOR THREADED ROD. ALL EDGE DISTANCE AND EMBEDMENT LENGTHS FOR THE THREADED ROD DETAIL APPLY TO THE PAB ANCHOR.
5. SEE HOLDOWN STEM WALL DETAIL FOR HOLDOWN ANCHORS IN STEM WALLS
6. USE SSTBL IN PLACE OF SSTB AS REQUIRED FOR LOCATIONS WHERE LONGER THREAD LENGTH IS REQUIRED.

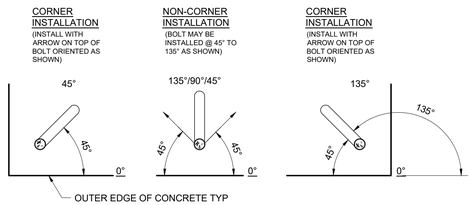


SLAB EDGE



PLAN VIEW

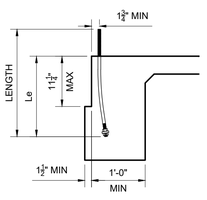
SSTB BOLTS AT SLAB ON GRADE EDGE



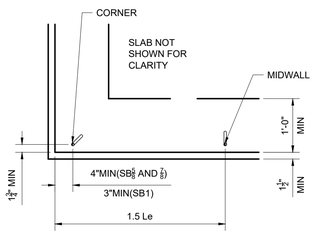
PLAN VIEW OF SSTB PLACEMENT IN CONRETE

NOTES:
1. USE DETAIL C WHERE CONDITIONS DO NOT MEET MINIMUM REQUIREMENTS ABOVE

ANCHOR DETAIL A

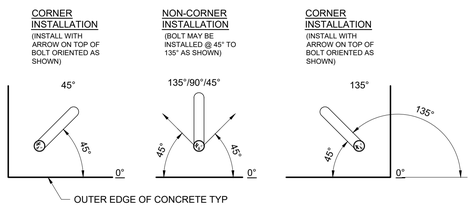


SLAB EDGE



PLAN VIEW

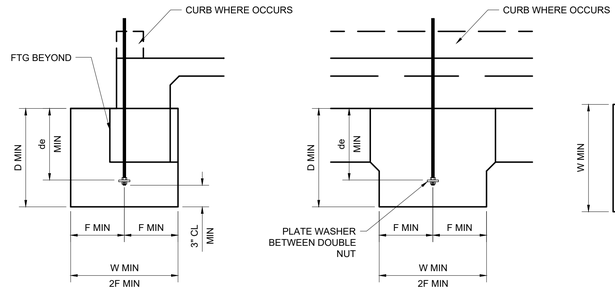
SB BOLTS AT SLAB ON GRADE EDGE



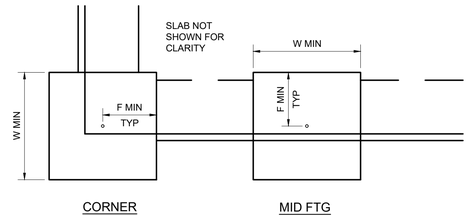
PLAN VIEW OF SB PLACEMENT IN CONRETE

NOTES:
1. USE DETAIL C WHERE CONDITIONS DO NOT MEET MINIMUM REQUIREMENTS ABOVE

ANCHOR DETAIL B



SECTION ELEVATION



CORNER MID FTG

PLAN VIEW

THREADED ROD ANCHOR DETAIL

THREADED ROD ANCHOR FOOTING SCHEDULE

SIMPSON HOLDOWN	THREADED ROD	PLATE WASHER	de MIN	D MIN	F MIN	W MIN
DTT1Z	⅝"Ø	3"X1.5"X1.5"	7"	12"	10"	20"
DTT2Z	½"Ø	3"X1.5"X1.5"	7"	12"	10"	20"
HDU2	⅝"Ø	3"X1.75"X1.75"	9"	15"	14"	28"
HDU4	⅝"Ø	3"X1.75"X1.75"	10"	16"	14"	28"
HDU5	⅝"Ø	3"X1.75"X1.75"	11"	17"	16"	32"
HDU8	⅞"Ø	3"X2.5"X2.5"	14"	20"	20"	40"
HDU11	1"Ø	3"X3.0"X3.0"	17"	23"	25"	50"
HDU14	1"Ø	3"X3.0"X3.0"	20"	26"	29"	58"
HHDQ14	1"Ø	3"X3.0"X3.0"	20"	26"	29"	58"
HD19	1¼"Ø	3"X3.5"X3.5"	23"	29"	34"	68"

ANCHOR DETAIL C

NOTES:
1. ANCHORS SHALL BE F1554 GR. 105 (Fu=125KSI) OR A193 Gr. B7 (Fu=125ksi) OR ASTM A449 (Fu=120KSI)
2. HDU14 & HHDQ14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
3. de IS MEASURED TO TOP OF PLATE WASHER
4. DESIGN BASED ON F'c = 2500psi min. SEE CONCRETE NOTES ON SN1 FOR ADDITIONAL STRENGTH REQUIREMENTS.
5. ANCHORS DESIGNED FOR CRACKED CONCRETE AND OVERSTRENGTH = 2.5
6. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. SEE PLAN FOR ADDITIONAL FOUNDATION REQUIREMENTS, SIZE AND REINFORCEMENT.
7. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.
8. PLATE WASHER SHALL BE ASTM A36 OR ASTM A572 Gr. 50
9. SEE PLAN AND CURB DETAILS FOR CURB REINFORCEMENT WHERE CURB OCCURS

NOTES:
1. SEE PLAN AND FOUNDATION DETAILS FOR ADDITIONAL FOUNDATION REQUIREMENTS, SIZES, REINFORCEMENT, ETC.

HD-1 SOG HOLDOWN SLAB ON GRADE DETAIL

DETAIL

scale ¾"=1'-0" 20

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 9085
STRUCTURAL
STATE OF CALIFORNIA

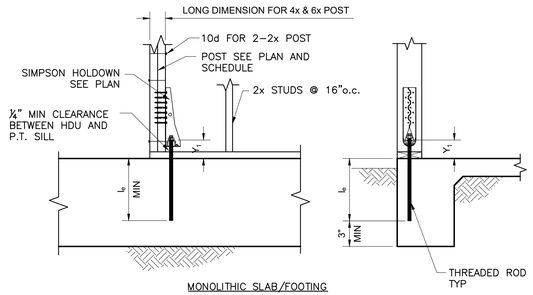
REVISIONS	BY

TYPICAL HOLDOWN DETAILS (WOOD TO CONCRETE)

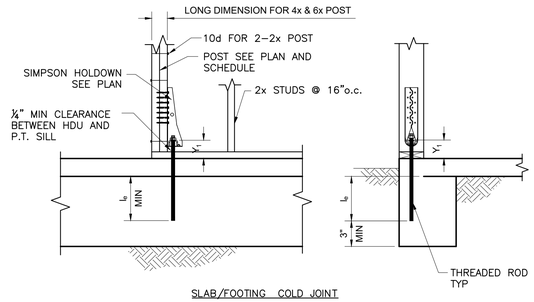
HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

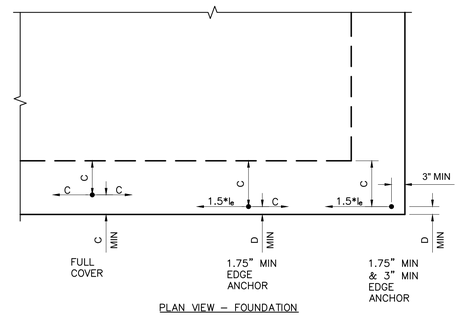
DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET ST7
OF SHEETS



MONOLITHIC SLAB/FOOTING



SLAB/FOOTING COLD JOINT



PLAN VIEW – FOUNDATION

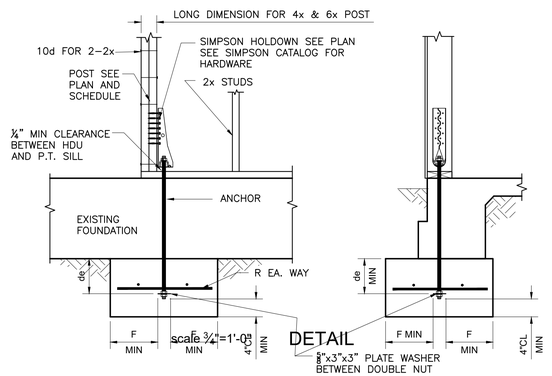
SIMPSON HOLDOWN	ANCHOR SIZE	MIN Embedment Depth, le ANCHOR CONDTIONS								STRETCH LENGTH		FASTENERS	MIN POST U.N.O.	CAPACITY (ASD) (1.6 SEISMIC)	ICC-ESR	IAPMO	LARR
		FULL COVER		1.75" EDGE			1.75" & 3" EDGE			Y_1 MIN	Y_1 MAX						
		le	C MIN	le	C MIN	D MIN	le	C MIN	D MIN								
DTT1Z	⅜"ø	3.5"	5.5"	8.25"	4.25"	1.75"	8.25"	4.25"	1.75"	3"	6"	(8) 10dx1½"	2x	910#		ER-130	RR25818
DTT2Z	½"ø	5.5"	12"	11"	4.25"	1.75"	11"	4.25"	1.75"	4"	6"	8-SDS¼"x2½"	2-2x w/ 10-10d	2,145#	ESR-2330		RR25720
HDU2	⅝"ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	6-SDS¼"x2½"	2-2x w/ 10-10d	3,075#	ESR-2330		RR25720
HDU4	⅝"ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	10-SDS¼"x2½"	2-2x w/ 14-10d	4,565#	ESR-2330		RR25720
HDU5	⅝"ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	14-SDS¼"x2½"	2-2x w/ 16-10d	5,645#	ESR-2330		RR25720
HDU8	⅞"ø	12.0"	20.0"	28"	6"	2"	28"	6"	2"	7"	9"	20-SDS¼"x2½"	4x6	7,870#	ESR-2330		RR25720
HDU11	1"ø	14.0"	21.0"	36"	6"	2"	36"	6"	2"	8"	10"	30-SDS¼"x2½"	4x8	11,175#	ESR-2330		RR25720
HDU14	1"ø	14.0"	21.0"	36"	6"	2"	36"	6"	2"	8"	10"	36-SDS¼"x2½"	6x6	14,445#	ESR-2330		RR25720
HD19	1¼"ø	18.5"	32.0"	56.25"	6"	2"	56.25"	6"	2"	10"	12"	5-1"ø M.B.	6x8	19,360#		ER-143	RR25828

NOTE:
1. Use Simpson SET-3G Epoxy Adhesive. ICC-ES ESR-4057, FL17449, NSF/ANSI STANDARD 61. Concrete at time of installation shall have a minimum age of 21 days.
2. Threaded rod shall conform to ASTM A36 or F1554 Gr. 36
3. HDU14 requires heavy hex anchor nut at HD seat
4. Special Inspection required
5. Design strength, f'c = 2500 psi min
6. See plan, Post In Wall Details and Post to Beam details for additional post size requirements.
7. Designed for cracked concrete
8. City of Los Angeles, Reduce loads above by 25% per LARR's

HD-2 EPOXY ANCHOR SIMPSON SET-3G

DETAIL

scale ¾"=1'-0" (9)



DETAIL

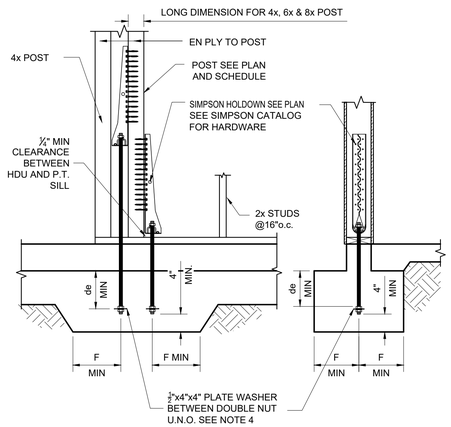
scale ¾"=1'-0" (17)

SIMPSON HOLDOWN	ANCHOR	de	F	FASTENER	MIN POST U.N.O.	MIN. REINFORCEMENT "R" EA. WAY U.N.O	ICC	IAPMO UES ER	LA RR	FLORIDA
DTT2Z-SDS2.5	½"ø	7"	10"	8-SDS ¼"x2½"	2-2x w/ 10-10d	#4@12"o.c.	ESR 2330		RR25720	FL10441
HDU2-SDS2.5	⅝"ø	9"	14"	6-SDS ¼"x2½"	2-2x w/ 10-10d	#4@12"o.c.	ESR 2330		RR25720	FL10441
HDU4-SDS2.5	⅝"ø	10"	14"	10-SDS ¼"x2½"	2-2x w/ 14-10d	#4@8"o.c.	ESR 2330		RR25720	FL10441
HDU5-SDS2.5	⅝"ø	11"	16"	14-SDS ¼"x2½"	2-2x w/ 16-10d	#4@8"o.c.	ESR 2330		RR25720	FL10441
HDU8-SDS2.5	⅞"ø	14"	20"	20-SDS ¼"x2½"	4x6	#5@12"o.c.	ESR 2330		RR25720	FL10441
HDU11-SDS2.5	1"ø	17"	25"	30-SDS ¼"x2½"	4x8	#5@8"o.c.	ESR 2330		RR25720	FL10441
HDU14-SDS2.5	1"ø	20"	29"	36-SDS ¼"x2½"	6x6	#5@8"o.c.	ESR 2330		RR25720	FL10441
HD19	1¼"ø	23"	34"	5-1"ø M.B.	6x8	#5@6"o.c.		ER 103	RR25828	FL11496

1. ANCHORS SHALL BE F1554 GR. 105 OR A193 Gr. B7 (Fu = 125 ksi)
2. HDU14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
3. de IS MEASURED FROM TOP OF CONCRETE TO TOP OF DOUBLE NUT
4. SEE PLAN AND FOUNDATION DETAILS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
5. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.

RETROFIT HOLDOWN DETAIL

DETAIL



SIMPSON HOLDOWN	ANCHOR	de	F	FASTENER	MIN POST U.N.O.	ICC	IAPMO UES ER	LA RR	FLORIDA
2-DTT2Z-SDS2.5	½"Ø	10"	18"	8-SDS ¼"x2½"	2-2x w/ 10-10d	ESR 2330		RR25720	FL10441
2-HDU2-SDS2.5	⅝"Ø	10"	18"	6-SDS ¼"x2½"	2-2x w/ 10-10d	ESR 2330		RR25720	FL10441
2-HDU4-SDS2.5	⅝"Ø	10"	18"	10-SDS ¼"x2½"	4x6	ESR 2330		RR25720	FL10441
2-HDU5-SDS2.5	⅝"Ø	12"	20"	14-SDS ¼"x2½"	4x6	ESR 2330		RR25720	FL10441
2-HDU8-SDS2.5	⅞"Ø	14"	22"	20-SDS ¼"x2½"	4x8 or 6x6	ESR 2330		RR25720	FL10441
2-HDU11-SDS2.5	1"Ø	16"	24"	30-SDS ¼"x2½"	6x8	ESR 2330		RR25720	FL10441
2-HDU14-SDS2.5	1"Ø	24"	36"	36-SDS ¼"x2½"	6x10	ESR 2330		RR25720	FL10441
2-HD19	1⅜"Ø	24"	36"	5-1"Ø M.B.	6x12 or 8x10		ER 103	RR25828	FL11496

1. ANCHORS SHALL BE F1554 GR. 105 or A193 Gr. B7 (Fu=125ksi)
2. HDU14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
3. de IS MEASURED FROM TOP OF CONCRETE TO TOP OF DOUBLE NUT
4. FOR DTT2Z, HDU2 AND HDU4 MAY USE STANDARD CUT WASHER BETWEEN DOUBLE NUT
5. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.

DETAIL

scale ¾"=1'-0" (19)

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER JAMES J. BURKE No. 9088 STRUCTURAL STATE OF CALIFORNIA

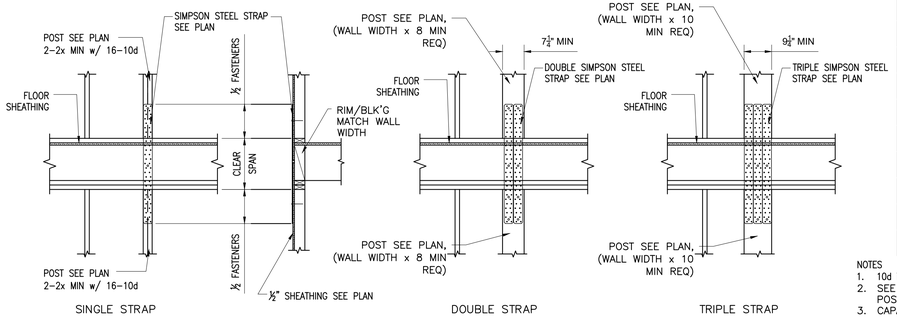
REVISIONS	BY
4 2022-06-02	CC/NN

TYPICAL HOLDOWN DETAILS (WOOD TO CONCRETE)

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

HENRY MIAO

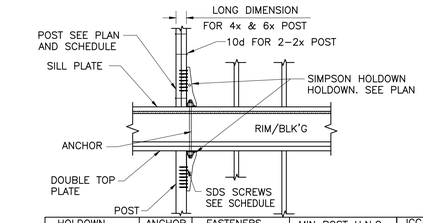
DATE	2021-11-30
SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	21101
SHEET	ST8
OF	SHEETS



STRAP	MAX CLEAR SPAN	FASTENERS PER STRAP	ALLOWABLE TENSION (160)	ICC-ER	IAPMO	LA RR
MSTA49	18"	26-10d	2020	ESR-2105	ER-124	RR25713
	16	26-10d	2020	ESR-2105	ER-124	RR25713
MSTC28	18"	12-16d SINKERS	1155	ESR-2105	ER-124	RR25713
	16	16-16d SINKERS	1540	ESR-2105	ER-124	RR25713
MSTC40	18"	28-16d SINKERS	2695	ESR-2105	ER-124	RR25713
	16	36-16d SINKERS	3465	ESR-2105	ER-124	RR25713
MSTC52	18"	44-16d SINKERS	4235	ESR-2105	ER-124	RR25713
	16	48-16d SINKERS	4620	ESR-2105	ER-124	RR25713
MSTC66	18"	64-16d SINKERS	5860	ESR-2105	ER-124	RR25713
	16	68-16d SINKERS	5860	ESR-2105	ER-124	RR25713
MSTC78	18"	76-16d SINKERS	5860	ESR-2105	ER-124	RR25713
	16	76-16d SINKERS	5860	ESR-2105	ER-124	RR25713
MST37	18"	20-16d	2465	ESR-2105	ER-124	RR25713
	16	22-16d	2710	ESR-2105	ER-124	RR25713
MST48	18"	32-16d	3695	ESR-2105	ER-124	RR25713
	16	34-16d	3695	ESR-2105	ER-124	RR25713
MST60	18"	46-16d	4830	ESR-2105	ER-124	RR25713
	16	48-16d	4830	ESR-2105	ER-124	RR25713
MST72	18"	46-16d	4830	ESR-2105	ER-124	RR25713
	16	48-16d	4830	ESR-2105	ER-124	RR25713

NOTES
1. 10d TO BE 3" LONG
2. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.
3. CAPACITY OF MULTIPLE STRAPS, MULTIPLY TABLE CAPACITY BY NUMBER OF STRAPS

DETAIL scale ½"=1'-0" (3)

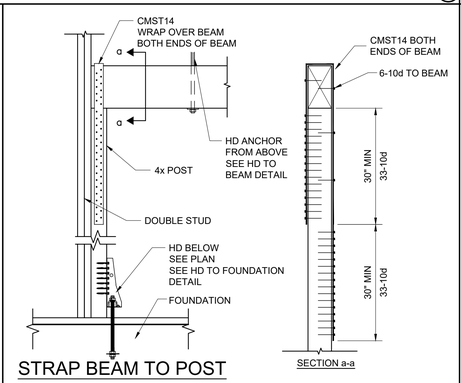


HOLDOWN	ANCHOR	FASTENERS	MIN POST U.N.O.	ICC-ES ESR	IAPMO	LA RR
HDU2-SDS2.5	⅝"ø	6-SDS¼x2½" w.s.	2-2x w/ 10-10d	ESR-2330		RR25818
HDU4-SDS2.5	⅝"ø	10-SDS¼x2½" w.s.	2-2x w/ 14-10d	ESR-2330		RR25818
HDU5-SDS2.5	⅝"ø	14-SDS¼x2½" w.s.	2-2x w/ 16-10d	ESR-2330		RR25818
HDU8-SDS2.5	⅞"ø	20-SDS¼x2½" w.s.	4x6	ESR-2330		RR25818
HDU11-SDS2.5	1"ø	30-SDS¼x2½" w.s.	4x8	ESR-2330		RR25818
HDU14-SDS2.5	1"ø	36-SDS¼x2½" w.s.	6x6	ESR-2330		RR25818
HD19	1¼"ø	5-1"ø M.B.	6x8		ER-413	RR25828

1. ANCHORS SHALL BE ASTM A36 THREADED ROD
2. HDU14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
3. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.

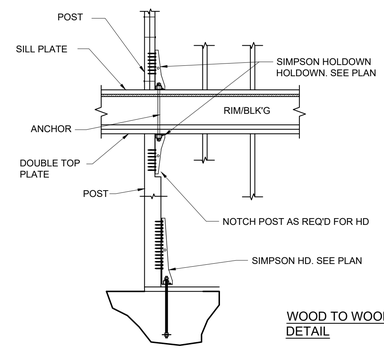
WOOD TO WOOD HD DETAIL

DETAIL scale ½"=1'-0" (5)



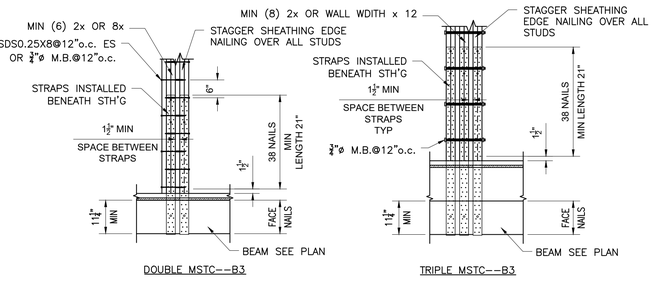
STRAP BEAM TO POST

DETAIL scale ¾"=1'-0" (8)



WOOD TO WOOD HD POST DETAIL

DETAIL scale ½"=1'-0" (10)



MODEL NO.	FASTENERS			CAPACITY ASD, C_D=1.6		
	FACE	BOTTOM	POST	SINGLE	DOUBLE	TRIPLE
MSTC48B3	12-10d	4-10d	38-10d	3.975 KIPS	7.353 KIPS	10.136 KIPS
MSTC66B3	14-10d	4-10d	38-10d	4.505 KIPS	7.658 KIPS	11.487 KIPS

ICC-ES ESR-2105, LA RR25713

NOTES
1. BENT STRAPS BY SIMPSON STRONG TIE
2. NAILS IN POST SHALL BE INSTALLED SYMMETRICALLY.
3. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.

DETAIL scale ½"=1'-0" (12)

BSE
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REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 9085
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS	BY
1 2022-06-02	CC/NN

TYPICAL HOLDOWN DETAILS
(WOOD TO WOOD)

HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

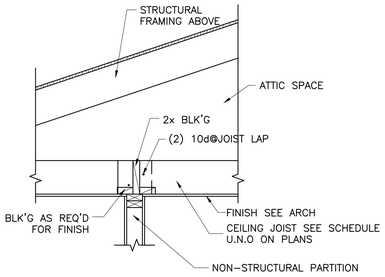
DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET ST9
OF SHEETS

CEILING FRAMING SCHEDULE U.N.O. 42" MAX. CLEAR BETWEEN CEILING JOIST & FRAMING ABOVE				
JOIST SIZE & SPACING	JOIST SPAN	LEDGER FASTENERS	HANGER	BLK'G MAX SPACING
2x6@16"o.c.	12FT OR LESS	2–16d	LUS26	––
2x8@16"o.c.	12FT TO 16 FT	2–16d	LUS28	––
2x10@16"o.c.	16FT TO 22 FT	3–16d	LUS210	12ft o.c.
2x12@16"o.c.	22FT TO 25.5 FT	4–16d	LUS210	12ft o.c.

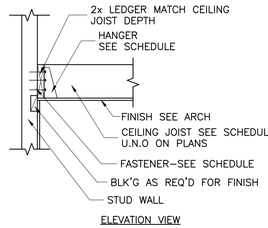
1. NO STORAGE ABOVE CEILING JOIST, 10 psf LIVE LOAD
2. DOUGLAS FIR–LARCH #1 GRADE LUMBER
3. DRYWALL FINISH, $\frac{5}{8}$" MAX, SINGLE LAYER
4. WALL STUDS AT 16"o.c. MAX
5. –– NO BLK'G REQ'D

CEILING FRAMING SCHEDULE U.N.O. 42" OR MORE CLEAR BETWEEN CEILING JOIST & FRAMING ABOVE				
JOIST SIZE & SPACING	JOIST SPAN	LEDGER FASTENERS	HANGER	BLK'G MAX SPACING
2x6@16"o.c.	12FT OR LESS	2–16d	LUS26	––
2x8@16"o.c.	12FT TO 15 FT	3–16d	LUS28	––
2x10@16"o.c.	15FT TO 19 FT	3–16d	LUS210	12ft o.c.
2x12@16"o.c.	19FT TO 23.5 FT	4–16d	LUS210	8ft o.c.

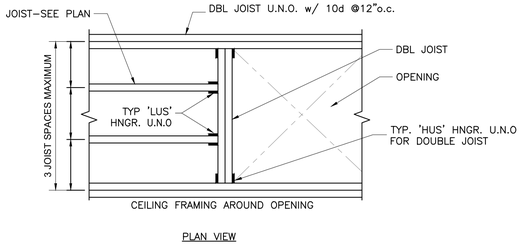
1. 20 psf LIVE LOAD
2. DOUGLAS FIR–LARCH #1 GRADE LUMBER
3. DRYWALL FINISH, $\frac{5}{8}$" MAX, SINGLE LAYER
4. WALL STUDS AT 16"o.c. MAX
5. –– NO BLK'G REQ'D



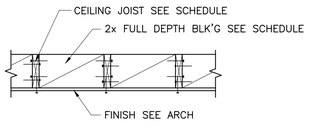
CEILING AT NON–STRUCTURAL PARTITION



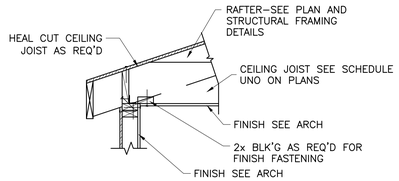
ELEVATION VIEW

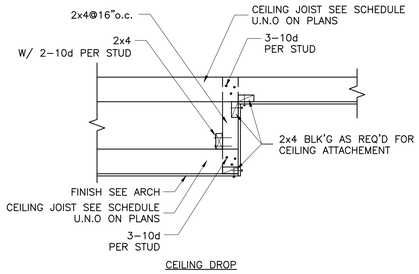


PLAN VIEW



SECTION VIEW





CEILING DROP

CEILING FRAMING DETAILS
NON–STRUCTURAL

DETAIL scale $\frac{3}{4}$"=1'-0" (8)

DETAIL scale $\frac{3}{4}$"=1'-0" (8)

BSE

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REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 9088
STRUCTURAL
STATE OF CALIFORNIA

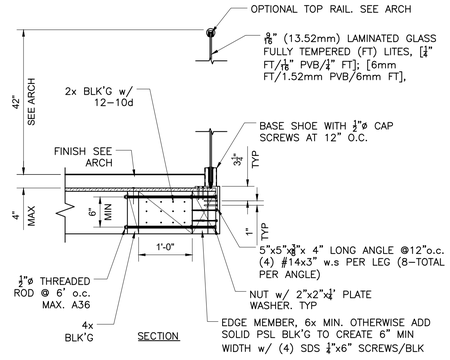
REVISIONS	BY

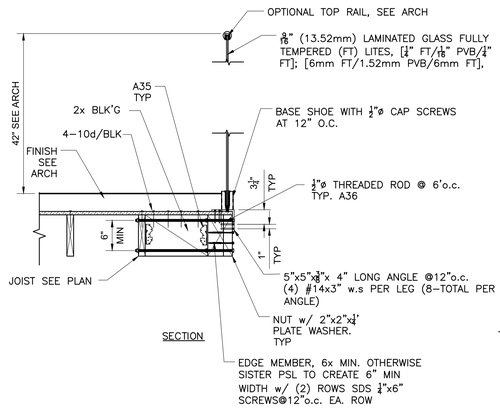
MISCELLANEOUS DETAILS

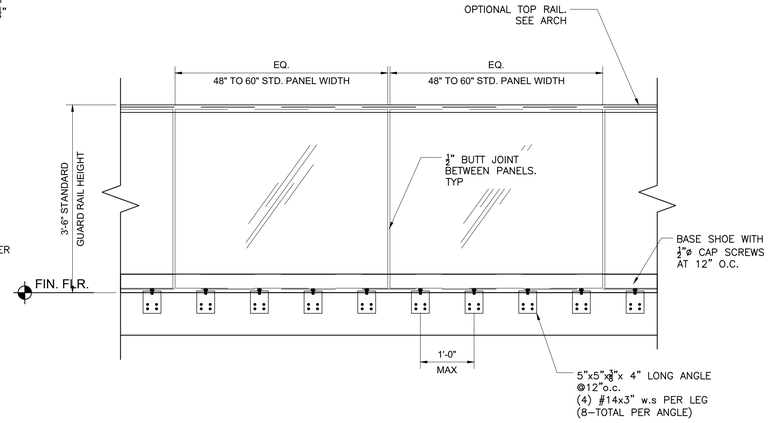
HENRY MIAO

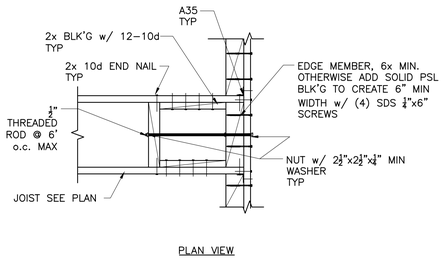
REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

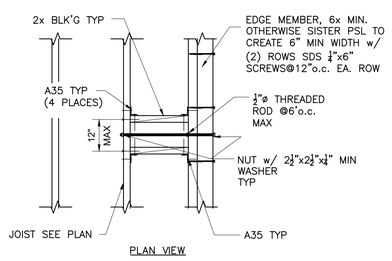
DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET ST10
OF SHEETS

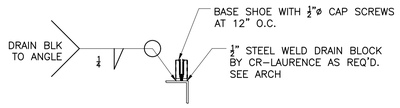






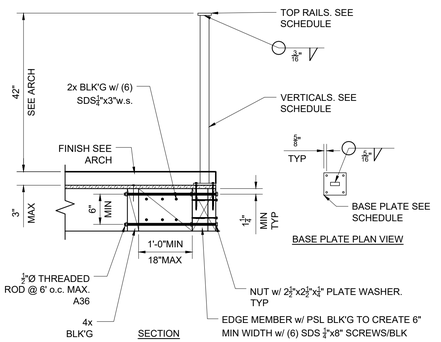


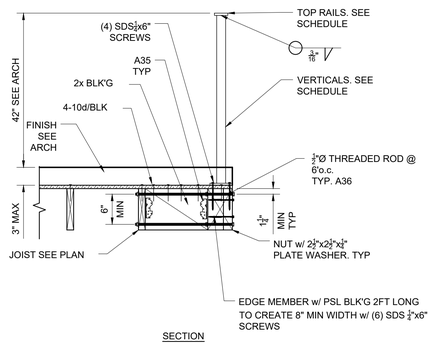




GL1 LAMINATED GLASS GUARDRAIL TOP MOUNT TO WOOD FRAMING

DETAIL scale 3/4"=1'-0" (9)





GUARDRAIL VERTICALS	
VERTICAL TYPE	SPACING
0.75"X2" BAR	6'-0" o.c. MAX

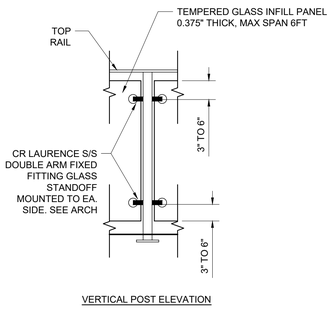
NOTES:
1. GUARDRAIL MATERIAL SHALL BE 304 STAINLESS STEEL, 316 STAINLESS STEEL OR A36
2. SEE ARCHITECTURAL DRAWINGS FOR TYPE, LOCATION AND SPACING
3. RESIDENTIAL GUARDRAIL

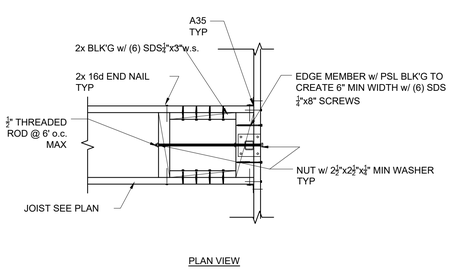
GUARDRAIL BASE PLATES		
BASE PLATE	SPACING	BASE PLATE ANCHORAGE
5"x5"x1/8"	6'-0" o.c. MAX	(4) 5/8"x6" LAG

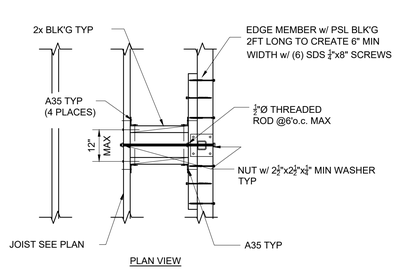
NOTES:
1. GUARDRAIL MATERIAL SHALL BE 304 STAINLESS STEEL, 316 STAINLESS STEEL OR A36
2. STAINLESS STEEL LAGS SHALL BE USED WITH STAINLESS STEEL BASE PLATES
3. RESIDENTAIL GUARDRAIL

GUARDRAIL TOP RAILS	
TOP RAIL TYPE	MAXIMUM SPAN
0.75"x2" BAR	6'-0"

NOTES:
1. GUARDRAIL MATERIAL SHALL BE 304 STAINLESS STEEL, 316 STAINLESS STEEL OR A36
2. SEE ARCHITECTURAL DRAWINGS FOR TYPE
3. RESIDENTIAL GUARDRAIL







DETAIL scale 3/4"=1'-0" (19)

BSE
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REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 9088 STRUCTURAL STATE OF CALIFORNIA

REVISIONS	BY

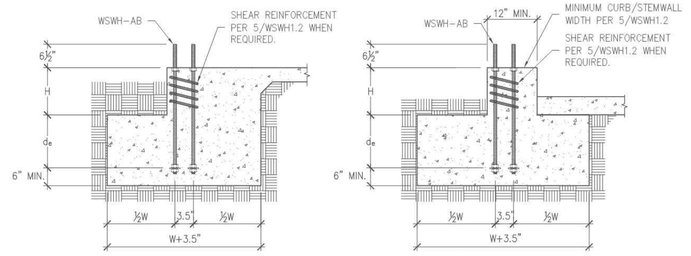
TYPICAL GUARDRAIL DETAILS

REMODEL/ADDITION OF 2 STORY

HENRY MIAO

18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE	2021-11-30
SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	21101
SHEET	ST11
OF	SHEETS

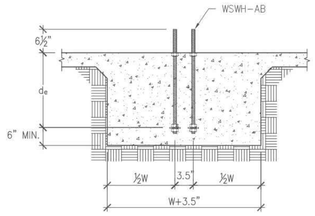


SLAB ON GRADE FOUNDATION

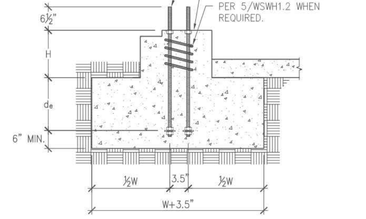
CURB OR STEMWALL FOUNDATION

NOTES :
1. SEE 2/WSWH1.2 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 5/WSWH1.2 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e–d_e. SEE 3/WSWH1.2 AND 4/WSWH1.2 FOR l_e.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

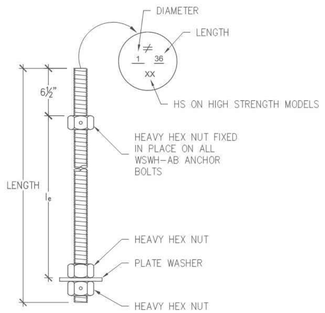


INTERIOR FOUNDATION



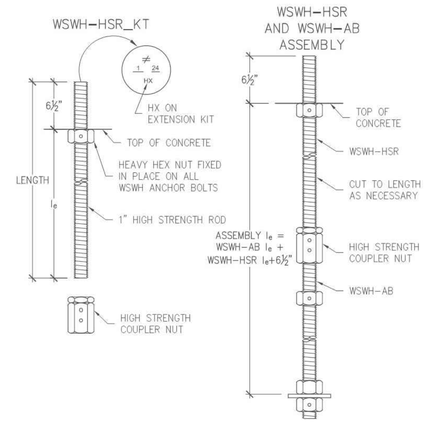
BRICK LEDGE FOUNDATION

STRONG–WALL® WSWH BACK–TO–BACK ANCHORAGE – TYPICAL SECTIONS | 1



WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15½"
	WSWH–AB1x24HS	1"	24"	15½"
	WSWH–AB1x30	1"	30"	21½"
	WSWH–AB1x30HS	1"	30"	21½"
	WSWH–AB1x36	1"	36"	27½"
	WSWH–AB1x36HS	1"	36"	27½"

WSWH BACK–TO–BACK ANCHOR BOLTS | 3

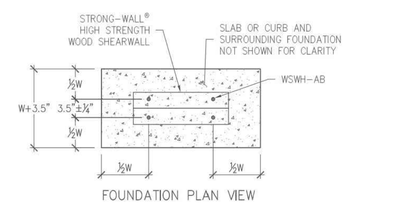


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17½"
	WSWH–HSR1x36KT	1"	36"	29½"

WSWH BACK–TO–BACK ANCHOR BOLT EXTENSION | 4

TBD

WSWH BACK–TO–BACK ANCHOR BOLT TEMPLATES | 6



FOUNDATION PLAN VIEW

NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–11 APPENDIX D, ACI 318–14 CHAPTER 17 AND ACI 318–19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH–AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–11 SECTION D.3.3.4.3, ACI 318–14 SECTION 17.2.3.4.3, AND ACI 318–19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. SOLUTIONS ASSUME THAT BACK–TO–BACK PANEL ARE IN CONTACT WITH EACH OTHER.
6. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
7. REFER TO 1/WSWH1.2 FOR d_e.

WSWH BACK–TO–BACK ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	34,200	50	17
		HIGH STRENGTH	73,600	90	30
	UNCRACKED	STANDARD	34,200	44	15
		HIGH STRENGTH	73,600	71	24
WIND	CRACKED	STANDARD	8,800	18	6
			23,200	36	12
			34,200	46	16
		HIGH STRENGTH	44,200	54	18
			52,400	60	20
			61,100	66	22
			73,600	75	25
	UNCRACKED	STANDARD	11,100	18	6
			22,200	30	10
			34,200	40	14
		HIGH STRENGTH	45,800	48	16
			55,300	56	18
			65,500	60	20
			73,600	65	22

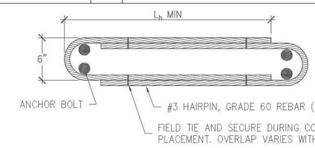
WSWH BACK–TO–BACK ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	34,200	48	16
		HIGH STRENGTH	73,600	76	26
	UNCRACKED	STANDARD	34,200	42	14
		HIGH STRENGTH	73,600	67	23
WIND	CRACKED	STANDARD	9700	18	6
			19,500	30	10
			34,200	44	15
		HIGH STRENGTH	48,500	54	18
			57,400	60	20
			66,900	66	22
			73,600	70	24
	UNCRACKED	STANDARD	12,100	18	6
			24,400	30	10
			34,200	38	13
		HIGH STRENGTH	45,200	45	15
			60,600	54	18
			71,800	60	20
			73,600	61	21

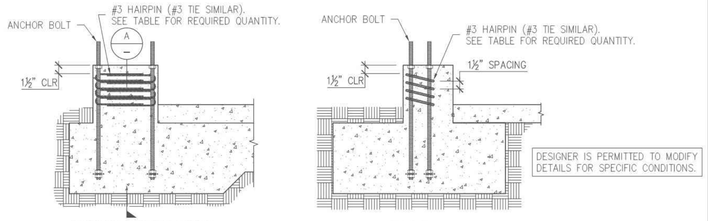
WSWH BACK–TO–BACK ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	34,200	42	14
		HIGH STRENGTH	73,600	68	23
	UNCRACKED	STANDARD	34,200	37	13
		HIGH STRENGTH	73,600	59	20
WIND	CRACKED	STANDARD	11,900	18	6
			23,900	30	10
			34,200	39	13
		HIGH STRENGTH	39,700	42	14
			48,100	48	16
			64,700	57	19
			73,600	62	21
	UNCRACKED	STANDARD	14,800	18	6
			25,800	27	9
			34,200	34	12
		HIGH STRENGTH	44,100	39	13
			55,400	45	15
			67,700	51	17
			73,600	54	18

STRONG–WALL® WSWH BACK–TO–BACK TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2



HAIRPIN SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)

SECTION A

STRONG–WALL® WSWH BACK–TO–BACK SHEAR ANCHORAGE

MODEL	SEISMIC[5] l_h (in.)	SEISMIC[5] SHEAR REINFORCEMENT	SEISMIC[5] MIN. CURB/ STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB/ STEMWALL WIDTH (in.)
(2) WSWH12	10¾	(1) #3 HAIRPIN	12	(1) #3 HAIRPIN	12
(2) WSWH18	15	(3) #3 HAIRPINS[6,7]	12	(2) #3 HAIRPINS	12
(2) WSWH24	19	(4) #3 HAIRPINS[6,7]	12	(3) #3 HAIRPINS[6]	12

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–11, ACI 318–14 AND ACI 318–19 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318–19, SECTION 17.10.6.3 AND ACI 318–14, SECTION 17.2.3.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. HIGH STRENGTH ANCHORAGE IS ASSUMED IN TABLE.
6. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
7. USE (2) #3 HAIRPINS FOR WSWH18 AND WSWH24 WHEN STANDARD STRENGTH ANCHORAGE IS USED.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG–WALL® WSWH BACK–TO–BACK SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

DETAIL

scale ¾"=1'-0" (20)

NO.	DATE	REVISIONS
0	10-12-2020	FIRST RELEASE +2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
5956 W. Las Positas Blvd
Pleasanton, CA 94588
Tel: (800) 999-5099
Website: www.strongtie.com
THERE IS NO EQUAL

STRONG-WALL® WSWH
BACK-TO-BACK ANCHORAGE DETAILS
ENGINEERED DESIGNS

NAME
DATE 03-16-2021
SCALE N.T.S.
CHECKED
SHEET WSWH1.2
OF SHEETS
JOB NO.

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER
JAMES J. BURKE
No. 9088
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS	BY
1 2022-06-02	CC/NN

STRONG-WALL WSWH TYPICAL DETAILS

HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE	2021-11-30
SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	21101
SHEET	ST12
OF	SHEETS

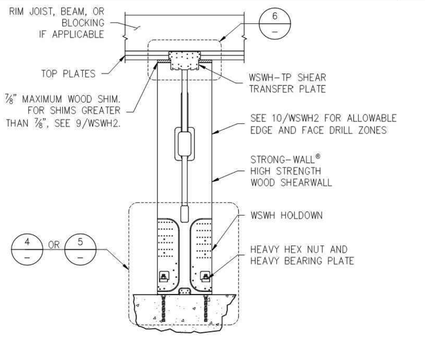
1

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	ANCHOR BOLTS DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74⅝".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

STRONG-WALL® WSWH MODELS | 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

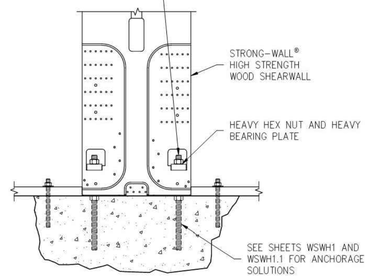
ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH ON CONCRETE | 2

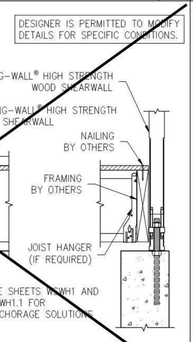
STANDARD INSTALLATION BASE CONNECTION | 4

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅝" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



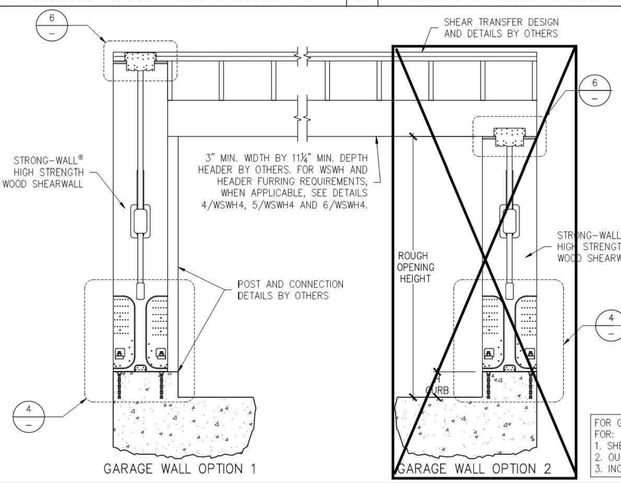
WOOD FLOOR SYSTEM BASE CONNECTION | 5



STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

SECTION

ALTERNATE WSWH GARAGE FRONT OPTIONS | 3



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¾"

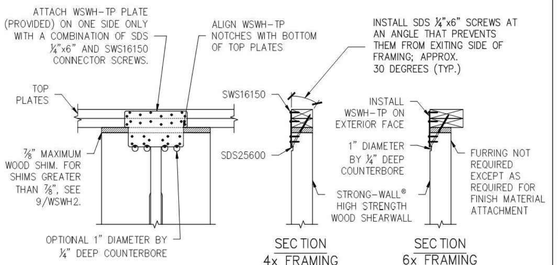
NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74⅝".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

TOP CONNECTION | 6

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY SWS16150	FASTENER QUANTITY SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



BACK-TO-BACK TOP CONNECTION | 7

WSWH-TP CONNECTION		
MODEL NO.	FASTENER QUANTITY SWS16150	FASTENER QUANTITY SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

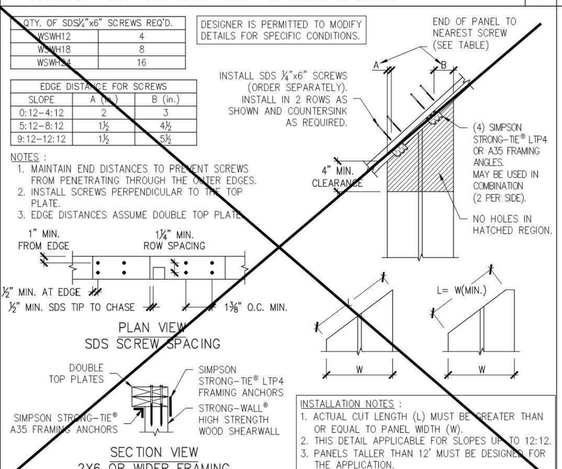
RAKE WALL | 8

QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

EDGE DISTANCE FOR SCREWS		
SLOPE	A (in.)	B (in.)
0:12-4:12	2	3
5:12-8:12	1½	4½
9:12-12:12	1½	5½

NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.

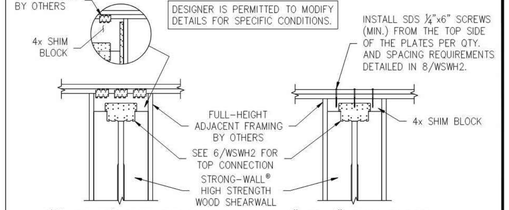
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

TOP OF WALL HEIGHT ADJUSTMENTS | 9

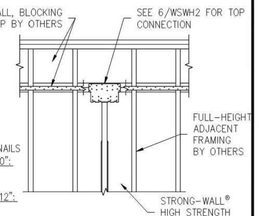
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

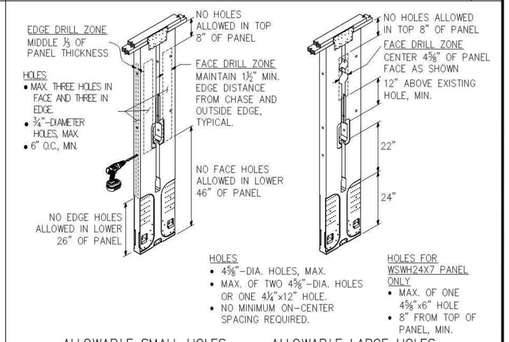


DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dx1½" NAILS
SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL





TRIM ZONE AND ALLOWABLE HOLES | 10

NOTES | 11

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

DETAIL

scale ¾"=1'-0" (20)

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 9085 STRUCTURAL STATE OF CALIFORNIA

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

REVISIONS	BY
2022-06-02	CC/NN

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
• Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com
THERE IS NO EQUAL

STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

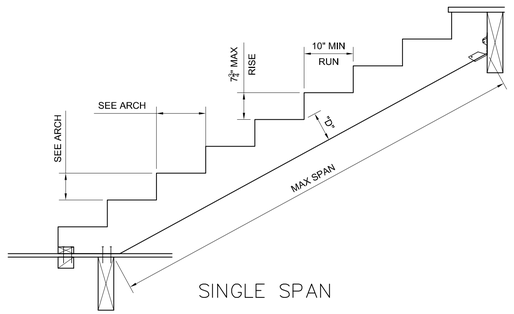
NAME
DATE 03-16-2021
SCALE N.T.S.
CHECKED
SHEET WSWH2
OF SHEETS
JOB NO.

STRONG-WALL WSWH TYPICAL DETAILS

HENRY MIAO

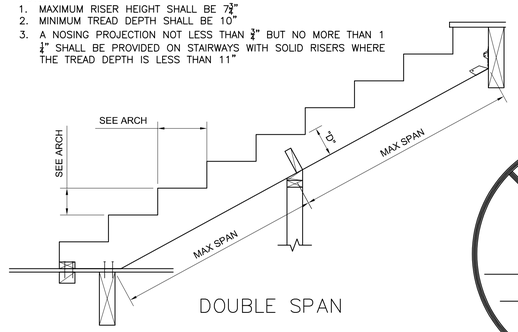
REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET ST13
OF SHEETS



SINGLE SPAN

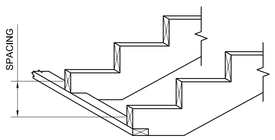
NOTES:
1. MAXIMUM RISER HEIGHT SHALL BE 7¾"
2. MINIMUM TREAD DEPTH SHALL BE 10"
3. A NOSING PROJECTION NOT LESS THAN ¾" BUT NO MORE THAN 1 ¼" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11"

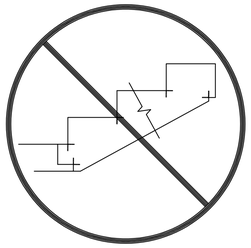


DOUBLE SPAN

STRINGER SINGLE SPAN	STRINGER SPACING	D MIN	SPAN MAX
1¾" LVL	12"o.c.	3½"	6'–9"
1¾" LVL	16"o.c.	3½"	6'–0"
1¾" LVL	12"o.c.	5½"	10'–6"
1¾" LVL	16"o.c.	5½"	9'–6"
1¾" LVL	12"o.c.	7¼"	14'–0"
1¾" LVL	16"o.c.	7¼"	12'–9"
1¾" LVL	12"o.c.	9¼"	17'–10"
1¾" LVL	16"o.c.	9¼"	16'–2"
1¾" LSL 1.55E	12"o.c.	3½"	6'–3"
1¾" LSL 1.55E	16"o.c.	3½"	5'–9"
1¾" LSL 1.55E	12"o.c.	5½"	10'–0"
1¾" LSL 1.55E	16"o.c.	5½"	9'–0"
1¾" LSL 1.55E	12"o.c.	7¼"	13'–3"
1¾" LSL 1.55E	16"o.c.	7¼"	12'–0"
1¾" LSL 1.55E	12"o.c.	9¼"	16'–9"
1¾" LSL 1.55E	16"o.c.	9¼"	15'–3"

NOTE:
1. 40PSF LIVE LOAD
2. FOR STRINGER NOT SUPPORTING TILE FINISH
3. 7¾" MAX RISE, 10" MIN RUN (RESIDENTIAL)



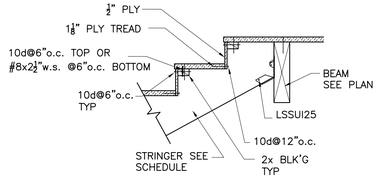


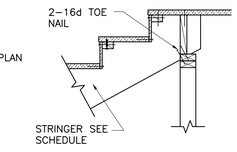
DO NOT OVER CUT STAIR STRINGER

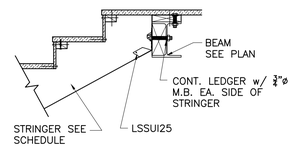
STRINGER SINGLE SPAN	STRINGER SPACING	D MIN	SPAN MAX
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1¾" LVL	16"o.c.	3½"	6'–0"
1¾" LVL	12"o.c.	5½"	10'–6"
1¾" LVL	16"o.c.	5½"	9'–6"
1¾" LVL	12"o.c.	7¼"	14'–0"
1¾" LVL	16"o.c.	7¼"	12'–9"
1¾" LVL	12"o.c.	9¼"	17'–10"
1¾" LVL	16"o.c.	9¼"	16'–2"
1¾" LSL 1.55E	12"o.c.	3½"	6'–3"
1¾" LSL 1.55E	16"o.c.	3½"	5'–9"
1¾" LSL 1.55E	12"o.c.	5½"	10'–0"
1¾" LSL 1.55E	16"o.c.	5½"	9'–0"
1¾" LSL 1.55E	12"o.c.	7¼"	13'–3"
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1¾" LSL 1.55E	12"o.c.	9¼"	16'–9"
1¾" LSL 1.55E	16"o.c.	9¼"	15'–3"

NOTE:
1. 40PSF LIVE LOAD
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3. 7¾" MAX RISE, 10" MIN RUN (RESIDENTIAL)

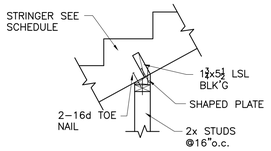
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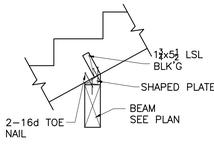




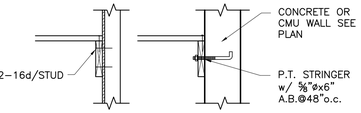


TOP CONNECTIONS

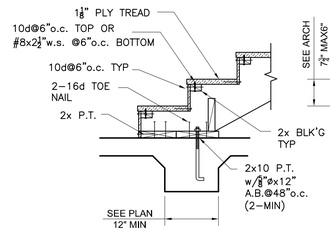


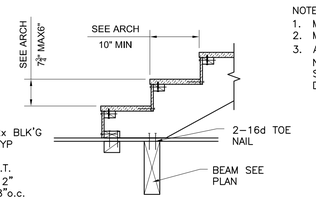


INTERMEDIATE SUPPORT CONNECTION



SIDE STRINGER CONNECTIONS

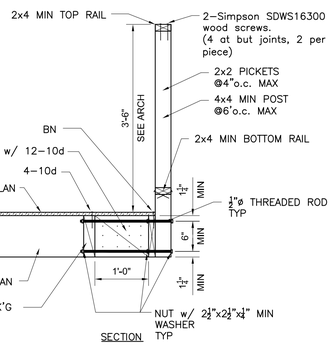




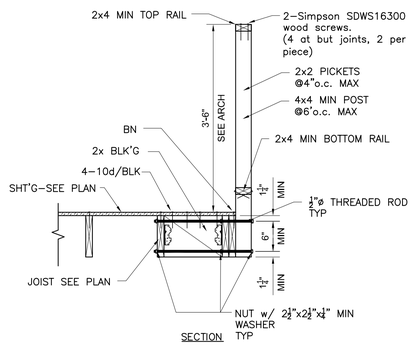
BOTTOM CONNECTIONS

NOTES:
1. MAXIMUM RISER HEIGHT SHALL BE 7¾"
2. MINIMUM TREAD DEPTH SHALL BE 10"
3. A NOSING PROJECTION NOT LESS THAN ¾" BUT NO MORE THAN 1 ¼" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11"

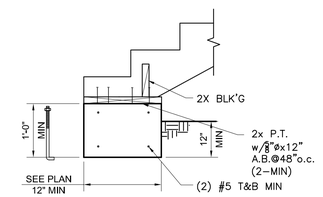
DETAIL scale ¾"=1'-0" (10)



SECTION

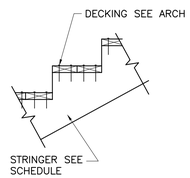


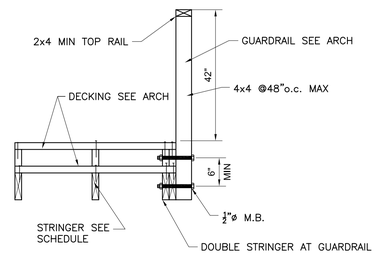
SECTION



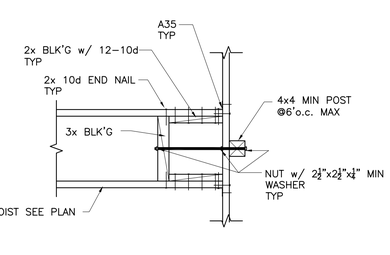
BOTTOM CONNECTIONS

DETAIL scale ¾"=1'-0" (13)

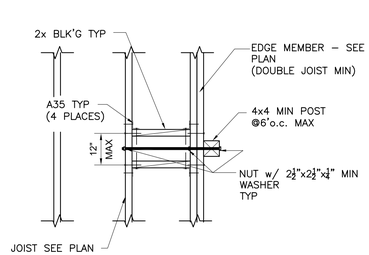




DETAIL scale ½"=1'-0" (15)



PLAN VIEW



PLAN VIEW

DETAIL scale ¾"=1'-0" (17)

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COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 19881
STRUCTURAL
STATE OF CALIFORNIA

REVISIONS	BY
1 2022-06-02	CC/NN

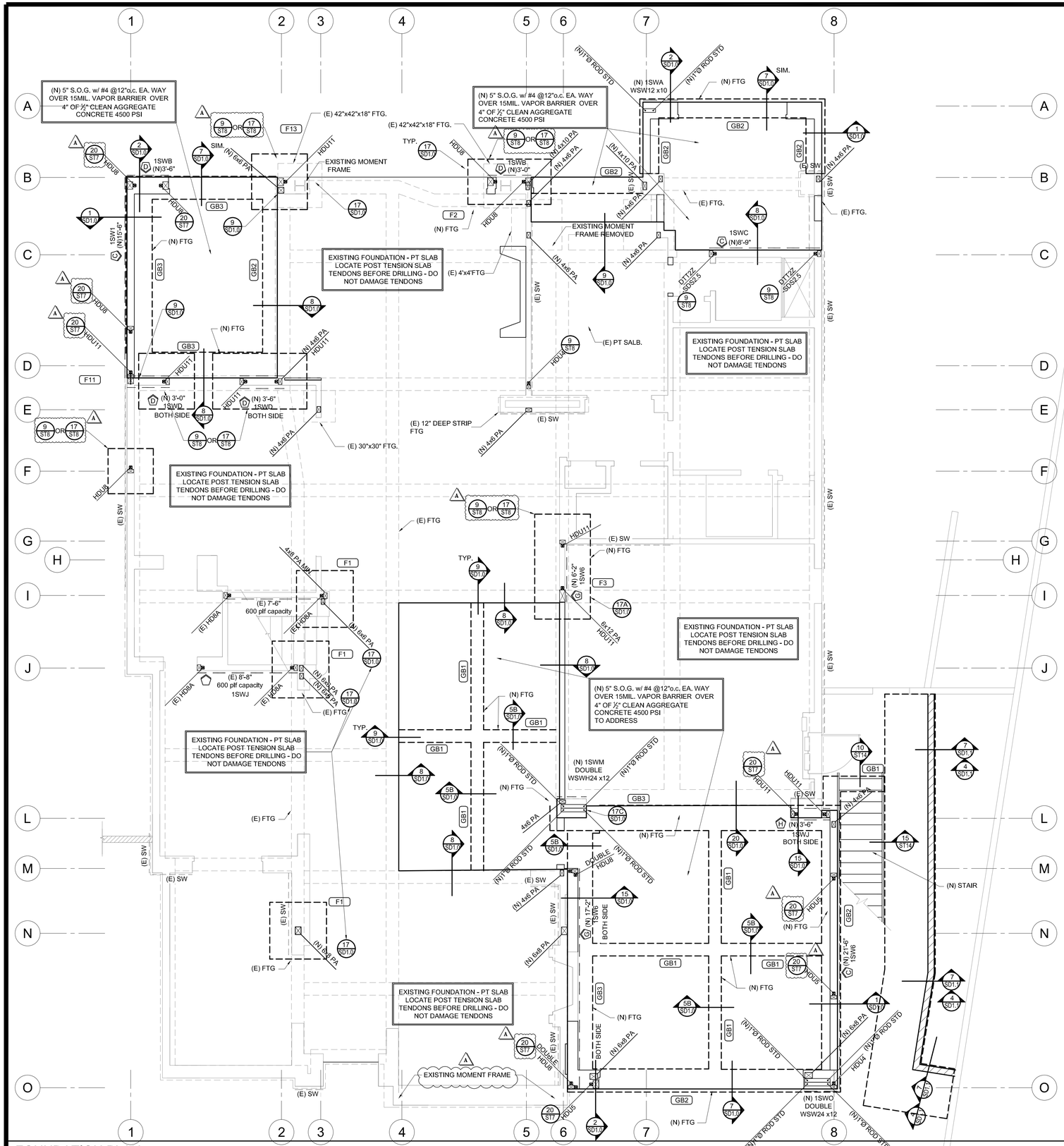
TYPICAL STAIRS AND GUARDRAIL DETAILS

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

HENRY MIAO

DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET ST14
OF SHEETS

1



FOUNDATION PLAN

scale ¼"=1'-0"

WALL LEGEND:

- WALLS BELOW
- WALLS ABOVE
- EXISTING WALLS BELOW
- EXISTING WALLS ABOVE
- DEMOLISHED WALLS

NOTES:

1. SEE DETAIL 3/ST1 FOR TYPICAL SLAB ON GRADE
2. SEE SHEET ST3-ST4 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL
3. SEE SHEET ST5 FOR POST IN WALL DETAIL
4. SEE SHEETS ST8 FOR HOLDOWN DETAILS
5. SEE SHEET ST2 FOR TYPICAL WALL FRAMING DETAIL
6. SEE SHEET ST11 FOR GUARDRAIL DETAIL

FOUNDATION ANCHOR ROD SCHEDULE			
SHEAR WALL TYP	ALLOWABLE SHEAR PLF ASD, C_D = 1.6	SILL PLATE MINIMUM THICKNESS	ANCHOR ROD SIZE (MIN. DIAMETER) AND MAX SPACING
A	310	2x	⅝"ØA.B.@48"o.c.
B	460	2x	⅝"ØA.B.@32"o.c.
C	600	2x	⅝"ØA.B.@24"o.c.
D	770	2x	⅝"ØA.B.@16"o.c.
E	340	2x	⅝"ØA.B.@48"o.c.
F	510	2x	⅝"ØA.B.@32"o.c.
G	665	2x	⅝"ØA.B.@24"o.c.
H	870	2x	⅝"ØA.B.@16"o.c.
STRUCTURAL WALL, NON-SHEAR WALL	248	2x	⅝"ØA.B.@72"o.c.

ANCHOR ROD NOTES

1. ANCHOR RODS SHALL BE ASTM F1554, Gr. 55 S1 SUPPLEMENT
2. ALLOWABLE SHEAR LOADS ARE FOR ANCHOR RODS BEARING PARALLEL TO GRAIN OF THE SILL
3. ALLOWABLE SHEAR LOADS ARE ASD WITH C_D = 1.6
4. ALLOWABLE SHEAR LOADS ARE BASED ON NDS TABLE 12E
5. ANCHOR RODS SHALL BE 12" LONG MINIMUM WITH A 7" MINIMUM EMBEDMENT INTO CONCRETE
6. SHEAR WALL ANCHOR RODS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"X3"X3" SQUARE PLATE WASHER. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{16}$" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED $1\frac{3}{4}$", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN $\frac{1}{2}$" OF THE EDGE OF THE BOTTOM PLATE PLATE ON SIDE(S) WITH SHEATHING.
7. STRUCTURAL WALL, NON-SHEAR WALL ANCHOR RODS SHALL HAVE A STANDARD CUT WASHER UNDER EACH NUT.
8. SILL PLATES SHALL HAVE A MINIMUM OF 2 ANCHOR RODS PER PLATE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4.5" FROM EACH END OF EACH PIECE.

FOUNDATION SCHEDULE CONTINUOUS FOOTINGS							
BEAM FOOTING	STRUCTURAL DEPTH (MIN)	DEPTH BELOW ADJACENT GRADE (MIN)	WIDTH	TOP REBAR	BOTTOM REBAR	SHEAR TIES	NOTES
GB1	1'-6"	2'-0"	1'-6	(2) #5	(2) #5	NONE	
GB2	1'-6"	2'-0"	1'-6"	(3) #5	(3) #5	NONE	
GB3	2'-0"	2'-0"	2'-0"	(4) #6	(4) #6	NONE	

FOUNDATION SCHEDULE PAD FOOTINGS						
PAD FOOTING	DEPTH BELOW GRADE	THICKNESS	WIDTH	LENGTH	BOTTOM REBAR	TOP REBAR
F1	2'-0"	1'-0"	5'-0"	5'-0"	#5@12"o.c.E.W.	NONE
F2	2'-0"	2'-0"	6'-6"	3'-9"	#5@12"o.c.E.W.	NONE
F3	2'-0"	2'-0"	8'-6"	5'-6"	#5@12"o.c.E.W.	#5@12"o.c.E.W.

HOLDOWN FOOTING SCHEDULE					
SIMPSON HOLDOWN	ANCHOR SIZE	MIN. DEPTH	MIN. WIDTH	MIN. LENGTH	MIN. REINFORCEMENT R EA. WAY U.N.O
DTT1Z	⅜"Ø	12"	23"	23"	#4@12"o.c.
DTT2Z-SDS2.5	½"Ø	12"	23"	23"	#4@12"o.c.
HDU2-SDS2.5	⅝"Ø	15"	31"	31"	#4@12"o.c.
HDU4-SDS2.5	⅝"Ø	16"	31"	31"	#4@8"o.c.
HDU5-SDS2.5	⅝"Ø	17"	35"	35"	#4@8"o.c.
HDU8-SDS2.5	⅞"Ø	20"	43"	43"	#5@12"o.c.
HDU11-SDS2.5	1"Ø	23"	53"	53"	#5@8"o.c.
HDU14-SDS2.5	1"Ø	26"	61"	61"	#5@8"o.c.
HHDQ14-SDS2.5	1"Ø	26"	61"	61"	#5@8"o.c.
HD19	1⅛"Ø	29"	71"	71"	#5@6"o.c.

A

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REGISTERED PROFESSIONAL ENGINEER JEREMY L. MICHAEL NO. 2515 EXP. 9-31-24 GEOTECHNICAL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JAMES J. BURKE No. 39881 STRUCTURAL STATE OF CALIFORNIA

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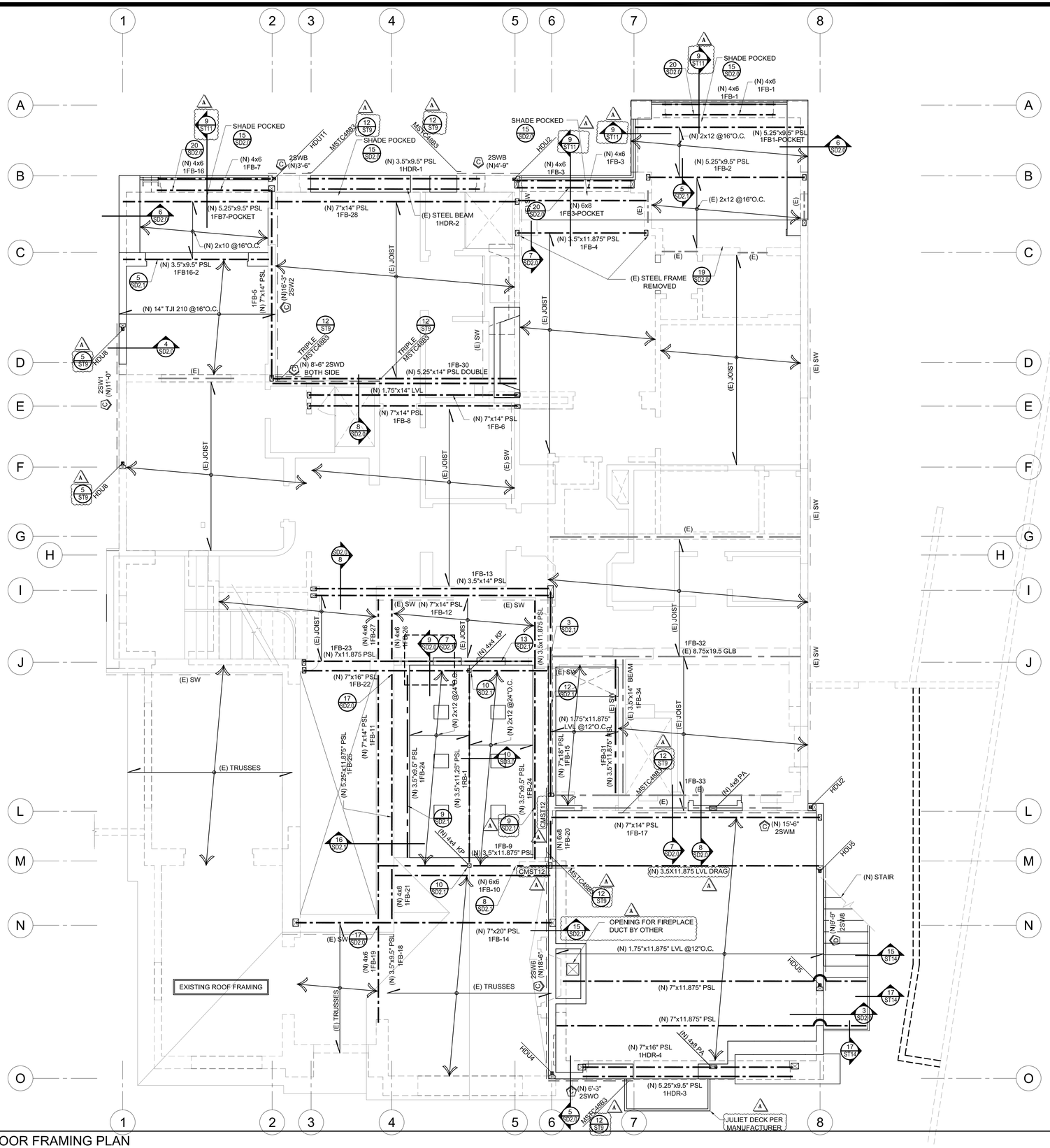
FOUNDATION PLAN

HENRY MIAO

REMODEL/ADDITION OF 2 STORY

18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE	2021-11-30
SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	201101
SHEET	S1.0
OF	SHEETS



WALL LEGEND:

- WALLS BELOW
- WALLS ABOVE
- EXISTING WALLS BELOW
- EXISTING WALLS ABOVE
- DEMOLISHED WALLS

FLOOR DIAPHRAGM:

¾" APA RATED PLY SHT'G w/
10d@ 2.5" o.c. B.N.
10d@ 4" o.c. E.N.
10d@ 12" o.c. F.N.
w/ 24" SPAN RATING

BLOCK ALL EDGES

ROOF DIAPHRAGM:

½" APA RATED PLY SHT'G w/
10d@ 4" o.c. B.N.
10d@ 6" o.c. E.N.
10d@ 12" o.c. F.N.
w/ 24" SPAN RATING

BLOCK ALL EDGES

NOTES:

1. SEE SHEET ST3-ST4 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL.
2. SEE SHEET ST3 FOR DIAPHRAGM CONNECTIONS
3. SEE SHEET ST5 FOR POST IN WALL DETAIL
4. SEE SHEETS ST6 FOR DRAG DETAILS
5. SEE SHEETS ST7-ST8 FOR HOLDOWN DETAILS AND ENLARGED FOOTINGS AT HOLDOWNS
6. SEE ST9 FOR HOLDOWN ON FLOOR LEVEL
7. SEE SHEET ST10 FOR CEILING DETAIL
8. SEE SHEET ST11 FOR GUARDRAIL DETAIL
9. SHEAR WALLS ARE SHOWN ON THE FLOOR THEY OCCUR ON. SHEAR WALLS SHOWN ON ROOF FRAMING PLAN ARE FOR THE FLOOR BELOW THE ROOF
10. SIMPSON STRONG-TIE, Strong-Drive WSNTL Subfloor Screw #8 (2" MIN LENGTH) MAY BE SUBSTITUTED FOR 10d DIAPHRAGM NAILS. 1½" MIN PENETRATION, ICC-ES ESR-1472, LA RR25661. SEE DIAPHRAGM SHEAR TRANSFER AND DETAILS SHEET ST3

FLOOR FRAMING PLAN

scale ¼"=1'-0"

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REGISTERED PROFESSIONAL ENGINEER JAMES J. BURKE No. 9085 STRUCTURAL STATE OF CALIFORNIA

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1 2022-06-02	CC/NN

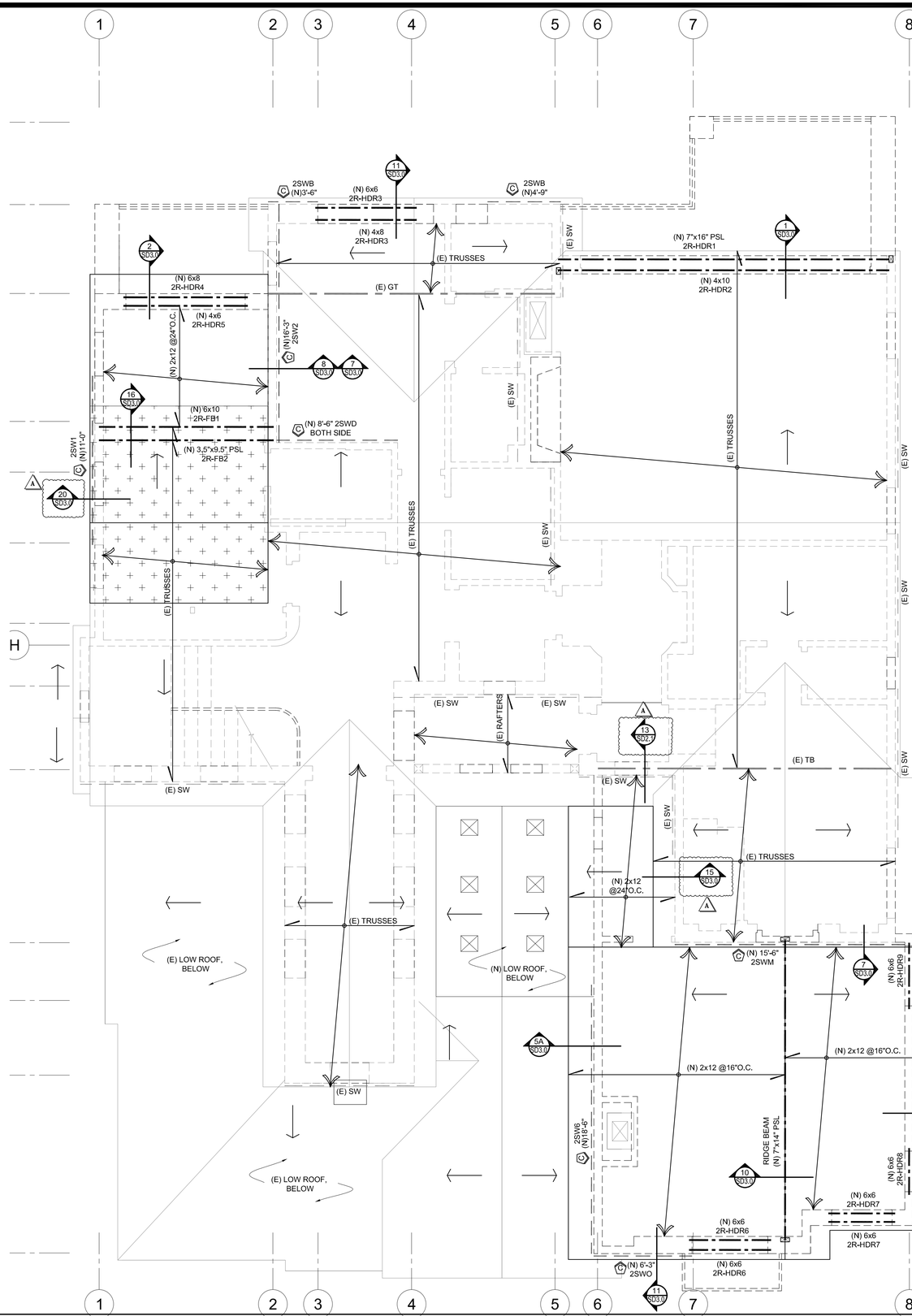
HENRY MIAO

REMODEL/ADDITION OF 2 STORY

18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

FLOOR FRAMING PLAN

DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET S2.0
OF SHEETS



ROOF FRAMING PLAN

scale ¼"=1'-0"

WALL LEGEND:

- WALLS BELOW
- WALLS ABOVE
- EXISTING WALLS BELOW
- EXISTING WALLS ABOVE
- DEMOLISHED WALLS

ROOF DIAPHRAGM:

½" APA RATED PLY SHT'G w/
10d@ 4" o.c. B.N.
10d@ 6" o.c. E.N.
10d@ 12" o.c. F.N.
w/ 24" SPAN RATING

BLOCK ALL EDGES

NOTES:

1. SEE SHEET ST3-ST4 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL.
2. SEE SHEET ST3 FOR DIAPHRAGM CONNECTIONS
3. SEE SHEET ST5 FOR POST IN WALL DETAIL
4. SEE SHEETS ST6 FOR DRAG DETAILS
5. SEE SHEETS ST7-ST8 FOR HOLDOWN DETAILS AND ENLARGED FOOTINGS AT HOLDOWNS
6. SEE ST9 FOR HOLDOWN ON FLOOR LEVEL
7. SEE SHEET ST10 FOR CEILING DETAIL
8. SEE SHEET ST11 FOR STAIR DETAIL
9. SEE SHEETS ST12-ST-13 FOR GUARDRAIL DETAIL
10. SHEAR WALLS ARE SHOWN ON THE FLOOR THEY OCCUR ON. SHEAR WALLS SHOWN ON ROOF FRAMING PLAN ARE FOR THE FLOOR BELOW THE ROOF
11. SIMPSON STRONG-TIE, Strong-Drive WSNTL Subfloor Screw #8 (2" MIN LENGTH) MAY BE SUBSTITUTED FOR 10d DIAPHRAGM NAILS. 1½" MIN PENETRATION, ICC-ES ESR-1472, LA RR25661. SEE DIAPHRAGM SHEAR TRANSFER AND DETAILS SHEET ST3

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REGISTERED PROFESSIONAL ENGINEER JAMES J. BURKE No. 19881 STRUCTURAL STATE OF CALIFORNIA

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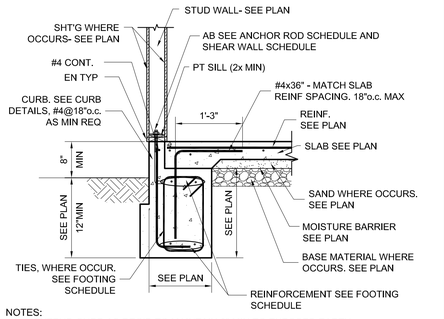
HENRY MIAO

REMODEL/ADDITION OF 2 STORY

18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

ROOF FRAMING PLAN

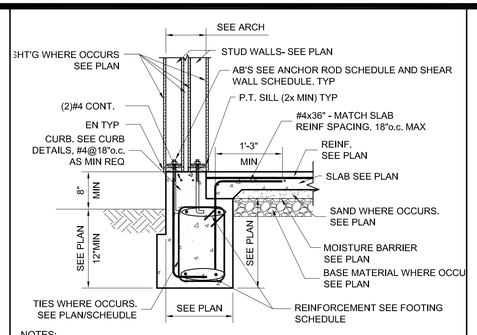
DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET S3.0
OF SHEETS



NOTES:
1. EXTEND CURB AS REQ'D TO MAINTAIN 8" MIN TO EXPOSED EARTH

FTG-1A EXTERIOR FOUNDATION SOG

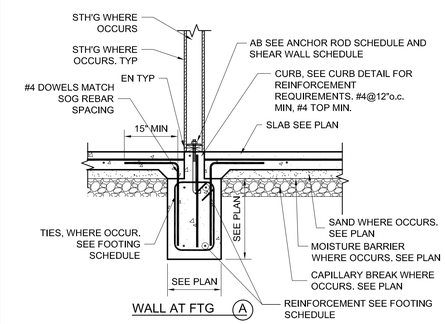
DETAIL scale ¾"=1'-0" (1)



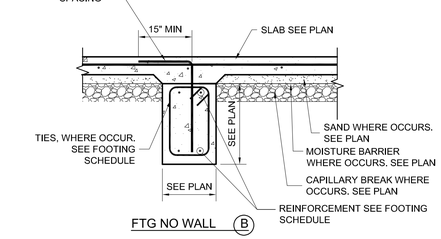
NOTES:
1. EXTEND CURB AS REQ'D TO MAINTAIN 8" MIN TO EXPOSED EARTH

DOUBLE WALL EXTERIOR FOUNDATION SOG

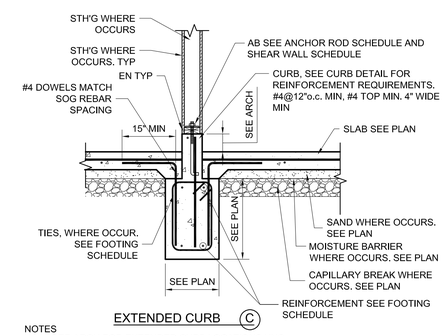
DETAIL scale ¾"=1'-0" (2)



WALL AT FTG (A)



FTG NO WALL (B)

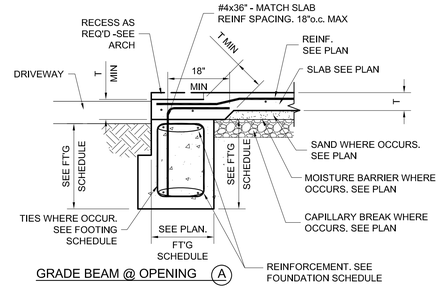


EXTENDED CURB (C)

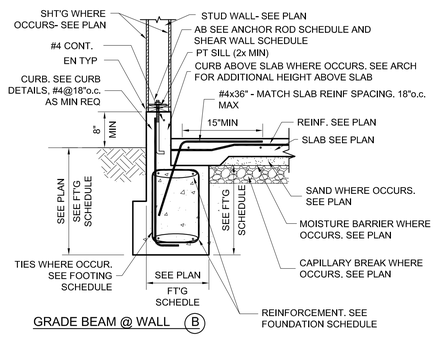
NOTES
1. SEE ARCH FOR EXTENDED CURB LOCATIONS UNO
2. SEE ARCH FOR CURB HEIGHT UNO
3. SEE ARCH FOR LOCATIONS OF CURB WIDTH WIDER THAN WALL UNO

FTG 4 INTERIOR FOUNDATION SOG

DETAIL scale ¾"=1'-0" (5)



GRADE BEAM @ OPENING (A)

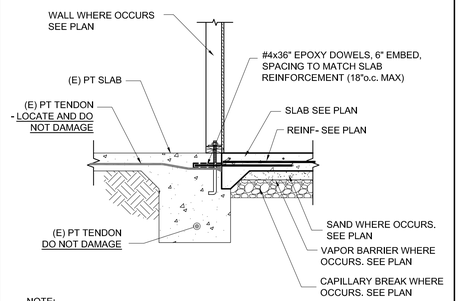


GRADE BEAM @ WALL (B)

NOTES:
1. EXTEND CURB AS REQ'D TO MAINTAIN 8" MIN TO EXPOSED EARTH

FTG -5 GARAGE GRADE BEAM/FTG

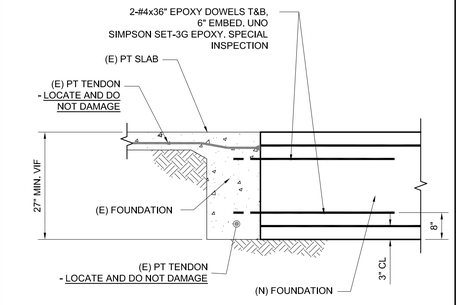
DETAIL scale ¾"=1'-0" (7)



NOTE:
1. SEE EPOXY NOTES ON SHEET SN1
2. EPOXY REQUIRES SPECIAL INSPECTION

(N) SLAB TO (E) FTG

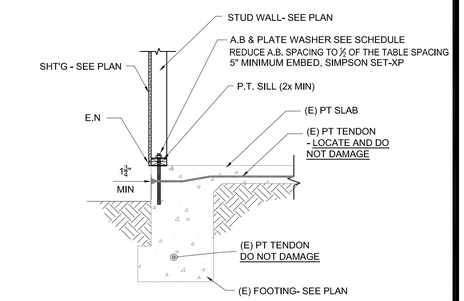
DETAIL scale ¾"=1'-0" (8)



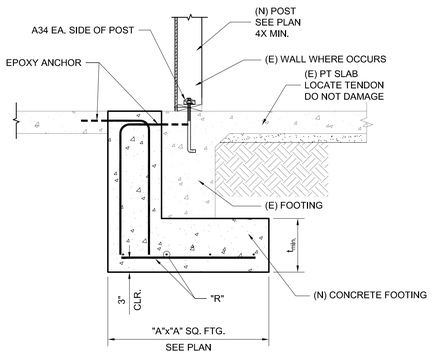
NOTE:
1. SEE EPOXY NOTES ON SHEET SN1
2. EPOXY REQUIRES SPECIAL INSPECTION

(N) FTG TO (E) FTG

DETAIL scale ¾"=1'-0" (9)

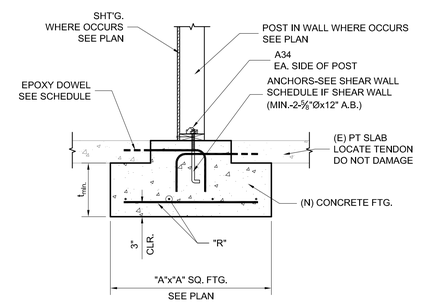


DETAIL scale ¾"=1'-0" (10)



A	t	"R" E.W.	EPOXY ANCHOR
2	12"	4-#5	1-#4x36" EA. SIDE, 6" EMBED
3	12"	4-#5	1-#4x36" EA. SIDE, 6" EMBED
4	12"	5-#5	1-#4x36" EA. SIDE, 6" EMBED
5	12"	6-#5	2-#4x36" EA. SIDE, 6" EMBED

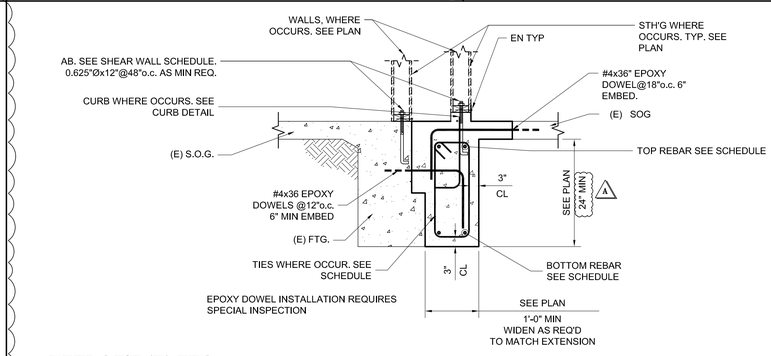
1. SIMPSON SET-XP EPOXY (ICC-ESR-2508)
2. EPOXY REQUIRES SPECIAL INSPECTION. SEE EPOXY NOTES ON SHEET SN



A "FT"	t	"R" E.W.	EPOXY DOWEL
2	18"	4-#5	1-#4x36" EA. SIDE, 6" EMBED (4-TOTAL)
3	18"	4-#5	1-#4x36" EA. SIDE, 6" EMBED (4-TOTAL)
4	18"	5-#5	1-#4x36" EA. SIDE, 6" EMBED (4-TOTAL)
5	18"	6-#5	2-#4x36" EA. SIDE, 6" EMBED (8-TOTAL)

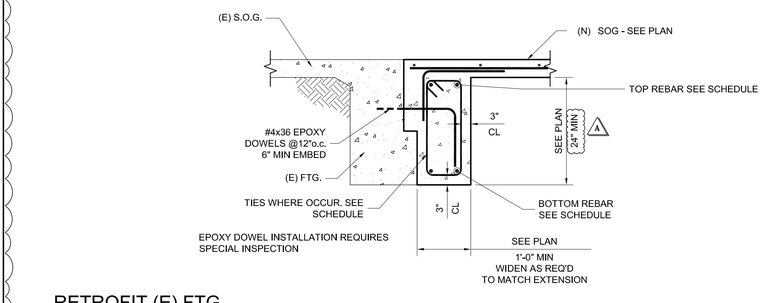
1. SIMPSON SET-XP EPOXY (ICC-ESR-2508)
2. EPOXY REQUIRES SPECIAL INSPECTION. SEE EPOXY NOTES ON SHEET SN1

DETAIL scale ¾"=1'-0" (17)



RETROFIT (E) FTG

DETAIL scale ¾"=1'-0" (15)



RETROFIT (E) FTG

DETAIL scale ¾"=1'-0" (20)

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151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER JAMES J. BURKE No. 10881 STRUCTURAL STATE OF CALIFORNIA

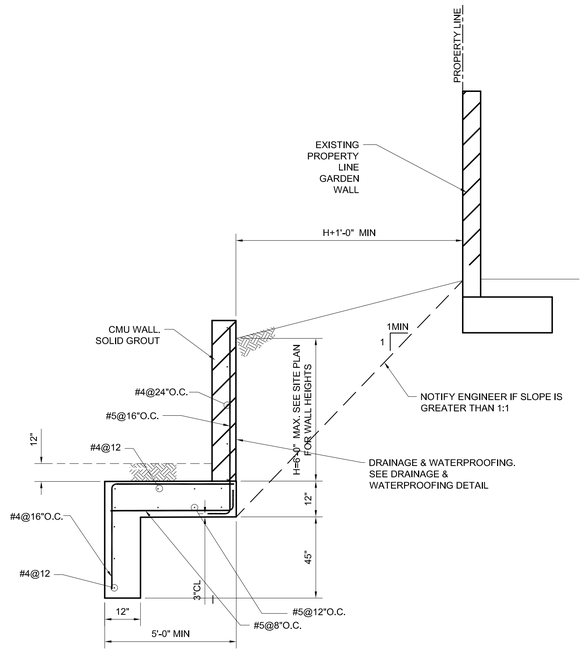
REVISIONS	BY
1 2022-06-02	CC/NN

FOUNDATION DETAILS

HENRY MIAO

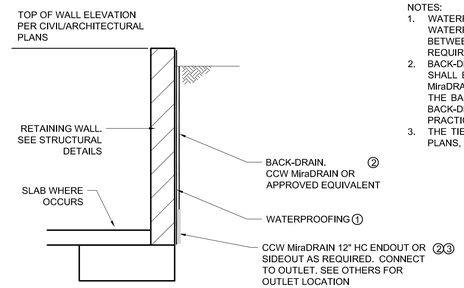
REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET SD1.0
OF SHEETS



TYPICAL CANTILEVER CMU RETAINING WALL

DETAIL scale ¾"=1'-0" (7)



NOTES:
1. WATERPROOF BACK SIDE OF WALL DOWN TO TOP OF CAISSON. MiraPly WATERPROOFING MEMBRANE AS A MINIMUM. WATERPROOFING SHALL BE APPLIED BETWEEN THE WALL AND MiraDRAIN. SEE ARCHITECTURAL FOR ADDITIONAL REQUIREMENTS.
2. BACK-DRAIN SYSTEM. AS A MINIMUM STRUCTURAL REQUIREMENT, THE BACK-DRAIN SHALL BE CCW MiraDRAIN 2000 (6000 FOR WALLS GREATER THAN 10FT) WITH CCW MiraDRAIN HC AT BOTTOM CONNECTION TO OUTLET OR APPROVED EQUIVALENT. THE BACK-DRAIN GRADIENT SHOULD NOT BE LESS THAN 1% WHEN POSSIBLE. THE BACK-DRAIN SHOULD OUTLET INTO AREA DRAINS AT RUNS OF 200 FEET OR LESS, IF PRACTICAL. SEE CIVIL PLANS FOR ADDITIONAL REQUIREMENTS
3. THE TIE-IN LOCATIONS FOR BACK-DRAIN OUTLETS SHALL BE SHOWN ON THE CIVIL PLANS, PRECISE GRADING, ARCHITECTURAL PLANS, OR LANDSCAPE PLANS.

RETAINING WALL WATERPROOFING AND DRAINAGE DETAIL

WDRW-1C

DETAIL scale ¾"=1'-0" (4)

BSE

BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 10851
STRUCTURAL
STATE OF CALIFORNIA

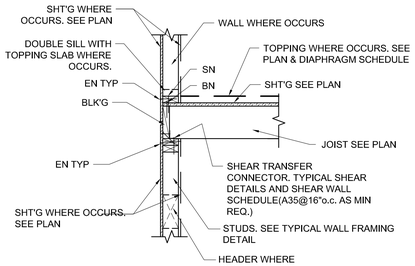
REVISIONS	BY
1 2022-06-02	CC/NN

FOUNDATION DETAILS

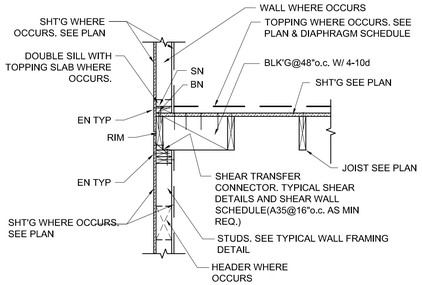
HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE 2021-11-30
SCALE AS SHOWN
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SHEET SD1.1
OF SHEETS

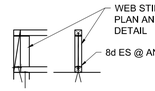


JOIST PERPENDICULAR TO WALL (A)



JOIST PARALLEL TO WALL (B)

NOTES:
1. BLK'G SHALL BE 2xMIN WITH SAWN LUMBER JOIST AND 1.75 LVL OR LSL MIN WITH STRUCTURAL COMPOSITE LUMBER JOIST UNO
2. RIM SHALL BE 2x MIN RIM WITH SAWN LUMBER JOIST AND 1.75 LVL OR LSL MIN STRUCTURAL COMPOSITE LUMBER JOIST UNO
3. SEE TYPICAL SHEAR TRANSFER DETAIL AND SHEAR WALL SCHEDULE FOR ADDITIONAL SHEAR TRANSFER CONNECTION INFORMATION NOT SHOWN IN THIS DETAIL
4. USE DOUBLE SILL PLATE WITH TOPPING SLAB
5. USE DETAIL A FOR JOIST AT A SKEW TO WALL
6. SEE TYPICAL NAILING SCHEDULE FOR ADDITIONAL CONNECTION INFORMATION
7. USE LVL OR LSL BLK'G WITH "I" JOIST PERPENDICULAR TO WALL
8. USE LVL RIM WITH "I" JOIST PARALLEL TO WALL

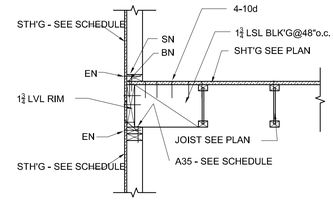


"I" JOIST (C)

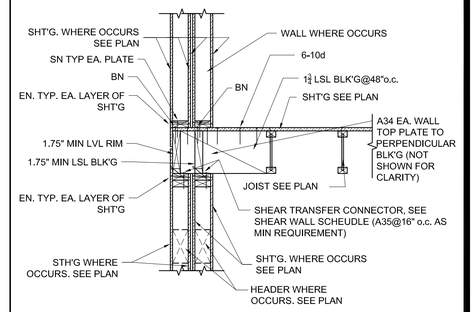
"I" JOIST (TJI) WHERE OCCURS SEE PLAN

FL1 TYPICAL JOIST TO END WALL

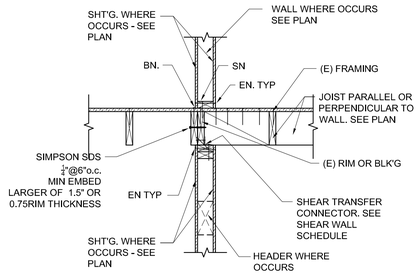
DETAIL scale ¾"=1'-0" (3)



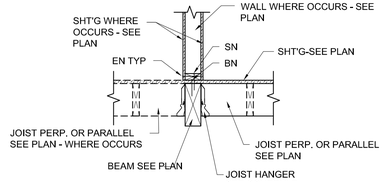
DETAIL scale ¾"=1'-0" (4)



DETAIL scale ¾"=1'-0" (5)

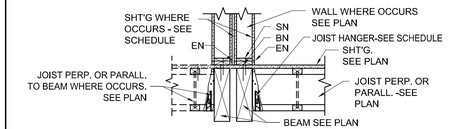


DETAIL scale ¾"=1'-0" (6)



FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	JB26
2x8	JB28
2x10	JB210
2x12	JB212
1¾x7¼ LVL	LBV1.81/7.25
1¾x9½ LVL	LBV1.81/9.5
1¾x11⅞ LVL	BA1.81/11.88

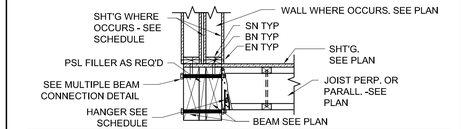
DETAIL scale ¾"=1'-0" (7)



FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
9½ TJI 210	ITS2.06/9.5
11⅞ TJI 210	ITS2.06/11.88
14 TJI 210	ITS2.06/14
16 TJI 210	ITS2.06/16
9½ TJI 230	ITS2.37/9.5
11⅞ TJI 230	ITS2.37/11.88
14 TJI 230	ITS2.37/14
16 TJI 230	ITS2.37/16
11⅞ TJI 360	ITS2.37/11.88
14 TJI 360	ITS2.37/14
16 TJI 360	ITS2.37/16
11⅞ TJI 560	ITS3.56/11.88
14 TJI 560	ITS3.56/14
16 TJI 560	ITS3.56/16

FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	JB26
2x8	JB28
2x10	JB210
2x12	JB212
1¾x7¼ LVL	LBV1.81/7.25
1¾x9½ LVL	LBV1.81/9.5
1¾x11⅞ LVL	LBV1.81/11.88
1¾x14 LVL	LBV1.81/14
1¾x16 LVL	LBV1.81/16

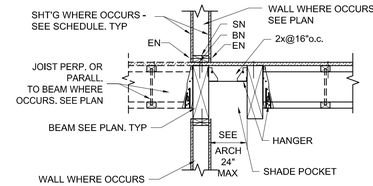
DETAIL scale ¾"=1'-0" (8)



FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
9½ TJI 210	ITS2.06/9.5
11⅞ TJI 210	ITS2.06/11.88
14 TJI 210	ITS2.06/14
16 TJI 210	ITS2.06/16
9½ TJI 230	ITS2.37/9.5
11⅞ TJI 230	ITS2.37/11.88
14 TJI 230	ITS2.37/14
16 TJI 230	ITS2.37/16
11⅞ TJI 360	ITS2.37/11.88
14 TJI 360	ITS2.37/14
16 TJI 360	ITS2.37/16
11⅞ TJI 560	ITS3.56/11.88
14 TJI 560	ITS3.56/14
16 TJI 560	ITS3.56/16

FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	JB26
2x8	JB28
2x10	JB210
2x12	JB212
1¾x7¼ LVL	LBV1.81/7.25
1¾x9½ LVL	LBV1.81/9.5
1¾x11⅞ LVL	LBV1.81/11.88
1¾x14 LVL	LBV1.81/14
1¾x16 LVL	LBV1.81/16

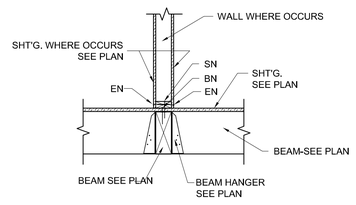
DETAIL scale ¾"=1'-0" (9)

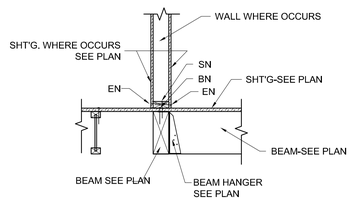


FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
9½ TJI 210	ITS2.06/9.5
11⅞ TJI 210	ITS2.06/11.88
14 TJI 210	ITS2.06/14
16 TJI 210	ITS2.06/16
9½ TJI 230	ITS2.37/9.5
11⅞ TJI 230	ITS2.37/11.88
14 TJI 230	ITS2.37/14
16 TJI 230	ITS2.37/16
11⅞ TJI 360	ITS2.37/11.88
14 TJI 360	ITS2.37/14
16 TJI 360	ITS2.37/16
11⅞ TJI 560	ITS3.56/11.88
14 TJI 560	ITS3.56/14
16 TJI 560	ITS3.56/16

FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	JB26
2x8	JB28
2x10	JB210A
2x12	JB212A
1¾x7¼ LVL	LBV1.81/7.25
1¾x9½ LVL	LBV1.81/9.5
1¾x11⅞ LVL	LBV1.81/11.88
1¾x14 LVL	LBV1.81/14
1¾x16 LVL	LBV1.81/16

DETAIL scale ¾"=1'-0" (15)



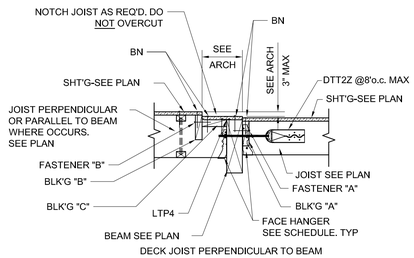


FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
4x4	LUS44
4x6	HU46
4x8	HGUS48
4x10	HGUS410
4x12	HGUS412
4x14	HGUS414
4x16	HGUS416

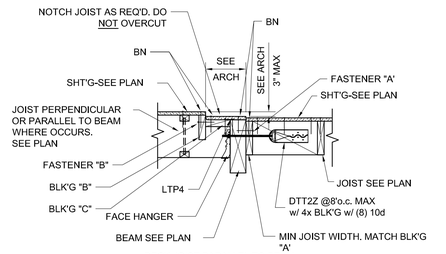
FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
6x6	HU66
6x8	HGUS5.50/8
6x10	HGUS5.50/10
6x12	HGUS5.50/12
6x14	HGUS5.50/14
6x16	HGUS5.50/14

NOTE:
1. HU HANGERS SHALL USE MAXIMUM NAILING PER SIMPSON CATALOG

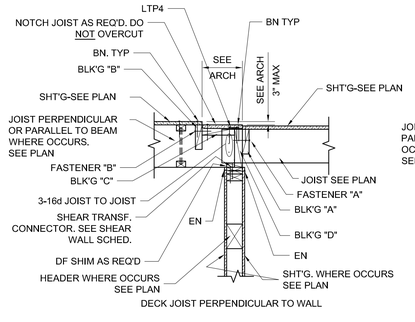
DETAIL scale ¾"=1'-0" (17)



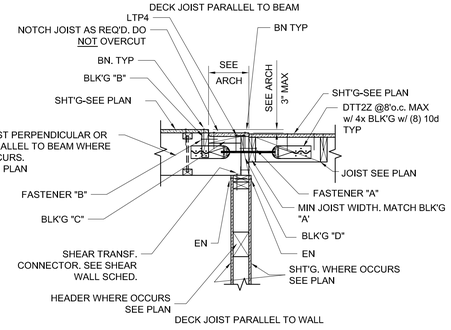
DECK JOIST PERPENDICULAR TO BEAM



DECK JOIST PARALLEL TO BEAM



DECK JOIST PERPENDICULAR TO WALL



DECK JOIST PARALLEL TO WALL

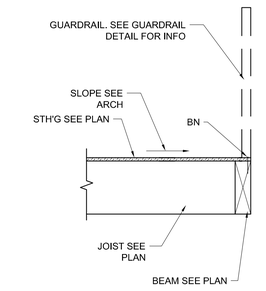
DECK FACE HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	LUS26
2x8	LUS28
1¾x5¼ LVL	HU1.81/5
1¾x7¼ LVL	HU7
1¾x9½ LVL	HUS1.81/10
1¾x11⅞ LVL	HU11

DIAPHRAGM TRANSFER SCHEDULE

DIAPHRAGM BN	MIN BLOCKING SIZE				FASTENERS		LTP4
	A	B	C	D	A	B	
10d@6"o.c.	1.75"	1.75"	3.5"	1.75"	10d@4"o.c.	10d@4"o.c.	@16"o.c.
10d@4"o.c.	1.75"	1.75"	3.5"	1.75"	16d@4"o.c.	16d@4"o.c.	@12"o.c.
10d@2.5"o.c.	3.5"	3.5"	3.5"	3.5"	SDS¼"x6"@6"o.c.	SDS¼"x6"@6"o.c.	@8"o.c.
10d@2"o.c.	3.5"	3.5"	3.5"	3.5"	SDS¼"x6"@6"o.c.	SDS¼"x6"@6"o.c.	@6"o.c.

NOTES:
1. BLK'G SHALL BE LSL, LVL OR PSL MATERIAL
2. 2x AND 4x DF BLK'G MAY BE USED WITH SAWN LUMBER JOIST

DETAIL scale ¾"=1'-0" (19)



DETAIL scale ¾"=1'-0" (20)

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 10881 STRUCTURAL STATE OF CALIFORNIA

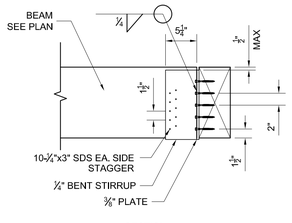
REVISIONS	BY

FLOOR FRAMING DETAILS

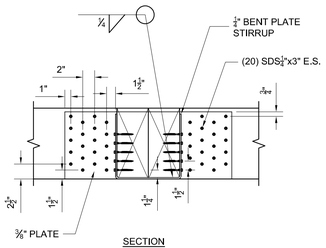
HENRY MIAO

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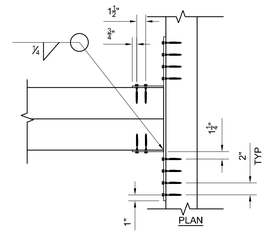
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OF SHEETS



SECTION



SECTION

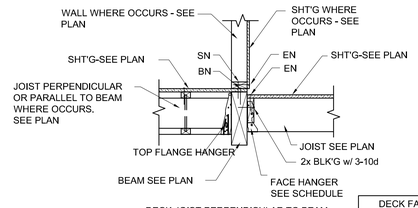


PLAN

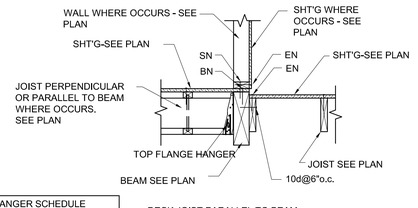
NOTE:
1. FOR 9.5" DEEP BEAM, (16) SDS SCREWS E.S. (ELIMINATE TOP ROW)
2. CAPACITY 13.4 KIPS, ASD

BEAM BUCKET 9.5" AND 11.875" DEEP BEAM

DETAIL scale 1"=1'-0" (3)



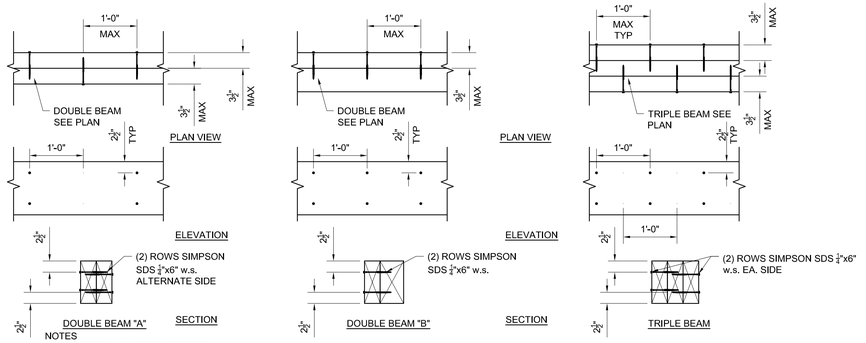
DECK JOIST PERPENDICULAR TO BEAM



DECK JOIST PARALLEL TO BEAM

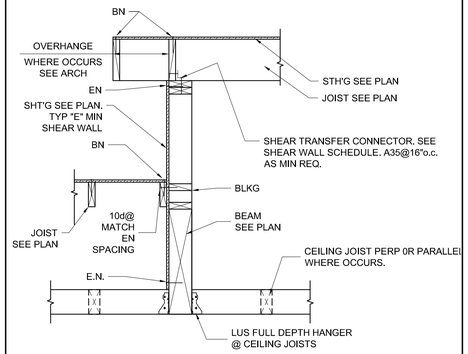
DECK FACE HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	LUS26
2x8	LUS28
2x10	LUS210
2x12	LUS210
1¾x5¼ LVL	HU1.81/5
1¾x7¼ LVL	HU7
1¾x9¼ LVL	HUS1.81/10
1¾x11⅞ LVL	HU11

DETAIL scale ¾"=1'-0" (5)

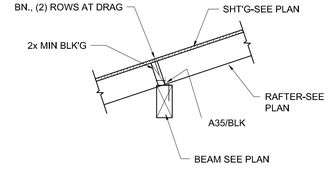


NOTES
1. SCREWS MAY BE STAGGERED
2. FOR DOUBLE BEAM "A", SCREWS MAY BE INSTALLED FROM ONE SIDE IF BOTH SIDES OF BEAM ARE NOT ACCESSIBLE.

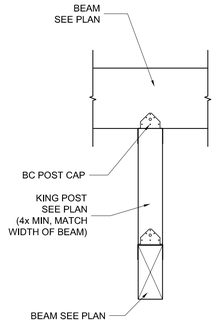
DETAIL scale ¾"=1'-0" (7)



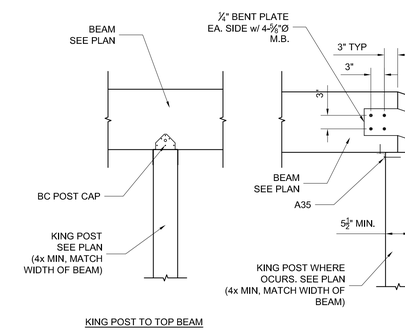
DETAIL scale ¾"=1'-0" (8)



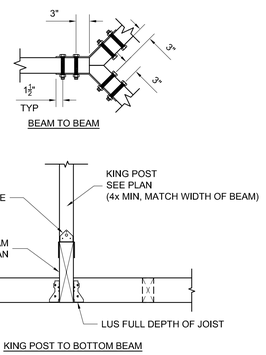
DETAIL scale ¾"=1'-0" (9)



DETAIL scale ¾"=1'-0" (10)

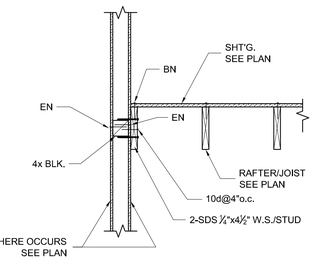


KING POST TO TOP BEAM

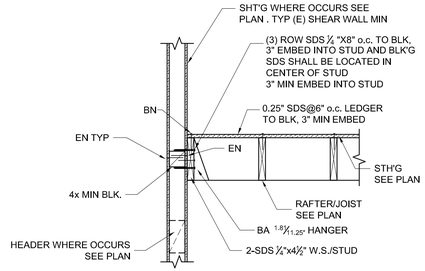


KING POST TO BOTTOM BEAM

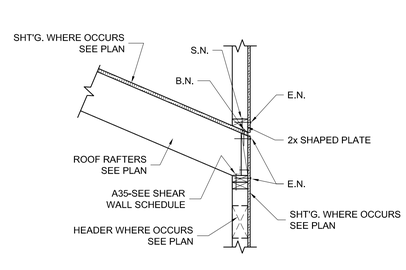
DETAIL scale ¾"=1'-0" (12)



DETAIL scale ¾"=1'-0" (13)

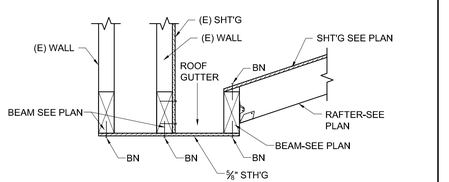


INTERSECTION OF ROOF AT WALL



LOW AND HIGH ROOFS

DETAIL scale ¾"=1'-0" (15)



DETAIL scale ¾"=1'-0" (16)

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 10851 STRUCTURAL STATE OF CALIFORNIA

REVISIONS	BY
1 2022-06-02	CC/NN

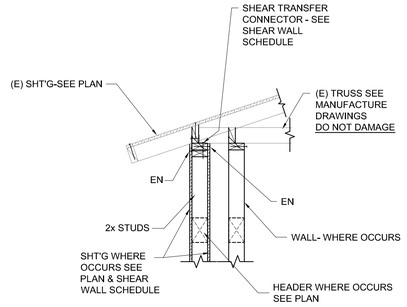
FLOOR FRAMING DETAILS

HENRY MIAO

REMODEL/ADDITION OF 2 STORY

18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

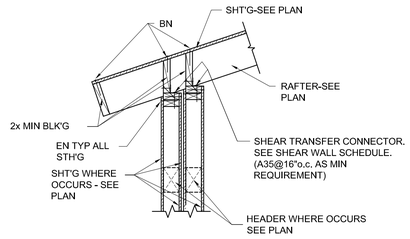
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SCALE	AS SHOWN
DRAWN BY	JS/CC
JOB NO.	21101
SHEET	SD2.1
OF	SHEETS



ROOF TRUSS

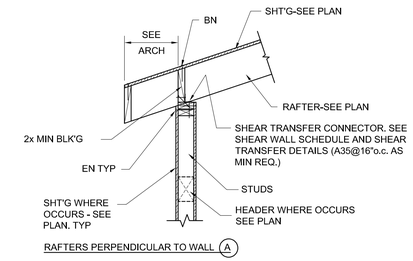
RT1

DETAIL scale ¾"=1'-0" (1)



NOTE:
1. USE LSL BLK'G WITH STRUCTURAL COMPOSITE LUMBER FRAMING

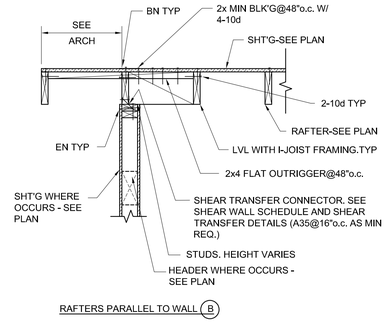
DETAIL scale ¾"=1'-0" (2)



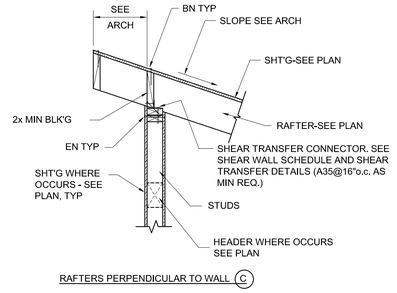
RAFTERS PERPENDICULAR TO WALL (A)

NOTES:
1. USE LSL OR LVL BLK'G WITH STRUCTURAL COMPOSITE LUMBER FRAMING
2. SEE PARAPET DETAILS FOR PARAPET FRAMING WHERE OCCURS
3. USE LVL RIM WITH TRUSJOIST (I-JOIST) FRAMING PARALLEL TO WALL

RE4 TYPICAL ROOF EAVE DETAIL

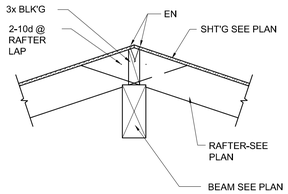


RAFTERS PARALLEL TO WALL (B)

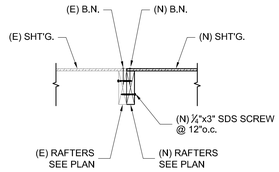


RAFTERS PERPENDICULAR TO WALL (C)

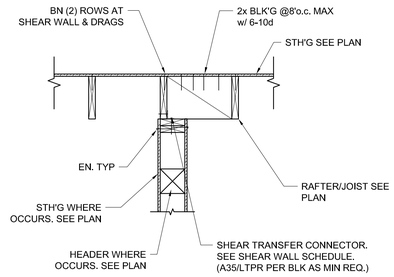
DETAIL scale ¾"=1'-0" (5)



DETAIL scale ¾"=1'-0" (6)

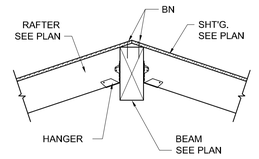


DETAIL scale ¾"=1'-0" (7)

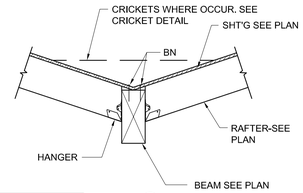


WALL AT ROOF FRAMING

DETAIL scale ¾"=1'-0" (8)

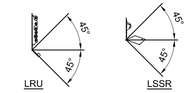


RIDGE (A)



VALLEY (B)

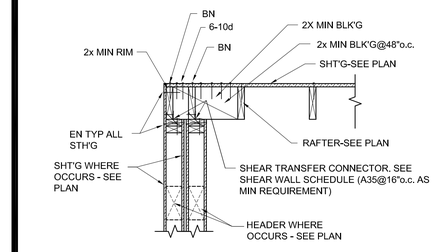
ROOF RAFTER HANGER SCHEDULE	
RAFTER	SIMPSON HANGER
2x4	2-16d Toe nails OR A34
2x6	LRU26Z
2x8	LRU28Z
2x10	LRU210Z
2x12	LRU212Z
1.75x<9.25	A34 EA. SIDE (2 TOTAL)
1.75x9.25 AND DEEPER	LSSR1.81Z



HANGERS CAN BE SLOPED TO 45° UP OR DOWN

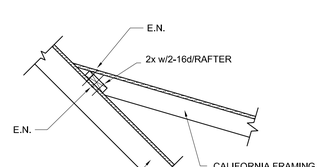
RRV1 TYPICAL RAFTER TO RIDGE/VALLEY

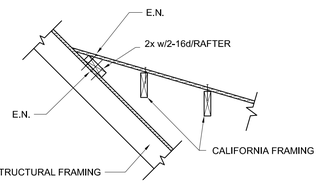
DETAIL scale ¾"=1'-0" (10)

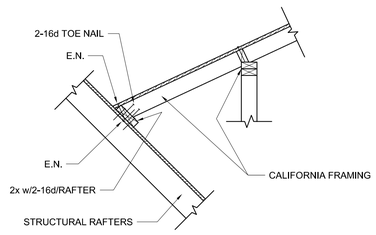


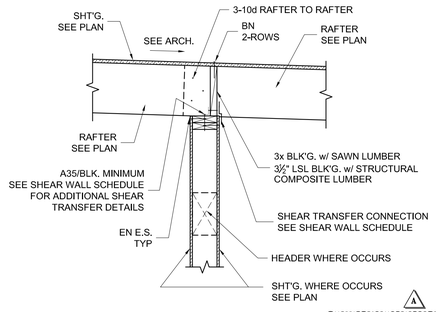
NOTE:
1. USE LSL BLK'G WITH STRUCTURAL COMPOSITE LUMBER FRAMING

DETAIL scale ¾"=1'-0" (11)

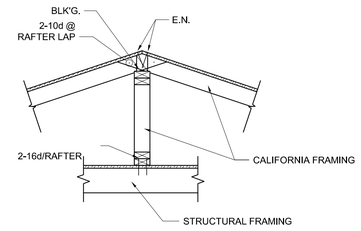


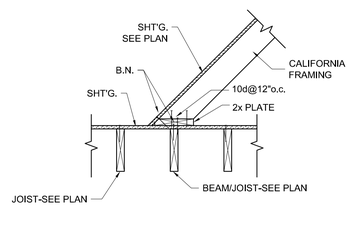


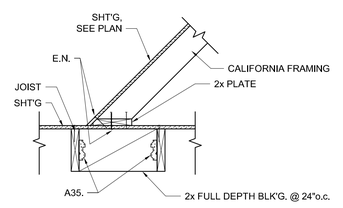


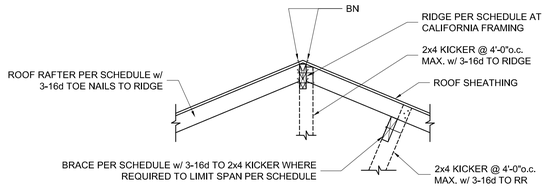


DETAIL scale ¾"=1'-0" (15)





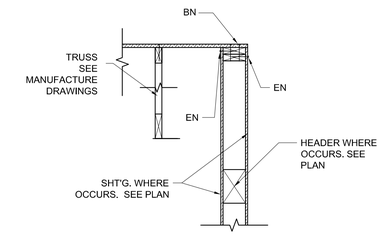




CALIFORNIA FRAMING SCHEDULE (21 PSF DL)						
SPAN	RR	SPACING	SLEEPER	BRACE	RIDGE	CRIPPLE WALL
4'-0"	2x4	24"o.c.	2x6	2x6	2x6	2x4@16"o.c.
8'-0"	2x6	24"o.c.	2x8	2x8	2x8	2x4@16"o.c.

NOTE:
1. MAX. CRIPPLE WALL HEIGHT 8'-0"

DETAIL scale ¾"=1'-0" (19)



SHEAR WALL PARALLEL TO TRUSS

DETAIL scale ¾"=1'-0" (20)

BSE
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REGISTERED PROFESSIONAL ENGINEER JAMES J. BURKE No. 30851 STRUCTURAL STATE OF CALIFORNIA

REVISIONS	BY
1 2022-06-02	CC/NN

ROOF FRAMING DETAILS

HENRY MIAO

REMODEL/ADDITION OF 2 STORY
18 ARCHIPELAGO DR, NEWPORT COAST, CA 92657

DATE 2021-11-30
SCALE AS SHOWN
DRAWN BY JS/CC
JOB NO. 21101
SHEET SD3.0
OF SHEETS