TYPICAL FLOOR PLAN NOTES

REFERENCE FROM PAGE A-4 PLAN

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 2016 C.B.C., SEE COVER PAGE PER NOTE 5, 6 & 7 OF SHEET MEP-2 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 PAINT FINISHES AND TEXTURES PER OWNERS DIRECTIONS (PROVIDE 3/4" RADIUS CORNERS AT GYP BOARD WALLS BOTH (E) AND (N))
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 FINISHES W/ OWNER PRIOR TO INSTALL- REFER TO DEMOLITION PLANS FOR ADDITIONAL ITEMS THAT MAY DISTURB EXISTING CONDITIONS THAT WILL REQUIRE REPAIR OR REPLACEMENT
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: MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF 5.7. S.F. W/ SILL AT 44" MAX FROM FINISH FLOOR PER CRC R310.2. -REFER TO WINDOW SCHEDULE OF SHEET A-14 UNDER "REMARKS" COLUMN FOR COMMENTS THAT IDENTIFY THE LOCATIONS KEYED ON THIS PLAN
9. REFER TO BLDG SECTION SHT A-8 FOR ADDITIONAL GENERAL NOTES NOT SHOWN
10. 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)- SEE MEP SHEET FOR PLUMBING LAYOUT

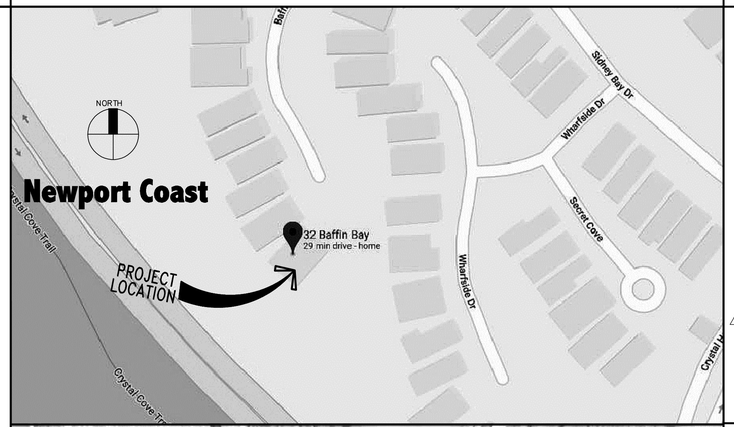
BUILDING DEPARTMENT NOTES

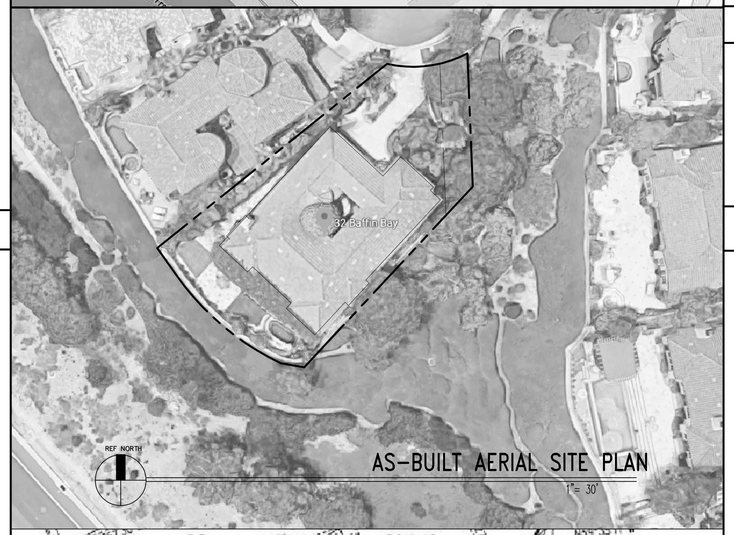
PLAN CHECK #2130-2019
BLDG PERMIT #X2019-3053

1. ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC); CMC 2016 CALIFORNIA MECHANICAL CODE, CPC 2016 CALIFORNIA PLUMBING CODE; 2016 ENERGY CODE (T-24), CEC: CG 2016 CALIFORNIA ELECTRICAL CODE AND 2016 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. DEFERRED SUBMITTALS: FIRE SPRINKLERS, SOUND TRAMISSION CONTROL FOR HVAC AND OTHER SEPARATE SHOP DRAWINGS GENERATED BY VENDORS WILL BE REQUIRED TO BE SEPARETELY SECURED/PERMITTED W/ CITY PRIOR TO FABRICATION AND INSTALL – SEE ALSO PAGE GN-1 NOTE #2 FRO MISC SITE ITEMS IF APPLICABLE
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. FOR HOA CONSTRUCTION RULES AN REGULATIONS, REFER TO HOA ARCHITECTURAL GUIDELINES MANUAL FOR CONSTRUCTION PROCEDURES AND STAGING HOURS

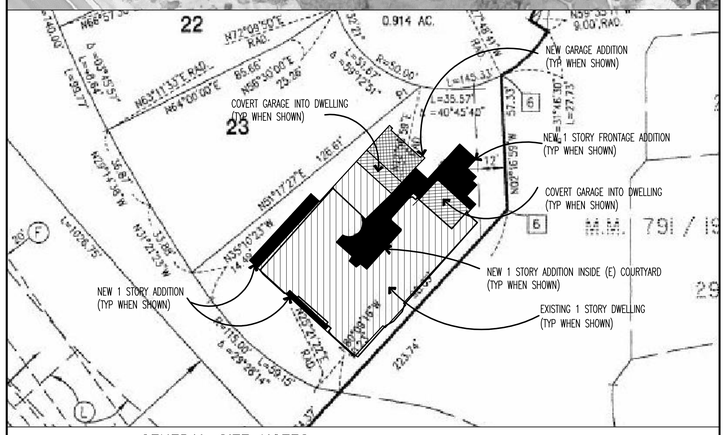
VICINITY MAP

NO SCALE





AS-BUILT AERIAL SITE PLAN
1" = 30'



GENERAL SITE NOTES

1 See Civil prepared sheet C-1 for enlarged site plan of existing site layout
2. See sheet A-1.1 for site demo, A1.2 for site drainage plan
3. See sheet A-1.2 for proposed site work and setbacks
4. See sheet A-1.3 and A-1.4 for standard site details
5. See sheet A-1.5 for site sections and soils
6. See sheet A-1.6 WQMP BMP site plan

REF NORTH

SITE PLOT PLAN
1"= 30'

CONSULTANTS

ARCHITECTURAL
John A. Salat Architects http://ZenArchitect.COM
22386 Woodgrove Road
Lake Forest, CA 92630
Attn: John Salat E-mail: freeingwinds@earthlink.net
Ph 949-235-4847

CIVIL/SOILS
Stephen Peter, PE President
1519 Calle Valle, San Clemente, CA 92672
(949) 492-3735 Office (949) 492-1891 Fax
(949) 370-6655 Cell Web: www.peterassoc.com
Email: steve@peterassoc.com

STRUCTURAL ENGINEERING
Burke Structural Engineers, PC http://burkese.com/
151 Kalmus Dr, Bldg E140
Costa Mesa, CA 92626
PH – 657-289-0460
Email: Tom Burke Tom@burkese.com

T-24 CALCULATIONS
T24 Energy Code Reports
2207 Merced Ave, South El Monte, CA 91733
Julian Yassin PH (323) 682-0242
email: reports@t24calcs.com

QMPD BMP CONSULTANT
Grand Knight Engineering Inc.
24881 Alicia Pkwy E-243, Laguna Hills, CA 92653
Contact: June Reyna PH: 949.228.1570
email: engineering@grandknight.com

GENERAL CONTRACTOR
Americal Construction Management Group
26081 Merit Cir. Ste. 114 Laguna Hills, CA 92653
Allen Manshi PH (949) 297-4261
email: allen@americalgroup.com

HOA MANAGER

Keystone Pacific Property Management keystonepacific.com
Toni Lopez | Architectural Coordinator
for Beachtown #2 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 and unsightly performance during and after sequencing of work per HOA shts 49~65

INDEX

NOTE: IF THIS SET IS NOT 24"X36" SIZE, IT IS NOT TO SCALE

ARCHITECTURAL
A-1 COVER SHEET
GN-1 GENERAL NOTES (MINIMUM CITY STANDARDS)
C-1 CIVIL SURVEY
A-1.1 SITE DEMO PLAN
A-1.2 SITE DRAINAGE PLAN
A-1.3 SITE DETAILS
A-1.4 STANDARD SITE DRAINAGE NOTES DETAILS
A-1.5 SITE SECTION & SOILS RECOMMENDATION
A-1.6 GENERAL GRADING PLAN SPECIFICATIONS
A-2 DEMO FLOOR PLAN
A-3 DEMO EXTERIOR ELEVATIONS AND ROOF
A-4 PROPOSED FLOOR PLAN
A-5 ROOF PLAN
A-6 EXTERIOR ELEVATIONS
A-7 EXTERIOR ELEVATIONS
A-8 BUILDING SECTIONS
A-9 DOOR & WINDOW SCHEDULE
D-1 MISCELLANEOUS DETAILS
D-2 MISCELLANEOUS DETAILS

MECHANICAL, ELECTRICAL & PLUMBING
MEP-1 MECH, ELECT & PLUMB PLANS
MEP-2 MECH, ELECT & PLUMB SPECS
T-24-1 TITLE 24 STATE ENERGY COMMISSIONS
T-24-2 TITLE 24 STATE ENERGY COMMISSIONS
CGC-1 CAL GREEN CODE

STRUCTURAL DRAWINGS
SN-1 GENERAL NOTES, LEGENDS & ABBREVIATIONS
SN-2 GENERAL NOTES AND DETAILS
SN-3 SPECIAL INSPECTION NOTES
SN-4 SPECIAL INSPECTION NOTES
SN-5 SPECIAL INSPECTION NOTES
ST-1 STRUCTURAL CONC DETAILS & NOTES
ST-2 STRUCTURAL CONC DETAILS & NOTES
ST-3 STRUCTURAL WOOD DETAILS & NOTES
ST-4 STRUCTURAL WOOD DETAILS & NOTES
ST-5 STRUCTURAL WOOD DETAILS & NOTES
ST-6 TYPICAL WALL IN POST DETAIL
ST-7 DRAG DETAILS & NOTES
ST-8 WOOD TO CONCRETE DETAILS
SD1.0 FOUNDATION PLANS & NOTES
SD2.0 FRAMING PLAN AND NOTES
SD2.1 ROOF FRAMING DETAILS
SD2.2 MOMENT RESISTANT DETAILS
SD2.3 ROOF FRAMING DETAILS

SEPARATE 8-1/2 X11 DOCS INCLUDED WITH CONTRACT
1) HOA DESIGN PACKET IS PART OF THESE DOCUMENTS
2) SOILS AND STRUCTURAL CALCS IS PART OF THESE DOCUMENTS
3) QMPD REPORT "Water Quality Management Plan"

SHOP DRAWINGS (NIC)
DEFERRED SUBMITTAL DRAWING OR SHOP DRAWINGS WILL REQUIRED VIA SEPARATE PERMIT -SEE NOTE #6 THIS PAGE

PROJECT DATA

CITY PLAN CHECK # 2130-2019

OWNER
OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay, Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

PROPERTY ADDRESS
32 Baffin Bay, Newport Coast, CA 92657

LEGAL DESCRIPTION
Parcel #: 47722116 (TRACT 15851 LOT 24)
AND INCLUSIVE TO MISCELLANEOUS MAPS OF COUNTY

SITE/BUILDING DATA:

LOT SIZE: 9,613 sq ft

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/U1 SINGLE DETACHED FAMILY DWELLING
NUMBER OF FLOORS:	EXISTING 1-STORY W/ ATTACHED GARAGE

PLANNING DEPT. NOTE: THE EXISTING LANDSCAPE REHABILITATION IS LESS THAN 2,500 S.F (SEE SHT A1.2 SITE PLAN FOR NBMC CHAPTER 14.17 BREAKDOWN)

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

Work involves adding 1,630.0 s.f to existing 2,972 sf dwelling per detailed outline below

BUILDING AREA:	EXISTING:	NEW	REMOVED	TOTAL	REMODEL:
GARAGE (ATTACHED)	618.0	420.0	618.0	420.0	0.0
DWELLING	2,972.0	1,630.0	00.0	4,602.0	1,600.0
TOTAL LIVING AREA:	–	–	–	4,602.0	–

PROJECT OUTLINE (REMODEL/ADDITION)

BRIEF INTRO: In Newport Coast, a gate guarded neighborhood known as Seabourne at Crystal Cove Residential Community of Beachtown #1 Development. This existing residence is an 1 story with 3 car attached garage structure, built in 1999 by Standard Pacific Homes known as "Plan layout 2B". The dwelling contains 3 Bedrooms and 3 Bathrooms plus a Powder room that provides a total of 2,972 sq ft to existing living space.

GENERAL: Work involves adding 1,630.0 s.f to existing 2,972 sf dwelling. Four additional rooms will be added along with two baths plus an expanded kitchen and living that forms the new addition to the existing envelope. This addition takes place inside by closing off the existing interior courtyard while also expanding to 3 sides to the existing structure footprint. The roof profile changes in order to meet the conventional hip and valley design. All exterior work shall carefully match the existing integrity in color, texture, profile(s) and finish.

The dwelling expansion and interior alterations involves many inside wall changes for opening up the existing main common spaces with adjacent rooms. The living room and master bedroom will have a new collapsible glass wall door facing towards the rear to capitalize for its ocean view.

Other than the retrofit to the expansion describe above, the remaining portions of the building will keep the integrity with most of the existing structure slab and walls. The home will be modernized to meet new codes as will be redoing the existing Cooling/Heat Central system along with water heater to make up for the new added space.

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

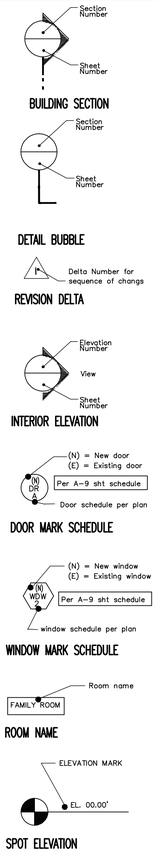
2 OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER FIELD REPRESENTATIVE SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL AS NOT AS INSPECTION AND DOES NOT IN ANY WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES. UNLESS NOTED OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES 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 AND 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



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	PLWDD	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	FEILD 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	0/	OVER
INCL	INCLUDE(D)	0	ROUND
		W/	WITH
		W/O	WITHOUT

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

REVISIONS NO.
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20
3 RESUBMIT 2-10-20

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

architect

HESS RESIDENCE
ROOM ADDITION/REMODEL
cover page

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay,
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 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 (SEE 10 INDEX SHEETS

These documents are property of John A. Salat Architects and are regulated/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore responsibility for discrepancies

GENERAL NOTES (CITY MINIMUM STANDARDS)

GENERAL

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. WHEN NOT ALL PERMITS ARE ISSUED AT THE SAME TIME, THE CONTRACTOR SHALL OBTAIN AND SECURE SEPARATE PERMITS WHEN DEEMED NECESSARY FOR ITEMS NOT ISSUED FROM THE ORIGINAL REVIEW SUCH AS BUT NOT LIMITED TO: DETACHED OR ACCESSORY STRUCTURES, RETAINING WALLS OVER 4 FOOT HEIGHT FROM BOTTOM OF FOOTING, AND FENCES OVER 3' HEIGHT FOR EXAMPLE REQUIRE TOP SECURE PERMITS.

3. THE FOLLOWING SPECS 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: 2016 California Residential Code (CRC); 2016 California Building Code (CBC); 2016 California Plumbing Code (CPC); 2016 California Electrical Code (CEC); 2016 California Mechanical Code (CMC); 2016 Building Energy Efficiency Standards (BEES); 2016 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 2016 California Green Building Standards Code, Section 4.303. 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 may be required for this improvement.
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,
   c. Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall.

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 1210.2.3)
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 3109.4.4.2)
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 907.2.11.5 & 907.2.11.6.
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 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.
17. All fenestrations on windows and doors shall have U-factors (0.32 max) and Solar Heat Gain Coefficient (SHGC=0.25 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.
    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)
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 1203.5.2.1, 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)
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: 2.0 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 interior roof and deck drain piping system, and the exterior onsite storm drain system. (CPC 1101.13)
40. All hose bibbs are to 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 (7))

ELECTRICAL:

48. Electrical service to 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)
49. Edison Company approval is required for meter location prior to installation.
50. Field inspectors to review and approve underground service requirement prior to concrete placement.
51. Service equipment and subpanels to have a min 30" wide by 36" deep clear work space.(CEC 110.26)
52. All lighting is required to be high efficacy. (California energy code section 150. (k) and Table 150.0-A.)
53. 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)
54. All receptacle outlets are required to be listed tamper resistant (CEC 406.12 and 250.52)
55. 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)
56. At a minimum, one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
57. 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)
58. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
59. Subpanels are not allowed to be located in bathrooms or clothes closets. (CEC 240.24 (D) and (E).
60. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two pole circuit breaker or an identified handle tie. (CEC 210.4(B)) Group non-cable circuits in panel (CEC 210.4(D))
61. 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)
62. Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C))
63. 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))
64. Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1),(2),and (3))
65. 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))
66. Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))

67. 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).
68. Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C) (2)).
69. Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.)

FOUNDATION:

70. 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)
71. 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)
72. 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 2308.3.2, Acceptable alternate SDPWS 4.3.6.4.3)

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

REVISIONS NO.

BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20
3 RESUBMIT 2-10-20

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-215-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

HESS RESIDENCE
ROOM ADDITION/REMODEL
general notes
city minimum standards

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

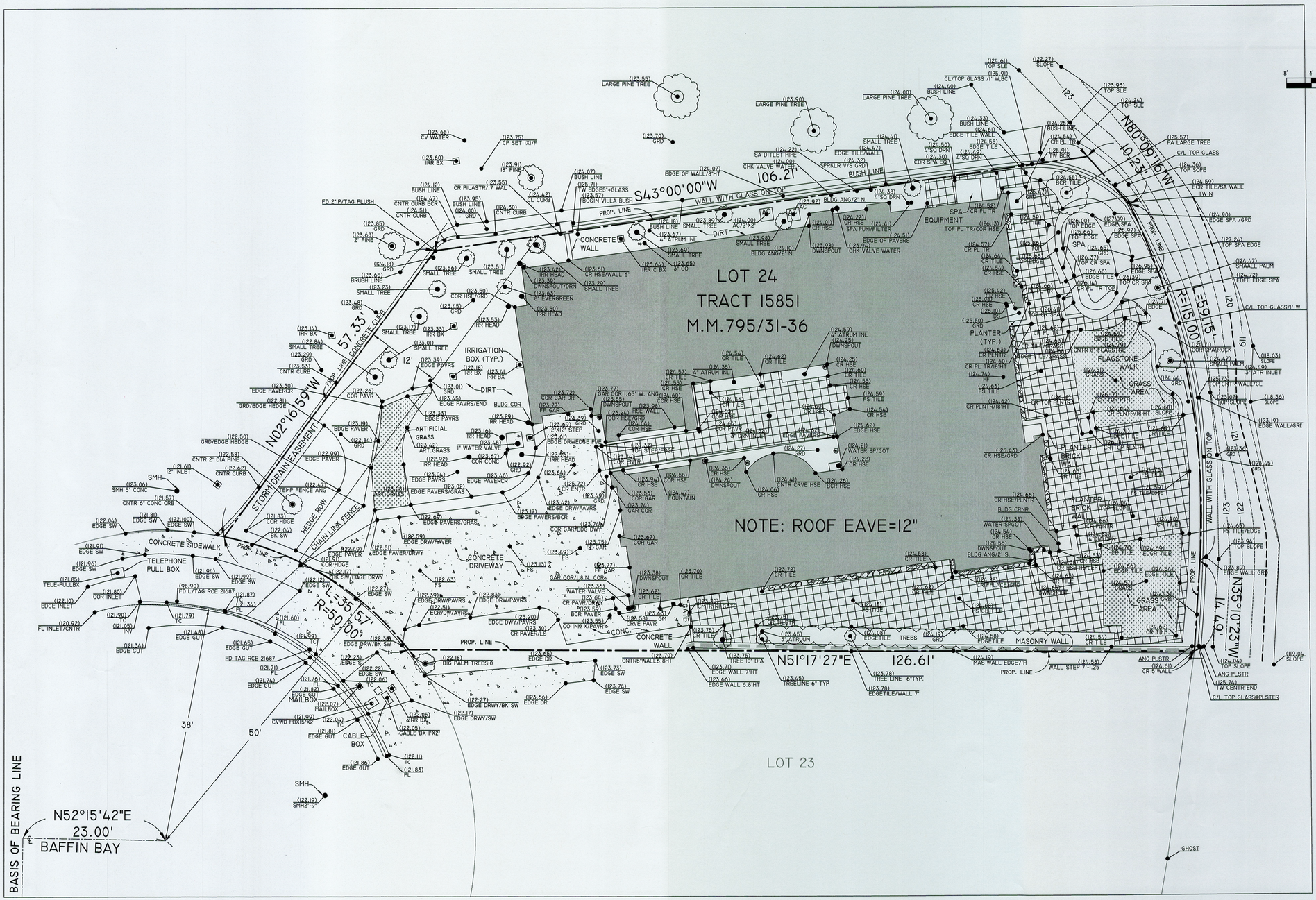
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET 1

GN-1

1 OF SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of the from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore, no responsibility for discrepancies



8' 4' 0 8' 16'

GRAPHIC SCALE : 1" = 8'

VICINITY MAP

N.T.S.

SITE ADDRESS:

32 BAFFIN BAY,
NEWPORT COAST, CA 92657

LEGAL DESCRIPTION:

LOT 24 OF TRACT NO. 15851, M.M. 795/31-36

OCSBM DESCRIPTION:

DESCRIBED BY ORANGE COUNTY SURVEY 2009- FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-50-92", SET IN THE EAST CORNER OF A 12 FT. BY 6 FT. CONCRETE EDISON VAULT BENCHMARK IS LOCATED IN THE NORTHERLY CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND LOS TRANCOS/CRYSTAL COVE, 70 FT. NORTHEASTERLY FROM PACIFIC COAST HIGHWAY, 110' NORTHWESTERLY FROM LOS TRANCOS, 13.5' NORTHWESTERLY FROM THE BACK OF SIDEWALK.

LEGEND:

BOB	BOTTOM OF BRICK		GRASS
EOB	EDGE OF BRICK	G	GRATE
BQ	BARBECUE	HS	HORSE SHOE PIT
	BRICK	LSA	NATURAL GROUND/LANDSCAPE
	ROCK WALL	PA	PLANTER AREA
	BUILDING LINE	SL	STREET LIGHT
	CONCRETE	TC	TOP OF CURB
	DRAIN		TILE
E	ELECTRICAL BOX	TOS	TOP OF STEPS
(XX.XX)	EXISTING SPOT ELEVATION	TS	TOP OF SLOPE
FF	FINISH FLOOR	TW	TOP OF WALL
FG	FINISH GRADE	TOB	TOP OF BRICK
FS	FINISH SURFACE		WALL-MASONRY
FH	FIRE HYDRANT	WI	WATER IRRIGATION
FL	FLOW LINE	WM	WATER METER
GM	GAS METER	WS	WATER SPIGOT
OPP	POWER POLE	WV	WATER VALVE
B/B	BASIS OF BEARING		WOOD FENCE
			CHAIN LINK FENCE

BASIS OF BEARING:

C/L BAFFIN BAY PER TRACK NO. 15851, MM 795/31-36
BEING: N37°44'18"W

SOUTHERN CALIFORNIA EDISON EASEMANT:

ALL STREETS, HIGHWAYS, PUBLIC PLACES, LETTERED LOTS A, B, C AND D (PRIVATE STREETS) AND WITHIN SIX FEET OF ALL FRONT LINES, ALSO THREE FEET ON EACH SIDE OF ALL SIDE LOT LINES OF LOTS 1 THUR 40, AND LETTERED LOTS E, F, G, H, AND I, INCLUSIVE OF TRACT NO. 15851, AS PER MAP ON FILE IN BOOK 795, PAGES 31 THROUGH 36 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF NEWPORT BEACH NOTE:

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.

SURVEY NOTE:

THIS MAP AS SHOWN IS A TOPOGRAPHIC MAP AND NOT A BOUNDARY SURVEY.
RECORD BOUNDARY INFORMATION IS SHOWN.
NO PROPERTY CORNER MONUMENTS WERE SEARCHED.

PROFESSIONAL LAND SURVEYOR — JEFFREY R. PAUL — No. 6887 — EXP. 12/31/20 — STATE OF CALIFORNIA

SURVEY NOTE:

THIS MAP OR PLAT IS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JEFFREY R. PAUL, P.L.S. 6887
LICENSE EXPIRES: 12/31/20

2/11/20
DATE

BY	REVISION	DESCRIPTION	APPROVED	DATE

SCALE: SCALE : 1" = 8'
ACAD FILE NO. 19S19212
PROJECT NO. 19S19212

DESIGNED: | DRAWN: PV | CHECKED: JP | DATE

BENCHMARK
OCSBM 3K-50-92
ELEVATION = 107.293
YEAR LEVELED: 1992
NAVD 88/DATUM

A.P. NUMBER:
477-221-16

PLANS PREPARED BY:
PETER and ASSOCIATES ENGINEERS GEOLOGISTS & SURVEYORS, INC.
WWW.PETERASSOC.COM
1519 CALLE VALLE, SAN CLEMENTE, CA. 92672
Tel: (949) 492-3735 Fax: (949) 492-1891

TOPO MAP
32 BAFFIN BAY
NEWPORT COAST, CA 92657
PREPARED FOR: DR. JAMES HESS

C-1
1 OF 1 SHEETS

PLOT DATE: 04-09-2019

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

LEGEND

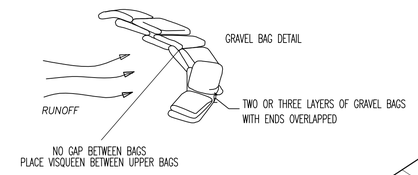
EC-1: SCHEDULING
EC-2: PRESERVATION OF EXISTING VEGETATION
EC-4: HYDROSEEDING: EARTHGUARD @ 2000#/AC
NS-1: WATER CONSERVATION PRACTICES
NS-3: PAVING AND GRINDING OPERATION
NS-6: ILLICIT CONNECTION/ILLEGAL DISCHARGE
SE-1: SILT FENCE
SE-5: FIBER ROLLS
SE-6: GRAVEL BAG BERM
SE-7: STREET SWEEPING AND VACUUMING
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.



PROPERTY DESCRIPTION

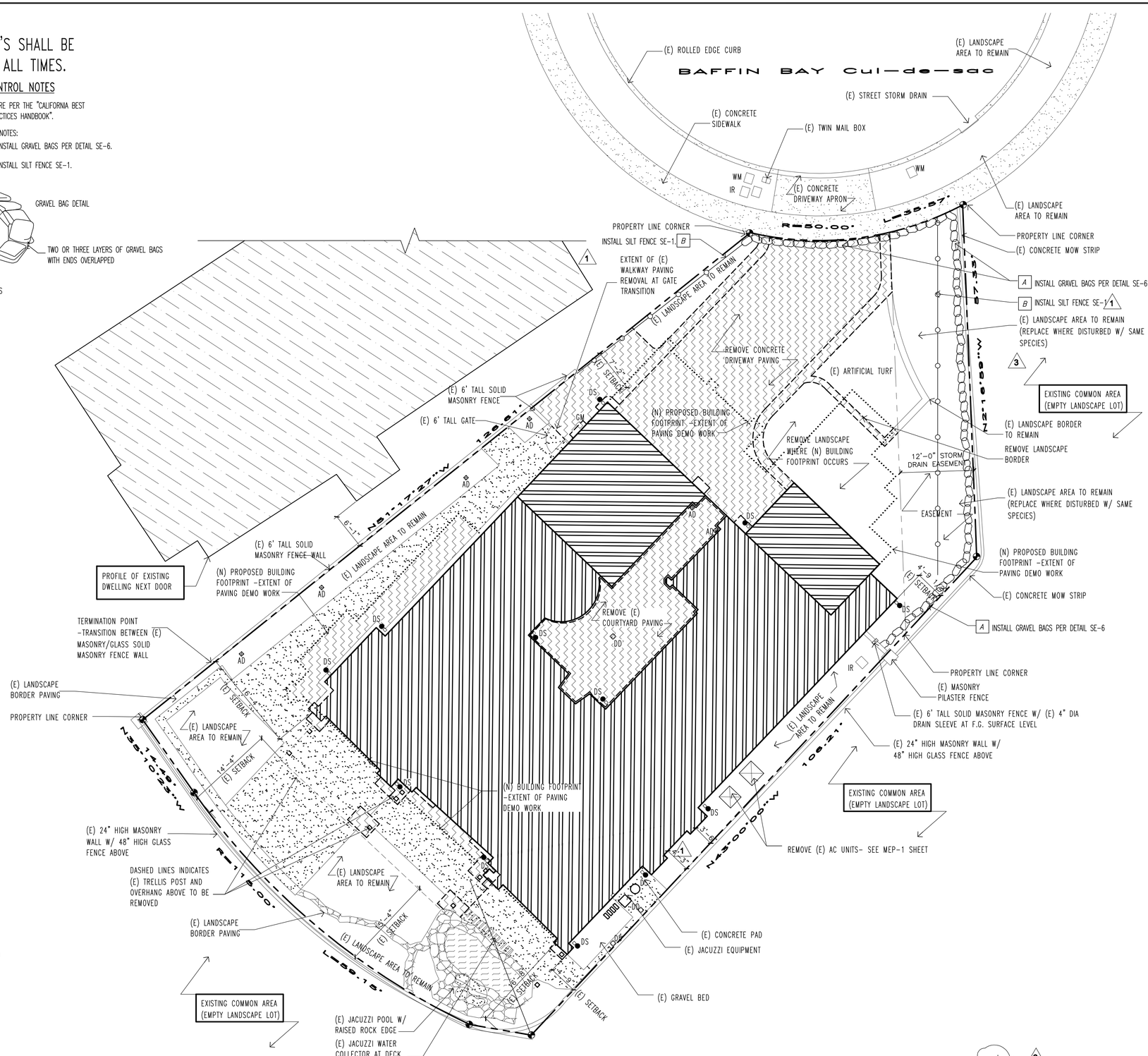
LOT 24 OF TRACT NO. 15851
32 BAFFIN BAY
M.M. 795/31-36
APN: 477-221-16

KEY LEGEND

(E) SUBJECT DWELLING TO REMAIN
(E) ATTACHED GARAGE
(E) OFFSITE STRUCTURES
(E) PAVING TO REMAIN AS SUBSTRATE SEE PROPOSED SITE PLAN FOR MORTAR BASE TILE AND DEMO NOTE 5 OF THIS PAGE FOR ADDITIONAL INFO. 1
(E) PAVING REMOVED
(E) ITEMS TO BE DEMO AND REMOVED
(N) PROPOSED BUILDING FOOTPRINT
PROPERTY LINE
AD (E) 4" DIA AREA DRAIN
DD (E) 4" DECK DRAIN
DS (E) 3" DIA DOWN SPOUT CONNECTED TO (E) 4" UG DRAIN
WM (E) WATER METER
IR (E) IRRIGATION BOX
GM (E) GAS METER

DEMO SITE PLAN NOTES

1. SEE PROPOSED SITE PLAN SHEET A-1.2 FOR NEW WORK NOT SHOWN.
2. SEE CIVIL DRAWING FOR EXISTING SURVEY INFORMATION NOT SHOWN
3. 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. REFER TO DEMO PLAN, LANDSCAPE PLAN AND PROPOSED BUILDING PLAN FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS PLAN.
4. PROTECT IRRIGATION LINES AND CAP ABANDONED LINES FOR CONTINUAL IRRIGATION OPERATION - HAND WATER IF NECESSARY DRY SPOTS TO PROTECT ALL EXISTING LANDSCAPING TO REMAIN.
5. EXISTING WALKWAYS AND PATIO DECKS DEMOLITION SHOWN ON THESE PLANS ARE DIAGRAMMATIC. CONTRACTOR TO F.V. IF EXISTING PAVING SLOPES WORK W/ NEW PROPOSED SLOPES. REMOVE EXTRA CONCRETE PAVING IF NECESSARY- SEE PROPOSED SITE PLAN FOR MORTAR BASE TILE SURFACES APPLIED TOP TOP OF EXISTING CONCRETE SUBSTRATE



SITE DEMOLITION PLAN

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

TRUE NORTH

2

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

REVISIONS NO.
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20
3 RESUBMIT 2-10-20

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

architect

HESS RESIDENCE

ROOM ADDITION/REMODEL
demo site plan with BMP's & erosin control

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)848-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-21
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

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and liken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore wave responsibility for discrepancies

KEY LEGEND

- (N) DWELLING EXPANSION (ADDITION)
- (E) SUBJECT DWELLING TO REMAIN
- (E) OFF SITE STRUCTURES
- (E) PAVING TO REMAIN (SEE DEMO PLAN)
- (N) CONCRETE PAVING (STANDARD GRAY COLOR)
- (N) LARGE FORMAT PORCELAIN TILE O/ THICK-SET LEVELING O/ (E) OR (N) CONCRETE SUBSTRATE PER INTERIOR DESIGNERS SPECS (MANIPULATE MORATR THICKNESS TO SUIT 2% SLOPES AS NOTED ON PLANS)
- 3 INV. POC (E) OR (N) — INVERT DRAIN ELEVATION (POINT OF CONNECTION)
- "EXISTING" OR "NEW" ITEM AS INDICATED ON PLANS
- AD — 4" DIA AREA DRAIN – SEE NOTE #10 THIS SHT
- DD — 4" DECK DRAIN – SEE NOTE #10 THIS SHT
- DS — SEE NOTE #10 THIS SHT; 3" DIA DOWNSPOUT CONNECTED TO 4" UG DRAIN
- WM — (E) WATER METER
- IR — (E) IRRIGATION BOX
- GM — (E) GAS METER
- (E) PROPERTY LINES
- 3 (N) 4" PVC DRAINAGE PIPE PER DETAIL A-1.6 (SLOPE1% MIN)
- (N) 4" PERFORATED DRAINAGE PIPE PER DETAIL A-1.6 (SLOPE 1% MIN)
- (E) 2% MINIMUM SLOPE GRADE
- (N) 2% MINIMUM SLOPE GRADE

PROPOSED SITE PLAN NOTES

1. SEE DEMO SITE PLAN SHEET A-1.1 FOR EXISTING CONDITIONS NOT SHOWN.
2. SEE CIVIL DRAWING FOR EXISTING SURVEY INFORMATION NOT SHOWN
3. 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.
4. PROVIDE 4" THICK REINFORCED CONCRETE AT DRIVEWAY, WALKWAY, CURBS & STEPS W/ MIN 2" SAND BED UNDERNEATH; REFER TO SOILS REPORT FOR MORE STRINGENT REQUIREMENTS,
5. UNDERGROUND WORK: STRATEGICALLY LOCATE AND INSTALL ALL LOW VOLTAGE LIGHTING, IRRIGATION OR OTHER BURIED UTILITIES TO ENSURE PROPER SEQUENCE PRIOR TO INSTALLING OR COVERING TOP SOILS/PAVING ON SITE.
6. 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
7. NO GRADING OR DRAINAGE MODIFICATIONS REQUIRED: REFER TO SITE PLAN FOR EXISTING ARROW WHICH SLOPES AVERAGE 2% MINIMUM AS INDICATED BY ~~~>. IF EXISTING LOT WILL REQUIRE MINIMAL REGRADING, LIGHTLY FEATHER OUT FOR A UNIFORM SLOPE (HOLDING A 6" WITHIN THE FIRST 10' MINIMUM) FALL AWAY FROM DWELLING TO SURFACE DRAIN TOWARDS FRONT AS REQUIRED. MANIPULATE GRADES FOR UNIFORM SLOPE TO DRAINAGE TO CARRY ALL WATER AWAY FROM THE BUILDING AND OTHER PARTS OF LOT ONTO PUBLIC STREETS PER LOCAL CODES. WHERE CUT AND FILL BALANCE OF SOILS CANNOT BE ACHIEVED FOR SLOPES MENTIONED ABOVE TO PROVIDE UNDERGROUND DRAINS, & INLETS TO ASSURE POSITIVE DRAINAGE FLOW. REFER TO CITY STANDARDS SHEET A-1.4 FOR NOTES AND DETAILS THAT SUPERSEDE THIS PARAGRAPH.
8. REFER TO SOILS REPORT FOR DETAILED INFORMATION FOR SLAB AND GRADE PREP. SOILS REPORT SHALL SUPERSEDE DRAWINGS WHERE IN CONFLICT.
9. 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. THE MINIMUM DISTANCE BETWEEN EXTERIOR FINISH GRADE AND BOTTOM OF TREADTED SILL SHALL FOLLOW R317.1 (3" TO CONCRETE FINISH AND 8" TO SOIL
10. CONTRACTOR TO FIELD VERIFY ALL EXISTING 4" PCV PIPE LOCATIONS FOR POSSIBLE REPLACEMENT AS WELL AS SUPPLY NEW FROM AREA DRAINS, DECK DRAINS, DOWN SPOUT DRAINS THAT LAY UNDERGROUND INCLUDING THE ABANDONED ONE FROM DEMOLITION (INTERIOR COURTYARD PLUS REAR) FOR RECONNECTING OF NEW HOOK-UPS. SEE SHEET A-1.3 & A-1.4 FOR CITY STANDARDS OF DETAILS, NOTES AND LAYOUT FOR ALL SLOPES AND DRAINAGE STANDARDS NOT SHOWN ON THIS PAGE. WHERE NOTES IN CONFLICT CITY STANDARDS OF A1.4 SHALL SUPERSEDE.
11. 3/1 GC TO FIELD VERIFY (E) UNDERGROUND STORM DRAIN SYSTEMS TO INTERCEPT CONNECTIONS AS A POINT OF CONNECTION FOR NEW STORM DRAIN PIPE.
12. WATER MUST BE FILTERED PRIOR TO DISCHARGE INTO THE STREETS PER SHEET A-1.4 CITY DETAIL STANDARDS PER DETAIL 184-L
13. 3/1 IF APPLICABLE, WHERE GRADING IS PROPOSED ON ADJACENT PROPERTY NOT OWNED BY THE PEMITEE, A SEPARATE PERMIT IS REQUIRED.
14. 3/1 ALL (E) LANDSCAPE AREA TO REMAIN AS SHALL BE REPLACE WHERE DISTURBED W/ SAME SPECIES TO RESTORE TO ORIGINAL CONDITION

NOTE PER NBMC CHAPTER 14.17

300 S.F. ACTUAL LANDSCAPE REMOVED
0 S.F. ACTUAL LANDSCAPE REHAB (N/A)
1,570 S.F. EXISTING LANDSCAPE TO REMAIN
LANDSCAPE REHAB UNDER 2,500 SF (N/A)

NOTE PER WQMP

9,613 SQ FOOT LOT SIZE
7,213 S.F. FOR TOTAL IMPERVIOUS AREA
7,213 S.F. > 5000 SF (MORE THAN 5000)

2 WATER INFILTRATION

SEE WQMP REPORT SHEET FOR DESIGN DRAINAGE SYSTEM TO RETAIN CONCENTRATED AND SURFACE SHEET FLOW WATER FROM DRY-WEATHER RUN OFF AND MINOR RAIN EVENTS WITHIN THE SITE. ALL WATER COLLECTED FROM AREA DRAINS. WATER, DOWN SPOUTS, DECK DRAINS AND DRIVEWAY WATER SURFACE RUN-OFF MUST BE FILTERED PRIOR TO DISCHARGE INTO THE STREETS PER SHEET (LOCATE FRENCH DRAINS AWAY FROM FOUNDATION AND SLOPES).

SLOPE RECOMMENDATIONS 1

MINIMUM SLOPE RECOMMENDATIONS PER NBMC 15.10.120 f:

2% EARTH
0.5% CONCRETE
2% CONCRETE GUTTER IN PAVED AREA
1% ASPHALT
1% SUBTERRANEAN DRAINAGE PIPE

GENERAL GRADING SPECIFICATIONS 3

REFER TO SHEET A-1.6 FOR FULL CITY GRADING SPEC

PROPERTY DESCRIPTION

LOT 24 OF TRACT NO. 15851
32 BAFFIN BAY
M.M. 795/31-36
APN: 477-221-16

SOILS RECOMMENDATION

REFER TO SHEET A-1.5 FOR SITE SECTION AND SOILS REPORT RECOMMENDATION

ENCROACHMENT PERMITS

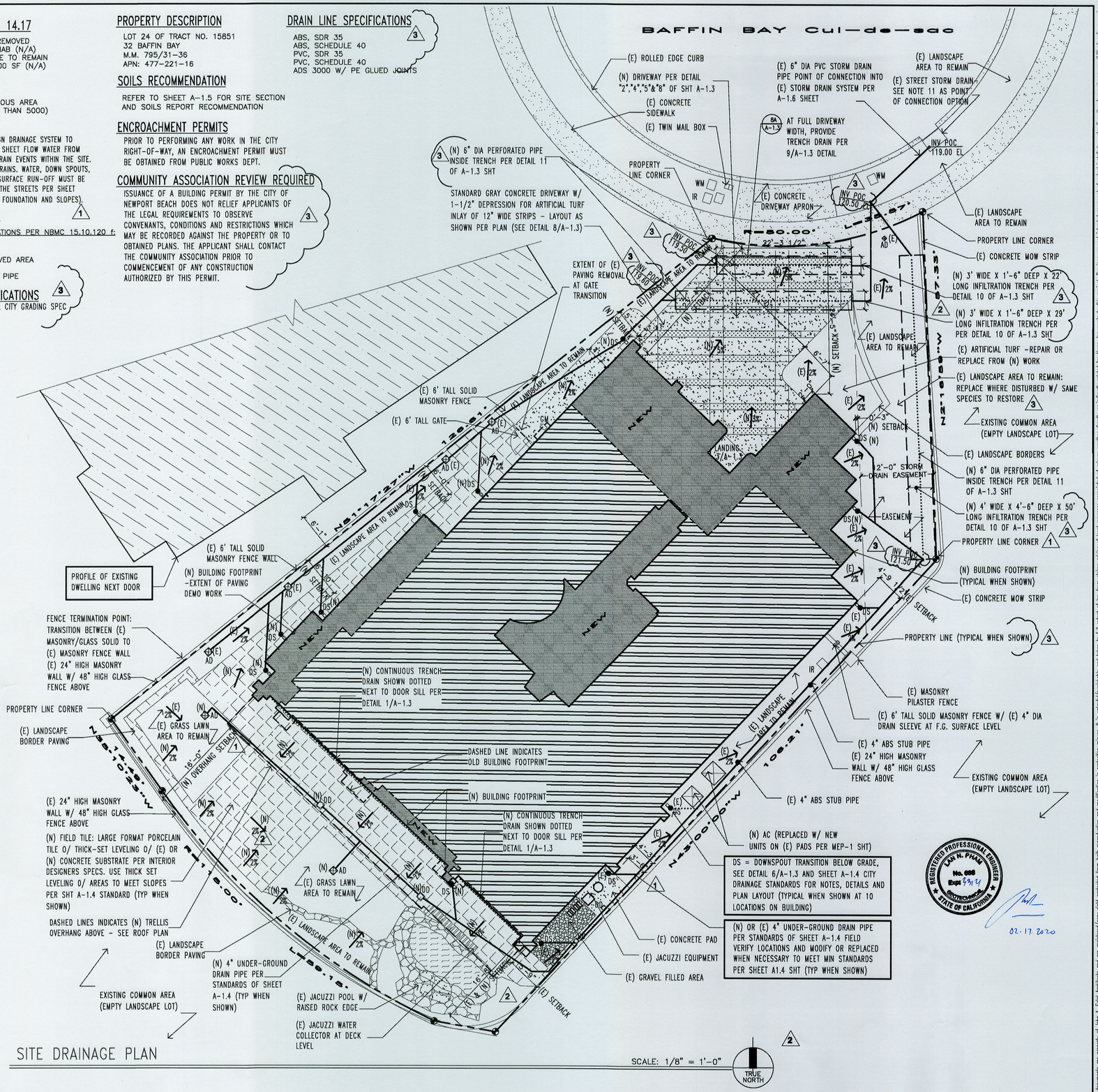
PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY, AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM PUBLIC WORKS DEPT.

COMMUNITY ASSOCIATION REVIEW REQUIRED 3

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEF APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE CONVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAINED PLANS. THE APPLICANT SHALL CONTACT THE COMMUNITY ASSOCIATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

DRAIN LINE SPECIFICATIONS 3

ABS, SDR 35
ABS, SCHEDULE 40
PVC, SDR 35
PVC, SCHEDULE 40
ADS 3000 W/ PE GLUED JOINTS



SITE DRAINAGE PLAN

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

TRUE NORTH

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

REVISIONS NO.

- BID SET 8-28-19
- 1 RESUBMIT 11-1-19
- 2 RESUBMIT 1-11-20
- 3 RESUBMIT 2-10-20

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
site plan
drainage & paving layout

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ENGINEER JAN N. PHAM No. 666 Exp 6/31/21 CIVIL ENGINEER STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

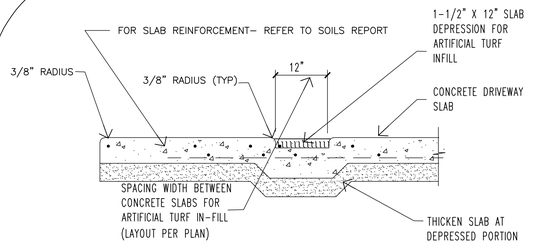
02.17.2020

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

A-1.2

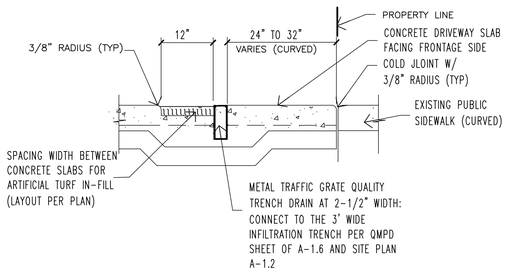
1 OF (SEE TO NOTED) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore waive responsibility for discrepancies

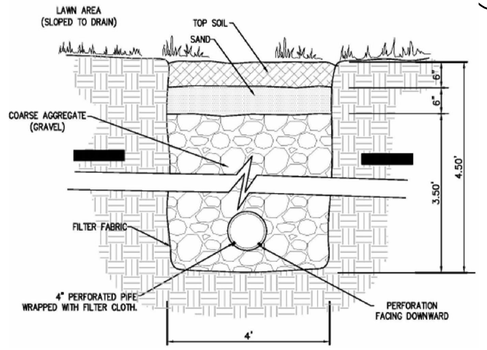


DRIVEWAY NO SCALE 8

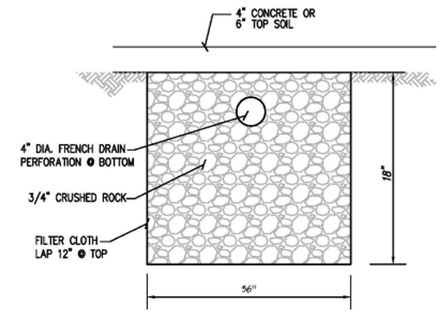
FOR TYPICAL NOTES, PARTS AND DIMENSSIONS NOT SHOWN, SEE DETAIL 8 ABOVE



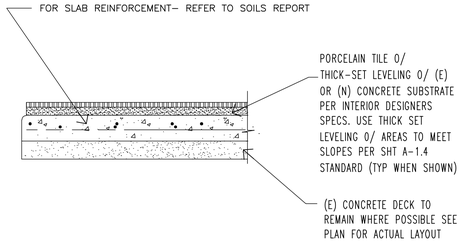
DRIVEWAY NO SCALE 9



INFILTRATION TRENCH @ LANDSCAPE NO SCALE 10



TRENCH DRAINAGE @ PAVING NO SCALE 11



REAR/SIDE PATIO DECK NO SCALE 7

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

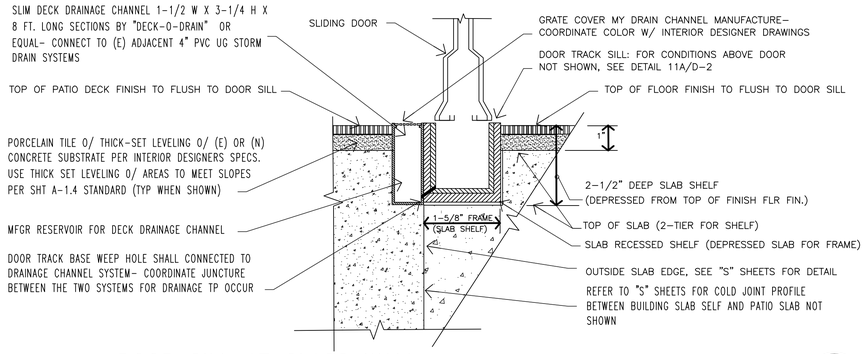
b. ALL BARS SHALL BE FREE OF LOOSE FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIAL MIGHT AFFECT OR IMPAIR BOND.

d. ALL BENDS TO BE MADE COLD.

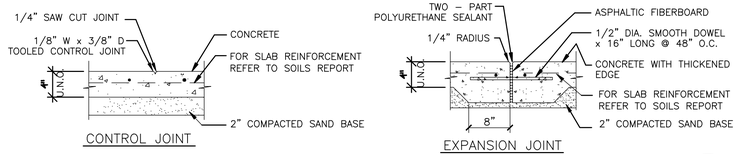
e DO NOT WELD GRADE 60 REINFORCING UNLESS SPECIAL APPROVAL IS OBTAINED FROM STRUCTURAL ENGINEER.

f. REINFORCING SHALL HAVE A MINIMUM LAP OF 40 BARS DIAMETERS OR 2'– 0" WHICHEVER IS LARGER.

NOTE: SEE DETAIL 11A/D-2 FOR DOOR PROFILE ABOVE NOT SHOWN

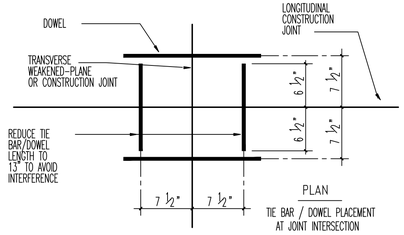


DOOR SILL AT GLASS WALL NO SCALE 1

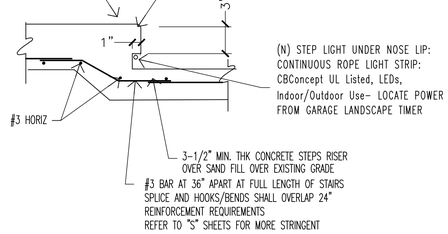


SLAB JOINTS NO SCALE 2

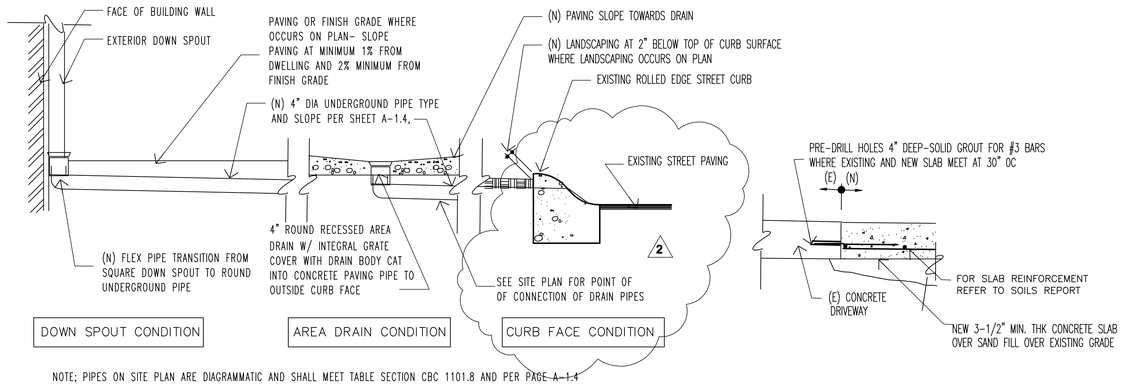
FOR (N) REAR CONCRETE PATIO DECK ON GRADE: SEE SOILS REPORT NOTES



SLAB PLAN NO SCALE 5



ENTRY STEP 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 6

SLAB TRANSITION NO SCALE 4

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

NO./REVISION/DATE
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20
3 RESUBMIT 2-10-20

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

HESS RESIDENCE

SITE DRAINAGE STANDARDS

NOTES AND DETAILS

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ENGINEER JOHN A. SALAT No. C-24445 EXP. 10-29-21 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 (SET TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/prohibitide and taken to full extent of law from claims arising of legal expenses associated of misuse wether directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore responsibility for discrepancies

Standard Plan Issue Date: March 1, 2019

City of Newport Beach
Community Development/ Building Division

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.)

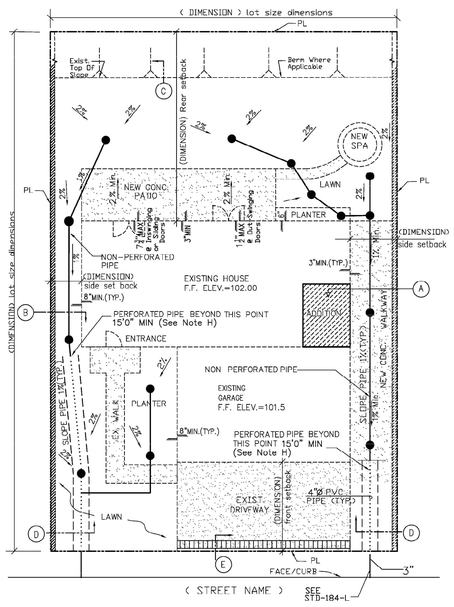
INSTRUCTIONS

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:

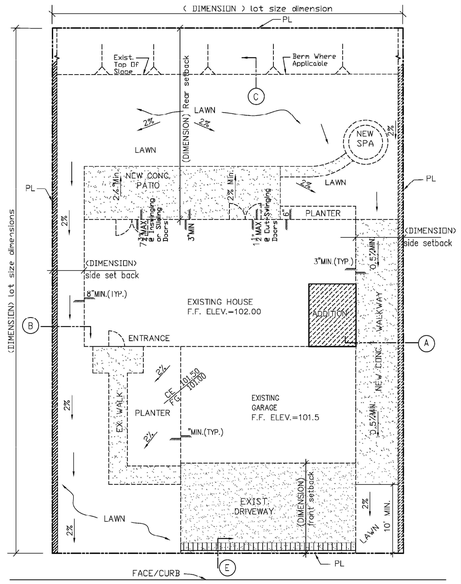
a. Show footprint of the property and identify existing and addition portion (as applicable).
b. Identify ALL property lines.
c. Distinguish between existing hardscape and landscape and new/proposed hardscape and landscape improvements.
d. Show locations of all existing buildings, structures, pools, 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;
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.
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).
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.)
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. Obtain a private drainage easement to drain water over adjacent land not owned by the permittee. Easement must be recorded with the County Recorder's Office.
q. 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.
r. Show top and toe of all slopes and indicate slope ratio. Maximum slope ratio 1: 2.
s. 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

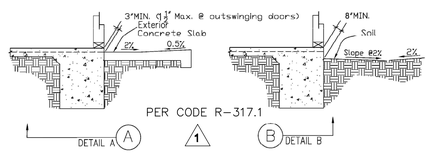
GENERAL NOTE:
2 THIS SHEET IS SUPPLIED BY CITY AS A STANDARD TEMPLATE FOR SITE WORK AND NOT TO BE ALTERED. NOT ALL NOTES, DETAILS AND SPECIFICATIONS MAY APPLY TO THIS PROJECT AS INFO OFFERS GENERAL GUIDELINES ONLY. REFER TO SHTT A-1.6 FOR QMPD SUPPLEMENTAL DRAINAGE DETAILS. GC SHALL USE DISCRETIONARY MEANS AS DIRECTED BY BUILDING OFFICIALS/INSPECTORS TO ITEMS APPLICABLE.

GENERAL NOTES

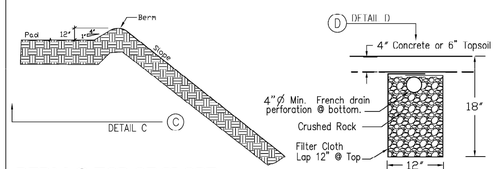
1. All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
2. Work hours are Limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY, 8:00 AM to 6:00 PM SATURDAYS, and NO WORK ON SUNDAYS AND HOLIDAYS per Section 10-28-040 of the NBMC.
3. Noise from excavation, delivery, and removal 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.
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 15.10.180
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.
9. Separate building permits are required for free standing structures (Fences, Retaining Walls, Gazebo, Patio Cover, etc.)

REQUIRED INSPECTION

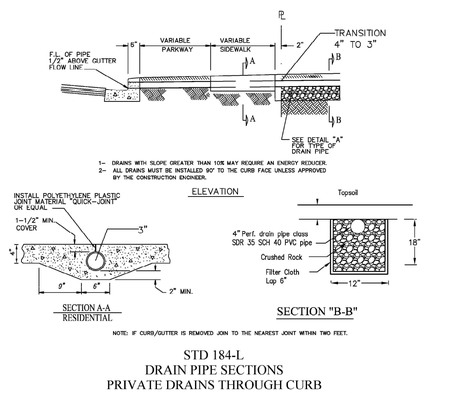
1. Drainage Pipe
2. Final Inspection



SIDE YARD SWALE AND SILL PLATE CLEARANCE



BERM @ TOP OF SLOPE

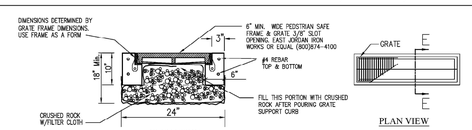


STD 184-L
DRAIN PIPE SECTIONS
PRIVATE DRAINS THROUGH CURB
Encroachment permit from Public Works is required.

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)



ELEVATION
SECTION E-E

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 < 6" 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.:

SITE DRAINAGE STANDARDS

NO SCALE

NOTE: ALL DETAILS AND LAYOUT APPLIES TO THIS JOB FOR AT SIMILAR CONDITIONS (NO EXCEPTIONS)

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

NO./REVISION/DATE
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

HESS RESIDENCE
SITE DRAINAGE STANDARDS

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-21 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET A-1.4
1 OF (SEE TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore wave responsibility for discrepancies

SOILS RECORD AND SITE FOUNDATION SETBACKS

Peter and Associates

Civil, Geotechnical, Structural, Environmental, Geological, Land Surveyors, GPS Surveyors

1519 Calle Valle • San Clemente, CA 92672
(949) 492-3735 • Fax (949) 492-1891
Email: info@peterassoc.com

September 19, 2019

Dr. James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818) 648-1506
doctorjameshess@gmail.com

℅ Mr. John Salat, Architect
(949) 235-4847
freeingwinds@earthlink.net

SUBJECT: Geotechnical Recommendations for Proposed Addition and Remodel to Existing Residence, 32 Baffin Way, Newport Coast, CA 92657 [Lot 24 of Tract 15851]

JN: 19G19155

Dear Dr. Hess / Mr. Salat:

In accordance with your request and authorization, this letter report has been prepared for the above referenced proposed project.

FINDINGS

1. Based on the Site Plan, we understand that the majority the proposed one-story room addition will be located in the front and in the interior courtyard of the existing one-story house. Minor one-story additions will be located in the rear northwesterly side yard and rear yard. The existing two garages will be converted into a dwelling and a new garage will be located in the front.

2. Based on our recent site visit, severe distress to the existing residential structure was not observed (by naked-eyes).

3. The proposed additions will be located far away (more than 20-ft.) from the top of the existing rear descending slope. Therefore, potential adverse effects due to the existence of the rear descending slope are not anticipated for the proposed development.

Note: The rear slope is currently covered with healthy vegetation and evidence of distress of the rear yard objects, including the fence wall with grass on top located along the top of the rear slope and swimming pool, as well as the rear walls of the existing house, was not observed.

4. The exposed onsite soils generally consisted of silty clay, damp / moist and stiff.

CONCLUSIONS

The site is considered geotechnically acceptable and suitable for support of the proposed development, provided our recommendations contained in this report and the County's / City's requirements are followed.

RECOMMENDATIONS

Without a subsurface investigation consisting of exploration, sampling, laboratory testing and engineering analysis / calculations, the following conservative Code (CBC) values and highly expansive and severe sulfate content soils should be used for structural design.

1. Geotechnical Parameters for Structural Design

Allowable Bearing Earth Pressure	1,500 psf
Passive Earth Pressure	100 pcf
Cohesion	130 psf

2. Concrete in Contact with Onsite Soils

Without sulfate content testing, Type V cement, maximum water / cement ratio of 0.45 and minimum concrete strength of 4,500 psi, should be used for concrete in contact with onsite soils.

3. Removal of Existing Unsuitable Soils

For new structural areas, near-ground-surface unsuitable soils must be removed / scarified for about 1-ft.-deep and re-compacted. This should be approved by the County / City and/or the geotechnical consultant.

4. Soil Compaction

Backfill / new fill soils, if any, must be "clean" and properly placed (in thin horizontal lifts) and compacted to minimum 90% relative density per ASTM D1557. This must be approved by the County / City.

5. Footings

Minimum Embedment Depth into Competent Soil	24-in.
Width	15-in. (One-Story) 18-in. (Two-Story)
Reinforcement	2#5 rebar at top and bottom

Note. Excavated footing trenches must be accepted / approved by the geotechnical consultant and/or the County / City prior to concrete pour.

Geotechnical Recommendations
32 Baffin Way, Newport Coast, CA

6. Slabs

New structural slabs should be minimum 5-in.-thick, reinforced with #4 rebar at 12-inches on-center both ways, over a 6-in.-thick clean sand, with 10-mil. Visqueen, and pre-saturation of subgrade soils to 140% of optimum moisture content to 2-ft.-deep should be performed.

Note: Without pre-saturation: Increase to 6-in.-thick slab and 12-in.-thick sand layer.

7. Faulting and Seismicity

The subject site is located in Southern California, which is a major earthquake-prone area. Therefore, the owner(s) of this property should be aware of the potential seismic risks associated with being located in this zone.

The Site Class D can be used for the soils underlying the subject site.

The following seismic parameters can be used for the site.

Mapped Spectral Acceleration Values	$S_S = 1.678$ (for short period of 0.2 second) $S_1 = 0.615$ (for 1-second period)
Maximum Considered Earthquake Spectral Response Accelerations	$SM_S = F_aS_S = 1.678$ (for short period of 0.2 second) $SM_1 = F_vS_1 = 0.922$ (for 1-second period)
Design Spectral Response Accelerations	$SD_S = 2/3\ SM_S = 1.119$ (for short period of 0.2 second) $SD_1 = 2/3\ SM_1 = 0.615$ (for 1-second period)
Peak Ground Acceleration (PGA)	0.694

8. Proper surface drainage must be provided and maintained.

9. The foundation plans must be reviewed and approved by the controlling governmental agencies (City / County).

If you have any questions or require clarification, please contact this office. This opportunity to be of service is sincerely appreciated.

Very truly yours,

Lan N. Pham, P.E.
Director, Geotechnical Engineering
RGE 686, Exp. 3/31/21

REGISTERED PROFESSIONAL ENGINEER
LAN N. PHAM
No.686
Exp. 3/31/21
GEOTECHNICAL
STATE OF CALIFORNIA

FOUNDATION/BUILDING SETBACKS TO SLOPES

1808.7 Foundations on or adjacent to slopes. The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal (33.3-percent slope) shall comply with Sections 1808.7.1 through 1808.7.5.

1808.7.1 Building clearance from ascending slopes. In general, buildings below slopes shall be set a sufficient distance from the slope to provide protection from slope drainage, erosion and shallow failures. Except as provided in Section 1808.7.5 and Figure 1808.7.1, the following criteria will be assumed to provide this protection. Where the existing slope is steeper than one unit vertical in one unit horizontal (100-percent slope), the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees (0.79 rad) to the horizontal. Where a retaining wall is constructed at the toe of the slope, the height of the slope shall be measured from the top of the wall to the top of the slope.

1808.7.2 Foundation setback from descending slope surface.
Foundations on or adjacent to slope surfaces shall be founded in firm material with an embedment and set back from the slope surface sufficient to provide vertical and lateral support for the foundation without detrimental settlement. Except as provided for in Section 1808.7.5 and Figure 1808.7.1, the following setback is deemed adequate to meet the criteria. Where the slope is steeper than 1 unit vertical in 1 unit horizontal (100-percent slope), the required setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope.

1808.7.3 Pools. The setback between pools regulated by this code and slopes shall be equal to one-half the building footing setback distance required by this section. That portion of the pool wall within a horizontal distance of 7 feet (2134 mm) from the top of the slope shall be capable of supporting the water in the pool without soil support.

1808.7.4 Foundation elevation. On graded sites, 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 device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of the *building official*, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

1808.7.5 Alternate setback and clearance. Alternate setbacks and clearances are permitted, subject to the approval of the *building official*. The *building official* shall be permitted to require a geotechnical investigation as set forth in Section [illegible]

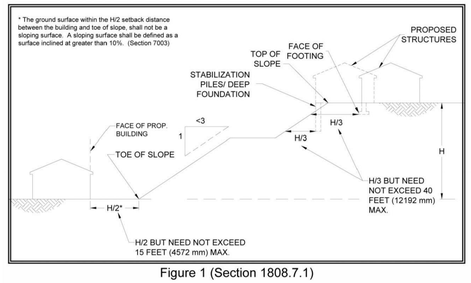
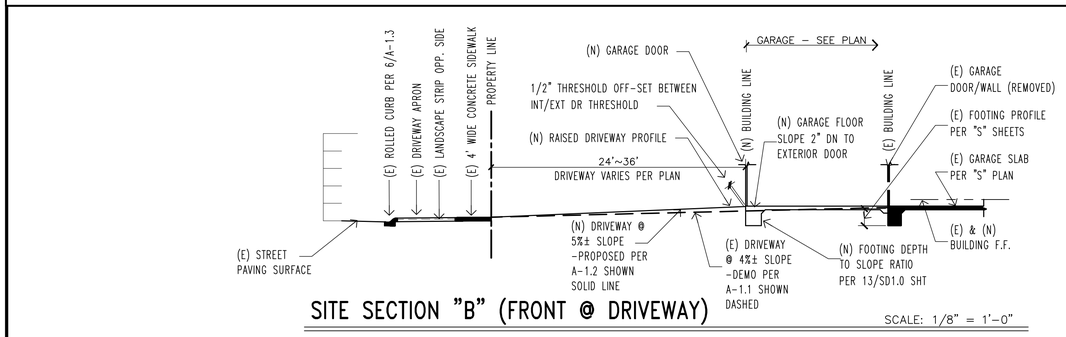
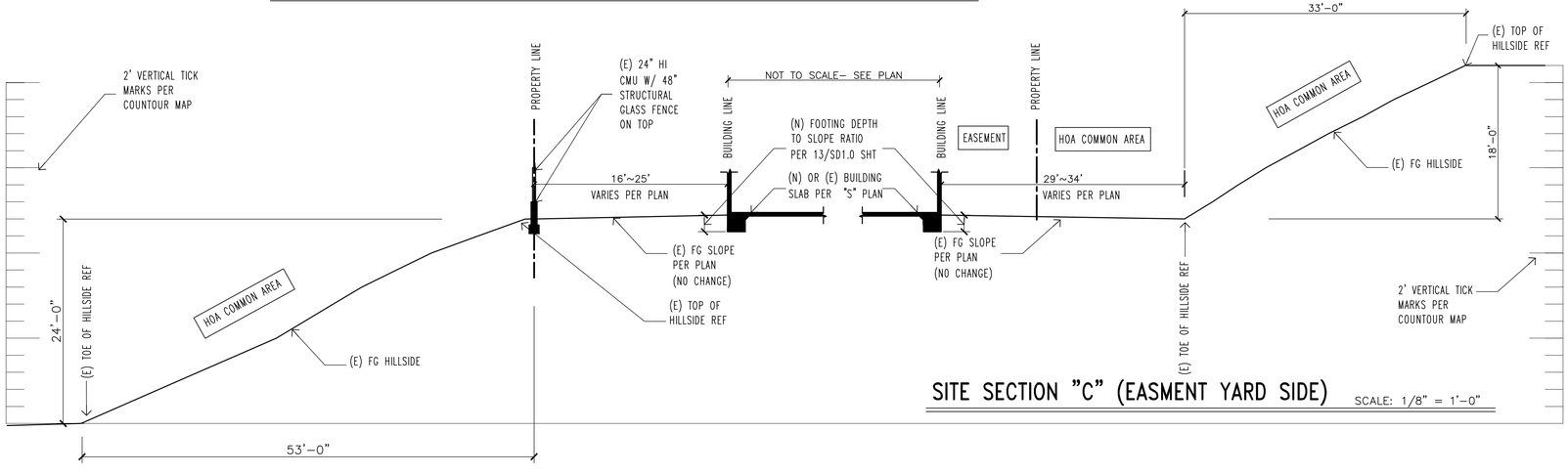


Figure 1 (Section 1808.7.1)

NOTE: THIS PROJECT SLOPE RATIO SETBACKS MEETS THE MINIMUM SETBACK PER NEWPORT BEACH NBMC 15.10.110 FIG. 1 REQUIREMENTS AND CBC FIG 1808.7.1 SLOPE SETBACKS REQUIREMENT PER SITE CUT DETAIL BELOW THIS PAGE

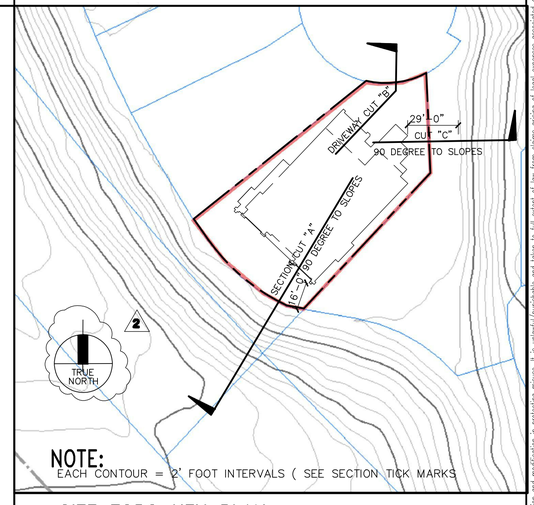


SITE SECTION "B" (FRONT @ DRIVEWAY) SCALE: 1/8" = 1'-0"



SITE SECTION "C" (EASMENT YARD SIDE) SCALE: 1/8" = 1'-0"

SITE SECTION "A" (REAR YARD) SCALE: 1/8" = 1'-0"



SITE TOPO KEY PLAN SCALE: 40' = 1"

1. THIS PROJECT SLOPE RATIO SETBACKS MEETS THE MINIMUM SETBACK PER NEWPORT BEACH NBMC 15.10.110 FIG. 1 REQUIREMENTS AND CBC FIG 1808.7.1 SLOPE SETBACKS REQUIREMENT PER SITE CUT DETAIL THIS PAGE.

2. CUT AND FILL RATIOS ARE MINIMAL AS FOLLOWS:
CUT FRONT DRIVEWAY = > 1 SQUARE YARDS
CUT FRONT DRIVEWAY = > 1 SQUARE YARDS
FILL FRONT DRIVEWAY = < 7 SQUARE YARDS

3: REFER TO PROPOSED SITE PLAN AND DEMO SITE PLAN FOR OTHER MISCELLANEOUS CITY NOTES NOT SHOWN ON THIS PAGE.\

4. REFER TO 'S' SHEETS FOR SPECIAL INSPECTOINS OF SOILS, GRADING AND OTHER MISC STRUCTURAL INSPECTOINS TO BE COORDINATED BY ENGINEER OF RECORD AND PER SEQUENCE 1704.3.1, 1704.5, & 1705 AT HTTP://NEWPORTBEACHCA/GOV/HOME/SHOWDOCUMENT?ID=11354

5. FOR SECTION NBMC 15.10.110 FIG. 1 REQUIREMENTS FOR (N) FOOTING DEPTH TO SLOPE RATIO SEE STRUCTURAL DETAIL 13/SD1.0 SHT

TOPO SITE NOTES SCALE: 40' = 1"

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

REVISIONS NO.
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
site section cut
soils recommendation

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-29-21
STATE OF CALIFORNIA

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

1 A-1.5

1 OF (REF TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification on protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising all legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore were responsible for discrepancies

APPROVED CITY APPEAL LETTER (SIKA SLAB)

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

COMMUNITY DEVELOPMENT
FEB 05 2020
CITY OF NEWPORT BEACH

CASE NO.: 2020-18

☐ **REQUEST FOR MODIFICATION TO PROVISIONS OF TITLE 9 (FIRE CODE) OR TITLE 15 (BUILDING CODE) OF THE NEWPORT BEACH MUNICIPAL CODE** (See Reverse for Basis for Approval) (Fee $304)

☒ **REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION** (See Reverse for Basis for Approval) (Fee $304)

☐ **REQUEST FOR EXEMPTION FROM DISABLED ACCESS DUE TO PHYSICAL OR LEGAL CONSTRAINT** (Fee $1,692)

(Ratification by the Board of Appeals will be required.)

For above requests, complete Sections 1, 2 & 3 below by printing in ink or typing.

FOR STAFF USE ONLY
Plan Check # 2130-2019 # of Stories 1
Occupancy Classification R-3
Use of Building SFR # of Units 1
Project Status IN PLAN CHECK
Construction Type V-B
Verified by EH
No. of Items 1
Fee due $304

DISTRIBUTION:
☐ Owner ☐ Plan Check
☑ Petitioner ☐ Inspector
☐ Fire ☐ Other

1 JOB ADDRESS:
SITE ADDRESS: 32 BAFFIN BAY
Owner James Hess
Address 32 Baffin Bay, Newport Coast
Zip 92657
Daytime Phone (818) 648-1506

PETITIONER ADDRESS:
Petitioner Thomas Burke
(Petitioner to be architect or engineer)
Address 151 Kalmus Dr., Bldg. E-140
Costa Mesa, CA Zip 92626
Daytime Phone (657) 289-0460

2 REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached.
To allow Sika MB epoxy moisture barrier on existing slab in lieu of 4" of capillary break.

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY:
We would not have to tear out the entire post tension slab if we use Sika MB as the coating, it will create a permeability flow rate of equivalent to a traditional capillary break if below slab.

CODE SECTIONS:
Calgreen Section CG4.505.2.1

Petitioner's Signature
Position Engineer of Record
CA Professional Lic. # S5088
Date 01/31/2020

FOR STAFF USE ONLY

DEPARTMENT ACTION: In accordance with: ☐ CBC 104.11/CFC 104.9 (Alternate materials & methods) ☐ CBC 104.10/CFC 104.8 (CBC Modification)

☐ Concurrence from Fire Code Official is required. ☐ **Approved** ☐ **Disapproved** ☐ Written Comments Attached

By: Date

☐ Request (DOES) (DOES NOT) lessen any fire protection requirements.
☐ Request (DOES) (DOES NOT) lessen the structural integrity

The Request is ☒ **Granted** ☐ **Granted (Ratification required)** ☐ **Denied (See reverse for appeal information)**

Conditions of Approval:

Signature
Print Name SAMIR GHOSN
Position CHIEF BUILDING OFFICIAL
Date 2-6-2020

APPEAL OF DIVISION ACTION TO THE BUILDING BOARD OF APPEALS (See Reverse)
(Signature, statement of owner or applicant, statement of reasons for appeal and filing fees are required.)

CASHIER RECEIPT NUMBER: R0001037730

Forms\modif 12/17/19

GENERAL GRADING SPECIFICATIONS

GENERAL GRADING SPECIFICATIONS

GENERAL
1. All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC), the project soils report and special requirements of the permit.

2. Dust shall be controlled by watering and/or dust palliative.

3. Sanitary facilities shall be maintained on the site during the construction period.

4. 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 of the NBMC.

5. Noise, excavation, delivery and removal shall be controlled per Section 10-28 of the NBMC.

6. The stamped set of approved plans shall be on the job site at all times.

7. Permittee and Contractor are responsible for locating and protecting utilities.

8. Approved shoring, drainage provisions and protective measures must be used to protect adjoining properties during the grading operation.

9. Cesspools and septic tanks shall be abandoned in compliance with the Uniform Plumbing Code and approved by the Building Official.

10. Haul routes for import or export of materials shall be approved by the City Traffic Engineer and procedures
shall conform with Chapter 15 of the NBMC.

11. Positive drainage shall be maintained away from all building and slope areas.

12. Failure to request inspections and/or have removable erosion control devices on-site at the appropriate times shall result in a "Stop Work" order.

13. All plastic drainage pipes shall consist of PVC or ABS plastic schedule 40 or SDR 35 or ADS 3000 with glued joints..

14. No paint, plaster, cement, soil, mortar or other residue shall be allowed to enter streets, curbs, gutters or storm drains. All material and waste shall be removed from the site.

EROSION CONTROL
1. Temporary erosion control plans are required from October 15 to May 15.

2. Erosion control devices shall be available on-site between October 15 and May 15.
Forms\General Grading Specifications 04/19/13 2

3. 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.

4. Temporary desilting basins, when required, shall be installed and maintained for the duration of the project.

REQUIRED INSPECTIONS
1. A pre-grading meeting shall be scheduled 48 hours prior to start of grading with the following people present: owner, grading contractor, design civil engineer, soils engineer, geologist, City Building Inspector or their representatives. Required field inspections will be outlined at the meeting.

2. A pre-paving meeting shall be scheduled 48 hours prior to start of the sub-grade preparation for the paving with the following people present: owner, paving contractors, design civil engineer, soils engineer, City Building Inspector or their representatives. Required field inspections will be outlined at the meeting.

GRADING FILLS/CUTS
1. Graded slopes shall be no steeper than 2 horizontal to 1 vertical.

2. Fill slopes shall be compacted to no less than 90 percent relative compaction out to the finished surface.

3. All fills shall be compacted throughout to a minimum of 90 percent relative compaction as determined by ASTM test method 1557, and approved by the soils engineer. Compaction tests shall be performed approximately every two feet in vertical height and of sufficient quantity to attest to the overall compaction effort applied to the fill areas.

4. Areas to receive fill shall be cleared of all vegetation and debris, scarified and approved by the soils engineer prior to placing of the fill.

5. Fills shall be keyed or benched into competent material.

6. All existing fills shall be approved by the soils engineer or removed before any additional fills are added.

7. Any existing irrigation lines and cisterns shall be removed or crushed in place and backfilled and approved by the soils engineer.

8. The engineering geologist and soils engineer shall, after clearing and prior to the placement of fill in canyons, inspect each canyon for areas of adverse stability and determine the presence of, or possibility of future accumulation of, subsurface water or spring flow. If needed, drains will be designed and constructed prior to the placement of fill in each respective canyon.

9. The exact location of the subdrains shall be surveyed in the field for line and grade.

10. ALL trench backfills shall be compacted throughout to a minimum of 90 percent relative compaction, and approved by the soils engineer. The Building Division may require coring of concrete flat work placed over untested backfills to facilitate testing.

11. The stockpiling of excess material shall be approved by the Building Division.

12. Landscaping of all slopes and pads shall be in accordance with Chapter 15 of the NBMC.

13. All cut slopes shall be investigated both during and after grading by an engineering geologist to determine if any stability problem exists. Should excavation disclose any geological hazards or potential geological hazards, the engineering geologist shall recommend and submit necessary treatment to the Building Division for approval. Forms\General Grading Specifications 04/19/13 3

14. Where support or buttressing of cut and natural slopes is determined to be necessary by the engineering geologist and soils engineer, the soils engineer will obtain approval of design, location and calculations from the Building Division prior to construction.

15. The engineering geologist and soils engineer shall inspect and test the construction of all buttress fills and attest to the stability of the slope and adjacent structures upon completion.

16. When cut pads are brought to near grade the engineering geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the engineering geologist and soils engineer, a compacted fill blanket will be placed.

17. The engineering geologist shall perform periodic inspections during grading.

18. Notification of Noncompliance: If, in the course of fulfilling their responsibility, the civil engineer, the soils engineer, the engineering geologist or the testing agency finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Inspector. Recommendations for corrective measures, if necessary, shall be submitted to the Building Department for approval.

DOCUMENTATION
1. An as-built grading plan shall be prepared by the civil engineer including original ground surface elevations, as graded ground surface elevations, lot drainage patterns and locations, and elevations of all surface and subsurface drainage facilities. He/she shall provide written approval that the work was done in accordance with the final approved grading plan and state the number of yards of cut and/or fill moved during the operation.

2. A soils grading report prepared by the soils engineer, including locations and elevation of field density tests. Summaries of field and laboratory results and other substantiated data and comments on any changes made during grading and their effect on the recommendations made in the soils engineering investigation report. He shall provide written approval as to the adequacy of the site for the intended use and completion of work in accordance with the job specifications.

3. A geologic grading report prepared by the engineering geologist, including a final description of the geology of the site, including any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. He/she shall provide written approval as to the adequacy of the site for the intended use as affected by geologic factors.

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

REVISIONS NO.
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20
3 RESUBMIT 2-10-20

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

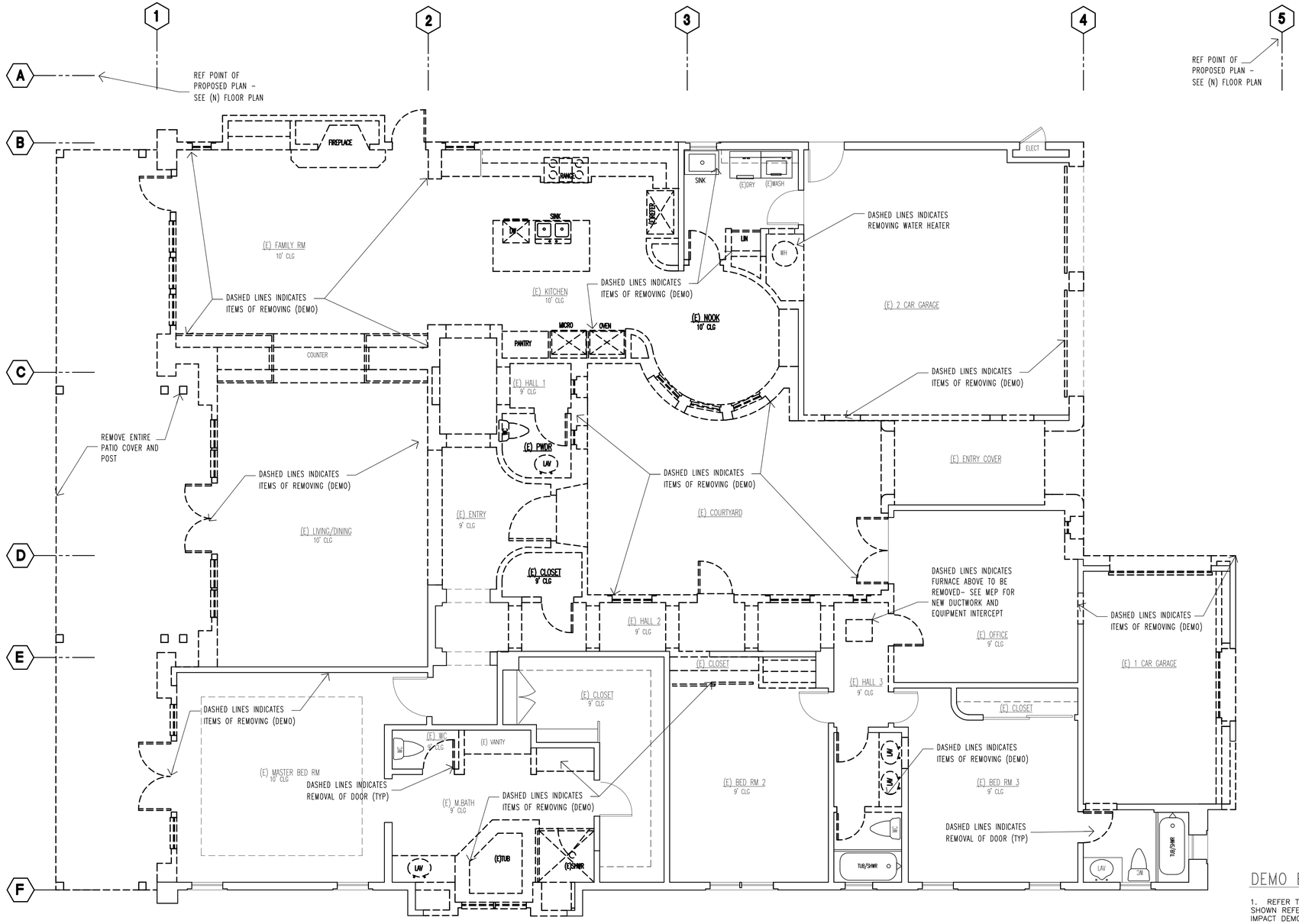
HESS RESIDENCE
ROOM ADDITION/REMODEL
General Grading Specs
Appeal letter (Sika Slab)

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 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 (SET TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore wave responsibility for discrepancies



ARCHITECTURAL SYMBOLS

- 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
- EXISTING CEILING PORTION ABOVE TO BE REMOVED FOR STRUCTURAL BEAM RETROFIT
- EXISTING FINISH OR CABINETRY TO BE REMOVED
- EXISTING WINDOW/DOOR TO BE REMOVED

DEMO BUILDING NOTES

1. REFER TO SHEET COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN REFER TO PROPOSED DRAWINGS FOR ADDITIONAL ITEMS THAT MAY IMPACT DEMOLITION NOT SHOWN IN THIS FLOOR PLAN

2. VERIFY W/ OWNER SALVAGED ITEMS (STORE & PROTECT)

3. VERIFY LOCATION OF ELECTRICAL, PLUMBING AND MECHANICAL

4. UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA – REFER TO EMP SHTS FOR INSTRUCTIONS 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. SLAB DEMOLITION NOT SHOWN FOR CLARITY– CONTRACTOR SHALL

6. FIELD VERIFY EXISTING POST TENSION STEEL IN SLAB PRIOR TO DEMOLITION – SECURE INSTRUCTIONS WITH STRUCTURAL ENGINEER

7. SAVE EXISTING DOORS AND WINDOWS THAT ARE REMOVED FOR REUSE– PROTECT WHILE IN STORAGE. SEE DOOR & WINDOW SCHEDULE FOR RELCATIONS IF SALVAGABLE

DEMOLITION PLANS

SCALE: 1/4" = 1'–0"

TRUE NORTH

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

REVISIONS NO.

BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
demo plans

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

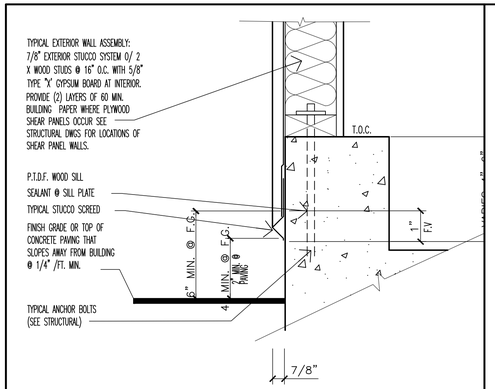
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT No. C-24445 Exp 10-29-21 STATE OF CALIFORNIA

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

A-2

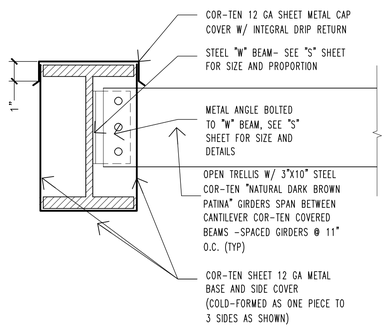
1 OF (SEE TO INDEX SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting mHouse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of mHouse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore we assume no responsibility for discrepancies



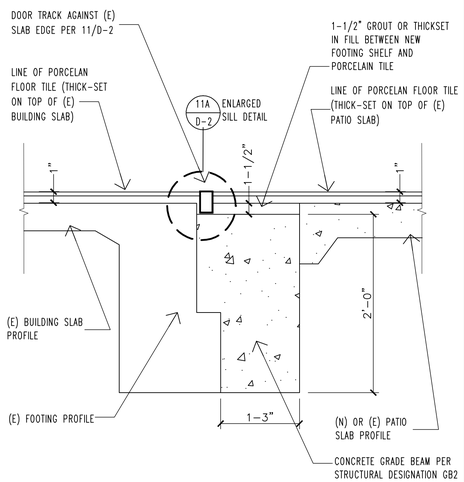
RAISED CURB AT GARAGE | 1

FASTENING NOTE: FASTEN ALL SHEET METAL W/ STAINLESS STEEL SHEET METAL SCREWS INTO STRUCTURAL MEMBER FOR COMPATIBLE METALS AND PROVIDE SLIP SHEET MEMBRANE TO ISOLATE SO NOT TO CAUSE UNUSUAL CORROSION OR BATTERY EFFECT TO DISSIMILAR METAL CONDITIONS



PRODUCT/MATERIAL:
https://www.riversidesheetmetal.net/sheet-metal/corten-steel.html

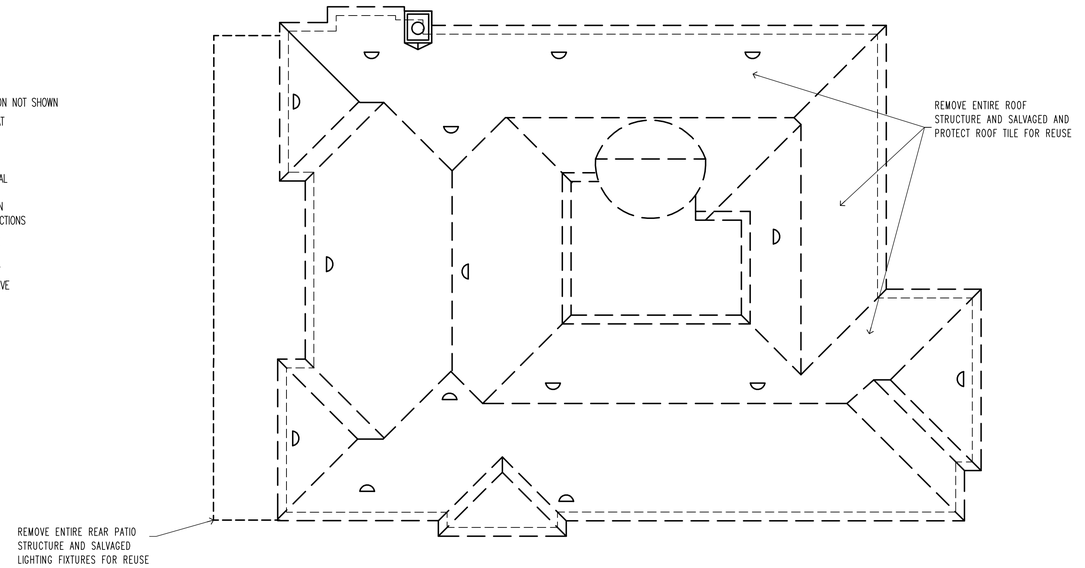
TRELLIS DETAIL | 2



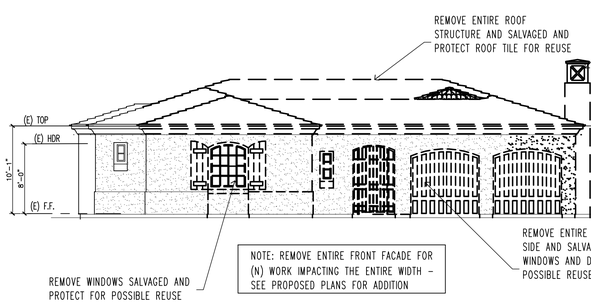
REAR PATIO FLOOR TRANSITION | 3

DEMO BUILDING NOTES

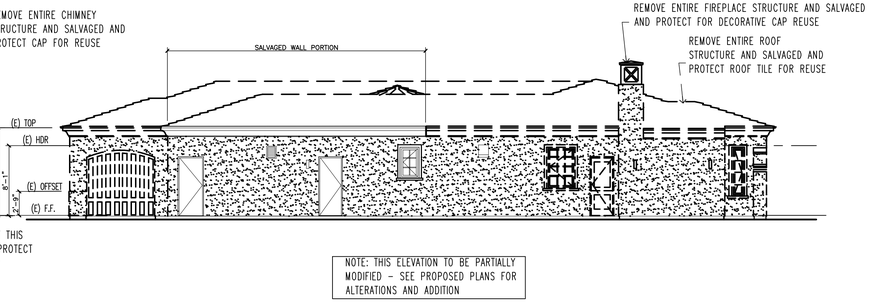
1. REFER TO SHEET COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN
2. REFER TO PROPOSED DRAWINGS FOR ADDITIONAL ITEMS THAT MAY IMPACT DEMOLITION NOT SHOWN IN THIS FLOOR PLAN
3. VERIFY W/ OWNER SALVAGED ITEMS (STORE & PROTECT)
4. VERIFY LOCATION OF ELECTRICAL, PLUMBING AND MECHANICAL UTILITIES. LOCATE 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.



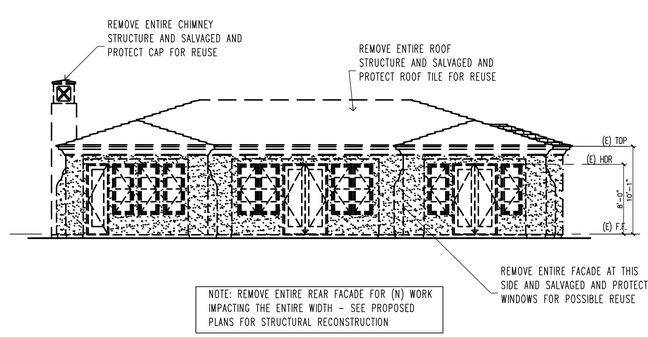
DEMOLITION ROOF PLAN — SCALE: 1/8" = 1'-0"



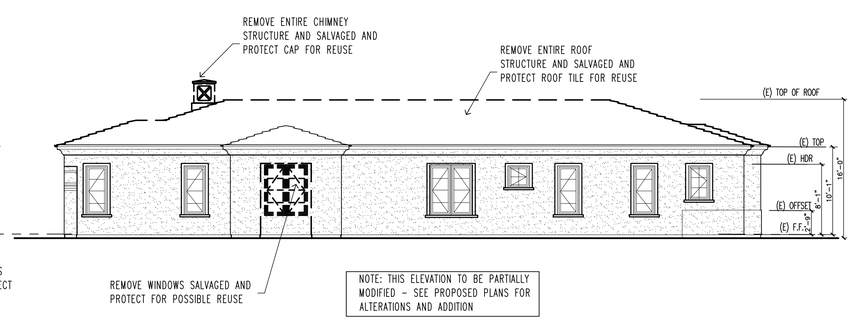
DEMO: FRONT EXTERIOR ELEVATION (EAST) — SCALE: 1/8" = 1'-0"



DEMO: RIGHT SIDE EXTERIOR ELEVATION (NORTH) — SCALE: 1/8" = 1'-0"



DEMO: REAR EXTERIOR ELEVATION (WEST) — SCALE: 1/8" = 1'-0"



DEMO: LEFT SIDE EXTERIOR ELEVATION (WEST) — SCALE: 1/8" = 1'-0"

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

REVISIONS NO.
- BID SET 8-28-19
- 1 RESUBMIT 11-1-19
- 2 RESUBMIT 1-11-20

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
demo elevations
demo roof plan
& misc details

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

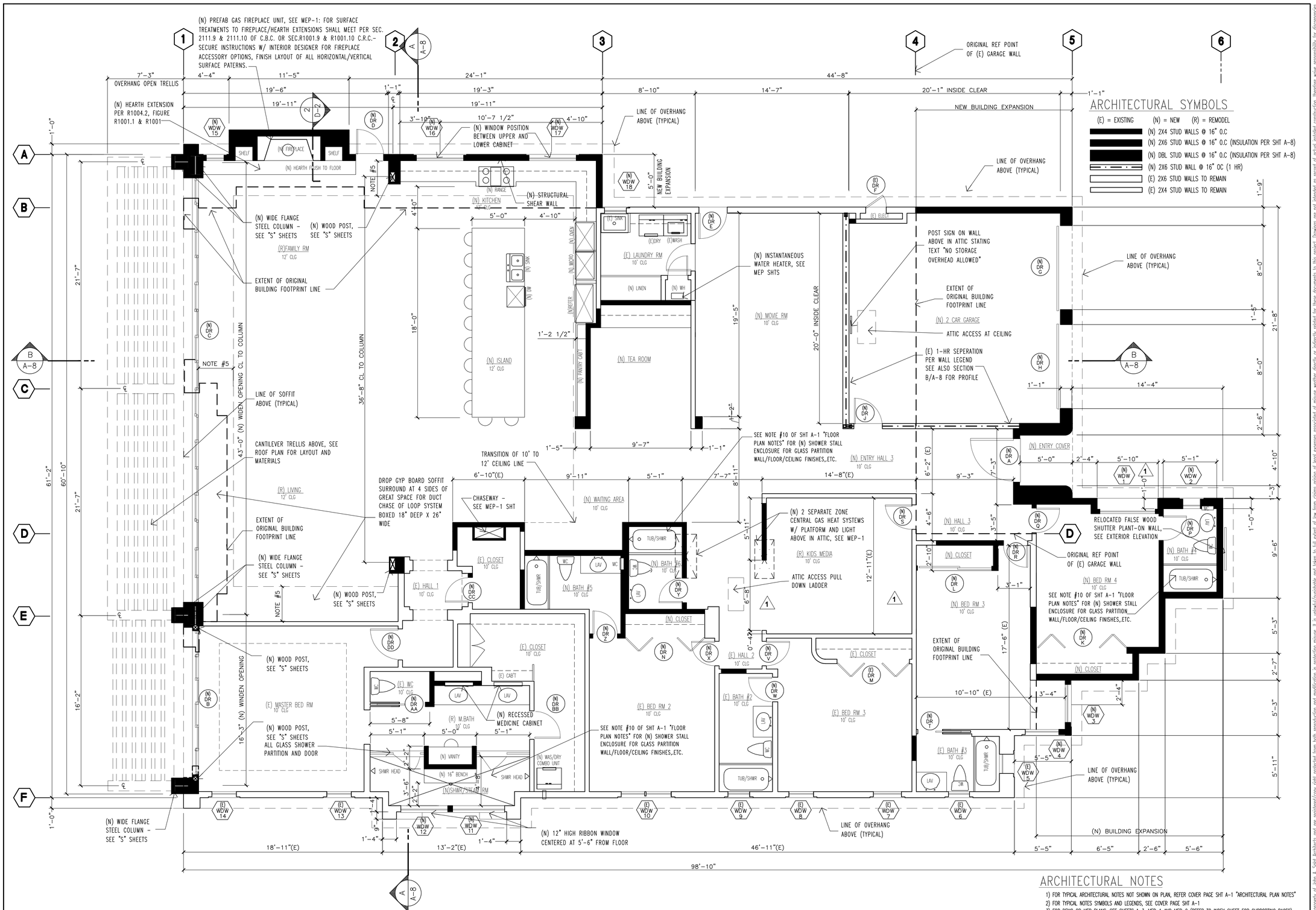
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

A-3

1 OF (REF TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore waive responsibility for discrepancies



PROPOSED PLANS

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

ARCHITECTURAL SYMBOLS

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

- (N) 2X4 STUD WALLS @ 16" O.C
- (N) 2X6 STUD WALLS @ 16" O.C (INSULATION PER SHT A-8)
- (N) DBL STUD WALLS @ 16" O.C (INSULATION PER SHT A-8)
- (N) 2X6 STUD WALL @ 16" OC (1 HR)
- (E) 2X6 STUD WALLS TO REMAIN
- (E) 2X4 STUD WALLS TO REMAIN

ARCHITECTURAL NOTES

1) FOR TYPICAL ARCHITECTURAL NOTES NOT SHOWN ON PLAN, REFER COVER PAGE SHT A-1 "ARCHITECTURAL PLAN NOTES"
2) FOR TYPICAL NOTES SYMBOLS AND LEGENDS, SEE COVER PAGE SHT A-1
3) FOR DEMO OR MEP PLANS, SEE SHEETS A-3, MEP-1 AND MEP-2 (REFER TO INDEX SHEET FOR SUPPORTING PAGES)
4) FOR INSULATION R-RATING IN WALLS AND ROOF, SEE SHEET A-8 FOR TYPE
5) CEILING SOFFIT DEPTH SHALL BE 3'-4" WIDE FROM WALL (TYP)- FIELD VERIFY CLEARANCE OF STEEL RIDGE BEAM MEMBERS AND MAKE ADJUSTMENTS NECESSARY TO OBSCURE BEAM

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

REVISIONS NO.

BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
proposed plan

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-20 STATE OF CALIFORNIA

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

A-4

1 OF (REF TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore work responsibility for discrepancies

DECORATIVE CHIMNEY CAP TO MATCH (E) IN DESIGN AND PROFILE (8/D-1) (9/D-1) (2/D-2)

7'-3"

EXTENT OF ROOF OVERHANG

CANTILEVER STEEL BEAM -PROFILE AND MATERIAL PER DETAIL 2 OF SHEET A-3

STUCCO POST BELOW W/ SHEET METAL CAP TOP W/ INTEGRAL DRIP -COLOR TO MATCH (E) COPPER GUTTER- SEE EXTERIOR ELEVATION (TYP)

17"WIDE X 19" HIGH CORTEN BOXED ENCASED COVER SURROUND O/ CANTILEVER STEEL BEAM FOR TRELLIS SUPPORT (2/A-3)

OPEN CLEAR SPACE

EXTENT OF ROOF OVERHANG

MFGR PRIMED PAINT METAL SHELF CAP AND DRIP TO MATCH COPPER COLOR OF (E) GUTTER PER 13/D-1

(N) METAL SADDLE CRICKET RAIN DIVERTER

CUPOLA W/ 4:12 PITCH DECORATIVE PLASTER W/ TILE (ROOF AND PLASTER TO MATCH (E) STRUCTURE) PER DETAIL 13/D-1

ANGLED CRIPPLE WALL (STUCCO)

OPEN TRELLIS W/ 3"X10" STEEL GIRDERS SPAN BETWEEN CANTILVER BEAMS FOR SHADE STRUCTURE (SPACED GIRDERS @ 12" O.C.), SEE DET 2 /A-3 FOR FINISHES

(N) 12" DEEP ROOF OVERHANG W/ GUTTER PER EXTERIOR ELEVATION NOTE #8 (TYP ALL SIDES) (7/D-1)

CANTILEVER STEEL BEAM -PROFILE AND MATERIAL PER DETAIL 2 OF SHEET A-3

STUCCO POST BELOW W/ SHEET METAL CAP TOP W/ INTEGRAL DRIP -COLOR TO MATCH (E) COPPER GUTTER- SEE EXTERIOR ELEVATION (TYP)

ROOF VENT TYPICAL WHEN SHOWN: 12 HIGH AND 13 LOW UNITS "FLAT STYLE" SERIES PROFILE ROOF VENT (FLAT TILE PROFILE) FIELD PAINT TO MATCH ROOF ROOF COLOR) (1)

(N) 12" DEEP ROOF OVERHANG W/ GUTTER PER EXTERIOR ELEVATION NOTE #8 (TYP ALL SIDES) (7/D-1)

SHALLOW CRIPPLE WALL BELOW EAVE TERMINATION POINT (STUCCO WALL)

(N) LOW PROFILE ROOF VENT- PAINT TO MATCH ROOF TILE "STEALTH 24" MFRG, TYPICAL WHEN SHOWN AT 21 LOCATIONS

WALL BELOW OVERHANG (TYP)

(7/D-1) (TYP)

WALL BELOW OVERHANG (TYP)

(N) 12" DEEP ROOF OVERHANG W/ GUTTER PER EXTERIOR ELEVATION NOTE #8 (TYP ALL SIDES) (7/D-1)

1'-0"

1'-0"

(N) 12" DEEP ROOF OVERHANG W/ GUTTER PER EXTERIOR ELEVATION NOTE #8 (TYP ALL SIDES) (7/D-1)

ROOF OVERHANG (TYP)

WALL BELOW OVERHANG (TYP)

12"

(N) 4:12 PITCH ROOF W/ "FLAT" INTERLOCK TYPE CLAY TILE ROOF TO MATCH (E) IN PROFILE, COLOR AND TEXTURE INSTALLATION PER MFGR STANDARDS FOR UNDERLAYMENT AND FLASHING (TYPICAL SHOWN SHOWN)

LEADER/DOWNSPOUT PER HOA NOTE 8# OF EXTERIOR ELEVATIONS (TYP WHEN SHOWN)

ROOF NOTES

ALL SLOPES AND OVERHNAGS ARE AS NOTED ON PLANS (FIELD VERIFY TO MATCH EXISTING)

1. FOR TYPICAL SYMBOLS, ABBREVIATIONS AND NOTES, SEE COVER PAGE.
2. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION PER BUILDING CODES THROUGH
3. CONTINUOUS SOFFIT VENTS AND EAVE AND DORMER VENTS.
4. NEW ROOF WEIGHT PER POUND PER 100 S.F. CLAY TILE ASSEMBLY WEIGHT AT 900 lb PER SQ
5. EXPOSED ROOF PIPES, VENTS, AND FLASHING TO (M) CLAY ROOF COLOR.
6. ROOF VENTILATION SHALL BE AREA RATIO OF 1/150 FOR ATTIC AREA OR 1/300 OF ATTIC AREA IF HALF THE VENT AREA LOCATED MORE THAN 3 FEET ABOVE EAVE VENTS W/ A BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS OPENINGS SHALL HAVE 1/4" INCHES CORROSION RESISTANT METAL MESH COVERING. PER SECTION 1505.3 DORMER VENTS SHALL BE SIZED ABOVE FREE AREA REQUIREMENT PER MANUFACTURE SPECIFICATIONS PER SECTION 1505.3 AND EACH VENT SHALL NOT EXCEED 144" SQ INCHES - SEE CHART BELOW OF THIS PAGE
7. NEW ROOF CRICKETS, ROOF METAL FLASHING, ROOF PIPES AND VENTS: LIQUID APPLY 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
8. NEW CLAY TILE ROOF TO MATCH (E) IN PROFILE, COLOR AND TEXTURE -INSTALLATION PER MFGR STANDARDS FOR BOTH UNDERLAYMENT AND FLASHING. TILE TYPE SHALL BE FLAT INTER-LOCK CLAY ROOF TILE TWO TONE MIXED OF TERRA-COTTA" AS CLAY COLOR PALETTE TO MATCH EXISTING W/ ACCEPTABLE MFGR LIST https://coolroofs.org/directory) PER SPEC (Cool Roof maximum 0.25 Aged Solar reflectance, and minimum 0.88 thermal emittance.

ROOF VENTILATION AREA AT ATTIC

AREAS CALCULATED BASED ON FREE AREA W/ OFFSET BY HIGH/LOW VENT LAYOUT PER PLAN

5,022 S.F. AREA/300 =16.74 FREE S.F. X 144 VENTILATION REQ'D = 2410.5 SQ IN

F.V. DECK R.O. PER MFGR REQ. (98.75" FREE SPACE EACH VENT UNIT)

TOTAL VENTILATION PROVIDED 25 UNITS

(1) ROOF VENT UNIT MINIMUM TOTAL VENTILATION REQUIRED 24.4 UNITS

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/

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.

ROOF PLAN (PROPOSED)

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

TRUE NORTH

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

REVISIONS NO.

BID SET 8-28-19

1 RESUBMIT 11-1-19

2 RESUBMIT 1-11-20

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

architect

HESS RESIDENCE
ROOM ADDITION/REMODEL
proposed roof plan

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

A-5

1 OF (SET TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore wave responsibility for discrepancies

H.O.A. SCHEDULE

EXTERIOR COLOR/MATERIAL/FINISH SCHEDULE

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

1) REFER TO EXTERIOR ELEVATIONS FOR PHYSICAL LAYOUT: 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: MATCH (E) W/NIGHT HAWK GRAY EXTERIOR & WHITE INTERIOR FOR FRAMES. ALL GLAZING TO BE LOW E DUAL PANE GLASS (RELOCATED FROM SALVAGED DEMO WORK WHEN NOTED ON PLANS) http://semcowindows.com/ (SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE)

3) NEW SWING DOORS: MATCH (E) COLOR EXTERIOR USING NIGHT HAWK GRAY WITH WHITE INTERIOR FOR FRAMES AND PROVIDE LOW-E DUAL PANE TEMPERED GLAZING SYSTEM. (RELOCATED FROM SALVAGED DEMO WORK WHEN NOTED ON PLANS) http://semcowindows.com/ - SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE

4) EXTERIOR FOLDING DOORS: STACKABLE DOOR OPERATION- BOTTOM SUPPORT SPLIT INTO TWO GLASS WALL SPANS FOR 90-DEGREE STACKING. FRAMELESS GLASS TO BE 3/8" TEMPERED LOW "E" STANDARD TINT WITH POLISHED EDGE GLASS PANELS. MATCH ALL EXPOSED DOOR HARDWARE TO EXISTING AS NIGHT HAWK GRAY FOR EXTERIOR SIDE OF DOOR FRAMES AND WHITE INTERIOR FRAMES USING CUSTOM POWDER COAT FINISH. GLAZING TINT TO MATCH EXISTING LOW-E SYSTEM. (SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE) HTTPS://WWW.PREMIERFOLDINGDOORS.COM EMAIL: NFO@PREMIERFOLDINGDOORS.COM TEL: 760-598-1401 2590 PIONEER AVE, SUITE B VISTA, CA 92081

5) NEW ROOF CRICKETS, ROOF METAL FLASHING, ROOF PIPES AND VENTS: LIQUID APPLY URETHANE CLAY COLOR TO MATCH (E) TILE ROOF MADE BY DEX-O-TEX 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 TYPE SHALL BE FLAT INTER-LOCK CLAY ROOF TILE BY MCA #MF108 SERIES TWO TONE MIXED OF TERRA-COTTA" ROOF TILE TERRA-COTTA" W/ CLAY COLOR PALETTE TO CAREFULLY CUSTOM MATCH

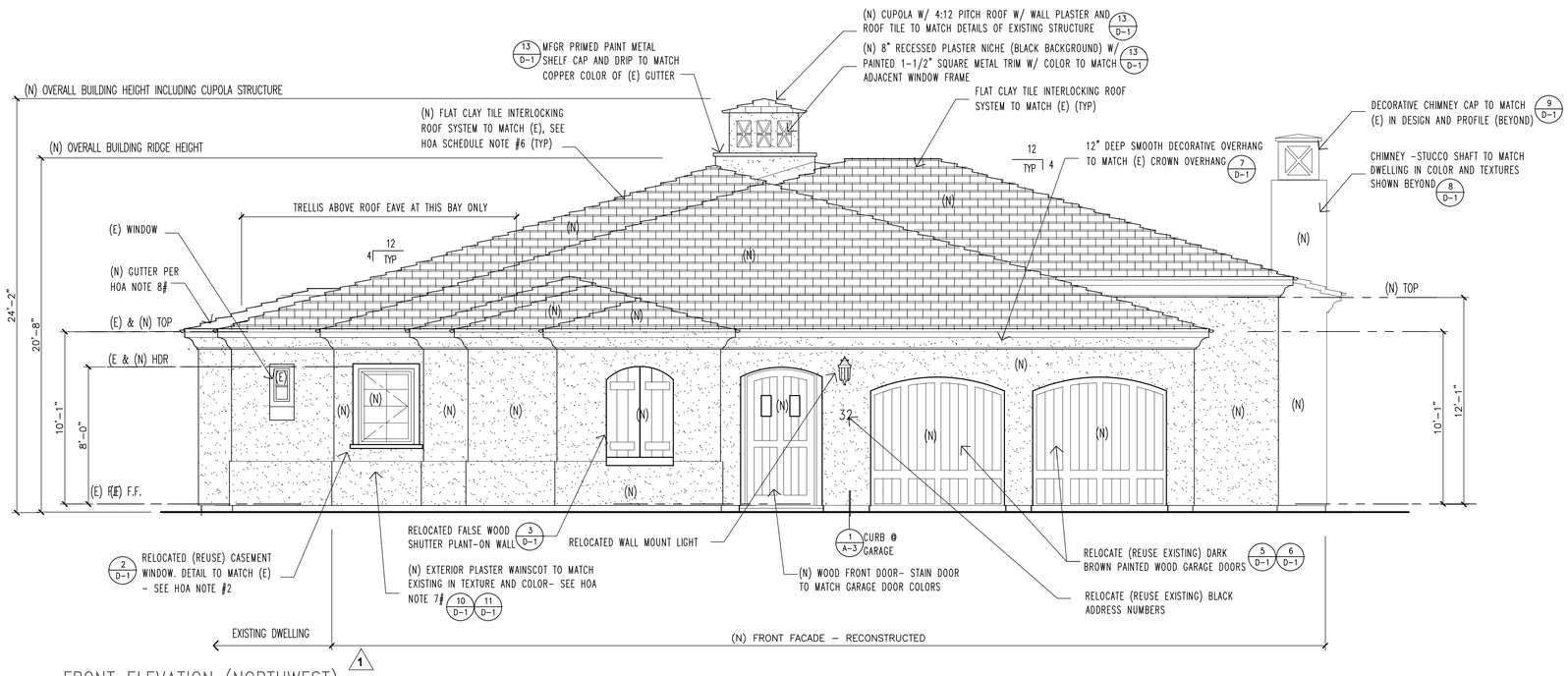
7) NEW EXTERIOR WALL SURFACE FIELD COLOR TO BE "WHITE" IN COLOR. PLASTER OR PAINT TO MATCH EXISTING IN TEXTURE AND COLOR. SECURE/MATCH COLOR SAMPLE PRIOR TO PURCHASE. Sherwin-Williams COLOR CHIP "WHITE" SERIES FROM HOA COLOR LIST AND TEXTURE - TAKE PAINT OR NEW PLASTER FINISH COLOR COAT TO NEAREST WALL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

8) NEW COPPER COLOR GUTTERS AND DOWN SPOUTS TO MATCH (E) IN MATERIAL COLOR AND PROFILE. ALL GUTTERS AND DOWN SPOUTS MUST BE DESIGN AS CONTINUOUS ARCHITECTURAL FEATURE W/ ANCHORS AND ACCESSORIES TO MATCH EXISTING.

9) NEW WOOD TRIM TO MATCH EXISTING IN TEXTURE AND COLOR - SECURE/MATCH COLOR SAMPLE PRIOR TO PURCHASE. Sherwin-Williams COLOR CHIP #2245 FROM HOA COLOR LIST.

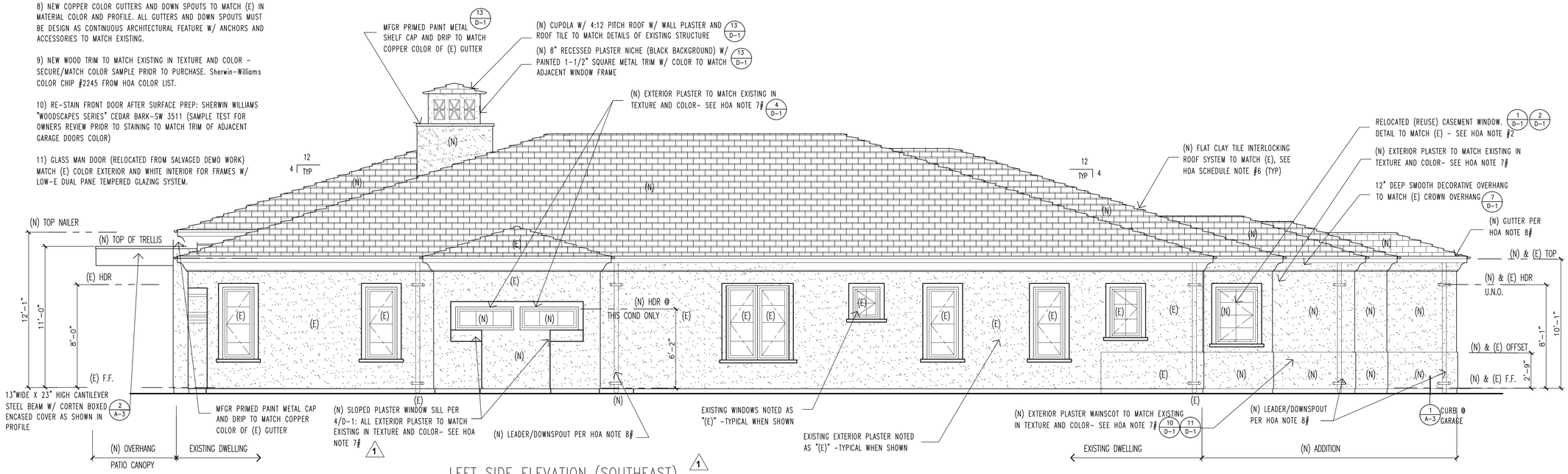
10) RE-STAIN FRONT DOOR AFTER SURFACE PREP: SHERWIN WILLIAMS "WOODSCAPES SERIES" CEDAR BARK-SW 3511 (SAMPLE TEST FOR OWNERS REVIEW PRIOR TO STAINING TO MATCH TRIM OF ADJACENT GARAGE DOORS COLOR)

11) GLASS MAN DOOR (RELOCATED FROM SALVAGED DEMO WORK) MATCH (E) COLOR EXTERIOR AND WHITE INTERIOR FOR FRAMES W/ LOW-E DUAL PANE TEMPERED GLAZING SYSTEM.



FRONT ELEVATION (NORTHWEST)

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



LEFT SIDE ELEVATION (SOUTHEAST)

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

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

REVISIONS NO.

BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

architect

HESS RESIDENCE
ROOM ADDITION/REMODEL
elevations

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

A-6

1 OF (KEY TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of the from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore wave responsibility for discrepancies

H.O.A. SCHEDULE

EXTERIOR COLOR/MATERIAL/FINISH SCHEDULE

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

1) REFER TO EXTERIOR ELEVATIONS FOR PHYSICAL LAYOUT: 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: MATCH (E) W/NIGHT HAWK GRAY EXTERIOR & WHITE INTERIOR FOR FRAMES. ALL GLAZING TO BE LOW E DUAL PANE GLASS (RELOCATED FROM SALVAGED DEMO WORK WHEN NOTED ON PLANS) http://semcowindows.com/ (SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE)

3) NEW SWING DOORS: MATCH (E) COLOR EXTERIOR USING NIGHT HAWK GRAY WITH WHITE INTERIOR FOR FRAMES AND PROVIDE LOW-E DUAL PANE TEMPERED GLAZING SYSTEM. (RELOCATED FROM SALVAGED DEMO WORK WHEN NOTED ON PLANS) http://semcowindows.com/ - SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE

4) EXTERIOR FOLDING DOORS: STACKABLE DOOR OPERATION- BOTTOM SUPPORT SPLIT INTO TWO GLASS WALL SPANS FOR 90-DEGREE STACKING. FRAMELESS GLASS TO BE 3/8" TEMPERED LOW "E" STANDARD TINT WITH POLISHED EDGE GLASS PANELS. MATCH ALL EXPOSED DOOR HARDWARE TO EXISTING AS NIGHT HAWK GRAY FOR EXTERIOR SIDE OF DOOR FRAMES AND WHITE INTERIOR FRAMES USING CUSTOM POWDER COAT FINISH. GLAZING TINT TO MATCH EXISTING LOW-E SYSTEM. (SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE) HTTPS://WWW.PREMIERFOLDINGDOORS.COM EMAIL: NFO@PREMIERFOLDINGDOORS.COM TEL: 760-598-1401 2590 PIONEER AVE, SUITE B VISTA, CA 92081

5) NEW ROOF CRICKETS, ROOF METAL FLASHING, ROOF PIPES AND VENTS: LIQUID APPLY 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 TYPE SHALL BE FLAT INTER-LOCK CLAY ROOF TILE BY MCA #MF108 SERIES TWO TONE MIXED OF TERRA-COTTA" ROOF TILE TERRA-COTTA" W/ CLAY COLOR PALETTE TO CAREFULLY CUSTOM MATCH

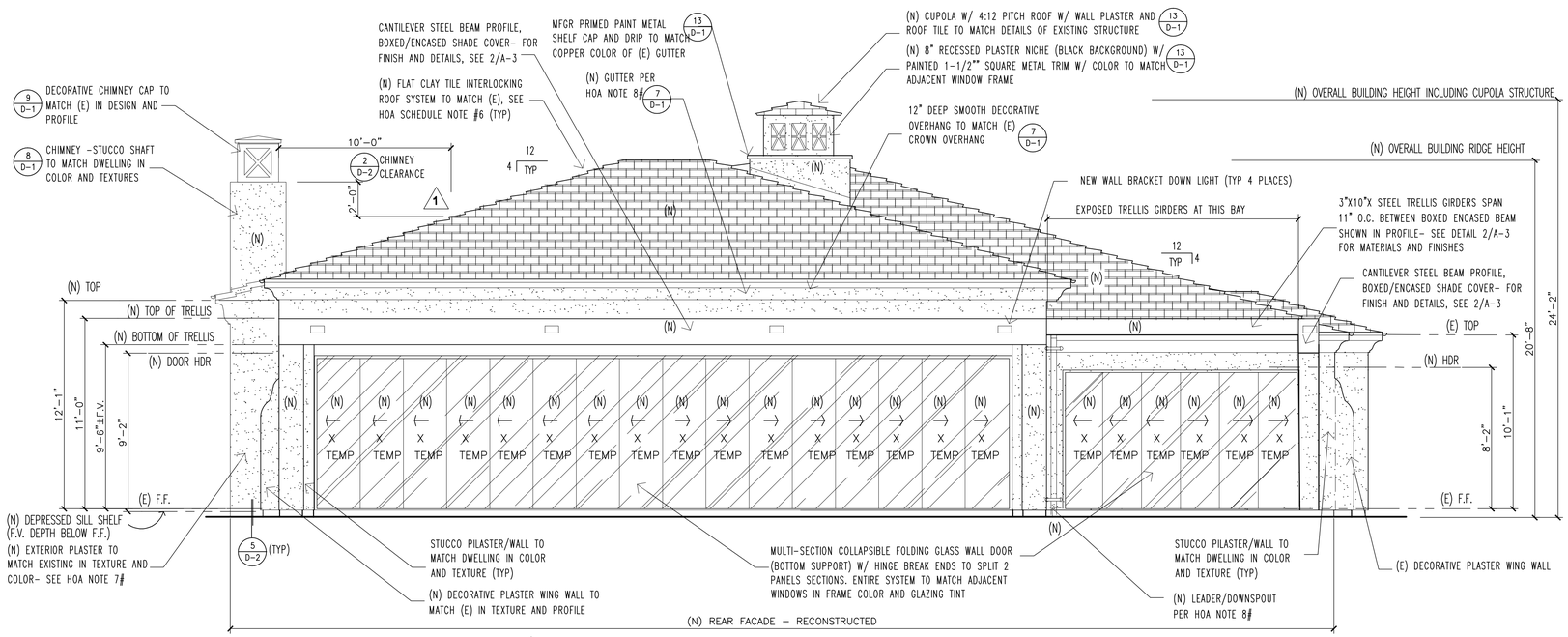
7) NEW EXTERIOR WALL SURFACE FIELD COLOR TO BE "WHITE" IN COLOR. PLASTER OR PAINT TO MATCH EXISTING IN TEXTURE AND COLOR. SECURE/MATCH COLOR SAMPLE PRIOR TO PURCHASE. Sherwin-Williams COLOR CHIP "WHITE" SERIES FROM HOA COLOR LIST AND TEXTURE - TAKE PAINT OR NEW PLASTER FINISH COLOR COAT TO NEAREST WALL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

8) NEW COPPER COLOR GUTTERS AND DOWN SPOUTS TO MATCH (E) IN MATERIAL COLOR AND PROFILE. ALL GUTTERS AND DOWN SPOUTS MUST BE DESIGN AS CONTINUOUS ARCHITECTURAL FEATURE W/ ANCHORS AND ACCESSORIES TO MATCH EXISTING.

9) NEW WOOD TRIM TO MATCH EXISTING IN TEXTURE AND COLOR - SECURE/MATCH COLOR SAMPLE PRIOR TO PURCHASE. Sherwin-Williams COLOR CHIP #2245 FROM HOA COLOR LIST.

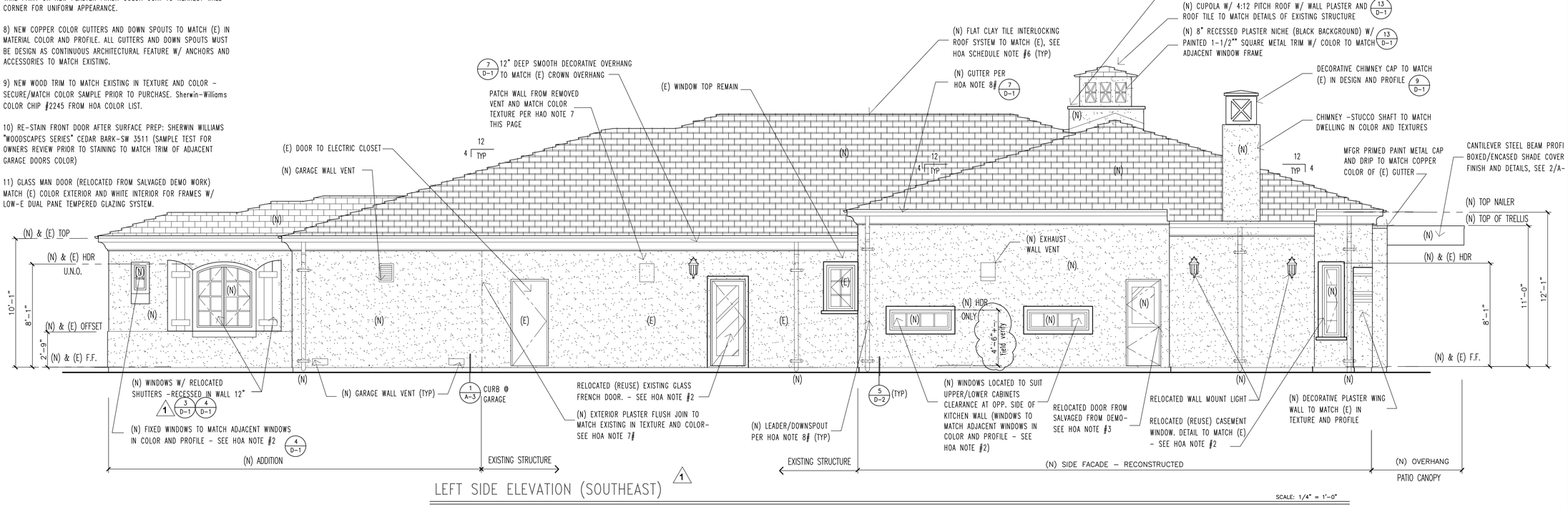
10) RE-STAIN FRONT DOOR AFTER SURFACE PREP: SHERWIN WILLIAMS "WOODSCAPES SERIES" CEDAR BARK-SW 3511 (SAMPLE TEST FOR OWNERS REVIEW PRIOR TO STAINING TO MATCH TRIM OF ADJACENT GARAGE DOORS COLOR)

11) GLASS MAN DOOR (RELOCATED FROM SALVAGED DEMO WORK) MATCH (E) COLOR EXTERIOR AND WHITE INTERIOR FOR FRAMES W/ LOW-E DUAL PANE TEMPERED GLAZING SYSTEM.



REAR ELEVATION (SOUTHWEST) 1

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



LEFT SIDE ELEVATION (SOUTHEAST) 1

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

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

REVISIONS NO.

BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20
3 RESUBMIT 2-10-20

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
elevations

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)848-1506 Email: doctorjameshess@gmail.com

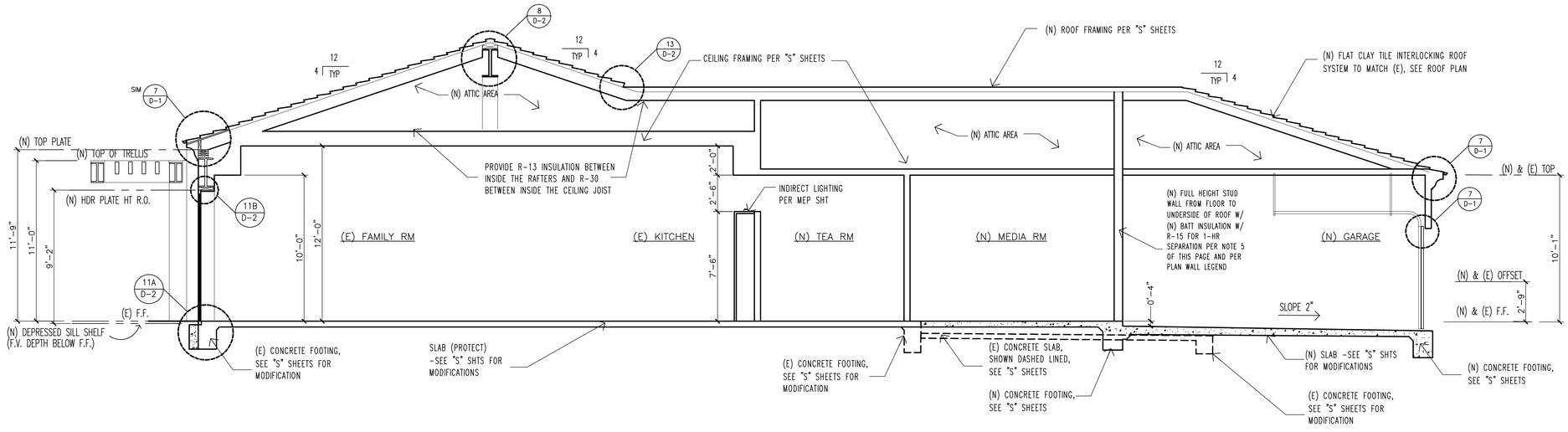
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-21 STATE OF CALIFORNIA

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

A-7

1 OF (SEE TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification on protecting misuse. It is unlawful/punishable and taken to full extent of the law from claims arising of legal expenses associated of misuse whether directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction therefore wider responsibility for discrepancies

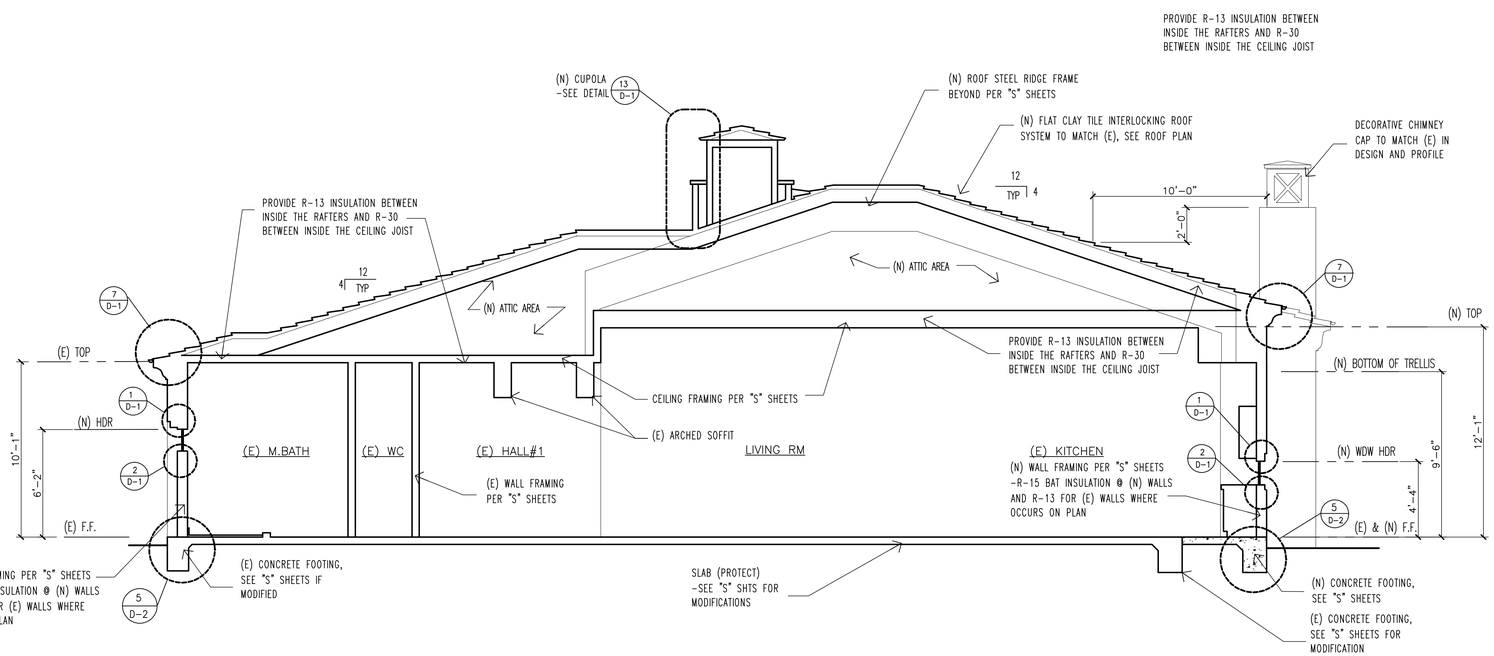


BUILDING SECTION "B"

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

GENERAL NOTES

1. TYPICAL NOTES NOPT SHOWN SEE SECTION "A" BELOW



BUILDING SECTION "A"

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

GENERAL NOTES

1. TYPICAL EXTERIOR WALL ASSEMBLY: 7/8" EXTERIOR STUCCO SYSTEM OVER 2 X 6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION AND 5/8" GYP. BOARD AT INTERIOR. PROVIDE (2) LAYERS OF 60 MIN. BUILDING PAPER WHERE PLYWOOD SHEAR PANELS OCCUR. SEE STRUCT. DWGS FOR LOCATIONS OF SHEAR PANEL WALLS. (WEATHER RESISTIVE BARRIER PER CRC 703)
2. RAFTERS JOIST TO BE 2 X WOOD FRAMING WITH R-13 BAT INSULATION ROOF BARRIER – SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION NOT SHOWN
3. CEILING JOIST TO BE 2 X WOOD FRAMING CEILING LID WITH R-30 BAT INSULATION – SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION NOT SHOWN
4. PROVIDE ATTIC VENT PER ROOF PLAN LAYOUT AND VENT NOTES BELOW
5. 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.
6. REFER TO STRUCTURAL FOR DETAILED INFORMATION FOR SLAB AND GRADE PREP. SOILS AND DETAILS THAT MAY SUPERSEDE DRAWINGS

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

REVISIONS NO.

- BID SET 8-28-19
- 1 RESUBMIT 11-1-19
- 2 RESUBMIT 1-11-20

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

architect

HESS RESIDENCE
ROOM ADDITION/REMODEL
building sections

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjimeshess@gmail.com

REGISTERED PROFESSIONAL ENGINEER JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

A-8

1 OF (SET TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of the from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore wave responsibility for discrepancies

WINDOW AND DOOR NOTES

WINDOW NOTES

1. CONTRACTOR TO FIELD VERIFY ALL WINDOW SIZES PRIOR TO ORDER/INSTALLATION FOR ALL OPENINGS AS SIZES INDICATED ARE WITHIN 90% ACCURACY.
2. ALL WINDOWS TO BE VINLY FACTORY FINISH (WHITE INSIDE AND COLOR OUTSIDE TO (M))
3. "T" ON ELEVATIONS INDICATES TEMPERED GLASS PER UBC (SEC 2406.4).
4. TINT GLASS TO BE PER T-24 ENERGY REQUIREMENTS
5. PROVIDE DOUBLE GLAZING FOR ALL WINDOWS PER T-24 ENERGY REQUIREMENTS
6. WINDOWS MFGR SHALL BE SELECTED PER "HOA NOTES" OF THIS PAGE
7. PROVIDE SCREENS FOR ALL WINDOWS-COORDINATE HARDWARE TYPE FOR MATERIAL AND FINISH WITH OWNERS SPECIFICATION
8. 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
9. COLOR FINISH W/ WHITE INSIDE AND COLOR OUTSIDE TO (M), SEE "HOA NOTES" FOR COLOR
10. CONTRACTOR TO F.V FOR REUSE OF (N) WINDOWS TO DETERMINED REORDER (N) BASED ON SITE SALVAGE ABILITY

WINDOW ABBREVIATIONS:

T = TEMP (TEMPERED GLAZING)
C/W = COLOR FINISH W/ WHITE INSIDE AND COLOR OUTSIDE TO (M)), SEE ALSO NOTE #1 OF SHT A-5
F.G. = FIXED DUAL PANE GLASS W/ HORIZ DIVIDERS
TINT = TINT GLASS (FACTORY LOW-E)
DBL = DOUBLE GLASS PANE (INSULATED)
CLR = CLEAR
VNL = VINYL (FACTORY COMPOSITE)
SH = SINGLE HUNG WINDOW (UPPER HALF VENT & SCREEN)
FIX = FIXED
3/4" = OVERALL THICKNESS FOR DUAL PANE SYSTEM
NF = (N) FRAME IN (N) OPENING W/ STD FINN/FLASH AT SURROUND
(N) = NEW
(E) = EXISTING

DOOR NOTES

1. DOOR HARDWARE TO BE COORDINATED BETWEEN CONTRACTOR, VENDOR & OWNER
2. ALL DOUBLE GLAZE AND TINT PER T-24 ENERGY REQUIREMENTS
3. CONTRACTOR TO FIELD VERIFY ALL DOOR SIZES PRIOR TO ORDERS/INSTALLATION FOR ALL OPENINGS AS SIZES INDICATED ARE WITHIN 90% ACCURACY.
4. "T" INDICATES TEMPERED GLASS PER CBC.
5. REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL INFO
6. WINDOWS MFGR SHALL BE SELECTED PER "HOA NOTES" OF THIS PAGE
7. SUBMIT LOCK SPECIFICATIONS, TYPE AND FUNCTION TO OWNER FOR THEIR REVIEW PRIOR TO INSTALLATION
8. COLOR FINISH W/ WHITE INSIDE AND COLOR OUTSIDE TO (M), SEE "HOA NOTES" FOR COLOR
9. CONTRACTOR TO F.V FOR REUSE OF (N) DOORS TO DETERMINED REORDER (N) BASED ON SITE SALVAGE ABILITY

DOOR ABBREVIATIONS:

SC = SOLID CORE
SLDG = SLIDING
TINT = FACTORY TINT (LOW-E MAX PLUS TO MATCH WINDOWS)
GL = GLASS (LOW E TO MATCH WINDOWS AT EXTERIOR)
PNL = PANEL
T = TEMPERED GLAZING PER UBC
DBL = DOUBLE GLASS PANE
CLR = CLEAR
VNL = VINYL
FF = FACTORY FINISH
(N) = NEW
(E) = EXISTING
C/W = COLOR FINISH W/ WHITE INSIDE AND COLOR OUTSIDE TO (M), SEE "HOA NOTES" FOR COLOR

HOA NOTES

2) NEW WINDOWS: MATCH (E) W/NIGHT HAWK GRAY EXTERIOR & WHITE INTERIOR FOR FRAMES. ALL GLAZING TO BE LOW E DUAL PANE GLASS (RELOCATED FROM SALVAGED DEMO WORK WHEN NOTED ON PLANS) http://semcowindows.com -SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE (REFER TOP DETAILS 1 & 2 OF SHEET D-2

3) NEW SWING DOORS: MATCH (E) COLOR EXTERIOR USING NIGHT HAWK GRAY WITH WHITE INTERIOR FOR FRAMES AND PROVIDE LOW-E DUAL PANE TEMPERED GLAZING SYSTEM. (RELOCATED FROM SALVAGED DEMO WORK WHEN NOTED ON PLANS) http://semcowindows.com/ - SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE

4) EXTERIOR FOLDING DOORS: STACKABLE DOOR OPERATION- BOTTOM SUPPORT SPLIT INTO TWO GLASS WALL SPANS FOR 90-DEGREE STACKING. FRAMELESS GLASS TO BE 3/8" TEMPERED LOW "E" STANDARD TINT WITH POLISHED EDGE GLASS PANELS. MATCH ALL EXPOSED DOOR HARDWARE TO EXISTING AS NIGHT HAWK GRAY FOR EXTERIOR SIDE OF DOOR FRAMES AND WHITE INTERIOR FRAMES USING CUSTOM POWDER COAT FINISH. GLAZING TINT TO MATCH EXISTING LOW-E SYSTEM. (SECURE COLOR SAMPLE TO MATCH PRIOR TO PURCHASE) HTTPS://WWW.PREMIERFOLDINGDOORS.COM EMAIL: NFO@PREMIERFOLDINGDOORS.COM TEL: 760-598-1401 2590 PIONEER AVE, SUITE B VISTA, CA 92081

10) RE-STAIN FRONT DOOR AFTER SURFACE PREP: SHERWIN WILLIAMS "WOODSCAPES SERIES" CEDAR BARK-SW 3511 (SAMPLE TEST FOR OWNERS REVIEW PRIOR TO STAINING TO MATCH TRIM OF ADJACENT GARAGE DOORS COLOR)

11) GLASS MAN DOOR (RELOCATED FROM SALVAGED DEMO WORK) MATCH (E) COLOR EXTERIOR AND WHITE INTERIOR FOR FRAMES W/ LOW-E DUAL PANE TEMPERED GLAZING SYSTEM.

MANUFACTURER SWING DOOR ENERGY PERFORMANCE

BY http://semcowindows.com AND PER HOA NOTE #3 (T-24 REPORT SHALL SUPERSEDE WHERE IN CONFLICT TO THIS PAGE)
CLAD FRENCH OUTSWING DOOR — RESIDENTIAL SERIES RES9 (CFOD RES9, CFODSL RES9) WITHOUT BREATHER TUBE

Glazing Description	Spacer	U-Value	R-Value	SHGC	VT	N	NC	SC	S	Condensation Resistance	BTM Rail	Stiles
No Grilles, 7/8" and 1 1/4" SDL	Insul LoE 366 W/Argon	SS	0.29	3.45	0.17	0.38	Y	Y	Y	Y	59	9"	4" Stiles

MANUFACTURER WINDOW ENERGY PERFORMANCE

BY http://semcowindows.com AND PER HOA NOTE #2 (T-24 REPORT SHALL SUPERSEDE WHERE IN CONFLICT TO THIS PAGE)
(Window systems u-factor rating must meet requirement of 0.32 and SHGC 0.25)

CLAD CASEMENT WITHOUT BREATHER TUBE (STANDARD SPEC OUTLINE BELOW- SEE ABOVE FOR MINIMUM REQ)

Glazing Description	Spacer	U-Value	R-Value	SHGC	VT	N	NC	SC	S	Condensation Resistance
Grilles in Airspace, 7/8" and 1 1/4" SDLB	4mm	Insul LoE 366 Neat	XL	0.34	2.94	0.18	0.40	N	N	N	Y	53

MANUFACTURER FOLDING GLASS DOOR ENERGY PERFORMANCE

BY HTTPS://WWW.PREMIERFOLDINGDOORS.COM AND PER HOA NOTE #4 (T-24 REPORT SHALL SUPERSEDE WHERE IN CONFLICT TO THIS PAGE)
(Folding door systems u-factor rating to bring to 0.47 requires special film (custom laminated system)

Frameless (STANDARD SPEC OUTLINE BELOW- SEE ABOVE FOR FILM)

Site Built

2016 Building Energy Efficiency Standards:

Section 150-Q
Fenestration Products: Fenestration separating conditioned space from unconditioned space or outdoors shall meet the requirements of either item 1 or 2 below:
1: Fenestration, including Skylight products, must have a maximum U-Factor of .58.
2: The weighted average U-factor of all fenestration, including skylight products, shall not exceed .58.

To calculate the U-Value and SHGC, the California Energy Commission requires the use of the NA6 equations:

U-Value:

The U-Value calculated per NA6.2 equation: U-Value = C1+(C2xUc)

C1: .202 (Specified on the NA6 chart)
C2: .867 (Specified on the NA6 chart)
Uc: .32 (Pelkington Energy Advantage Low-E Center of glass U-Value)

U-Value = .202 + (.867 x .32) = .479

The mandatory required U-Value is .58. (Sec150/Q)

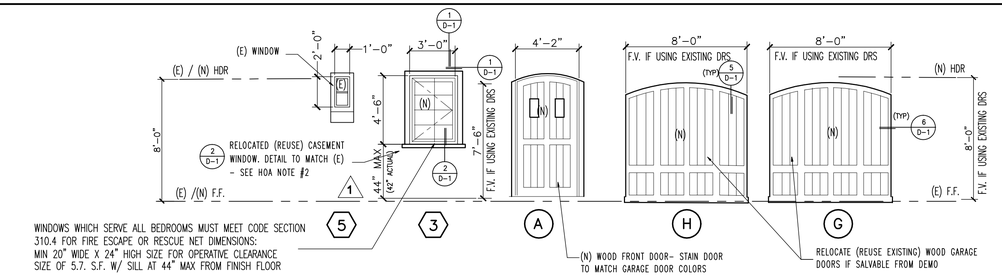
SHGC:
The SHGC calculated per NA6.3 equation: SHGC = 0.08 + (0.86 x SHGCc)
SHGCc : .56 (Pelkington Energy Advantage)

EXTERIOR DOORS AND WINDOW NOTES

1 NOTE: ALL DIMENSION ARE FOR T-24 CALCULATIONS AND NOT NECESSARILY FOR SIZING OF INSTALLATION FOR WINDOW AND DOOR. VENDOR SHALL FIELD VERIFY BOTH NEW AND RELOCATED DOOR AND WINDOW OPENINGS FOR EXACT FIT BETWEEN ROUGH AND FINISH FEILD OPENINGS- REFER TO T-24 REPORT IF (E) DOORS AND WINDOWS CAN BE REUSED BY H.E.R.S. EXAMINATION. IF FAILED H.E.R.S. TEST, CONTRACTOR SHALL REPLACE WITH NEW SYSTEM.
NOTE: ALL FENESTRATIONS MUST HAVE TEMPORARY AND PERMANT LABELS- NO EXCEPTIONS.

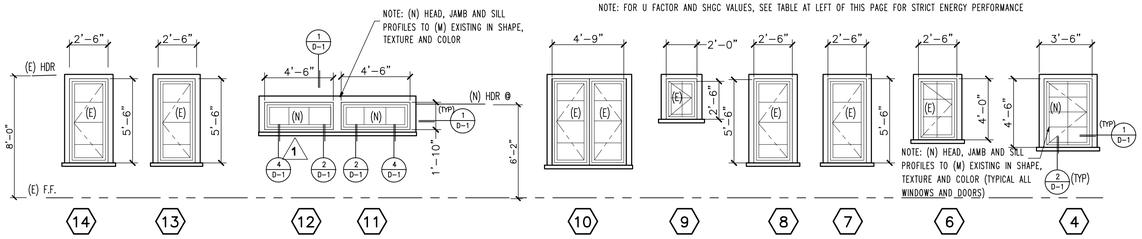
WINDOW AND DOOR SCHEDULE (TYPE)

SCALE 1"=1'-0"



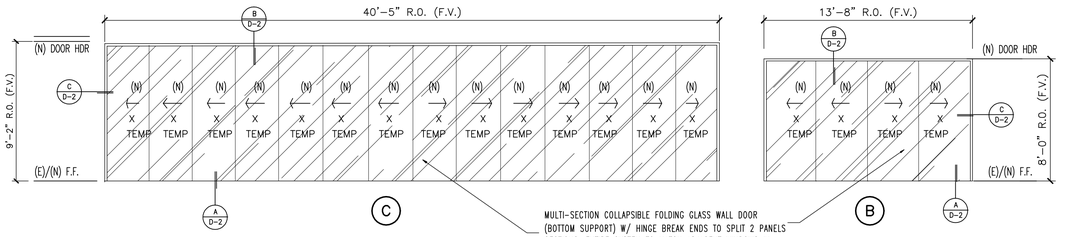
FRONT ELEVATION VIEW FENESTRATION

NOTE: FOR U FACTOR AND SHGC VALUES, SEE TABLE AT LEFT OF THIS PAGE FOR STRICT ENERGY PERFORMANCE



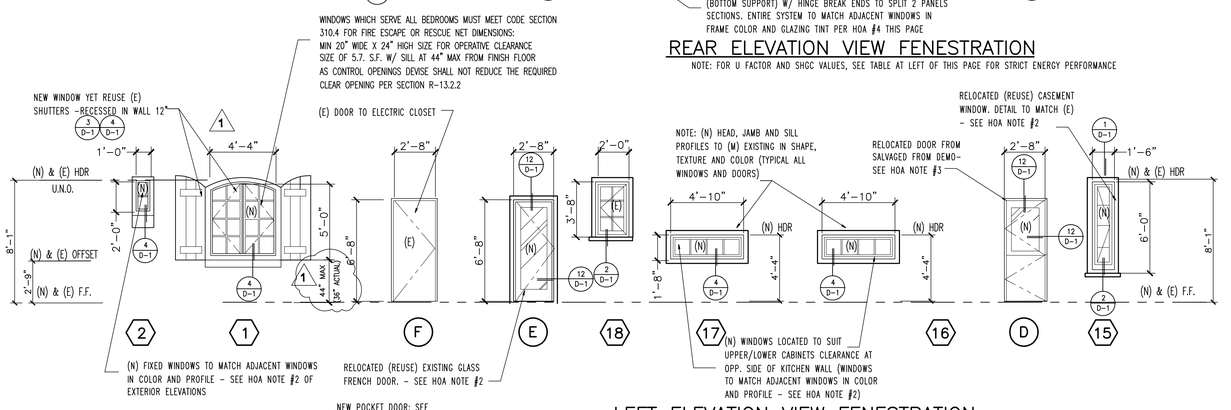
RIGHT ELEVATION VIEW FENESTRATION

NOTE: FOR U FACTOR AND SHGC VALUES, SEE TABLE AT LEFT OF THIS PAGE FOR STRICT ENERGY PERFORMANCE



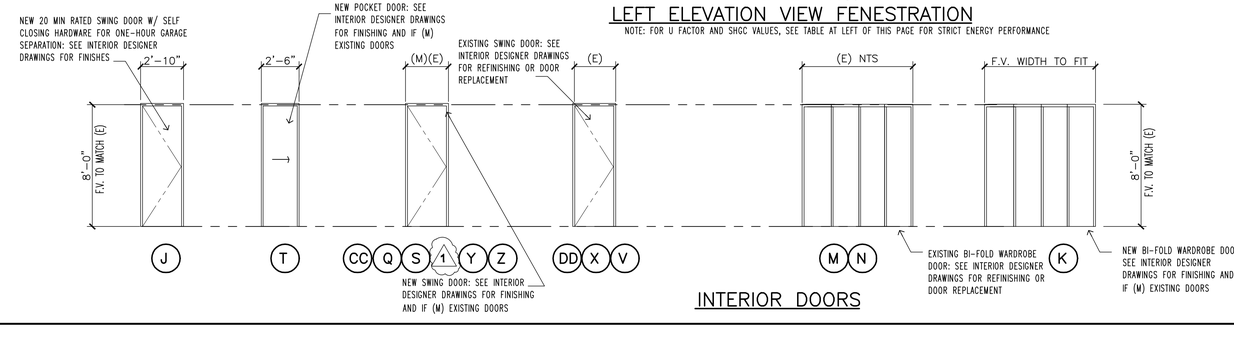
REAR ELEVATION VIEW FENESTRATION

NOTE: FOR U FACTOR AND SHGC VALUES, SEE TABLE AT LEFT OF THIS PAGE FOR STRICT ENERGY PERFORMANCE



LEFT ELEVATION VIEW FENESTRATION

NOTE: FOR U FACTOR AND SHGC VALUES, SEE TABLE AT LEFT OF THIS PAGE FOR STRICT ENERGY PERFORMANCE



INTERIOR DOORS

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

REVISIONS	NO.
BID SET 8-28-19	
RESUBMIT 11-1-19	1
RESUBMIT 1-11-20	2

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

architect

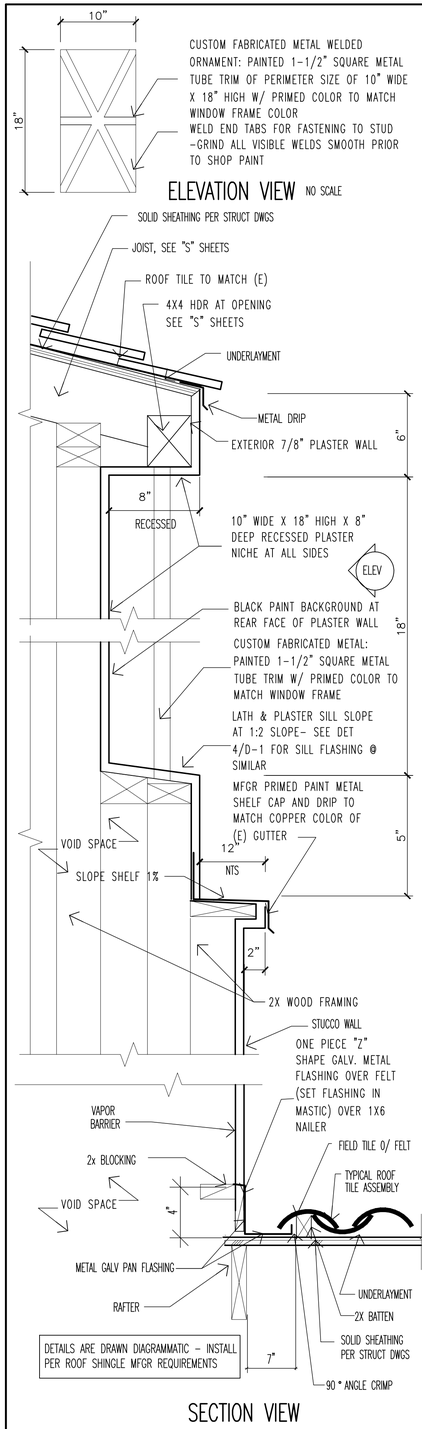
HESS RESIDENCE
ROOM ADDITION/REMODEL
door/window schedule

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

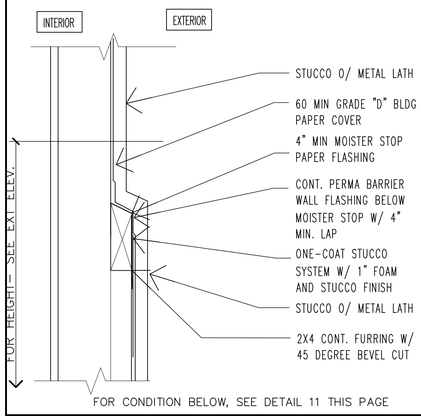
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-9
1 OF (REF TO INDEX) SHEETS

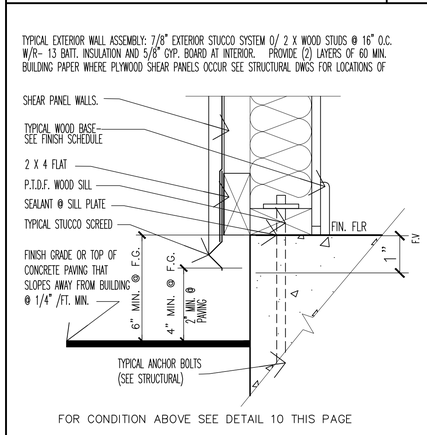
These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of illegal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore we assume no responsibility for discrepancies



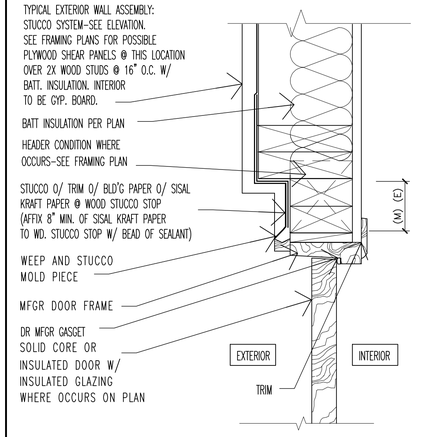
CUPOLA | 13



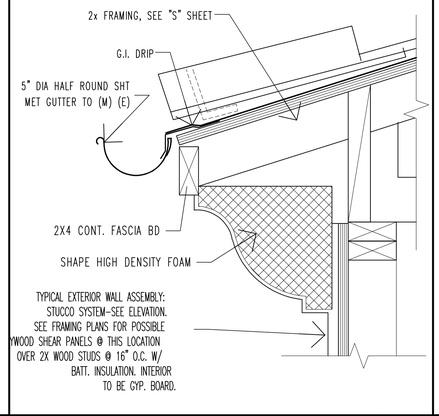
WAINSCOT WALL BUMP-OUT | 10



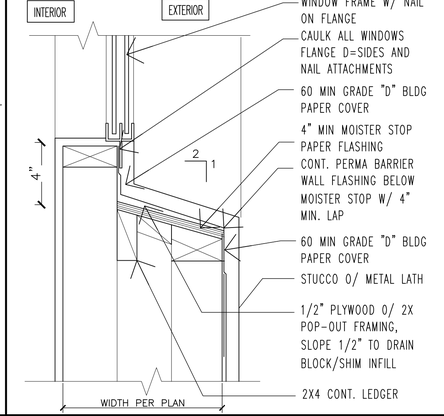
WAINSCOT BASE AT SILL | 11



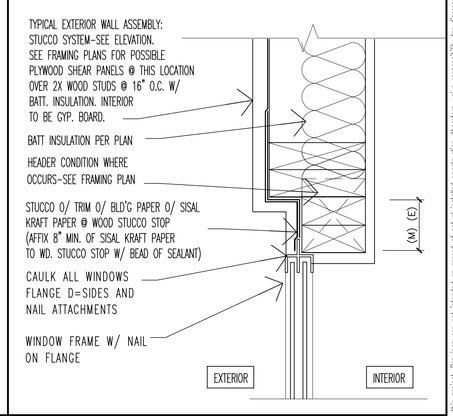
DOOR JAMB (HEAD SIM) | 12



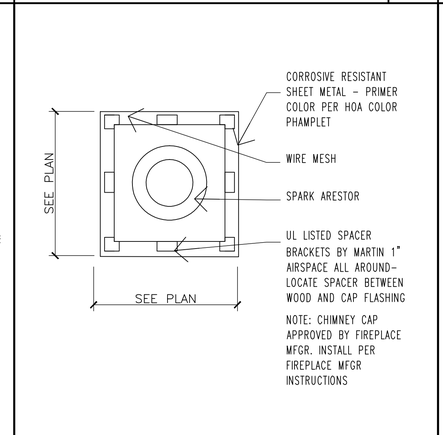
ROOF OVERHANG | 7



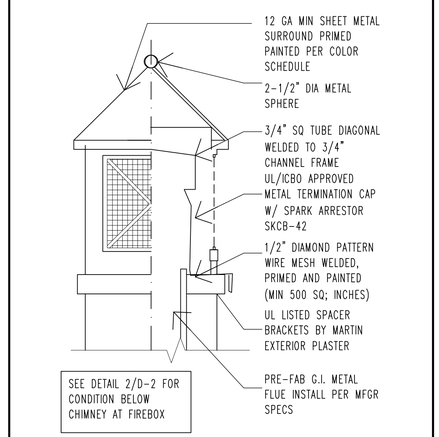
DEEPEN WINDOW SILL | 4



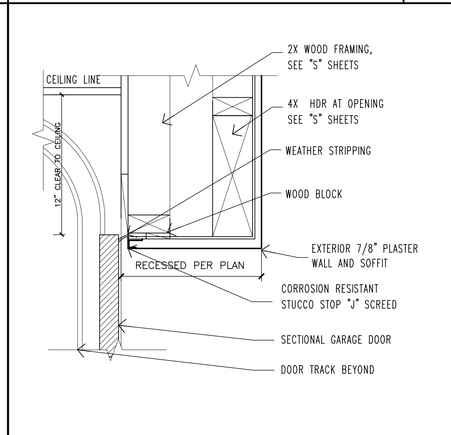
STD WINDOW JAMB (HEAD SIM) | 1



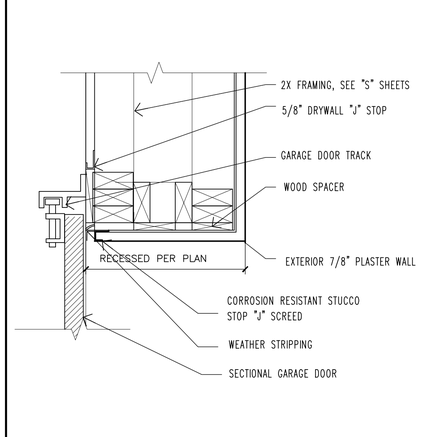
CHIMNEY PLAN | 8



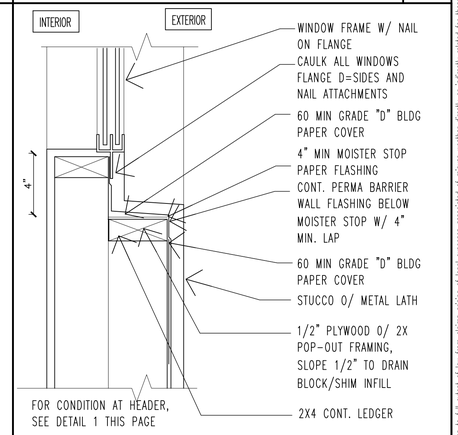
CHIMNEY CAP | 9



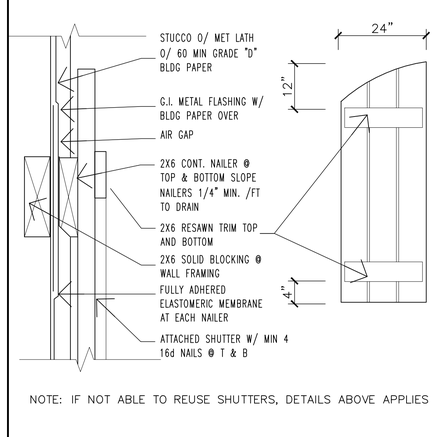
GARAGE DOOR HEAD | 5



GARAGE DOOR JAMB | 6



STD WINDOW SILL | 2



SHUTTERS | 3

MISCELLANEOUS DETAILS

NO SCALE

These documents are property of John A. Salat Architects and are regulated/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising from any and all expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore work responsibility for discrepancies

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

REVISIONS NO.
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

architect

HESS RESIDENCE
ROOM ADDITION/REMODEL
miscellaneous details

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

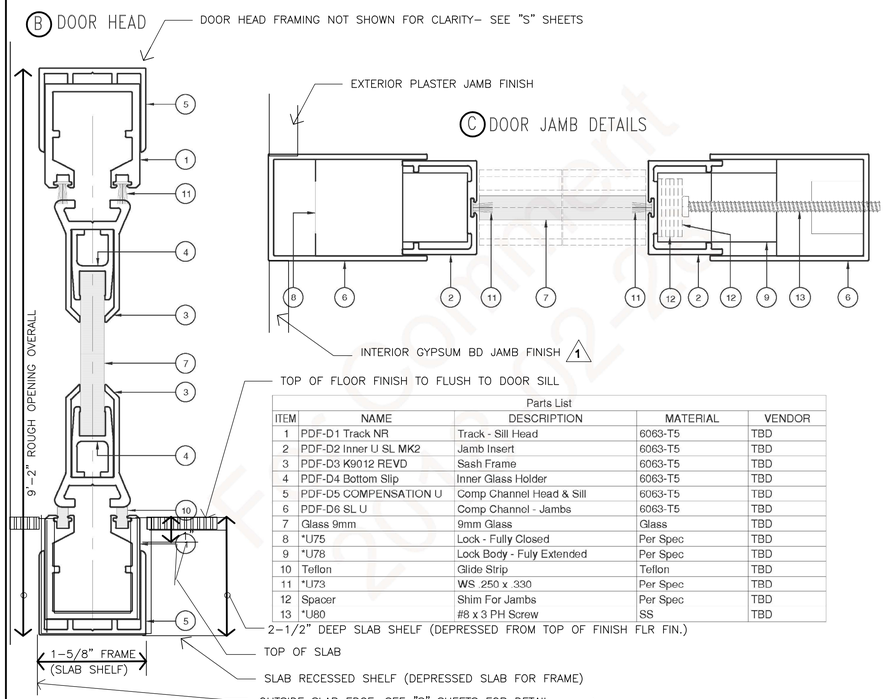
D-1

1 OF (SEE TO INDEX) SHEETS

NOTES:

1. MULTI-SECTION COLLAPSIBLE FOLDING GLASS WALL DOOR (BOTTOM SUPPORT) W/ HINGE BREAK ENDS TO SPLIT 2 PANELS SECTIONS. ENTIRE SYSTEM TO MATCH ADJACENT WINDOWS IN FRAME COLOR - SEE T-24 FOR ADDITIONAL GLASS PERFORMANCE SPEC FOR TINTING
2. MULTI-SECTION COLLAPSIBLE FOLDING GLASS WALL DOOR (BOTTOM SUPPORT) W/ HINGE BREAK ENDS TO SPLIT 2 PANELS SECTIONS. ENTIRE SYSTEM TO MATCH ADJACENT WINDOWS IN FRAME COLOR AND GLAZING TINT - SEE t-24 FOR ADDITIONAL GLASS PERFORMANCE SPEC
3. MULTI-SECTION COLLAPSIBLE FOLDING GLASS CONTACT
   Raffy H Timonian President W/ Timonian Group Inc.
   2590 Pioneer Ave, Suite C Vista, CA 92081 OR 1571 S Sunkist Street, Suite C Anaheim, CA 92806
   Phone: (760) 806-6830 (714) 704-9226 Fax: (760) 806-6890 Cell: (760) 801-1647

(B) DOOR HEAD



(C) DOOR JAMB DETAILS

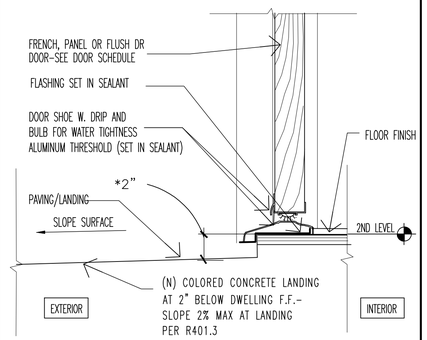
(A) DOOR SILL

NOTE: SEE DETAIL 1/A-1.3 FOR FOOTING PROFILE NOT SHOWN 1

Parts List

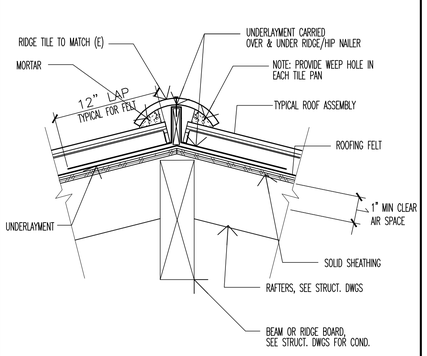
ITEM	NAME	DESCRIPTION	MATERIAL	VENDOR
1	PDF-D1 Track NR	Track - Sill Head	6063-T5	TBD
2	PDF-D2 Inner U SL MK2	Jamb Insert	6063-T5	TBD
3	PDF-D3 K9012 REVD	Sash Frame	6063-T5	TBD
4	PDF-D4 Bottom Slip	Inner Glass Holder	6063-T5	TBD
5	PDF-D5 COMPENSATION U	Comp Channel Head & Sill	6063-T5	TBD
6	PDF-D6 SL U	Comp Channel - Jambs	6063-T5	TBD
7	Glass 9mm	9mm Glass	Glass	TBD
8	*U75	Lock - Fully Closed	Per Spec	TBD
9	*U78	Lock Body - Fuly Extended	Per Spec	TBD
10	Teflon	Glide Strip	Teflon	TBD
11	*U73	WS .250 x .330	Per Spec	TBD
12	Spacer	Shim For Jambs	Per Spec	TBD
13	*U80	#8 x 3 PH Screw	SS	TBD

REAR FOLDING GLASS DOOR(S) A, B & C **11**



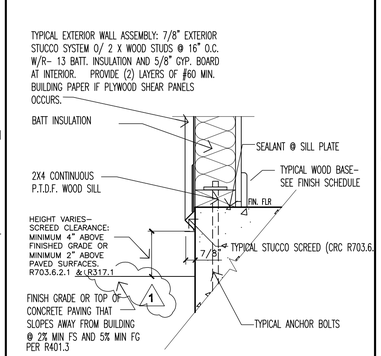
* NOTE: OUTSWINGING DOORS THAY SWING OVER LANDINGS SHALL NOT EXCEED 1/2" OVER THRESHOLD PER CODE SECTION CBC 1008.1.4 AND 1008.1.6

DOOR THRESHOLD **7**

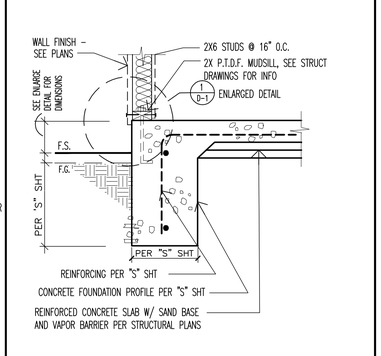


NOTE: DETAILS ARE DRAWN DIAGRAMMATIC - INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS

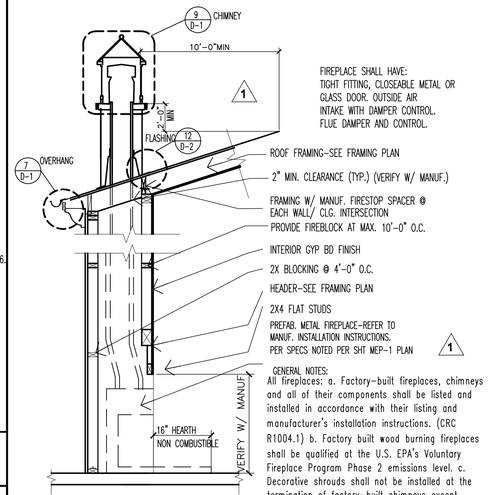
ROOF RIDGE (HIP SIMILAR) **8**



FOUNDATION SCREED **4**



FOUNDATION EDGE **5**

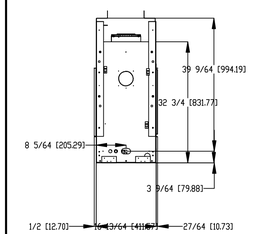


FIRE PLACE WALL SECTION

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)

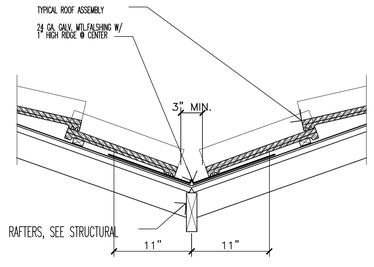
SOLID FUEL BURNING FIREPLACE: a. Provide a permanently anchored gaseous fuel burning pan to the firebox of a solid fuel burning fireplace. b. Solid fuel burning fireplace must comply with the California Energy Standards mandatory measures. c. Chimney shall extend at least 2 ft. higher than any portion 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 fireplaces are not allowed for interior use.

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)



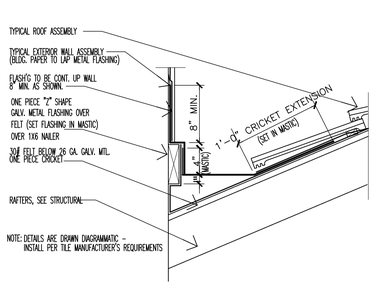
FIRE PLACE UNIT VERTICAL SECTION

FIRE PLACE **2**



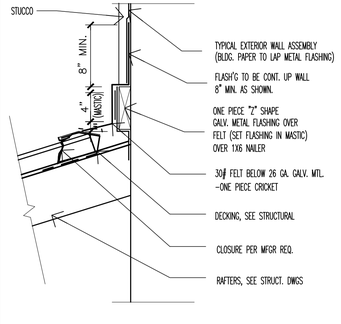
NOTE: DETAILS ARE DRAWN DIAGRAMMATIC - INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS

VALLEY TRANSITION **13**



NOTE: DETAILS ARE DRAWN DIAGRAMMATIC - INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS

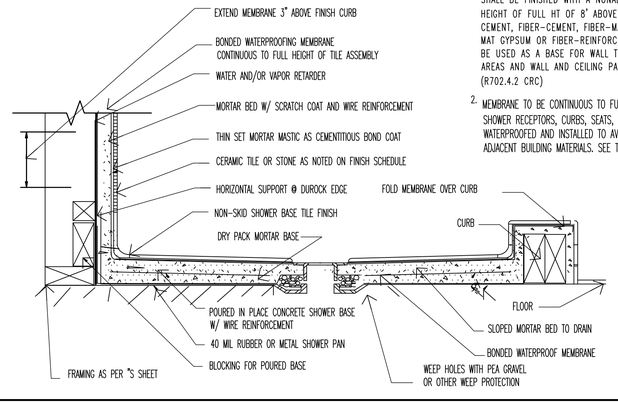
WALL TO ROOF **12**



NOTE: DETAILS ARE DRAWN DIAGRAMMATIC - INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS

WALL TO ROOF **9**

NOTES:
1. 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)
2. MEMBRANE TO BE CONTINUOUS TO FULL HEIGHT OF TILE ASSEMBLY SHOWER RECEPTORS, CURBS, SEATS, ETC. MUST BE PROPERLY WATERPROOFED AND INSTALLED TO AVOID WATER DAMAGE TO ADJACENT BUILDING MATERIALS. SEE TCNA COMMON SHOWER SPECS



SHOWER STALL WALL/FLOOR **3**

MISCELLANEOUS DETAILS NO SCALE

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

REVISIONS NO.
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
miscellaneous details

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)848-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

D-2

1 OF (REF TO INDEX) SHEETS

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore not responsibility for discrepancies

MEP STANDARD NOTES

1. REFER TO MEP-2 SHEET FOR SUPPLEMENTARY STANDARD NOTES AND SYMBOLS FOR MECHANICAL ELECTRICAL AND PLUMBING INFORMATION NOTE SHOWN ON THIS PAGE.
2. REFER TO A-1 COVER PAGE SHEET FOR SUPPLEMENTARY STANDARD NOTES AND SYMBOLS FOR MECHANICAL ELECTRICAL AND PLUMBING INFORMATION NOTE SHOWN ON THIS PAGE.
3. REFER TO OWNERS GUIDELINES FOR ACTUAL FIXTURES THAT ARE PRE-SELECTED FOR MODEL NUMBERS/STYLES NOT NOTED ON THESE DRAWINGS.
4. ROOMOSDISIGNATED 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-2
5. REFER TO SHEET MEP-2 FOR HEAT/COOL FLOOR PLAN ZONE DIVISION #1 & #2 LAYOUT AS HVAC SYSTEM SAHLL BE A MINIUMUM OF 16 SEER; 12.5 EER.
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. SOUND TRAMISSION CONTROL: HVAC CONTRACTOR SHALL SECURE SEPERATE PERMIT FOR SOUND ATTENUATION DESIGN PER ARI STD 275 OF SECTION 10 25 045 OF NBMC PBX RATINGS.
8. ALL LIGHTING SHALL BE HIGH EFFICACY PER SECTION 150.0(k)
9. ALL LIGHTING FOR BATHROOMS, LAUNDRY ROOMS, GARAGE, AND UTILITY RMS SHALL BE EQUIPPED WITH VACANCY SENSOR AS NOTED "MOS" AT LIGHT SWITCH

(N) LINEAR RESIDENTIAL DUCT CHAMBER UNIT W/ TRUAIRE LD LINEAR SLOT DIFFUSERS KIT W/ WHITE POWDER COAT FINISH TRIM-PROVIDE MULTIPLE UNITS AT 6" SECTIONS BUTTED TO EACH OTHER AS HOWN ON PLAN

REUSE LIGHT OR REPLACE TO MATCH W/ MOTION SENSOR UNIT

(N) PREFAB GAS FIREPLACE W/ 62"X18" VIEW OPENING W/ (N) METAL FIRE BOX TO CONNECT TO (N) METAL FLUE OVERHEAD SYSTEM PER MFGR REQUIREMENTS AND CODE R1003. NAPOLEON LV62 VECTOR 62 DIRECT VENT INSET GAS FIREPLACE W/ ACCESSORY OPTIONS PER DESIGNERS SPECS (949) 650-2640 FOR LOCAL REP FOR ROUGH-IN INSTALLATATION SPECS
Overall Width: 81.3125"
Overall Depth: 19.875"
Overall Height: 41.1875"
Viewing Width: 64.75"
Maximum Heat Output: 42,000 BTUs
Venting Type: Direct Vent
Venting Diameter: 5" | 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

(N) GAS COOK RANGE W/ ABOVE COUNTER EXHAUST SYSTEM PIPED TO OUTSIDE WALL W/ "TYPE B" EXHAUST PIPE (REUSE (E) STUBOUTS FOR ELECTRIC GAS AND VENT SYSTEM) VENTS SHALL HAVE A MIN OF 100CFM BEES 150(a) EXC 5 TO 150.2(a) & ASHRE STD 62.2

(N) UNDER CABINET LIGHTING-INTERFACE W/ CABINET MFGR

(E) LAUNDRY SINK

(E) WASHER/DRYER

EXISTING ELECT/PHONE/GAS METER

EXISTING GAS METER

(N) 4 ZONE IRRIGATION CONTROL BOX AND PHOTO CELL/TIMER FOR LANDSCAPE LIGHTING (300 WATT SYSTEM), SEE LANDSCAPE PLANS

LED STRIP LIGHTING-SURFACE MOUNT

REUSE LIGHT OR REPLACE TO MATCH W/ MOTION SENSOR UNIT

(N) GAS TANKLESS WATER HEATER SYSTEM: Navien Model #NPE 240-S 10.1 gpm .min 92 eff (.97 actual)

(N) TV CABLE AND POWER CHASE AT WALL: VERIFY EXACT MOUNTING HORIZ/VERT LOCATION WITH OWNER'S AV CONSULTANT (NOTE SPEAKER SYSTEMOSNOT SHOWN AS BY OTHERS

TWO (N) LOW VOLTAGE WIRES FOR GARAGE DOOR OPENER INSIDE WALL FOR 2 FUTURE UNITS

(N) SURFACE MOUNT JUNCTION BOX W/ OUTLET TO POWER GARAGE DOOR OPENER

REUSE LIGHT OR REPLACE TO MATCH W/ MOTION SENSOR UNIT

COUNTER TOP SINK W/ GARBAGE DISPOSAL BELOW

DU-PLEX UNDER SINK FOR GARBAGE DISPOSAL & DISHWASHER

(N) SIDEWAY OUTLETS AT COUNTER EDGE (TYP. AT 6 LOCATIONS)

(N) LED LIGHTING ABOVE PANTRY CABINET-INTERFACE W/ CABINET MFGR WITH LIGHT SHELF FOR INDIRECT LIGHTING FOR BOTH ROOMS

(N) DROPPED CEILING SOFFIT SURROUND AT 4 SIDES OF GREAT SPACE-DUCT CHASE SHALL BE LOOP SYSTEM FOR EQUALIZED PRESSURE

GAS POINT OF CONNECTION OVERHEAD - USE (E) STUB OUT

ZONE#2: (N) CENTRAL GAS HEAT SYSTEM, SEE T-24 SHEETS FOR INSTRUCTIONS FOR TYPE AND 1/MEP-2 FOR DETAIL

ZONE#1: (N) CENTRAL GAS HEAT SYSTEM, SEE T-24 SHEETS FOR INSTRUCTIONS FOR TYPE AND 1/MEP-2 FOR DETAIL

(N) SHOWER KIT/MIXER

ABOVE ATTIC ACCESS: (N) LIGHT SWITCH AND LIGHT AT ATTIC ABOVE CEILING, SEE DETAIL 1/MEP-2

PULL DOWN ACCESS LADDER

EXHAUST FAN ENERGY STAR COMPLIANT W/ HUMIDSTAT DESIGN TO MEET DAMP LOCATIONS W/ UL RATED (R303.3.1 CRC)

EXHAUST FAN ENERGY STAR COMPLIANT W/ HUMIDSTAT DESIGN TO MEET DAMP LOCATIONS W/ UL RATED (R303.3.1 CRC)

EXHAUST FAN ENERGY STAR COMPLIANT W/ HUMIDSTAT DESIGN TO MEET DAMP LOCATIONS W/ UL RATED (R303.3.1 CRC)

(N) INTEGRAL CABINET LED LIGHT ABOVE SINKS (2 LOCATIONS)

(N) STACKED WASHER/ELECTRIC DYER UNIT

(N) LAVATORY

(N) WATER CLOSET

(E) TUBE W/ SHOWER KIT AND MIXER VALVE

(E) WATER CLOSET

(E) LAVATORY

EXHAUST FAN ENERGY STAR COMPLIANT W/ HUMIDSTAT DESIGN TO MEET DAMP LOCATIONS W/ UL RATED (R303.3.1 CRC)

(N) TUB/SHOWER/MIXER

(E) PUMP SUB PANEL POWER BOX

EXTERIOR BEAM BRACKET LIGHTS AT REAR ELEVATION PORTION TO BE "PANDORA SERIES" LED OUTDOOR WALL LIGHT #WMF 9" BRONZE FROM MFGR OF "MODERN FORMS" (THIS ENTIRE SIDE ONLY

(N) SHOWER KIT/MIXER

(E) JACUZZI EQUIPMENT

(E) DRYER VENT: MIN 4"ø VENT SYSTEM PIPED TO OUTSIDE WALL (8" LONG) -MAKE UP AIR PER CMC 701.1 100 SF DUCT TO BE MADE OF METAL WITH SMOOTH INTERIOR SURFACE) THAT TERMINATES TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. (CMC 504.3)

(E) AC SUB PANEL POWER BOXES
REMOVE OLD AC UNITS AND REPLACE W/ (N) AC FOR 2 ZONES, SEE T-24 SHEETS FOR INSTRUCTIONS FOR EQUIPMENT TYPE AND NOTE #7 THIS PAGE FOR NOISE LEVEL REUIREMENTS

MECHANICAL, ELECTRICAL AND PLUMBING (MEP)

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

TRUE NORTH

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
mechanical, electrical and plumbing plan

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

REVISIONS NO.
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

MEP-1

1 OF (REF TO INDEX) SHEETS

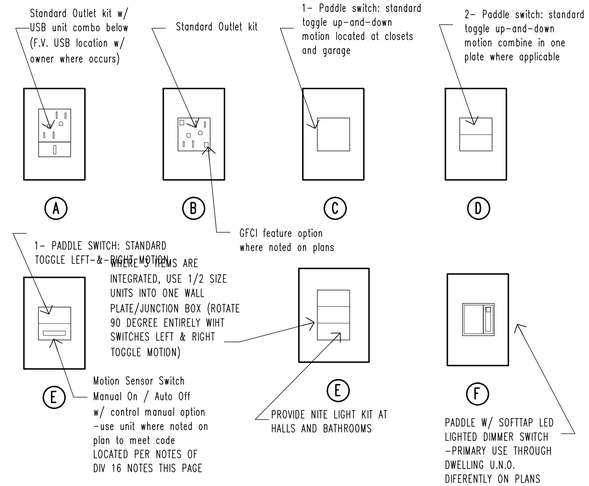
These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore we are not responsible for discrepancies

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 drawings
4. 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
- MOS — MOTION OCCUP. 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
- 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

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" 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

STD MECHANICAL/ELECTRICAL/PLUMBING SPECS

DIVISION 15 - MECHANICAL/PLUMBING

ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS:
2016 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC),2016 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2016 AND 2016 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.

MAXIMUM FLOW RATE STANDARDS INDOOR WATER USE -GGBSG 4.303 RATE TO TABLE 4.303.2:
LAVATORY FAUCETS 1.5 GPM@ 60 PSI
KITCHEN FAUCETS 1.8 GPM @ 60 PSI
WATER CLOSETS (TOILETS) 1.28 GPM PER FLUSH
SHOWER HEADS 2 SPM @ 80 PSI

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)
6. AT BATHTUBS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES SHALL BE PRESSURE BALANCED OR MIXING. VALVES SHALL BE THERMOSTATICALLY CONTROLLED PER THE CPC SEC 410.7. 18.

1

7. REFER TO SHT GN-1 FOR CITY STANDARD NOTES FOR PLUMBING REQ.

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 2016 CALIFORNIA MECHANICAL CODE AND 2016 CALIFORNIA ENERGY CODE.
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 OR 3 SONE FOR INTERMITTENT OPERATION FOR CONTROLLED BY HUMIDITY CONTROL UNLESS EXEMPTED ELSEWHERE,
4. KITCHEN EXHAUST HOOD SHALL BE A MINIMUM OF 100 CFM WITH 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)

1

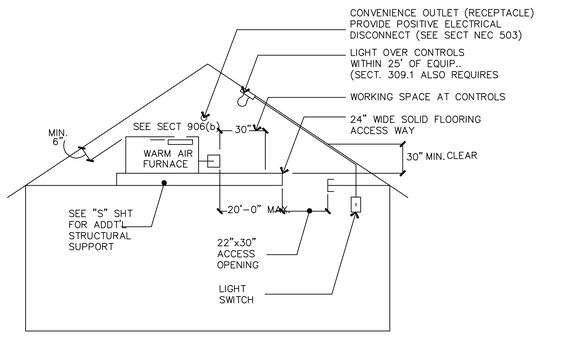
5. REFER TO SHT GN-1 FOR CITY STANDARD NOTES FOR MECHANICAL REQ.

DIVISION 16 - ELECTRICAL

1. ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS: 2016 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC),2016 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2016 AND 2016 ENERGY CODE (T-24)
2. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE CALIFORNIA ENERGY REGULATIONS (2016 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" (CED 210-52(D)).
4. ALL HIGH EFFICARY LURMINARIES (INCLUDING RECESSED CAN FIXTURES) TO BE PIN-BASED SOCKETS FLUORESCENT CONNECTIONS (SCREW-IN NON-ACCEPTABLE) UNLESS SPECIFICALLY APPROVED BY THE COMMISSION. 2008 EES 150 (K) 1
5. 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.
6. 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.
7. EXCEPTION SMOKE AND CARBON MONOXIDE ALARMS: INTERCONNECTON IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.
8. 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.
9. LIGHTING IN BATHROOMS, GARAGE, LAUNDRY ROOM, UTILITY ROOMS SHALL BE HIGH EFFICACY OR EQUIPPED WITH OCCUPANT SENSOR CERTIFIED TO COMPLY WITH SEC. 119(D), LIGHTING IN BATHROOMS SHALL HAVE A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE AND ALL OTHER LIGHTING SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS TO COMPLY WITH (150(K)(5) CEC
10. NOTE TO CONTRACTORS: VERIFY WITH OWNER LIGHT FIXTURE TYPE AND SWITCH OPTIONS AS CODE PROVIDES 2 OPTIONS; MOST LIGHTING WAS ADDED WITH DIMMERS UNLESS IT I SPACED OUT AS SPECIAL LIGHTING OF HIGH EFFICACY. WHERE SWITCH NOTES OF (E) W/ "D" SYMBOL NEXT TO REFERS TO EXISTING SWITCH BOX WITH A NEW DIMMER ASSEMBLY
11. REFER TO THIS PAGE FOR MANUFACTURES TO BE USED (NO SUBSTITUTES) UNDER HEADING "PLATE SPEC COVER (LIGHTS/PLUGS)" -PROVIDE ALL MFRG ACCESSORIES AND COLOR PLATES SCHEDULED INCLUDING COMBINATIONS OF FUNCTION MIXTURES INTO THE BANK OF PLATE UNITS

1

12. REFER TO SHEET GN-1 FOR CITY STANDARD NOTES FOR ELECTRICAL REQUIREMENTS



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.

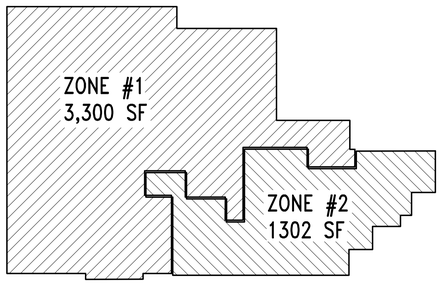
STD EQUIPMENT ATTIC SECTION LAYOUT

NO SCALE

1

HEAT/COOL ZONE #1 & #2 LAYOUT PLAN

1 OF



BUILDING PLAN VEIW SCALE 1" = 1/16"

BOTH ZONES SHALL BE DIVIDED AS SHOWN

ZONE#1	ZONE#2
(N) KITCHEN	(N) BATH #4
(D)FAMILY RM	(R) KIDS MEDIA
(E) LAUNDRY RM	(N) CLOSET
(N) MOVIE RM	(N) BED RM 4
(N) TEA ROOM	(N) BATH #5
(N) ISLAND	(N) BED RM 3
(N) ENTRY HALL 3	(E) BATH #2
(D) LIVING	(E) BED RM 2
(N) WAITING AREA	(E) BED RM 3
(N) HALL 3	
(C) CLOSET	
(E) HALL 1	
(N) BATH #6	
(E) HALL 2	
(C) CLOSET	
(R) M.BATH	

NOTE:
HVAC AND FRAMING CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING FOR DUCT ROUTES AND STRATEGIES TO PATH OF GRILL OUTLETS AS PLANS ARE DIAGRAMATIC AND DO NOT CONVEY SCALE

STD MECHANICAL/ELECTRICAL/PLUMBING PLAN NOTES

1. RECESSED CANS IN INSULATED CEILINGS SHALL BE IC TYPE & CERTIFIED AIRTIGHT.
2. SWITCH ALL HIGH-EFFICACY LIGHTS SEPARATELY FROM LOW-EFFICACY LIGHTS.
3. ALL LIGHTS SHALL BE HIGH EFFICACY (15 WATTS OR LESS PROVIDE 40 LUMEN PER WATT, 15-40 WATTS PROVIDE 50 LUMENS PER WATT, AND OVER 40 WATTS PROVIDE 60 LUMENS PER WATT) UNLESS: IN BATHROOMS, GARAGES, LAUNDRY & UTILITY ROOMS HAVE A MANUAL SWITCH FOR ON AND A VACANCY-SENSOR FOR OFF. ALL OTHER ROOMS (HALLS, STAIRS, DINING, BEDROOMS) HAVE A MANUAL SWITCH FOR ON AND A VACANCY-SENSOR FOR OFF OR HAVE ELECTRIC DIMMER SWITCHES. OUTDOOR BUILDING LIGHTS HAVE A MOTION SENSOR ON AND PHOTO-CELL SENSOR OFF.
4. 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]
6. ALL SMOKE ALARMS SHALL BE UL 217 RATED SMOKE ALARMS (SEE ALSO SHEET A-1, FOR SUPPLEMENTAL NOTES). tHIS PROJECT HAS NO GAS ON SITE (ALL ELECTRIC) SO CARBON MONOXIDE SENSORS NOT REQUIRED
7. ALL SMOKE ALARMS SHALL BE UL 217 RATED SMOKE ALARMS (SEE ALSO SHEET A-1, FOR SUPPLEMENTAL NOTES). tHIS PROJECT HAS NO GAS ON SITE (ALL ELECTRIC) SO CARBON MONOXIDE SENSORS NOT
8. REQUIRED

   SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH
9. ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R314.3]

   IN NEW BUILDINGS, SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED. [CRC R314.4 & R314.5]
10. NEW LIGHTING AND NEW LIGHTING CONTROLS SHALL COMPLY WITH ENERGY CODE. 50% OF THE LIGHTING PROVIDED IN KITCHEN SHALL BE MUST BE HIGH EFFICACY LIGHTING: LIGHTING IN LIVING SHALL BE HIGH EFFICACY LIGHTING OR CONTROLLED BY AN OCCUPANCY SENSOR OR A DIMMER: AT LEAST ONE LIGHTING IN BATHROOM SHALL BE HIGH EFFICACY
11. ALL FIXTURES AND APPLIANCES SHALL BE SELECT BY OWNER AND PURCHASED/INSTALLED BY CONTRACTOR. ANY SPECIFIED PRODUCTS ON THESE DRAWINGS ARE SUGGESTED AND MAY BE SUBSTITUTED BY THE OWNER IN AGREEMENT PRIOR TO PURCHASE.
12. REPLACE ALL (E) COVERS, PLATES, SWITCHES AND PLUGS. REGISTER SUPPLY GRILLS TYPICAL THROUGHOUT DWELLING. CONTRACTOR TO FIELD VERIFY NEW TO EXISTING ROUGINS AS DRAWINGS ARE DIAGRAMMATIC ONLY AND NOT FOR INVENTORY.
13. GC TO VERIFY EXISTING OFF SITE AND ON-SITE WATER LINES ARE ADEQUATE FOR NEW WATER DEMANDS ON EXISTING SYSTEM. SIZE WATER PIPE BRANCHES PER 2016 UPC AS GC SHALL COORDINATE WITH UTILITY COMPANY IN ADVANCE TO SECURE THE SERVICES ARE ADEQUATE IF ADDING SPRINKLER SYSTEM.
14. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT SEPARATE SHOP DRAWINGS AND SECURE PERMIT WITH CITY. FIRE DEPARTMENT FINAL INSPECTION REQUIRED. SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
15. (E) 200 AMP PANEL; GC TO VERIFY EXISTING ELECTRICAL METER IS SIZED FOR NEW POWER DEMANDS ON EXISTING SYSTEM. PER 2016 CEC AS GC SHALL COORDINATE WITH UTILITY COMPANY TO SECURE THE SERVICES ARE ADEQUATE IN ADVANCE.
16. REFER TO LANDSCAPE PLANS FOR ADDITIONAL LIGHTING NOT SHOWN THAT ARE LOW VOLTAGE- FIELD VERIFY BEST LOCATION FOR THE LANDSCAPE LIGHT TIMER AND LANDSCAPE IRRIGATION TIMER BY VERIFYING WITHIN ARCHITECT THE FINAL PLACEMENTS.
17. 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. THE CONTRACTOR SHALL EXAMINE THE JOB SITE. CONFIRM ALL UTILITY LOCATIONS, SIZES, PRESSURES, ETC.. AND PROTECT, RELOCATE, CONNECT OR REMOVE ALL NECESSARY FOR TOTAL PROJECT COMPLETION. VERIFY ALL DIMENSIONS AND SATISFY HIMSELF AS TO THE EXISTING CONDITIONS UNDER WHICH HE WILL BE OBLIGATED TO OPERATE. NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING WORK

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

REVISIONS NO.

BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

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

HESS RESIDENCE
ROOM ADDITION/REMODEL
mechanical, electrical and plumbing notes

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 10-29-21 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

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting misuse. It is unlawful/punishable and taken to full extent of the from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore we assume no responsibility for discrepancies

Standards Version	Compliance 2017
pliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
Software Version	EnergyPro 7.2
Orientation (deg/Cardinal)	45
Number of Dwelling Units	1
Number of Zones	2
Number of Stories	1
Natural Gas Available	Yes
Glazing Percentage (%)	14.6%

ater under the supervision of a CEC-approved HERS provider.

07	08
Compliance Margin	**Percent Improvement**
4.71	43.8%
-5.47	-1163.8%
0.00	0.0%
0.79	18.5%
0.00	----
0.03	**0.2%**

lysis.

third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not

-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
0.58	0.65	Insect Screen (default)	Existing	No
0.58	0.65	Insect Screen (default)	Existing	No
0.32	0.25	Insect Screen (default)	New	n/a
0.58	0.65	Insect Screen (default)	Existing	No
0.32	0.25	Insect Screen (default)	New	n/a
0.61	0.56	Insect Screen (default)	New	n/a
0.32	0.25	Insect Screen (default)	New	n/a
0.32	0.25	Insect Screen (default)	New	n/a

04	05	06
U-factor	**Status**	**Verified Existing Condition**
0.50	New	No
0.50	New	No
0.50	New	No

third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not

	05	06
EER	**Verified SEER**	**Verified Refrigerant Charge**
red	Required	Required

07	08	09	10
Bypass Duct	**Status**	**Verified Existing Condition**	**HERS Verification**
None	New	No	Air Distribution System 1-hers-dist

	06	07	08
t	**Buried Ducts**	**Deeply Buried Ducts**	**Low-leakage Air Handler**
d	Not Required	Not Required	n/a

03	04
Power (Watts/CFM)	**HERS Verification**
0.45	Required

04	05	06
Fan Type	**IAQ Recovery Effectiveness(%)**	**HERS Verification**
Default	0	Required

third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not

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 components tables below.

Building-level Verifications:
- **High quality insulation installation (QII)**
- **IAQ mechanical ventilation**

Cooling System Verifications:
- **Minimum Airflow**
- **Verified EER**
- **Verified SEER**
- **Verified Refrigerant Charge**
- **Fan Efficacy Watts/CFM**

HVAC Distribution System Verifications:
- **Duct Sealing**

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**
Hess Remodel + Addition	4602	1	4	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**
(E)	Conditioned	HVAC1	2972	8	DHW Sys 1	n/a
(N)	Conditioned	HVAC1	1630	8	DHW Sys 1	n/a

NOTICE: This document has been generated by CorSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window & Door Area (ft²)**	**Tilt (deg)**	**Wall Exception**	**Status**	**Verified Existing Condition**
F Wall	(E)	R-13 Wall	45	Front	64	2	90	n/a	Existing	No
B Wall	(E)	R-13 Wall	225	Back	8	0	90	n/a	Existing	No
L Wall	(E)	R-13 Wall	135	Left	672	115	90	n/a	Existing	No
R Wall	(E)	R-13 Wall	315	Right	240	27.4	90	n/a	Existing	No
Roof	(E)	Existing Roof Attic			2972			n/a	Altered	n/a
F Wall 2	(N)	R-15 Wall	45	Front	328	33.5	90	Extension	New	n/a
B Wall 2	(N)	R-15 Wall	225	Back	550	477	90	Extension	New	n/a
L Wall 2	(N)	R-15 Wall	135	Left	116	15.75	90	Extension	New	n/a
R Wall 2	(N)	R-15 Wall	315	Right	424	61	90	Extension	New	n/a
Roof 2	(N)	New Roof Attic			1630			n/a	New	n/a

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	**Construction**	**Type**	**Roof Rise**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**	**Status**	**Verified Existing Condition**
Attic (E)	Attic Roof(E)	Ventilated	4	0.25	0.88	Yes	Yes	Altered	No
Attic (N)	Attic Roof(N)	Ventilated	4	0.25	0.88	Yes	Yes	New	No

NOTICE: This document has been generated by CorSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Winter Design U-factor**	**Assembly Layers**
Attic Roof(E)	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 15	0.070	• *Around Roof Joists: R-2.0 insul.* • *Cavity / Frame: R-13.0 / 2x4* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 13	0.101	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-13 / 2x4* • *Exterior Finish: 3 Coat Stucco*
Existing Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 30	0.032	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-9.1 / 2x4* • *Over Ceiling Joists: R-20.9 insul.*
Attic Roof(N)	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 15	0.070	• *Around Roof Joists: R-2.0 insul.* • *Cavity / Frame: R-13.0 / 2x4* • *Roof Deck: Wood Siding/sheathing/decking* • *Roofing: Light Roof (Asphalt Shingle)*
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.095	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-15 / 2x4* • *Exterior Finish: 3 Coat Stucco*
New Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R 30	0.032	• *Inside Finish: Gypsum Board* • *Cavity / Frame: R-9.1 / 2x4* • *Over Ceiling Joists: R-20.9 insul.*

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	**Zone**	**Area (ft²)**	**Perimeter (ft)**	**Edge Insul. R-value**	**Carpeted Fraction**	**Heated**	**Status**	**Verified Existing Condition**
Slab-on-Grade	(E)	2972	280	None	0.8	No	Existing	No
Slab-on-Grade 2	(N)	1630	205	None	0.8	No	New	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	**Quality Installation of Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**
Required	Not Required	Not Required	n/a

Digitally signed by CorSol 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.

NOTICE: This document has been generated by CorSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08
Name	**System Type**	**Distribution Type**	**Water Heater**	**Number of Heaters**	**Solar Fraction (%)**	**Status**	**Verified Existing Condition**
DHW Sys 1	DHW	Standard	DHW Heater 1	1	0	New	No

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Heater Element Type**	**Tank Type**	**Number of Units**	**Tank Volume (gal)**	**Uniform Energy Factor / Energy Factor / Efficiency**	**Input Rating / Pilot / Thermal Efficiency**	**Tank Insulation R-value (Int/Ext)**	**Standby Loss / Recovery Eff**	**First Hour Rating / Flow Rate**	**NEEA Heat Pump Brand / Model**	**Tank Location or Ambient Condition**
DHW Heater 1	Gas	Consumer Instantaneous (UEF)	1	1	0.97 UEF	<= 200 kBtu/hr	0	n/a	8 GPM	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
SC Sys Name	**System Type**	**Heating Unit Name**	**Cooling Unit Name**	**Fan Name**	**Distribution Name**	**Status**	**Verified Existing Condition**
HVAC1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	New	No

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	**System Type**	**Number of Units**	**Efficiency**
Heating Component 1	Cntr/Furnace	2	94 AFUE

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
			Efficiency				
Name	**System Type**	**Number of Units**	**EER**	**SEER**	**Zonally Controlled**	**Compressor Type**	**HERS Verification**
Cooling Component 1	SplitAirCond	2	12.5	16	Not Zonal	Single Speed	Cooling Component 1-hers-cool

NOTICE: This document has been generated by CorSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Julian Yassin	Documentation Author Signature: *Julian Yassin*
Company: Title 24 Energy Code Reports	Signature Date: 01/19/2021
Address: 2207 Merced Avenue	CEA/HERS Certification Identification (If applicable):
City/State/Zip: South El Monte, CA 91733	Phone: (323) 682-0242

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: John Salat	Responsible Designer Signature:
Company: John Salat Architects	Date Signed: 01/19/2021
Address:	License:
City/State/Zip:	Phone:

NOTICE: This document has been generated by CorSol Home Energy Efficiency Rating System Services, Inc. (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.

TITLE 24
ENERGY CODE REPORTS
TITLE 24 ENERGY CODE REPORTS
2207 Merced Ave.
South El Monte, CA 91733
TEL: (323) 682-0242
Reports@T24calcs.com

PROJECT:
Hess Residence Remodel
32 Baffin Bay, Newport Coast, CA
OWNER:
James Hess

DATE:
08/16/2019

SHEET NO: 1/2
T24-1

RMS-1

e Family ☐ Addition Alone Family ☑ Existing+ Addition/Alteration			Date *1/19/2021*
Zone *06*	Total Cond. Floor Area *4,602*	Addition *1,630*	# of Units *1*

Special Features	Status
	Existing
	Existing
	Existing
	Existing
	New
Perim = 280'	*Existing*
Add=R-15.0 Cool Roof	*Altered*
	New

14.6%	New/Altered Average U-Factor:		*0.56*

Sidefins	Exterior Shades	Status
hone	*Bug Screen*	*Existing*
hone	*Bug Screen*	*Existing*
hone	*Bug Screen*	*New*
hone	*Bug Screen*	*Existing*
hone	*Bug Screen*	*New*
hone	*Bug Screen*	*New*
hone	*Bug Screen*	*New*

Min. Eff	Thermostat	Status
16.0 SEER	*Setback*	*New*

Location	Duct R-Value	Status
	8.0	*New*

Distribution	Status
Standard	*New*

tory Measures Summary

units must have a clearance of at least 5 feet from the outlet of any
be equipped with liquid line filter driers if required, as specified by
and backup storage tanks for solar water-heating systems, must have ulation R-value is indicated on the exterior of the tank.
ter system piping, whether buried or unburied, all of the following must feet of hot and cold water pipes from the storage tank; all piping with a tic hot water recirculation system regardless of the pipe diameter; uried below grade; and all hot water pipes from the heating source to
er pipes that are buried below grade must be installed in a water proof
em lines must be insulated as specified in § 150.0(j)2A. Distribution t meet the requirements in TABLE 120.3-A."
ling that due to sunlight, moisture, equipment maintenance, and wind.
with a cover suitable for outdoor service. For example, protected by be water retardant and provide shielding from solar radiation that can
erant suction piping located outside the conditioned space must have a
to serve individual dwelling units must include all of the following: a or IV vent, or a Type B vent with straight pipe between the outside ste drain that is no more than 2 inches higher than the base of the gas supply line with a capacity of at least 200,000 Btu/hr.
must meet the requirements of § 110.3(c)5.
ors must be certified and rated by the Solar Rating and Certification ive Director.
mply with § 604.0 of the California Mechanical Code (CMC). If a er, in writing, that the insulation meets this requirement.
installed, sealed, and insulated to meet the requirements of CMC C Duct Construction Standards Metal and Flexible 3rd Edition. Portions imum installed level of R-6.0 (or higher if required by CMC § 605.0) or confirmed through field verification and diagnostic testing must be mechanically fastened. Openings must be sealed with irements of UL 181, UL 181A, or UL 181B or aerosol sealant that ngs greater than ¼ inch, the combination of mastic and either mesh or nd plenums designed or constructed with materials other than sealed onditioned air. Building cavities and support platforms may contain ressed to cause reductions in the cross-sectional area of the ducts.' st comply with applicable requirements for duct construction, mponents must not be sealed with cloth back rubber adhesive duct ds.
mply with applicable requirements for: pressure-sensitive tapes,
itioned space and the outside of the building must have backdraft or
ioned space must have either automatic or readily accessible, stion inlet and outlet air openings and elevator shaft vents.
luding that due to sunlight, moisture, equipment maintenance, and . For example, protected by aluminum, sheet metal, painted canvas, or ted with a coating that is water retardant and provides shielding from
on-porous layer between the inner core and outer vapor barrier.
ems use forced air duct systems to supply conditioned air to an confirmed through field verification and diagnostic testing, in
through ductwork exceeding 10 feet in length and through a thermal th air filter devices that meet the design, installation, efficiency,

RESIDENTIAL MEASURES SUMMARY

RMS-1

Project Name *Hess Remodel + Addition*	Building Type ☑ Single Family ☐ Addition Alone ☐ Multi Family ☑ Existing+ Addition/Alteration		Date *1/19/2021*
Project Address *32 Baffin Bay Newport Coast*	California Energy Climate Zone *CA Climate Zone 06*	Total Cond. Floor Area *4,602*	Addition *1,630*	# of Units *1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	*Wood Framed*	*R 15*	*73*		*New*
Wall	*Wood Framed*	*R 15*	*100*		*New*
Wall	*Wood Framed*	*R 15*	*363*		*New*
Slab	*Unheated Slab-on-Grade*	*- no insulation*	*1,630*	*Perim = 205'*	*New*
Roof	*Wood Framed Attic*	*R 30*	*1,630*	*Add=R-15.0 Cool Roof*	*New*

FENESTRATION

Total Area:	*672*	Glazing Percentage:	*14.6%*	New/Altered Average U-Factor:	*0.56*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)13:	**Duct System Sizing and Air Filter Grille Sizing.** Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSPP), or a permanently installed static pressure probe (PSPP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy ≤ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.'
§150.0(o):	**Ventilation for Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	**Field Verification and Diagnostic Testing.** Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
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 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.'
§ 110.9(e):	**JA8 High Efficacy Light Sources.** To qualify as a JA8 high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must be high efficacy in accordance with 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. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	**Electronic Ballasts.** 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.** Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 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 not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JA8-2016" or "JA8-2016-E" as specified in Reference Joint Appendix JA8.'
§ 150.0(k)1H:	**Enclosed Luminaires.** Light sources installed in enclosed luminaires must be JA8 compliant and must be marked with "JA8-2016-E."
§ 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 switched separately from lighting systems.'
§ 150.0(k)2C:	**Interior Switches and Controls.** Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched 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.** No control must bypass a dimmer 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 dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	**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.

2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2J:	**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 a vacancy sensor.
§ 150.0(k)2K:	**Interior Switches and Controls.** Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except luminaires in closets less than 70 square feet and luminaires in hallways.'
§ 150.0(k)2L:	**Interior Switches and Controls.** Undercabinet lighting must be switched separately from other 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 Item § 150.0(k)3Aii (photocell and motion sensor) or Item § 150.0(k)3Aiii (photo control and automatic time switch control, astronomical time clock, or EMCS).
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches; and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 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, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3D:	**Residential Outdoor Lighting.** For low-rise residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 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 §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multi-Family 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 high efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multi-Family 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 in that building must: i. Comply with the applicable requirements in §§ 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 by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multi-family Buildings.** Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum 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.'
§ 110.10(b)2:	**Orientation.** All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 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 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 for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel); and a pathway for routing of 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: positioned at the opposite (load) end from the input feeder location or main circuit location; and permanently marked as "For Future Solar Electric".

2016 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.*

(Revised 04/2017)

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/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.'
§ 110.6(a)5:	**Labeling.** Fenestration products must have a label meeting the requirements of § 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 and 110.6-B for compliance and must be caulked and/or weatherstripped.'
§ 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 specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 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) when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** A radiant barrier 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):	**Above Grade Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 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.'
§ 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/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 1-16, 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:	
§ 150.0(e)1A:	**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)1B:	**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)1C:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.'
§ 150.0(e)2:	**Pilot Light.** Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
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 unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.'
§ 110.3(c)5:	**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)6.
§ 110.3(c)7:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing 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 ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.

TITLE 24 ENERGY CODE REPORTS
2207 Merced Ave.
South El Monte, CA 91733
TEL: (323) 682-0242
Reports@T24calcs.com

PROJECT:
Hess Residence Remodel
32 Baffin Bay, Newport Coast, CA

OWNER:
James Hess

DATE:
08/16/2019

SHEET NO: 2/2

T24-2

CALGREEN - RESIDENTIAL
MINIMUM REQUIREMENTS

Scope

1. 2016 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).
2. 2016 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 with an aggregate landscape area equal to or greater than 500 square feet 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	2.0 gpm @ 80 psi
Multiple Showerheads	Combine flow rate of 2.0 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	0.25 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.

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	250
Porous	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	730
Opaque	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 rage 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-2011 (Residential Load Calculation), ASHRAE handbooks or equivalent design methods.
    b. Size duct systems according to ANSI/ACCA 1 Manual D-2014 (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. (Section 703.1)

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

These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting mhouse. It is unlawful/punishable and taken to full extent of law from claims arising of legal expenses associated of mhouse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore responsibility for discrepancies

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

REVISIONS NO.
BID SET 8-28-19
1 RESUBMIT 11-1-19
2 RESUBMIT 1-11-20

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-215-4847 email: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m
architect

HESS RESIDENCE
ROOM ADDITION/REMODEL
c a l g r e e n c o d e
1

OWNER/SITE ADDRESS:
CONTACT: James Hess
32 Baffin Bay
Newport Coast, CA 92657
(818)648-1506 Email: doctorjameshess@gmail.com

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-21 STATE OF CALIFORNIA

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

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. Upon receipt of such information, the Engineer will send instructions to all concerned. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor.

3. Typical Details and Notes on these 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 2016 C.B.C. 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. Safety: The Contractor shall adequately protect his work, adjacent property and the public, and be responsible for damage or injury due to his act or neglect.

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. Shop Drawings: Shop drawings are an aid for field placement and are superseded by the structural drawings. It shall be the responsibility of the general contractor to make certain construction is in full agreement with the latest construction documents.

14. Shop Drawing Check: The review of shop drawings by the Structural Engineer is only for general compliance with the structural drawings and specifications. This review does not guarantee in any way that the shop drawings are correct nor does it infer that they supersede the structural drawings.

FOUNDATION NOTES:

1. Foundation designed in applicable conformance with the minimum requirement of 2016 CBC as adopted by the City of Newport Coast. Design Bearing Pressure = 1500 psf

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 = 18"
   2.2. Interior footings = 18"
   2.3. Foundation wall footings = 18"
   2.4. Site retaining wall footings = 18"
   2.5. Site free standing walls = 18"

3. Foundation design soil values
   3.1. Allowable Bearing Pressure
   3.1.1. Terrace Material = 1500 psf.
   3.2. Allowable Passive Pressure
   3.2.1. Terrace Material = 250 pcf
   3.3. Coefficient of friction
   3.3.1. Terrace Material = 0.25
   3.4. Allowable bearing pressure may be increased ⅓ for wind or seismic
   3.5. Allowable passive and friction may be combined 100% to resist sliding

4. 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.

SIMPSON CONCRETE SET-XP EPOXY ADHESIVE ANCHORS:

1. Anchor Manufacturer: Where adhesive anchors are called for on these plans, the contractor shall use the "Simpson SET-XP Epoxy Adhesive Anchor System" by Simpson Strong-Tie, Pleasanton, California, installed per requirements of I.C.C. Report No. ESR-2508, dated July 2018.

2. Adhesive Requirement: The adhesive used with these anchors shall be "Simpson SET-XP Epoxy Adhesive", installation of which shall be under the continuous observation of a Special Inspector.

3. Anchor Bolt: Anchor bolts shall conform to ASTM A193, Grade B7.

4. Installation Information: The contractor shall obtain and retain on the premises a copy of the above referenced I.C.C. Report.

5. Anchor Locations: Refer to the drawing and details for location and specific anchor size and spacing.

WOOD NOTES:

1. Lumber: All lumber shall conform to the provision of the 2016 C.B.C. 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 2016 C.B.C. 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 ⅛" 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 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 B18.22.2. 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 hole 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.

WOOD NOTES: (CONT.)

16. Nails: Nailing shall conform to Table 2304.9.1 of the 2016 C.B.C 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. 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.

18. 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.

19. Roof Sheathing: Roof sheathing shall be inspected and approved prior to placing of any roofing and/or insulation.

20. Wall Sheathing: Wall sheathing shall be inspected and approved prior to covering with drywall or felts.

PARALLAM BEAM NOTES:

1. Installation: Parallam beams, made of parallel strand lumber, by Weyerhoeuser, shall be installed as noted by NER 481 and ICC ESR 1387 February 2017 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.

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.

2. Weight: All concrete shall be "normal weight" unless noted otherwise.

3. Concrete shall have a maximum water-cementitious material ratio, by weight, of 0.50

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. Doweling: All walls and columns shall be doweled into footings, walls, beams, or slabs as shown or noted on the drawings.

9. 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.

10. 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.

11. Construction Joints: Shall have entire surface removed to expose clean aggregate solidly embedded. The contractor shall obtain the approval of construction joint location in all slabs, beams, and walls.

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. Welded Wire Mesh: Electric welded wire mesh shall conform to ASTM A-185. Size shall be as shown on the drawings. Minimum laps to be 12".

3. Minimum Lap: See lap/splice details.

4. 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

5. Doweling: Dowels shall be provided at construction joints and shall be the same size and spacing as detailed or #3 @ 12"o.c. x 3'-0" long (minimum).

6. 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.

7. Temperature Reinforcement: Shall have a lap of 48 bar diameters but not less than 12 inches, and the splice in adjacent bars shall be not less than 5 feet apart.

STRUCTURAL STEEL NOTES:

1. Materials: All structural steel shapes shall conform to ASTM A992; Fy=50ksi. and all structural steel plates shall conform to ASTM A572 Gr. 50 unless noted otherwise. Structural steel pipe shall conform to ASTM A-53 Gr. B. Structural steel tube shall conform to ASTM A-500 Gr. B; Fy=46ksi.

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 welds for lateral force resistance components shall be of a notch tough weld metal (CVN 20ft#@0-deg.F. and 40ft#@70deg.F.) and E70XX (70ksi) electrodes such as E7018 for shielded metal arc welding or equivalent according to (AWS) requirements. 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 to ASTM A325 unless noted otherwise.

6. Anchor rods shall be ASTM F1554 Gr. 55 S1, Threaded Rod and Nutted unless noted otherwise. Standard cut waster between double nut at embedded end.

7. Bolt Holes: Bolt holes in steel to be 1/16" larger diameter than the nominal bolt size used except as noted otherwise.

8. Steel headed stud anchors shall be ASTM A108 unless noted otherwise.

9. Steel Frames: All structural steel for frames shall conform to ASTM A992 Gr. 50 per AISC. All welds for steel frames shall be of a notch tough weld metal (CVN 20ft#@-0deg.F. and 40ft#@70deg.F.) and E70XX (70ksi) electrodes such as E7018 for shielded metal arc welding or equivalent according to (AWS) requirements, unless otherwise noted in these drawings. Complete-joint-penetration welds shall have the backup bars removed, the exposed weld back gouged, ground to sound bright metal, and finally reinforced with a minimum ⅜" fillet weld to comply with current standards.

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.

Earthquake Design Data

1. Risk Category II

2. Seismic importance factor I = 1.0

3. Mapped spectral response accelerations
   Ss = 1.678
   S1 = 0.615

4. Site Class = D

5. Spectral response coefficients
   SDS = 1.119
   SD1 = 0.615

6. Seismic design category = D

7. Basic seismic force resisting systems
   a. Light-frame (wood) wall sheathed with wood structural panels
   b. Steel ordinary moment frame

8. Design base shear V = 36.0 kips

9. Seismic response coefficients
   a. Cs = 0.1538

10. Response modification factors
    a. R= 6.5
    b. R= 3.5

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

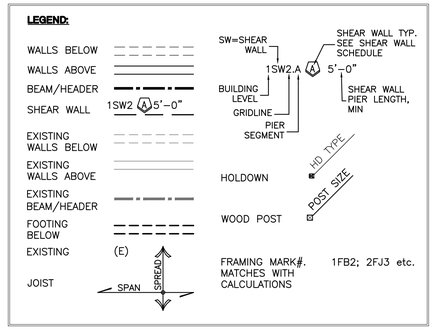
5. Components & Cladding Design Wind Pressure q_z = 26 psf

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



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
1 2019-11-01	DVS

GENERAL NOTES, LEGEND AND ABBREVIATIONS

JAMES HESS

RESIDENTIAL ADDITION/REMODEL

32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-11-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET SN1
OF SHEETS

Statement of Special Inspections, 2016 CBC

Project: HESS RESIDENCE
Location: 32 BAFFIN BAY, NEWPORT COAST, CA, 92657.

This Statement of Special Inspection is submitted in fulfillment of the requirements of CBC Sections 1704 and 1705. Included are:

- Schedule of Special Inspections and tests applicable to this project:
  - □ Special Inspections per Sections 1704 and 1705
  - □ Special Inspections for Seismic Resistance
  - □ Special Inspections for Wind Resistance
- List of the Testing Agencies and other special inspectors that will be retained to conduct the tests and inspections.

Special Inspections and Testing will be performed in accordance with the approved plans and specifications, this statement and CBC sections 1704, 1705, 1706, 1707, 1708, 1709.

The Schedule of Special Inspections and Tests summarizes the Special Inspections and tests required. Special Inspections will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.

Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with CBC section 1704.2.4.

A Final Report of Special Inspections and Tests documenting required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:

- Required special inspections and tests.
- Correction of discrepancies noted in inspections or tests.

The Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. The Owner shall employ and pay directly one or more approved agencies to provide special inspections and tests as required in CBC section 1704.2. The owner shall identify the approved agencies to the building official.

The special inspection firm shall have at least 5 years of experience in the work to be inspected.

Field Inspector: All field inspectors shall have a minimum of 2 years experience in the specific construction being inspected

This plan has been developed with the understanding that the Building Official will:

- Review and approve the qualifications of the Special Inspectors who will perform the inspections.
- Monitor special inspection activities on the job site to assure that the Special Inspectors are qualified and are performing their duties as called for in this Statement of Special Inspection.
- Review submitted inspection reports.
- Perform inspections as required by the local building code.

Seismic Requirements (Section 1705.12)

Description of seismic–force–resisting system and designated seismic systems subject to special inspections as per Section 1704.3.2:

Light–frame(wood) walls sheather with wood Structural panels rated for shear resistance or steel sheets	R=6.5
Steel ordinary moment frame	R=3.5

The extent of the seismic–force–resisting system is defined in more detail in the construction documents.

Wind Requirements (Section 1705.11)

Description of main wind–force–resisting system and designated wind resisting components subject to special inspections in accordance with Section 1704.3.3:

Light–frame(wood) walls sheather with wood Structural panels rated for shear resistance or steel sheets	R=6.5
Steel ordinary moment frame	R=3.5

The extent of the main wind–force–resisting system and wind resisting components is defined in more detail in the construction documents.

Schedule of Special Inspection

Notation Used in Table:

Column Headers:
C Indicates continuous inspection is required.
P Indicates periodic inspections are required. The notes and or contract documents should clarify.

Box entries:
X Is placed in the appropriate column to denote either "C" continuous or "P" periodic inspections.
–– Denotes an activity that is either a one–time activity or one whose frequency is defined in some other manner.

Additional detail regarding inspections and tests are provided in the project specifications or notes on the drawings.

TABLE 1705.2.2
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. Material verification of cold–formed steel deck:			
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	–	X	Applicable ASTM material standards
b. Manufacturer's certified test reports.	–	X	
2. Inspection of welding:			
a. Cold–formed steel deck:			
1) Floor and roof deck welds.	–	X	AWSD D1.3
b. Reinforcing steel:			
1) Verification of weldability of reinforcing steel other than ASTM A 706.	–	X	AWSD1.4 ACI 318: Section 3.5.2
2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement.	X	–	
3) Shear reinforcement.	X	–	
4) Other reinforcing steel.	–	X	

a. See also Special Inspections for Wind and Seismic resistance.

TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	C	P	REFERENCE STANDARD [a]	IBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement	–	X	ACI 318: 20, 25.2 25.3, 26.5.1–26.5.3	1908.4
2. Reinforcement bar welding:				
a. Verify weldability of reinforcing bars other than ASTM A706	–	X	AWS D1.4 ACI 318: 26.5.4	–
b. Inspect single–pass fillet welds, maimum $\frac{5}{16}$"	–	X		–
c. Inspect all other welds.	X	–		X
3. Inspect anchors cast in concrete	–	X	ACI 318: 17.8.2	–
4. Inspect anchors post–install in hardened concrete members.[b]				
a. Adhesive anchors installed horizontally or upwardly inclined orientations to resist sustained tension loads.	X		ACI 318: 17.8.2.4	–
b. mechanical anchors and adhesive anchors not defined in 4.a.		X	ACI 318: 17.8.2	–
5. Verify use of required design mix.	–	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength, test, perform slump and air content test, and determine the temperature of the concrete.	X	–	ASTM C172 ASTM C31 ACI 318: 26.4, 26.12	1908.10
7. Inspect concrete and shotcrete placement for proper application techniques.	X	–	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques	–	X	ACI 318: 26.4.7–26.4.9	1908.9
9. Inspection of prestressed concrete for:				
a. Application of prestressing forces.	X	–	ACI 318: 26.9.2.1	–
b. Grouting of bonded prestressing tendons	X	–	ACI 318: 26.9.2.3	–
10. Inspect erection of precast concrete members.	–	X	ACI 318: Ch.26.8	–
11. Verification of in–situ concrete strength, prior to stressing of tendons in post–tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	–	X	ACI 318: 26.10.2	–
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	–	X	ACI 318: 26.10.1(b)	–

a. Where applicable, see also Section 1705.12, Special inspection for seismic resistance
b. Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of work.

SECTION 1705.12 SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

TYPE	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. 1705.12.1 Structural Steel			
a. 1705.12.1.1Seismic force resisting systems – See AISC 341 special inspection requirements			AISC 341
b. 1705.12.1.2 Structural Steel Elements – See AISC 341 special inspection requirements			AISC 341
2. 1705.12.2 Structural Wood			
a. Field gluing operations of elements of the seismic force–resisting system.	X	–	
b. Nailing, bolting, anchoring and other fastening of elements of the seismic force–resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold–downs.	–	X	
3. 1705.12.3 Cold–formed steel light frame construction			
a. Welding Operation of elements of the seismic force–resisting system	–	X	
b. Screw attachment, bolting, anchoring and other fastening of elements of the seismic force–resisting system, including shear walls, braces, diaphragms, collectors (drag struts) and hold–downs.	–	X	
4. 1705.12.4 Designated seismic systems			
a. Special inspector shall examine designated seismic systems requiring seismic qualification in accordance with Section 13.2.2 of ASCE 7 and verify that the label, anchorage and mounting conform to the certificate of compliance.			
5. 1705.12.7 Storage Racks			
a. Anchorage of storage racks that are 8 feet or greater in height	–	X	
6. 1705.12.8 Cold–formed steel special bolted moment frames			
a. Installation of cold–formed steel special bolted moment frames	–	X	

TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODICALLY 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 thickness during placement and compaction of compacted fill.	X	–
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	–	X

TABLE 1705.7
REQUIRED SPECIAL INSPECTIONS AND TESTS OF DRIVEN DEEP FOUNDATION ELEMENTS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODICALLY SPECIAL INSPECTION
1. Verify element materials, sizes and lengths comply with the requirements.	X	–
2. Determine capacities of test elements and conduct additional load tests, as required.	X	–
3. Observe driving operations, and maintain complete and accurate records for each element.	X	–
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.	X	–
5. For steel elements, perform additional inspections in accordance with Section 1705.2.	–	–
6. For concrete elements and concrete–filled elements, perform tests and additional special inspections in accordance with Section 1705.3	–	–
7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge.	–	–

TABLE 1705.8
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CAST–IN–PLACE DEEP FOUDATION ELEMENTS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODICALLY SPECIAL INSPECTION
1. Observe drilling operations and maintain complete and accurate records for each element.	X	–
2. Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end–bearing strata capacity. Record concrete or grout volumes.	X	–
3. For concrete elements, perform tests and additional special inspections in accordance with Section 1705.3.	–	–

SECTION 1705.13 TESTING FOR SEISMIC RESISTANCE

TYPE	CONTINUOUS	PERIODIC	REFERENCED STANDARD
1. 1705.13.1 Structural Steel			
a. 1705.13.1.1 Seismic force resisting systems – Nondestructive testing per AISC 341 quality assurance requirements			AISC 341
b. 1705.13.1.2 Structural Steel Elements – Nondestructive testing per AISC 341 quality assurance requirements			AISC 341

TABLE 3.12 - LEVEL B QUALITY ASSURANCE

MINIMUM TESTS				
Verification of Slump flow and Visual Stability Index (VSI) as delivered to the project site in accordance with Specification for Masonry Structures(TMS 602/ACI 530.1/ASCE 6) Article 1.5 B.1.b.3 for self–consolidating grout.				
Verification of f'_m and f'_{AAC} in accordance with Specification for Masonry Structures(TMS 602/ACI 530.1/ASCE 6) Article 1.4 B prior to construction				
MINIMUM SPECIAL INSPECTION				
INSPECTION TASK	**Frequency [1]**		**REFERENCE FOR CRITERIA**	
	CONTINUOUS	**PERIODIC**	TMS 402/ ACI 530/ ASCE 5	TMS 602/ ACI 530.1/ ASCE 6
1. Verify compliance with approved submittals		X		Art. 1.5
2. As masonry construction begins, verify that the following are in compliance:				
a. Proportions of site–prepared mortar		X		Art. 2.1, 2.6 A
b. Construction of mortar joints		X		Art. 3.3 B
c. Grade and size of prestressing tendons and anchorages		X		Art. 2.4 B, 2.4H
d. Location of reinforcement, connectors, and prestressing tendons and anchorages.		X		Art. 3.4, 3.6 A
e. Prestressing technique		X		Art. 3.6 B
f. Properties of thin–bed mortar for AAC masonry	X[2]	X[2]		Art. 2.1 C
3. Prior to grouting, verify that the following are in compliance:				
a. Grout space		X		Art. 3.2 D, 3.2 F
b. Grade, type, and size of reinforcement and anchor bolts, and prestressing tendons and anchorages		X	Sec. 6.1	Art. 2.4, 3.4
c. Placement of reinforcement, connectors, and prestressing tendons and anchorages		X	Sec. 6.1, 6.2.1, 6.2.6, 6.2.7	Art. 3.2 E, 3.4, 3.6 A
d. Proportions of site–prepared grout and prestressing grout for bonded tendons		X		Art. 2.6 B, 2.4 G.1.b
e. Construction of mortar joints		X		Art. 3.3 B
4. Verify during construction:				
a. Size and location of structural elements		X		Art. 3.3 F
b. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction		X	Sec. 1.2.1(e), 6.1.4.3, 6.2.1	
c. Welding of reinforcement	X		Sec. 8.1.6.7.2, 9.3.3.4(c), 11.3.3.4(b)	
d. Preparation, construction, and protection of masonry during cold weather (temperature below 40°F(4.4°C)) or hot weather (temperature above 90°F(32.2°C))		X		Art. 1.8 C, 1.8D
e. Application and measurement of prestressing force	X			Art. 3.6 B
f. Placement of grout and prestressing grout for bonded tendons is in compliance	X			Art. 3.5, 3.6 C
g. Placement of AAC masonry units and construction of thing–bed mortar joints	X[2]	X[2]		Art. 3.3 B.9, 3.3 F.1.b
5. Observe preparation of grout specimens, mortar specimens, and/or prisms		X		Art. 1.4 B.2.a.3, 1.4 B.2.b.3, 1.4 B.2.c.3, 1.4 B.3, 1.4 B.4

Notes
1. Frequency refers to the frequency of Special Inspection, which may be continuous during the task listed or periodic during the listed task, as defined in the table.
2. Required for the first 5000 square feet (465 square meters) of AAC masonry
3. Required after the first 5000 square feet (465 square meters) of AAC masonry

GENERAL STRUCTURAL NOTES

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
1 2019-11-01	DVS

STATEMENT OF SPECIAL INSPECTIONS

JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-11-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET SN2
OF SHEETS

CHAPTER J

QUALITY CONTROL AND QUALITY ASSURANCE

The chapter is organized as follows:

J1. Scope
J2. Fabricator and Erector Documents
J3. Quality Assurance Agency Documents
J4. Inspection and Nondestructive Testing Personnel
J5. Inspection Tasks
J6. Welding Inspection and Nondestructive Testing
J7. Inspection of High-Strength Bolting
J8. Other Steel Structure Inspections
J9. Inspection of Composite Structures
J10. Inspection of Piling

J1. SCOPE

Quality Control (QC) as specified in this chapter shall be provided by the fabricator, erector or other responsible contractor as applicable. Quality Assurance (QA) as specified in this chapter shall be provided by others when required by the authority having jurisdiction (AHJ), applicable building code (ABC), purchaser, owner or engineer of record (EOR). Nondestructive testing (NDT) shall be performed by the agency or firm responsible for Quality Assurance, except as permitted in accordance with Specification Section N7.

J2. FABRICATOR AND ERECTOR DOCUMENTS

1. Documents to be Submitted for Steel Construction
In addition to the requirements for Specification Section N3.1, the following documents shall be submitted for review by the engineer of record (EOR) or the EOR's designee, prior to fabrication or erection of the affected work, as applicable:

(1) Welding procedure specifications (WPS)
(2) Copies of the manufacturer's typical certificate of conformance for all electrodes, fluxes and shielding gasses to be used.
(3) For demand critical welds, applicable manufacturer's certifications that the filler metal meets the supplemental notch toughness requirements, as applicable. Should the filler metal manufacturer not supply such supplemental certifications, the fabricator or erector, as applicable, shall have the necessary testing performed and provide the applicable test reports.
(4) Manufacturer's product data sheets or catalog data for SMAW, FCAW and GMAW composite (cored) filler metals to be used.
(5) Bolt installation procedures
(6) Specific assembly order, welding sequence, welding technique, or other special precautions for joints or groups of joints where such items are designated to be submitted to the engineer of record.

2. Documents to be Available for Review for Steel Construction

Additional documents as required by the EOR in the contract documents, shall be available by the fabricator and erector for review by the EOR or the EOR's designee prior to fabrication or erection, as applicable.

The fabricator and erector shall retain their document(s) for at least one year after substantial completion of construction.

3. Documents to be Submitted for Composite Construction

The following documents shall be submitted by the responsible contractor for review by the EOR or the EOR's designee, prior to concrete production or placement, as applicable:

(1) Concrete mix design and test reports for the mix design
(2) Reinforcing steel shop drawings
(3) Concrete placement sequences, techniques and restriction.

4. Documents to be Available for Review for Composite Construction

The following documents shall be available from the responsible contractor for review by the EOR or the EOR's designee prior to fabrication or erection, as applicable, unless specified to be submitted:

(1) Material test reports for reinforcing steel
(2) Inspection procedures
(3) Nonconformance procedure
(4) Material control procedure
(5) Welder performance qualification records (WPQR) as required by AWS D1.4/D1.4M
(6) QC Inspector qualifications

The responsible contractor shall retain their document(s) for at least one year after substantial completion construction.

J3. QUALITY ASSURANCE AGENCY DOCUMENTS

The agency responsible for quality assurance shall submit the following documents to the authority having jurisdiction, the engineer of record, and the owner or owner's designee:

(1) QA agency's written practices for the monitoring and control of the agency's operations. The written practice shall include:

(i) The agency's procedures for the selection and administration of inspection personnel, describing the training, experience and examination requirements for qualification and certification of inspection personnel, and

(ii) The agency's inspection procedures, including general inspection, material controls, and visual welding inspection

(2) Qualifications of management and QA personnel designated for the project
(3) Qualification records for inspectors and NDT technicians designated for the project
(4) NDT procedures and equipment calibration records for NDT to be performed and equipment to be used for the project
(5) For composite construction, concrete testing procedures and equipment

J4. INSPECTION AND NONDESTRUCTIVE TESTING PERSONNEL

In addition to the requirements of Specification Sections N4.1 and N4.2, visual welding inspection and nondestructive testing (NDT) shall be conducted by personnel qualified in accordance with AWS D1.8/D1.8M clause 7.2. In addition to the requirements of Specification Section N4.3, ultrasonic testing technicians shall be qualified in accordance with AWS D1.8/D1,8M clause 7.2,4.

J5. INSPECTION TASKS

Inspection tasks and documentation for quality control (QC) and quality assurance (QA) for the seismic force resisting system (SFRS) shall be as provided in the tables in Sections J6, J7, J8, J9 and J10. The following entries are used in the tables:

1. Observe (O)

The inspector shall observe these functions on a random, daily basis. Operations need not be delayed pending observations.

2. Perform (P)

These inspections shall be performed prior to the final acceptance of the item.

3. Document (D)

The inspector shall prepare reports indicating that the work has been performed i accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor or elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.

4. Coordinated Inspection

Where a task is noted to be performed by both QC and QA, coordination of the inspection function between QC and QA is permitted in accordance with Specification Section N5.3.

J6. WELDING INSPECTION AND NONDESTRUCTIVE TESTING

Welding inspection and nondestructive testing shall satisfy the requirements of the Specification, this section and AWS D1.8/D1.8M.

1. Visual Welding Inspection

All requirements of the Specification shall apply, except as specifically modified by AWS D1,8/D1,8M.

Visual welding inspection shall be performed by both quality control and quality assurance personnel. As a minimum, tasks shall be as listed in Tables J6-1, J6-2 and J6-3.

2. NDT of Welded Joints

In addition to the requirements of Specification Section N4.5, nondestructive testing of welded joints shall be required in this section:

2a. k-Area NDT

Where welding of double plates, continuity plates or stiffeners has been performed in the k-area, the web shall be tested for cracks using magnetic particle testing (MT). The MT inspection area shall include the k-area base metal within 3 in. (75mm) of the weld. The MT shall be performed no sooner than 48 hours following completion of the welding.

2b. CJP Groove Weld NDT

Ultrasonic testing (UT) shall be performed on 100% of CJP groove welds in materials 5⁄16 in. (8mm) thick or greater. Ultrasonic testing in materials less than 5⁄16 in. (8mm) thick is not required. Weld discontinuities shall be accepted or rejected on the basis of criteria of AWS D1.1/D1.1M Table 6.2. Magnetic particle testing shall be performed on 25% of all beam-to-column CJP groove welds. The rate of UT and MT is permitted to be reduced in accordance with Sections J6.2 and J6.2h, respectively.

Exception: For ordinary moment frames, UT and MT of CJP groove welds are required only for demand critical welds.

2c. Base Metal NDT for Lamellar Tearing and Laminations

After joint completion, base metal thicker than 1 ½ in. (38mm) loaded in tension in the through-thickness direction in tee and corner joints, where the connected material is greater that ¾ in. (19mm) and contains CJP groove welds shall be ultrasonically tested for discontinuities behind and adjacent to the fusion line of such welds. Any base metal discontinuities found within t/4 of steel surface shall be accepted or rejected on the basis of criteria of AWS D1.1/D1.1M Table 6.2, where t is the thickness of the part subjected to the through-thickness strain

2d. Beam Cope and Access Hole NDT

At welded splices and connections, thermally cut surfaces of beam copes and access holes shall be tested using magnetic particle testing or penetrant testing, when the flange thickness exceeds 1½ in. (38mm) for rolled shapes, or when the web thickness exceeds 1½ in. (38mm) for built-up shapes.

2e. Reduced Beam Section Repair NDT

Magnetic particle testing shall be performed on any weld and adjacent area of the reduced beam section (RBS) cut surface that has been repaired by welding, or on the base metal of the RBS cut surface if a sharp notch has been removed by grinding.

2f. Weld Tab Removal Sites

At the end of weld where weld tabs have been removed, magnetic particle testing shall be performed on the same beam-to-column joints receiving UT as required under Section J6.2B. The rate of MT is permitted to be reduced in accordance with Section J6.2h. MT of continuity plate weld tabs removal sites is not required.

2g. Reduction of Percentage of Ultrasonic Testing

The reduction of percentage of UT is permitted to be reduced in accordance with Specification Section N5.5e, except no reduction is permitted for demand critical welds.

Specification Section 5e. Reduction of Rate of Ultrasonic Testing

The rate of UT is permitted to be reduce if approved by the EOR and AHJ. Where the initial rate for UT is 100%, the NDT rate for an individual welder or welding operator is permitted to be reduced to 25%, provided the reject rate, the number of welds containing unacceptable defects divided by the number of welds or welding operator. A sampling of at least 40 completed welds for a job shall be made for such reduction evaluation. For evaluating the reject rate of continuous welds over 3 ft. (1m) in length where the effective3 throat is 1 in. (25 mm) or less, each 12 in. (300 mm) increment or fraction thereof shall be considered as one weld. For evaluating the reject rate on continuous welds over 3 ft (1m) in length where the effective throat is greater than 1 in. (25 mm), each 6 in. (150 mm) of length or fraction thereof shall be considered one weld.

2h. Reduction of Percentage of Magnetic Particle Testing

The amount of MT on CJP groove welds is permitted to be reduced if approved by the engineer of record and the authority having jurisdiction. The MT rate for an individual welder or welding operator is permitted to be reduced to 10%, provided the reject rate is demonstrated to be 5% or less of the welds tested fro the welder or welding operator. A sampling of at least 20 completed welds for a job shall be made for such reduction evaluation. Reject rate is the number o weld containing rejectable defects divided by the number of welds completed. This reduction is prohibited on welds in the k-area, at repair sites, backing removal sites and access holes.

J7. INSPECTION OF HIGH-STRENGTH BOLTING

Bolting inspection shall satisfy the requirements of Specification Section N5.6 and this section. Bolting inspection shall be performed by both quality control and quality assurance personnel. As a minimum, the tasks shall be as listed in Tables J7-1, J7-2 and J7-3.

J8. OTHER STEEL STRUCTURE INSPECTIONS

Other inspections of the steel structure shall satisfy the requirements of Specification Section N5.7 and this section. Such inspections shall be performed by both quality control and quality assurance personnel. Where applicable, the inspection tasks listed in Table J8-1 shall be performed.

TABLE J6-1
Visual Inspection Tasks Prior to Welding

Visual Inspection Tasks Prior to Welding	QC		QA	
	Task	Doc.	Task	Doc.
Material Identification (Type/Grade)	O	–	O	–
Welder Identification system	O	–	O	–
Fit-up of Groove Welds (including joint geometry) – Joint preparation – Dimensions (alignment, root opening, root face, bevel) – Cleanliness (condition of steel surfaces) – Tacking (tack weld quality and location) – Backing type and fit (if applicable)	P/O**	–	O	–
Configuration and finish of access holes	O	–	O	–
Fit-up of Fillet Welds – Dimensions (alignment, gaps at root) – Cleanliness (condition of steel surfaces) – Tacking (tack weld quality and location)	P/O**	–	O	–

** Following performance of this inspection task for ten welds to be made by a given welder, with the welder demonstrating understanding of requirements and possession of skills and tools to verify these items, the Perform designation of this task shall be reduce to Observe, and the welder shall perform this task. Should the inspector determine that the welder has discontinued performance of this task, the task shall be returned to Perform until such time as the Inspector has re-established adequate assurance that the welder will perform the inspection tasks listed.

TABLE J6-2
Visual Inspection Tasks During Welding

Visual Inspection Tasks Prior to Welding	QC		QA	
	Task	Doc.	Task	Doc.
WPS followed – Settings on welding equipment – Travel speed – Selected welding materials – Shielding gas type/flow rate – Preheat applied – Interpass temperature maintained (min./max.) – Proper position (F, V, H, OH) – Intermix of filler metals avoided unless approved	O	–	O	–
Use of qualified welders	O	–	O	–
Control and handling of welding consumables – Packaging – Exposure control	O	–	O	–
Environmental conditions – Wind speed within limits – Precipitation and temperature	O	–	O	–
Welding techniques – Interpass and final cleaning – Each pass within profile limitations – Each pass meets quality requirements	O	–	O	–
No welding over cracked tacks	O	–	O	–

TABLE J6-3
Visual Inspection Tasks After Welding

Visual Inspection Tasks After Welding	QC		QA	
	Task	Doc.	Task	Doc.
Welds cleaned	O	–	O	–
Size, length, and location of welds	P	–	P	–
Welds meet visual acceptance criteria – Crack prohibition – Weld/base-metal fusion – Crater cross section – Weld profiles and size – Undercut – Porosity	P	D	P	D
Placement of reinforcing or contouring fillet welds (if required)	P	D	P	D
Backing removed, weld tabs removed and finished, and fillet welds added (if required)	P	D	P	D
Repair activities	P	–	P	D

TABLE J7-1
Inspection Tasks Prior to Bolting

Inspection Tasks Prior to Bolting	QC		QA	
	Task	Doc.	Task	Doc.
Proper fasteners selected for the joint detail	O	–	O	–
Proper boltng procedure selected fro joint detail	O	–	O	–
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements.	O	–	O	–
Pre-installation verification testing by installation personnel observed for fastener assemblies and methods used	P	D	O	D
Proper storage provided for bolts, nuts, washers and other fastener components	O	–	O	–

TABLE J7-2
Inspection Tasks During Bolting

Inspection Tasks During Bolting	QC		QA	
	Task	Doc.	Task	Doc.
Fastener assemblies placed in all holes and washers (if required) are positioned as required	O	–	O	–
Joint brought to the snug tight condition prior to the pretension operation	O	–	O	–
Fastener component not turned by the wrench prevented from rotating	O	–	O	–
Bolts are pretensioned progressing systematically from the most rigid point toward the free edges	O	–	O	–

TABLE J7-3
Inspection Tasks After Bolting

Inspection Tasks During Bolting	QC		QA	
	Task	Doc.	Task	Doc.
Document accepted and rejected connections	P	D	P	D

TABLE J8-1
Other Inspection Tasks

Other Inspection Tasks	QC		QA	
	Task	Doc.	Task	Doc.
RBS requirements, if applicable – Contour and finish – Dimensional tolerances	P	D	P	D
Protected zone-no holes and unapproved attachments made by fabricator or erector, as applicable	P	D	P	D

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
1 2019-11-01	DVS

SPECIAL INSPECTION NOTES(AISC341-10 CHAP-J)

JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-11-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET SN3
OF SHEETS

1

CHAPTER N

QUALITY CONTROL AND QUALITY ASSURANCE

This chapter addresses minimum requirements for quality control, quality assurance and nondestructive testing for structural steel systems and steel elements of composite members for buildings and other structures.

The chapter is organized as follows:

N1. Scope
N2. Fabricator and Erector Quality Control Program
N3. Fabricator and Erector Documents
N4. Inspection and Nondestructive Testing Personnel
N5. Minimum Requirements for Inspection of Structural Steel Buildings
N6. Minimum Requirements for Inspection of Composite Construction
N7. Approved Fabricators and Erectors
N8. Nonconforming Material and Workmanship

N1. SCOPE

Quality control (QC) as specified in this chapter shall be provided by the fabricator and erector. Quality Assurance (QA) as specified in this chapter shall be provided by others when required by the authority having jurisdiction (AHJ), applicable building code (ABC), purchaser, owner, or engineer of record (EOR). Nondestructive testing (NDT) shall be performed by the agency or firm responsible for quality assurance, except as permitted in accordance with Section N7.

N2. FABRICATOR AND ERECTOR QUALITY CONTROL PROGRAM

The fabricator and erector shall establish and maintain quality control procedures and perform inspections to ensure that their work is performed in accordance with this Specification and the construction documents.

Material identification procedures shall comply with requirements of Section 6.1 of the Code of Standard Practice, and shall be monitored by the fabricator quality control inspector (QCI).

The fabricator's QCI shall inspect the following as a minimum, as applicable:

(1) Shop welding, high-strength bolting, and details in accordance with Section N5
(2) Shop cut and finished surfaces in accordance with Section M2.
(3) Shop heating for straightening, cambering and curving in accordance with Section M2.1
(4) Tolerances for shop fabrication in accordance with Section 6 of the Code of Standard Practice.

The erector's QCI shall inspect the following as a minimum, as applicable:

(1) Field welding, high-strength bolting, and details in accordance with Section N5
(2) Steel deck and headed steel stud anchor placement and attachment in accordance with Section N6
(3) Field cut surfaces in accordance with Section M2.2
(4) Field heating for straightening in accordance with Section M2.1
(5) Tolerances for filed erection in accordance with Section 7.13 of the Code of Standard Practice.

N3. FABRICATOR AND ERECTOR DOCUMENTS

1. Submittals for Steel Construction

The fabricator or erector shall submit the following documents for review by the engineer of record (EOR) or the EOR's designee, in accordance with Section 4 or A4.4 of the Code of Standard Practice, prior to fabrication or erection, as applicable:

(1) Shop drawings, unless shop drawings have been furnished by others
(2) Erection drawings, unless erection drawings have been furnished by others

2. Available Documents for Steel Construction

The following documents shall be available in electronic or printed form for review by the EOR or the EOR's designee prior to fabrication or erection, as applicable, unless otherwise required in the contract documents to be submitted.

(1) For main structural steel elements, copies of material test reports in accordance with Section A3.1.
(2) For steel castings and forgings. copies of material test reports in accordance with Section A3.2.
(3) For fasteners, copies of manufacturer's certifications in accordance with Section A3.3.
(4) For deck fasteners, copies of manufacturer's product data sheets or catalog data. The data sheets shall describe the product, limitations of use, and recommended or typical installation instructions.
(5) For anchor rods and threaded rods, copies of material reports in accordance with Section A3.4.
(6) For welding consumables, copies of manufacturer's certifications in accordance with Section A3.5.
(7) For headed stud anchors, copies of manufacturer's certifications in accordance with Section A3.6.
(8) Manufacturer's produce data sheets or catalog data for welding filler metals and fluxes to be used. The data sheets shall describe the product, limitations of use, recommended or typical welding parameters, and storage and exposure requirements, including baking, if applicable.
(9) Welding procedure specifications (WPSs).
(10) Procedure qualification records (PQRs) for WPSs that are not prequalified in accordance with AWS D1.1/D1.1M or AWS D1.3/D1.3M, as applicable
(11) Welding personnel performance qualification records (WPQR) and continuity records.
(12) Fabricator's or erector's, as applicable, written quality control manual that shall include, as minimum:

(i) Material control procedures
(ii) Inspection procedures
(iii) Nonconformance procedures

(13) Fabricator's or erector's, as applicable, QC inspector qualifications.

N4. INSPECTION AND NONDESTRUCTIVE TESTING PERSONNEL

1. Quality Control Inspector Qualifications

Quality Control (QC) welding inspection personnel shall be qualified to the satisfaction of the fabricator's or erectors QC program, as applicable, and in accordance with either or the following:

(a) Associate welding inspectors (AWI) or higher as defined in AWS B5.1, Standard for the Qualification of Welding Inspectors, or
(b) Qualified under the provisions of AWS D1.1/D1.1M subclause 6.1.4

QC bolting inspection personnel shall be qualified on the basis of documented training and experience in structural bolting inspection.

2. Quality Assurance Inspector Qualifications

Quality assurance (QA) welding inspectors shall be qualified to the satisfaction of the QA agency's written practice, and in accordance with either of the following:

(a) Welding inspector (WI's) or senior welding inspectors (SWIs), as defined in AWS B5.1, Standard for the Qualification of Welding Inspectors, except associate welding inspectors (AWI's) are permitted to be used under the direct supervision of WI's, who are on the premises and available when weld inspection is being conducted, or
(b) Qualified under the provisions of AWS D1.1/D1.1M, subclause 6.1.4

QA bolting inspection personnel shall be qualified on the basis of documented training and experience in structural bolting inspection.

Nondestructive testing personnel, for NDT other than visual, shall be qualified in accordance with their employer's written practice, which shall meet or exceed the criteria of AWS D1.1/D1.1M Structural Welding Code-Steel, subclause 6.14.6, and:

3. NDT Personnel Qualifications

(a) American Society for Nondestructive Testing (ASNT) SNT-TC-1A, Recommended Practice for the Qualification and Certification of Nondestructive Testing Personnel, or
(b) ASNT CP-189, Standard for the Qualification and Certification of Nondestructive Testing Personnel.

N5. MINIMUM REQUIREMENTS FOR INSPECTION OF STRUCTURAL STEEL BUILDINGS

1. Quality Control

QC inspection tasks shall be performed by the fabricator's or erector's quality control inspector (QCI), as applicable, in accordance with Sections N5.4, N5.6 and N5.7.

Tasks in Tables N5.4-1 through N5.4-3 and Tables N5.6-3 listed for QC are those inspections performed by the QCI to ensure that the work is performed in accordance with the construction documents.

For QC inspection, the applicable construction documents are the shop drawings and the erection drawings, and the applicable referenced specifications, coded and standards.

2. Quality Assurance

Quality Assurance (QA) inspection of fabricated items shall be made at the fabricator's plant. The quality assurance inspector (QAI) shall schedule this work to minimize interruption to the work of the fabricator.

QA inspection of the erected steel system shall be made at the project site. The QAI shall schedule this work to minimize interruption to the work of the erector.

The QAI shall review the material test reports and certifications as listed in Section N3.2 for compliance with the construction documents.

QA inspection tasks shall be performed by the QAI, in accordance with Sections N5.4, N5.6 and N5.7.

Tasks in Tables N5.4-1 through N5.4-3 and N5.6-1 through N5.6-3 listed for QA are those inspections performed by the QAI to ensure that the work is performed n accordance with the construction documents.

Concurrent with the submittal of such reports to the AHJ, EOR or owner, the QA agency shall submit to the fabricator and erector:

(1) Inspection reports
(2) Nondestructive testing reports

3. Coordinated Inspection

Where a task is noted to be performed by both QC and QA, it is permitted to coordinate the inspection function between the QCI and QAI so that the inspection functions are performed by only one party. Where QA relies upon inspection functions performed by the QC, the approval of the engineer of record and the authority having jurisdiction is required.

4. Inspection of Welding

Observation of welding operations and visual inspection of in-process and completed welds shall be the primary method to confirm that the materials, procedures and workmanship are in conformance with the construction documents. For structural steel, all provisions of AWS D1.1/D1.1M Structural Welding Code-Steel for statically loaded structures shall apply.

As a minimum, welding inspection tasks shall be in accordance with Tables N5.4-1, N5.4-2 and N5.4-3. In these tables, the inspection tasks area as follows:

O – Observe these items on a random basis. Operations need not be delayed pending these inspections.

P – Perform these tasks for each welded joint or member.

5. Nondestructive Testing of Welded Joints

5a. Procedures

Ultrasonic testing (UT), magnetic particle testing (MT), penetrant testing (PT) and radiographic testing (RT), where required, shall be performed by QA in accordance with AWS D1.1/D1.1M. Acceptance criteria shall be in accordance with AWS D1.1/D1.1M for statically loaded structures, unless otherwise designated in the design drawings or project specifications.

5b. CJP Groove Weld NDT

For structures in Risk Category III or IV of Table 1.5-1, Risk Category of Buildings and Other Structures for Flood, Wind, Snow, Earthquake and Ice Loads, of ASCE/SEI 7, Minimum Design Loads for Buildings and Other Structures, UT shall be performed by QA on all CJP groove welds subject to transversely applied tension loading in butt, T-and corner joints subject to transversely applied tension loading, in materials 5/16 in. (8mm) thick or greater.

5c. Access Hole NDT

Thermally cut surfaces of access holes shall be tested by QA using MT or PT, when the flange thickness exceeds 2 in. (50 mm) for rolled shapes, or when the web thickness exceeds 2 in. (50 mm) for built-up shapes. Any crack shall be deemed unacceptable regardless or size or location.

5d. Welded Joints Subjected to Fatigue

When required by Appendix 3, Table A-3.1, welded joints requiring weld soundness to be established by radiographic or ultrasonic inspection shall be tested by QAD as prescribed. Reduction in the rate of UT is prohibited.

5e. Reduction of Rate of Ultrasonic Testing

The rate of UT is permitted to be reduce if approved by the EOR and AHJ. Where the initial rate for UT is 100%, the NDT rate for an individual welder or welding operator is permitted to be reduced to 25%, provided the reject rate, the number of welds containing unacceptable defects divided by the number of welds or welding operator. A sampling of at least 40 completed welds for a job shall be made for such reduction evaluation. For evaluating the reject rate of continuous welds over 3 ft. (1m) in length where the effective3 throat is 1 in. (25 mm) or less, each 12 in. (300 mm) increment or fraction thereof shall be considered as one weld. For evaluating the reject rate on continuous welds over 3 ft (1m) in length where the effective throat is greater than 1 in. (25 mm), each 6 in. (150 mm) of length or fraction thereof shall be considered one weld.

5f. Increase Rate of Ultrasonic Testing

For structures in Risk Category II, where the initial rate for UT is 10%, the NDT rate for an individual welder or welding operator shall be increased to 100% should the reject rate, the number of welds containing unacceptable defects divided by the number of welds completed, exceeds 5% of the welds tested for the welder or welding operator. A sampling of at least 20 completed welds for a job shall be made prior to implementing such an increase. When the reject rate for the welder or welding operator, after a sampling of at least 40 completed welds, has fallen to 5% or less, the rate of UT shall be returned to 10%. for evaluating the reject rate of continuous welds over 3ft (1 m) in length where effective throat is 1 in. (25 mm) or less, each 12-in. (300 mm) increment or fraction thereof shall be considered as one weld. For evaluating the reject rate of continuous welds over 3 ft (1 m) in length where the effective throat is greater than 1 in. (25 mm), each 6 in. (150 mm) of length or fraction thereof shall be considered one weld.

5g. Documentation

All NDT performed shall be documented, For shop fabrication, the NDT report shall identify the tested weld by piece mark and location in the piece. For field work, the NDT report shall identify the tested weld by location in the structure, piece mark, and location in the piece.

When a weld rejected on the basis of NDT, the NDT record shall indicate the location of the defect and the basis of rejection.

6. Inspection of High-Strength Bolting

Observation of bolting operations shall be the primary method used to confirm that the materials, procedures and workmanship incorporated in construction are in conformance with the construction documents and the provisions of the RCSC Specification.

(1) For snug-tight joints, pre-installation verification testing as specified in Table N5.6-1 and monitoring of the installation procedures as specified in Table N5.6-2 are not applicable. The QCI and QAI need not be present during the installation of fasteners in snug-tight joints.
(2) For pretensioned joints and slip-critical joints, when the installer is using the turn-of-nut method with matchmarking techniques, the direct-tension-indicator method. or the twist-off type tension control bolt method, monitoring of bolt pretensioning procedures shall be as specified in Table N5.6-2. The QCI and QAI need not be present during the installation of fasteners when these methods are used by the installer.
(3) For pretensioned joints and slip-critical joints, when the installer is using the calibrated wrench method or the turn-of-nut method without matchmarking, monitoring of bolt pretensioning procedures shall be as specified in Table N5.6-2. The QCI and QAI shall be engaged in their assigned inspection duties during installation of fasteners when these methods are used by the installer.

As a minimum, bolting inspection tasks shall be in accordance with Tables N5.6-1, N5.6-2 and N5.6-3. In these tables, the inspection tasks are as follows:

O – Observe these items on a random basis. Operations need not be delayed pending these inspections.

P – Perform these tasks for each bolted connection.

7. Other Inspection Tasks

The fabricator's QCI shall inspect the fabricated steel to verify compliance with the details shown on the shop drawings, such as proper application of joint details at each connection. The erector's QCI shall inspect the erected steel frame to verify compliance with the details shown on the erection drawings, such as braces, stiffeners, member locations and proper application of joint details at each connection.

The QAI shall be on the premises for inspection during the placement of anchor rods and other embedments supporting structural steel fro compliance with the construction documents, As a minimum, the diameter, grade, type and length of the anchor rod or embedded item, and the extent or depth of embedment into the concrete, shall be verified prior to placement of concrete.

The QAI shall inspect the fabricated steel or erected steel frame, as appropriate, to verify compliance with the details shown on the construction documents, such as braces, stiffeners, member locations and proper application of joint details at each connection.

N6. MINIMUM REQUIREMENTS FOR INSPECTION OF COMPOSITE CONSTRUCTION

Inspection of structural steel and steel deck used in composite construction shall comply with the requirements of this Chapter.

For welding of steel headed stud anchors, the provisions of AWS D1.1/D1.1M, Structural Welding Code-Steel, apply.

For welding of steel deck, observation of welding operations and visual inspection of in-process and completed welds shall be the primary method to confirm that the materials, procedures and workmanship are in conformance with the construction documents. All applicable provisions of AWS D1.3/D1.3M, Structural Code-Sheet Steel, shall apply. Deck welding inspection shall include verification of the welding consumables, welding procedure specifications and qualifications of welding personnel prior to the start of the work, observations of the work in progress, and a visual inspection of all completed welds. For steel deck attached by fastening systems other than welding, inspection shall include verification of the fasteners to be used prior to the start of the work, observations of the work in progress to confirm installation in conformance with the manufacturer's recommendations, and a visual inspection of the completed installation.

For those items for quality control (QC) in Table N6.1 that contain an observe designation, the QC inspection shall be performed by the erector's quality control inspector (QCI). In Table N6.1, the inspection tasks are as follows:

O – Observe these items on a random basis. Operations need not be delayed pending these inspections.

P – Perform these tasks for each steel element.

TABLE N5.4-1
Inspection Tasks Prior to Welding

Visual Inspection Tasks Prior to Welding	QC	QA
Welding procedure specifications (WPSs) available	P	P
Manufacturer certifications for welding consumables available	P	P
Material identification (type/grade)	O	O
Welder identification system[1]	O	O
Fit-up of groove welds (including joint geometry) Joint preparation Dimensions (alignment, root opening, root face, bevel) Cleanliness (condition of steel surfaces) Tacking (tack weld quality and location) Backin type and fit (if applicable)	O	O
Configuraiton and finish of access holes	O	O
Fit-up fillet welds Dimensions (alignment, gaps at root) Cleanliness (condition of steel surfaces) Tacking (tack weld quality and location)	O	O
Check welding equipment	O	–

[1] The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.

TABLE N5.4-2
Inspection Tasks Prior to Welding

Inspection Tasks During Welding	QC	QA
Use of qualified welders	O	O
Control and handling of welding consumables Packaging Exposure control	O	O
No welding over cracked tack welds	O	O
Environmental conditions Wind speed within limits Precipitation and temperature	O	O
WPS followed Settings on welding equipment Travel speed Selected welding materials Shielding gas type/flow rate Preheat applied Interpass temperature maintained (min./max.) Proper position (F,V,H,OH)	O	O
Welding techniques Interpass and final cleaning Each pass within profile limitations Each pass meets quality requirements	O	O

TABLE N5.4-3
Inspection Tasks After Welding

Inspection Tasks After Welding	QC	QA
Welds cleaned	O	O
Size, length and location of welds	P	P
Welds meet visual acceptance criteria Crack prohibition Weld/base-metal fusion Crater cross section Weld profiles Weld size Undercut Porosity	P	P
Arc strikes	P	P
k-area[1]	P	P
Backing removed and weld tabs removed (if required)	P	P
Repair activities	P	P
Document acceptance or rejection of welded joint or member	P	P

[1] When welding of doubler plates, continuity plates or stiffeners has been perfomed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.

TABLE N5.6-1
Inspection Tasks Prior to Bolting

Inspection Tasks Prior to Bolting	QC	QA
Manufacturer's certifications available for fastener materials	O	P
Fasteners marked in accordance with ASTM requirements	O	O
Proper fasteners selected for the joint details (grade, type, bolt length if threads are to be excluded from shear plane)	O	O
Proper bolting procedure selected for joint detail	O	O
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O
Proper storage provided for bolts, nuts, washers and other fastener components	O	O

TABLE N5.6-2
Inspection Tasks During Bolting

Inspection Tasks During Bolting	QC	QA
Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required	O	O
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O
Fastener component not turned by the wrench prevented from rotating	O	O
Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O

TABLE N5.6-3
Inspection Tasks After Bolting

Inspection Tasks After Bolting	QC	QA
Document acceptance or rejection of bolted connections	P	P

TABLE N6.1
Inspection of Steel Elements of Compoelte Construction Prior to Concrete Placement

Inspection of Steel Elements of Compoelte Construction Prior to Concrete Placement	QC	QA
Placement and Installation of steel deck	P	P
Placement and Installation of steel headed stud anchors	P	P
Document acceptance or rejection of steel elements	P	P

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA., 92626
(657) 289-0460



REVISIONS	BY
1 2019-11-01	DVS

SPECIAL INSPECTION NOTES(AISC360-10 CHAP.N)

JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-11-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET SN4
OF SHEETS

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 1704. STRUCTURAL OBSERVATION IS DEFINED AS 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 PROFESSIONAL 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. OBSERVATION OF COMPLETED STRUCTURE.
6. ADDITIONAL SITE VISITS MAY BE NEEDED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
7. 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.
8. IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD AND SHALL INCLUDE SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
9. ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
10. EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
11. 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.
12. 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.
13. 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.
14. 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: **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	
	☐ MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	☐ CAISSON, PILE, GRADE BEAM	
	☐ OTHER:	
SHEAR WALLS	☐ CONCRETE	
	☐ MASONRY	
	☐ WOOD OR MANUFACTURED SHEAR PANELS	
	☐ OTHER:	
FRAMES	☒ STEEL MOMENT OR BRACED FRAME	AFTER STEEL MOMENT FRAME INSTALL
	☐ CONCRETE MOMENT FRAME	
	☐ MASONRY WALL FRAME	
	☐ OTHER:	
DIAPHRAGMS	☐ CONCRETE	
	☐ STEEL DECK	
	☐ WOOD	
	☐ OTHER:	
FINAL	☐ FINAL OBSERVATION & REPORT	

FORMS\STRUCTURAL OBSERVATION GENERAL NOTES & SCHEDULE 10-2011

2

3

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

RECEIVED BY COMMUNITY DEVELOPMENT FEB 05 2020 CITY OF NEWPORT BEACH

CASE NO.: 2020-18

☐ **REQUEST FOR MODIFICATION TO PROVISIONS OF TITLE 9 (FIRE CODE) OR TITLE 15 (BUILDING CODE) OF THE NEWPORT BEACH MUNICIPAL CODE** (See Reverse for Basis for Approval) (Fee $304)

☒ **REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION** (See Reverse for Basis for Approval) (Fee $304)

☐ **REQUEST FOR EXEMPTION FROM DISABLED ACCESS DUE TO PHYSICAL OR LEGAL CONSTRAINT** (Fee $1,692)

(Ratification by the Board of Appeals will be required.)

For above requests, complete Sections 1, 2 & 3 below by printing in ink or typing.

FOR STAFF USE ONLY
Plan Check # 2130-2019 # of Stories 1
Occupancy Classification R-3
Use of Building 6FR # of Units 1
Project Status IN PLAN CHECK
Construction Type V-B
Verified by FH
No. of Items 1
Fee due 4304
DISTRIBUTION:
☐ Owner ☐ Plan Check
☑ Petitioner ☐ Inspector
☐ Fire ☐ Other

1 JOB ADDRESS:
SITE ADDRESS: 32 BAFFIN BAY
Owner James Hess
Address 32 Baffin Bay, Newport Coast
Zip 92657
Daytime Phone (818) 648-1506

PETITIONER ADDRESS:
Petitioner Thomas Burke
(Petitioner to be architect or engineer)
Address 151 Kalmus Dr., Bldg. E-140
Costa Mesa, CA Zip 92626
Daytime Phone (657) 289-0460

2 REQUEST: Submit plans if necessary to illustrate request. Additional sheets or data may be attached.
To allow Sika MB epoxy moisture barrier on existing slab in lieu of 4" of capillary break.

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY:
We would not have to tear out the entire post tension slab if we use Sika MB as the coating, it will create a permeability flow rate of equivalent to a traditional capillary break if below slab.

CODE SECTIONS:
Calgreen Section CG4.505.2.1

Petitioner's Signature _____ Position Engineer of Record
CA Professional Lic. # S5088 Date 01/31/2020

FOR STAFF USE ONLY

DEPARTMENT ACTION: In accordance with: ☐ CBC 104.11/CFC 104.9 (Alternate materials & methods) ☐ CBC 104.10/CFC 104.8 (CBC Modification)

☐ Concurrence from Fire Code Official is required. ☐ **Approved** ☐ **Disapproved** ☐ Written Comments Attached

By: _____ Date _____

☐ Request (DOES) (DOES NOT) lessen any fire protection requirements.
☐ Request (DOES) (DOES NOT) lessen the structural integrity

The Request is ☒ **Granted** ☐ **Granted (Ratification required)** ☐ **Denied (See reverse for appeal information)**

Conditions of Approval:

Signature _____ Position CHIEF BUILDING OFFICIAL Date 2-6-2020
Print Name SAMIR GHOSN

APPEAL OF DIVISION ACTION TO THE BUILDING BOARD OF APPEALS (See Reverse)
(Signature, statement of owner or applicant, statement of reasons for appeal and filing fees are required.)

CASHIER RECEIPT NUMBER: R0001037330 Forms\modif 12/17/19

1

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

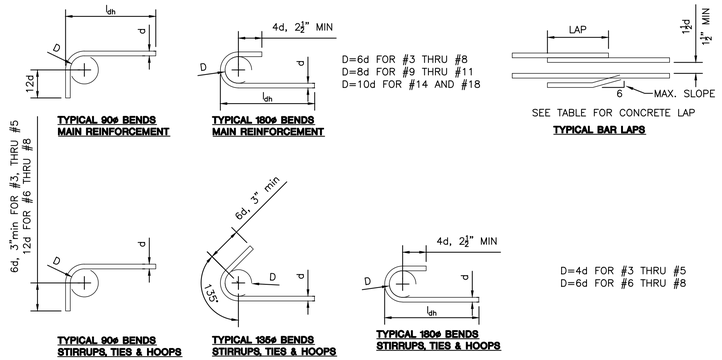
REVISIONS	BY
1 2019-11-01	DVS
2 2020-01-28	DVS
3 2020-01-31	TPH

STRUCTURAL OBSERVATION FORM

JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-11-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET SN5
OF SHEETS



TYPICAL 90ø BENDS MAIN REINFORCEMENT

TYPICAL 180ø BENDS MAIN REINFORCEMENT

TYPICAL BAR LAPS

TYPICAL 90ø BENDS STIRRUPS, TIES & HOOPS

TYPICAL 135ø BENDS STIRRUPS, TIES & HOOPS

TYPICAL 180ø BENDS STIRRUPS, TIES & HOOPS

STRAIGHT BAR DEVELOPMENT

Fy=60 ksi NORMAL–WEIGHT CONCRETE						
BAR SIZE	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	20"	15"	18"	14"	16"	12"
#4	32"	24"	29"	22"	25"	19"
#5	45"	35"	42"	32"	36"	28"
#6	61"	47"	55"	43"	48"	37"
#7	96"	74"	88"	68"	76"	59"
#8	117"	90"	107"	83"	93"	72"
#9	132"	102"	121"	93"	105"	81"
#10	149"	115"	136"	105"	118"	91"
#11	165"	127"	151"	116"	131"	101"
#14	199"	153"	181"	140"	157"	121"
#18	265"	204"	242"	186"	209"	161"

LAP SPLICE SCHEDULE, CLASS B

Fy=60 ksi NORMAL–WEIGHT CONCRETE						
BAR SIZE	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	25"	20"	23"	18"	20"	16"
#4	41"	32"	38"	29"	33"	25"
#5	59"	45"	54"	42"	47"	36"
#6	79"	61"	72"	55"	62"	48"
#7	125"	96"	114"	88"	99"	76"
#8	153"	117"	139"	107"	121"	93"
#9	172"	132	157"	121"	136"	105"
#10	194"	149"	177"	136"	153"	118"
#11	215"	165"	196"	151"	170"	131"

STANDARD HOOK DEVELOPMENT l_{dh}

Fy=60 ksi NORMAL–WEIGHT CONCRETE			
BAR SIZE	f'c=2500psi	f'c=3000psi	f'c=4000psi
#3	9"	9"	8"
#4	12"	11"	10"
#5	15"	14"	12"
#6	18"	17"	15"
#7	21"	20"	17"
#8	24"	22"	19"
#9	28"	25"	22"
#10	31"	28"	25"
#11	34"	31"	27"
#14	41"	38"	33"
#18	55"	50"	43"

SESIMIC STRAIGHT BAR DEVELOPMENT

Fy=60 ksi NORMAL–WEIGHT CONCRETE						
BAR SIZE	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	24"	19"	22"	17"	19"	15"
#4	39"	30"	36"	28"	31"	24"
#5	57"	44"	52"	40"	45"	35"
#6	76"	58"	69"	53"	60"	46"
#7	120"	92"	110	84"	95"	73"
#8	147"	113"	134"	103"	116"	89"
#9	165"	127"	151"	116"	131"	101"
#10	186"	143"	170"	131"	147"	113"
#11	207"	159"	189"	145"	164"	126"
#14	248"	191"	227"	174"	196"	151"
#18	331"	254"	302"	232"	261"	201"

SEISMIC LAP SPLICE SCHEDULE, CLASS B

Fy=60 ksi NORMAL–WEIGHT CONCRETE						
BAR SIZE	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	32"	24"	29"	22"	25"	20"
#4	51"	39"	47"	36"	41"	31"
#5	74"	57"	67"	52"	58"	45"
#6	98"	76"	90"	69"	78"	60"
#7	156"	120"	142"	110"	123"	95"
#8	191"	147"	174"	134"	151"	116"
#9	215"	165"	196"	151"	170"	131"
#10	242"	186"	221"	170"	191"	147"
#11	269"	207"	245"	189"	212"	164"

SEISMIC HOOK DEVELOPMENT l_{dh}

Fy=60 ksi NORMAL–WEIGHT CONCRETE			
BAR SIZE	f'c=2500psi	f'c=3000psi	f'c=4000psi
#3	12"	11"	9"
#4	15"	14"	12"
#5	19"	18"	15"
#6	23"	21"	18"
#7	27"	24"	21"
#8	30"	28"	24"
#9	34"	31"	27"
#10	39"	35"	31"
#11	43"	39"	34"
#14	51"	47"	41"
#18	68"	62"	54"

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.

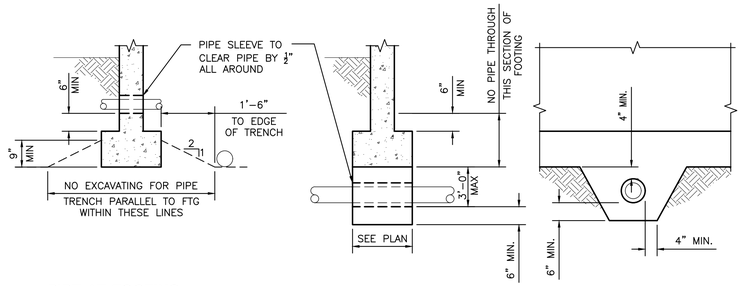
2. SEE PLAN AND DETAILS FOR ADDITIONAL SEISMIC DEVELOPMENT AND LAP LOCATIONS

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% (1.33) FOR LIGHTWEIGHT CONCRETE
3. #14 AND #18 REQUIRE WELDED SPLICE OR MECHANICAL SPLICE
4. FOR F'c GREATER THAN 4000 PSI, USE VALUES FOR F'c = 4000 PSI.

CONCRETE REBAR BENDS AND LAPS

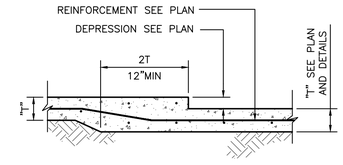
DETAIL 1/ST1



PIPE AT FOOTING REQUIREMENTS

CONCRETE FILL TO BE MADE BEFORE FOOTINGS ARE PLACED. MAKE SAME WIDTH AS FOOTING AND WIDTH OF TRENCH.

DETAIL 4/ST1



DEPRESSION AT SLAB ON GRADE

DETAIL 3/ST1

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

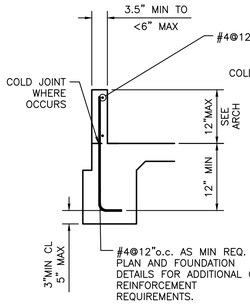
REVISIONS	BY

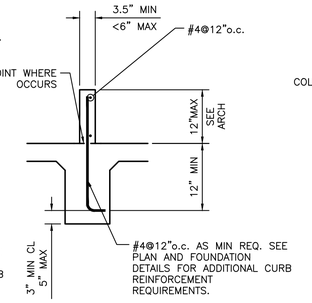
TYPICAL CONCRETE DETAILS

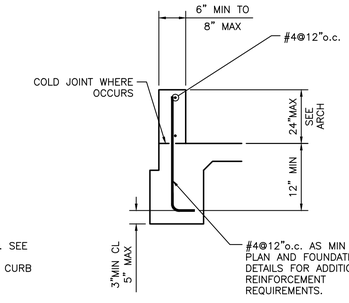
JAMES HESS

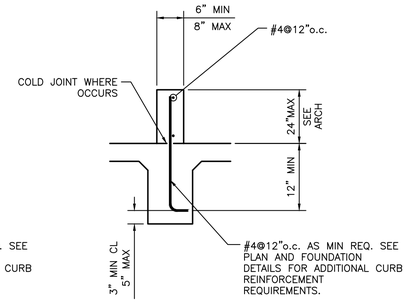
RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

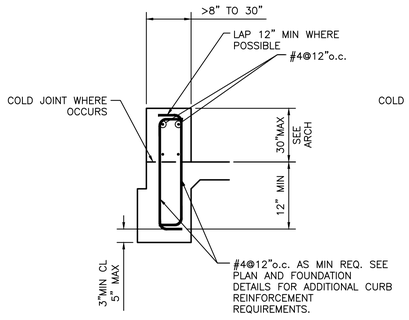
DATE 2019-08-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST1
OF SHEETS

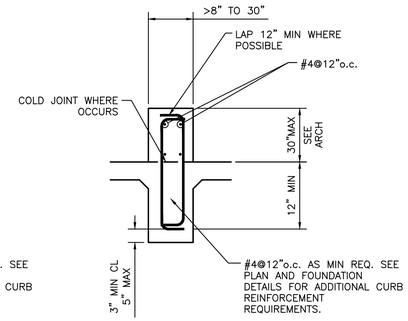


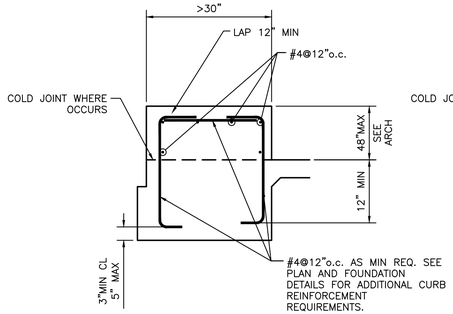


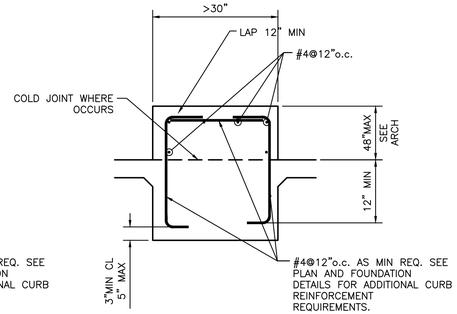












NOTES:
1. FOR CURB SIZE AND LOCATION SEE PLANS, ARCHITECTURAL DRAWINGS AND OTHER TRADES.
2. SEE CONCRETE WALL/BEAM/FOUNDATION CORNER AND INTERSECTION DETAIL FOR CURB CORNER AND INTERSECTION REINFORCEMENT DETAILS.

TYPICAL CURB REINFORCEMENT

DETAIL ST2

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

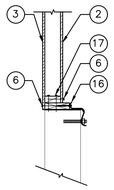
TYPICAL CONCRETE DETAILS

JAMES HESS

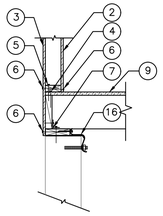
RESIDENTIAL ADDITION/REMODEL

32 BAFFIN BAY, NEWPORT COAST, CA 92657

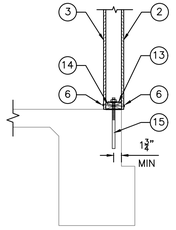
DATE 2019-08-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST2
OF SHEETS



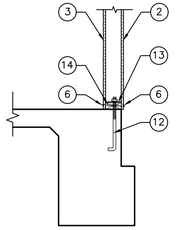
EXISTING FOUNDATION SHEAR TRANSFER DETAIL



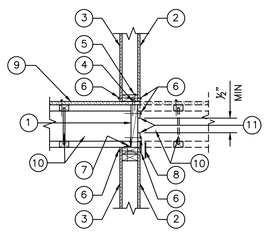
EXISTING FOUNDATION SHEAR TRANSFER DETAIL



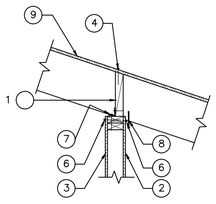
EXISTING FOUNDATION SHEAR TRANSFER DETAIL



NEW FOUNDATION SHEAR TRANSFER DETAIL



FRAMING SHEAR TRANSFER DETAIL



FRAMING SHEAR TRANSFER DETAIL

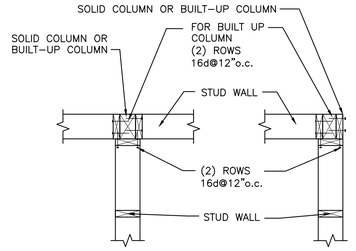
FRAMING NOTES
1. SHEAR TRANSFER BLK'G OR RIM – SEE SCHEDULE AND FRAMING DETAILS
2. SHEAR PANEL ON ONE SIDE
3. SHEAR PANEL ON SECOND SIDE WHERE OCCURS – SEE PLAN
4. BOUNDARY NAILING (BN). PROVIDE ⅜" MINIMUM EDGE DISTANCE. INTERIOR SHEAR WALLS REQUIRE DOUBLE BOUNDARY NAILING, 2 ROWS, (WALLS WHERE THE DIAPHRAGM 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.
16. FOUNDATION PLATE – SEE FOUNDATION PLATE DETAILS
17. SILL BLK'G – SEE FOUNDATION PLATE DETAILS

SHEATHING MATERAIL	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)	SILL ATTACHMENT (to concrete) Foundation Plate URFP	SILL ATTACHMENT (to concrete) Foundation Plate FRFP	SILL BLK'G (16"o.c Stud Spacing)	SIMPSON SHEAR TRANSFER HARDWARE MAX SPACING (IN. O.C.) A35	SIMPSON SHEAR TRANSFER HARDWARE MAX SPACING (IN. O.C.) LTP4	DESIGNATION ON DRAWINGS
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"ø A.B.@48"o.c.	@58"o.c.	@70"o.c.	2x w/ 4–10d	@ 24"o.c.	@ 24"o.c.	A
				4"	12"	460	2x	1½ LSL / 2X	SDWS 0.220"x6"@10"o.c.	⅝"ø A.B.@32"o.c.	@39"o.c.	@46"o.c.	2x w/ 4–10d	@ 16"o.c.	@ 16"o.c.	B
				3"	12"	600	2x	1½ LSL / 2X	SDWS 0.220"x6"@8"o.c.	⅝"ø A.B.@24"o.c.	@30"o.c.	@36"o.c.	2x w/ 6–10d	@ 12"o.c.	@ 12"o.c.	C
				2"	12"	770	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ø A.B.@16"o.c.	@23"o.c.	@28"o.c.	2x w/ 6–10d	@ 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"ø A.B.@48"o.c.	@54"o.c.	@64"o.c.	2x w/ 4–10d	@ 24"o.c.	@ 16"o.c.	E
				4"	12"	510	2x	1½ LSL / 2X	SDWS 0.220"x6"@8"o.c.	⅝"ø A.B.@32"o.c.	@36"o.c.	@43"o.c.	2x w/ 4–10d	@ 16"o.c.	@ 12"o.c.	F
				3"	12"	665	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ø A.B.@24"o.c.	@26"o.c.	@33"o.c.	2x w/ 6–10d	@ 12"o.c.	@ 12"o.c.	G
				2"	12"	870	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ø A.B.@16"o.c.	@20"o.c.	@25"o.c.	2x w/ 8–10d	@ 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 3/16" 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"
14. Add (2) additional 10d for sill blocking per note 17 above where stud spacing is between 16" and 24"o.c.

SHEAR WALL SCHEDULE & SHEAR TRANSFER DETAILS

DETAIL 1/ST3



PLAN VIEW INTERIOR JOINT

PLAN VIEW CORNER JOINT

DETAIL 2/ST3

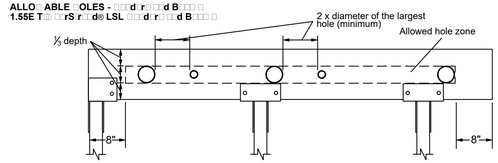
FASTENING SCHEDULE (PER 2016 CBC, TABLE 2304.10.1)

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	16d (3½"x0.135") at 16"o.c. 3"x0.131" nails at 8"o.c. 3" 14 gage staples at 12"o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	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.	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	toenail
	2–16d common (3½"x0.162") 3–3"x0.131" nails 3–3" 14 gage staples	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	16d (3½"x0.135") at 16"o.c. 3"x0.131" nail at 12"o.c. 3" 14 gage staple at 12"o.c.	typical face nail
Double top plates	8–16d common (3½"x0.162") 12–3"x0.131" nails 12–3" 14 gage staples	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"x0.131") 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.	face nail at top & bottom staggered on opposite sides
	2–20d common (4"x0.192") 3–3"x0.131" nails 3–3" 14 gage staples	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	toenail
	2–16d common (3½"x0.162") 3–3"x0.131" nails 3–3" 14 gage staples	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	toenail
	2–16d common (3½"x0.162") 3–3"x0.131" nails 3–3" 14 gage staples	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	6d[d]
	⅝" to ¾"	2⅜"x0.113" nail[c] 1¾"16gage[b] 8d[c] or 6d[d] 2⅜"x0.113" nail[c] 2"16 gage[b] 8d[c]
	⅞" to 1"	10d[c] or 8d[d]
	1⅛" to 1¼"	
Single floor (combination subfloor–underlayment to framing)	¾" & less	6d[d]
	⅞" to 1"	8d[d]
	1⅛" to 1¼"	10d[c] or 8d[d]
32. Panel siding (to framing)	½" or less	6d[c]
	⅝"	8d[c]
33. Fiberboard sheathing[g]	½"	No.11 gage roofing nail[h] 6d common nail (2"x0.113") No.16 gage staple[i]
	25/32"	No.11 gage roofing nail[h] 8d common nail (2½"x0.113") No.16 gage staple[i]
34. Interior paneling	¼"	4d[j]
	⅜"	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 1½–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 (1½"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 wall 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.

DETAIL 3/ST3

ALLOWABLE HOLES - 1.55E TimberStrand® LSL



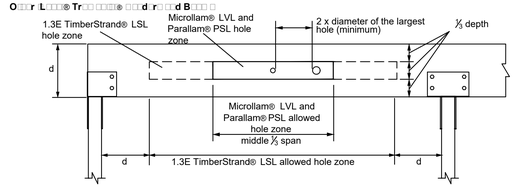
Guidelines for Notching
- Allowed hole zone suitable for headers and beams with uniform load and concentrated load.
- Round holes only
- No holes in headers or beams in plank orientation.

1.55E TimberStrand® LSL

Header or Beam Depth	Maximum Round Hole Size
9¼"–9½"	3"
11¼"–11 7/8"	3½"
14"–16"	4½"

Sizing and location of holes in LSL headers and beams must be approved by a registered design professional.

OSB Rim Board® TimberStrand® LSL Blocking



Guidelines for Notching
- Allowed hole zone suitable for headers and beams with uniform load and concentrated load.
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.

OSB Rim Board® TimberStrand® LSL Blocking

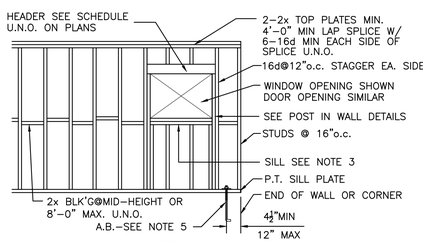
Header or Beam Depth	Maximum Round Hole Size
4⅜"	1"
5½"	1½"
7¼"– 20"	2"

Sizing and location of holes in LSL Rim Board® blocking must be approved by a registered design professional.



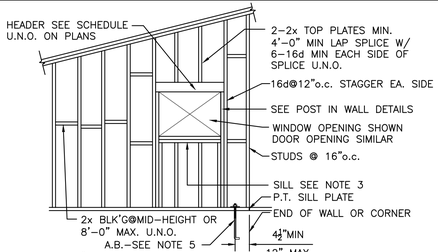
DO NOT cut, notch or drill holes in headers or beams except as indicated in illustrations and tables.

DETAIL 4/ST3



GENERAL NOTES

HEADER SCHEDULE U.N.O.		
d	SPAN #1	SPAN #2
3½"	6'–0" OR LESS	4'–0" OR LESS
5½"	6'–0" TO 9'–0"	4'–0" TO 6'–0"
7¼"	9'–0" TO 12'–0"	6'–0" TO 9'–0"
9¼"	12'–0" TO 16'–0"	9'–0" TO 12'–0"
11¼"	16'–0" TO 20'–0"	12'–0" TO 16'–0"



1. SPAN #1 SUPPORTS ROOF ONLY
   SPAN #2 SUPPORTS ROOF AND FLOOR OR FLOOR ONLY
2. WIDTH OF HEADER SAME AS SUPPORTING STUDS
3. 2–2x PLATES FOR WIDTH GREATER THAN 4'–0"
   1–2x PLATE FOR LESS THAN 4'–0"
4. SEE NAIL'G SCHEDULE FOR ALL OTHER NAILING CONDITIONS
5. USE 2x SILL PLATES w/ ⅝"ø ANCHOR BOLTS x12" LONG @ 4'–0"o.c. w/ 3"SQ.x0.229" WASHERS TYP. U.N.O.
6. USE PARALLAM FOR HEADERS DEEPER THAN 7¼"

TYPICAL STUD WALL FRAMING REQUIREMENTS

DETAIL 5/ST3

DETAIL 3/ST3

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

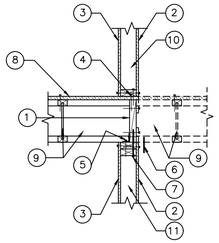
TYPICAL WOOD DETAILS

JAMES HESS

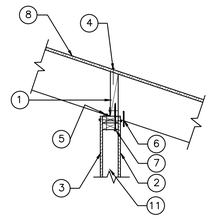
RESIDENTIAL ADDITION/REMODEL

32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019–08–01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST3
OF SHEETS



DIAPHRAGM TRANSFER DETAIL

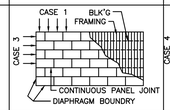
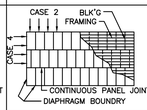
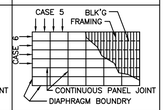
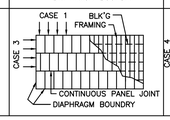
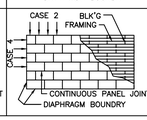
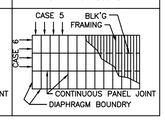


DIAPHRAGM TRANSFER DETAIL

FRAMING NOTES
1. SHEAR TRANSFER BLK'G OR RIM – SEE SCHEDULE, FRAMING DETAILS AND SHEAR WALL SCHEDULE
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 (WALLS WHERE THE DIAPHRAGM EXTENDS PAST EACH SIDE OF THE WALL).
5. OPTION 1. SHEAR TRANSFER HARDWARE A35 – SEE SCHEDULE
6. OPTION 2. SHEAR TRANSFER HARDWARE LTP4 – SEE SCHEDULE. MAY BE INSTALLED OVER ½" SHT'G WITH 8d COMMON NAIL (2½" LENGTH)
7. OPTION 3. SHEAR TRANSFER FASTENER – SEE SCHEDULE
8. HORIZONTAL DIAPHRAGM – SEE PLANS
9. FRAMING PERPENDICULAR OR PARALLEL TO WALL – SEE PLANS
10. SHEAR WALL ABOVE WHERE OCCURS – SEE PLAN
11. SHEAR WALL BELOW WHERE OCCURS – SEE PLAN

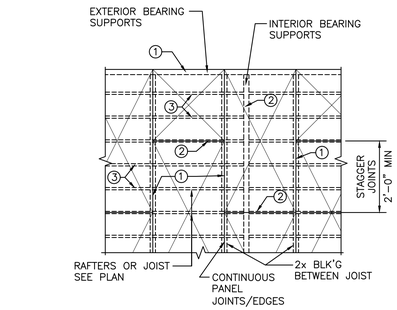
SHEATHING MATERIAL/GRADE	MIN. NOMINAL PANEL THICKNESS (in.)	MIN FASTENER PENETRATION INTO FRAMING MEMBER OR BLOCKING	COMMON WIRE NAIL	MINIMUM NOMINAL WIDTH OF NAILED FACE AT ADJOINING PANEL EDGES AND BOUNDARIES (in.)	FASTENER SPACING (in.) AT BOUNDARIES (ALL CASES) (BN), @ CONTINUOUS PANEL EDGES PARALLEL TO LOAD (CASE 3&4), AND AT ALL PANEL EDGES (CASES 5&6)	FASTENER SPACING (in.) AT ALL OTHER PANEL EDGES (CASES 1, 2, 3, 4, 5) (EN)	FASTENER SPACING ALONG INTERMEDIATE FRAMING MEMBERS AND BLOCKING (FN) (in)	SHEAR CAPACITY, ASD, SEISMIC (plf)	SHEAR TRANSFER OPTIONS. A35'S OR LTP4'S OR SDS SCREWS		
									SIMPSON SHEAR TRANSFER HARDWARE, 25% INCREASE FOR IRREGULARITIES PER ASCE		SIMPSON SDS 0.25" SCREW MAX. SPACING (in.), 3" MINIMUM EMBEDMENT. 25% INCREASE FOR IRREGULARITIES PER ASCE
									A35 MAXIMUM SPACING (in)	LTP4 MAXIMUM SPACING (in)	
WOOD STRUCTURAL PANELS – STRUCTURAL 1 GRADE	15/32 AND THICKER	1½"	10d	2	6	6	12	320	16	16	16
				2	4	6	12	425	12	12	12
				2	2.5	4	12	640	8	8	8
				2	2	3	12	730	8	8	7
				3	6	6	12	360	16	16	14
				3	4	6	12	480	12	12	10
				3	2.5	4	12	720	8	8	7
				3	2	6	12	820	8	7	6
WOOD STRUCTURAL PANELS – APA RATED SHEATHTING	15/32	1½"	10d	2	6	6	12	290	20	22	18
				2	4	6	12	385	16	16	13
				2	2.5	4	12	575	10	8	9
				2	2	3	12	655	10	8	7
				3	6	6	12	325	20	18	16
				3	4	6	12	430	12	12	12
				3	2.5	4	12	650	8	8	8
				3	2	6	12	735	8	8	7
WOOD STRUCTURAL PANELS – APA RATED SHEATHTING	19/32 AND THICKER	1½"	10d	2	6	6	12	320	16	16	16
				2	4	6	12	425	12	12	12
				2	2.5	4	12	640	8	8	8
				2	2	3	12	730	8	8	7
				3	6	6	12	360	16	16	14
				3	4	6	12	480	12	12	10
				3	2.5	4	12	720	8	8	7
				3	2	6	12	820	8	7	6

Diaphragm Notes
1. Block edges
2. All joints in sheathing shall occur over and be fastened to common framing members or common blocking.
3. Panels shall not be less than 4'x8' except at boundaries and changes in framing where minimum panel dimension shall be 24" unless all edges of the undersized panels are supported by and fastene4d to framing members or blocking.
4. Nailers shall be located at least 0.375" from the edges of panels. Maximum nail spacing at panels shall be 6" on center.
5. The width of nailed face of framing members and blocking shall be 2" nominal or grater at adjoining panels edges except that a 3" nominal or grater width at adjoining panel edges and staggered nailing at all panels edges are required where: a. Nail spacing of 2.5" on center for less at adjoining panels edges is specified, or b. 10d common nails having penetration into framing members or blocking of more than 1.5" are specified at 3" on center or less at adjoining panels edges.
6. Wood structural panels shall conform to the requirements for their type in DOC PS1 or PS2.
7. See shear wall schedule for other minimum requirements.
8. At shear wall below, use the more restrictive requirement of diaphragm shear transfer and shear wall below shear transfer
9. At shear wall above, use the more restrictive requirement of shear wall bellow shear transfer or diaphragm shear transfer plus shear wall above shear transfer.

	CASES 1&3: CONTINUOUS PANEL JOINTS PERPENDICULAR TO FRAMING	CASES 2&4: CONTINUOUS PANEL JOINTS PARALLEL TO FRAMING	CASES 5&6: CONTINUOUS PANEL JOINTS PERPENDICULAR AND PARALLEL TO FRAMING
LONG PANEL DIRECTION PERPENDICULAR TO SUPPORTS			
LONG PANEL DIRECTION PARALLEL TO SUPPORTS			

Diaphragm Notes
1. Only cases 1, 2, 3, and 4 shall be used. Do NOT use case 5 or 6

DIAPHRAGM SHEAR TRANSFER SCHEDULE AND DETAILS



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"

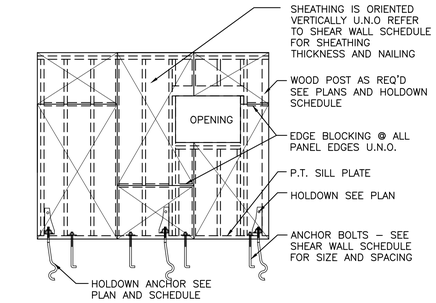
7. MINIMUM SHEATHING PANEL SIZE SHALL BE 2'–0"x4'–0"

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.

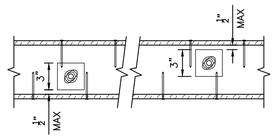
DETAIL



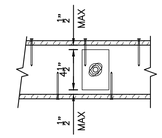
Shear Wall Notes
1. Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where nails are spaced 2" on center.
2. Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where both the following conditions occurs:
   (A) 10dx3" 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.

VERTICAL SHEARWALL SHEATHING

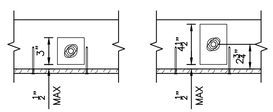
DETAIL



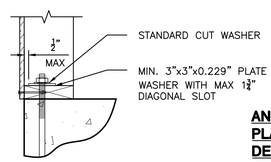
2x6 AND LARGER WALLS SHEATHED BOTH SIDE



2x6 WALLS SHEATHED BOTH SIDES

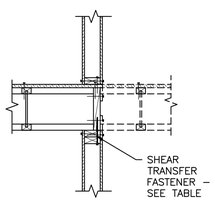


SINGLE SIDE SHEATHED WALLS



ANCHOR BOLT PLATE WASHER DETAIL

DETAIL



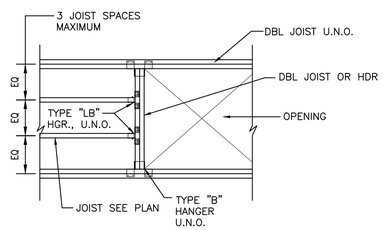
SHEAR TRANSFER DETAIL

ALTERNATIVE TOP PLATE SHEAR TRANSFER CONNECTION

SHEAR WALL TYPE	SHEATHING MATERIAL	MIN. NOMINAL PANEL THICKNESS (in)	EDGE NAILING (EN)	ALLOWABLE SHEAR; PLF; ASD; SEISMIC	MIN. SHEAR TRANSFER BLK'G/RIM; SINGLE SIDED WALL	SHEAR TRANSFER FASTENER; SINGLE SIDED WALL	MIN SHEAR TRANSFER BLK'G/RIM; SINGLE SIDED WALL	SHEAR TRANSFER FASTENER; DOUBLE SIDED WALL
A	APA RATED GRADE	15/32	10d@6"o.c.	310	1½"LSL/2x	¼"x6" SDS@12"o.c.	3½"PSL	¼"x6" SDS@6"o.c.
B			10d@4"o.c.	460	1½"LSL/2x	¼"x6" SDS@10"o.c.	3½"PSL	¼"x6" SDS@5"o.c.
C			10d@3"o.c.	600	1½"LSL/2x	¼"x6" SDS@8"o.c.	3½"PSL	2–ROWS ¼"x6" SDS@6"o.c. EA. ROW
D			10d@2"o.c.	770	3½"PSL/4x	¼"x6" SDS@6"o.c.	3½"PSL	2–ROWS ¼"x6" SDS@6"o.c. EA. ROW
E	STRUCTURAL 1 GRADE	15/32	10d@6"o.c.	340	1½"LSL/2x	¼"x6" SDS@12"o.c.	3½"PSL	¼"x6" SDS@6"o.c.
F			10d@4"o.c.	510	1½"LSL/2x	¼"x6" SDS@8"o.c.	3½"PSL	¼"x6" SDS@4"o.c.
G			10d@3"o.c.	665	3½"PSL/4x	¼"x6" SDS@7"o.c.	3½"PSL	2–ROWS ¼"x6" SDS@6"o.c. EA. ROW
H			10d@2"o.c.	870	3½"PSL/4x	¼"x6" SDS@5"o.c.	3½"PSL	2–ROWS ¼"x5" SDS@6"o.c. EA. ROW

NOTES:
1. See shear wall schedule detail for additional shear connection information and details
2. Simpson SDS fastener replaces the LTP4/A35 Simpson shear transfer hardware
3. Use 2x and 4x blocking with sawn lumber framing/joist. Use LSL and PSL with structural composite framing/joist
4. SDS length based on 2–2x plates. Use longer screw for thicker plates.
5. 2" min screw penetration into blocking req'd
6. ICC–ES ESR–2236; LA RR25711, FL9589

DETAIL



DETAIL

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

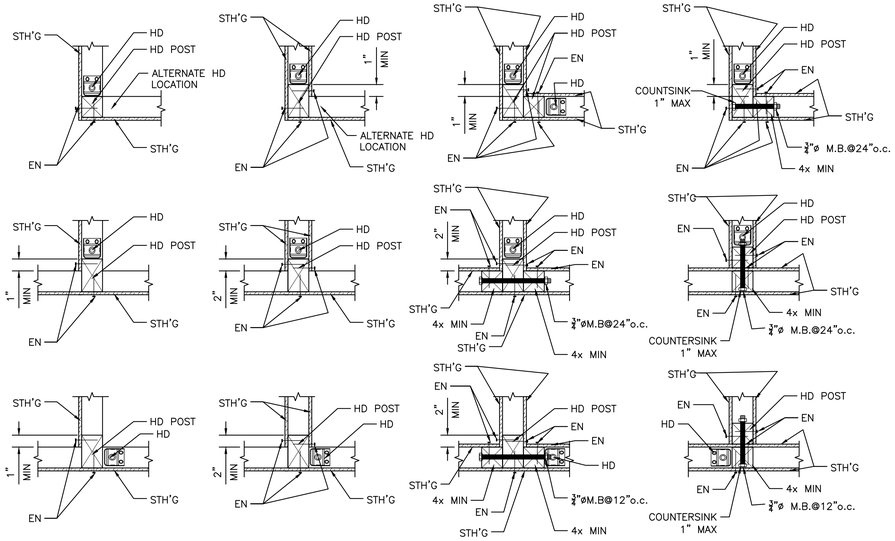
TYPICAL WOOD DETAILS

JAMES HESS

RESIDENTIAL ADDITION/REMODEL

32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-08-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST4
OF SHEETS

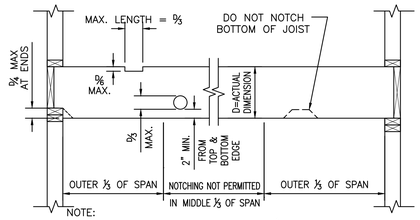


SHEARWALL INTERSECTIONS

TABLE 1: MAXIMUM SIZES FOR CUTS IN 2x JOISTS

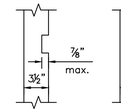
Joist Size	Max. Hole	Max. Notch Depth	Max. End Notch
2x4	none	none	none
2x6	1½"	⅞"	1⅜"
2x8	2⅜"	1¼"	1⅞"
2x10	3"	1½"	2⅜"
2x12	3¾"	1⅞"	2⅞"

FIG. 1: PLACEMENT OF HOLES IN 2x JOIST



NOTE:
1. HOLES ONLY PERMITTED IN MIDDLE ½ OF SPAN
2. MIN CLEAR SPACE BETWEEN HOLES = 4x DIA.

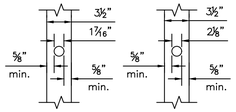
FIG. 2: NOTCHES IN 2x4 STUDS



25% allowed in exterior and bearing walls

40% allowed in any non–bearing wall

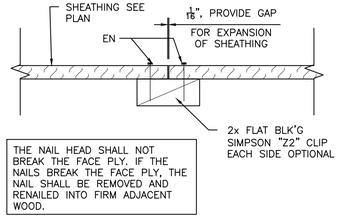
FIG. 3: BORED HOLES IN 2x4 STUDS



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.



THE NAIL HEAD SHALL NOT BREAK THE FACE PLY. IF THE NAILS BREAK THE FACE PLY, THE NAIL SHALL BE REMOVED AND RENAILED INTO FIRM ADJACENT WOOD.

SHEATHING BLOCKING

DETAIL 1/ST5

DETAIL 2/ST5

DETAIL 3/ST5

DETAIL

DETAIL

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

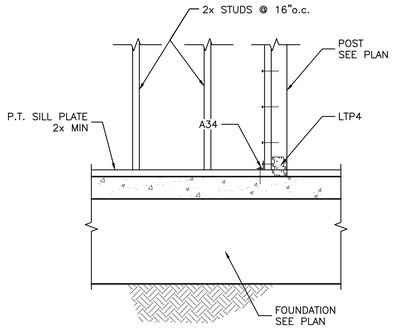
TYPICAL WOOD DETAILS

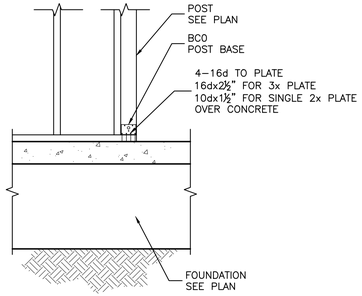
JAMES HESS

RESIDENTIAL ADDITION/REMODEL

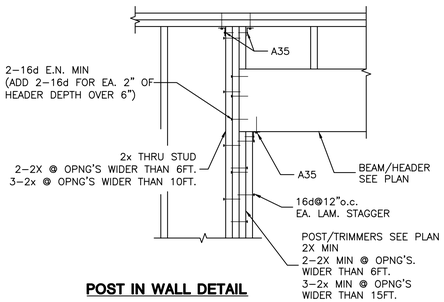
32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-08-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST5
OF SHEETS



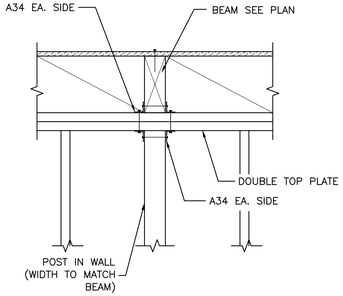


DETAIL 1/ST6



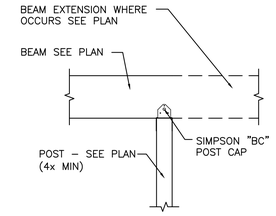
POST IN WALL DETAIL

DETAIL 2/ST6

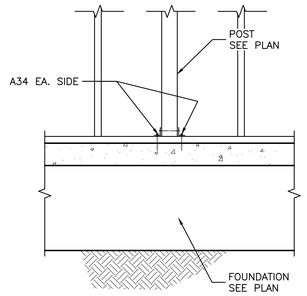


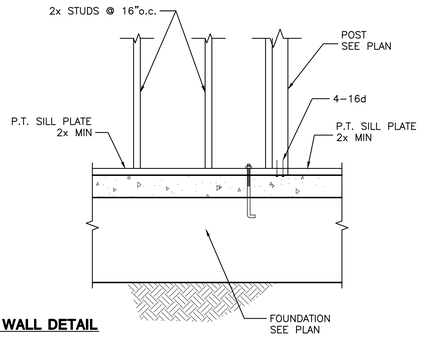
POST IN WALL DETAIL

DETAIL 3/ST6



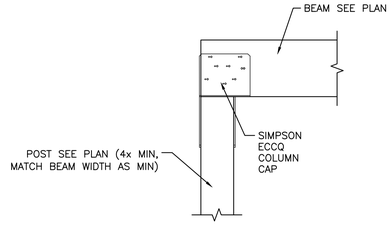
DETAIL 4/ST6





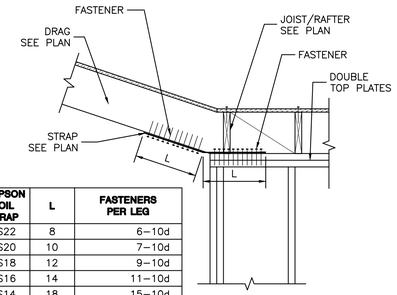
POST IN WALL DETAIL

DETAIL 1/ST6



BEAM TO POST

DETAIL 5/ST6



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 6/ST6

DETAIL 1/ST6

DETAIL 2/ST6

DETAIL 3/ST6

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

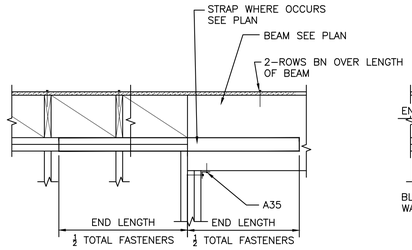
REVISIONS	BY

TYPICAL POST IN WALL DETAILS

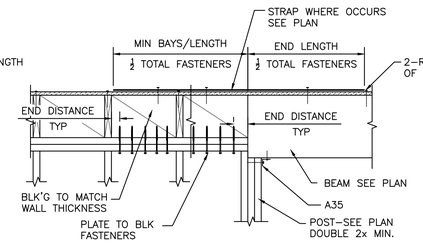
JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

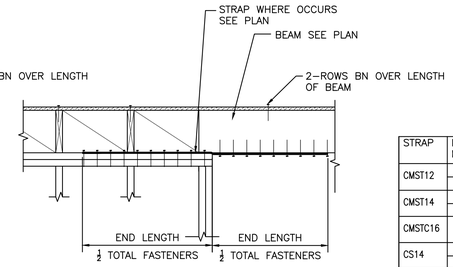
DATE 2019-08-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST6
OF SHEETS



BEAM TO DOUBLE TOP PLATES

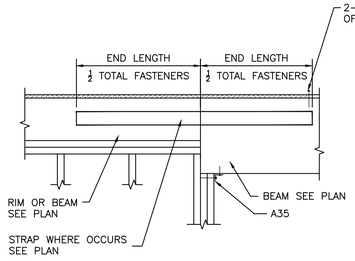


BEAM TO BLK'G

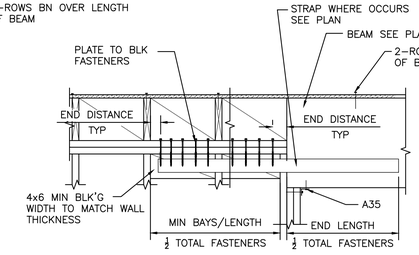


BEAM TO DOUBLE TOP PLATES

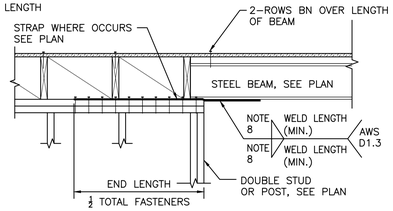
STRAP	END LENGTH MIN	MIN BLK'G BAYS/LENGTH	FASTENERS	BLK' TO PLATE FASTENERS	WELD LENGTH E.S.	ALLOWABLE TENSION (160)
CMST12	33"	3 –BAYS 48" MIN	74–16d	17–SDS¼"x8" OR 15–½ø x8" LAG	7"	9215
	39"		86–10d			9215
CMST14	26"	3 –BAYS 48" MIN	56–16d	12–SDS¼"x8" OR 11–½ø x8" LAG	6"	6490
	30"		66–10d			6490
CMSTC16	20"	2 –BAYS 32" MIN	50–16d SINKER	9–SDS¼"x8" OR 8–½ø x8" LAG	4"	4586
CS14	15"	2 –BAYS 32" MIN	26–10d	6–SDS¼"x8" OR 4–½ø x8" LAG	3"	2490
	16"		30–8d			2490
CS16	11"	2 –BAYS 32" MIN	20–10d	5–SDS¼"x8" OR 3–½ø x8" LAG	3"	1705
	13"		22–8d			1705
CS18	9"	1 –BAY 16" MIN	16–10d	3–SDS¼"x8" OR 3–½ø x8" LAG	3"	1370
	11"		18–8d			1370
CS20	7"	1 –BAY 16" MIN	12–10d	3–SDS¼"x8" OR 2–½ø x8" LAG	3"	1030
	9"		14–8d			1030
CS22	7"	1 –BAY 16" MIN	10–10d	3–SDS¼"x8" OR 2–½ø x8" LAG	3"	845
	9"		12–8d			845



BEAM TO RIM/BEAM



BEAM TO SIDE BLK'G

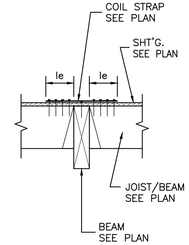


STL BEAM TO DOUBLE TOP PLATES

NOTES
1. USE ½ OF THE REQUIRED NAILS IN EACH MEMBER BEING CONNECTED
2. NAIL; 16d=0.162"ø x 3½", 16d Sinker = 0.148"ø x 3¼" LONG, 10d=0.148"ø x3"LONG, 8d=0.131"ø x 2½" 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.

DRAG/COLLECTOR DETAIL

DETAIL

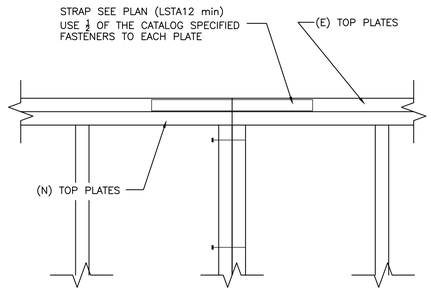


SIMPSON COIL STRAP	FASTENERS	le	CAPACITY (ASD, 1.6)
CMST12	74–16d	33"	9,215#
	86–10d	39"	
CMST14	56–16d	26"	6,490#
	66–10d	30"	
CMSTC16	50–16d SINKERS	20"	4,585#
CS14	26–10d	26"	2,490#
	30–8d	30"	
CS16	20–10d	11"	1,705#
	22–8d	13"	
CS18	16–10d	9"	1,370#
	18–8d	11"	
CS20	12–10d	7"	1,030#
	14–8d	9"	
CS22	10–10d	7"	845#
	12–8d	9"	

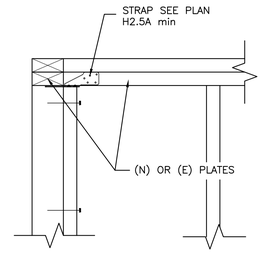
NOTES:
1. USE ½ OF THE REQUIRED FASTENERS IN EACH MEMBER BEING CONNECTED
2. USE MIN 4x JOIST/BEAM WITH 3" WIDE STRAPS
3. STRAPS WITH 8d NAILS SHALL BE INSTALLED BENEATH STHEATHING

DRAG DETAIL

DETAIL



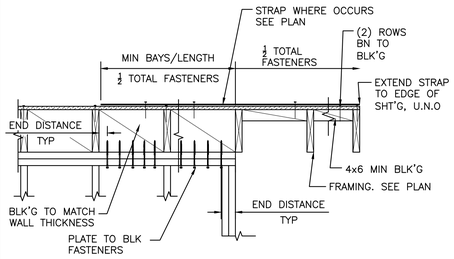
(N) WALL PARALLEL TO (E) WALL



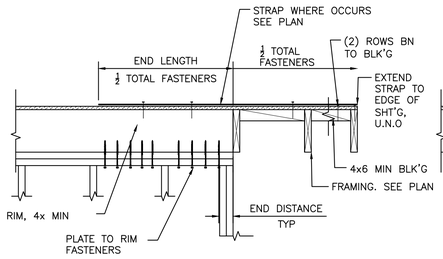
(N) WALL PERPENDICULAR TO (E) WALL

DETAIL

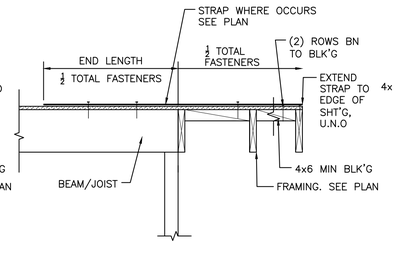
DETAIL



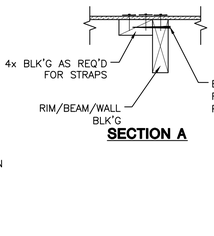
STRAP TO BLK'G



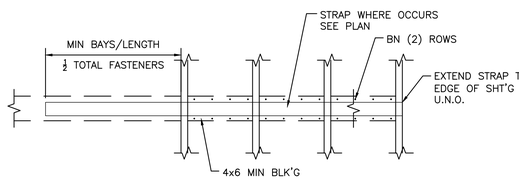
STRAP TO RIM



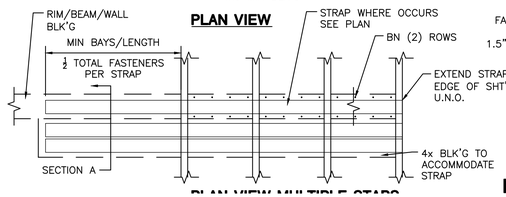
STRAP TO BEAM/JOIST



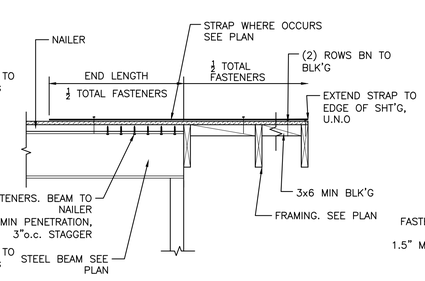
SECTION A



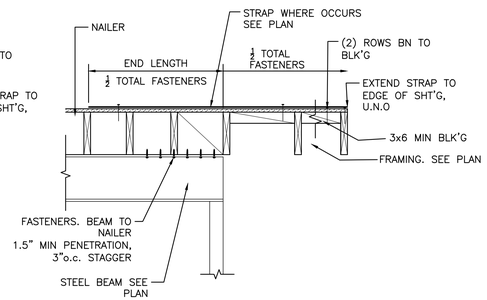
PLAN VIEW



PLAN VIEW MULTIPLE STRAPS



STRAP TO STEEL BEAM



STRAP TO STEEL BEAM

DRAG/COLLECTOR DETAIL

STRAP	END LENGTH MIN	MIN BLK'G BAYS/LENGTH	FASTENERS	BLK' TO PLATE FASTENERS	BLK' TO RIM	BEAM TO NAILER	ALLOWABLE TENSION (160)
CMST12	33"	3 –BAYS 48" MIN	74–16d	17–SDS¼"x8" OR 15–½ø x8" LAG	15–½ø x8" LAG	14–SDS¼"	9215
	39"		86–10d	15–½ø x8" LAG			9215
CMST14	26"	3 –BAYS 48" MIN	56–16d	12–SDS¼"x8" OR 11–½ø x8" LAG	11–½ø x8" LAG	10–SDS¼"	6490
	30"		66–10d	11–½ø x8" LAG			6490
CMSTC16	20"	2 –BAYS 32" MIN	50–16d SINKER	9–SDS¼"x8" OR 8–½ø x8" LAG	8–½ø x8" LAG	7–SDS¼"	4586
CS14	15"	2 –BAYS 32" MIN	26–10d	6–SDS¼"x8" OR 4–½ø x8" LAG	4–½ø x8" LAG	6–SDS¼"	2490
	16"		30–8d	4–½ø x8" LAG			2490
CS16	11"	2 –BAYS 32" MIN	20–10d	5–SDS¼"x8" OR 3–½ø x8" LAG	3–½ø x8" LAG	6–SDS¼"	1705
	13"		22–8d	3–½ø x8" LAG			1705
CS18	9"	1 –BAY 16" MIN	16–10d	3–SDS¼"x8" OR 3–½ø x8" LAG	3–½ø x8" LAG	6–SDS¼"	1370
	11"		18–8d	3–½ø x8" LAG			1370
CS20	7"	1 –BAY 16" MIN	12–10d	3–SDS¼"x8" OR 2–½ø x8" LAG	2–½ø x8" LAG	6–SDS¼"	1030
	9"		14–8d	2–½ø x8" LAG			1030
CS22	7"	1 –BAY 16" MIN	10–10d	3–SDS¼"x8" OR 2–½ø x8" LAG	2–½ø x8" LAG	6–SDS¼"	845
	9"		12–8d	2–½ø x8" LAG			845

NOTES
1. USE ½ OF THE REQUIRED NAILS IN EACH SIDE OF CONNECTION
2. NAIL; 16d=0.162"ø x 3½", 16d Sinker = 0.148"ø x 3¼" LONG, 10d=0.148"ø x3"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', BLK'G TO PLATE FASTENERS, BEAM TO NAILER FASTENERS AND BLK'G TO RIM FASTENERS BY THE NUMBER OF STRAPS.

DETAIL

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

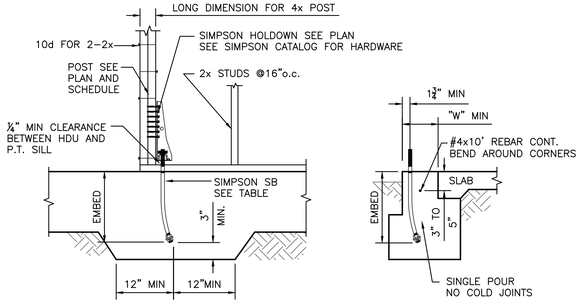
TYPICAL DRAG DETAILS

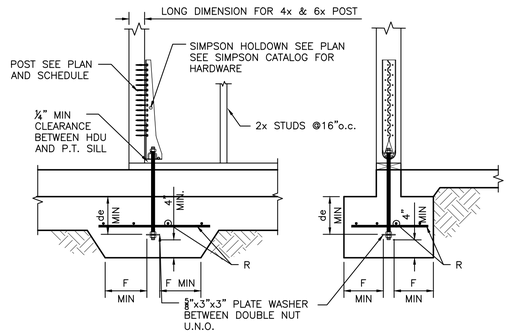
JAMES HESS

RESIDENTIAL ADDITION/REMODEL

32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-08-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST7
OF SHEETS





SIMPSON HOLDOWN	SIMPSON ANCHOR	MIN EMBED	MIN W	FASTENER	MIN POST U.N.O.	CAPACITY ASD, 1.6, KIPS
HDU2-SDS2.5	SB⅝X24	18"	6"	6-SDS ¼"x2½"	2-2x w/ 10-10d	3.075
HDU4-SDS2.5	SB⅝X24	18"	6"	10-SDS ¼"x2½"	2-2x w/ 14-10d	4.565
HDU5-SDS2.5	SB⅝X24	18"	6"	14-SDS ¼"x2½"	2-2x w/ 16-10d	5.645

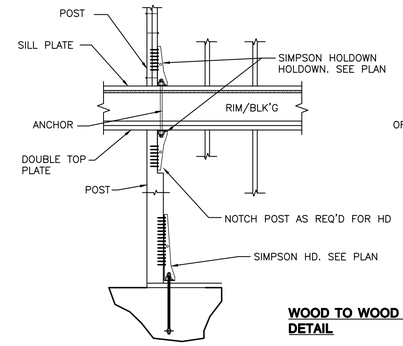
NOTES:
1. 4¼" MINIMUM CORNER AND END DISTANCE
2. Simpson SB anchors, ICC-ES ESR-2611, LA RR25827
3. F'c=2500PSI MIN. SEE CONCRETE NOTES ON SN1 FOR ADDITIONAL STRENGTH REQUIREMENTS.
4. SEE PLAN AND FOUNDATION DETAILS FOR REINFORCEMENT
5. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.
6. CITY OF LOS ANGELES, REDUCE LOADS ABOVE BY 25% PER LARR'S

SIMPSON HOLDOWN	ANCHOR	de	F	FASTENER	MIN POST U.N.O.	MIN. REINFORCEMENT R EA. WAY U.N.O	CAPACITY ASD, 1.6, KIPS	ICC-ESR	IAPMO	LARR
DTT1Z	⅜"ø	7"	10"	8-10dx1½"	2x	#4@12"o.c.	0.910		ER-130	RR25818
DTT2Z-SDS2.5	½"ø	7"	10"	8-SDS ¼"x2½"	2-2x w/ 10-10d	#4@12"o.c.	2.145	ESR-2330		RR25720
HDU2-SDS2.5	⅝"ø	9"	14"	6-SDS ¼"x2½"	2-2x w/ 10-10d	#4@12"o.c.	3.075	ESR-2330		RR25720
HDU4-SDS2.5	⅝"ø	10"	14"	10-SDS ¼"x2½"	2-2x w/ 14-10d	#4@8"o.c.	4.565	ESR-2330		RR25720
HDU5-SDS2.5	⅝"ø	11"	16"	14-SDS ¼"x2½"	2-2x w/ 16-10d	#4@8"o.c.	5.645	ESR-2330		RR25720
HDU8-SDS2.5	⅞"ø	14"	20"	20-SDS ¼"x2½"	4x6	#5@12"o.c.	7.870	ESR-2330		RR25720
HDU11-SDS2.5	1"ø	17"	25"	30-SDS ¼"x2½"	4x8	#5@8"o.c.	11.175	ESR-2330		RR25720
HDU14-SDS2.5	1"ø	20"	29"	36-SDS ¼"x2½"	6x6	#5@8"o.c.	14.445	ESR-2330		RR25720
HHDQ14-SDS2.5	1"ø	20"	29"	30-SDS ¼"x2½"	6x6	#5@8"o.c.	13.710	ESR-2330		RR25720
HD19	1¼"ø	23"	34"	5-1"ø M.B.	6x8	#5@6"o.c.	19.360		ER-143	RR25828

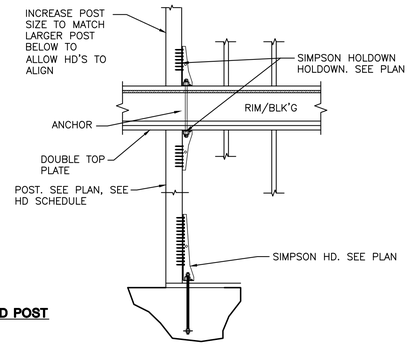
NOTES:
1. ANCHORS SHALL BE F1554 GR. 105 OR A193 Gr. B7 (Fu = 125 ksi)
2. HDU14 & HHDQ14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
3. de IS MEASURED TO TOP OF PLATE WASHER
4. F'c = 2500psi min. SEE CONCRETE NOTES ON SN1 FOR ADDITIONAL STRENGTH REQUIREMENTS.
5. SEE PLAN FOR ADDITIONAL REINFORCEMENT REQUIREMENTS
6. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.
7. CITY OF LOS ANGELES, REDUCE LOADS ABOVE BY 25% PER LARR'S.

DETAIL

1/ST8



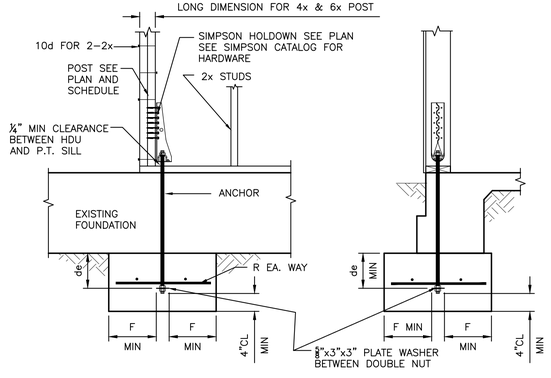
OR



WOOD TO WOOD HD POST DETAIL

DETAIL

1/ST8



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

2/ST8

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

TYPICAL HOLDOWN DETAILS (WOOD TO CONCRETE)

JAMES HESS

RESIDENTIAL ADDITION/REMODEL

32 BAFFIN BAY, NEWPORT COAST, CA 92657

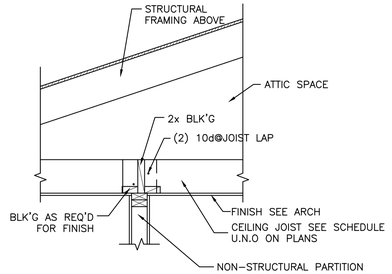
DATE 2019-08-01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST8
OF SHEETS

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.

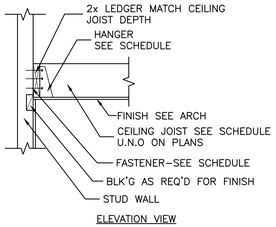
1. NO STORAGE ABOVE CEILING JOIST, 10 psf LIVE LOAD
2. DOUGLAS FIR–LARCH #1 GRADE LUMBER
3. DRYWALL FINISH, $\frac{5}{8}$" MAX, SINGLE LAYER
4. WALL STUDS AT 16"o.c. MAX
5. –– NO BLK'G REQ'D

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.

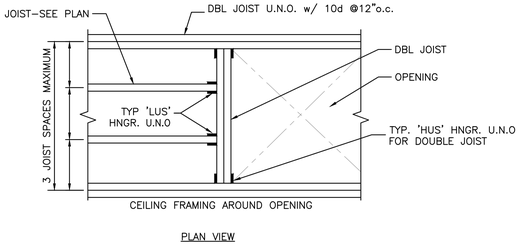
1. 20 psf LIVE LOAD
2. DOUGLAS FIR–LARCH #1 GRADE LUMBER
3. DRYWALL FINISH, $\frac{5}{8}$" MAX, SINGLE LAYER
4. WALL STUDS AT 16"o.c. MAX
5. –– NO BLK'G REQ'D



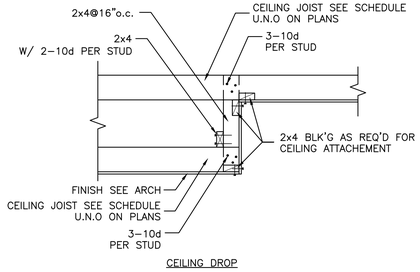
CEILING AT NON–STRUCTURAL PARTITION



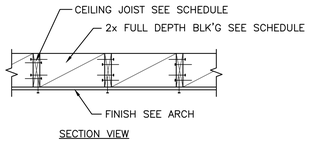
ELEVATION VIEW



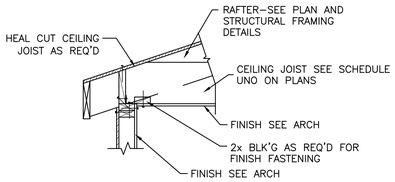
PLAN VIEW



CEILING DROP



SECTION VIEW



CEILING FRAMING DETAILS
NON–STRUCTURAL

DETAIL

1/ST9

CEILING FRAMING SCHEDULE U.N.O. 42" MAX. CLEAR BETWEEN CEILING JOIST & FRAMING ABOVE				
JOIST SIZE & SPACING	JOIST SPAN BETWEEN SUPPORTS	SUPPORTS (MIN SIZE)	SUPPORT FASTENERS (MIN)	
2x4@16"o.c.	LESS THAN 8FT	2X4	2–10d	
2x6@16"o.c.	8FT TO 12 FT	2X4	3–10d	
2x8@16"o.c.	12FT TO 16 FT	2X6	3–16d	

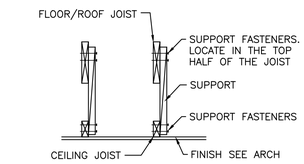
1. NO STORAGE ABOVE CEILING JOIST, 10 psf LIVE LOAD
2. DOUGLAS FIR–LARCH #1 GRADE LUMBER
3. DRYWALL FINISH, $\frac{5}{8}$" MAX, SINGLE LAYER
4. WALL STUDS AT 16"o.c. MAX
5. –– NO BLK'G REQ'D

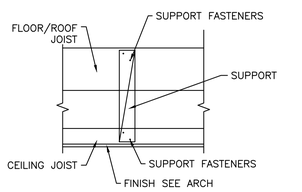
TJI BACKER BLOCK SIZES	
TJI	BACKER BLOCK
210.	$\frac{3}{4}$" OR $\frac{7}{8}$" X 12"
230	$\frac{7}{8}$" OR 1" X 12"
360	$\frac{7}{8}$" OR 1" X 12"
560	2x6 FOR 11 $\frac{7}{8}$" 2X8 FOR DEEPER JOIST

1. ATTACH BACKER BLOCKS WITH (10) 10d (0.128"x3") NAILS. (5 ES). CLINCHED WHEN POSSIBLE

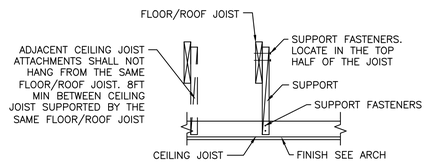
DIAGONAL BRACES	
TJI	BACKER BLOCK
210.	$\frac{3}{4}$" OR $\frac{7}{8}$" X 12"
230	$\frac{7}{8}$" OR 1" X 12"
360	$\frac{7}{8}$" OR 1" X 12"
560	2x6 FOR 11 $\frac{7}{8}$" 2X8 FOR DEEPER JOIST

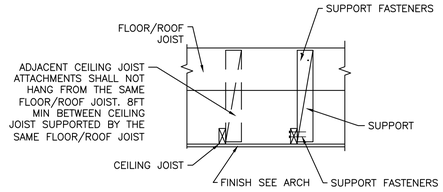
1. ATTACH BACKER BLOCKS WITH (10) 10d (0.128"x3") NAILS. (5 ES). CLINCHED WHEN POSSIBLE



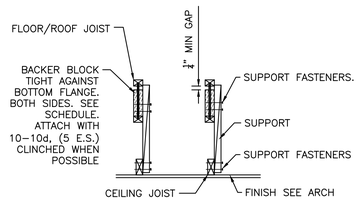


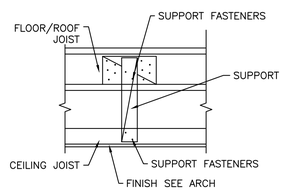
CEILING PARALLEL TO FRAMING



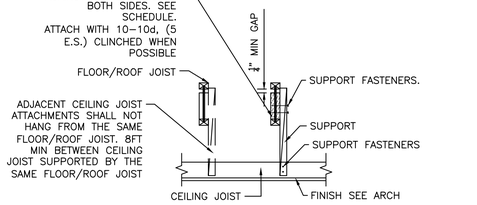


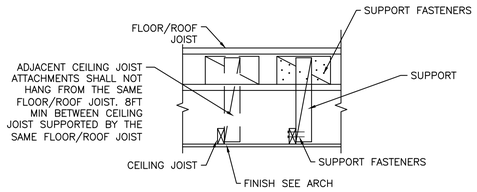
CEILING PERPENDICULAR TO FRAMING





CEILING PARALLEL TO TJI FRAMING





CEILING PARALLEL TO TJI FRAMING

CEILING FRAMING DETAILS
NON–STRUCTURAL

DETAIL DROP CEILING

2/ST9

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

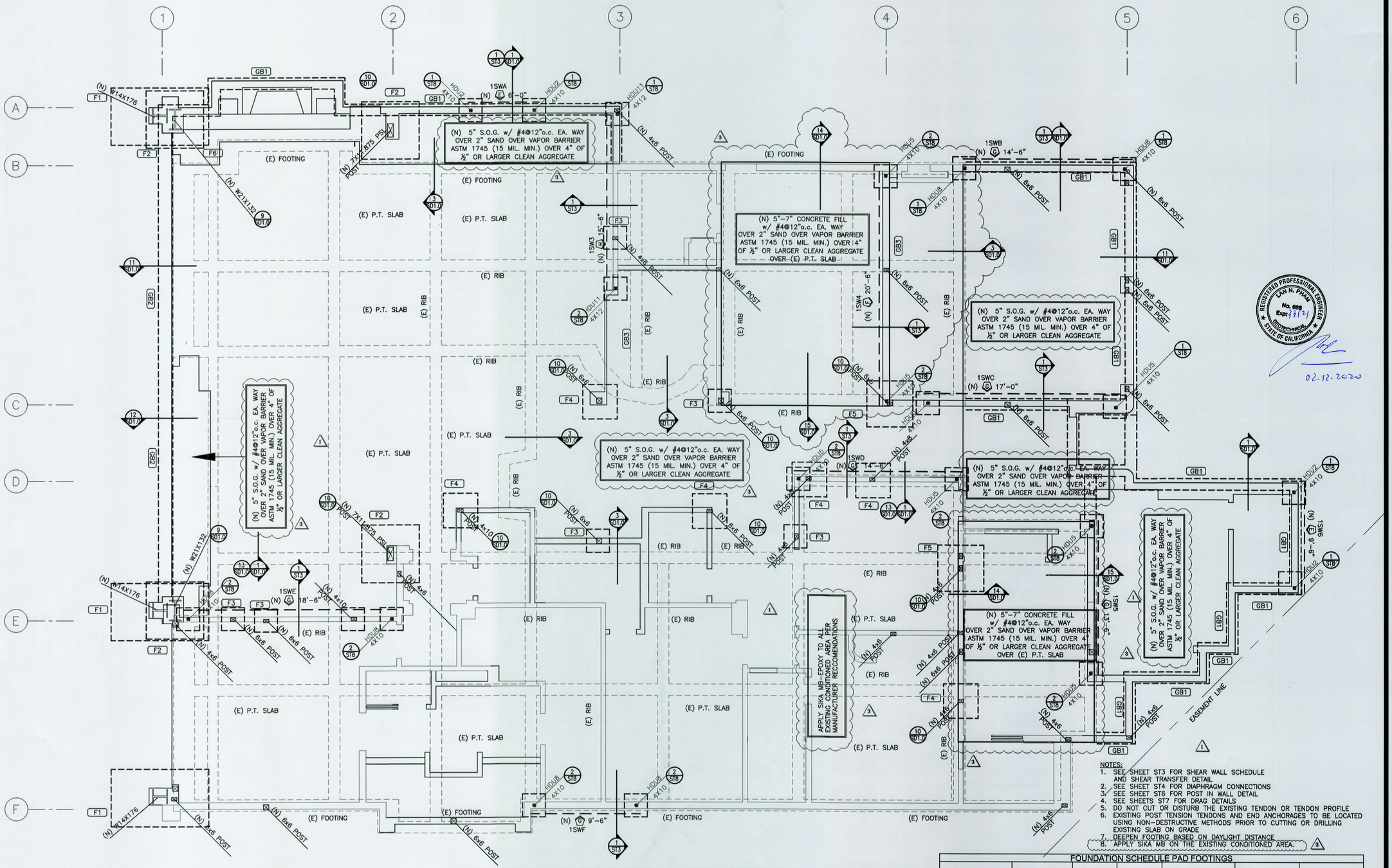
REVISIONS	BY
2 2020–03–23	TJB

CEILING FRAMING

JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019–08–01
SCALE AS SHOWN
DRAWN BY TPH
JOB NO. 19057
SHEET ST9
OF SHEETS



NOTES:
1. SEE SHEET ST3 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL
2. SEE SHEET ST4 FOR DIAPHRAGM CONNECTIONS
3. SEE SHEET ST6 FOR POST IN WALL DETAIL
4. SEE SHEETS ST7 FOR DRAG DETAILS
5. DO NOT CUT OR DISTURB THE EXISTING TENDON OR TENDON PROFILE
6. EXISTING POST TENSION TENDONS AND END ANCHORAGES TO BE LOCATED USING NON–DESTRUCTIVE METHODS PRIOR TO CUTTING OR DRILLING EXISTING SLAB ON GRADE
7. DEEPEN FOOTING BASED ON DAYLIGHT DISTANCE
8. APPLY SIKA MB ON THE EXISTING CONDITIONED AREA. 3

FOUNDATION SCHEDULE CONTINUOUS FOOTINGS

BEAM FOOTING	DEPTH	WIDTH	TOP REBAR	BOTTOM REBAR	SHEAR TIES	NOTES
GB1	2'–0"	1'–3"	(2) #5	(2) #5	#3 @18" o.c	EPOXY INTO EXISTING FOOTING
GB2	2'–0"	1'–3"	(3) #5	(3) #5	#4 @18" o.c.	EPOXY INTO EXISTING FOOTING
GB3	2'–0"	1'–0"	(2) #5	(2) #5	#3 @18" o.c.	— — —

FOUNDATION SCHEDULE PAD FOOTINGS

PAD FOOTING	DEPTH	WIDTH	LENGTH	BOTTOM REBAR	TOP REBAR	NOTES
F1	1'–0"	5'–0"	6'–6"	(8) #5 E.W.	(8) #5 E.W.	
F2	1'–0"	5'–0"	5'–0"	(5) #5 E.W.	(5) #5 E.W.	
F3	1'–0"	2'–0"	2'–0"	(3) #5 E.W.	(3) #5 E.W.	
F4	1'–0"	3'–0"	3'–0"	(3) #5 E.W.	(3) #5 E.W.	
F5	1'–0"	4'–0"	4'–0"	(4) #5 E.W.	(4) #5 E.W.	
F6	1'–0"	6'–0"	6'–0"	(6) #5 E.W.	(6) #5 E.W.	

FOUNDATION PLAN

scale ¼"=1'-0"

REGISTERED PROFESSIONAL ENGINEER LAN N. PHAM No. 686 Exp: 7/31/21 GEOTECHNICAL STATE OF CALIFORNIA

02-12-2020

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. 6084 STRUCTURAL STATE OF CALIFORNIA

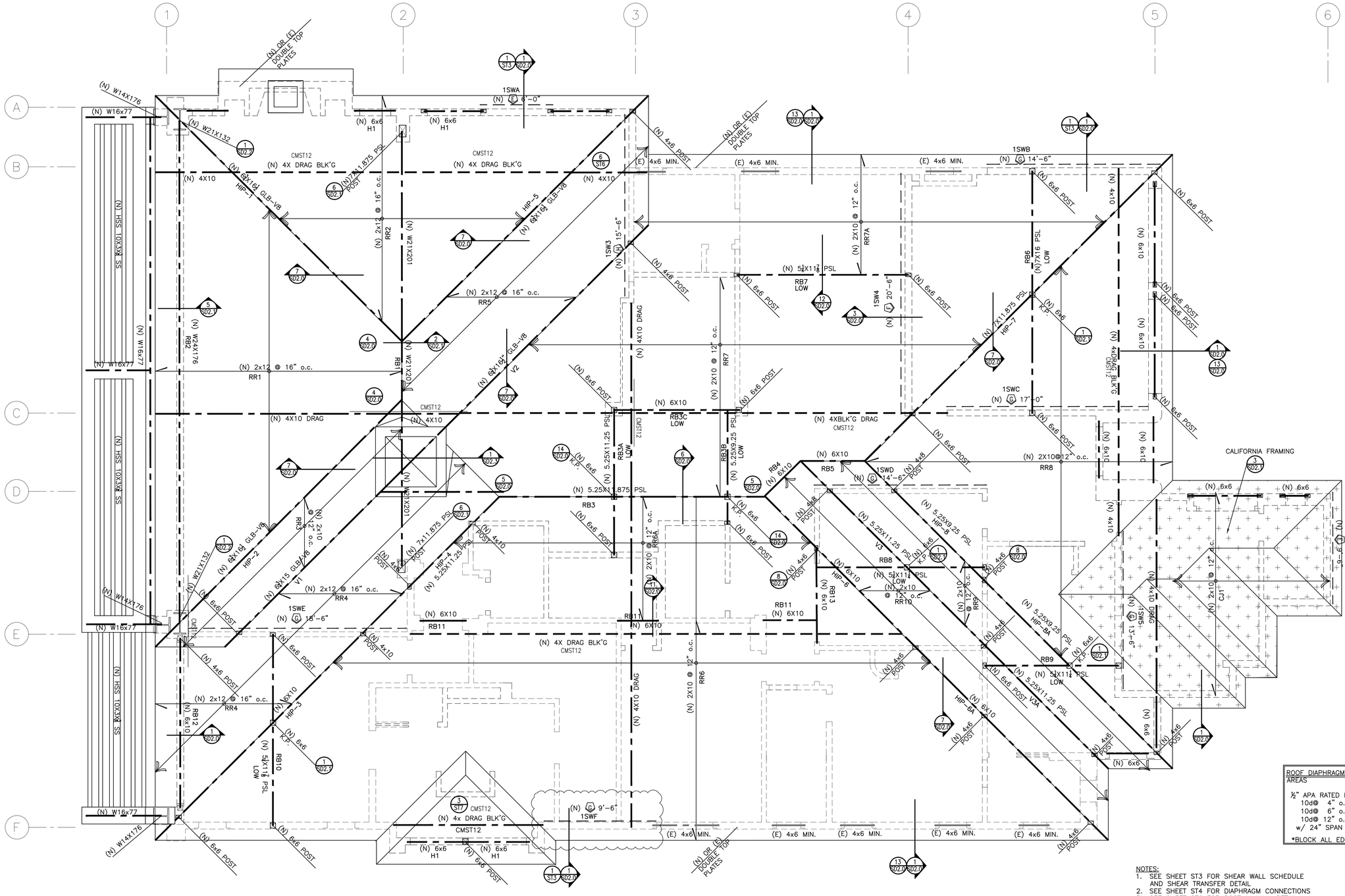
REVISIONS	BY
1 2019-11-01	CAD
2 2020-01-28	TPH
3 2020-01-31	HS

FOUNDATION PLAN

JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-11-01
SCALE 1/4"=1'-0"
DRAWN BY MD/SD
JOB NO. 19057
SHEET S1.0
OF SHEETS



ROOF DIAPHRAGM: NEW ROOF AREAS

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 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL
2. SEE SHEET ST4 FOR DIAPHRAGM CONNECTIONS
3. SEE SHEET ST6 FOR POST IN WALL DETAIL
4. SEE SHEETS ST7 FOR DRAG DETAILS
5. DO NOT CUT OR DISTURB THE EXISTING TENDON OR TENDON PROFILE
6. EXISTING POST TENSION TENDONS AND END ANCHORAGES TO BE LOCATED USING NON-DESTRUCTIVE METHODS PRIOR TO CUTTING OR DRILLING EXISTING SLAB ON GRADE
7. DEEPEN FOOTING BASED ON DAYLIGHT DISTANCE

ROOF FRAMING PLAN

scale ¼"=1'-0"

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

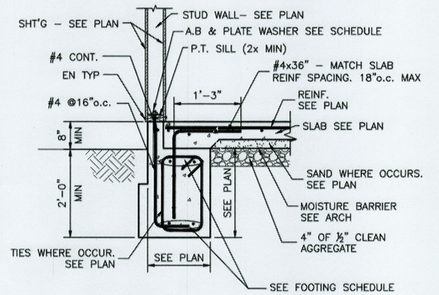
REVISIONS	BY
1 2019-11-01	DVS
2 2020-03-23	TJB

ROOF FRAMING PLAN

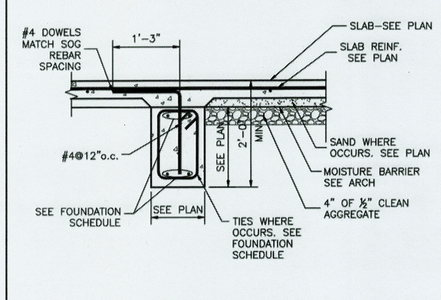
JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

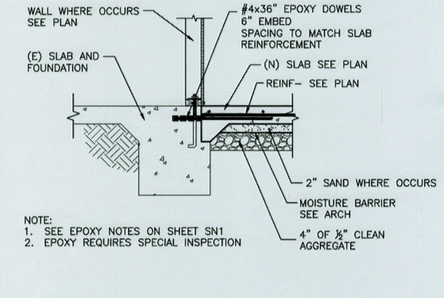
DATE 2019-11-01
SCALE 1/4"=1'-0"
DRAWN BY MD/SD
JOB NO. 19057
SHEET S2.0
OF SHEETS



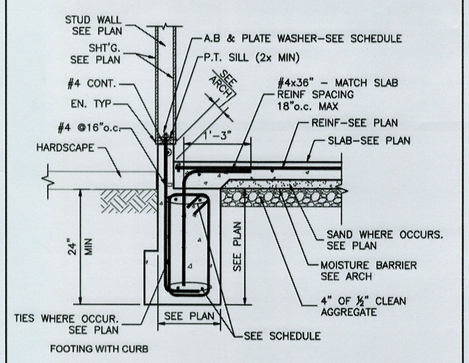
DETAIL scale ¾"=1'-0" (1 SD1.0)



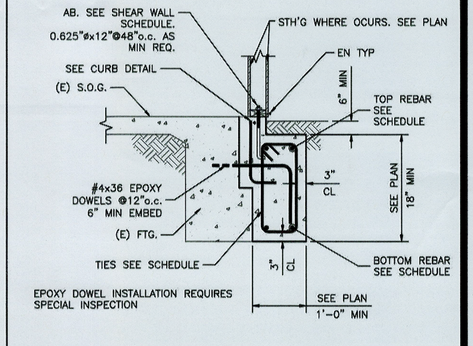
DETAIL scale ¾"=1'-0" (2 SD1.0)



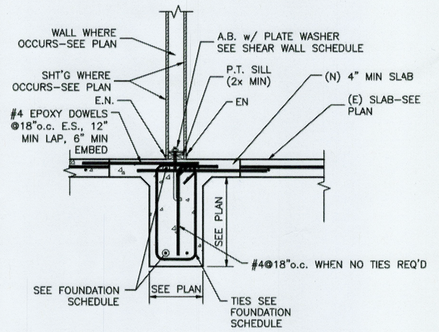
DETAIL scale ¾"=1'-0" (3 SD1.0)



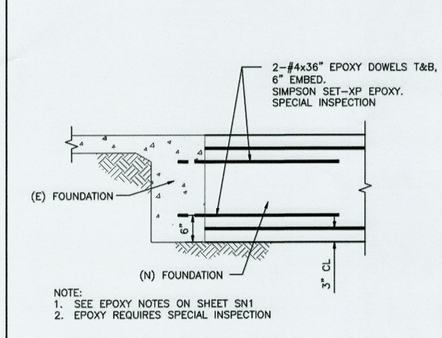
DETAIL scale ¾"=1'-0" (4 SD1.0)



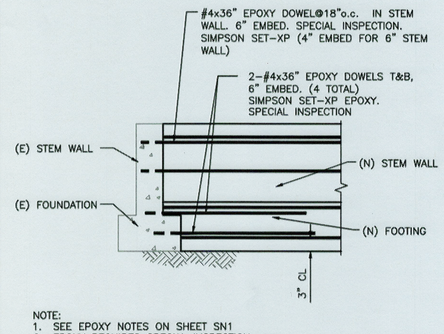
DETAIL scale ¾"=1'-0" (5 SD1.0)



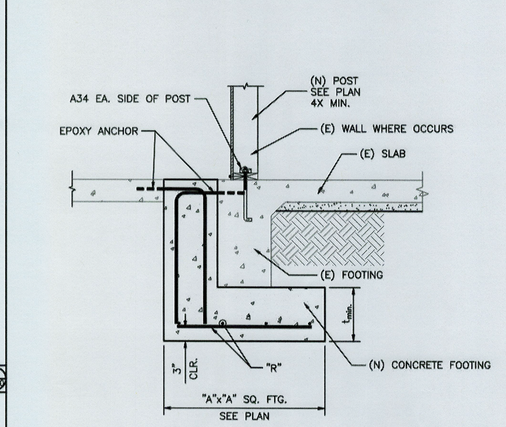
DETAIL scale ¾"=1'-0" (6 SD1.0)



DETAIL scale ¾"=1'-0" (7 SD1.0)

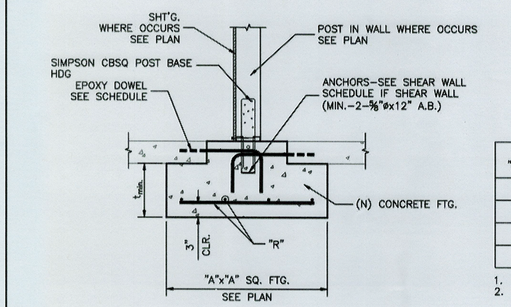


DETAIL scale ¾"=1'-0" (8 SD1.0)



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

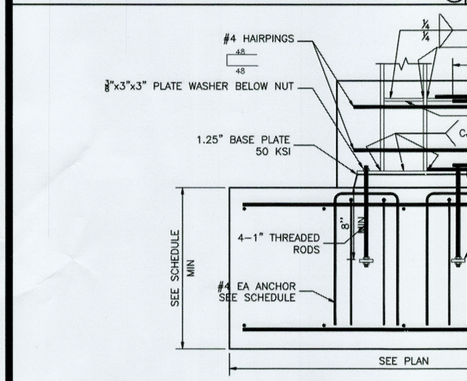
1. SIMPSON SET–XP EPOXY (ICC–ESR–2508)
2. EPOXY REQUIRES SPECIAL INSPECTION. SEE EPOXY NOTES ON SHEET SN



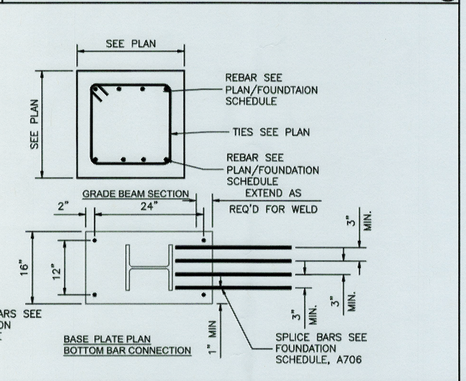
A "FT"	t	"R" E.W.	EPOXY DOWEL
2	18"	4–#5	1–#4x36" EA. SIDE, 6" EMBED (4–TOTAL)
3	18"	4–#5	1–#4x36" EA. SIDE, 6" EMBED (4–TOTAL)
4	18"	5–#5	1–#4x36" EA. SIDE, 6" EMBED (4–TOTAL)
5	18"	6–#5	2–#4x36" EA. SIDE, 6" EMBED (8–TOTAL)

1. SIMPSON SET–XP EPOXY (ICC–ESR–2508)
2. EPOXY REQUIRES SPECIAL INSPECTION. SEE EPOXY NOTES ON SHEET SN1

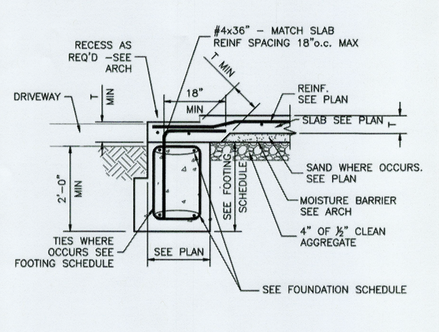
DETAIL scale ¾"=1'-0" (9 SD1.0)



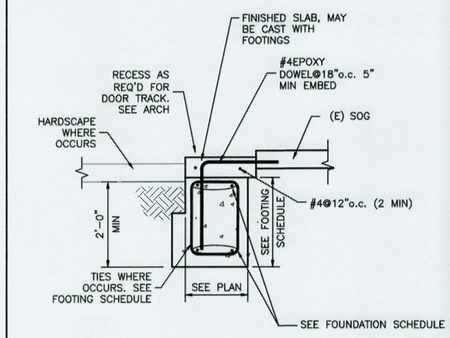
DETAIL scale ¾"=1'-0" (9 SD1.0)



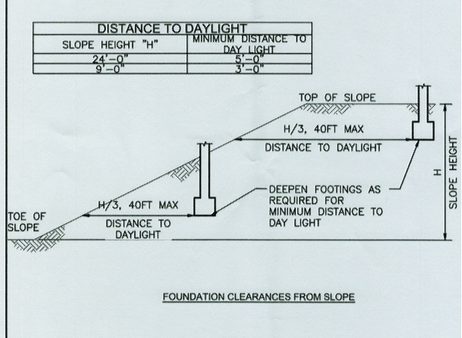
DETAIL scale ¾"=1'-0" (10 SD1.0)



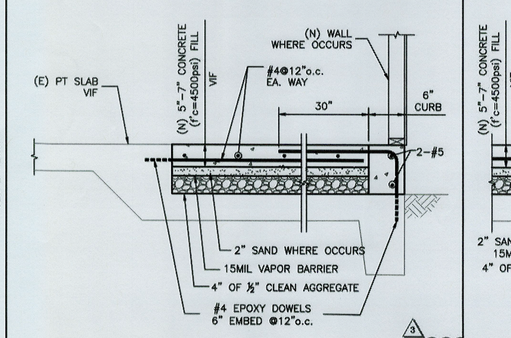
DETAIL scale ¾"=1'-0" (11 SD1.0)



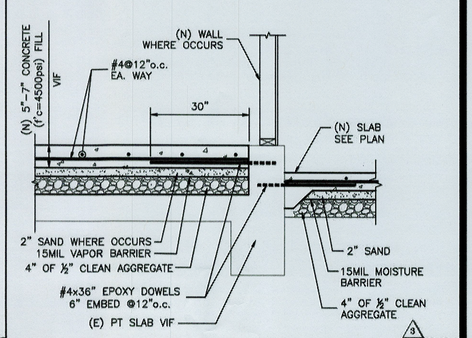
DETAIL scale ¾"=1'-0" (12 SD1.0)



DETAIL scale ¾"=1'-0" (13 SD1.0)



DETAIL scale ¾"=1'-0" (14 SD1.0)



DETAIL scale ¾"=1'-0" (15 SD1.0)

BSE
BURKE STRUCTURAL ENGINEERS, PC
151 KALMUS DRIVE, BLDG. E-140
COSTA MESA, CA. 92626
(657) 289-0460

REGISTERED PROFESSIONAL ENGINEER JOHN J. BURKE No. 30884 STRUCTURAL STATE OF CALIFORNIA

REVISIONS	BY
1 2019-11-01	DVS
2 2020-01-28	TPH
3 2020-01-31	TPH

FOUNDATION DETAILS

JAMES HESS

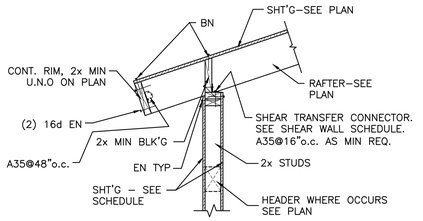
RESIDENTIAL ADDITION/REMODEL

32 BAFFIN BAY, NEWPORT COAST, CA 92657

REGISTERED PROFESSIONAL ENGINEER JOHN N. PHAM No. 688 Exp: 3/31/21 GEOTECHNICAL STATE OF CALIFORNIA

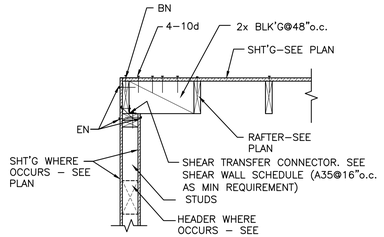
02-12-2020

DATE 2019-11-01
SCALE AS SHOWN
DRAWN BY MD/SD
JOB NO. 19057
SHEET SD1.0
OF SHEETS



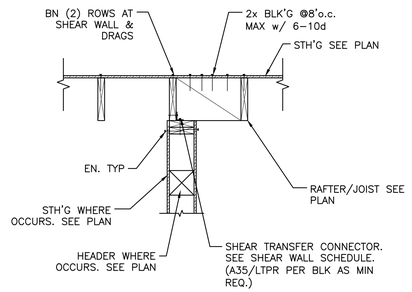
NOTE:
1. USE LSL BLK'G & LVL RIM WITH STRUCTURAL COMPOSITE LUMBER FRAMING

DETAIL scale ¾"=1'-0" 1/SD2.0



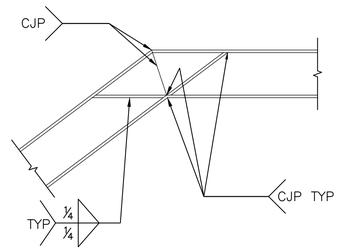
NOTE:
1. USE LSL BLK'G WITH STRUCTURAL COMPOSITE LUMBER FRAMING

DETAIL scale ¾"=1'-0" 2/SD2.0

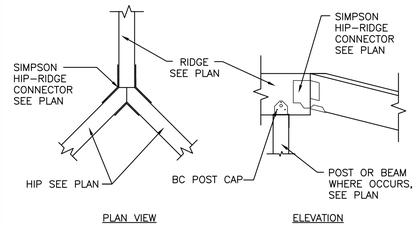


WALL AT ROOF FRAMING

DETAIL scale ¾"=1'-0" 3/SD2.0

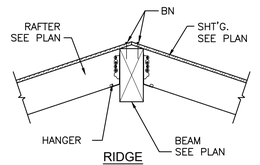


DETAIL scale ¾"=1'-0" 4/SD2.0

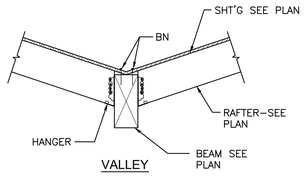


1. INSTALL ALL FASTENERS PER SIMPSON
2. ICC ESR 2551 HRC & HHRC, RR25804 HRC, FL10447 HRC & HHRC

DETAIL scale ¾"=1'-0" 5/SD2.0



RIDGE



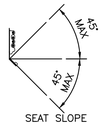
VALLEY



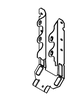
DOUBLE SHEAR NAILING TOP VIEW

ROOF RAFTER HANGER SCHEDULE			
RAFTER	SIMPSON HANGER	MAX C_t	CAPACITY C_D=1.25
2x4	2–16d Toe nails	---	236 LBS
2x6	LRU26Z	1½"	1,270 LBS
2x8	LRU28Z	1⅜"	1,355 LBS
2x10	LRU210Z	1½"	1,620 LBS
2x12	LRU212Z	3½"	1,905 LBS

NOTES
1. HANGER CAN BE SLOPED TO 45° UP OR DOWN
2. FASTENERS SHALL BE 16d OR SD#10x2½"
3. JOIST FASTENERS MUST BE INSTALLED AT AN ANGLE THROUGH THE RAFTER OR JOIST TO THE HEADER



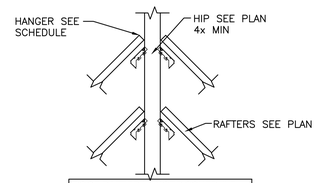
SEAT SLOPE



ISOMETRIC VIEW

R6E RAFTER TO RIDGE/VALLEY

DETAIL scale ¾"=1'-0" 6/SD2.0



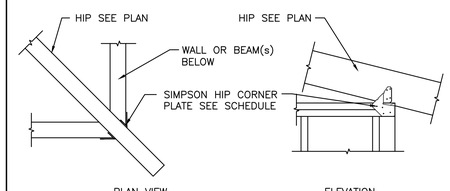
ROOF RAFTER HANGER SCHEDULE	
RAFTER	SIMPSON HANGER
2x4	2–16d TOENAIL
2x6	LSU26
2x8	LSSU28
2x10	LSSU210
2x12	LSSU210

INSTALL HANGER PER SIMPSON RECOMMENDATIONS FOR SLOPED AND SKEWED HANGERS

HANGER MAY BE SLOPED UP AND DOWN AND SKEWED LEFT OR RIGHT, UP TO 45°

BEVEL CUT 2x4 RAFTERS FOR TOENAIL CONNECTION

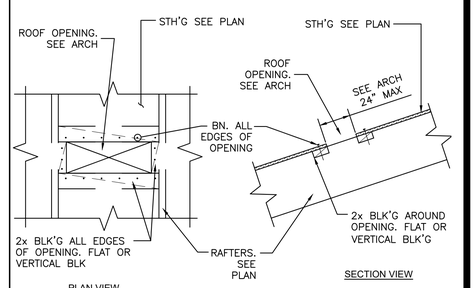
DETAIL scale ¾"=1'-0" 7/SD2.0



SIMPSON HIP CORNER PLATE			
MEMBER SIZE	MODEL NO.	FASTENERS TO HIP	FASTENERS TO SUPPORT
2X	HCP2	(6) 10dX 1½"	(6) 10d x 1½"
4X	HCP4Z	(8) 10d	(8) 10d

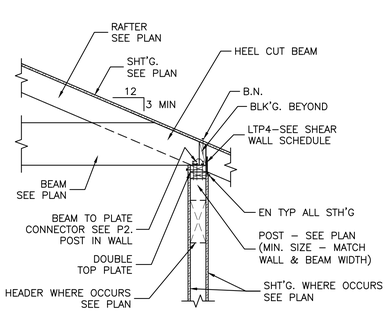
1. INSTALL ALL FASTENERS PER SIMPSON
2. ICC ESR 2551, LA RR25804, FL10447

DETAIL scale ¾"=1'-0" 8/SD2.0

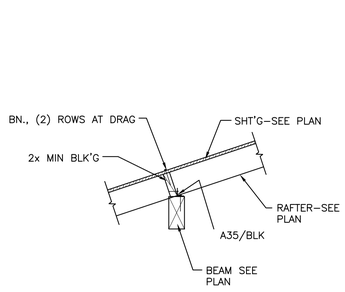


SEE FRAMING AROUND OPENING FOR OPENINGS LARGER THAN RAFTER BAY WIDTH

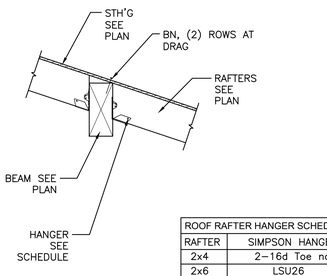
DETAIL scale ¾"=1'-0" 9/SD2.0



DETAIL scale ¾"=1'-0" 10/SD2.0



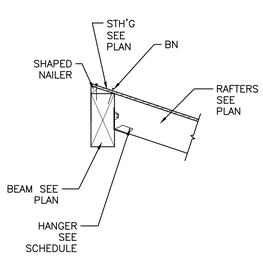
DETAIL scale ¾"=1'-0" 11/SD2.0

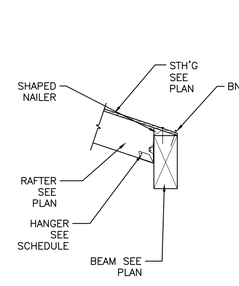


ROOF RAFTER HANGER SCHEDULE	
RAFTER	SIMPSON HANGER
2x4	2–16d Toe nails
2x6	LSU26
2x8	LSSU28
2x10	LSSU210
2x12	LRU212

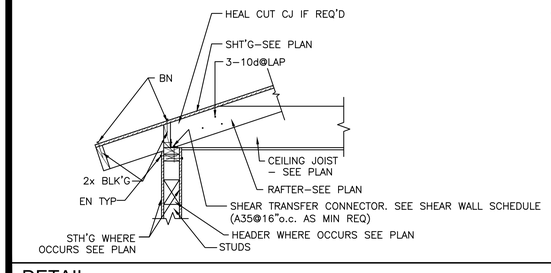
HANGER CAN BE SLOPED TO 45° UP OR DOWN

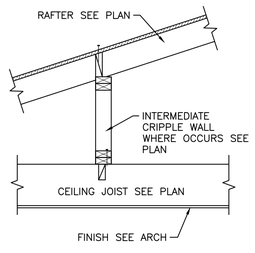




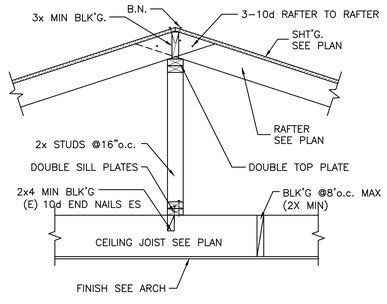


DETAIL scale ¾"=1'-0" 12/SD2.0

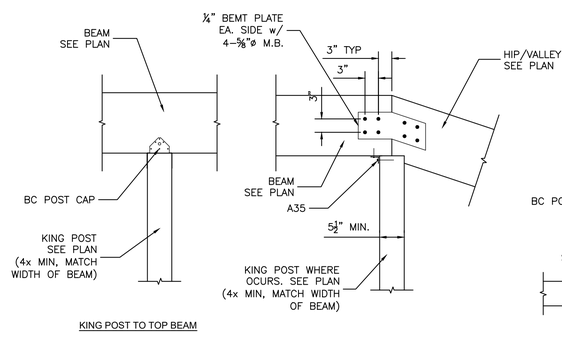


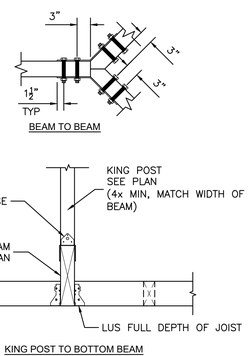


DETAIL scale ¾"=1'-0" 13/SD2.0



DETAIL scale ¾"=1'-0" 14/SD2.0





DETAIL scale ¾"=1'-0" 15/SD2.0

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

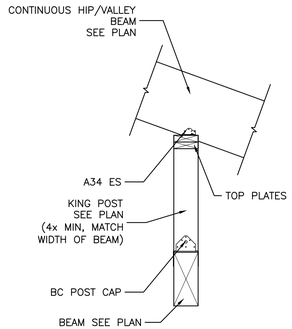
REVISIONS	BY
1 2019–11–01	CAD

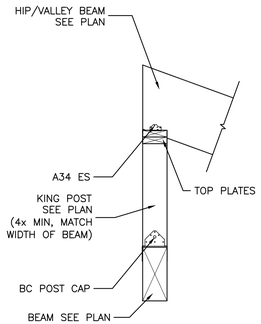
ROOF FRAMING DETAILS

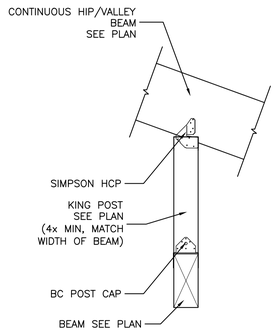
JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

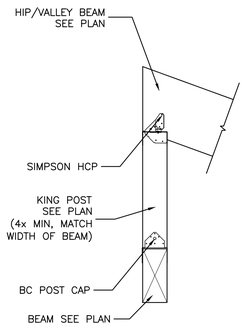
DATE 2019–11–01
SCALE AS SHOWN
DRAWN BY MD/SD
JOB NO. 19057
SHEET SD2.0
OF SHEETS

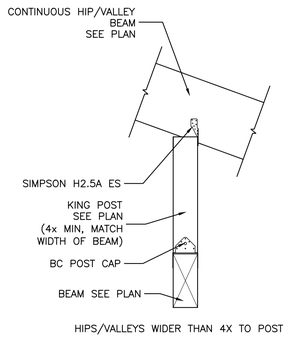






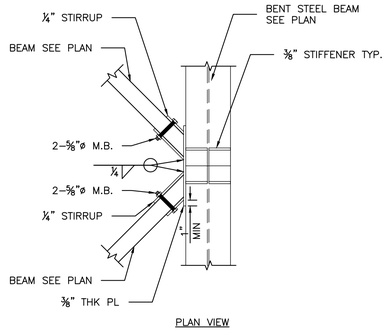
HIP/VALLEY AT KING POST



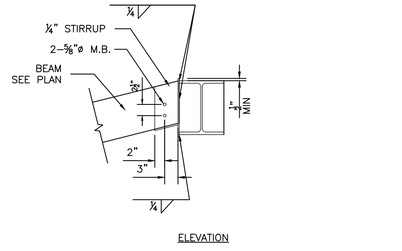


HIPS/VALLEYS WIDER THAN 4X TO POST

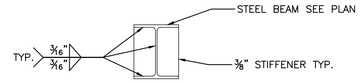
DETAIL scale ¾"=1'-0" 1/S2.1



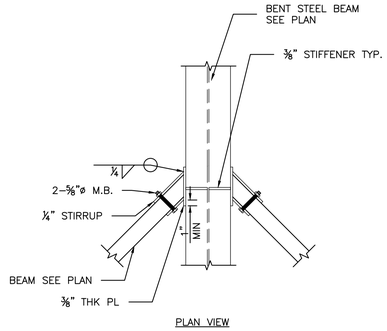
PLAN VIEW



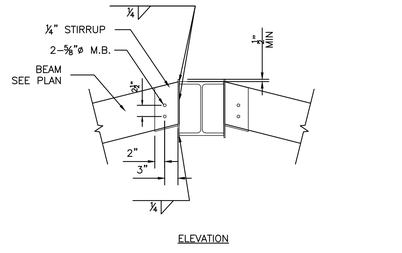
ELEVATION



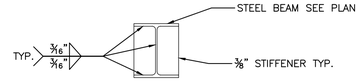
TYPICAL STIFFENER TO STEEL BEAM



PLAN VIEW

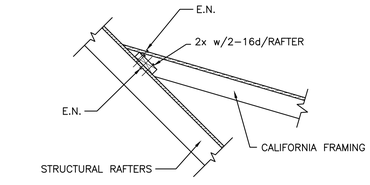


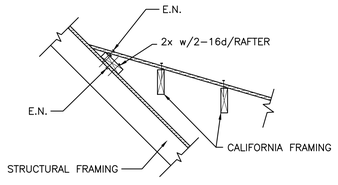
ELEVATION

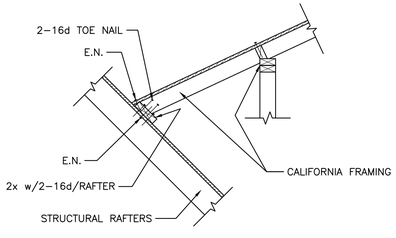


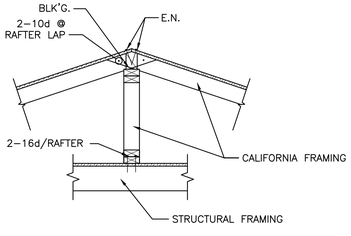
TYPICAL STIFFENER TO STEEL BEAM

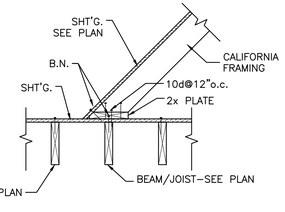
DETAIL scale ¾"=1'-0" 2/S2.1

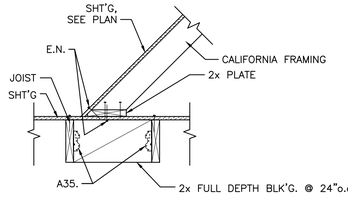




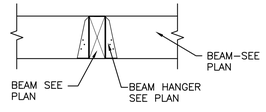


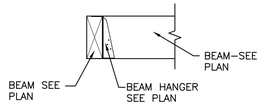






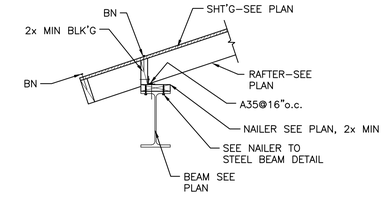
DETAIL scale ¾"=1'-0" 3/S2.1





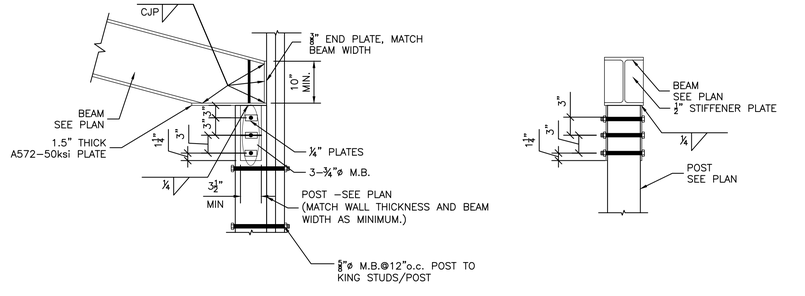
BEAM TO BEAM CONNECTION

DETAIL scale ¾"=1'-0" 4/S2.1



RAFTER ON STEEL BEAM

DETAIL scale ¾"=1'-0" 5/S2.1



STEEL BEAM TO WOOD COLUMN DETAIL

1

DETAIL scale ¾"=1'-0" 6/S2.1

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

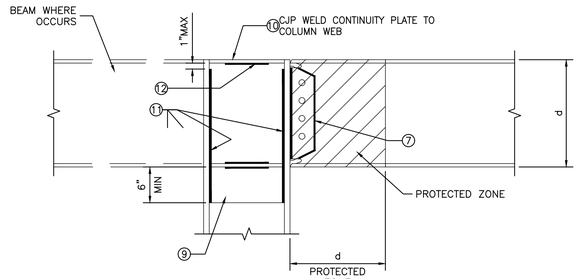
REVISIONS	BY
1 2019-11-01	DVS

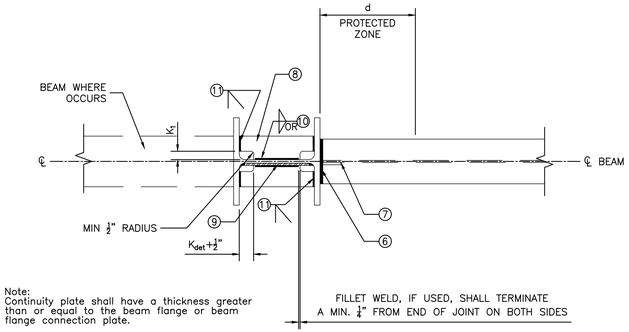
ROOF FRAMING DETAILS

JAMES HESS

RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

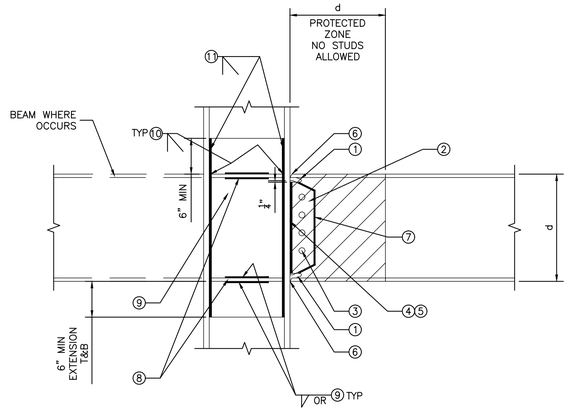
DATE 2019-11-01
SCALE AS SHOWN
DRAWN BY MD/SD
JOB NO. 19057
SHEET SD2.1
OF SHEETS

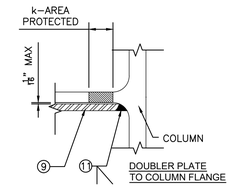




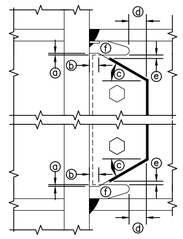
Note:
Continuity plate shall have a thickness greater than or equal to the beam flange or beam flange connection plate.

FILLET WELD, IF USED, SHALL TERMINATE A MIN. 1/4" FROM END OF JOINT ON BOTH SIDES





CONNECTION NOTES
1. WELD ACCESS HOLE, GEOMETRY
   WELD ACCESS HOLE QUALITY REQUIREMENTS PER AWS D1.8 6.10.2
2. SHEAR PLATE – THICKNESS TO MATCH BEAM WEB (⅜"MIN)
3. ERECTION BOLTS
4. CJP WELD BEAM WEB TO COLUMN FLANGE – WELD QC/QA PER AISC 341–10 CHAPTER J AND AISC 360–10 CHAPTER N
5. CJP WELD SHEAR PLATE TO COLUMN FLANGE – WELD QC/QA PER AISC 341–10 CHAPTER J AND AISC 360–10 CHAPTER N
6. CJP GROOVE WELD TOP & BOTTOM FLANGE. DEMAND CRITICAL WELDS PER AISC 341 AND AWS D1.8/D1.8M 6.3– WELD QC/QA PER AISC 341–10 CHAPTER J AND AISC 360–10 CHAPTER N
7. FILLET WELD SIZE, 5/16 SMALLER THAN SHEAR PLATE THICKNESS. THE FILLET WELDS SHALL EXTEND ALONG THE SLOPED TOP AND BOTTOM PORTIONS OF THE SINGLE PLATE, AND ALONG THE VERTICAL SINGLE PLATE LENGTH. THE FILLET WELDS ON THE SLOPED TOP AND BOTTOM PORTIONS OF THE SINGLE PLATE SHALL BE TERMINATED AT LEAST ½ in. (12mm) BUT NOT MORE THAN 1 in. (25mm) FROM THE EDGE OF THE WELD ACCESS HOLE.
8. CONTINUITY PLATES – SAME THICKNESS AS BEAM FLANGE, EXTEND PLATES TO EDGE OF BEAM FLANGES.
9. DOUBLE PLATE(S) WHERE REQ'D – SEE FRAME ELEVATION
10. FILLET WELD CONTINUITY PLATE TO BE COLUMN WEB. WELD SIZE EQUALS CONTINUITY PLATE MINUS 5/16 – WELD QC/QA PER AISC 341–10 CHAPTER J
11. CJP WELD – WELD QC/QA PER AISC 341–10 CHAPTER J AND AISC 360–10 CHAPTER N
12. FILLET WELD DOUBLER PLATE TO CONTINUITY PLATE. FILLET WELD SIZE = DOUBLER PLATE THICKNESS MINUS 1/4" OR CJP WELD. WELD OF DOUBLE PLATE TO CONTINUITY PLATE SHALL BE OVER THE FULL CONTACT LENGTH.



SHEAR PLATE NOTES:
a. ¼ in. (6 mm) minimun, ½ in. (12mm) maximum.
b. 1 in. (25 mm) minimum
c. 30° (±10°)
d. 2 in. (50 mm) minimum
e. ½ in. (12 mm) minimum distance, 1 in. (25mm) maximum distance from end of fillet weld to edge of weld access hole.
f. See detail for weld access hole geometry

SHEAR PLATE DETAIL

STEEL BACKING AT CONTINUITY PLATES
STEEL BACKING USED AT CONTINUITY PLATES–TO–BEAM WELDS NEED NOT BE REMOVED. AT COLUMN FLANGES, STEEL BACKING LEFT IN PLACE SHALL BE ATTACHED TO THE COLUMN FLANGE USING A CONTINUOUS 5/16" FILLET WELD ON THE EDGE BELOW THE CJP GROOVE WELD.
WHEN BACKING IS REMOVED, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED WITH A REINFORCING FILLET. THE REINFORCING FILLET SHALL BE CONTINUOUS WITH A MINIMUM SIZE OF 5/16".

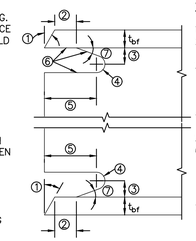
STEEL BACKING AT BEAM BOTTOM FLANGE
WHERE STEEL BACKING IS USED WITH CJP GROOVE WELDS BETWEEN THE BOTTOM BEAM FLANGE AND THE COLUMN, THE BACKING SHALL BE REMOVED.
FOLLOWING THE REMOVAL OF THE STEEL BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED WITH A REINFORCING FILLET. THE SIZE OF THE REINFORCING FILLET LEG ADJACENT TO THE COLUMN FLANGE SHALL BE A MINIMUM OF 5/16", AND REINFORCING FILLET LEG ADJACENT TO THE BEAM FLANGE SHALL BE SUCH THAT THE FILLET TOE IS LOCATED ON THE BEAM FLANGE BASE METAL.
EXCEPTION: IF THE BASE METAL AND WELD ROOT ARE GROUND SMOOTH AFTER REMOVAL OF THE BACKING, THE REINFORCING FILLET ADJACENT TO THE BEAM FLANGE NEED NOT EXTEND TO BASE METAL.

STEEL BACKING AT BEAM TOP FLANGE
WHERE STEEL BACKING IS USED WITH CJP GROOVE WELDS BETWEEN THE TOP BEAM FLANGE AND THE COLUMN, AND THE STEEL BACKING IS NOT REMOVED, THE STEEL BACKING SHALL BE ATTACHED TO THE COLUMN BY A CONTINUOUS 5/16" FILLET WELD ON THE EDGE BELOW THE CJP GROOVE WELD.

PROHIBITED WELDS AT STEEL BACKING
BACKING AT THE BEAM FLANGE–TO–COLUMN FLANGE JOINTS SHALL NOT BE WELDED TO THE UNDERSIDE OF THE BEAM FLANGE, NOR SHALL TACK WELDS BE PERMITTED AT THIS LOCATION.

DETAILS AND TREATMENT OF WELD TABS
WHERE USED, WELD TABS SHALL BE REMOVED TO WITHIN ⅛ IN. (3mm) OF THE BASE METAL SURFACE AND THE END OF THE WELD FINISHED, EXCEPT AT CONTINUITY PLATES WHERE REMOVAL TO WITHIN ¼ IN. (6mm) OF THE PLATE EDGE SHALL BE PERMITTED. REMOVAL SHALL BE BY AIR CARBON ARC CUTTING (CAC–A), GRINDING, CHIPPING OR THERMAL CUTTING. THE PROCESS SHALL BE CONTROLLED TO MINIMIZE ERRANT GOUGING. THE EDGES WHERE WELD TABS HAVE BEEN REMOVED SHALL BE FINISHED TO A SURFACE ROUGHNESS OF 500 μ–in. (13 MICRONS) OR BETTER. THE CONTOUR OF THE WELD END SHALL PROVIDE A SMOOTH TRANSITION TO ADJACENT SURFACES, FREE OF NOTCHES, GOUGES AND SHARP CORNERS. WELD DEFECTS GREATER THAN 1/16 IN. (1.5 mm) DEEP SHALL BE EXCAVATED AND REPAIRED BY WELDING IN ACCORDANCE WITH AN APPLICABLE WPS. OTHER WELD DEFECTS SHALL BE REMOVED BY GRINDING, FAIRED TO A SLOPE NOT GREATER THAN 1:5.

BEAM WEB TO COLUMN FLANGE
A CJP GROOVE WELD SHALL BE PROVIDED BETWEEN THE BEAM WEB AND THE COLUMN FLANGE. THIS WELD SHALL BE PROVIDED OVER THE FULL LENGTH OF THE WEB BETWEEN WELD ACCESS HOLES, AND SHALL CONFORM TO THE REQUIREMENTS FOR DEMAND CRITICAL WELDS IN THE AISC SEISMIC PROVISIONS AND AWS D1.8/D1.8M. WELD TABS ARE NOT REQUIRED. WELD TABS, IF USED, MUST BE REMOVED AFTER WELDING IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION AISC 358–10 SECTION 3.4. WHEN WELD TABS ARE NOT USED, THE USE OF CASCADED WELD ENDS WITHIN THE WELD GROOVE SHALL BE PERMITTED AT A MAXIMUM ANGLE OF 45°. NONDESTRUCTIVE TESTING (NDT) OF CASCADED WELD ENDS NEED NOT BE PERFORMED.



WEB ACCESS HOLES NOTES:
1. BEVEL AS REQUIRED FOR THE WPS.
2. t_{bf} OR ½ in. (12mm), WHICHEVER IS LARGER (PLUS ½ t_{bf}, OR MINUS ¼ t_{bf}).
3. THE MINIMUM DIMENSION SHALL BE ¾ t_{bf}, OR ¾ in. (20mm), WHICHEVER IS GREATER. THE MAXIMUM DIMENSION SHALL BE t_{bf} (+¼ in. [6mm]).
4. ⅜ in. [10mm] MINIMUM RADIUS (–0, +UNLIMITED).
5. 3 t_{bf} (± ½ in. [12mm]).
6. SEE AWS D1.8/D1.8M 6.10.2.1 FOR SURFACE ROUGHNESS. THE WELD ACCESS HOLE FINISH SHALL HAVE A SURFACE ROUGHNESS OF NOT MORE THAN 500 μ–in [13 μ–m].
7. TOLERANCES SHALL NOT ACCUMULATE TO THE EXTENT THAT THE ANGLE OF THE ACCESS HOLE CUT TO THE FLANGE SURFACE EXCEEDS 25°.

WELD ACCESS HOLE DETAIL

WUF–W MOMENT CONNECTION

DETAIL

scale ¾"=1'-0" (1/SD2.2)

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

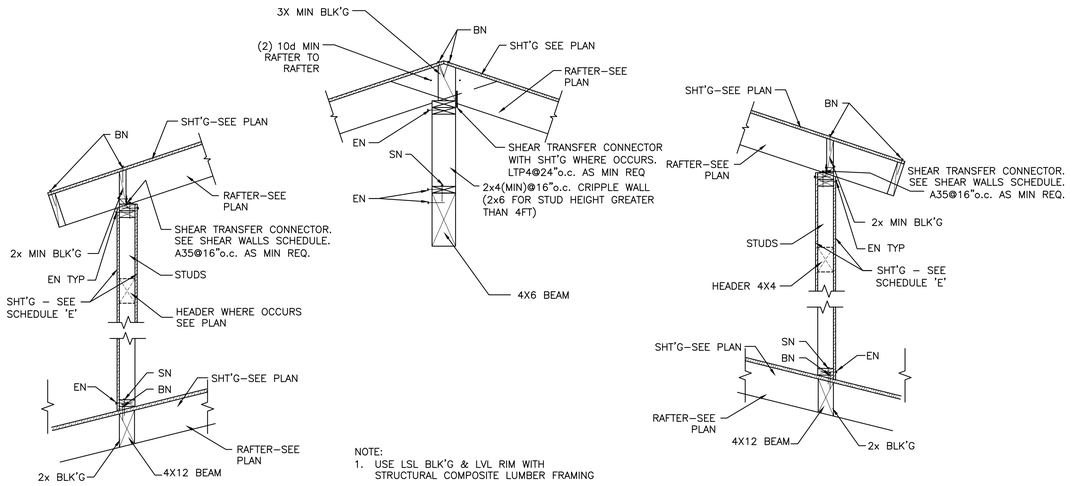
REVISIONS	BY

MOMENT FRAME CONNECTION DETAILS

JAMES HESS

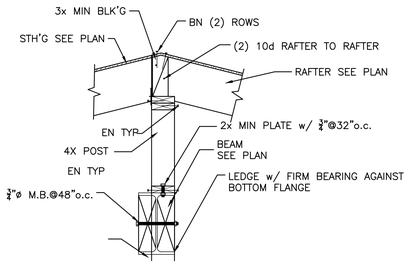
RESIDENTIAL ADDITION/REMODEL
32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019–11–01
SCALE AS SHOWN
DRAWN BY MD/SD
JOB NO. 19057
SHEET SD2.2
OF SHEETS



NOTE:
1. USE LSL BLK'G & LVL RIM WITH STRUCTURAL COMPOSITE LUMBER FRAMING

DETAIL scale ¾"=1'-0" (2/SD2.3)



DETAIL scale ¾"=1'-0" (1/SD2.3)

△1

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
△1 2019-11-01	DVS

ROOF FRAMING DETAILS

JAMES HESS

RESIDENTIAL ADDITION/REMODEL

32 BAFFIN BAY, NEWPORT COAST, CA 92657

DATE 2019-11-01
SCALE AS SHOWN
DRAWN BY MD/SD
JOB NO. 19057
SHEET SD2.3
OF SHEETS