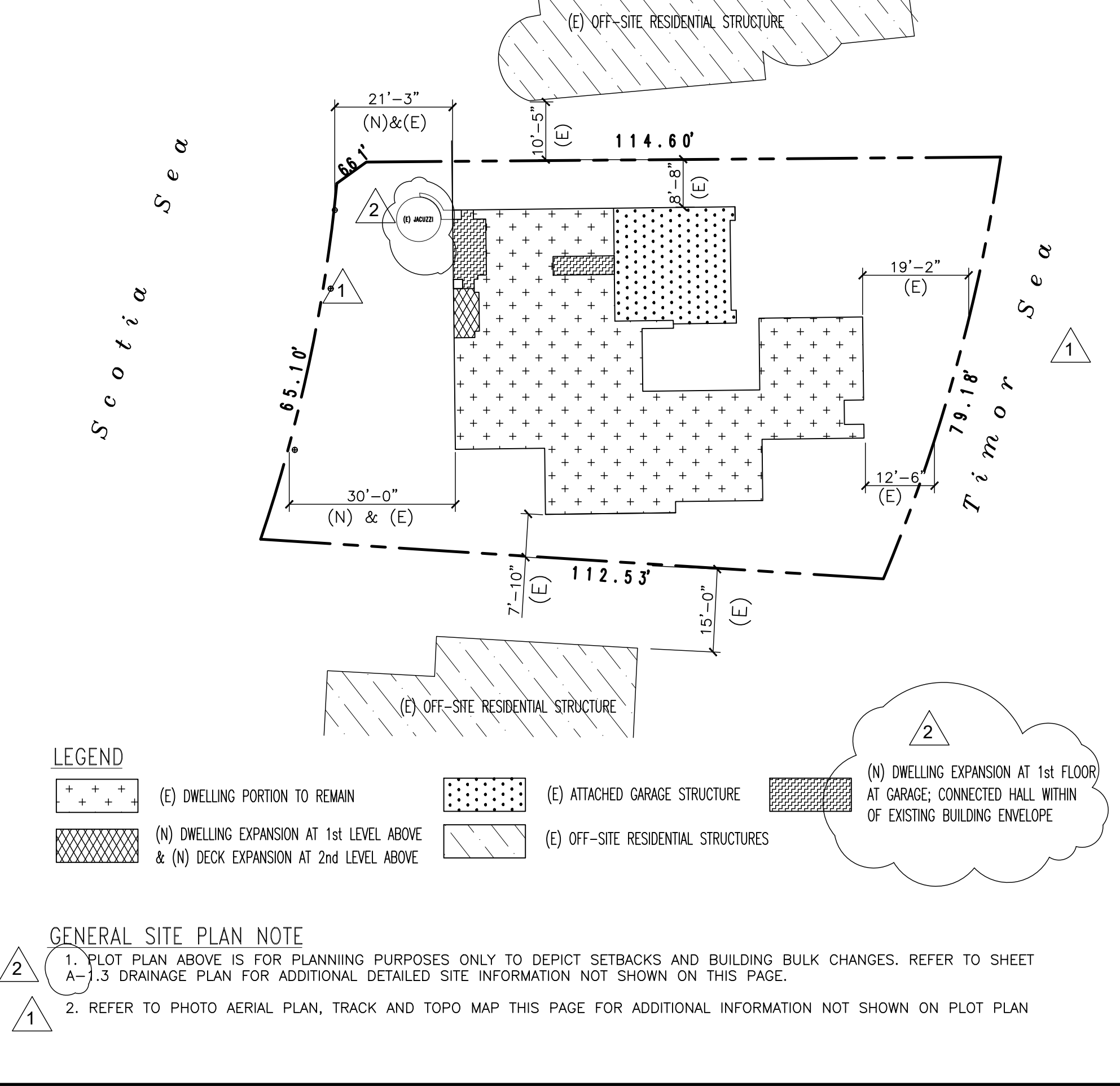


BMP PRACTICE STANDARDS

GENERAL NOTE:
1) SEE SHEET A-1.3 AND A-1.4 FOR BMP PRACTICES/DETAILS AND DRAINAGE SITE PLAN

PLOT PLAN WITH (N) & (E) BUILDING SETBACKS

SCALE: 1"= 20'



BUILDING DEPARTMENT NOTES

- ALL NEW CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC); CMC 2022 CALIFORNIA MECHANICAL CODE, CPC 2022 CALIFORNIA PLUMBING CODE; 2022 ENERGY CODE, CEC; 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND CITY OF NEWPORT LOCAL ORDINANCES
- 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 SHALL COMPLY WITH THE LATEST CODES (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.
- "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."
- 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.
- HOUSE ADDRESS NUMBER SHALL BE MOUNTED ON HOUSE & SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRAST COLOR 4" TALL MINIMUM
- DEFERRED SUBMITTALS: FIRE SPRINKLERS WILL BE REQUIRED TO BE SECURED/PERMITTED W/ CITY PRIOR TO FABRICATION AND INSTALL. ALL DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.
- 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.
- 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.
- FOR HOA CONSTRUCTION RULES AN REGULATIONS, REFER TO HOA ARCHITECTURAL GUIDELINES MANUAL
- RECYCLE OR SALVAGED FOR REUSE SHALL HAVE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.40.8.1 Calgreen code - SEE SHT A1.1 FOR ALL GREEN CODE STANDARDS
- THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFTER AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095.

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

CONSULTANTS

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

STRUCTURAL ENGINEERING
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Costa Mesa, CA 92626
PH - 857-289-0480
Email: Tom Burke Tom@burkese.com

T-24 CALCULATIONS
Hummingbird Energy Services
Contact: Denise Kowal Ph 530-536-0448
Email: info@hummingbirdtitle24.com
P.O. Box 68315, Oro Valley, AZ 85737

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

HOA MANAGER

First Services Residential Property Management
KATIE ONG, LCDM, Architectural Coordinator
for Beachtown #2 Crystal Cove Community Association
23262 Reef Point Drive | Newport Coast, CA 92657
phone: (949) 376-4551 extension #221
www.fsresidential.com | katie.ong@fsresidential.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

PROJECT DATA

OWNER
OWNER/SITE ADDRESS:
Contact: Kirk Roney
42 Timor Sea, Newport Coast, CA 92657
Phone 307-413-7548
email kirkroney@gmail.com

SITE/BUILDING DATA:
LOT SIZE: 8,817 sq ft
PROPERTY ZONE: Single Family Residential Planned community (PC52) R1
Zoning District: Newport Coast Planned Community Area 3A - Residential Medium Density.

CONSTRUCTION TYPE: VB SPRINKLERED
OCCUPANCY: R-3/U1 SINGLE DETACHED FAMILY DWELLING
NUMBER OF FLOORS: EXISTING 2-STORY W/ ATTACHED GARAGE
LANDSCAPE/IRRIGATION NOTE: EXISTING LANDSCAPE & IRRIGATION TO REMAIN "AS IS". NO REHABILITATION OR REPLACEMENT FOR PLANTING REQUIRED. IF CONTRACTOR DISTURBS MORE THAN 500 SQUARE FEET A SEPARATE SUBMITTAL IS REQUIRED FOR LANDSCAPE PERMIT REHABILITATION

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

BUILDING AREA:	EXISTING:	NEW	TOTAL	REMODEL AREA	(E) TRELLIS REMOVED	(E) DECK REMAIN	(N) DECK ADD
GARAGE (ATTACHED)	463.0	REDUCED 37	426.0	200.0	-80.0	113.0	55.0
DWELLING 1st LEVEL	2,157.0	ADD 181.0	2,338.0				
DWELLING 2nd LEVEL	1,910.0	REDUCED 27.0	1,883.0				
TOTAL LIVING AREA:	4,067.0	NET ADD 154.0	4,221.0				(E) PATIO REMOVED 72.0

PROJECT OUTLINE (REMODEL/ADDITION)

BRIEF INTRO: In Newport Coast, a gate guarded neighborhood known as Seaborne at Crystal Cove Residential Community of Beachtown #1 Development. This existing residence is an 2 story with 2 car attached garage structure, built in 2001 by Richmond American Homes known as "Winward Plan (layout 3). The dwelling contains 5 Bedrooms and 4-1/2 Bathrooms that provides a total of 4,233 sq ft of existing living space.

GENERAL: New work involves both addition and remodeling to existing residence. Scope includes at 1st level expanding family room, hall, office and #3 bedroom. Replacing front entrance door, garage door along with most of the rear doors and windows of dwelling. The 2nd level involves reducing master bedroom to make room to expand the deck off the rear side of dwelling and removing fireplace at master bedroom. Remodel may occur where adjacent spaces been altered or impact from new work.

All new exterior surfaces, trim, doors and window frames shall match existing in both color and texture at addition/replacement portions for exact match as creating consistent appearance. Other than the remodeling mentioned above the remaining portions of the building will keep the integrity to existing structure.

No site work is involved other than landings for the door relocation's as any flat work or landscape that becomes disturbed from construction activity shall be restored to original condition.

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NOTE: IF THIS SET IS NOT 24"x36" SIZE, IT IS NOT TO SCALE

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A-1.2 CALIFORNIA GREEN CODE	A-1.2 CALIFORNIA GREEN CODE
A-1.3 SITE DRAINAGE PLAN	A-1.3 CITY STD SITE DRAINAGE NOTES/DETAIL & BMP
A-1.4 SITE DRAINAGE NOTES/DETAIL	A-1.4 SITE DRAINAGE NOTES/DETAIL
A-2 AS-BUILT PLANS AND EXTERIOR ELEVATIONS	A-2 AS-BUILT PLANS AND EXTERIOR ELEVATIONS
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A-6 EXISTING ROOF PLAN	A-6 EXISTING ROOF PLAN
A-7 PROPOSED EXTERIOR ELEVATIONS	A-7 PROPOSED EXTERIOR ELEVATIONS
A-8 PROPOSED EXTERIOR ELEVATIONS	A-8 PROPOSED EXTERIOR ELEVATIONS
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D-2 MISCELLANEOUS DETAILS	D-2 MISCELLANEOUS DETAILS
MECHANICAL ELECTRICAL & PLUMBING	MECHANICAL ELECTRICAL & PLUMBING
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MEP-2 MECH. ELEC. & PLUMB PLANS	MEP-2 MECH. ELEC. & PLUMB PLANS
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ST12.0 FLOOR FRAMING PLAN	ST12.0 FLOOR FRAMING PLAN
ST13.0 ROOF FRAMING DETAILS	ST13.0 ROOF FRAMING DETAILS
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ST16.0 ROOF FRAMING DETAIL	ST16.0 ROOF FRAMING DETAIL

SEPARATE 8-1/2" X 11" DOCS INCLUDED WITH CONTRACT
1) HOA DESIGN PACKET IS PART OF THESE DOCUMENTS
2) STRUCTURAL CALCS IS PART OF THESE DOCUMENTS
SHOP DRAWINGS (INC)
DEFERRED SUBMITTAL DRAWING OR SHOP DRAWINGS WILL REQUIRE VIA SEPARATE PERMIT -SEE NOTE #6 THIS PAGE

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

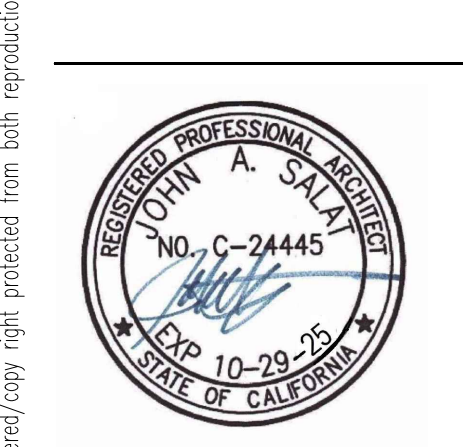
REVISIONS NO.

- City resubmittal 12-21-23
- City resubmittal 2-22-24

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

RESIDENTIAL ADDITION
Kirk Roney Residence
c o v e r p a g e

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@gmail.com



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



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: 2022 California Residential Code (CRC); 2022 California Building Code (CBC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Mechanical Code (CMC); 2022 Building Energy Efficiency Standards (BEES); 2022 California Green Building Standards Code (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 2022 California Green Building Standards Code, Section 4.303.1
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.
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.
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.
7. Stairways shall not be less than 36 inches clear width.
8. Advisory Note: Homeowners Association (HOA) approval is independent of the City process and 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 or within 3 feet of the property line,
c. Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.

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CONSTRUCTION:

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

Table with 3 columns: HEIGHT OF CONSTRUCTION, DISTANCE FROM CONSTRUCTION TO LOT LINE, TYPE OF PROTECTION REQUIRED. Rows include 8 feet or less and More than 8 feet with various distance and protection requirements.

- 11. All exterior lath and plaster shall have two layers of 10-minute Grade D paper over wood-based sheathing.
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.
13. Safety glazing shall be provided at the following hazardous locations:
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 or 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.
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):

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- 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 occupiable level of the dwelling unit including basements.
c. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with CRC R315.6(4).
17. Electrical receptacle outlets, switches and controls shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor.
18. Doorbell buttons shall not be installed more than 48" above exterior floor or landing.
19. All fenestrations on windows and doors shall have U-factors (0.30 max) and Solar Heat Gain Coefficient (SHGC=0.23 max) values in accordance with T-24 energy calculations. All fenestrations must have temporary and permanent labels.

TEMPORARY GENERATOR:

- 20. 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:

Table with 3 columns: Time in Use Hours, Required Setback from Property Line, Required Setback from Adjacent Structures. Rows for 0-1 day, > 1 day.

- c. If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise.
d. May be operational for a maximum of five consecutive calendar days. After five consecutive calendar days of use, power shall be provided using a temporary power pole.
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.

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FIREPLACE:

- 19. All fireplaces:
a. Factory-built fireplaces, chimneys and all their components shall be listed and installed in accordance with their listing and manufacturer's installation instructions.
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.
d. Horizontal openings are not allowed, for exhaust vents, in walls closer than 3 feet to a property line.
e. Exhaust openings shall not be directed onto walkways.
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.
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 US EPA New Source Performance Standards (NSPS).

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.
23. Where water closet compartment is independent of the bathroom or shower area, a fan will be required in each area.
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.
25. The clothes dryer vent shall not exceed 14 ft. in overall length with maximum two 90-degree elbows.
26. Environmental air ducts shall terminate min. 3 feet from property line or openings into building, and 10 feet from a forced air inlet.

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- 27. Mechanical equipment shall be installed per the manufacture's installation instructions.
28. Domestic range vents to be smooth metallic interior surface.
29. Supply and return air ducts to be insulated at a minimum of R-6.

PLUMBING:

- 30. Separate water meters are required for all new duplexes.
31. Plumbing Fixtures:
a. New Construction & Addition/Alterations that increases condition space area, volume, or size.
b. Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
i. Shower Heads: 1.8 gpm @ 60 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.
33. The water heater burner to be at least 18 inches above the garage floor, if located in a garage.
34. Install a 3-inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage.
35. Water heaters to be strapped at top and bottom with 1/2" x 16-gauge strap with 3/8" diameter, X 3" lag bolt each end.
36. ABS and PVC drain waste and vent piping material is limited to 2 stories maximum.
37. ABS and PVC roof and deck drain material is limited to 2 stories maximum.
38. Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings.
39. Cleanouts are required within 2 feet of the connection between the building interior roof/deck drain piping system and the exterior onsite storm drain system.
40. All hose bibbs shall have vacuum breakers.
41. The maximum amount of water closets on a 3-inch horizontal drainage system line is 3.
42. The maximum amount of water closets on a 3-inch vertical drainage system line is 4.
43. Provide a condensate drain no more than 2 inches above the base of the water heater space.
44. Insulate all hot water pipes.

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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.

- 45. 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.
46. Install 1 automatic clothes washer connection per one- and two-family dwelling.

ELECTRICAL:

- 47. Electrical service shall be underground for new construction, replacement building, or addition to an existing building exceeds fifty (50) percent of the gross floor area of the existing building.
48. Edison Company approval is required for meter location prior to installation.
49. Field inspectors shall review and approve underground service requirement prior to concrete placement.
50. Service equipment and subpanels shall have a min 30" wide by 36" deep clear work space.
51. All lighting is required shall be high efficacy.
52. Provide a listed 1-inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger.
53. All receptacle outlets are required shall be listed tamper resistant.
54. Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp branch circuits.
55. A minimum of one dedicated 20 amp circuit is required for a bathroom.
56. 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.
57. Receptacle outlets are not allowed within or over a bathtub or shower stall.
58. Subpanels are not allowed to be located in bathrooms or clothes closets.
59. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two-pole circuit breaker or an identified handle tie.
60. The receptacle outlets that serve kitchen counter tops, dining room, breakfast area, and pantry, must have a min of 2 dedicated 20 amp circuits.
61. Kitchen counter tops 12 inches or wider must have a receptacle outlet.
62. Kitchen counter tops more than 24 inches from a receptacle.
63. Island and peninsular counter tops must have at least one receptacle.
64. 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.

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- 65. Hallways 10 feet or more must have at least one receptacle outlet.
66. Garages shall have at least one receptacle for each car space on the interior.
67. Laundry rooms must have at least one dedicated 20 amp receptacle circuit.
68. Provide 120V receptacle within 3 feet of water heater.

FOUNDATION:

- 69. 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.
70. 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.
71. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut.

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NO. / REVISION / DATE

- 1 City resubmittal 12-21-23
2 City resubmittal 2-22-24

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



RESIDENTIAL ADDITION
Kirk Roney Residence
city minimum code notes

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkronney@gmail.com



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JOB NO.
SHEET

A-1.1

Contractor shall exercise the responsibility with architect in securing latest approved drawings, prior to actually executing work. These documents are property of John A. Salat Architects and are registered/copy right protected from both reproduction and modification in protecting measure. It is unlawful/penalizable and taken to full extent of law from claims arising of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual residential construction, therefore waive responsibility for discrepancies.



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

**2022 CALGREEN - RESIDENTIAL
 MINIMUM REQUIREMENTS**

Scope

- 2022 California Green Building Standards Code (CG) is applicable to all new residential buildings, including but not limited to, dwellings, apartment houses, condominiums, hotels, and other types of dwellings containing sleeping accommodations with or without common toilets or cooking facilities regulated by the Department of Housing and Community Development (HCD-1). (NBMC 15.11.010, CG Section 101.3.1(3)).
- 2022 California Green Building Standards Code (CG) is applicable to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. (301.1.1)

Energy Efficiency

- New one- and two-family dwellings and townhouses with attached private garages shall install a listed nominal 1 inch inside diameter raceway to accommodate a dedicated 208/240 volt branch circuit. (4.106.4.1)
 - 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.
 - The service panel or subpanel shall provide capacity to install a minimum 40 ampere dedicated branch circuit and space reserved for installation of a branch circuit overcurrent protective device.
 - The service panel or subpanel circuit directory shall identify the overcurrent protective devices space reserved for future EV charging as "EV CAPABLE."
 - The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

ContList/RESIDENTIAL CALGreenMandatoryMeasures 11-2022

1

Material Conservation and Resources Efficiency

- 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)
- 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

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

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

1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A112.19.23.2 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

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

ContList/RESIDENTIAL CALGreenMandatoryMeasures 11-2022

2

- 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

ContList/RESIDENTIAL CALGreenMandatoryMeasures 11-2022

3

- 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 refinishing 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.

ContList/RESIDENTIAL CALGreenMandatoryMeasures 11-2022

4

- 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).

- 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)
- Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of whole house ventilation system, fans must be controlled by a humidity control capable of adjustment between a relative humidity range of less than or equal to 50% to maximum 80%. (4.506.1)
- Duct systems are sized, designed and equipment is selected using the following methods (4.507.2):
 - Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 (Residential Load Calculation), ASHRAE handbooks or equivalent design software or methods.
 - Size duct systems according to ANSI/ACCA 1 Manual D-2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
 - Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods.

Installer and Special Inspector Qualifications

- 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)
- HVAC special inspectors must be qualified and able to demonstrate competence in the discipline they are inspecting. (702.2)

Documentations

- 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)
- Documentation shall be provided to verify that finished materials used comply with VOC limits as set forth in Tables 4.504.1, 4.504.2, & 4.504.3. (4.504.2.4)
- 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)
- 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)
- CAL Green Documentation Compliance Certification form (City form) is required to be submitted to the Building Inspector prior to final building inspection. (703.1)

ContList/RESIDENTIAL CALGreenMandatoryMeasures 11-2022

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703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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

REVISIONS NO.

- City resubmittal 12-21-23
- City resubmittal 2-22-24

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 PH 949-235-4847 email: freeringminds@earthlink.net
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architect

RESIDENTIAL ADDITION
 Kirk Roney Residence
 cal green code

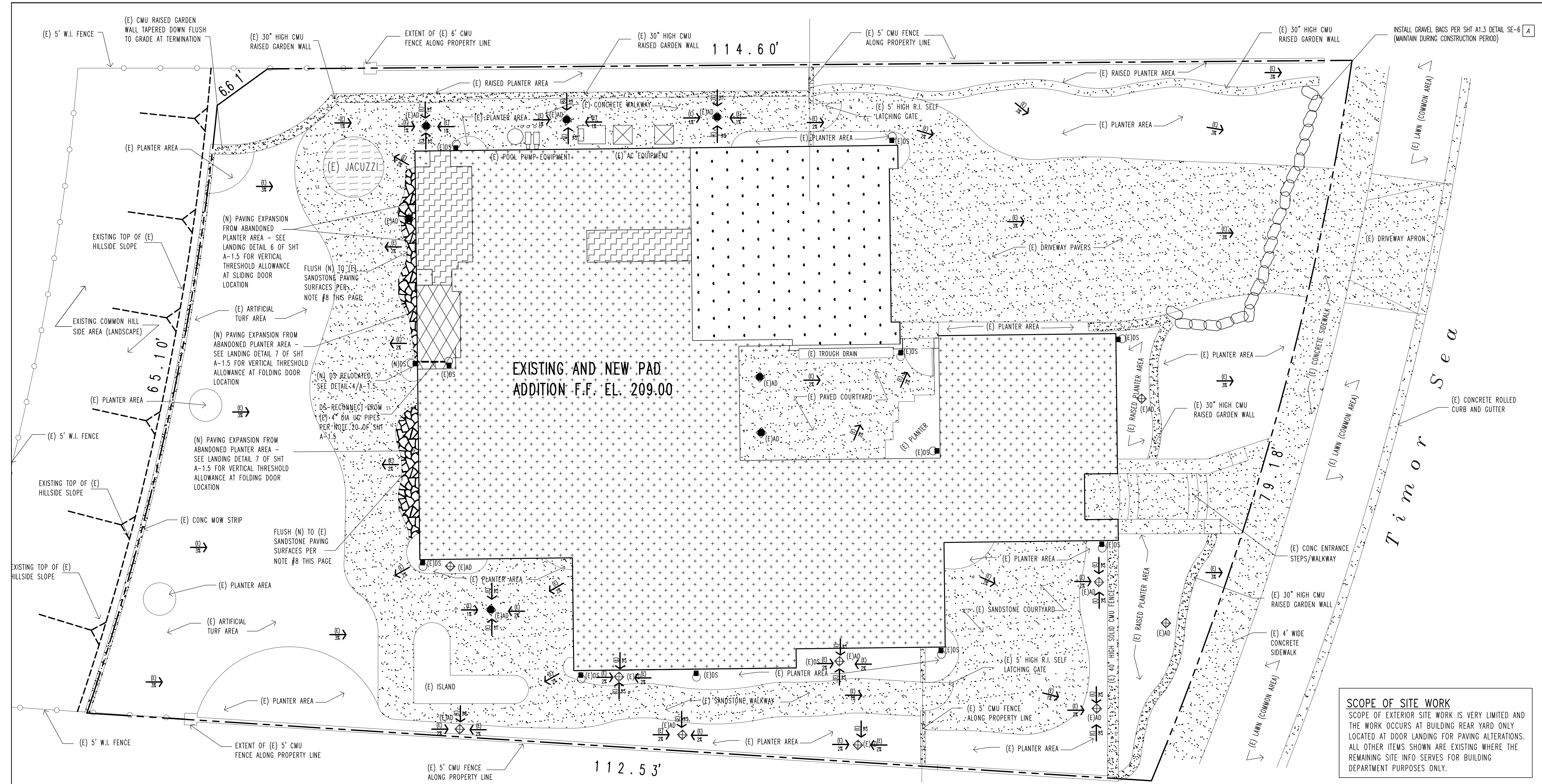
OWNER REP/SITE ADDRESS:
 Kirk Roney
 42 Timor Sec,
 Newport Coast, CA 92657
 ph: Phone 307-413-7548 email: kirkroner@gmail.com



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 SEE REVISION BOX FOR DATE
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 JOB NO.
 SHEET

A-1.2

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KEY LEGEND	
(E) ASSUMED PROPERTY LINES (SEE SHT A-1 PLOT PLAN)	(+) DWELLING PORTION TO REMAIN
(N) 2% MINIMUM SLOPE GRADE AT LANDSCAPE CONDITIONS (SEE NOTE #8 THIS PAGE FOR SLOPE TRANSITIONS)	(N) DWELLING EXPANSION AT 1st LEVEL ABOVE & (N) DECK EXPANSION AT 2nd LEVEL ABOVE
(N) (E) EXISTING OR NEW PAVED SURFACE - MIN 2% SLOPE @ PAVED COND. (SEE NOTE #8 THIS PAGE FOR SLOPE TRANSITIONS)	(E) ATTACHED GARAGE STRUCTURE
(E)DS- NEW 3" DIA DOWN SPOUT CONNECTED TO (E) 4" UG DRAIN - SEE EXTERIOR ELEVATIONS FOR DS TYPE	(N) DWELLING EXPANSION AT 1st FLOOR AT GARAGE; CONNECTED HALL WITHIN OF EXISTING BUILDING ENVELOPE
(N)DS- NEW 3" DIA DOWN SPOUT INTO 4" UG PIPE DRAIN - RECONNECT FROM (E) 4" DIA UG PIPES PER NOTE 20 OF SHT A-1.5	(E) PAVING TO REMAIN OF EITHER CONCRETE, SANDSTONE OR PAVER UNITS AS OCCURS ON SITE
(E)AD- 4" DIA AREA DRAIN AT PLANTING AREA PER 4/A-1.5	(N) SANDSTONE TO MATCH EXISTING ADJACENT SURFACE O/ THICK-SET LEVELING O/ (E) OR (N) CONCRETE SUBSTRATE (MANIPULATE MORTAR THICKNESS TO SUIT SLOPES AS NOTED ON PLANS TO RETROFIT DRAINAGE PATTERN FOR UNIFORM SHEET FLOW)
(E)AD- 4" DIA AREA DRAIN AT PAVED AREA PER 4/A-1.5	(E) JACUZZI
(E) 4" UNDERGROUND DRAIN LINES- FOR CONNECTIONS (N) TO (E) TRANSITION, SEE DRAINAGE PLAN THIS SHEET FOR LOCATIONS	
(N) 4" UG SDR-35 OR SCH-40 DRAIN LINE (SEE SHT A-1.5 OF NOTE 6 AND NOTE 20 FOR PIPE MATERIALS AND SLOPE	

- ### GENERAL SITE PLAN NOTES
- SEE DRAINAGE STANDARD SHEETS A-1.4 AND A-1.5 FOR NOTES, DETAILS & BMP INFO NOT SHOWN ON THIS PAGE
 - SEE SHEET A-1 PLOT PLAN FOR SITE SETBACKS AND DIMENSIONS NOTE SHOWN ON THIS PAGE
 - SEE SHEET A-3 BUILDING DEMO PLAN FOR ALTERED AREAS IMPACTING NEW LANDINGS NOT SHOWN ON THIS PAGE
 - SITE WORK IS MINIMAL AS PLAN PROVIDED IS TO SATISFY BUILDING DEPARTMENT FROM THE NEW TO EXISTING. ALL DRAINS/SLOPE CONDITIONS TO REMAIN EXCEPT WHERE NOTED ON PLANS AS NO LANDSCAPE ALTERATIONS REQUIRED. GENERAL CONTRACTOR SHALL RESTORE/REPLACE ALL OF THE PLANTING IF DISTURB FROM CONSTRUCTION TO ITS ORIGINAL MATCHING CONDITION AS MAX. DISTURBANCE IS 500 sq. ft.
 - HARD-SCAPE ADJUSTMENTS SHOWN ON PLAN ARE MINIMAL AT PORTIONS FROM RELOCATED DOOR LANDINGS AT BUILDING FOOTPRINT AS REQUIRED - NO REGRADING NEEDED AS EXISTING SLOPES CAN REMAIN TO BLEND AND JOIN NEW FROM EXISTING PAVING SURFACES. CONTRACTOR SHALL "SAW CUT /JOIN TO ALTERED/EXPANDED FOOTPRINT PORTIONS OF FLAT WORK TO MATCH AND JOIN FLUSH IF DISTURB FROM CONSTRUCTION. REGRADING OR REPIPING OF DRAINAGE AS SLOPES SHALL MEET 1% MINIMUM TOWARDS DRAINS AT FLAT WORK AND 2% AWAY FROM DWELLING AT SOFT-SCAPE CONDITIONS (SEE NOTE #8 FOR TRANSITION AND LIMITS).
 - PROTECT IRRIGATION LINES AND CAP ABANDONED LINES FOR CONTINUAL IRRIGATION OPERATION - HAND WATER IF NECESSARY DRY SPOTS TO PROTECT ALL EXISTING LANDSCAPING TO REMAIN.
 - EXISTING FLATWORK SHOWN ON THESE PLANS ARE DIAGRAMMATIC. CONTRACTOR TO F.V. IF EXISTING PAVING SLOPES WORK W/ NEW PROPOSED SLOPES. APPLY MORTAR BASE STONE PAVERS SURFACES APPLIED TOP TOP OF CONCRETE SUBSTRATE TO FLUSH TO EXISTING AND WARP SURFACE UNIFORMLY BETWEEN NEW AND EXISTING STONE PAVING AS SHOWN ON PLANS AND DETAILS OF SHT A-1.5
 - ALL SURFACES SHALL BE DESIGN TO DRAIN PER NBMC 15.10.120 (F):
 - MINIMUM 0.5% AT ALL PAVED SURFACES
 - MINIMUM 2% AT NON PAVED SURFACE AREAS SUCH AS PLANTERS, ETC.,
 - SETBACKS FROM BUILDING FOOTPRINT: POSITIVE DRAINAGE SHALL BE MAINTAINED AT THE FIRST 10 FEET AWAY FROM BUILDING AT 2% TO SLOPE AWAY FROM STRUCTURE PER CRC R401.3

PROPERTY ADDRESS
42 Timor Sea, Newport Coast, CA 92657

LEGAL DESCRIPTION
APN #: 477-181-24 (15856 BLOCK; LOT: 7) TR 15856 AND INCLUSIVE TO MISCELLANEOUS MAPS OF COUNTY

GENERAL SURVEY MEANS
ARCHITECT OF RECORD (NOTED IN TITLE BLOCK STAMPED OF THIS PAGE) HAS PREPARED THESE DRAWINGS WITH TAPE MEASURE IN ESTABLISHING DIAGRAMMATIC INFORMATION PURPOSE ONLY. THIS PREPARED SHEET TO BOUNDARIES ARE "ASSUMED PROPERTY LINES" AS WAS NOT SURVEYED. INSTEAD INFORMATION WAS GATHERED FROM RESOURCES FROM CITY AND COUNTY RECORDS FOR BOTH BOUNDARIES AND CONTOURS. FOR RECORDED TO MAPS SUCH AS TOPO, PLOT PLAN, VICINITY AND AERIAL, REFER TO SOURCES DEPICTED ON COVER PAGE OF SHEET A-1 FOR DETAILED INFORMATION NOT SHOWN ON THIS SHEET. THIS PAGE IS PREPARED AS DRAINAGE PLAN ONLY TO MEET MINIMUM CITY REQUIREMENTS.

ABBREVIATIONS

(E) OR (N)= "EXISTING" OR "NEW" ITEM AS INDICATED ON PLANS

PA = EXISTING PLANTING AREA
 (E)PL = (E) FLOW LINE (EXISTING LANDSCAPE SWALES AT 2% SLOPE TO DRAIN)
 DS = DOWNSPOUT
 POC = POINT OF CONNECTION (NEW UG DRAIN TO EXISTING TO MATCH)
 UG = UNDERGROUND

NOTE: FOR ALL OTHER ABBREVIATIONS NOT SHOWN REFER TO SHEET A-1

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

NO./REVISION/DATE

1 City resubmittal 12-21-23
 2 City resubmittal 2-22-24

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RESIDENTIAL ADDITION
Kirk Roney Residence
SITE DRAINAGE PLAN

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
 ph: Phone 307-413-7548 email: kirkroner@gmail.com

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

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

A-1.3

1 OF (REF TO INDEX) SHEETS

Standard Plan Issue Date: **JANUARY 1, 2023**
 City of Newport Beach 2022.v1.1-2023
 Community Development/ Building Division
 2022 CBC & CRC

BUILDING DIVISION

STANDARD RESIDENTIAL MINOR DRAINAGE ALTERATION PLAN

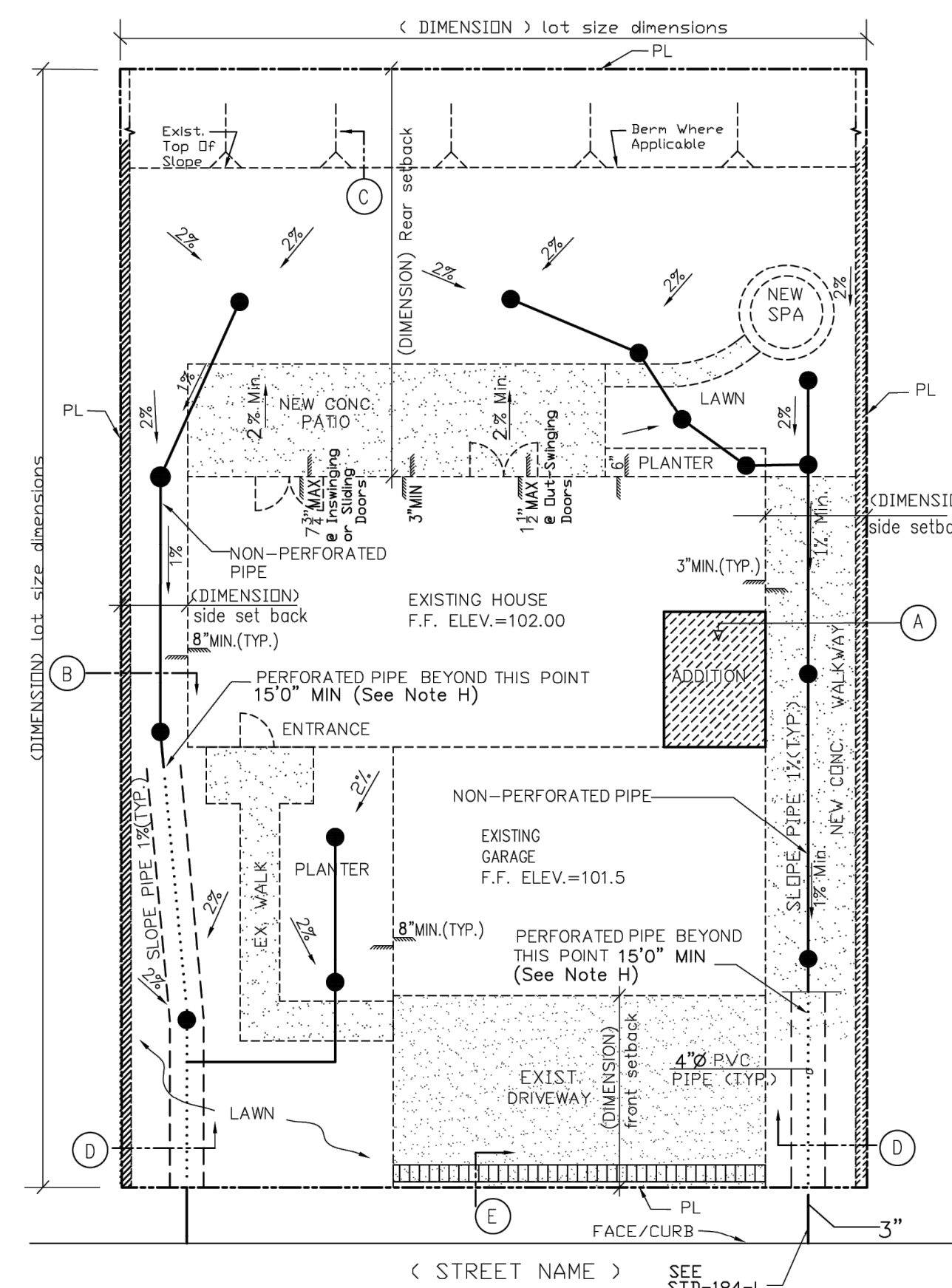
DRAWING BY PROFESSIONAL ENGINEER OR ARCHITECT IS REQUIRED FOR LANDSCAPE/COMPLEX HARDSCAPE PROJECTS WITH OUTDOOR STRUCTURE(S) (RETAINING WALLS, PATIO COVERS, FIREPLACES, GAZEBO, STAIRS, ETC.)



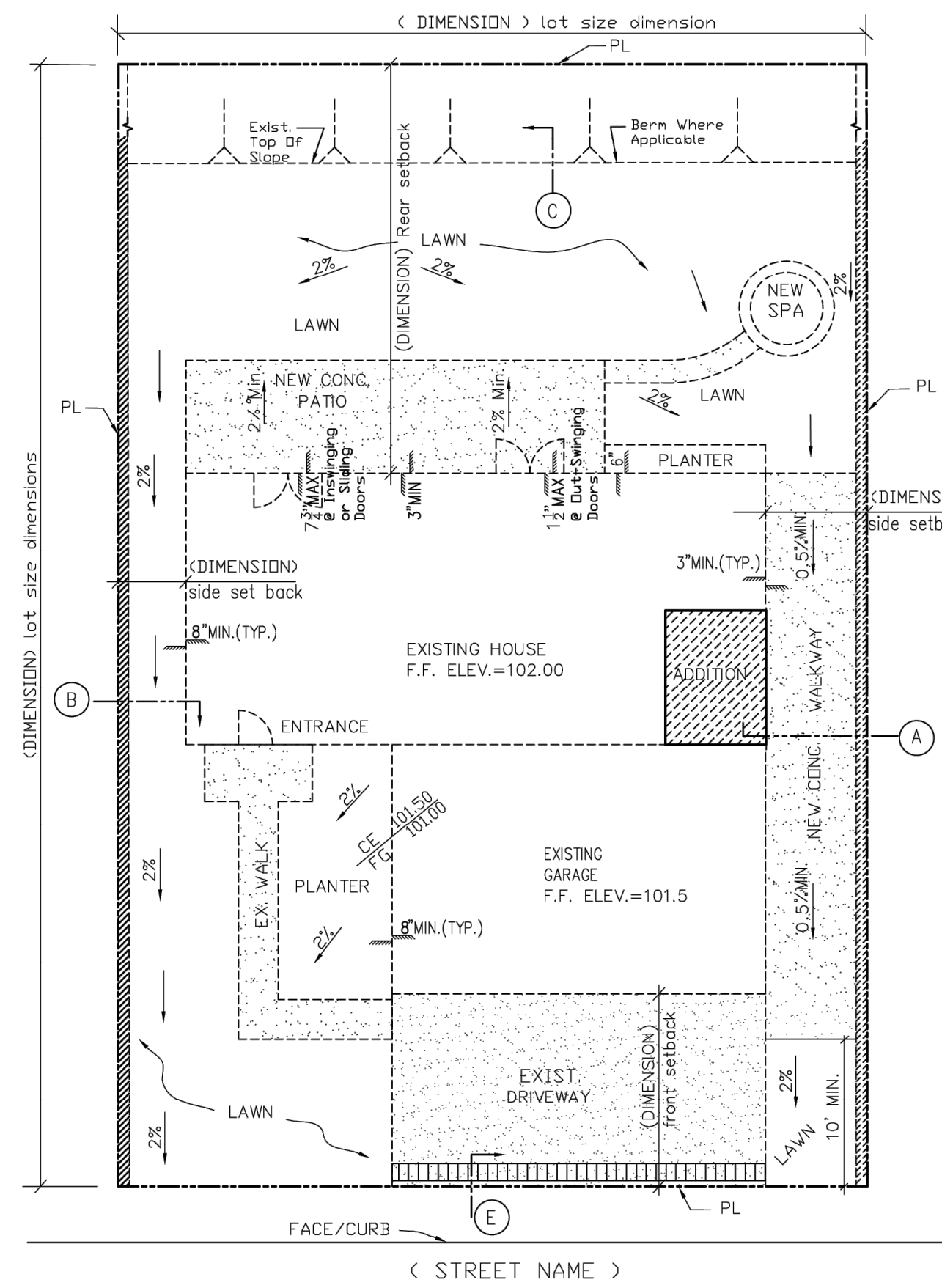
LIMITS OF APPLICABILITY
 USE OF THIS DOCUMENT SHALL NOT PERMIT THE APPLICANT TO MODIFY ANY PORTION(S) OF THIS PLAN OR THESE DETAILS.

INSTRUCTIONS

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



Example of a Drainage Plan Using Surface Lines



Example of a Surface Drainage Plan

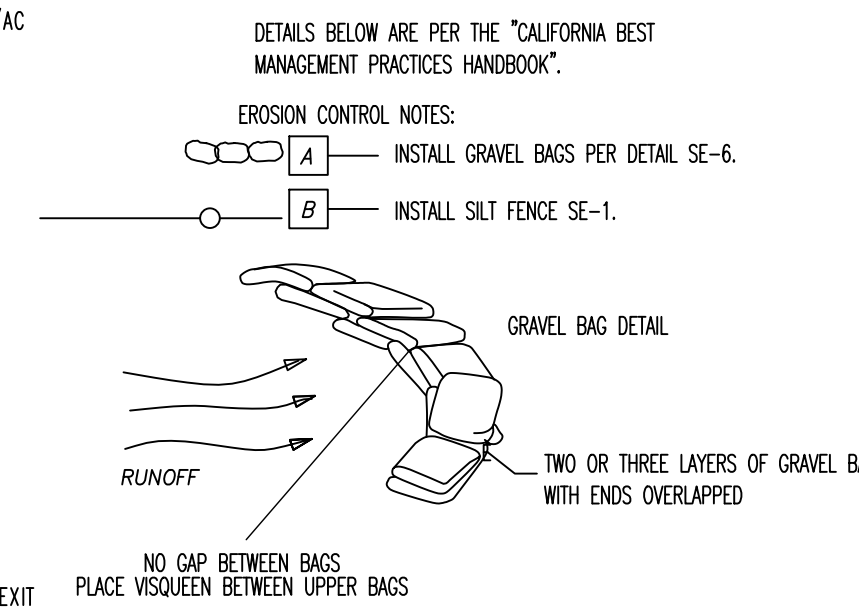
GENERAL NOTE:

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

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

- LEGEND**
- EC-1: SCHEDULING
 - EC-2: PRESERVATION OF EXISTING VEGETATION
 - EC-4: HYDROSEEDING; EARTHGUARD @ 2000#/AC
 - NS-1: WATER CONSERVATION PRACTICES
 - NS-3: PAVING AND GRINDING OPERATION
 - NS-6: ILLICIT CONNECTION/ILLEGAL DISCHARGE
 - SE-1: SILT FENCE
 - SE-5: FIBER ROLLS
 - SE-6: GRAVEL BAG BERM
 - SE-7: STREET SWEEPING AND VACUUMING
 - SE-10: STORM DRAIN INLET PROTECTION
 - 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

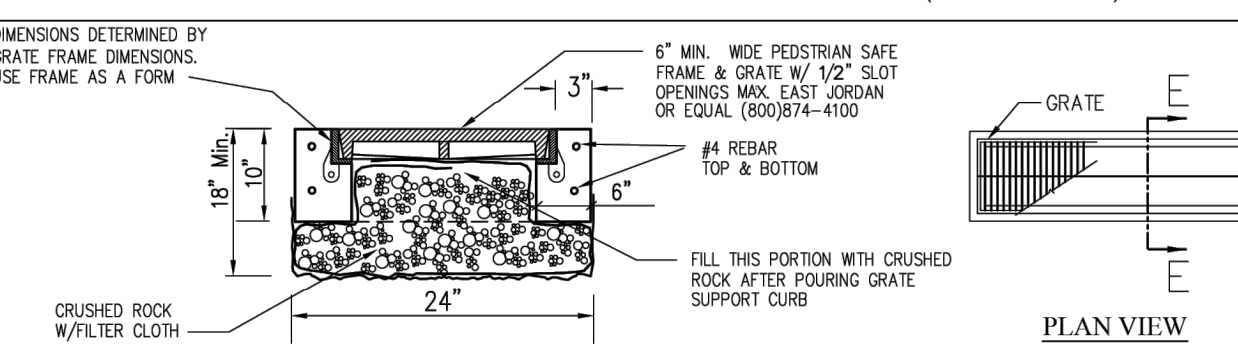
EROSION CONTROL NOTES



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
 - T.C. 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)



DETAIL "E" BOTTOMLESS TRENCH DRAIN

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

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

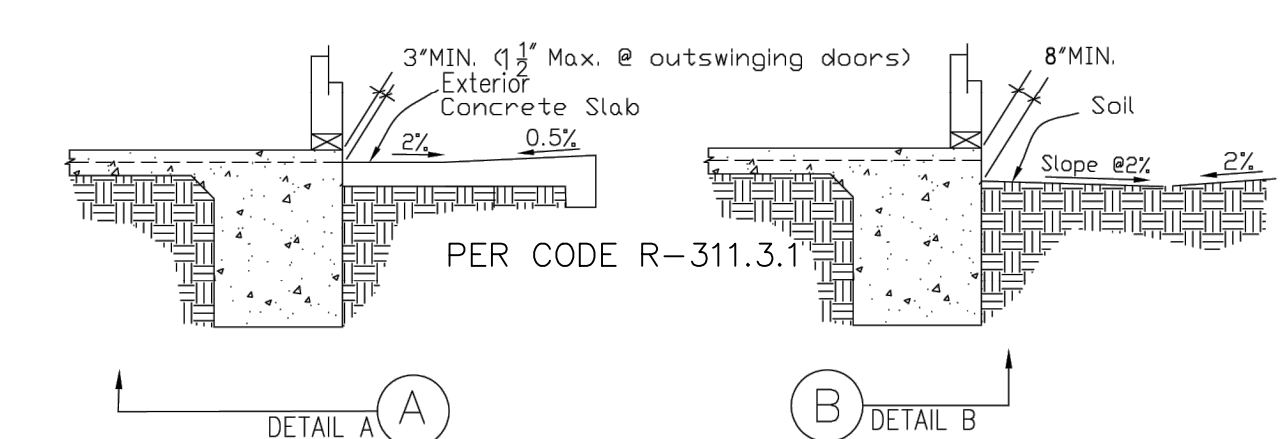
Filename: 2022 Drainage v1.DWG

GENERAL NOTES

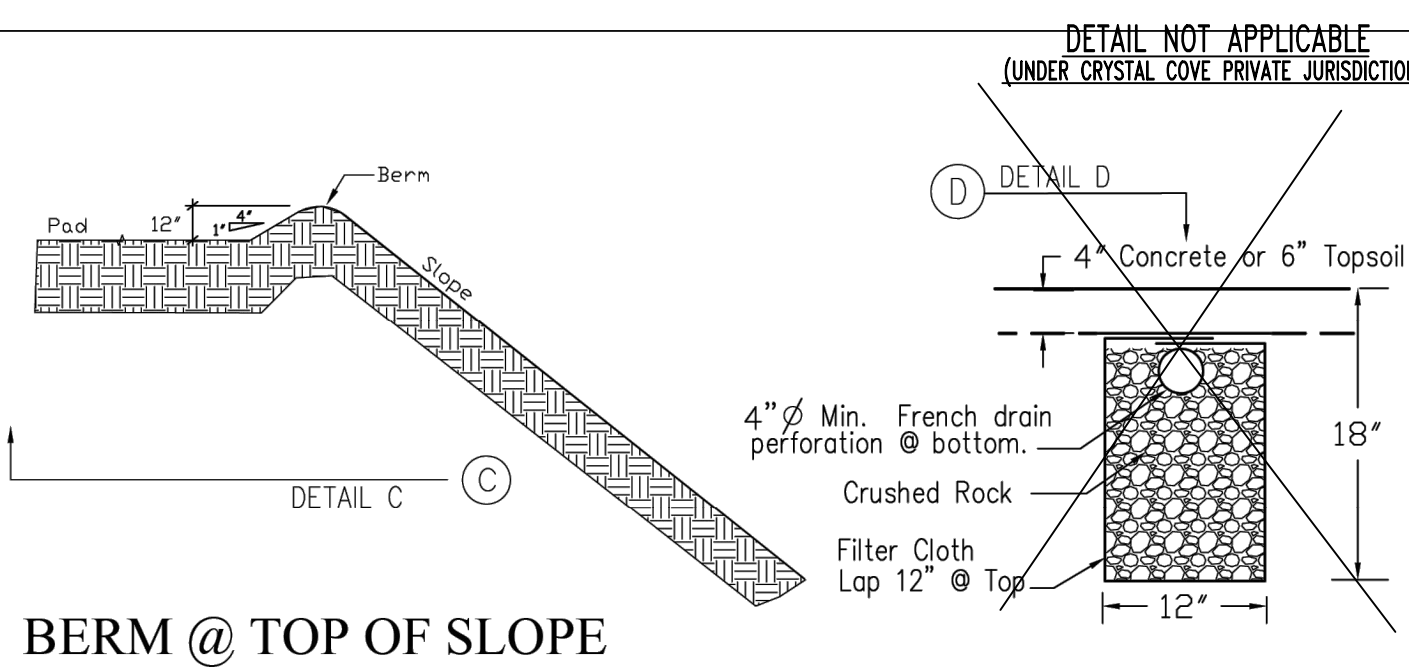
- All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
- Work hours are limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY, 8:00 AM to 6:00 PM SATURDAYS, and NO WORK ON SUNDAYS AND HOLIDAYS per Section 10.28.040 of the NBMC.
- Noise from excavation, delivery, and removal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

REQUIRED INSPECTION

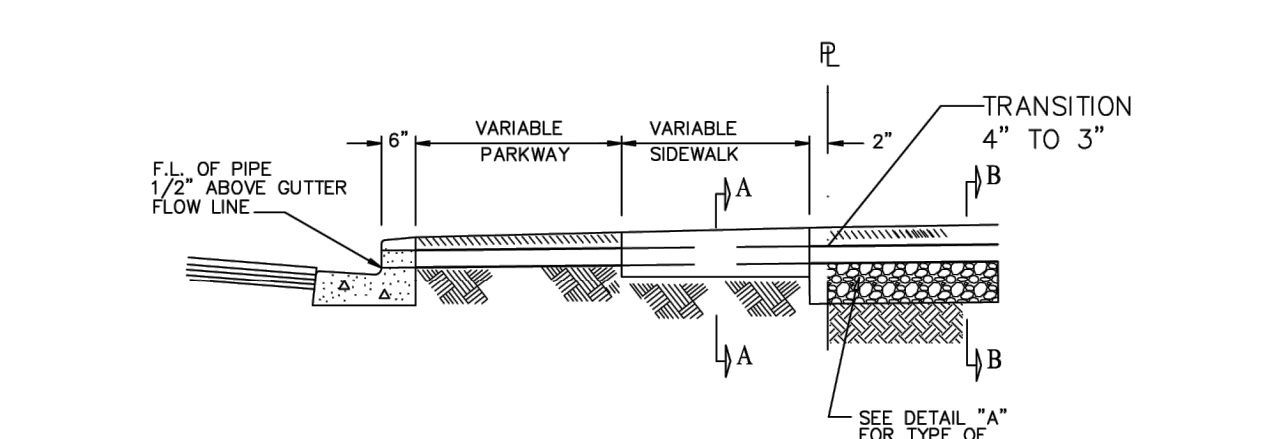
- Drainage Pipe
- Final Inspection



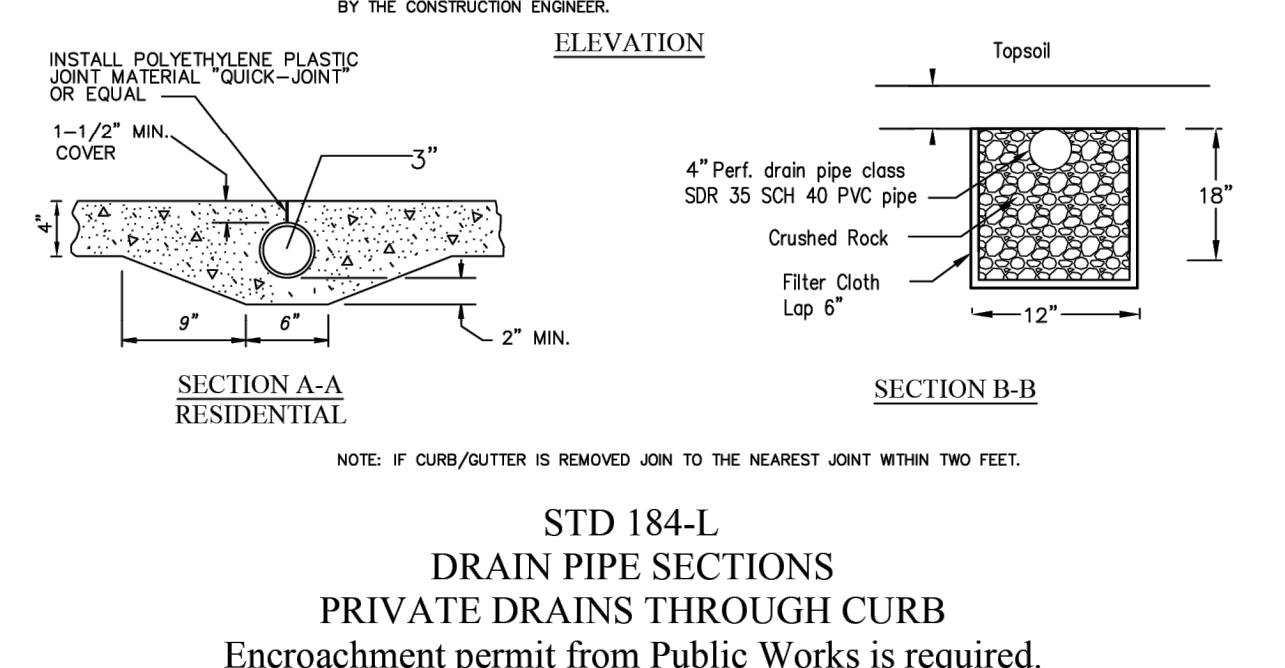
SIDE YARD SWALE AND SILL PLATE CLEARANCE



BERM @ TOP OF SLOPE



TRANSITION 4" TO 3"



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

NOTE: THIS SHEET FOR CITY REFERENCE ONLY AS MOST MAY NOT APPLY FROM LIMITED SCOPE OF SITE WORK

CITY STANDARDS SITE DRAINAGE NOTES/DETAIL & BMP NOTES

NO. / REVISION / DATE
 1 City resubmittal 12-21-23
 2 City resubmittal 2-22-24

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architect

RESIDENTIAL ADDITION
 Kirk Roney Residence
 STANDARDS SITE DRAINAGE
 NOTES/DETAIL & BMP NOTES

OWNER REP/SITE ADDRESS:
 Kirk Roney
 42 Timor Sec,
 Newport Coast, CA 92657
 ph Phone 307-413-7548 email kirkroner@gmail.com



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

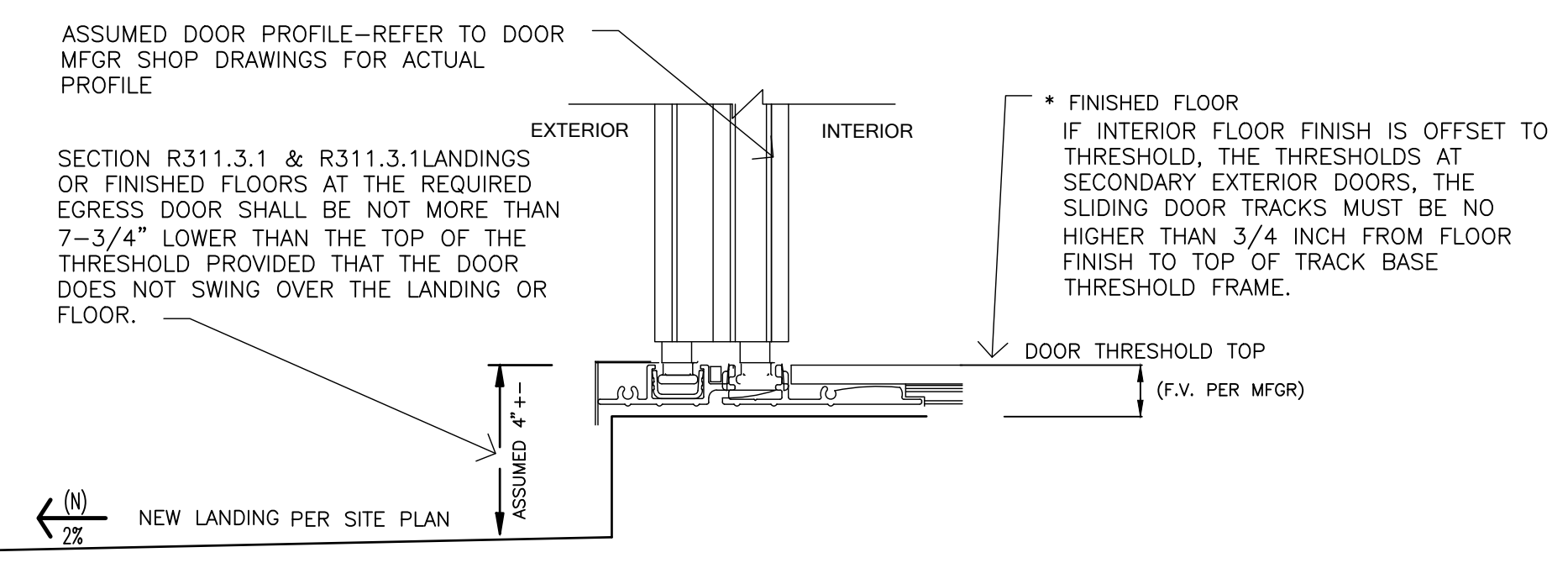
A-1.4

- 1 City resubmittal 12-21-23
- 2 City resubmittal 2-22-24

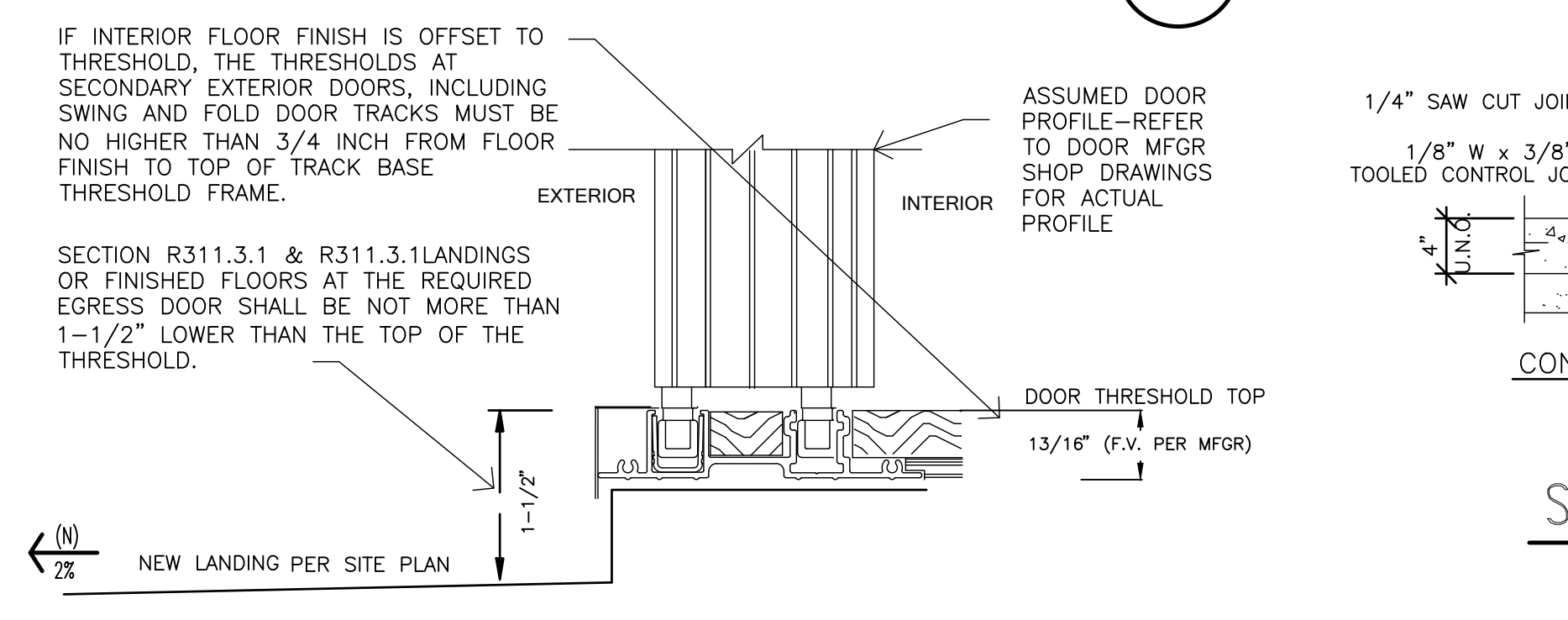
DRAINAGE PLAN NOTES (EXPANDED FROM SHT A-1.3)

NOTE: ALL NOTES BELOW APPLY TO SITE DRAINAGE PLANS OF SHEET A-1.3

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



LANDING AT SLIDING DOOR NO SCALE 6



LANDING AT SWING/FOLD DOOR NO SCALE 7

SITE SLAB NOTES:

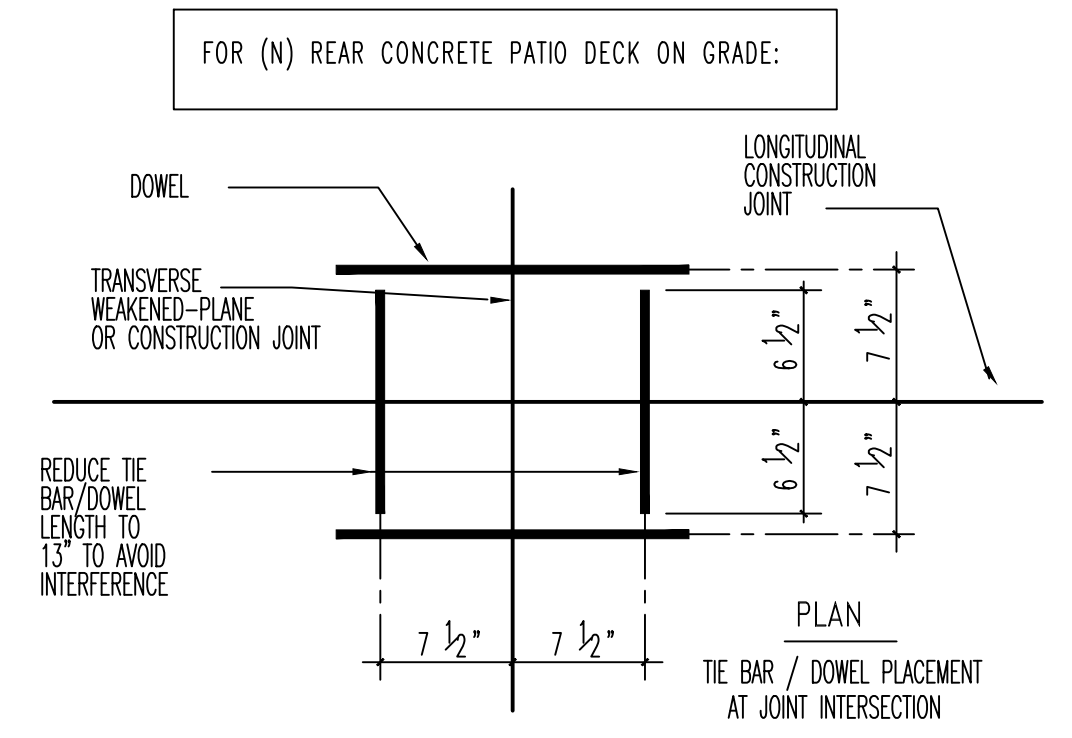
- GENERAL ALL WORK SHALL CONFORM TO THE 2016 CBC SOIL AND BASE
1. REFER TO SOILS REPORT WHERE IN CONFLICT FOR SLAB SAND BASE, SLAB THICKNESS AND COMPACTING REQUIREMENTS:
 2. NO SITE GRADING REQUIRED AFTER REMOVING THE EXISTING CONCRETE WITHOUT DISTURBING ANY SOIL PROVIDE 2" BASED AND PLATE COMPACTION. IF ANY BACK-FILLING 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, PROVIDE 12W x12D FOOTING W/ 1 #4 AT TOP & BOTTOM OF FOOTING

CONCRETE MATERIAL SPECIFICATIONS:

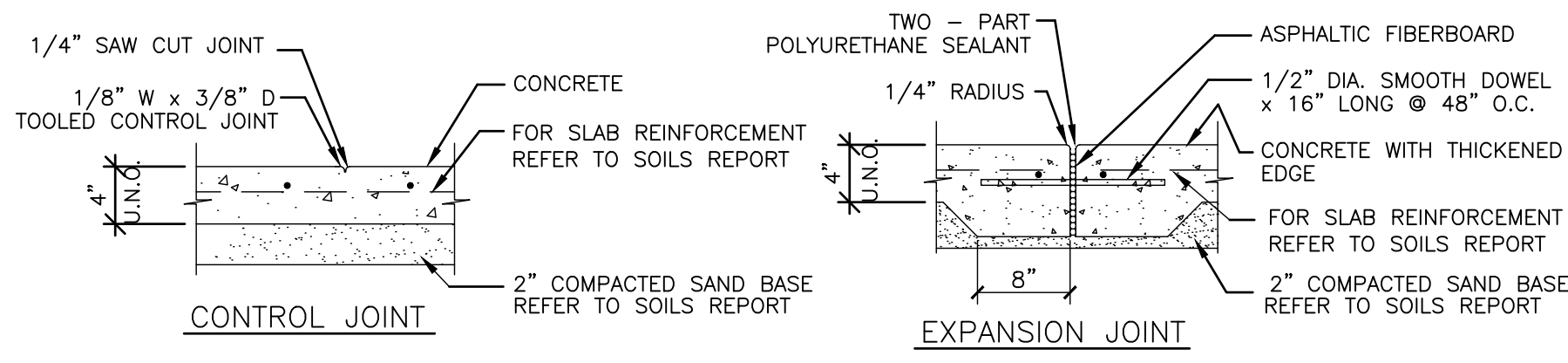
1. CONCRETE: MINIMUM CONCRETE STRENGTH SHALL BE 2,500 PSI. FOR CONCRETE EXPOSED TO EARTH W/ CEMENT-WATER RATIO OF 0.45 AND TYPE V CEMENT
 - a. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, II, OR III PORTLAND CEMENT.
 - b. HARD-ROCK AGGREGATES SHALL CONFORM TO ASTM C33. THEIR MAXIMUM SIZE SHALL BE 1 -1/2 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

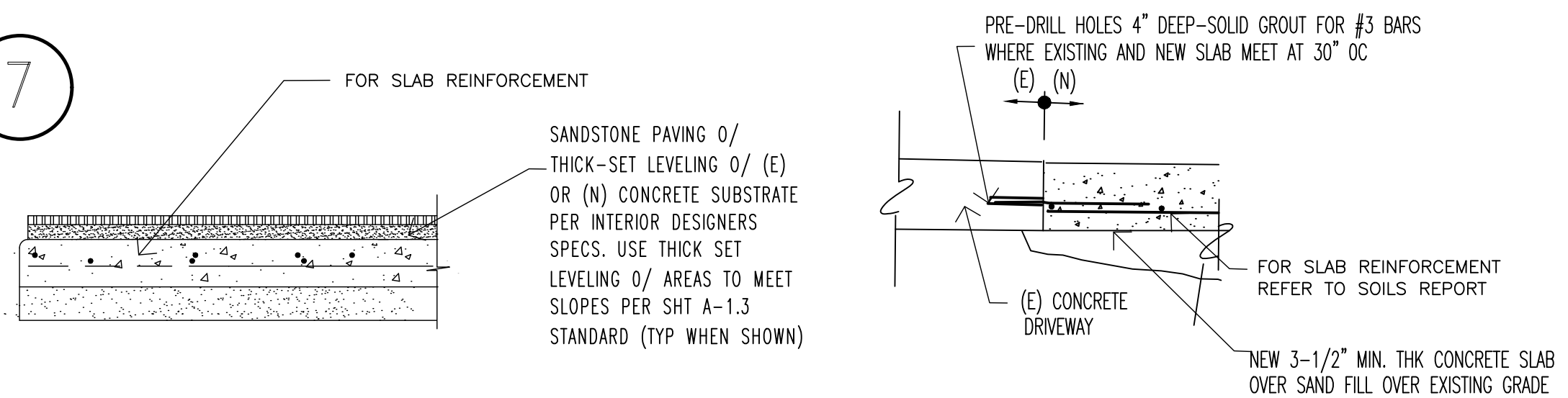
5. REINFORCING STEEL:
 - a. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO ASTM A 615 AS FOLLOWS UNLESS OTHERWISE SHOWN:
 1. #5 AND SMALLER GRADE 40 OR 60
 2. #6 AND LARGER GRADE 60
 - b. ALL BARS SHALL BE FREE OF LOOSE FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIAL MIGHT AFFECT 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.



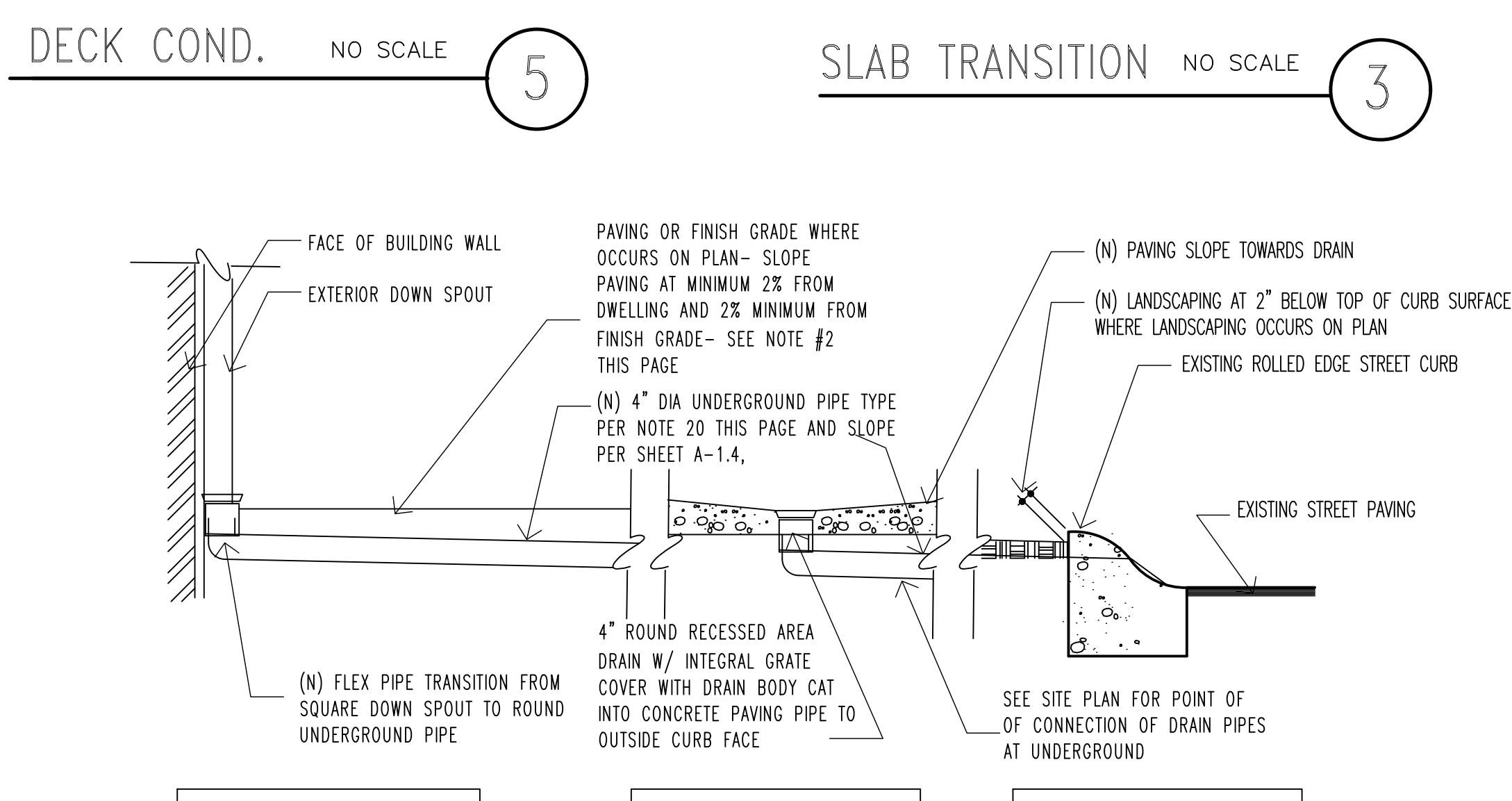
SLAB PLAN NO SCALE 1



SLAB JOINTS NO SCALE 2



SLAB TRANSITION NO SCALE 3



DOWN SPOUT CONDITION AREA DRAIN CONDITION CURB FACE CONDITION

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

STORM DRAIN PIPE NO SCALE 4

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architect

RESIDENTIAL ADDITION
Kirk Roney Residence
STANDARDS SITE DRAINAGE
NOTES AND DETAILS

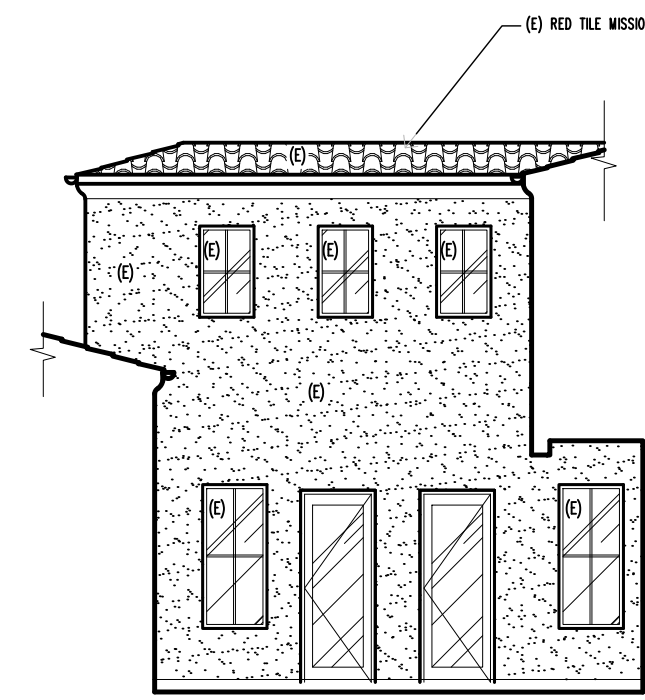
OWNER REP./SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
 ph:Phone 307-413-7548 email: kirkroner@gmail.com



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

A-1.5

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INT. COURTYARD (SOUTH ELEV)



REAR ELEVATION



FRONT ELEVATION



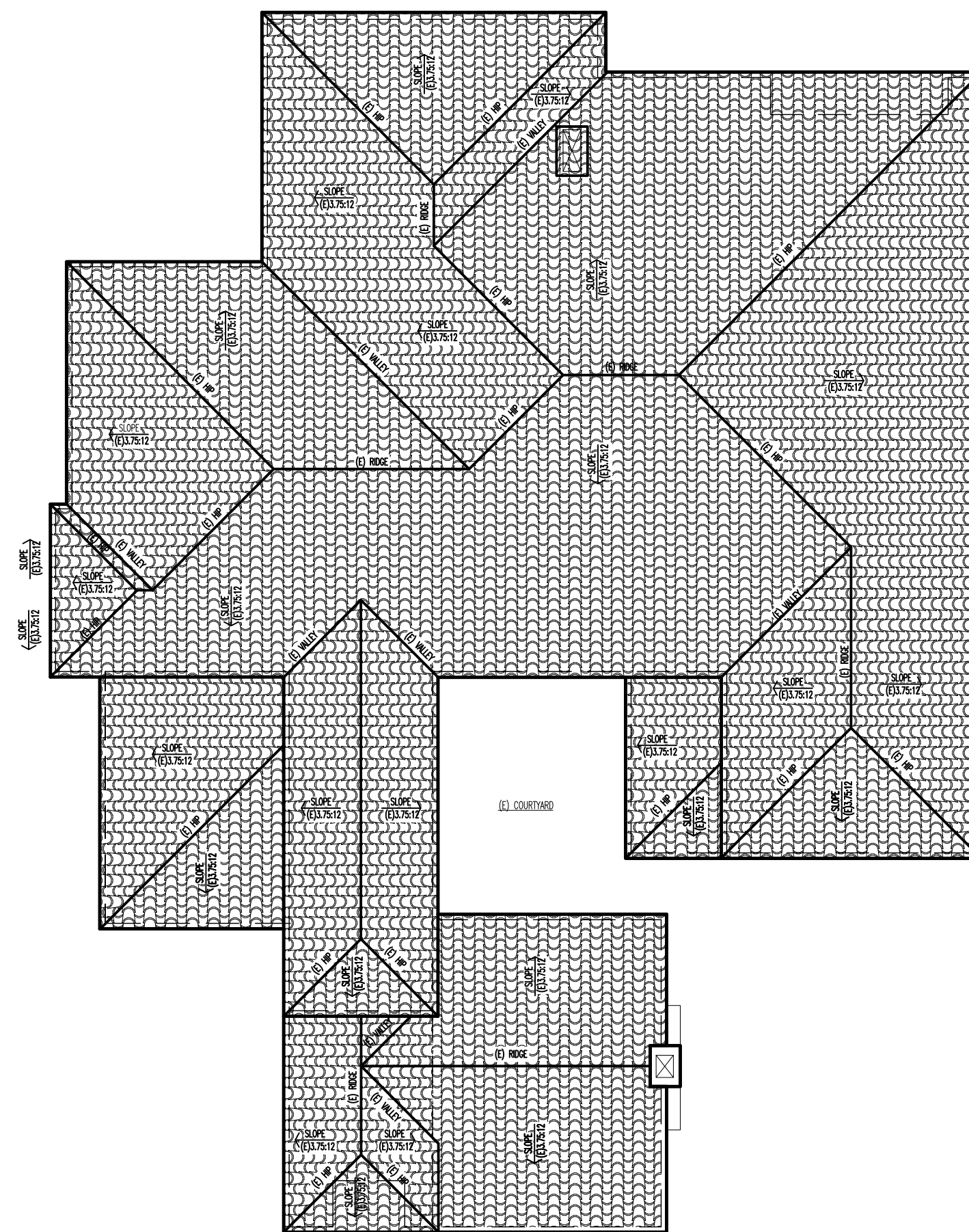
LEFT ELEVATION



RIGHT ELEVATION

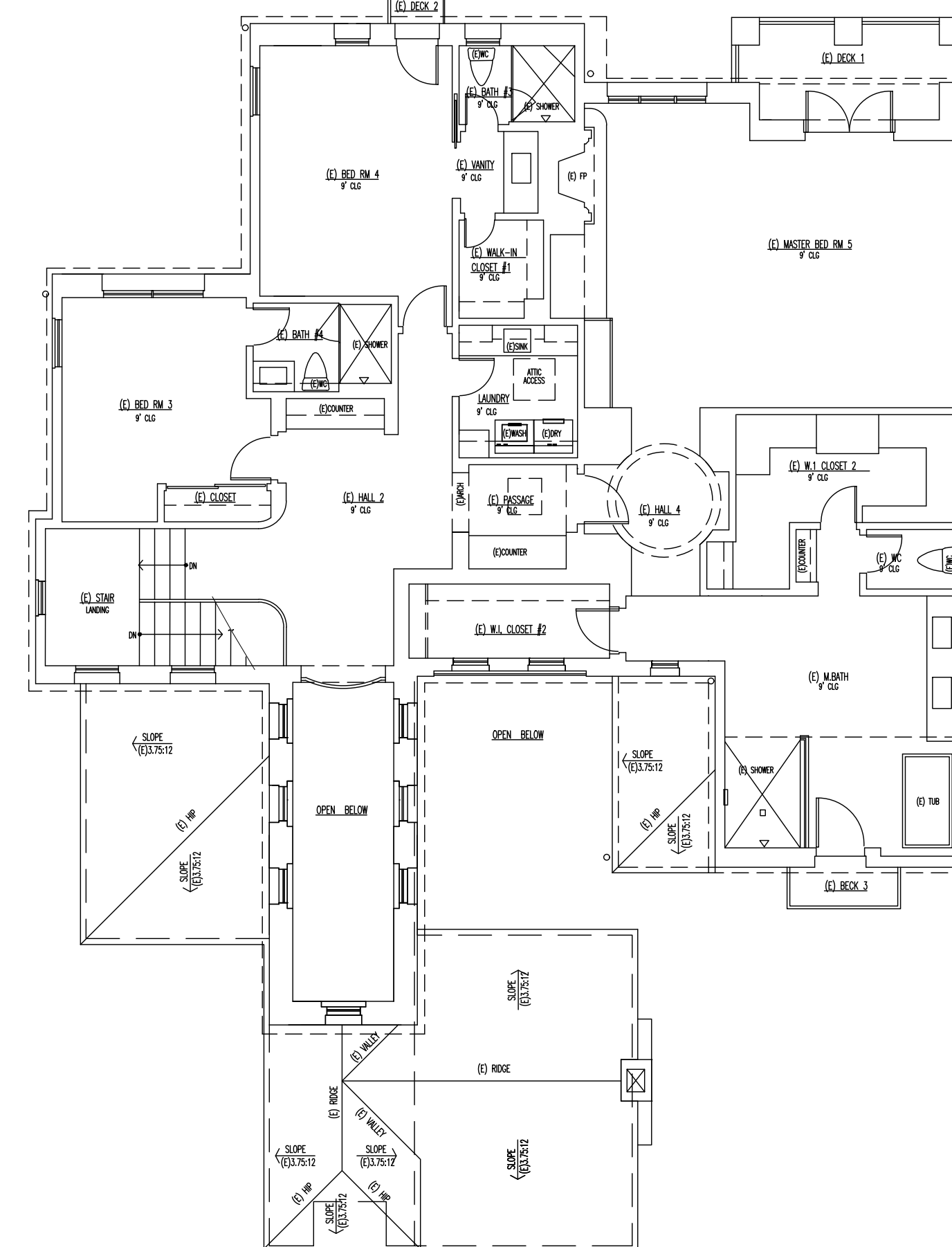
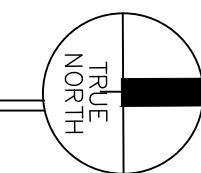
AS-BUILT ELEVATIONS

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



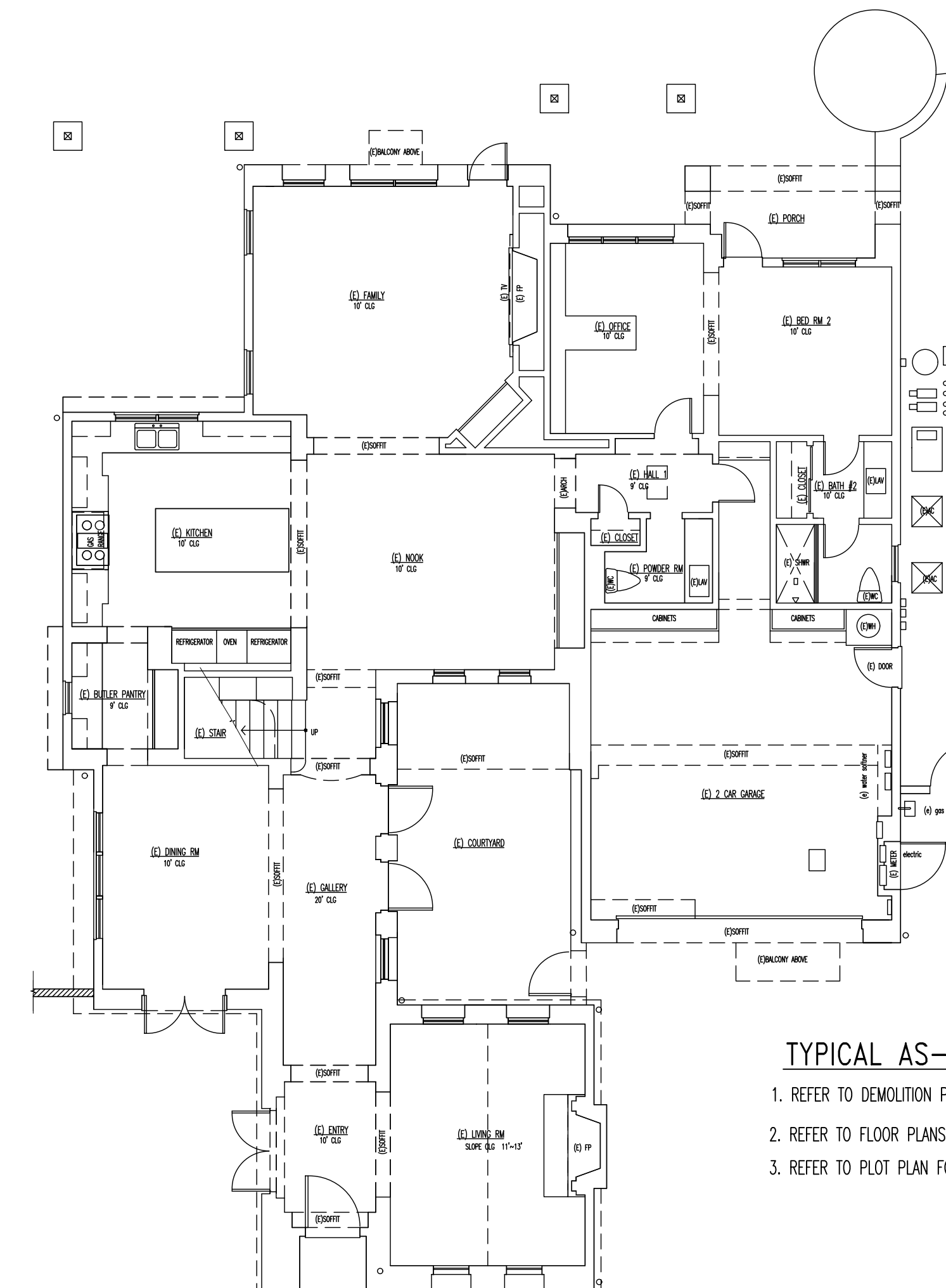
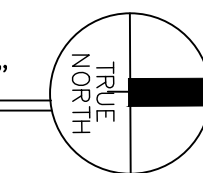
AS-BUILT ROOF

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



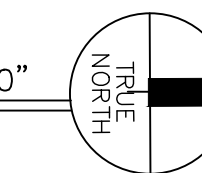
AS-BUILT 2nd LEVEL FLOOR PLAN

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



AS-BUILT 1st LEVEL FLOOR PLAN

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



TYPICAL AS-BUILT PLAN NOTES

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

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

REVISIONS NO.
 1 City resubmittal 12-21-23
 2 City resubmittal 2-22-24

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architect

RESIDENTIAL ADDITION
 Kirk Roney Residence
 as-built roof/elevations

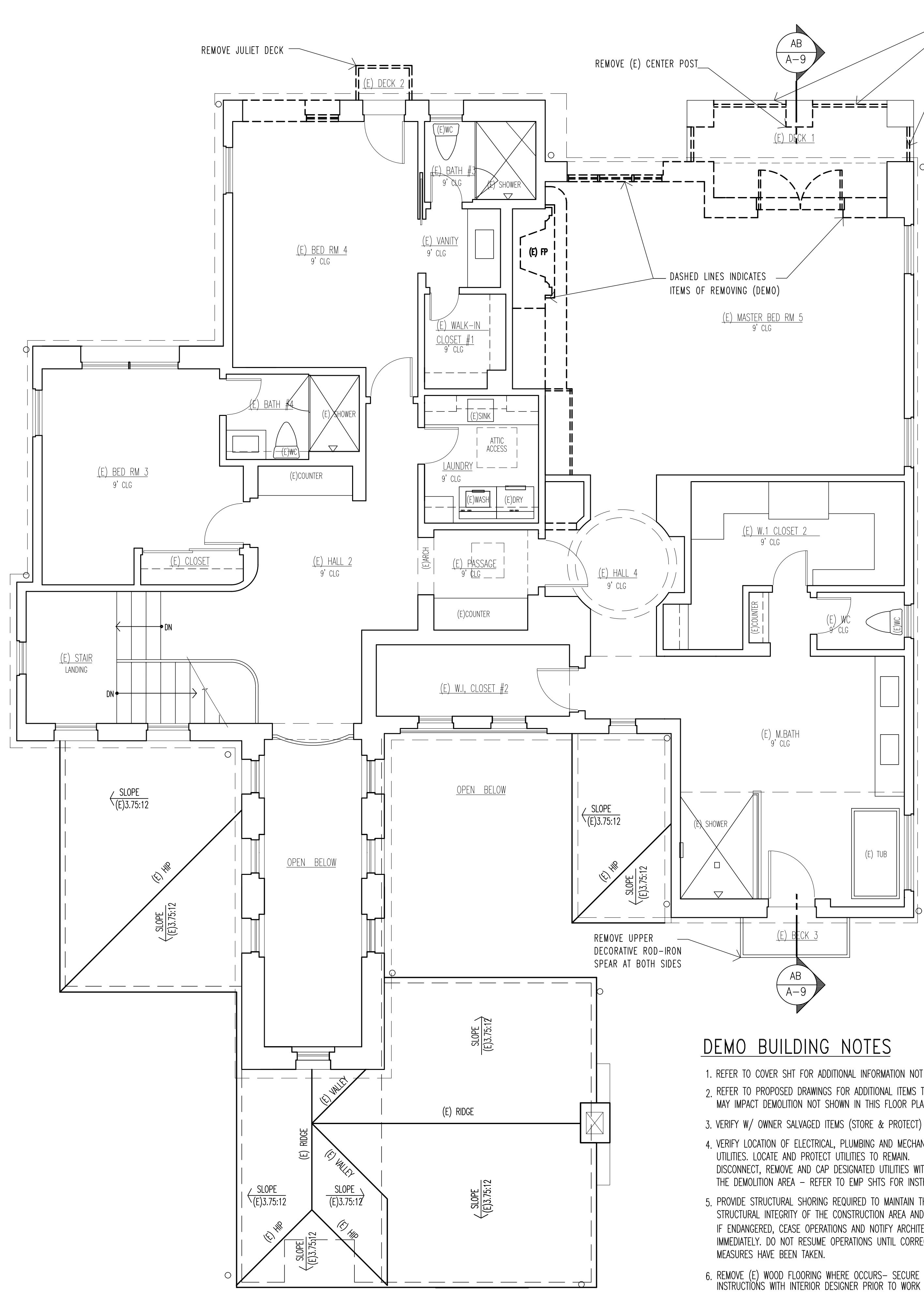
OWNER REP/SITE ADDRESS:
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 Newport Coast, CA 92657
 ph Phone 307-413-7548 email kirkroner@gmail.com

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

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

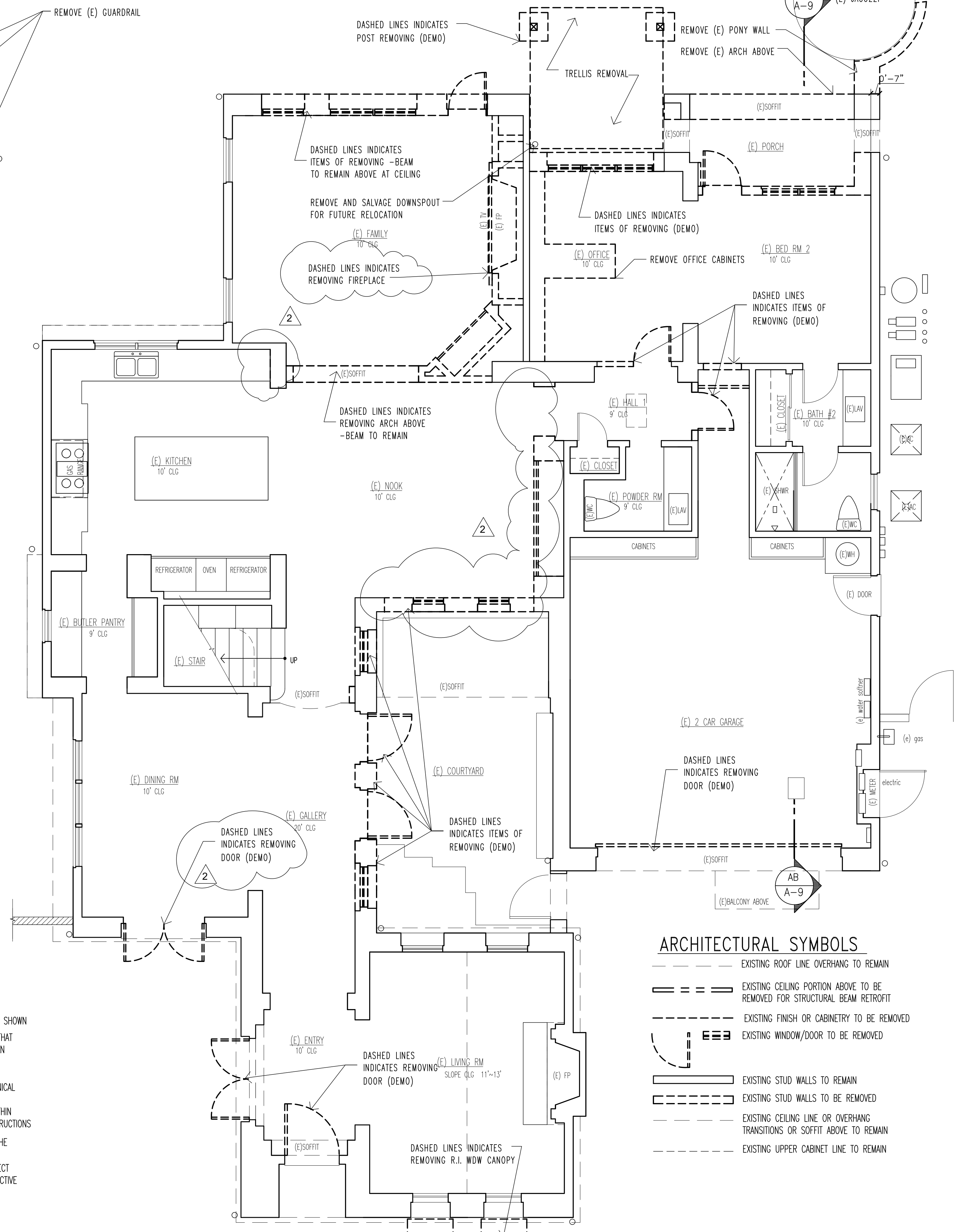
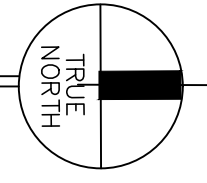
A-2

1 OF SHEETS



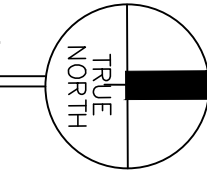
DEMO FLOOR PLAN (2nd LEVEL)

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



DEMO FLOOR PLAN (1st LEVEL)

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



DEMO BUILDING NOTES

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

ARCHITECTURAL SYMBOLS

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

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

REVISIONS NO.
 1 City resubmittal 12-21-23
 2 City resubmittal 2-22-24

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RESIDENTIAL ADDITION
Kirk Roney Residence
 demo plans

OWNER REP/SITE ADDRESS:
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42 Timor Sea,
Newport Coast, CA 92657
 ph Phone 307-413-7548 email kirkroner@gmail.com

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

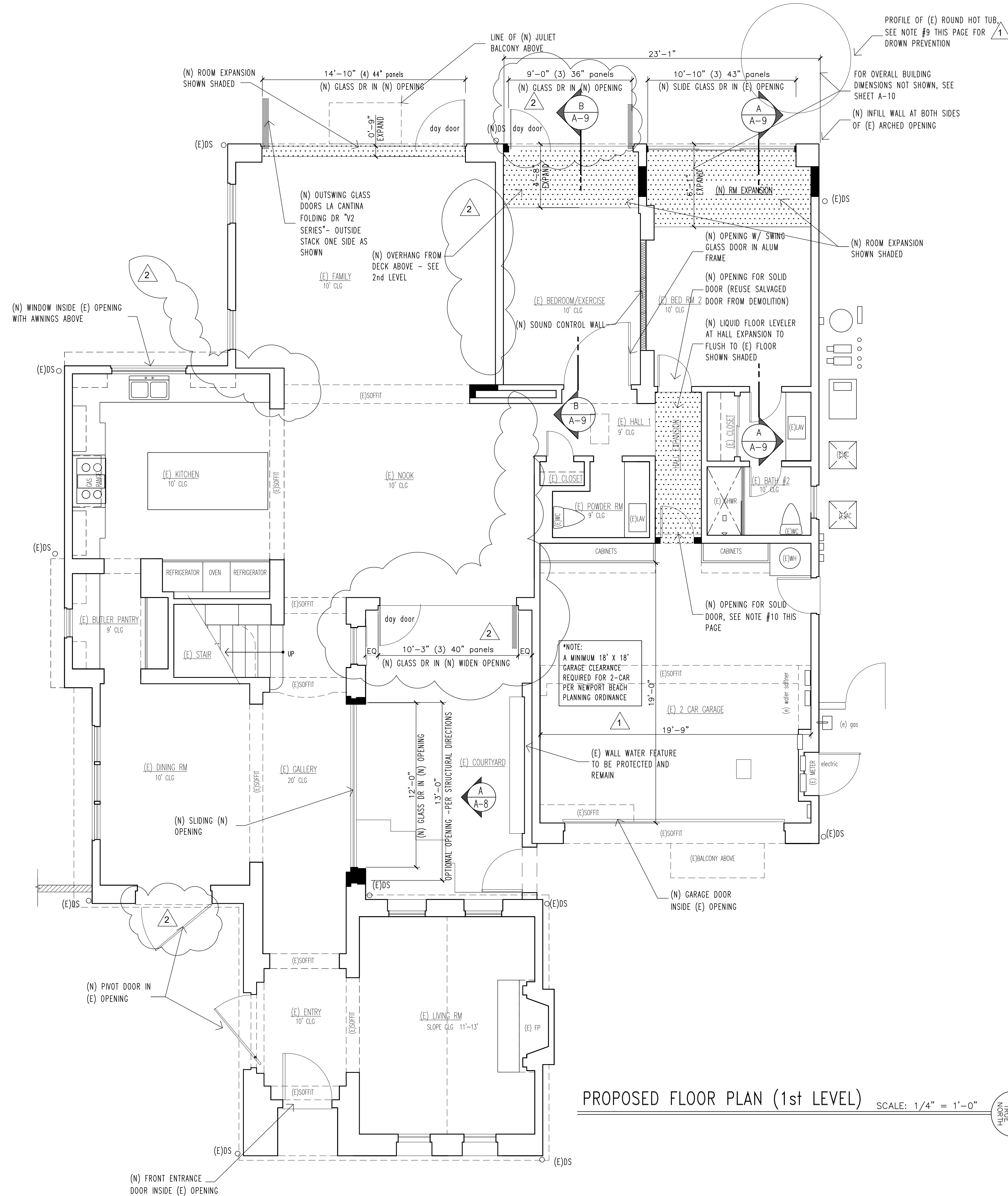
A-3
 1 OF SHEETS

TYPICAL PLAN NOTES

- REFER TO DEMOLITION PLAN FOR (E) CONDITIONS OF ENTIRE STRUCTURE LAYOUT
- REFER TO COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN
- SMOKE DETECTORS PER 2022 C.B.C., SEE MEP SHEETS OF SECTION 16 ELECTRICAL PORTION
- CONTRACTOR SHALL FIELD VERIFY BOTH HORIZONTAL AND VERTICAL DIMENSIONS TO ENSURE PROPER FIT FOR ALL DETAILS-REPORT TO THE ARCHITECT IMMEDIATELY TO SECURE INSTRUCTIONS SHOULD INFORMATION BE INCORRECTLY NOTED
- ALL INTERIOR PAINT FINISHES AND TEXTURES TO MATCH EXISTING- PROVIDE 3/4" RADIUS CORNERS AT GYP BOARD WALLS FOR (N) TO (M) EXISTING
- 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
- VERIFY ALL FLOOR FINISHES W/ OWNER PRIOR TO INSTALL
- 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
- SPA DROWN PREVENTION: WHERE ANY WALL OF A DWELLING SERVES AS PART OF A POOL/SPA BARRIER AND DOORS FROM THE DWELLING PROVIDE DIRECT ACCESS TO THE POOL, THOSE DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING (NBMC 15.09, ISFSC 305.4):
 - ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA FROM THE RESIDENCE SHALL BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED AT 54 INCHES OR MORE ABOVE THE FLOOR, OR
 - ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA FROM THE RESIDENCE SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE WINDOW OR ITS SCREEN IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017.
 - ALL OPERABLE WINDOWS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA FROM THE RESIDENCE, HAVING A SILL HEIGHT OF LESS THAN 48 INCHES (1219 MM) ABOVE THE INDOOR FINISHED FLOOR, SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE WINDOW OR ITS SCREEN IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017.
- THE FOLLOWING IS REQUIRED FOR THE SEPARATION OF THE PRIVATE GARAGE FROM THE DWELLING UNIT: DOORS SHALL BE 1-3/8" SOLID CORE OR MINIMUM 20-MINUTE FIRE-RATED DOOR (FOR NON-SPRINKLERED DWELLINGS) AND SELF-CLOSING AND SELF-LATCHING IN SPRINKLERED AND NON-SPRINKLERED DWELLINGS. R302.5.1, (SEE DOOR SCHEDULE FOR TYPE/SIZE)

ARCHITECTURAL SYMBOLS

- (R)= REMODELED (N) = NEW (E) = EXISTING
- (N) 2X4 STUD INTERIOR WALLS @ 16" O.C
 - (N) 2X6 STUD WALLS @ 16" O.C - SEE BUILDING SECTIONS FOR INSULATION NOTES
 - (E) 2X6 STUD EXTERIOR WALLS TO REMAIN
 - (E) 2X4 STUD INTERIOR WALLS TO REMAIN
 - (N) 2X4 STUD INTERIOR WALLS @ 16" O.C W/ SOUND INSULATION BOARD



PROPOSED FLOOR PLAN (1st LEVEL) SCALE: 1/4" = 1'-0"

Contractor shall exercise the responsibility with (E)ARCHITECT in securing latest approved drawings prior to actually executing work

REVISIONS	NO.
1	City resubmittal 12-21-23
2	City resubmittal 2-22-24

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RESIDENTIAL ADDITION
Kirk Roney Residence
1st level floor plan

OWNER REP/SITE ADDRESS:
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 ph Phone 307-413-7548 email kirkroner@gmail.com



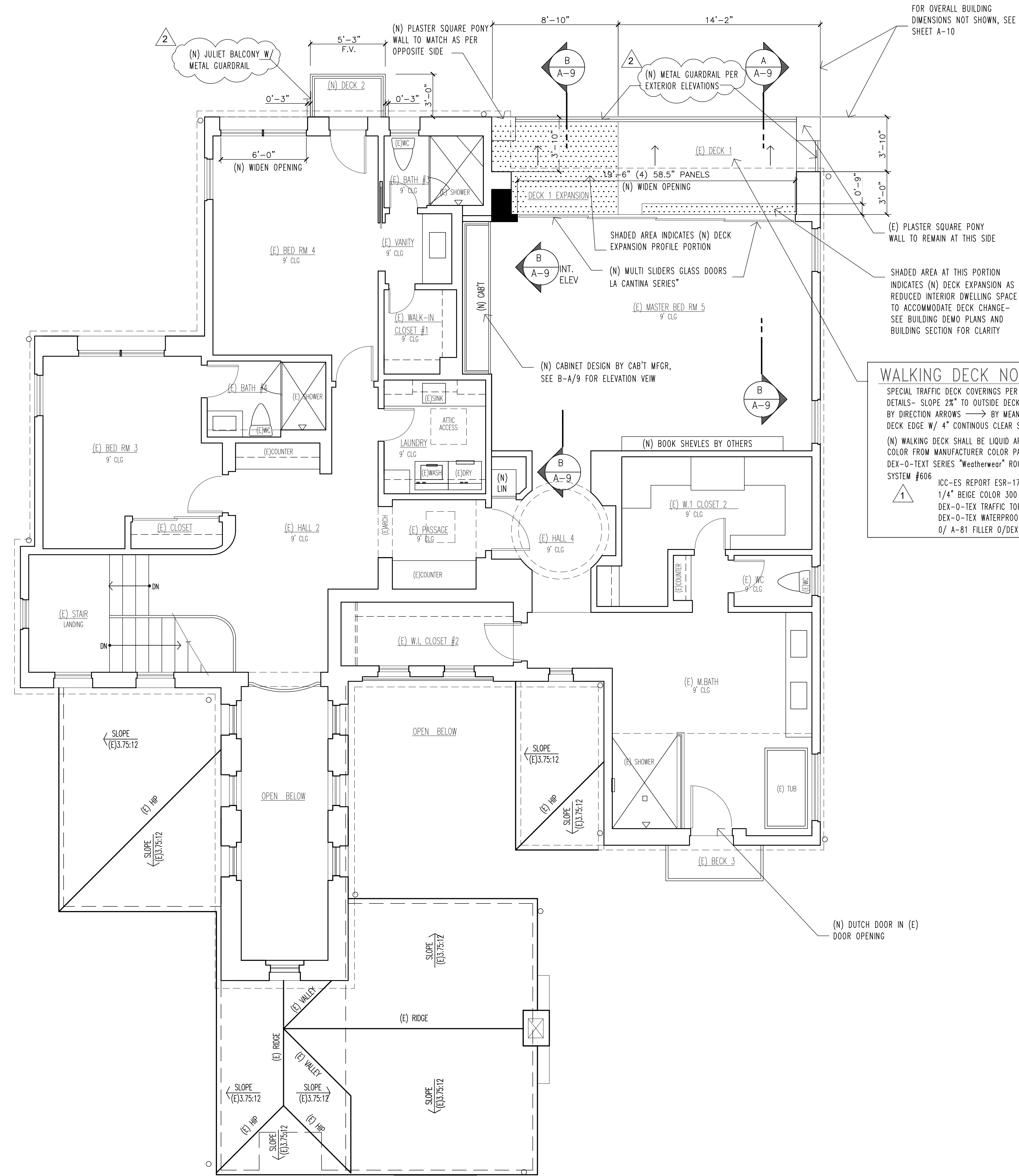
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DATE	SEE REVISION BOX FOR DATE
SCALE	AS NOTED ON PLANS
JOB NO.	
SHEET	

TYPICAL PLAN NOTES

- REFER TO DEMOLITION PLAN FOR (E) CONDITIONS OF ENTIRE STRUCTURE LAYOUT
- REFER TO COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN
- SMOKE DETECTORS PER 2019 C.B.C., SEE MEP SHEETS PER NOTE 5, 6 & 7 OF SHEET MEP-2 OF SECTION 16 ELECTRICAL
- CONTRACTOR SHALL FIELD VERIFY BOTH HORIZONTAL AND VERTICAL DIMENSIONS TO ENSURE PROPER FIT FOR ALL DETAILS-REPORT TO THE ARCHITECT IMMEDIATELY TO SECURE INSTRUCTIONS SHOULD INFORMATION BE INCORRECTLY NOTED
- ALL INTERIOR PAINT FINISHES AND TEXTURES TO MATCH EXISTING- PROVIDE 3/4" RADIUS CORNERS AT GYP BOARD WALLS FOR (N) TO (M) EXISTING
- 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
- VERIFY ALL ALL FLOOR FINISHES W/ OWNER PRIOR TO INSTALL
- 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

ARCHITECTURAL SYMBOLS

- (R)= REMODELED (N) = NEW (E) = EXISTING
- (N) 2X4 STUD INTERIOR WALLS @ 16" O.C
 - (N) 2X6 STUD WALLS @ 16" O.C W/ R-19 BATT INSULATION @ EXTERIOR WALLS
 - (E) 2X6 STUD EXTERIOR WALLS TO REMAIN
 - (E) 2X4 STUD INTERIOR WALLS TO REMAIN



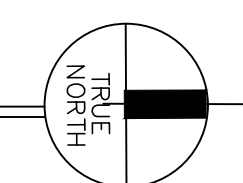
WALKING DECK NOTES

SPECIAL TRAFFIC DECK COVERINGS PER MFGR STD TEMPLATE DETAILS- SLOPE 2% TO OUTSIDE DECK PERIMETER AS SHOWN BY DIRECTION ARROWS → BY MEANS OF SHEET FLOW TO DECK EDGE W/ 4" CONTINUOUS CLEAR SLOT PER 2/D-1

(N) WALKING DECK SHALL BE LIQUID APPLY URETHANE WITH COLOR FROM MANUFACTURER COLOR PALETTE MADE BY DEX-0-TEXT SERIES "Weatherwear" ROOFING MEMBRANE SYSTEM #606

ICC-ES REPORT ESR-1757
 1/4" BEIGE COLOR 300 "BOLSA" O/
 DEX-0-TEX TRAFFIC TOPPING O/
 DEX-0-TEX WATERPROOF MEMBRANE
 O/ A-81 FILLER O/DEX-0-TEX SLIP SHEET

PROPOSED FLOOR PLAN (2nd LEVEL) SCALE: 1/4" = 1'-0"



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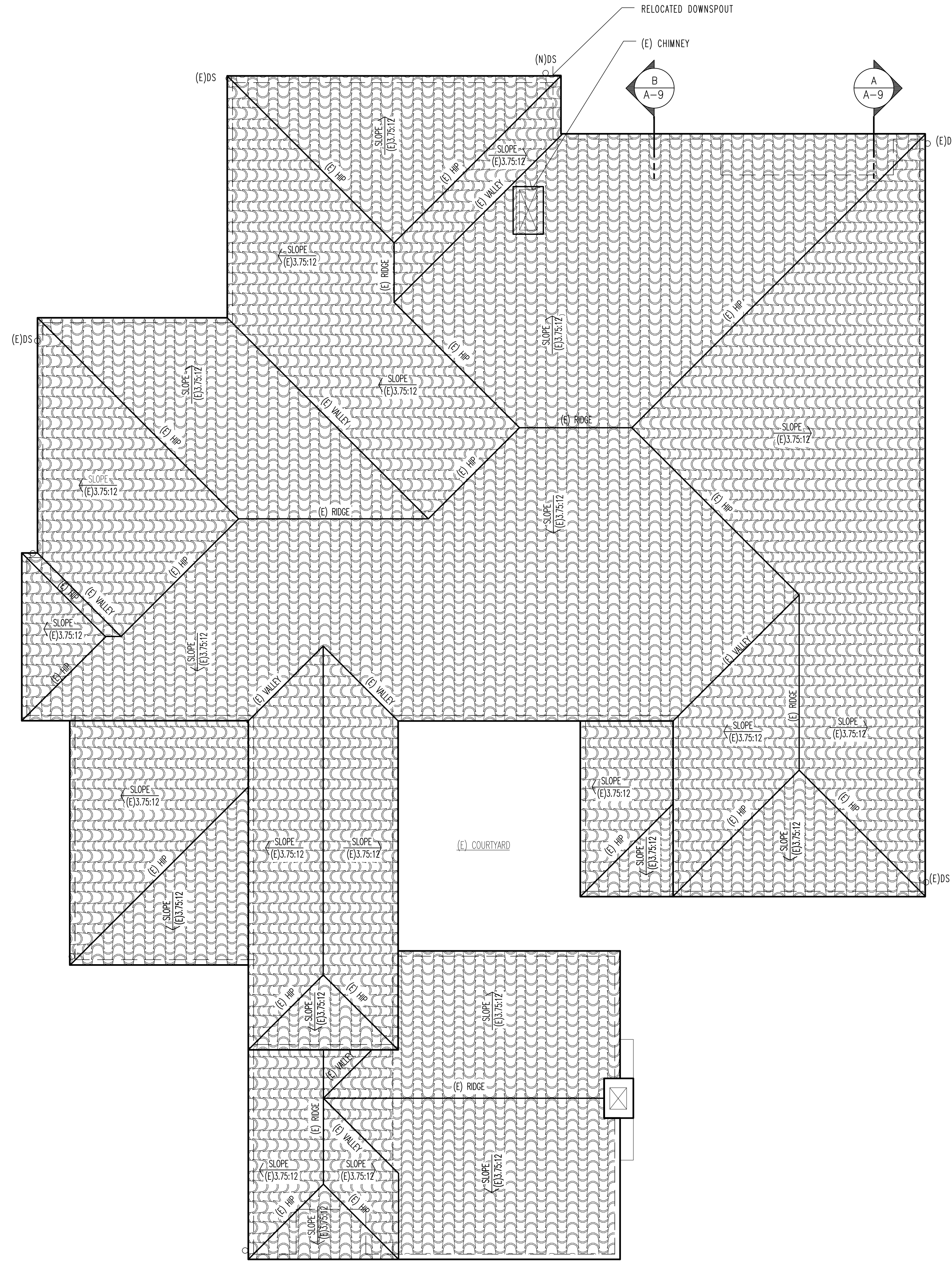


RESIDENTIAL ADDITION
Kirk Roney Residence
 2nd level floor plan

OWNER REP/SITE ADDRESS:
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Newport Coast, CA 92657
 ph Phone 307-413-7548 email kirkroner@gmail.com

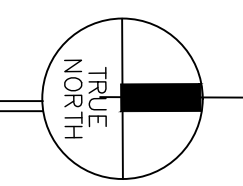


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JOB NO.	
SHEET	



EXISTING ROOF PLAN (no work at this level - reference only)

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



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REVISIONS	NO.
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architect

RESIDENTIAL ADDITION
Kirk Roney Residence
 existing roof plan

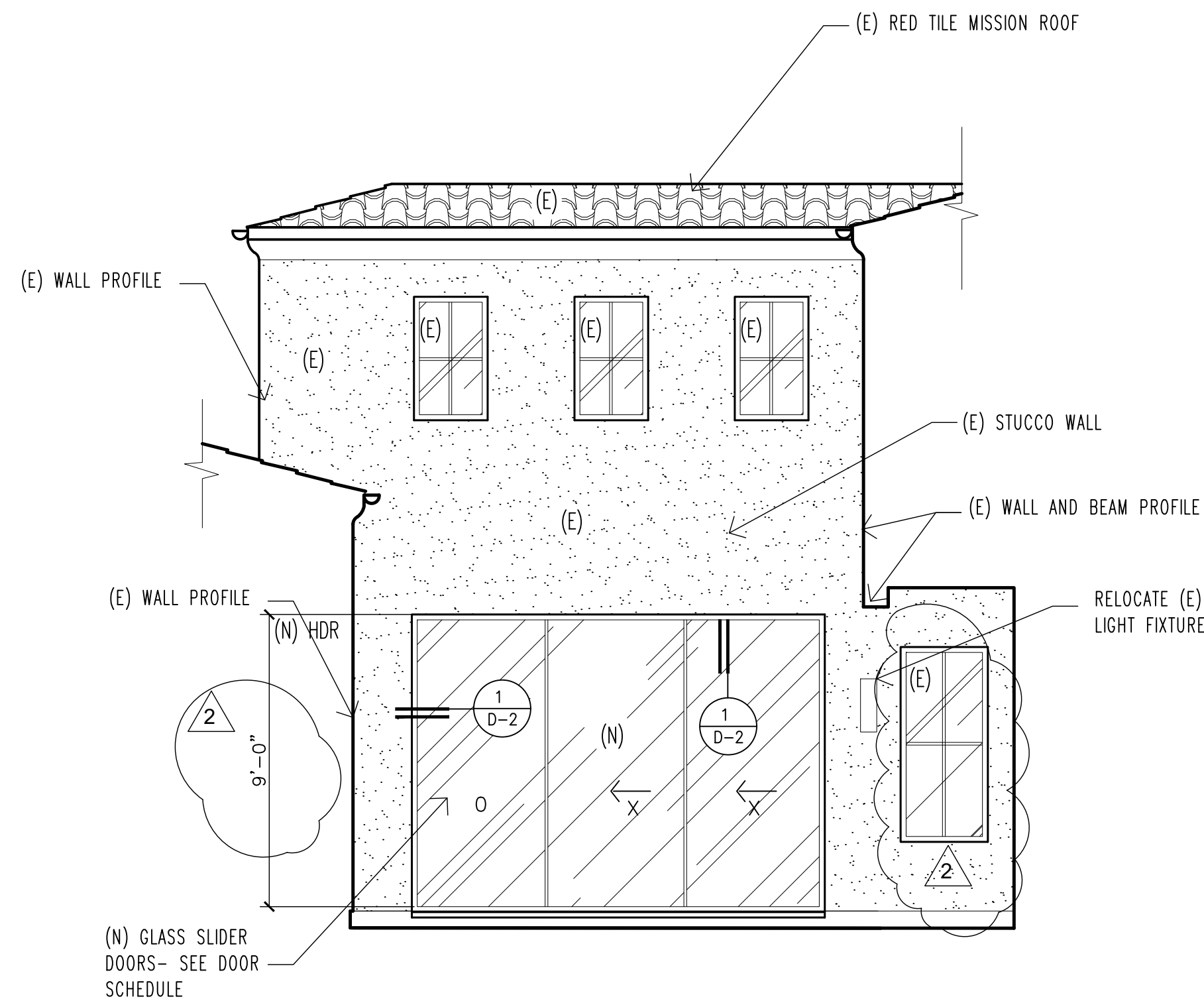
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Newport Coast, CA 92657
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CHECKED	JS
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JOB NO.	
SHEET	

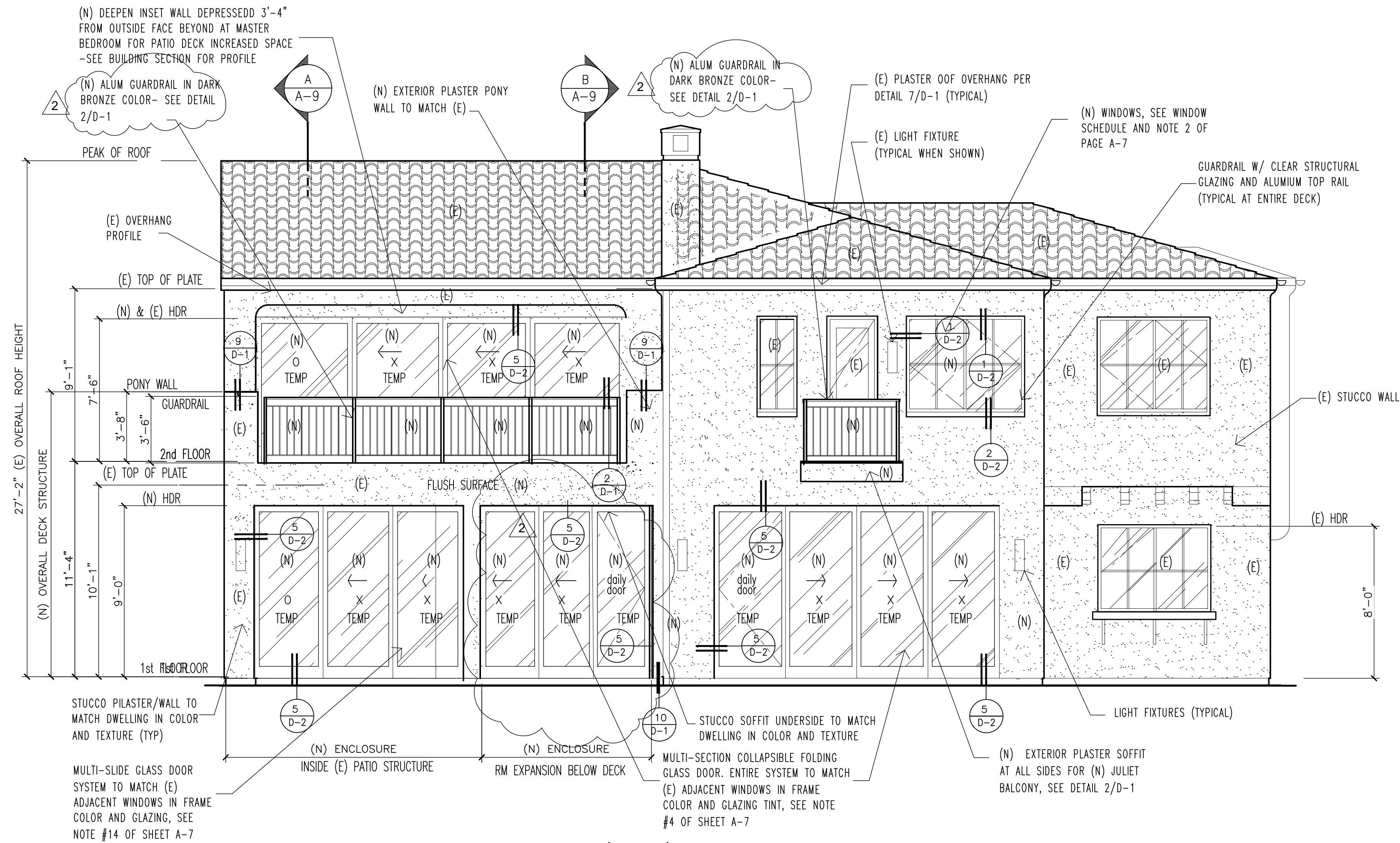
A-6

1 OF SHEETS

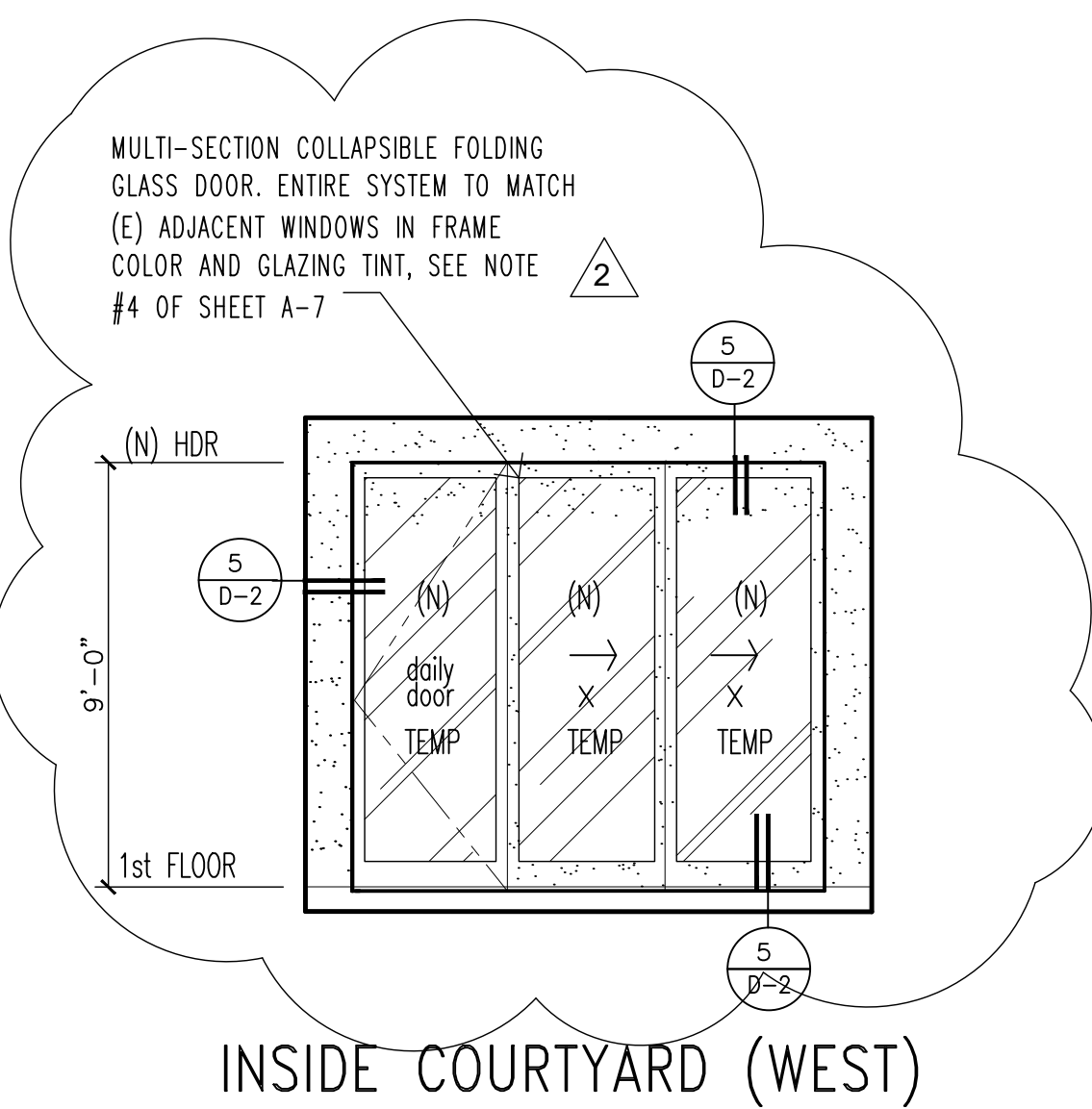
H.O.A. SCHEDULE
 EXTERIOR COLOR/MATERIAL/FINISH SCHEDULE
 FOR STANDARD H.O.A. NOTES, REFER TO A-7 EXTERIOR ELEVATION SHEET



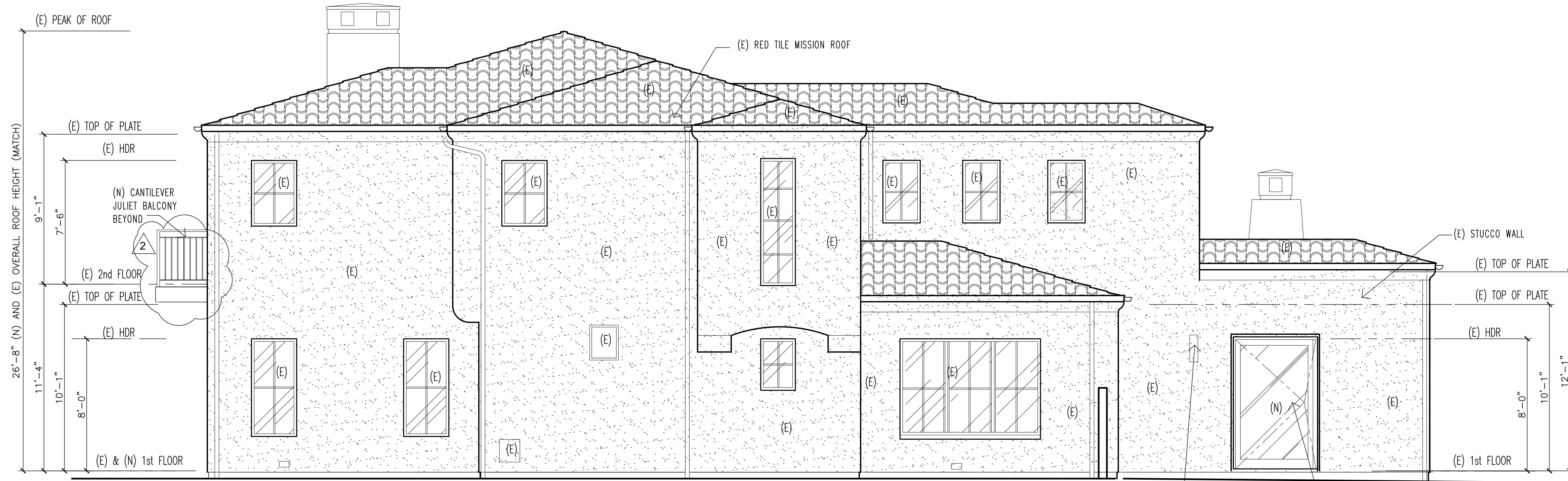
INSIDE COURTYARD (SOUTH)



REAR ELEVATION (WEST)



INSIDE COURTYARD (WEST)



LEFT ELEVATION (SOUTH)

PROPOSED ELEVATIONS

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

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RESIDENTIAL ADDITION
Kirk Roney Residence
 proposed elevations

OWNER REP/SITE ADDRESS:
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Newport Coast, CA 92657
 ph Phone 307-413-7548 email kirkroner@gmail.com



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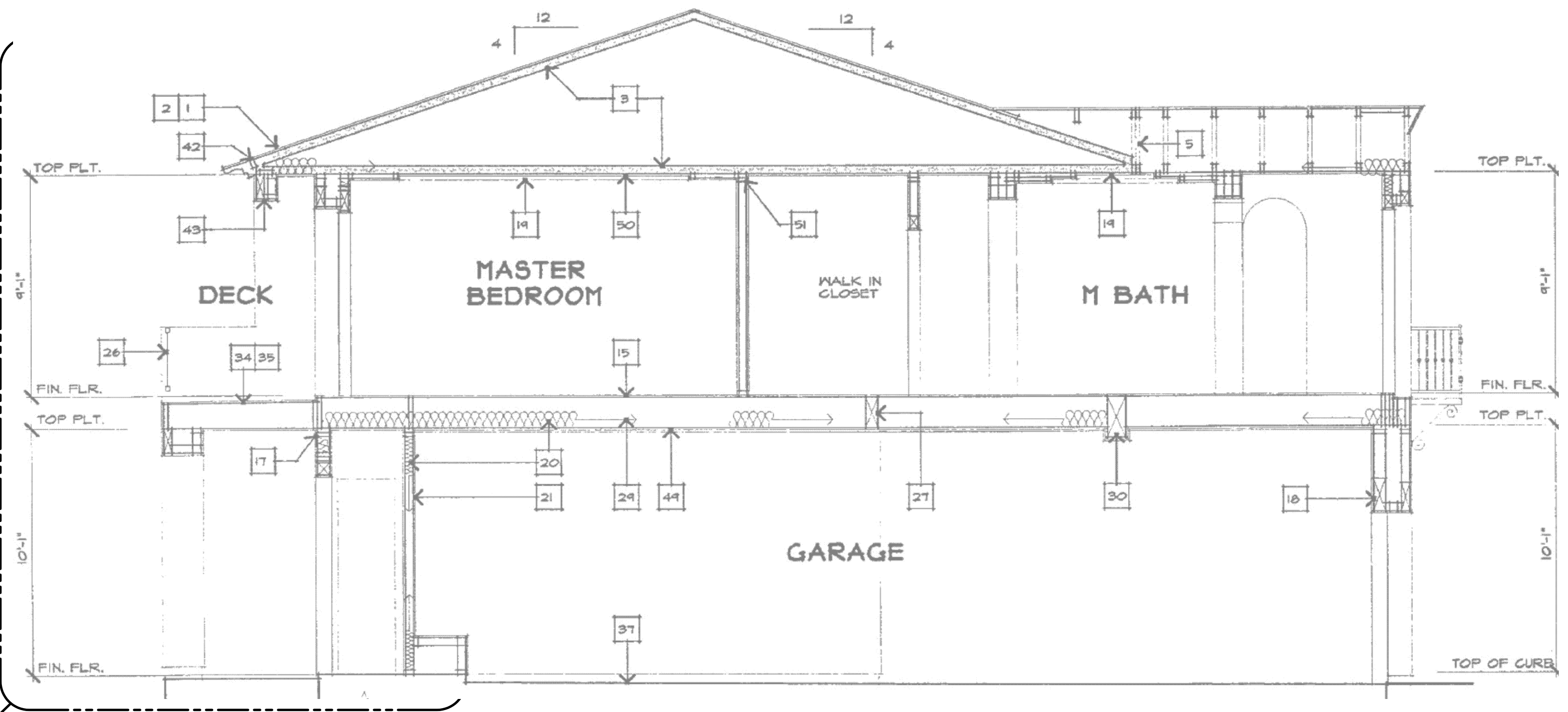
INSULATION CHART ¹

OPAQUE SURFACES		
01	02	03
Name	Zone	Construction
Add Back Wall	Addition	R-15 Wall
Add Right Wall	Addition	R-15 Wall
Ex Front Wall	Existing	R-13 Ex Wall
Ex Left Wall	Existing	R-13 Ex Wall
Ex Back Wall	Existing	R-13 Ex Wall
Ex Right Wall	Existing	R-13 Ex Wall
Partition	Addition>>Existing	R-0 Int Wall
Add Wall to Garage	Addition>>Garage	R-15 Int Wall
Wall to Garage	Existing>>Garage	R-0 Int Wall
Ex Roof	Existing	R-30 Roof Attic
Gar Roof	Garage	R-0 Gar Roof
Floor over Garage	Existing	R-19 Interior Floor
Gar Front Wall	Garage	Ex R-0 Wall
Gar Left Wall	Garage	Ex R-0 Wall
Gar Right Wall	Garage	Ex R-0 Wall

AS-BUILT NOTE:

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

FOR ALTERED PORTION, SEE ADJACENT DETAIL THIS PAGE OF SECTION "A" SHT A-9



SECTION AB-1

"AB" AS-BUILT BUILDING SECTION (EXISTING STRUCTURE FOR REFERENCE ONLY)

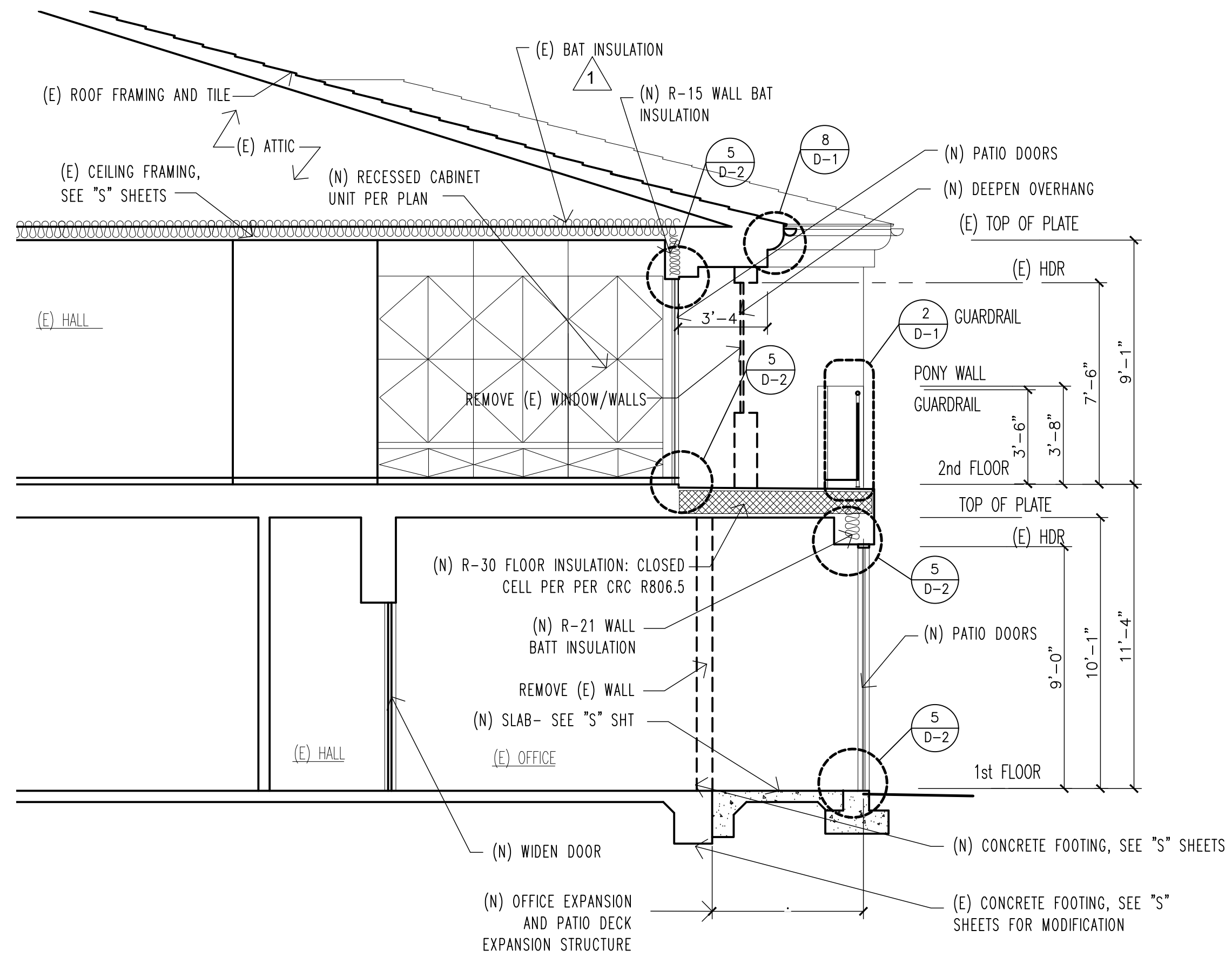
SCALE: 1/4" = 1'-0"

INSULATION NOTES

RAFTERS OR FLOOR JOIST THAT CANNOT BE TRADITIONALLY VENTED SHALL HAVE INSTEAD BETWEEN THE 2" X WOOD FRAMING R-30 CLOSED CELL INSULATION SPRAY FOAM SO THAT ALL CAVITIES BETWEEN THE FRAMING ARE COMPLETELY SEALED SUCH THAT AIR AND MOISTURE ARE UNABLE TO PENETRATE INSIDE. MFGR FROTH-PAK #650 CLASS-A FLAME SPREAD RATING ICC ESR-3228 PER CRC R806.5 - SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION. ALL OTHER ATTICS THAT ARE VENTILATED AND HAVE DEPTH TO LAY-IN BAT INSULATION MAY USE STANDARD FRICTION FIT FIBERGLASS INSTALLATION PER CHART AT RIGHT HAND SIDE

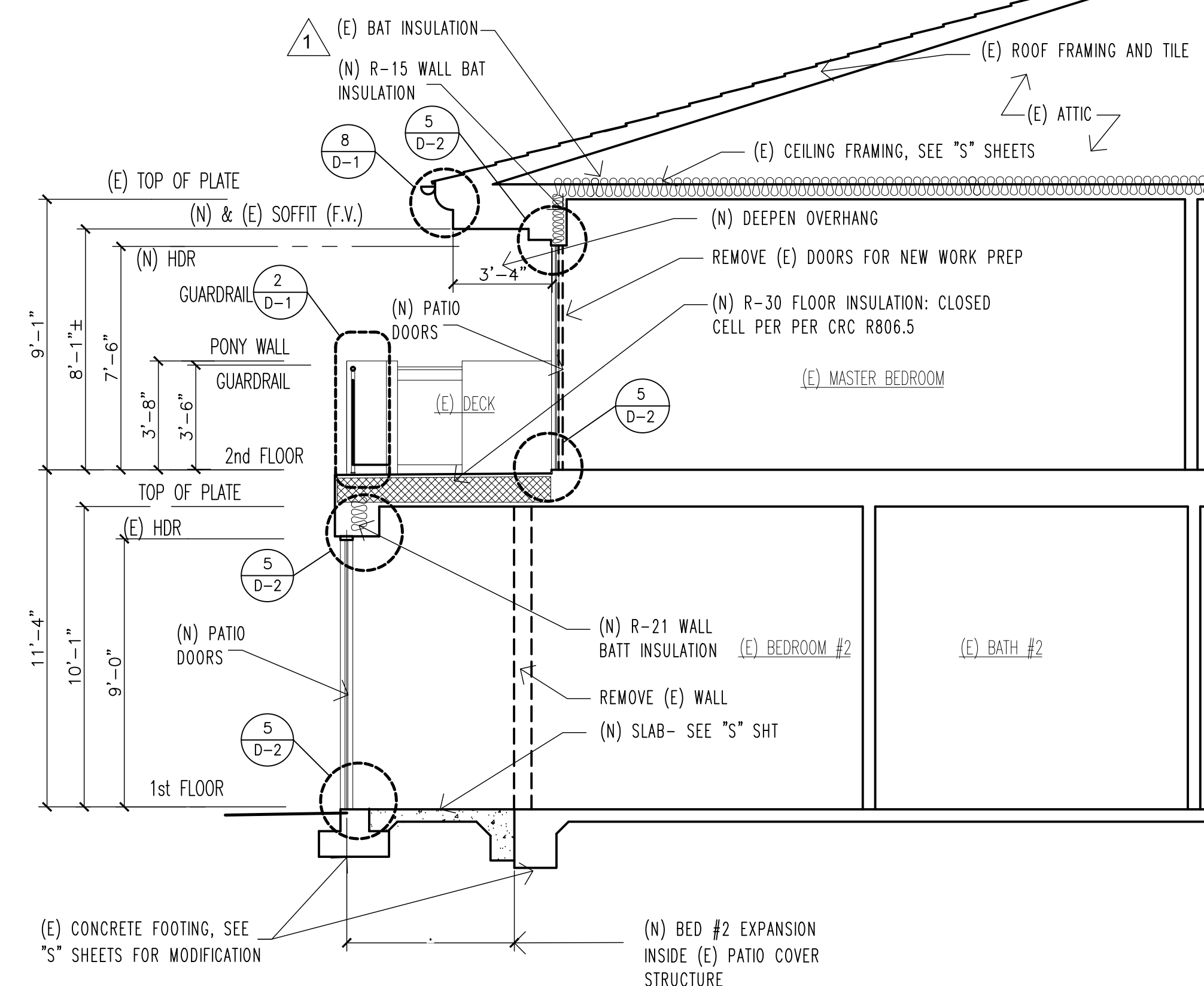
INSULATION LEGEND

- = R-30 CLOSED CELL INSULATION SPRAY PER INSULATION NOTES THIS PAGE PER CRC R806.5
- = BATT INSULATION W/ R-RATING AS NOTED ON INSULATION CHART OF THIS PAGE



"B" BUILDING SECTION & INTERIOR ELEVATION

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



"A" BUILDING SECTION

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

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REVISIONS NO.

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RESIDENTIAL ADDITION
Kirk Roney Residence
building sections

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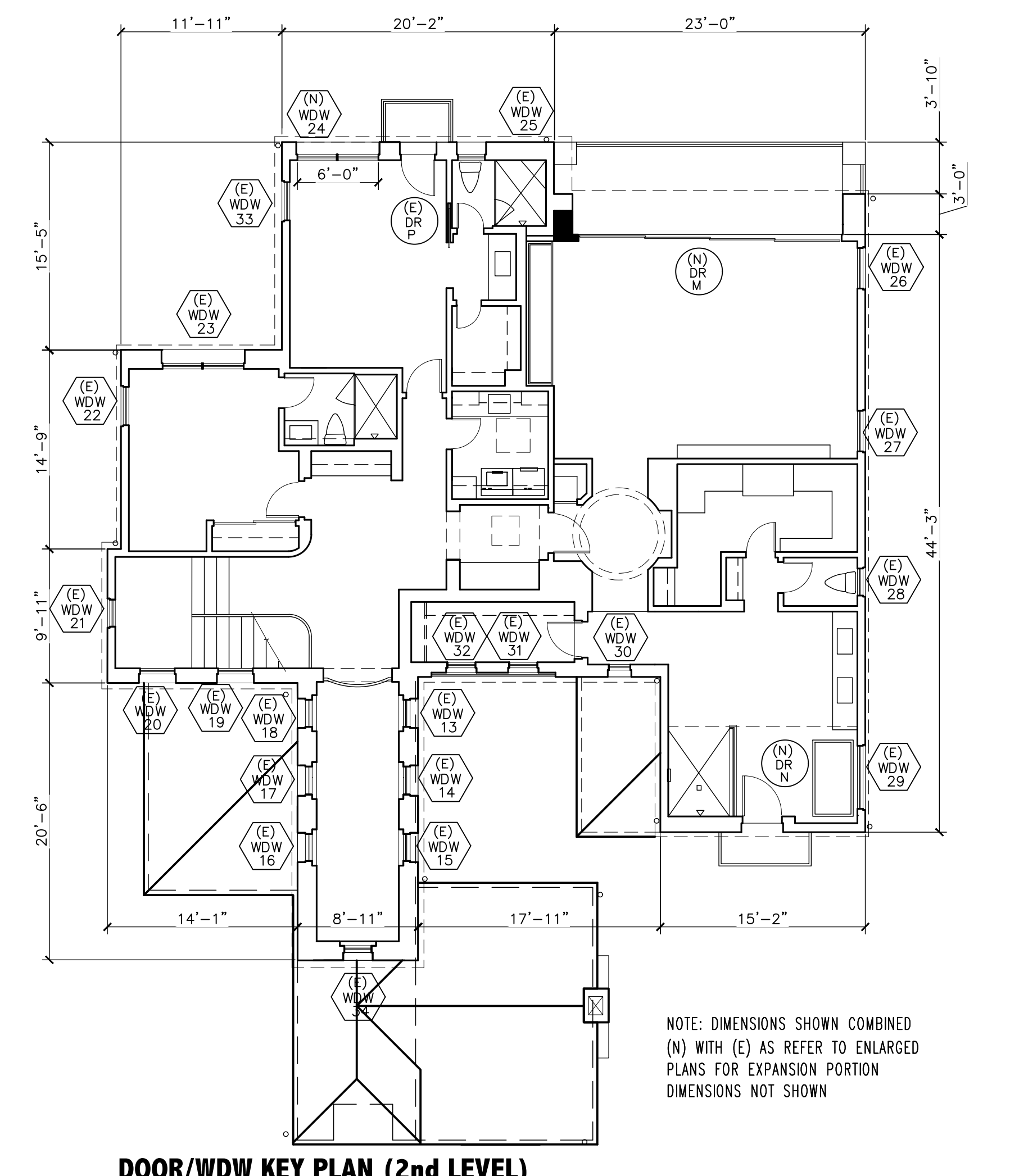
WINDOW SCHEDULE											
NO.	SIZE		ELEV.	TYPE	FRAME		GLAZING			T-24 LABEL	REMARKS
	W	H			MAT'L	FINISH	TINT	THICK	DBL		
FIRST LEVEL											
NW (E1)	2'-6"	6'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E2)	2'-6"	6'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E3)	2'-6"	6'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E4)	2'-6"	6'-0"	-	FIX/CASE	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E5)	2'-0"	3'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E6)	8'-0"	6'-0"	-	FIX/CASE	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E7)	8'-0"	4'-6"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E8)	2'-6"	6'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E9)	2'-6"	6'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E10)	3'-0"	5'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E11)	2'-6"	6'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E12)	2'-6"	6'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
SECOND LEVEL											
NW (E13)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E14)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E15)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E16)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E17)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E18)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E19)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E20)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E21)	2'-0"	8'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	YES	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E22)	2'-6"	4'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E23)	6'-0"	5'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E24)	6'-0"	5'-0"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	0.35 0.2	(N) WIDEN WINDOW OPENING BY WEATHERSHIELD MFR
NW (E25)	2'-0"	5'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	YES	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E26)	3'-0"	5'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E27)	3'-0"	5'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E28)	2'-6"	4'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E29)	3'-0"	4'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E30)	12'R	ROUND	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E31)	2'-0"	3'-6"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E32)	2'-0"	3'-6"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E33)	2'-6"	4'-0"	-	CASEMENT	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
NW (E34)	2'-0"	4'-0"	-	FIXED	W.A.C.	BRONZE	LOW-E	-	YES	-	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE

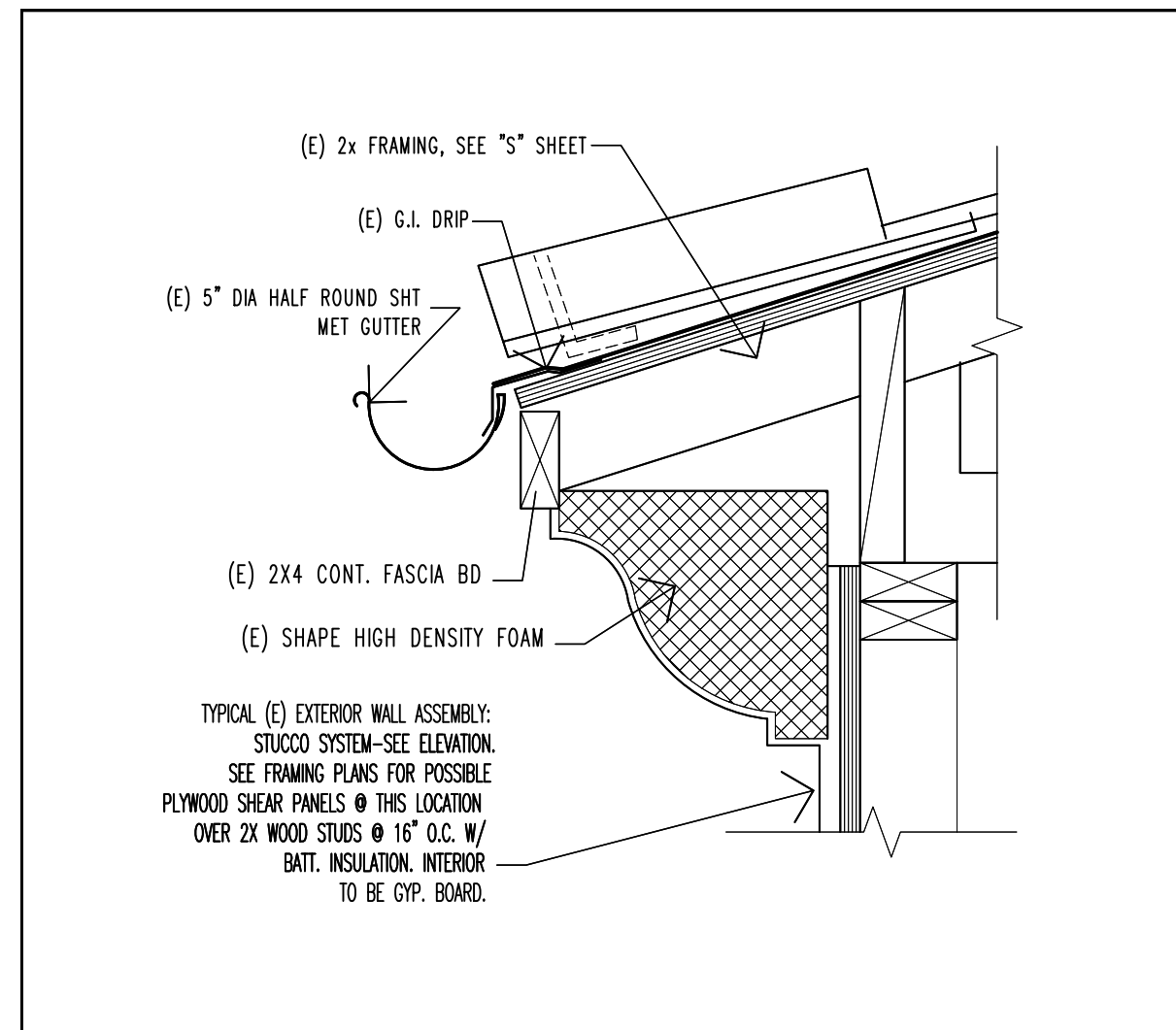
DOOR SCHEDULE														
NO.	DR	SIZE		ELEV.	TYPE	MAT'L	FINISH	TEMP	THICK	GLASS	FRAME	T-24 LABEL	REMARKS	
		W	H											
FIRST LEVEL														
DR (N)	4'-6"	8'-6"	1 3/4"	6	GL/DBL	ALUM	LOW-E TINT	YES	7/8"	ALUM	BRONZE	FACTORY	0.2	PROVIDE TEMPERED DUAL PANE GLAZING W/ PATTERN GLASS #62 IN WOOD FRAME IN EXISTING DOOR OPENING
DR (E)	5'-0"	8'-0"	1 3/4"	2	GL/DBL	ALUM	LOW-E TINT	YES	7/8"	W.A.C.	BRONZE	FACTORY	0.4	NEW PIVOT DOOR IN EXISTING OPENING - FRAME COLOR AND GLAZING TO MATCH (E) DOORS BY FLEETWOOD MFR
DR (N)	14'-10"	9'-0"	1 3/4"	5	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	V2 FOLDING DOOR SYSTEM BY LA CANTINA MFR
DR (N)	9'-0"	9'-0"	1 3/4"	4	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	V2 FOLDING DOOR SYSTEM BY LA CANTINA MFR
DR (N)	10'-10"	9'-0"	1 3/4"	3	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING BY LA CANTINA MFR
DR (E)	5'-0"	8'-0"	1 3/8"	8	GL/DBL	ALUM	CLEAR	YES	1/4"	METAL	WHITE	-	-	INTERIOR DOOR
DR (E)	2'-8"	6'-8"	1 3/4"	-	-	WOOD	PAINTED	-	-	-	-	-	-	(E)
DR (E)	2'-10"	6'-8"	1 3/8"	12	WOOD	WOOD	PAINTED	-	-	-	-	0.5	-	MIN 20-MINUTE FIRE-RATED DOOR/ SELF-CLOSING AND SELF-LATCHING
DR (N)	16'-0"	7'-0"	-	7	GL/DBL	ALUM	LOW-E TINT	YES	7/8"	W.A.C.	BRONZE	FACTORY	0.4	PROVIDE TEMPERED SINGLE PANE GLAZING W/ PATTERN GLASS #62 IN WOOD FRAME IN EXISTING GARAGE DR OPENING
DR (N)	12'-6"	3'-0"	1 3/4"	9	GL/DBL	ALUM	LOW-E TINT	YES	7/8"	W.A.C.	BRONZE	FACTORY	0.4	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING - SEE SPEC BELOW
DR (N)	10'-0"	3'-0"	1 3/4"	13	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	V2 FOLDING DOOR SYSTEM BY LA CANTINA MFR
DR (N)	5'-0"	8'-0"	1 3/4"	2	GL/DBL	ALUM	LOW-E TINT	YES	7/8"	W.A.C.	BRONZE	FACTORY	0.4	NEW PIVOT DOOR IN EXISTING OPENING - FRAME COLOR AND GLAZING TO MATCH (E) DOORS BY FLEETWOOD MFR
SECOND LEVEL														
DR (N)	19'-6"	7'-6"	1 3/4"	5	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING - SEE SPEC BELOW
DR (N)	2'-10"	7'-6"	1 3/4"	11	SC	WOOD	STAINED	YES	7/8"	WOOD	BRONZE	FACTORY	0.4	(N) DUTCH SWING DOOR TEMPERED DUAL PANE GLAZING W/ PATTERN GLASS #62 IN WOOD FRAME IN (E) OPENING

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

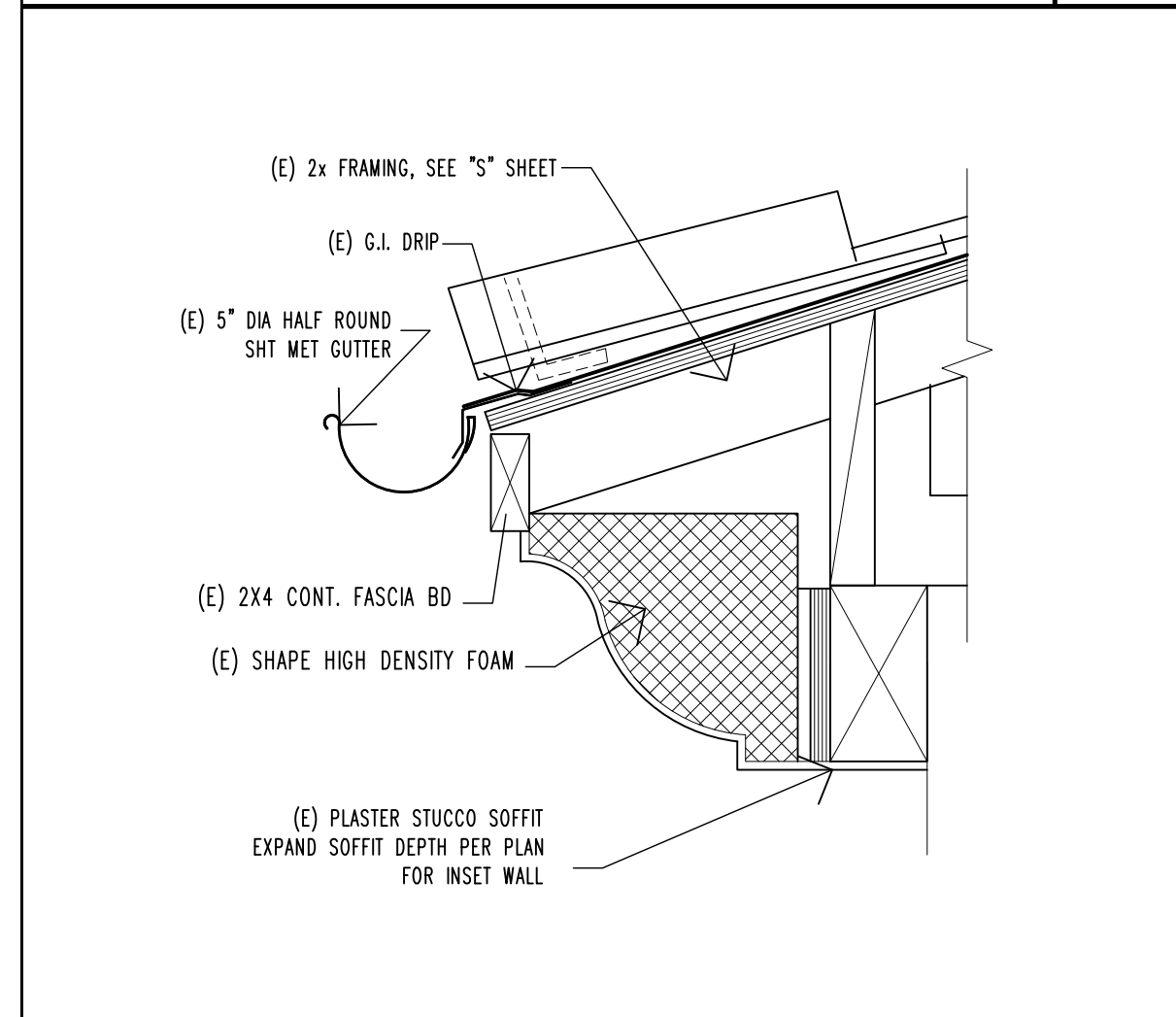
T-24 EXTERIOR DOORS & WINDOW NOTES
 A) ALL (E) DIMENSION ARE FOR T-24 CALCULATIONS AND NOT NECESSARILY FOR SIZING OF INSTALLATION FOR WINDOW AND DOOR. VENDOR SHALL FIELD VERIFY NEW/EXISTING DOOR AND WINDOW OPENINGS FOR EXACT FIT BETWEEN ROUGH AND FINISH FIELD OPENINGS - REFER TO T-24 REPORT.
 B) REFER TO T-24 REPORT FOR SHGC AND UL RATED FOR NEW DOORS & WINDOWS AS ALL FENESTRATIONS MUST HAVE TEMPORARY AND PERMANENT LABELS FOR INSPECTION - NO EXCEPTIONS.

GENERAL NOTES FOR DOORS AND WINDOWS
 1. "EXISTING" NOTATION SHOWN IS FOR BUILDING DEPT/T-24 PURPOSES ONLY. CONTRACTORS WORK APPLIES TO REPLACED OR NEW ("N") DOORS AND ("N") WINDOWS OF THE SCHEDULE SHOWN ON THIS PAGE FOR NEW WORK.
 2. ALL DOUBLE GLAZE AND TINT PER T-24 ENERGY REQUIREMENTS.
 3. CONTRACTOR TO F.V. ALL DOOR SIZES PRIOR TO ORDERS/INSTALLATION FOR ALL OPENINGS AS SIZES INDICATED ARE WITHIN 90% ACCURACY.
 4. "TEMP" INDICATES TEMPERED GLASS PER CBC.
 5. DOOR HARDWARE TO BE COORDINATED BETWEEN CONTRACTOR, VENDOR & OWNER.
 6. COORDINATE INTERIOR HARDWARE FINISH WITH OWNER/INTERIOR DESIGNER.
 7. SUBMIT LOCK SPECIFICATIONS, TYPE AND FUNCTION TO OWNER FOR THEIR REVIEW PRIOR TO INSTALLATION.
 8. (N) HEAD, JAMB AND SILL PROFILES TO (M) EXISTING IN SHAPE, TEXTURE AND COLOR.
 9. FOR ALL NEW REPLACEMENT WINDOWS IF OCCUR FOR WINDOWS WHICH SERVE ALL BEDROOMS MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS: MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF 5.7. S.F. W/ SILL AT 44" MAX FROM FINISH FLOOR.
 10. ALL WINDOWS AND DOORS TO BE FACTORY FINISH AS SELECT INSIDE AND OUTSIDE COLORS AND HARDWARE PER INTERIOR DESIGNERS INSTRUCTIONS AS HAVE 2 COLORS.
 11. NEW WINDOWS: ALL EXTERIOR WINDOWS TO BE ALUMINUM-CLAD WOOD BY WEATHER-SHIELD MFR CONTEMPORARY COLLECTION SERIES AS EITHER OPERABLE OR FIXED AS NOTED ON SCHEDULE. FRAME COLOR SHALL BE DARK BRONZE ANODIZED COLOR BY MFR STANDARD PALETTE. GLAZING TO BE LOW "E" DUAL PANE GLASS (SECURE FRAME COLOR SAMPLE TO MATCH (E) DARK BROWN PRIOR TO PURCHASE).
 12. NEW SWING ENTRANCE DOOR: EXTERIOR DOOR TO BE REPLACED WITH W/ MULTI-LITE GLASS WITH PATTERN GLASS. FRAME COLOR SHALL BE DARK BROWN COLOR TO MATCH EXISTING HOUSE TRIM IN COLOR. GLAZING TO BE TEMPERED W/ DUAL PANE GLASS PER VENDOR WITH INTERIOR PANE AS STANDARD #64 OBTAIN TEMPERED GLASS - SEE ALSO GARAGE DOOR AS FABRICATED BY SAME MFR <https://cambek.com/matching-garage-entry-doors/>
 13. NOTE TO CONTRACTOR: T-24 SPREAD SHEETS FOR WINDOW AND DOOR FENESTRATION DESIGNATION STATUS OF KEYED AS "NEW" OR "ALTERED" REFERS TO EITHER NEW WINDOW IN NEW OPENING OR NEW WINDOW IN EXISTING OPENING AS ALL DOORS AND WINDOW ARE NEW EXCEPT AT NON-ENVELOPED OF GARAGE.
 14. CONVENTIONAL WINDOWS THAT ARE NOT FIRE RATED ARE ALUMINUM-CLAD WOOD BY WEATHER-SHIELD MFR CONTEMPORARY COLLECTION SERIES AS EITHER CRANK-OUT CASEMENT OR FIXED AS NOTED ON SCHEDULE.
 15. SLIDING GLASS DOORS ARE ALL ALUM BY LA CANTINA MFR AS EITHER PATIO OR MULTI-SLIDE AS NOTED ON SCHEDULE.
 16. SWING FRENCH DOORS ARE ALUMINUM-CLAD WOOD BY WEATHER-SHIELD MFR CONTEMPORARY COLLECTION SERIES.
 17. NEW GLASS BI-FOLD DOORS ARE EXTRUDED ALUMINUM BRONZE ANODIZED EXTERIOR, AND WHITE INSIDE FINISHES BY LA CANTINA MFR V-2 SERIES (SECURE FRAME COLOR SAMPLE TO MATCH ADJACENT DOOR/WINDOW SYSTEMS PRIOR TO PURCHASE) SYSTEM SHALL HAVE GLAZING TO BE LOW "E" DUAL PANE TEMPERED GLASS AND FRAME COLOR TO BE DARK BRONZE ANODIZED TREATMENT FOR EXTERIOR PORTIONS OF FRAMES AND HARDWARE.
 18. FOR SPA DROWN PREVENTION, SEE NOTE #9 OF SHEET A-4 FOR DOOR AND WINDOW NOTES

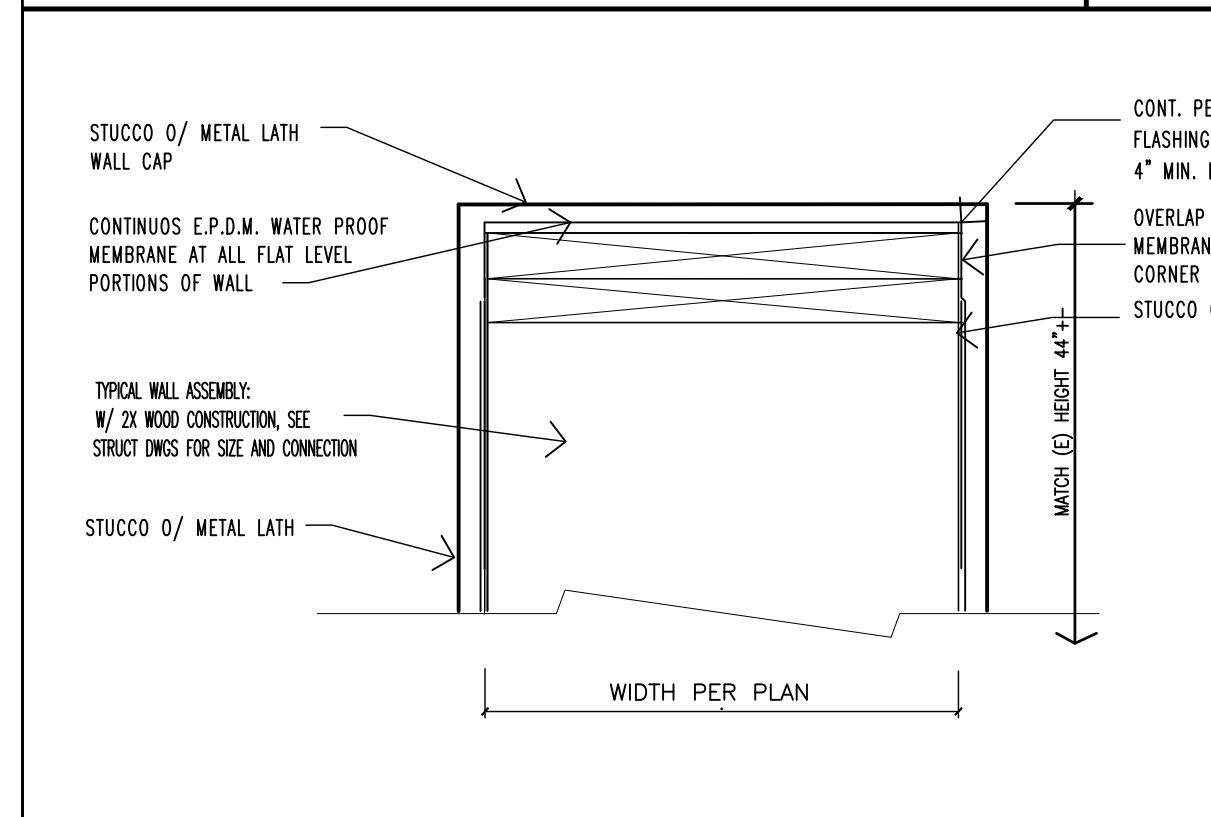




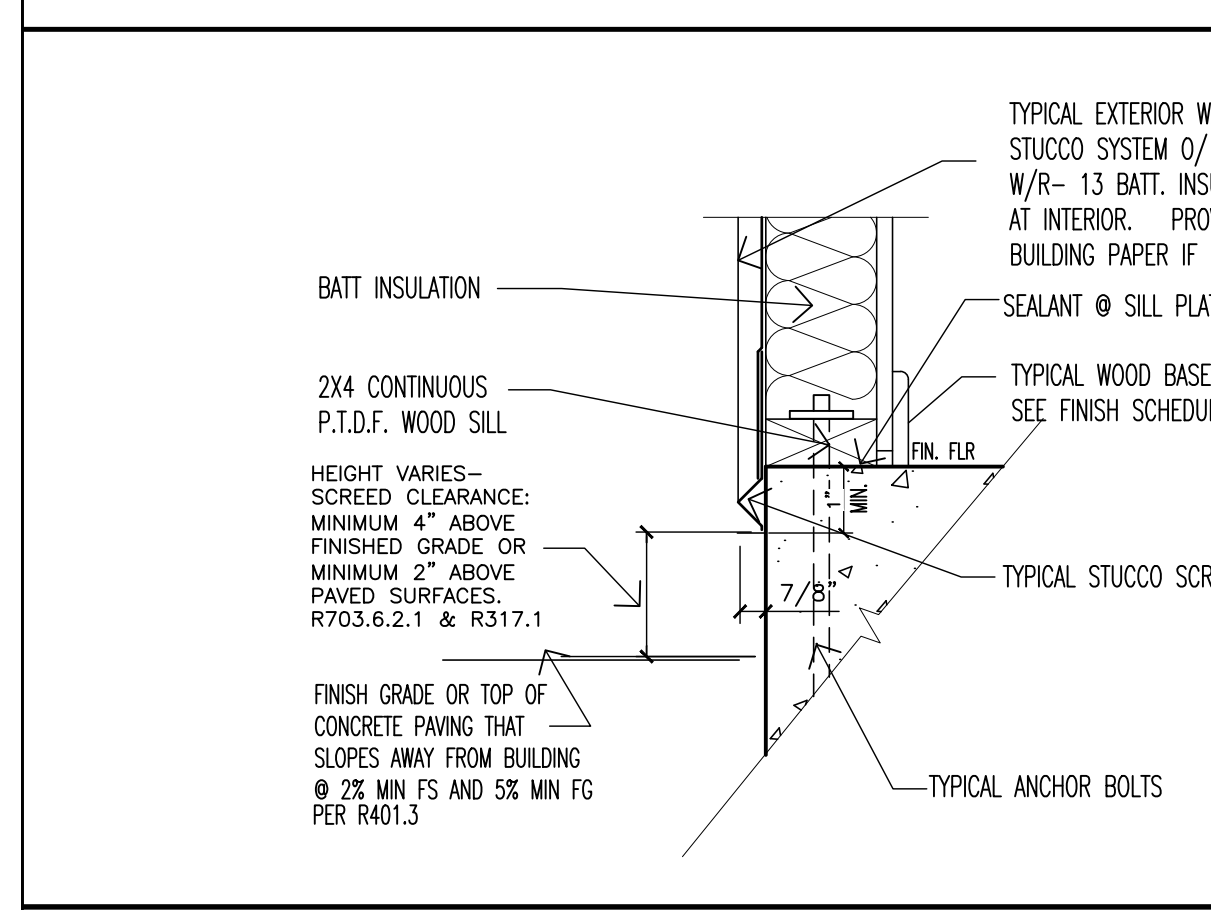
TYPICAL ROOF OVERHANG 7



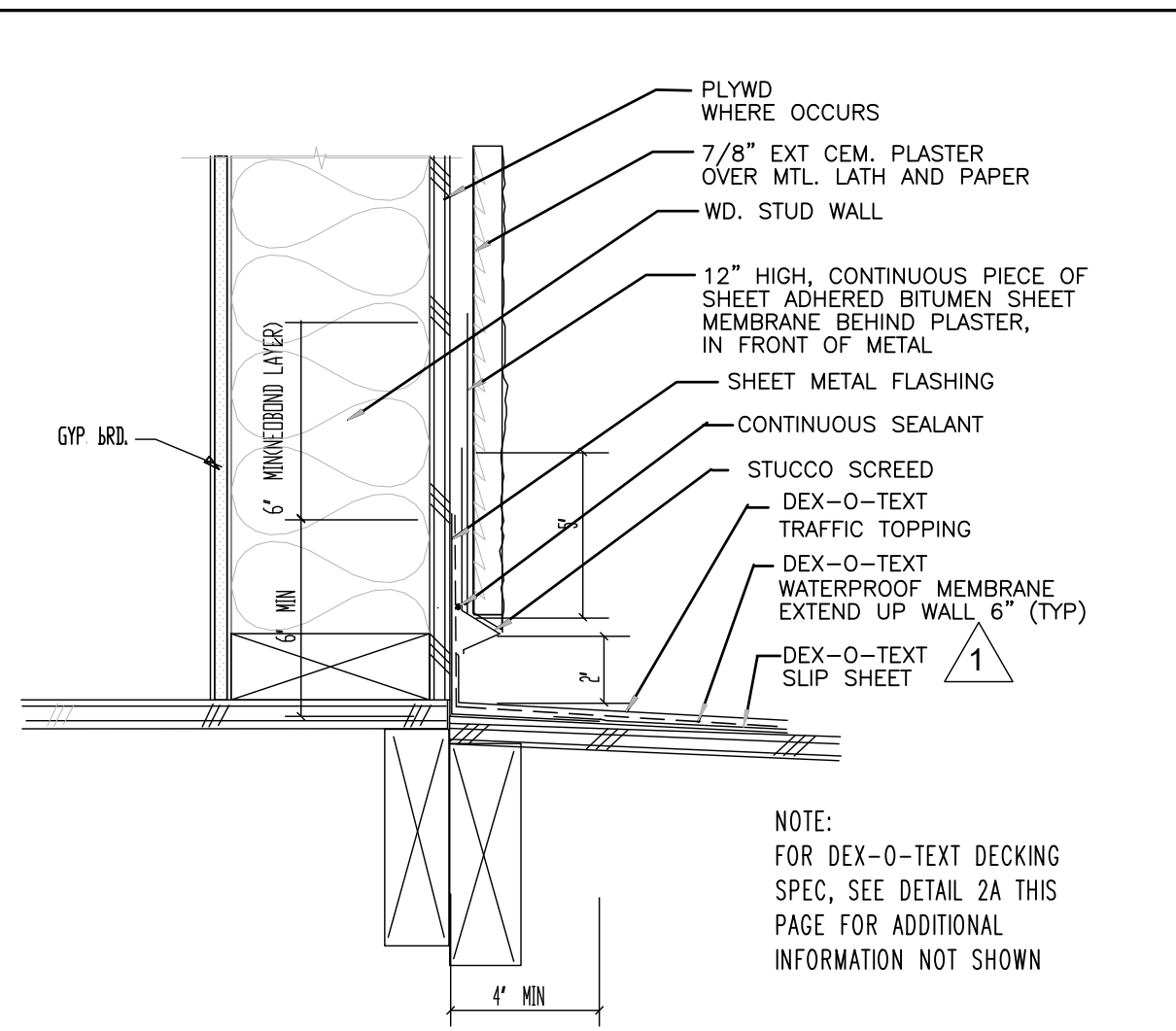
ROOF OVERHANG ABOVE DECK 8



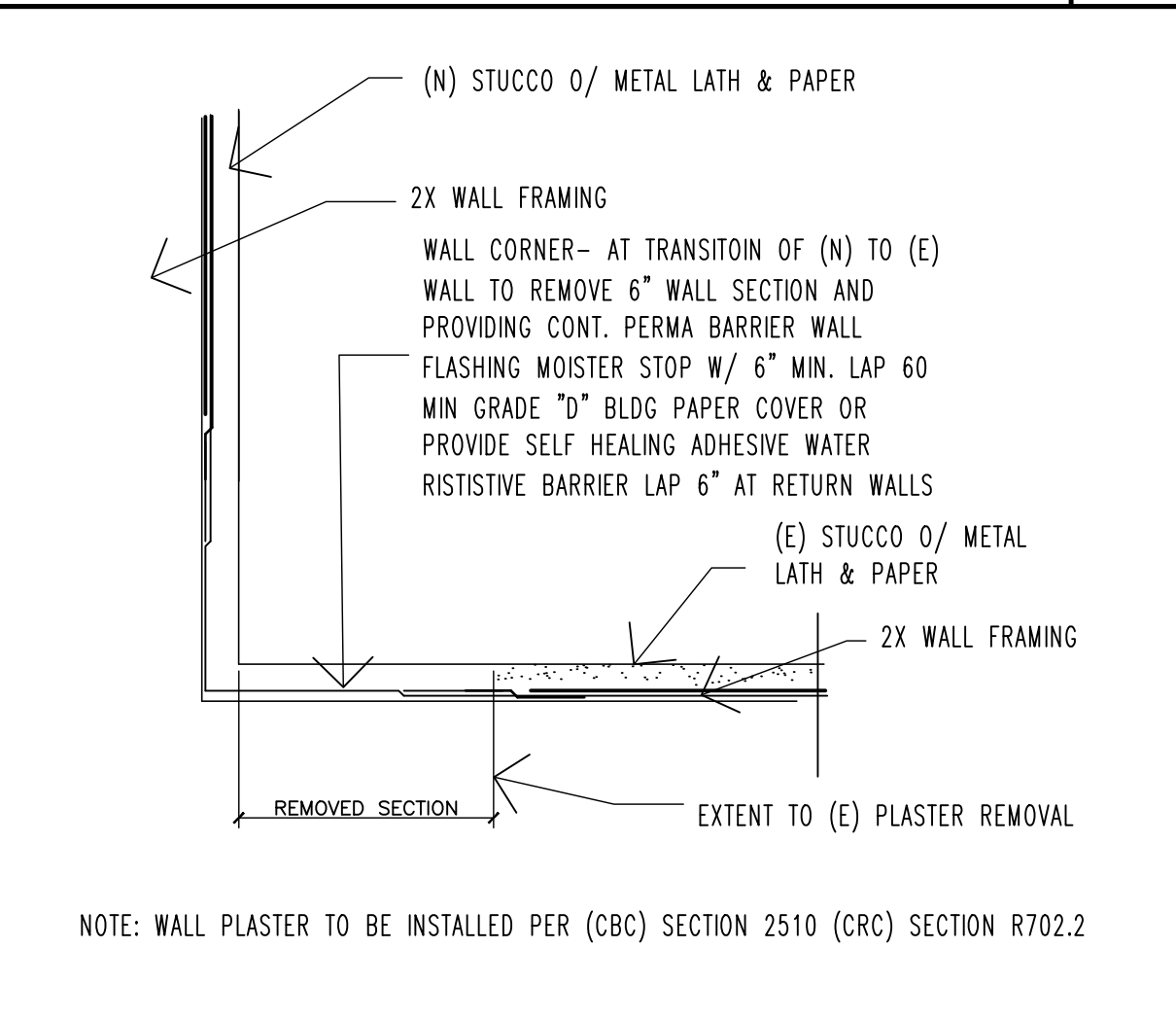
WALL CAP/PILASTER NEAR GUARDRAIL NO SCALE 9



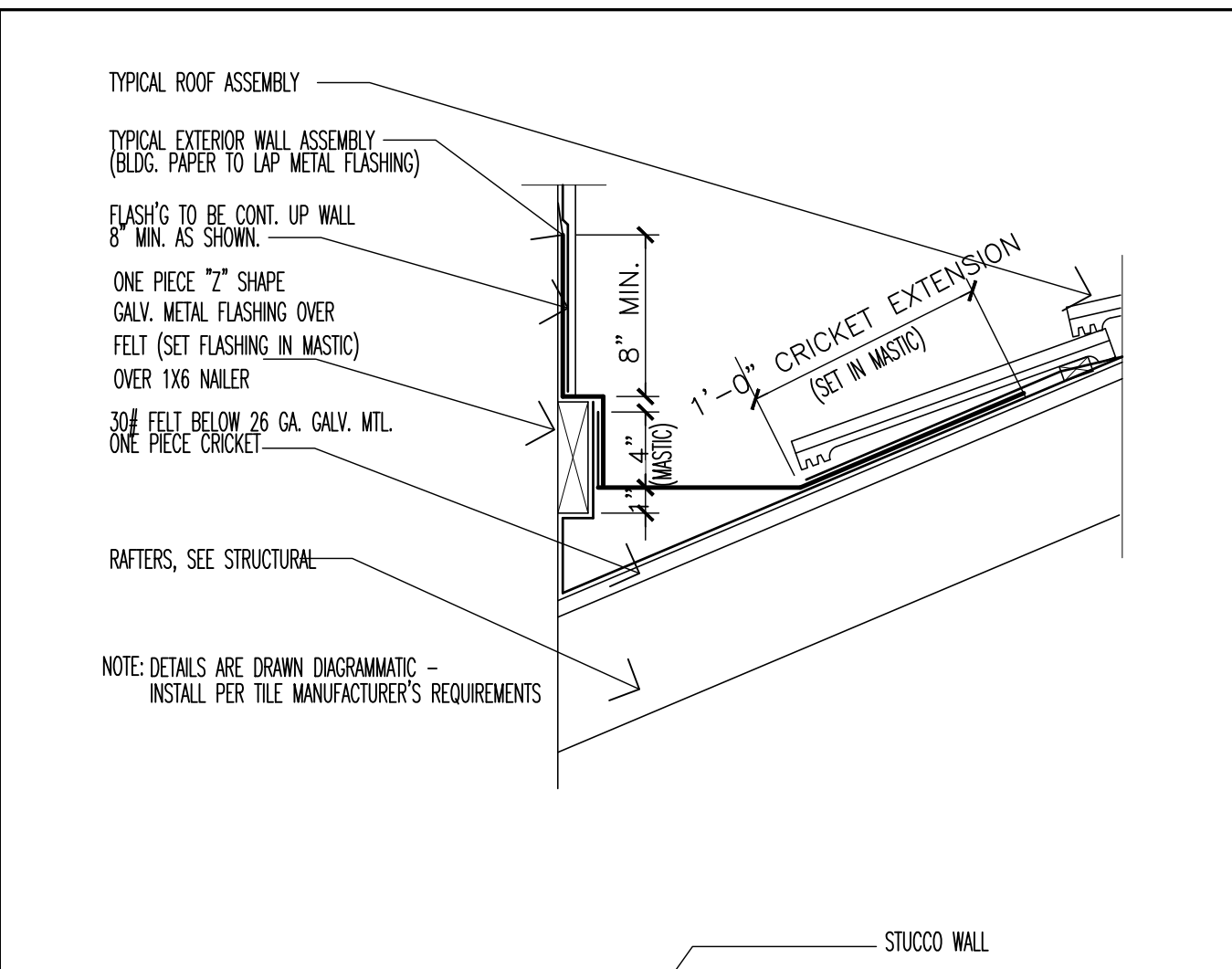
FOUNDATION AT WALL NO SCALE 10



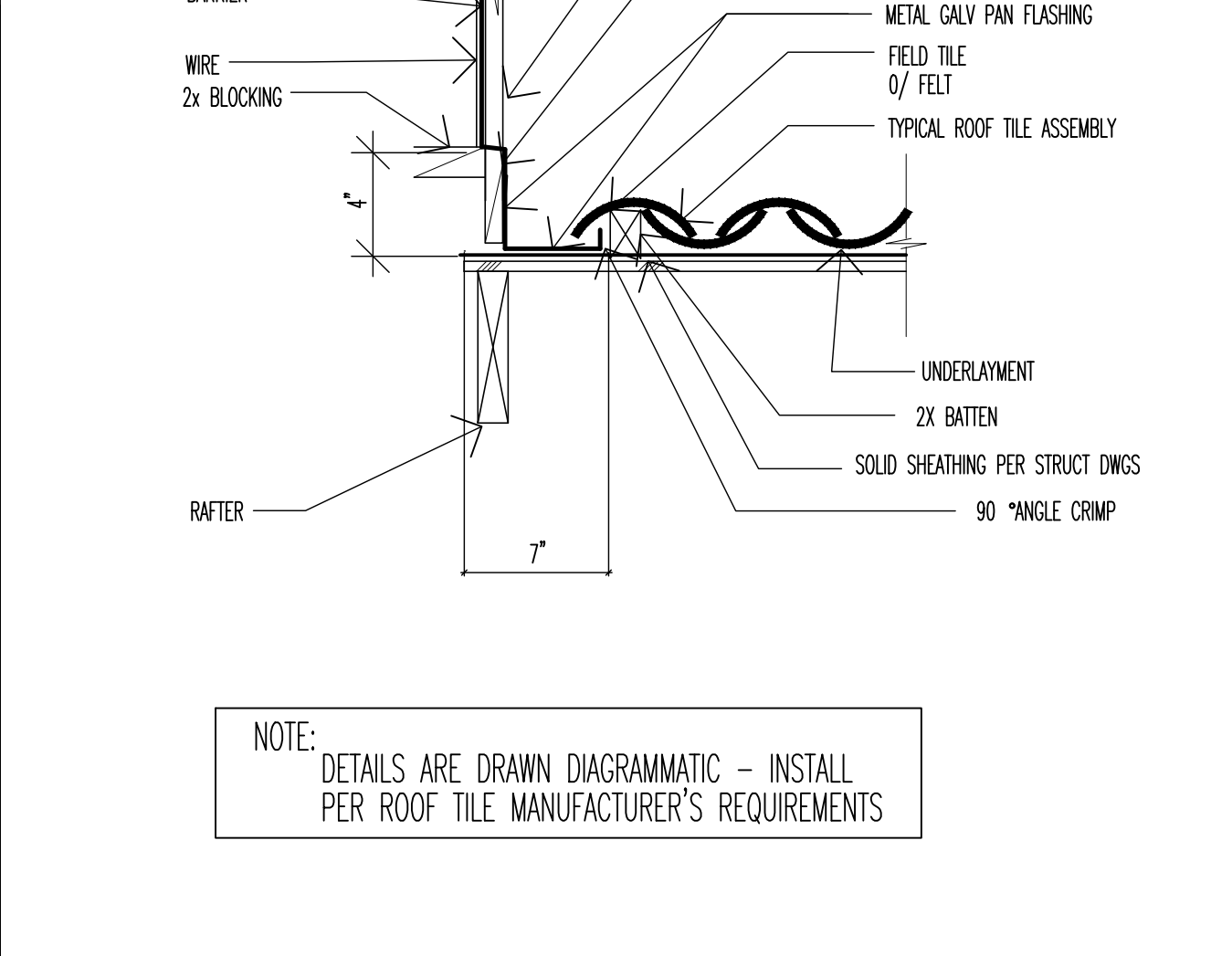
DECK TO WALL 5



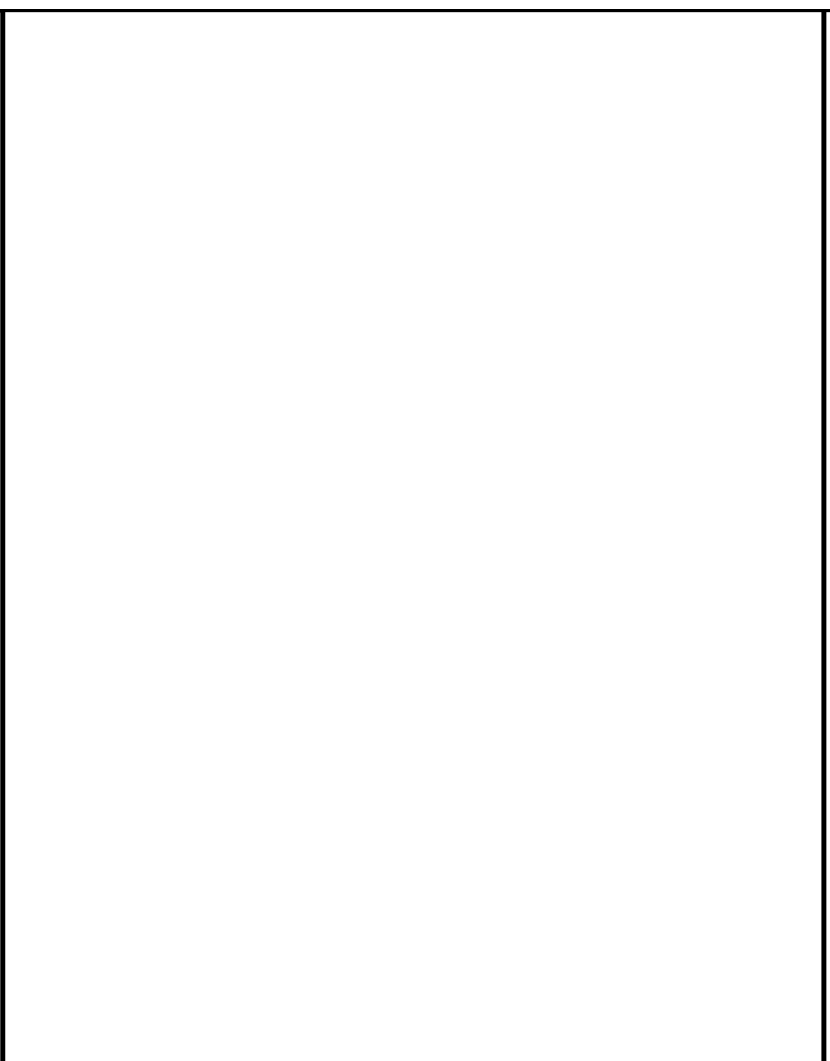
WALL TRANSITION (N) TO (E) 6



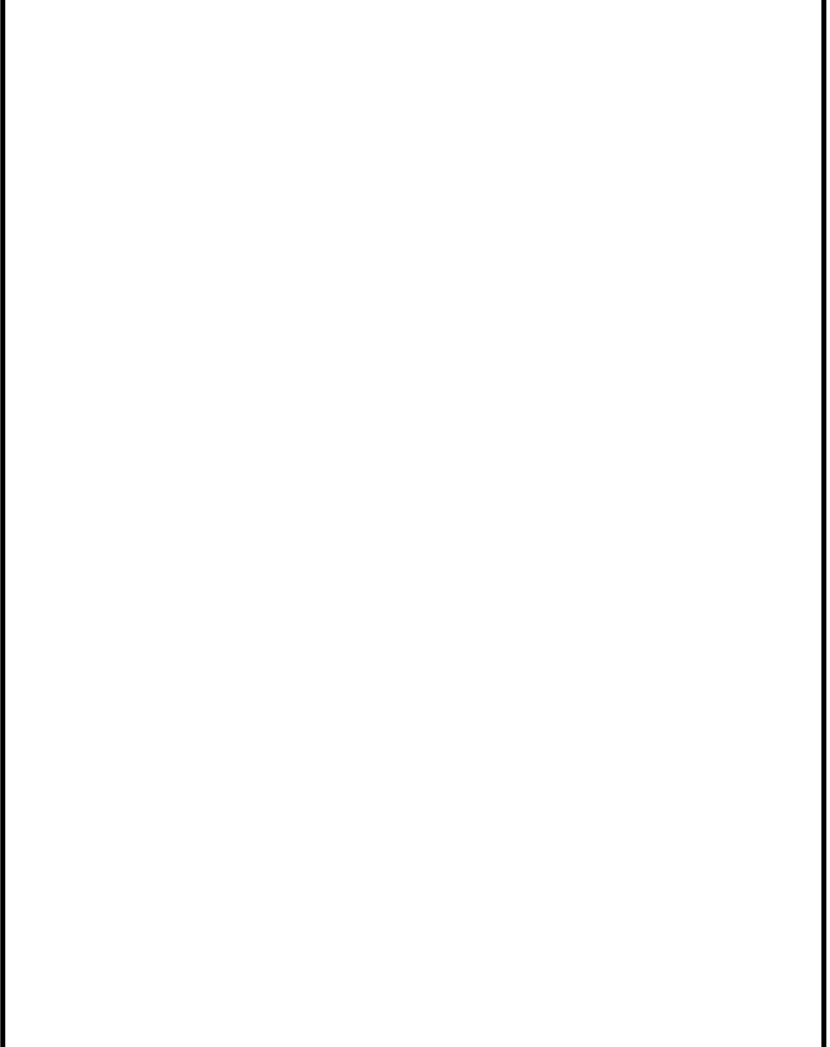
ROOF TRANSITION 4



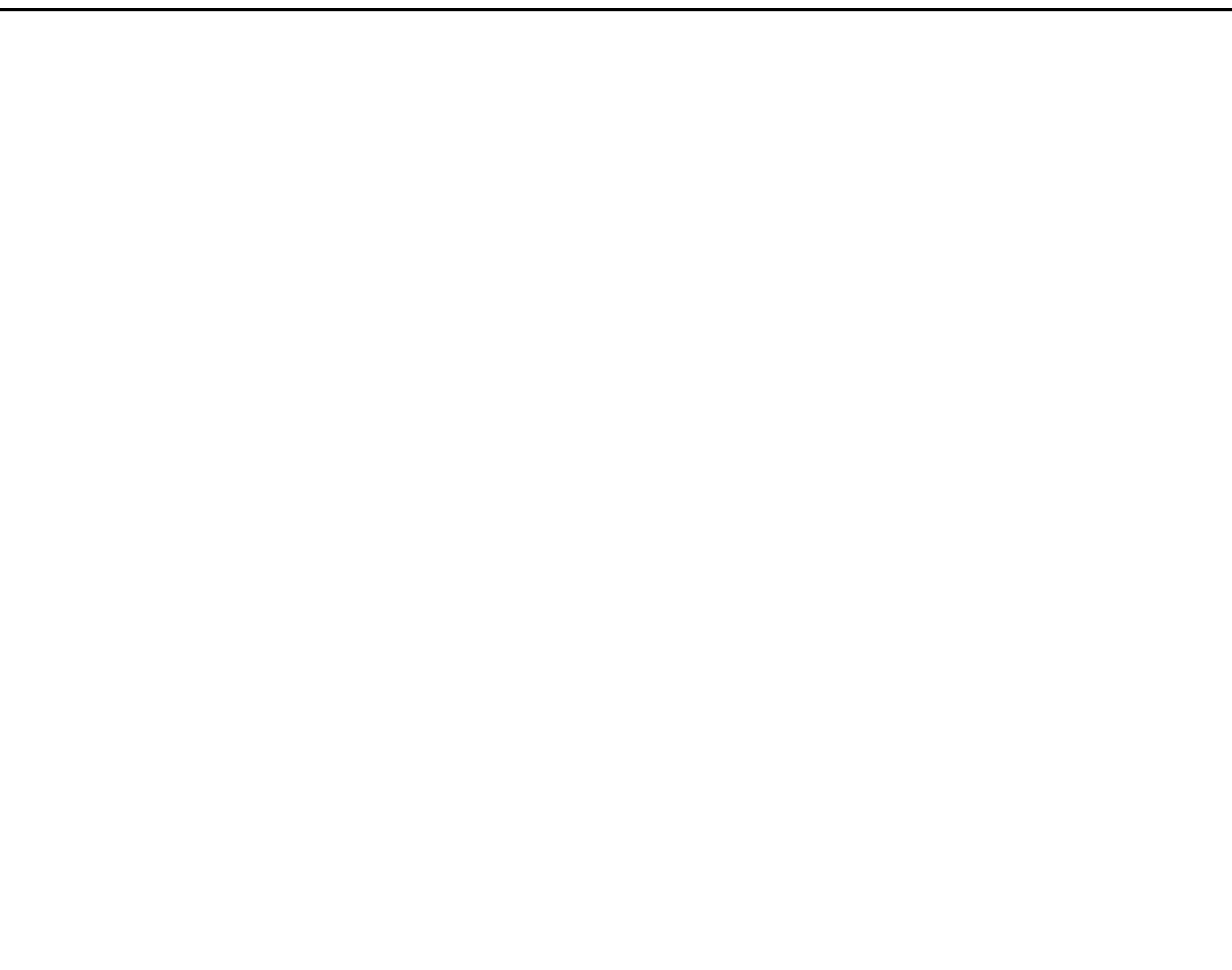
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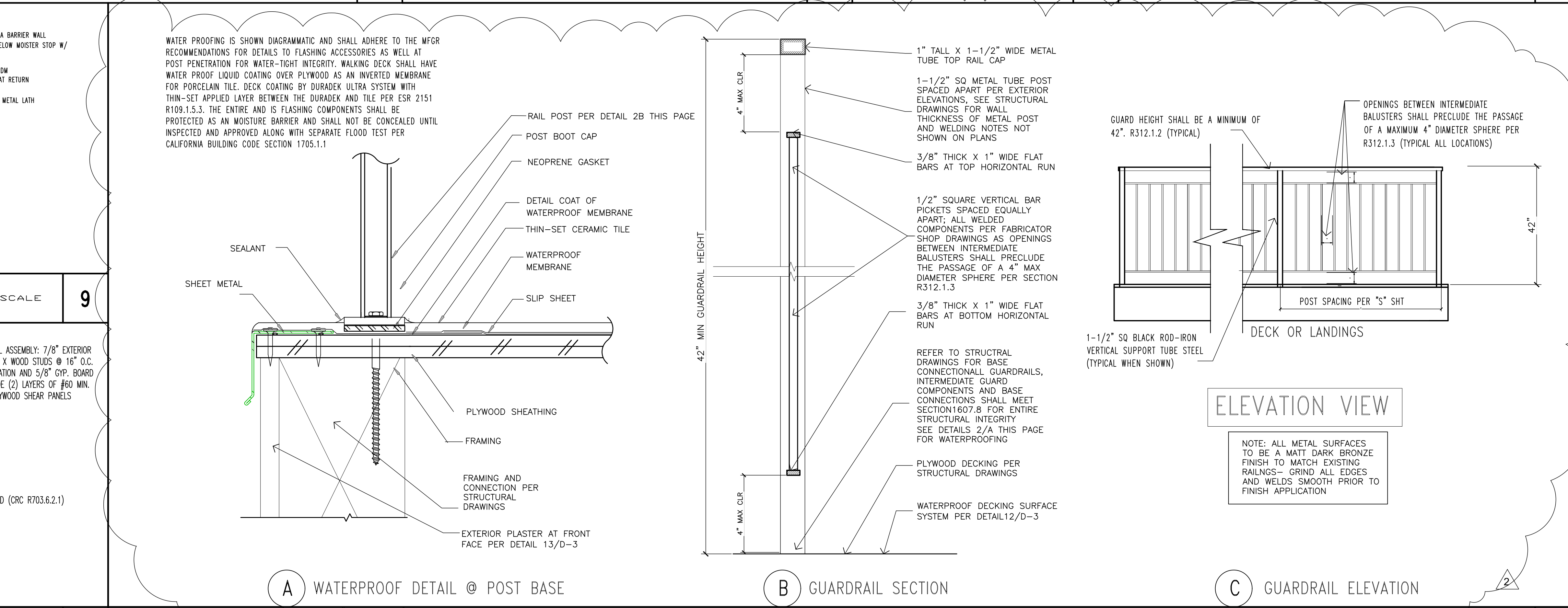
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BALCONY GUARDRAIL DETAILS NO SCALE 2

Contractor shall exercise the responsibility with (E) ARCHITECT in securing (E) approved drawings, prior to actually executing work

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1 City resubmittal 12-21-23
2 City resubmittal 2-22-24

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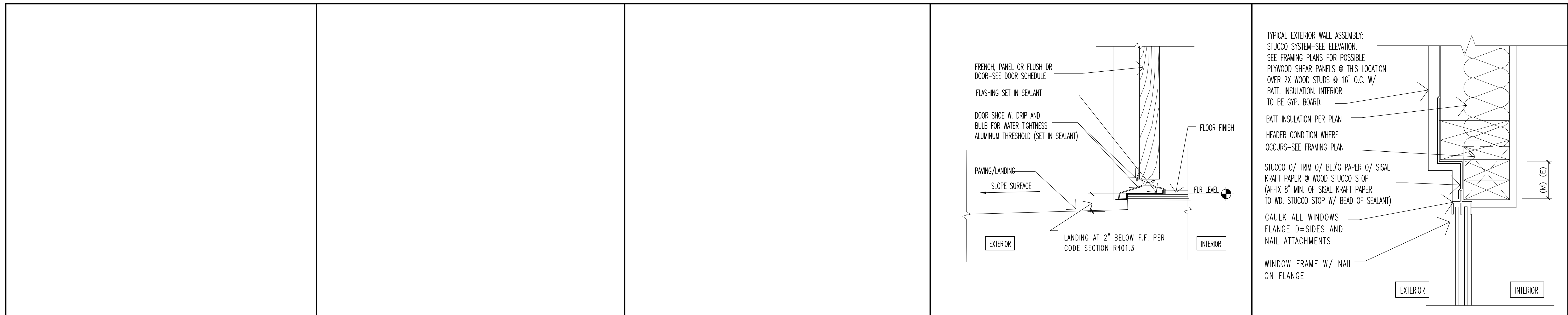
RESIDENTIAL ADDITION
Kirk Roney Residence
misc details

OWNER REP/SITE ADDRESS:
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ph Phone 307-413-7548 email kirkroner@gmail.com

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

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D-1
1 OF SHEETS



8

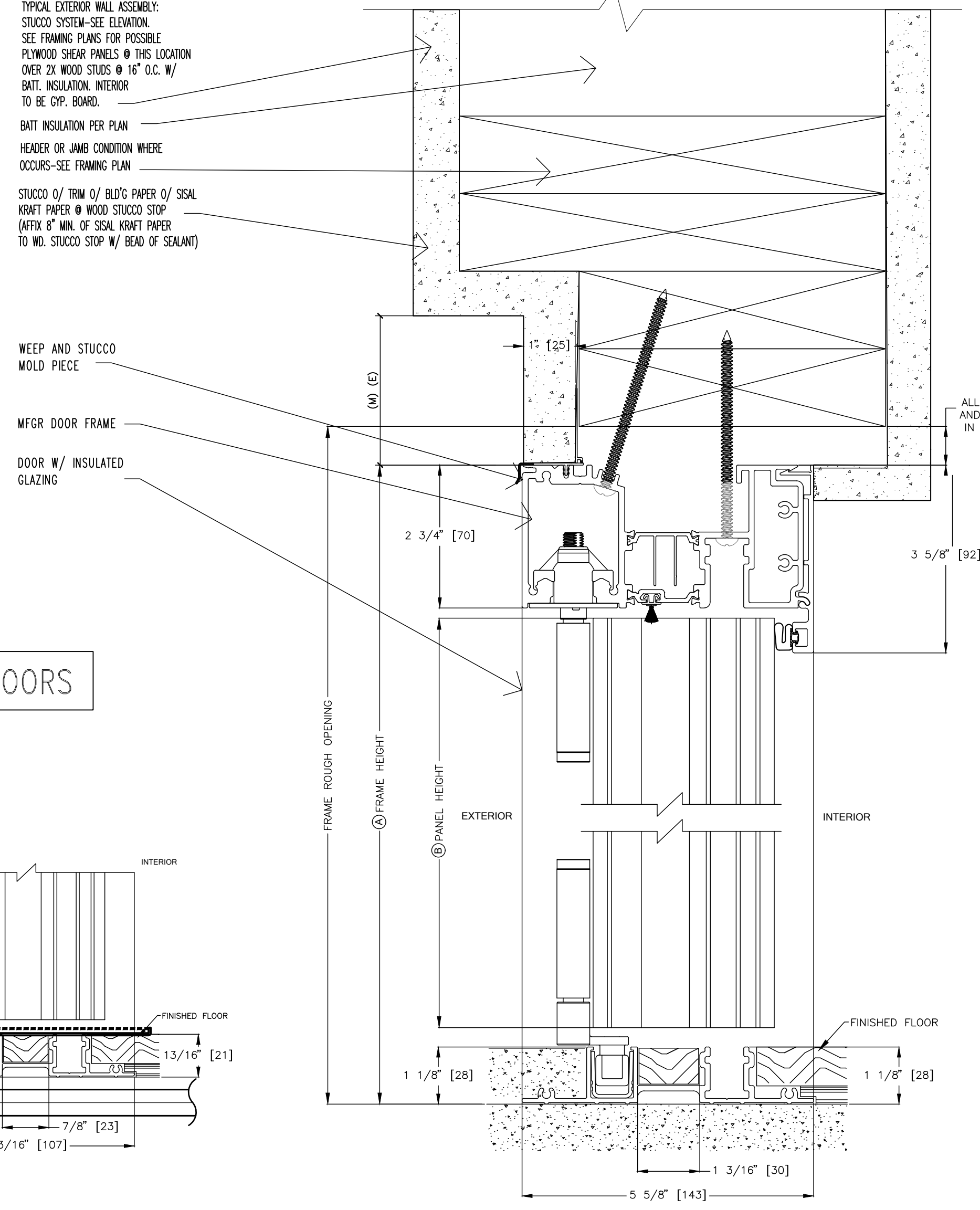
7

6

4

1

NOTE: DETAILS ARE DIAGRAMMATIC IN NATURE - REFER TO MFR SHOP DRAWINGS FOR EXACT PROFILE AS SLIDERS, MULTI-SLIDERS AND FOLDING DOORS ARE ALL BY ONE MFR "LACANTINA DOORS, INC., 1875 ORD WAY, OCEANSIDE, CA 92056. TELEPHONE: (888) 221-0141 WEBSITE: WWW.LACANTINADOORS.COM. COMPLETE DOOR SYSTEM INCLUDING HEAD, SIDE JAMBS, THRESHOLD AND TO SIZES INDICATED ON THE DRAWINGS. PANEL: THERMALLY BROKEN, EXTRUDED ALUMINUM STILE AND RAIL PANELS WITH STANDARD ONE LITE.



SPECIFICATIONS

LACANTINA DOORS, INC., 1875 ORD WAY, OCEANSIDE, CA 92056. TELEPHONE: (888) 221-0141 WEBSITE: WWW.LACANTINADOORS.COM.

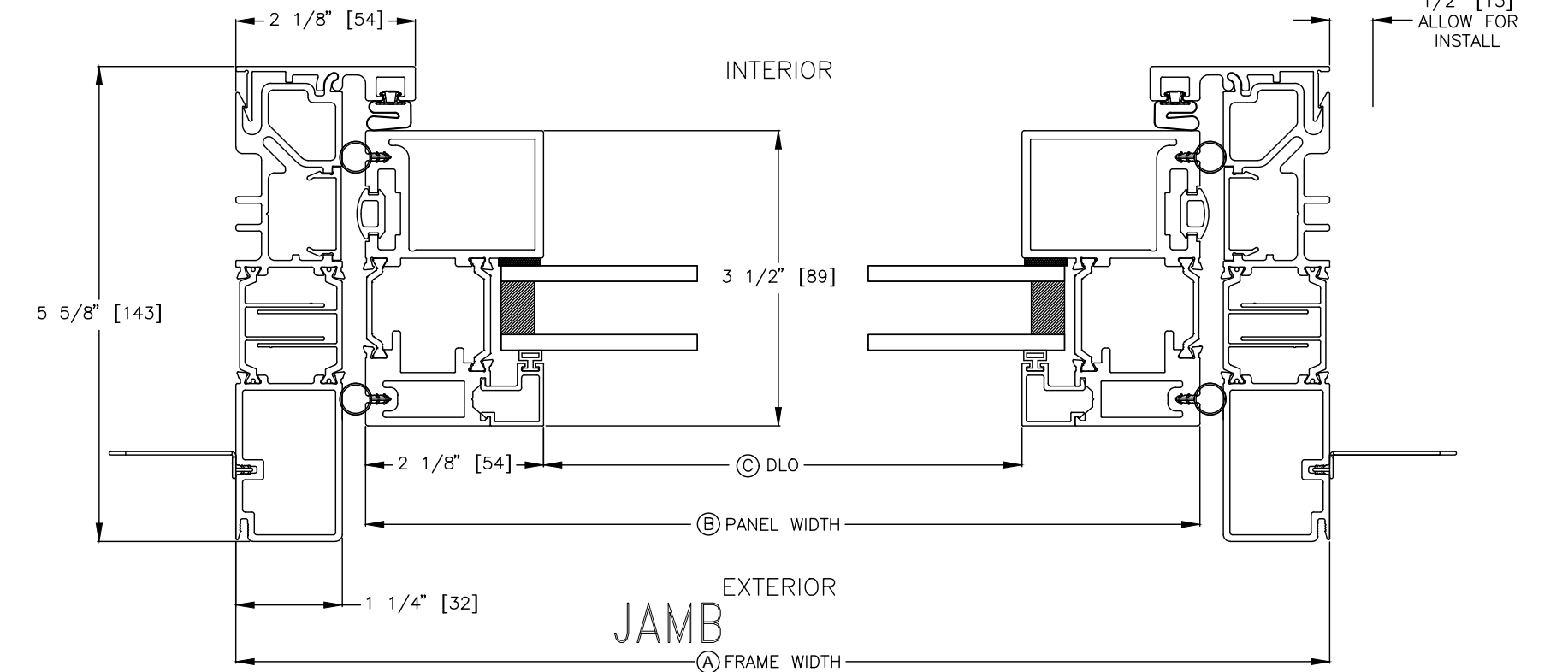
V2 FOLDING DOORS: V2 OUTSWING BI-FOLD DOORS. FRAME AND PANELS: COMPLETE FOLDING DOOR SYSTEM INCLUDING HEAD, SIDE JAMBS, THRESHOLD AND V2 PANELS TO SIZES INDICATED ON THE DRAWINGS. PROVIDED WITH THERMAL STRUTS THAT CREATE A NON-CONDUCTIVE BRIDGE BETWEEN THE OUTSIDE AND THE INSIDE OF THE DOOR.

PANEL: THERMALLY BROKEN, EXTRUDED ALUMINUM STILE AND RAIL PANELS WITH STANDARD ONE LITE. THICKNESS 3-1/2" INCHES (89 MM). STANDARD STILE AND RAIL 2-1/8" INCHES, JAMB STRIKE STILE 2-1/2" INCHES BOTTOM RAIL 2-1/8" INCHES, FRAME AND SILL: THERMALLY BROKEN, EXTRUDED ALUMINUM. JAMB THICKNESS: 1-1/4" INCHES, FRAME WIDTH: 5-5/8" INCHES.

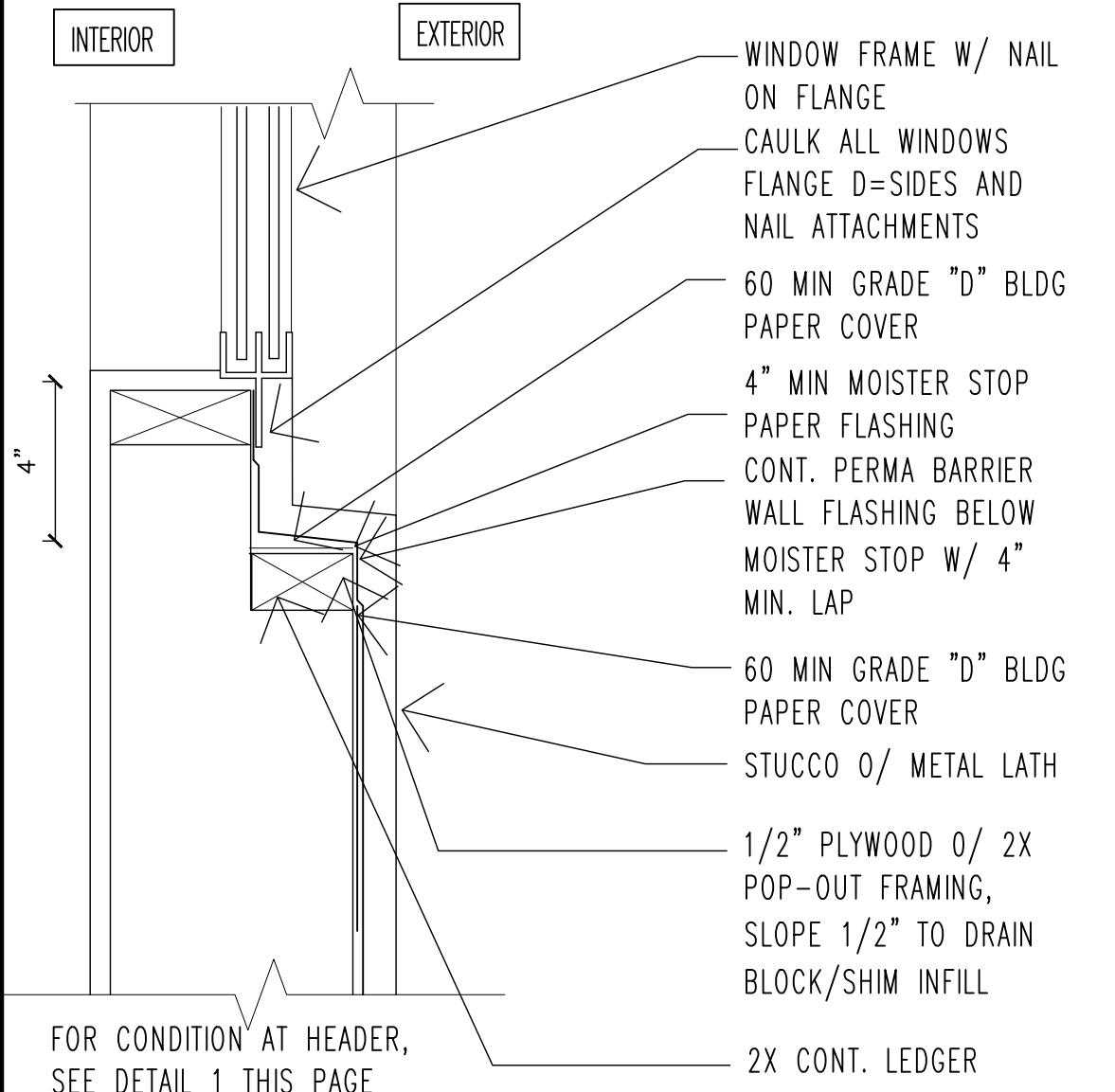
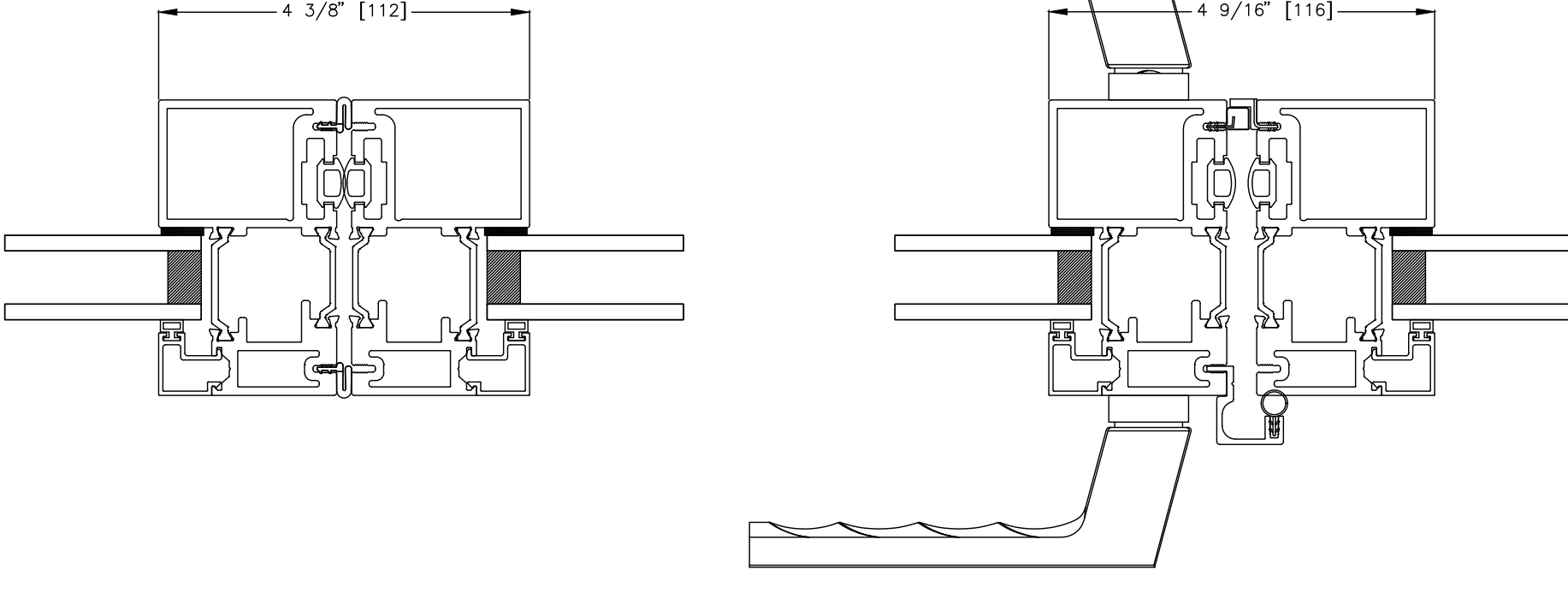
WEATHERSTRIPPING: WEATHER SEAL INSERTED IN FRAME AND SILL TO PROVIDE PERIMETER SEAL, AS WELL AS BETWEEN DOOR PANELS. COLOR IS DARK BRONZE TO CUSTOM MATCH (E).

INTERIOR WOOD SPECIES VERTICAL GRAIN DOUGLAS FIR (INTERIOR WOOD FINISH: UNFINISHED, READY FOR PAINT)

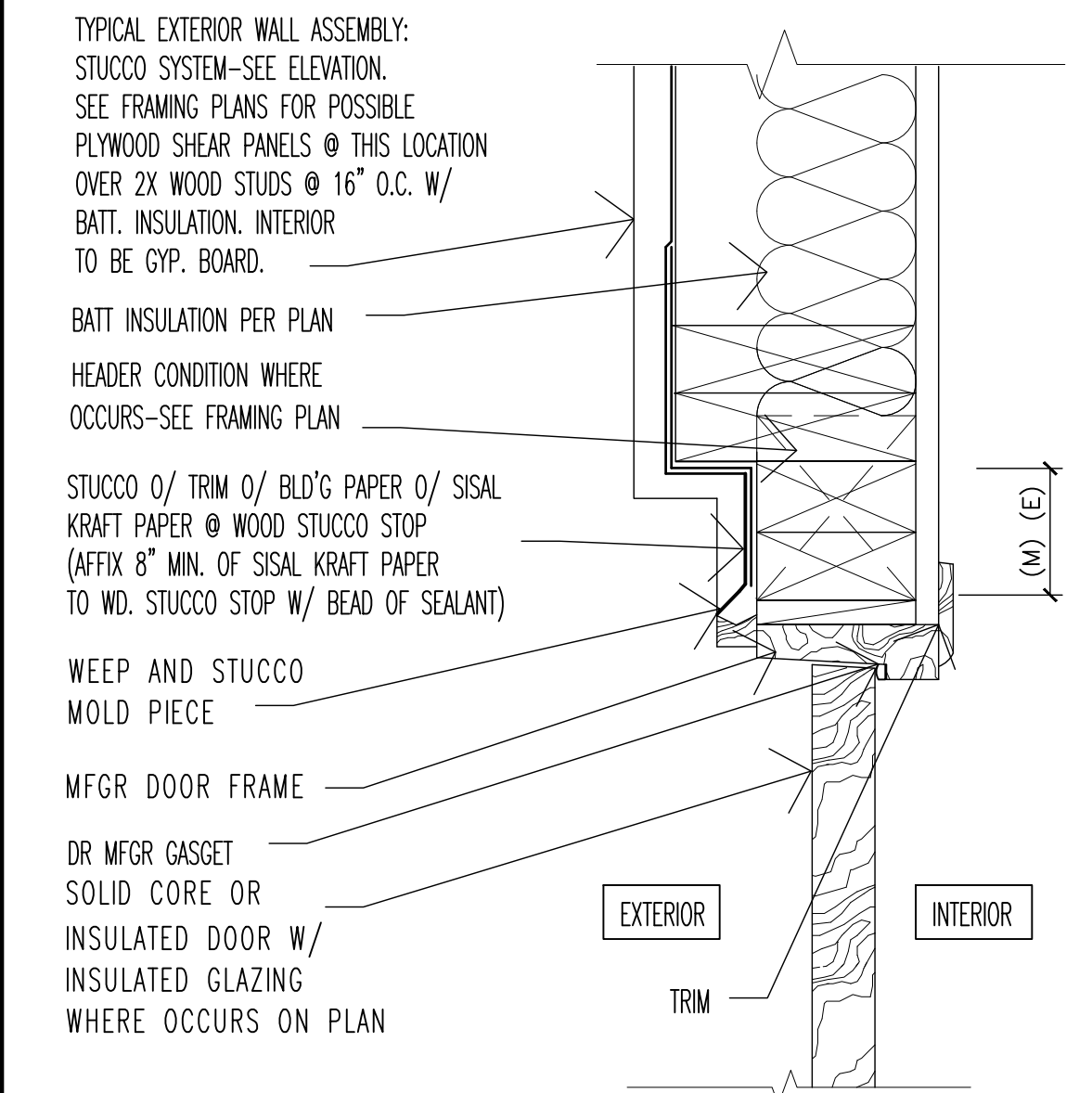
GLASS TO COMPLY WITH SAFETY GLAZING REQUIREMENTS OF ANSI Z97.1 AND CPSC 16CFR 1201. LOW-E 272 (FOR STANDARD SIZES, ARGON FILLED).



BI-FOLD DOORS



STD WINDOW SILL



SWING DOOR JAMB (HEAD SIM)

PATIO/MULTI SLIDE & BI-FOLD DOORS (DESIGNATED AS PER PLAN)

5

3

MISCELLANEOUS DETAILS NO SCALE

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

REVISIONS NO.

1 City resubmittal 12-21-23

2 City resubmittal 2-22-24

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misc details

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REGISTERED PROFESSIONAL ARCHITECT
JOHN A. SALAT
NO. C-24445
EXP. 10-25-26
STATE OF CALIFORNIA

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1 OF SHEETS

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1 City resubmittal 12-21-23

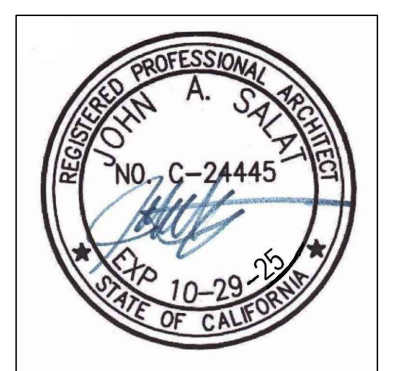
2 City resubmittal 2-22-24

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architect

RESIDENTIAL ADDITION
Kirk Ronney Residence
1st level MEP plan

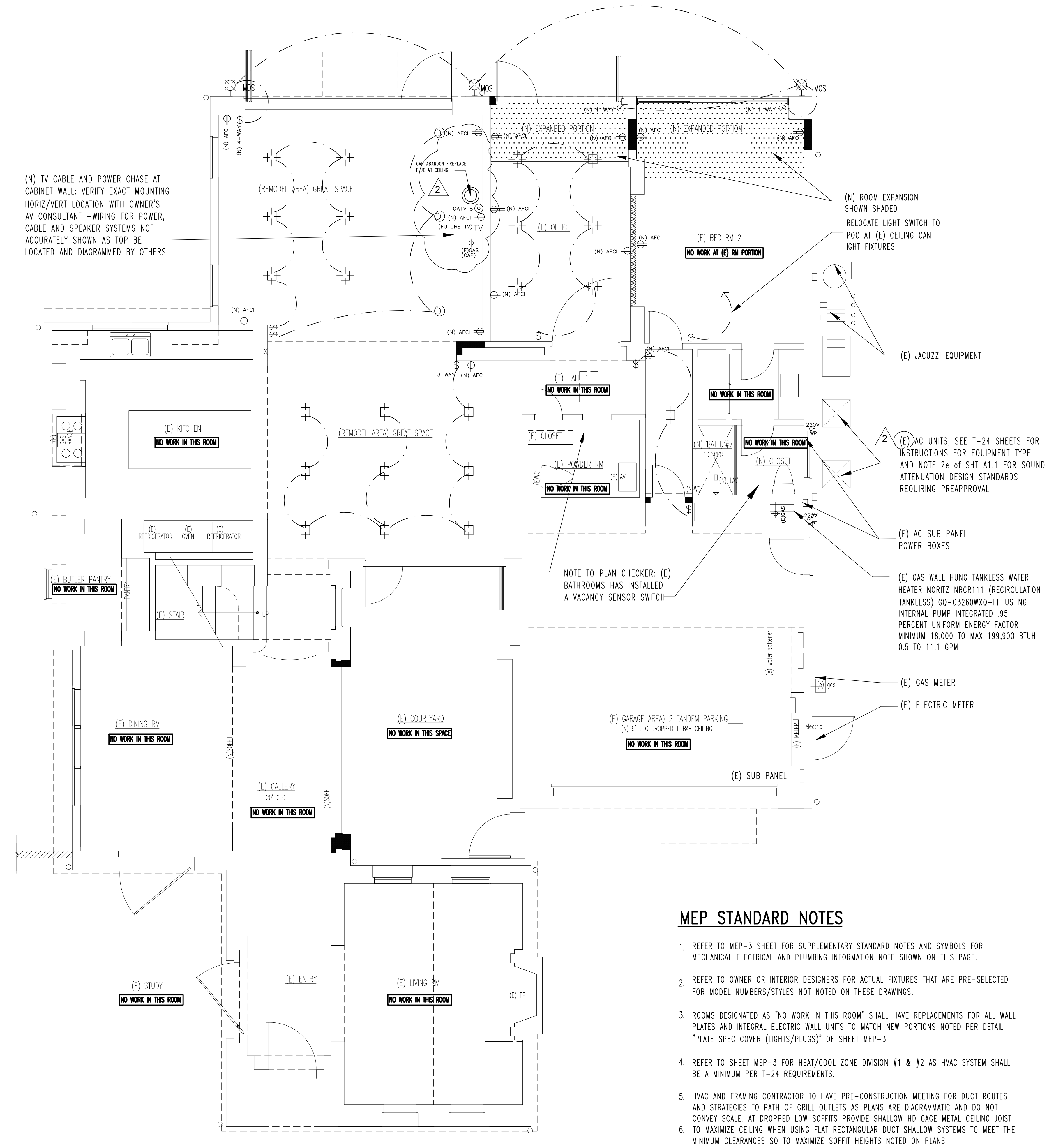
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SHEET

MEP-1

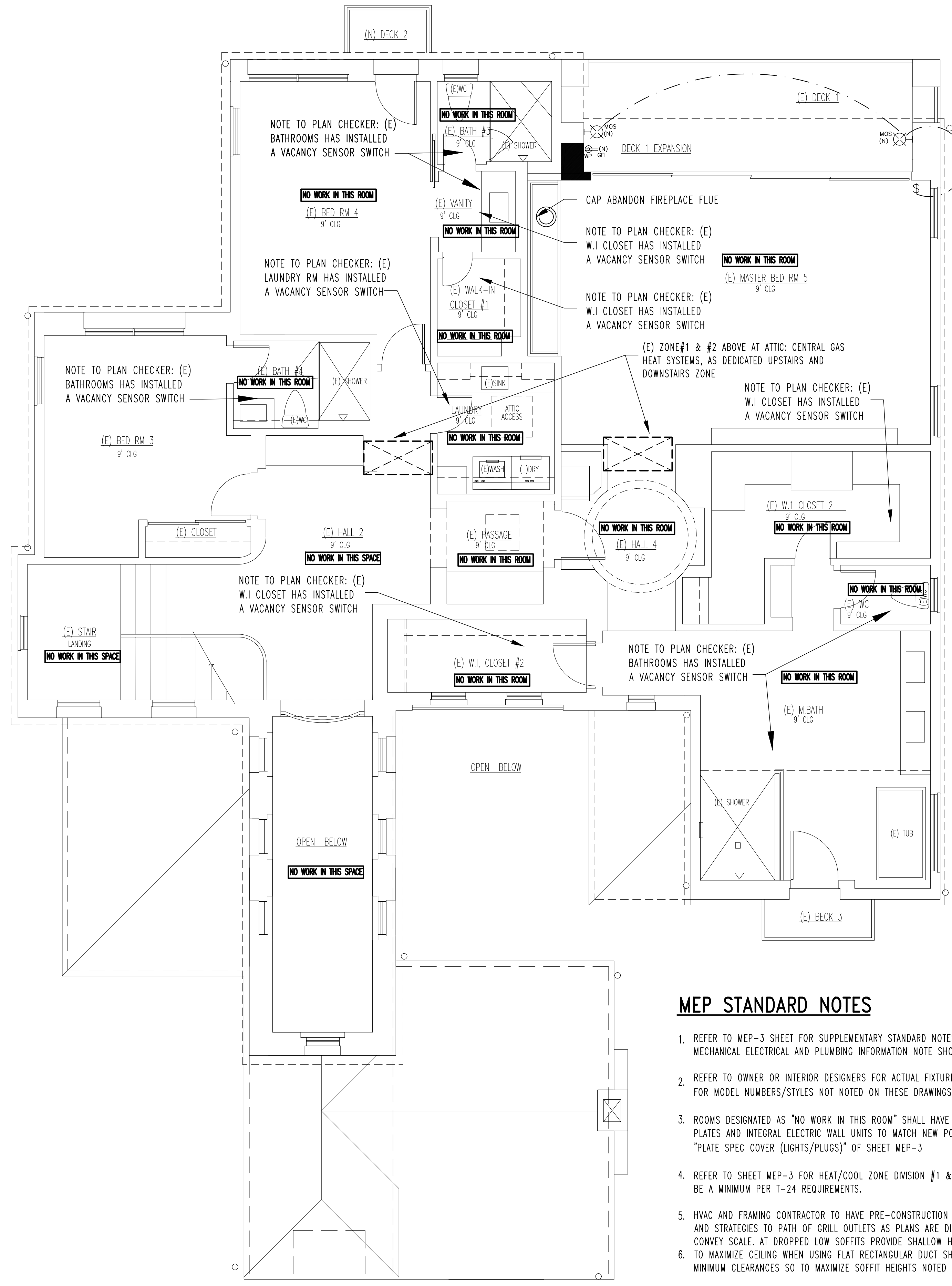
1 OF SHEETS



MECHANICAL, ELETRICAL, PLUMBING PLAN (1st LEVEL)

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

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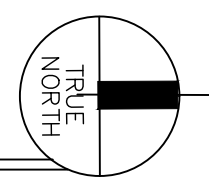


MEP STANDARD NOTES

1. REFER TO MEP-3 SHEET FOR SUPPLEMENTARY STANDARD NOTES AND SYMBOLS FOR MECHANICAL ELECTRICAL AND PLUMBING INFORMATION NOTE SHOWN ON THIS PAGE.
2. REFER TO OWNER OR INTERIOR DESIGNERS FOR ACTUAL FIXTURES THAT ARE PRE-SELECTED FOR MODEL NUMBERS/STYLES NOT NOTED ON THESE DRAWINGS.
3. ROOMS DESIGNATED AS "NO WORK IN THIS ROOM" SHALL HAVE REPLACEMENTS FOR ALL WALL PLATES AND INTEGRAL ELECTRIC WALL UNITS TO MATCH NEW PORTIONS NOTED PER DETAIL "PLATE SPEC COVER (LIGHTS/PLUGS)" OF SHEET MEP-3
4. REFER TO SHEET MEP-3 FOR HEAT/COOL ZONE DIVISION #1 & #2 AS HVAC SYSTEM SHALL BE A MINIMUM PER T-24 REQUIREMENTS.
5. HVAC AND FRAMING CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING FOR DUCT ROUTES AND STRATEGIES TO PATH OF GRILL OUTLETS AS PLANS ARE DIAGRAMMATIC AND DO NOT CONVEY SCALE. AT DROPPED LOW SOFFITS PROVIDE SHALLOW HD GAGE METAL CEILING JOIST
6. TO MAXIMIZE CEILING WHEN USING FLAT RECTANGULAR DUCT SHALLOW SYSTEMS TO MEET THE MINIMUM CLEARANCES SO TO MAXIMIZE SOFFIT HEIGHTS NOTED ON PLANS

MECHANICAL, ELETRICAL, PLUMBING PLAN (2nd LEVEL)

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



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

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2	City resubmittal 2-22-24

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2nd level mep plan

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MEP-2

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STANDARD MEP SYMBOLS



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 WL = WET LOCATION RECESSED LIGHT FIXTURE PER NEC 410
 (N) = NEW

STD MECHANICAL/ELECTRICAL/PLUMBING SPECS

DIVISION 15 - MECHANICAL/PLUMBING

ALL GOVERNING CODES FOR THIS PROJECT ARE AS FOLLOWS:
 2022 CALIFORNIA RESIDENTIAL (CRC), ELECTRICAL (CEC), MECHANICAL (CMC), CODE (EES) & PLUMBING (CPC), 2022 CALIF. ENERGY EFFICIENCY STANDARDS CODES WITH LOCAL AMENDMENTS INCLUDING CALIFORNIA GREEN CODE 2022 AND 2022 ENERGY CODE (T-24)

EQUIPMENT/APPLIANCE LIST

REFER TO T-24 AND OWNERS SEPARATE LIST FOR FIXTURES

DIVISION 15 - PLUMBING

ALL EXISTING PLUMBING FIXTURES MUST BE UPGRADED PURSUANT TO CALIFORNIA CIVIL CODE, SECTIONS 1101.1 - 1101.8 TO COMPLY WITH THE FOLLOWING CONSUMPTION LIMITS:
 A. ANY TOILET MANUFACTURED TO USE MORE THAN 1.6 GALLONS OF WATER PER FLUSH.
 B. ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
 C. ANY SHOWER HEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
 D. ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE
 NOTE TO CONTRACTOR: A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES AS NEW AND EXISTING BOTH MUST COMPLY TO CHART BELOW.

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

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

- 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)
- 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)
- PROVIDE BONDING FROM COLD TO HOT WATER PIPING TO COMPLY WITH NEC SECTION 250-80.
- PROVIDE SOLID WASTE CONNECTORS IN LIEU OF ACCESS PANELS. (CPC 405)
 PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE WASHER AND DISHWASHER, ETC. (CPC)
 AT BATHROOMS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES SHALL BE PRESSURE BALANCED OR MIXING. VALVES SHALL BE THERMOSTATICALLY CONTROLLED PER THE CPC SEC 410.7. 18.

DIVISION 15 - MECHANICAL

- BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION PER SECTION R303.3 UNLESS WINDOWS MEET OPEN VENTILATION REQUIREMENTS.
- 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. THOUGH 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 2022 CALIFORNIA MECHANICAL CODE AND 2022 CALIFORNIA ENERGY CODE. R402.4.4/N1102.4.4.
- ROOMS CONTAINING BATHROOMS, 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.
- 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)

HERS TESTING

N/A: This building will not have any equipment, register grill or duct change as all to stay in tact thus will not require an H.E.R.S. report.

DIVISION 16 - ELECTRICAL

- ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION OR "AFCI" PROTECTION SHALL INCLUDE, KITCHENS AND LAUNDRY AREAS PER 210.12 WITH GFCI/AFCI DUAL-FUNCTION CIRCUIT BREAKERS FOR BOTH AFCI AND GFCI COMBINED PROTECTION.
- ALL ELECTRICAL WORK SHALL COMPLY WITH STATE CALIFORNIA ENERGY REGULATIONS (2022 ENERGY EFFICIENCY STANDARDS)
- ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12(A)) EXCEPTION (212.12(D)): AFCI PROTECTION SHALL NOT BE REQUIRED WHERE THE EXTENSION OF THE EXISTING CONDUCTORS IS NOT MORE THAN 6-FT AND DOES NOT INCLUDE ANY ADDITIONAL OUTLETS OR DEVICES.
- NEW/REMODEL DWELLING, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTION FOR R314 UL 217 SMOKE ALARMS
 A. IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE
 B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS.
 C. IN EACH STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.
 D. AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE. ICRC R315
 E. WHEN ONE OR MORE SMOKE ALARM IS REQUIRED THE ALARM DEVICE SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

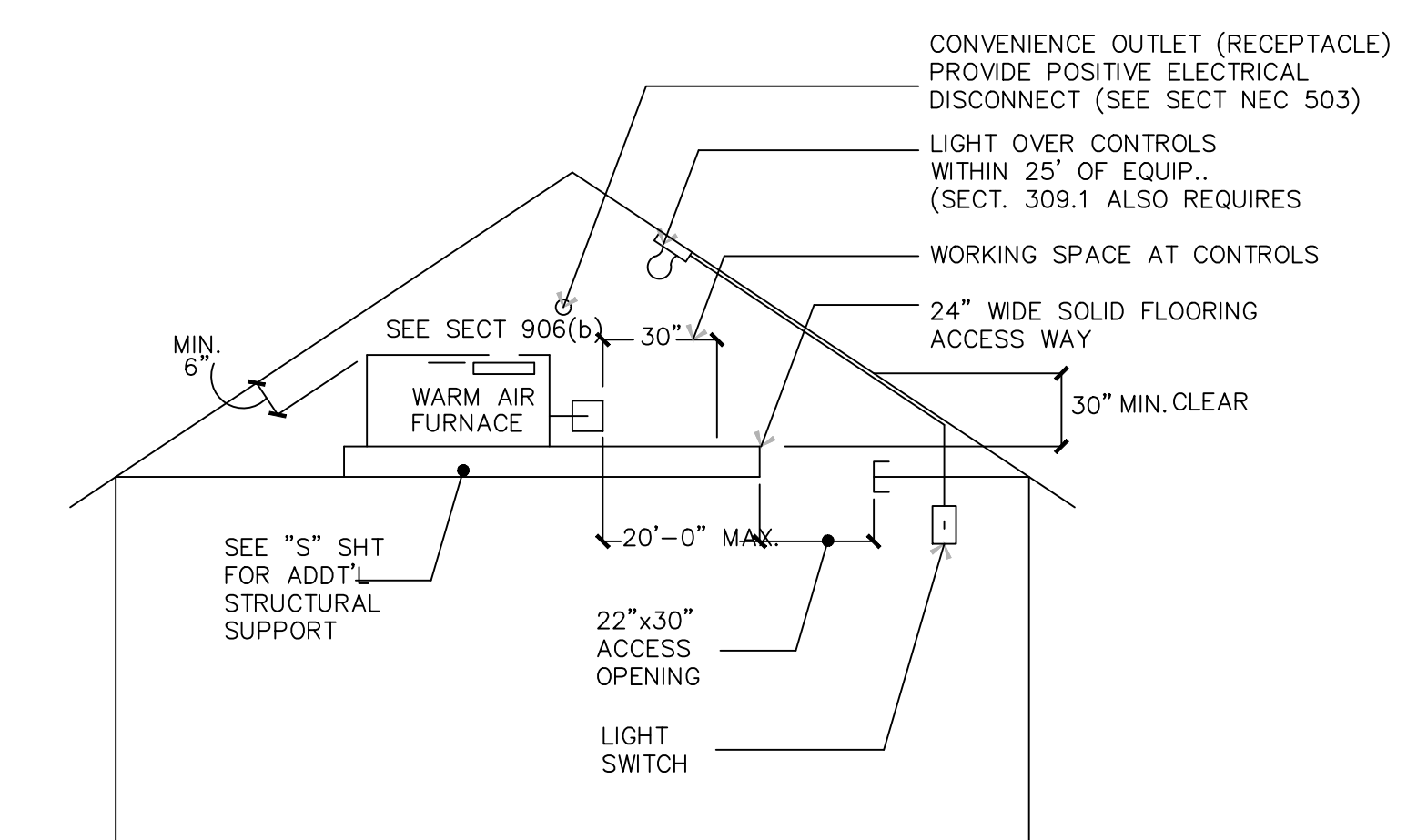
continue DIVISION 16 - ELECTRICAL

- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS 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 ACTUATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
- 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.
- INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS:
 A. All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
 B. Exhaust fans shall be controlled separately from lighting systems. SECTION 150.0 - MANDATORY FEATURES AND DEVICES
 EXCEPTION TO Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k)2 while allowing the fan to continue to operate.
 C. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
 EXCEPTION TO Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
 D. Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
 E. No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
 F. Lighting controls shall comply with the applicable requirements of Section 110.9.
 G. An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
 H. A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
 I. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
 J. Luminaires that are or contain light sources that meet Reference Joint Appendix J48 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
 EXCEPTION 1 to Section 150.0(k)2i: Luminaires in closets less than 70 square ft
 8. 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]
 9. LUMINARIES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
 OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR, TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM #a) AND THE REQUIREMENTS IN ITEM #a) SHALL MEET THAT EITHER ITEM TO #b) OR #c) AS FOLLOWS:
 a). CONTROLLED BY MANUAL ON AND OFF SWITCH THAT DOES NOT GO OVERRIDE TO THE AUTOMATIC ACTIONS OF THE ITEM #2 OR #3: AND
 b). CONTROLLED BY PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS OR,
 c). CONTROL BY ONE OF THE FOLLOWING METHODS:
 aa) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATICALLY TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS, OR
 bb) ASTRONOMICAL TIME CLOCK, CONTROLS THAT OVERRIDES TO ON SHALL NOT BE ALLOWED UNLESS YOU OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAM TO AUTOMATICALLY TURN THE OUTDOOR SWITCH OFF DURING DAYLIGHT HOURS.

SMART HOME SYSTEMS

SMART HOME TECHNOLOGY INVOLVES ALL HOME PROJECTS AS THE POSSIBILITIES OF OPTIONS WIDELY VARY. THE DRAWINGS DO NOT COVER THESE OPTIONS. FOR AN EVER CHANGING WORLD OF MOVING TECHNOLOGY, THE CONTRACTOR SHALL COORDINATE THE GAPS WITH SMART HOME TECHNOLOGIES, UTILIZING A SURVEY TO OUTLINE ALL OPTIONS WITH OWNER PRIOR TO COVER-UP. CONTRACTOR SHALL OBTAIN A SMART HOME QUESTIONER LIST THAT INCLUDES ALL MEDIUMS TO ASCERTAIN THE BEST FIT FOR OWNERS NEEDS BY SECURING A SINGLE SOURCE INDEPENDENT SMART HOME PROFESSIONAL. SUCH INDEPENDENT CONSULTANT SHALL HAVE 5 YEARS MIN EXPERIENCE TO SETUP AND INTEGRATE ALL COMPONENTS TO ASSURE COMPATIBILITY, WARRANTIES AND PRIVACY SECURITY SOLUTIONS FROM POTENTIAL HACKING. AT PROJECT CLOSE-OUT A FINAL WALK THROUGH MEETING SHALL BE SCHEDULED WITH OWNER/SMART HOME CONSULTANT TO INCLUDE A MANUAL OF INSTRUCTIONS AND HELP LINE TO ASSURE ALL INTERFACE FUNCTIONS AND ALL SMART DEVICES ARE TESTED AND UNDERSTOOD BY USER(S) FROM THERE SELECTED PROVIDERS.

BELOW ALL EXISTING; FOR BUILDING DEPARTMENT PURPOSES ONLY (existing duct and equipment to remain intact and undisturbed)



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

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

REVISIONS NO.
 City resubmittal 12-21-23
 City resubmittal 2-22-24

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architect

RESIDENTIAL ADDITION
 Kirk Roney Residence
 NOTES MECH, ELECT, PLUMBING

OWNER REP /SITE ADDRESS:
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 Newport Coast, CA 92657
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 JOB NO.
 SHEET

MEP-3
 1 OF SHEETS

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Table with 2 columns: Section number and description. Includes sections for Building Envelope, Air Leakage, Labeling, Field fabricated exterior doors and fenestration products, Air Leakage, Insulation Certification by Manufacturers, Insulation Requirements for Heated Slab Floors, Roofing Products Solar Reflectance and Thermal Emittance, Radiant Barrier, Roof Deck, Ceiling and Rafter Roof Insulation, Vapor Retarder, Vapor Retarder, Fenestration Products, Fireplaces, Decorative Gas Appliances, and Gas Log.

Table with 2 columns: Section number and description. Includes sections for Pilot Light, Closable Doors, Combustion Intake, and Flue Damper.

Table with 2 columns: Section number and description. Includes sections for Space Conditioning, Heating, and Plumbing System: Certification, HVAC Efficiency, Controls for Heat Pumps with Supplementary Electric Resistance Heaters, Thermostats, Insulation, Isolation Valves, and Isolation Valves.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Section number and description. Includes sections for Pilot Lights, Building Cooling and Heating Loads, Clearances, Liquid Line Drier, Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation, Insulation Protection, Gas or Propane Water Heating Systems, and Solar Water-heating Systems.

Ducts and Fans:

Table with 2 columns: Section number and description. Includes sections for Ducts, CMC Compliance, Factory-Fabricated Duct Systems, Field-Fabricated Duct Systems, Backdraft Damper, Gravity Ventilation Dampers, Protection of Insulation, Porous Inner Core Flex Duct, Duct System Sealing and Leakage Test, Air Filtration, and Porous Inner Core Flex Duct.



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Section number and description. Includes section for Space Conditioning System Airflow Rate and Fan Efficacy.

Ventilation and Indoor Air Quality:

Table with 2 columns: Section number and description. Includes sections for Requirements for Ventilation and Indoor Air Quality, Central Fan Integrated (CFI) Ventilation Systems, Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses, Local Mechanical Exhaust, Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems, and Field Verification and Diagnostic Testing.

Pool and Spa Systems and Equipment:

Table with 2 columns: Section number and description. Includes sections for Certification by Manufacturers, Piping, Covers, Directional Inlets and Time Switches for Pools, Pilot Light, and Pool Systems and Equipment Installation.

Lighting:

Table with 2 columns: Section number and description. Includes sections for Lighting Controls and Components, Luminaire Efficacy, Screw based luminaires, Recessed Downlight Luminaires in Ceilings, Light Sources in Enclosed or Recessed Luminaires, Blank Electrical Boxes, and Lighting Integral to Exhaust Fans.



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Section number and description. Includes sections for Screw based luminaires, Light Sources in Enclosed or Recessed Luminaires, Light Sources in Drawers, Cabinets, and Linen Closets, Interior Switches and Controls, Accessible Controls, Multiple Controls, Mandatory Requirements, Energy Management Control Systems, Automatic Shutoff Controls, Dimmers, Independent controls, Residential Outdoor Lighting, Internally illuminated address signs, and Residential Garages for Eight or More Vehicles.

Solar Readiness:

Table with 2 columns: Section number and description. Includes sections for Single-family Residences, Minimum Solar Zone Area, Azimuth, Shading, Structural Design Loads on Construction Documents, Interconnection Pathways, Documentation, Main Electrical Service Panel, and Main Electrical Service Panel.



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Section number and description. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooktop Ready, and Electric Clothes Dryer Ready.

*Exceptions may apply.

REVISIONS NO.

Table with 2 columns: Revision number and description. Includes revisions 1 and 2.

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RESIDENTIAL ADDITION
Kirk Roney Residence
T-24 energy spec

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
email: kirkroner@gmail.com
PH Phone 307-413-7548

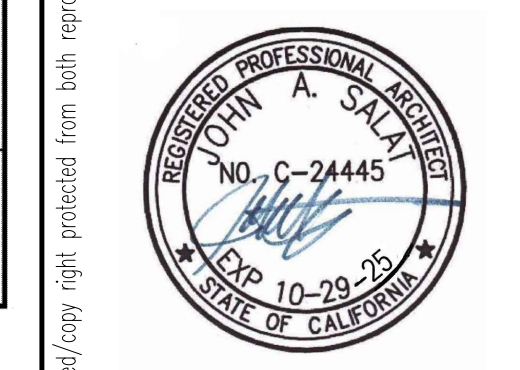


Table with 2 columns: Field name and value. Includes fields for DRAWN, CHECKED, DATE, SCALE, and JOB NO.

T-24.1

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with project details and compliance results.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with opaque surfaces and cathedral ceilings.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with opaque surface constructions.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with energy use summary.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with fenestration/glazing.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with building envelope - HERS verification and water heating systems.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with energy use intensity and required special features.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with fenestration/glazing and opaque doors.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Project Name: Roney Addition. Calculation Date/Time: 2024-02-20T10:37:27-08:00. Input File Name: 42TimorSeaRoney.rbd22. Includes table with water heaters and space conditioning systems.

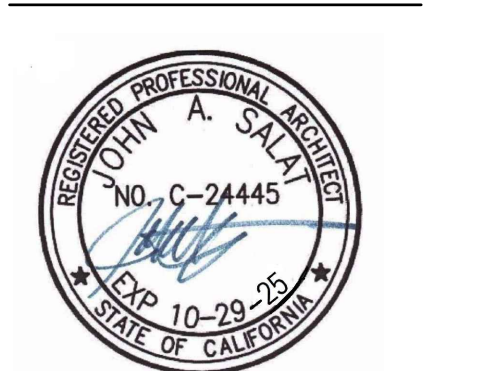
REVISIONS NO. 1 City resubmittal 12-21-23 2 City resubmittal 2-22-24

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architect

RESIDENTIAL ADDITION Kirk Roney Residence T-24 energy spec

OWNER REP/SITE ADDRESS: Kirk Roney 42 Timor Sea, Newport Coast, CA 92657 ph: 307-413-7548 email: kirkronney@gmail.com



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

T-24.2 1 OF SHEETS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 10 of 12)

Project Name: Roney Addition Calculation Date/Time: 2024-02-20T10:37:27-08:00
 Calculation Description: Title 24 Analysis Input File Name: 42TimorSeaRoney.ridb22

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/SEER1/CEER	Efficiency SEER/SEER2	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	EER/SEER	8.74	10	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution System	New Ducts 25 ft			
Distribution System 1	Unconditioned attic	Non-Verified	R-4.2	R-4.2	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Distribution System 1-hers-dist	Existing	No			

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan System 1	HVAC Fan	0.58	HVAC Fan System 1-hers-fan

HERS RATER VERIFICATION OF EXISTING CONDITIONS

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan System 1-hers-fan	Not Required	0

Registration Number: 424-P010030745A-000-000-0000000-0000
 Registration Date/Time: 02/20/2024 17:34
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 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Report Version: 2022.0.000
 Schema Version: rev 20220901
 Report Generated: 2024-02-20 10:38:01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 11 of 12)

Project Name: Roney Addition Calculation Date/Time: 2024-02-20T10:37:27-08:00
 Calculation Description: Title 24 Analysis Input File Name: 42TimorSeaRoney.ridb22

01	02	03	04	05	06	07	08	09	10
Name	Side of Building	Width (ft)	Width (ft)	Multiplier	Area (ft2)	U-factor	SHGC	Name	Surface (Orientation-Azimuth)
Door C	Ex Back Wall	n/a	n/a	1	71	0.79	0.73	Standard bug screens	270

Registration Number: 424-P010030745A-000-000-0000000-0000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E
(Page 12 of 12)

Project Name: Roney Addition Calculation Date/Time: 2024-02-20T10:37:27-08:00
 Calculation Description: Title 24 Analysis Input File Name: 42TimorSeaRoney.ridb22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Denise Kowal	Documentation Author Signature: <i>Denise Kowal</i>
Company: Hummingbird Energy Services	Signature Date: 02/20/2024
Address: 14811 Slalom Way Truckee, CA 96161	CEA/HERS Certification Identification (if applicable): Phone: 530-448-1053

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- 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.
- 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 of the California Code of Regulations.
- 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: Denise Kowal	Responsible Designer Signature: <i>Denise Kowal</i>
Company: Hummingbird Energy Services	Date Signed: 02/20/2024
Address: 14811 Slalom Way Truckee, CA 96161	License: CA #M27374 Phone: 530-448-1053

Registration Number: 424-P010030745A-000-000-0000000-0000
 Registration Date/Time: 02/20/2024 17:34
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CERTIFICATE OF VERIFICATION CF3R-EXC-20-H
(Page 1 of 3)

Existing Conditions For Residential Alterations

Project Name: 42TimorSeaRoney - CF1RPRF01E-BEES CF1R-PRF Calculation Date/Time: 2024-02-20 10:37:27
 CF1R-PRF Calculation Description: Roney Addition CF1R-PRF Input File Name: 42TimorSeaRoney - CF1RPRF01E-BEES.xml

A. General Information

01	Project Name	42TimorSeaRoney - CF1RPRF01E-BEES
02	Calculation Description	Addition/Alteration
03	Project Location	42 Timor Sea
04	CA City	Newport Coast
05	Standards Version	Compliance 2019
06	Zip code	92657
07	Software Version	CBEEC-Res 2022.3.0
08	Climate Zone	6
09	Front Orientation (deg/Cardinal)	90
10	Total Building Volume (ft3)	37989
11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration
13	Number of Bedrooms	5
14	New Conditioned Floor Area (ft ²)	181
15	Number of Stories in Building	2
16	Existing Conditioned Floor Area (ft ²)	4040
17	Fenestration Average U-Factor	0.4
18	Total Conditioned Floor Area (ft ²)	4221
19	Glazing Percentage (%)	29.5

D. Windows

01	02	03	04	05	06	07	08
Name	Azimuth	Multiplier	Area (ft ²)	U-factor	SHGC	Exterior Shading	Verification
Door C	270	1	71	0.79	0.73	Standard bug screens	Pass

09 Verification Status: Pass - all existing conditions have been verified
 10 Correction Notes:

Registration Number: 424-P010030745A-000-001-020000A-0000
 Registration Date/Time: 2024-02-20 23:34:59
 HERS Provider: CHEERS
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 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Report Version: 2022.0.000
 Schema Version: rev 20220101
 Report Generated: 2024-02-20 23:35:59

EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS CF3R-EXC-20-H
(Page 2 of 3)

M. Determination of HERS Verification Compliance
 All applicable sections of this document shall indicate compliance with the specified verification protocol requirements in order for this Certificate of Verification as a whole to be determined to be in compliance.

01	Complies: All specified verification protocol requirements on this document are met.
----	--

Registration Number: 424-P010030745A-000-001-020000A-0000
 Registration Date/Time: 2024-02-20 23:34:59
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EXISTING CONDITIONS FOR RESIDENTIAL ALTERATIONS CF3R-EXC-20-H
(Page 3 of 3)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jameel Jones	Documentation Author Signature: <i>Jameel Jones</i>
Company: Jones Energy Solutions	Date Signed: 2024-02-20
Address: 300 Spectrum Center Drive, Suite 400 Irvine CA 92618	CEA/HERS Certification Identification (if applicable): RCN13211 Phone: 949-891-5638

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- information provided on this Certificate of Verification is true and correct.
- I am the certified HERS Rater who performed the verification identified and reported on this Certificate of Verification (responsible rater).
- I field inspected the existing building features, materials, components, manufactured devices, or system performance characteristics proposed for compliance credit for energy efficiency improvement identified on this Certificate of Verification and determined these existing building features, materials, components, manufactured devices, or system performance characteristics qualify for the proposed existing conditions compliance credit unless reported as not qualified in verification status and correction notes fields on this Certificate of Verification.
- I understand that a registered copy of this Certificate of Verification shall be posted, or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to ensure this requirement is accomplished.
- I understand that a registered copy of this Certificate of Verification is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to ensure this requirement is accomplished.

HERS RATER INFORMATION

HERS Rater Company Name: Jones Energy Solutions	Responsible Rater Signature: <i>Jameel Jones</i>
Responsible Rater Name: Jameel Jones	Date Signed: 2024-02-20
Responsible Rater Certification Number w/ this HERS Provider: RCN13211	

Registration Number: 424-P010030745A-000-001-020000A-0000
 Registration Date/Time: 2024-02-20 23:34:59
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Contractor shall exercise the responsibility with architect in securing latest approved drwgs. prior to actually executing work

REVISIONS NO.

1	City resubmittal	12-21-23
2	City resubmittal	2-22-24

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

architect

RESIDENTIAL ADDITION
 Kirk Roney Residence
 T-24 energy spec

OWNER REP/SITE ADDRESS:
 Kirk Roney
 42 Timor Sea,
 Newport Coast, CA 92657
 phone 307-413-7548 email kirkronney@gmail.com



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

SHEET
T-24.3
 1 OF SHEETS

Digitally signed by California Home Energy Efficiency Rating Services (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.

Digitally signed by California Home Energy Efficiency Rating Services (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.

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.
3. Typical Details and General Structural Notes shall apply, unless specifically shown or noted otherwise.
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 2021 IBC / 2022 CBC adopted by the City of Newport Coast.
6. Building Live Loads: Roof - 20 psf**, Floor - 40 psf*, Deck - 60 psf*, Solar - 5 psf (where occurs)
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.
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.
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.
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.
11. Shoring: It shall be the Contractor's sole responsibility to design and provide adequate shoring, bracing and form-work, etc., as required for the protection of life and property during the construction of this building.
12. Excavation: The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and protection of adjacent property, structures, streets and utilities in accordance with the standards of the City of Newport Beach and with the joining property.
13. Substitutions: Before substitutions for any materials or systems shown on the drawings or called out in the specifications will be considered, the person proposing the substitution shall submit a written letter to the structural engineer stating the following:
19. The contractor shall notify the Architect and Structural Engineer where a conflict or discrepancy occurs between the Structural drawings and any other portion of the Contract Documents or existing field conditions.

FOUNDATION NOTES:

- 1. Foundation designed in applicable conformance with the minimum requirement of 2021 IBC / 2022 CBC as adopted by the City of Newport Coast. Design Bearing Pressure = 1000 psf
2. Footings: All footings shall extend a minimum depth below finished or natural grade into acceptable geological material as follows unless noted otherwise.
3. 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.

CONCRETE NOTES:

- 1. Compressive Strength: The minimum ultimate compressive strength of all concrete shall be 4500 psi min at 28 days, unless noted otherwise.
1.1. Slab on grade fc = 4500 psi min
1.2. Conventional footings fc = 4500 psi min
1.3. Grade beams fc = 4500 psi min
1.4. All concrete in contact with soil fc = 4500 psi min
2. Weight: All concrete shall be "normal weight" unless noted otherwise.
3. Concrete shall have a maximum water-cementitious material ratio, by weight, of 0.45
4. Cement: Cement shall conform to the ASTM C150-09 Type V.
5. Aggregate: Aggregate shall conform to ASTM C33-08.
6. Concrete Placement and Quality: Shall conform to applicable recommendations of ACI SP-15. A copy of SP-15 shall be available at construction site during the project.
7. Debris: Remove all debris from forms before placing of concrete.
8. Inserts: All items to be cast in concrete such as reinforcing, dowels, bolts, anchors, pipes, sleeves, etc., shall be secure and positioned before placing of concrete.
9. Conduit and Pipes: Conduit and Pipes shall not be embedded in structural concrete except where specifically approved by the Engineer of Record.

HARDWARE NOTES:

- 1. Unless specifically notes otherwise, all wood framing connectors shall be by Simpson Strong-Tie. All installations shall follow current recommendation of Simpson and ICC reports
2. Where Simpson Strong-Tie allows the use of alternate or additional fasteners, the fastener type and amount resulting in the higher capacity shall be used, unless noted otherwise.
3. The National Design Specifications (NDS) for wood construction shall be followed with respect to fabrication and assembly of all fasteners, edge and end distance requirements, and minimum penetration requirements.

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, UNO
2. Minimum Lap: See lap/splice details.
3. Minimum Cover: Reinforcing steel to have the following minimum cover:
4. Tolerance for Rebar Placement: Tolerance for longitudinal location of bends and ends of reinforcement shall be plus or minus 2 inches except at discontinuous ends of members where tolerances shall be plus or minus 1/2 inch.

SIMPSON STRONG-TIE SET-3G EPOXY ADHESIVE ANCHORS:

- 1. Anchor Manufacturer: Where adhesive anchors are called for on these plans, the contractor shall use the "Simpson Strong-Tie SET-3G Epoxy Adhesive Anchor System" by Simpson Strong-Tie Company Inc.
2. Adhesive Requirement: The adhesive used with these anchors shall be "Simpson SET-3G Epoxy Adhesive", installation of which shall per the above referenced ICC-ES report and be under the continuous observation of a Special Inspector per the ICC-ES report.
3. Anchor Rods: Anchor rods shall be continuously threaded steel rods conforming to ASTM A 193, Grade B7.
4. Installation Information: The contractor shall obtain and retain on the premises a copy of the above referenced ICC-ES Report.
5. Anchor Locations: Refer to the drawing and details for location and specific anchor size, spacing and embedment.
6. Concrete shall be cured at least 21 days before installing epoxy anchors.

SIMPSON STRONG-TIE SET-3G EPOXY ADHESIVE POST-INSTALLED REINFORCING BARS:

- 1. Manufacturer: Where adhesive post-installed reinforcing bar connections are called for on these plans, the contractor shall use the "Simpson Strong-Tie SET-3G Epoxy Adhesive Post-Installed Reinforcing Bar Connections" by Simpson Strong-Tie Company Inc.
2. Adhesive Requirement: The adhesive used with these anchors shall be "Simpson SET-3G Epoxy Adhesive", installation of which shall per the above referenced ICC-ES report and be under the continuous observation of a Special Inspector per the ICC-ES report.
3. Reinforcing Bars: Reinforcing bars shall deformed bars conforming to ASTM A615 Gr. 60 or ASTM A706 Gr 60.
4. Installation Information: The contractor shall obtain and retain on the premises a copy of the above referenced ICC-ES Report.
5. Reinforcing Bar Locations: Refer to the drawing and details for location and specific reinforcing bar size, spacing and embedment.

WOOD NOTES:

- 1. Lumber: All lumber shall conform to the provision of the 2019 CBC section 2303.
2. Lumber Grading: All wood structural members shall be D.F. No. 1 per WCLIB Rule #17 (both horizontal and vertical), unless noted otherwise.
3. Sills and Ledgers: All sills and ledgers in contact with concrete or within 8" of soil shall be pressure treated D.F. conforming to 2019 CBC section 2303.
4. Wood supported by exterior foundation walls. Wood framing members, including wood sheathing, that are in contact with exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood.
5. Sleepers and sills. Sleepers and sill on a concrete or masonry slab that is in direct contact with earth shall be of naturally durable or preservative treated wood.
6. Sill Anchorage: Unless shown or noted otherwise, all sill plates shall be anchored with 5/8" X 12" anchor bolts embedded a minimum of 8" into concrete.
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 preservative-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.
9. Fasteners and connectors for preservative treated lumber and fasteners and connectors exposed to weather.
10. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations:
11. Fasteners for fire-retardant-treated wood used in interior applications: Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior applications shall be in accordance with the manufacturer's recommendations.

WOOD NOTES(CONT):

- 12. Bolts: All bolts in wood shall be ASTM A307 Gr A unless noted otherwise.
13. Anchor Bolts: All anchor bolts shall be ASTM F1554 Gr 36 unless noted otherwise.
14. Lag Screws: All lag screws bearing on wood shall have washers.
15. Wood Screws: The lead hole shall be about 70 percent of the root diameter of the screw and the length of the screw.
16. Nails: Nailing shall conform to Table 2304.9.1 of the 2019 CBC Connections shown are minimum permissible.
17. The National Design Specifications (NDS) for wood construction shall be followed with respect to fabrication and assembly of all fasteners, edge and end distance requirements, and minimum penetration requirements.
18. Plywood Sheathing: Plywood sheathing shall be D.F. plywood with exterior type glue (Exposure 1) as specified by the American Plywood Association and as noted on plans.
19. OSB Sheathing: OSB sheathing shall be Exposure 1 D.F. as specified by the American Plywood Association and as noted on the plans.
20. Roof Sheathing: Roof sheathing shall be inspected and approved prior to placing of any roofing and/or insulation.
21. Wall Sheathing: Wall sheathing shall be inspected and approved prior to covering with drywall or fets.

TIMBERSTRAND (LSL) NOTES:

- 1. Installation: Timberstrand (LSL), made of strands of wood oriented in a direction parallel to the length of the structural composite lumber, by Weyerhaeuser, shall be installed as noted by NER 481 and ICC ESR 1387 February 2019 recommendations.
2. Grade/Manufacturer's Stamp: Timberstrand structural composite lumber delivered to the project shall be stamped by the manufacturer.

MICROLLAM BEAM (LVL) NOTES

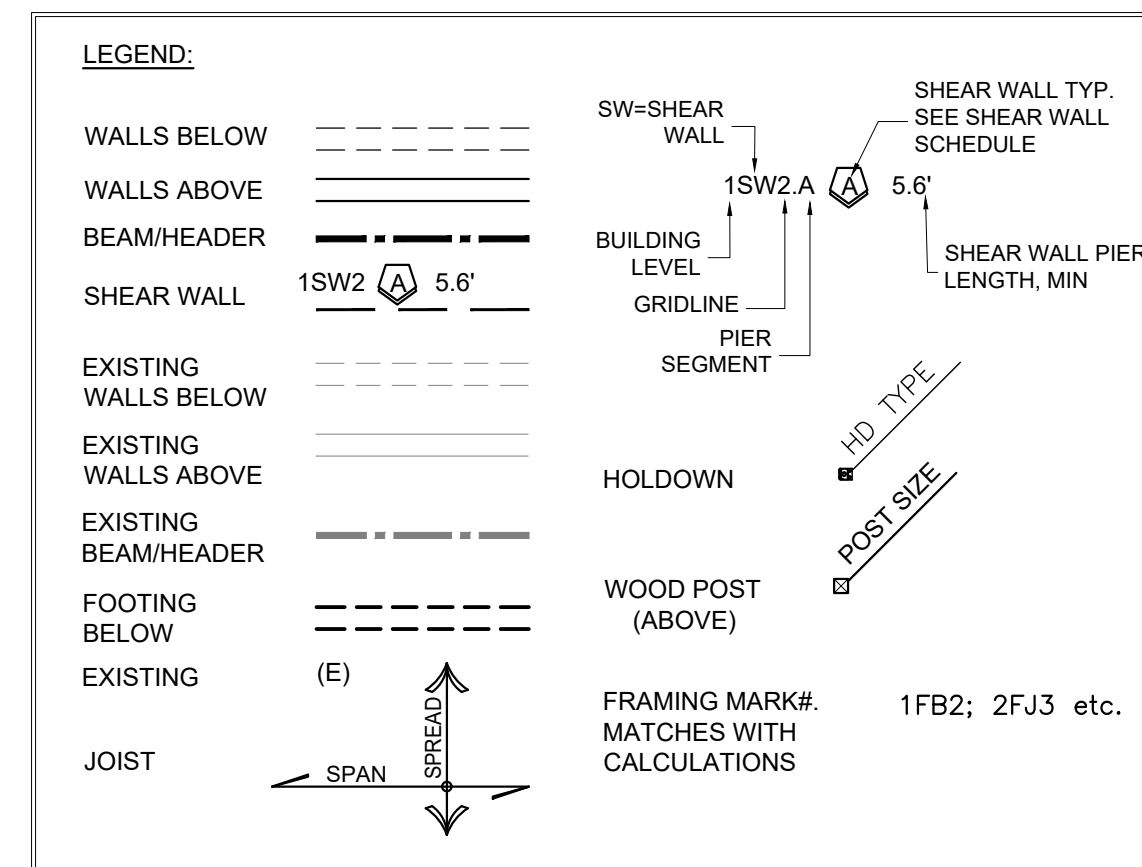
- 1. Installation: Microllam - laminated veneer lumber (LVL) is manufactured from thin sheets of veneer structural bonded together by Weyerhaeuser, shall be installed as noted by ICC ESR 1387 February 2019 recommendations.
2. Grade/Manufacturers Stamp: Microllam beams delivered to the project shall be stamped by the manufacturer.

PARALLAM BEAM NOTES:

- 1. Installation: Parallam beams, made of parallel strand lumber, by Weyerhaeuser, shall be installed as noted by NER 481 and ICC ESR 1387 February 2019 recommendations.
2. Grade/Manufacturer's Stamp: Parallam beams delivered to the project shall be stamped by the manufacturer.
3. Exterior Beams: Exterior exposed PSL members are to be Wolmanized PSL approved for exterior use.
4. Preserve-Treated Beams: Fasteners for preservative-treated beams shall be hot dipped zinc-coated galvanized steel per ASTM A 153 or stainless steel.

Basic Wind Design Data

- 1. Ultimate Design Wind Speed, Vult = 110 mph
Nominal Design Wind Speed, Vdes = Vult * 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 qz = 26 psf



Earthquake Design Data

- 1. Risk Category II
2. Seismic importance factor I = 1.0
3. Mapped spectral response accelerations
4. Site Class = D
5. Spectral response coefficients
6. Seismic design category = D
7. Basic seismic force resisting systems
8. Design base shear V = 24.4
9. Seismic response coefficients
10. Response modification factors
11. Equivalent Lateral Force Design Procedure
12. Redundancy p = 1.3
13. Overstrength Om = 2.5

TYPICAL ABBREVIATIONS

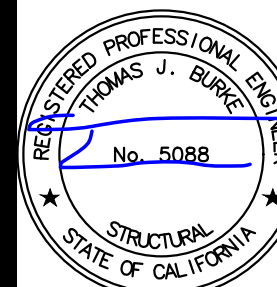
Table with 2 columns: Abbreviation and Full Name. Includes AB (Anchor Bolt), ABV (Above), ACI (American Concrete Institute), ADDL (Additional), AISC (American Institute of Steel Construction), APA (American Plywood Association), APPROX (Approximate), ARCH (Architect), ARCH'L (Architectural), ASTM (American 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), CBR (California Building Code), CF (Cubic Foot), CJ (Control Joint), CLR (Clear), COLL (Column), CONC. (Concrete), CONST (Construction), CONT (Continuous), CONTR (Contractor), CTR (Centered), 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), FRMG (Framing), FT (Feet), FTG (Footing), GA. (Gauge), GALV (Galvanized), GEN (General), GLB (Glued Laminated Beam), GRD (Grade), HD (Holddown), HDR (Header), HGR (Hanger), HSR (Hollow Structural Section), HT (Height), IN (Inches), INFO (Information), INTER (Intermediate), JST (Joist), KSI (Kips per Square Inch), KO (Knock Out), KP (King Post), LAT (Lateral), LBS, # (Pounds), LF (Linear Feet), LL (Live Load), LONG (Longitudinal), LSL (Laminated Strand Lumber), LVL (Microllam), MATL (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), OP'NG (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), REQD (Required), RET (Retaining), REV (Revision), RND (Round), SCHED (Schedule), SF (Square Feet), 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), STRL (Structural), SY (Square Yard), T (Top), T & B (Top and Bottom), T & G (Top 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), VERSA-LAM (Versa-Lam), W (With), W/O (Without), WF (Wide Flange), WS (Welded Stud), W.S. (Wood Screws)

TYPICAL ABBREVIATIONS (CONT.)

Continuation of the typical abbreviations table from the previous block, including terms like LBS, #, LF, LL, LONG, LSL, LVL, MATL, MAX, MB, MECH'L, MEMB, MANF, MIN, MISC, MTL, (N), N/A, NO, NOM, NTS, OC, OD, OP'NG, OPP, OPT'L, PA, PB, PAR, PEN, PERP, PL, PLF, PLY, PRELIM, PSF, PSI, PSL, PT, QTY, REF, REINF, REQD, RET, REV, RND, SCHED, SF, SHT, SHT'G, SIM, SN, SOG, SPEC, SQ, SS, STD, STL, STRL, SY, T, T & B, T & G, THRD, THKN, TL, TN, TOS, TRANV, TYP, UNO, VAR, VERT, VIF, VERSA-LAM, W, W/O, WF, WS, W.S.

BSE

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



03/01/2024

REVISIONS BY

GENERAL STRUCTURAL NOTES LEGEND AND ABBREVIATIONS

JOHN SALAT

ADDITION/REMODEL

42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE 2023-07-11

SCALE AS SHOWN

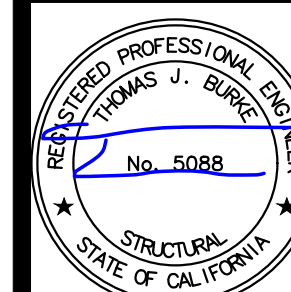
DRAWN BY JC/CC

JOB NO. 23060

SHEET

SN1

OF SHEETS



03/01/2024

REVISIONS	BY
A 2023-12-07	CC/JC
A 2024-02-22	CC

SPECIAL INSPECTION NOTES

JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE	2023-07-11
SCALE	AS SHOWN
DRAWN BY	JC/CC
JOB NO.	23060
SHEET	SN2
OF SHEETS	

SPECIAL INSPECTION NOTES:

- General: In addition to the inspections required by section 110 of the 2019 CBC, the owner shall employ a special inspector during construction on the following types of work. All special inspections shall be performed in accordance with Chapter 17 of the 2019 CBC.
 - Concrete: See Special Inspection Sheet
 - Epoxy Anchors: Refer to ICC-ES Reports
 - Structural Wood: See Special Inspection Sheet
 - A. Period inspection is required for all nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including:
 - a. Wood shear walls
 - b. Wood diaphragms
 - c. Drag struts and collectors
 - d. Shear panels
 - e. Hold-downs
 - f. Braces
- Note: Special inspection is not required for wood shear walls, shear panels and diaphragms including nailing, bolting, anchoring and other fastening to other components of the seismic-force-resisting system, where the fastener spacing of the sheathing is more than 4"o.c.
- Selection of the Special Inspector: The owner shall submit to the Architect a list of 3 firms chosen to perform the special inspection duties. The special inspection firm shall have at least 5 years of experience in the work to be inspected. The Architect shall recommend a firm from those submitted.
 - Field Inspector: All field inspectors shall have a minimum of 2 years experience in the specific construction being inspected

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT | BUILDING DIVISION
STRUCTURAL OBSERVATION GENERAL NOTES

- STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
- STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH.
- THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
- THE DESIGN ENGINEER SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION SITE VISITS ON THE STRUCTURAL OBSERVATION SCHEDULE.
- THE REQUIRED SITE VISITS SHALL AT A MINIMUM INCLUDE THE FOLLOWING:
 - A. OBSERVATION OF THE FOUNDATION SYSTEM PRIOR TO FINAL CONCRETE POUR.
 - B. OBSERVATION OF BUILDING FRAMING PRIOR TO CALLING FOR THE CITY OF NEWPORT BEACH "COMPLETE FRAMING INSPECTION", AND.
 - C. FINAL OBSERVATION OF THE COMPLETED STRUCTURE.
- ADDITIONAL SITE VISITS MAY BE NEEDED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
- 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 REPORTS.
- IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD, STATE SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
- ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
- EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
- 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.
- 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.
- FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYSTEM BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
- 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: 42 TIMOR SEA, NEWPORT COAST, CA 92657		PC #:
TO BE COMPLETED BY THE DESIGN ENGINEER, AND INCLUDED ON THE CONSTRUCTION DRAWINGS. BASED ON THE PROJECT SCOPE, PLEASE IDENTIFY THE ELEMENTS AND/OR CONNECTIONS THAT REQUIRE STRUCTURAL OBSERVATION. SPECIFY THE INTERVAL OR STAGE OF CONSTRUCTION WHEN THE STRUCTURAL OBSERVATION WILL BE PERFORMED.		
TYPE	STRUCTURAL ELEMENTS AND/OR CONNECTIONS TO BE OBSERVED	SCHEDULED INTERVAL OR STAGE OF CONSTRUCTION
FOUNDATIONS	<input checked="" type="checkbox"/> FOOTINGS, SLAB FOUNDATION, ANCHORS	OBSERVATION - AFTER REBAR INSTALLATION BEFORE CONCRETE IS PLACED
	<input type="checkbox"/> MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	<input type="checkbox"/> CAISSON, PILE, GRADE BEAM	
SHEAR WALLS	<input type="checkbox"/> CONCRETE	
	<input type="checkbox"/> MASONRY	
	<input checked="" type="checkbox"/> WOOD OR MANUFACTURED SHEAR PANELS	BEFORE PAPER AND FINISHES APPLIED
FRAMES	<input type="checkbox"/> STEEL MOMENT OR BRACED FRAME	
	<input type="checkbox"/> CONCRETE MOMENT FRAME	
	<input type="checkbox"/> MASONRY WALL FRAME	
DIAPHRAGMS	<input type="checkbox"/> CONCRETE	
	<input type="checkbox"/> STEEL DECK	
	<input checked="" type="checkbox"/> WOOD	BEFORE FINISHES APPLIED
FINAL	<input checked="" type="checkbox"/> FINAL OBSERVATION & REPORT	AFTER STRUCTURAL ITEMS COMPLETE BEFORE FINISHES APPLIED

FORMS/STRUCTURAL OBSERVATION GENERAL NOTES & SCHEDULE 10/2011

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 13 2024

CITY OF NEWPORT BEACH

CASE NO.: 2024-18

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 \$306)

REQUEST FOR ALTERNATE MATERIAL OR METHOD OF CONSTRUCTION (See Reverse for Basis for Approval) (Fee \$306)

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

2022-09-28

FOR STAFF USE ONLY

Plan Check # PC 2023-2449 of Stories 2
Occupancy Classification R3/U
Use of Building SFR # of Units 1
Project Status UNDER PLAN CHECK
Construction Type VP - SPRINKLER
Verified by 22
No. of Items 1
Fee due \$306

DISTRIBUTION:
 Owner Plan Check AZL
 Petitioner Inspector
 Fire Other

1 JOB ADDRESS:

SITE ADDRESS: 42 TIMOR SEA, NEWPORT COAST
Owner KIRK RONEY
Address 141 Crescent Bay
Laguna Beach Zip CA 92651
Daytime Phone (307) 413-7548

PETITIONER:
Petitioner Thomas Burke
(Petitioner to be architect or engineer)
Address 151 Kalmus Dr, Ste E140
Costa Mesa Zip CA 92626
Daytime Phone (657) 289 0460
Email: tom@burkese.com

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, WHERE PART OF GARAGE WILL BE CONVERTED TO HABITABLE SPACE.

3 JUSTIFICATION/FINDINGS OF EQUIVALENCY:

CODE SECTIONS: Calgreen Section CG4.505.2.1, CBC R506.2.3

We would not have to tear out the entire post-tension slab if we use Sika MB epoxy moisture barrier with create a permeability flow rate of equivalent to a traditional capillary break if below slab. The permeability rate is 0.06 g/m² 24 HOUR - multi. Sika MB product will be installed per manufacturer's instructions on top of existing slab.

Petitioner's Signature [Signature] Position Engineer of Record
CA Professional Lic. # S5088 Date: 02/09/2024

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

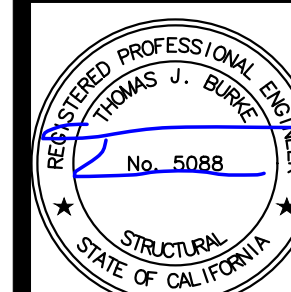
The Request is: Granted Denied (See reverse for appeal information)
 Granted (Ratification required)

Conditions of Approval:
1) APPLY COVERAGE OF 250-300 SQ. FT. PER PANEL.
2) PROVIDE WRITTEN CERTIFICATION TO INSPECTOR THAT PRODUCT HAS BEEN INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

Signature [Signature] Position CF BUILDING OFFICIAL Date 02-15-2024
Print Name LOUICE LHAO

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: PC-2024-18-2024 Forms/modif 08/21/23

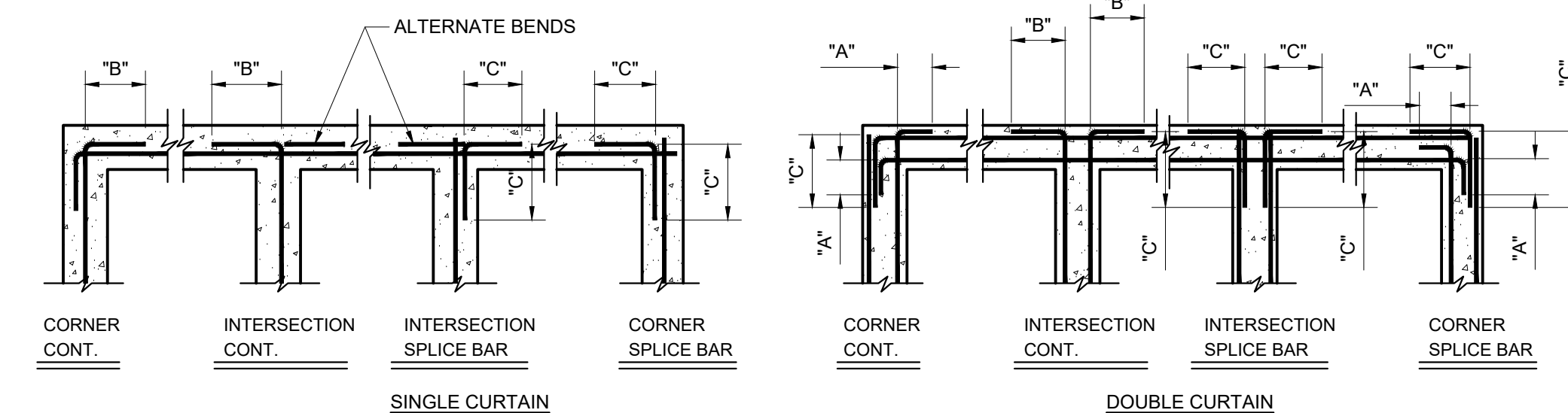


03/01/2024

REVISIONS	BY

CONCRETE TYPICAL DETAILS

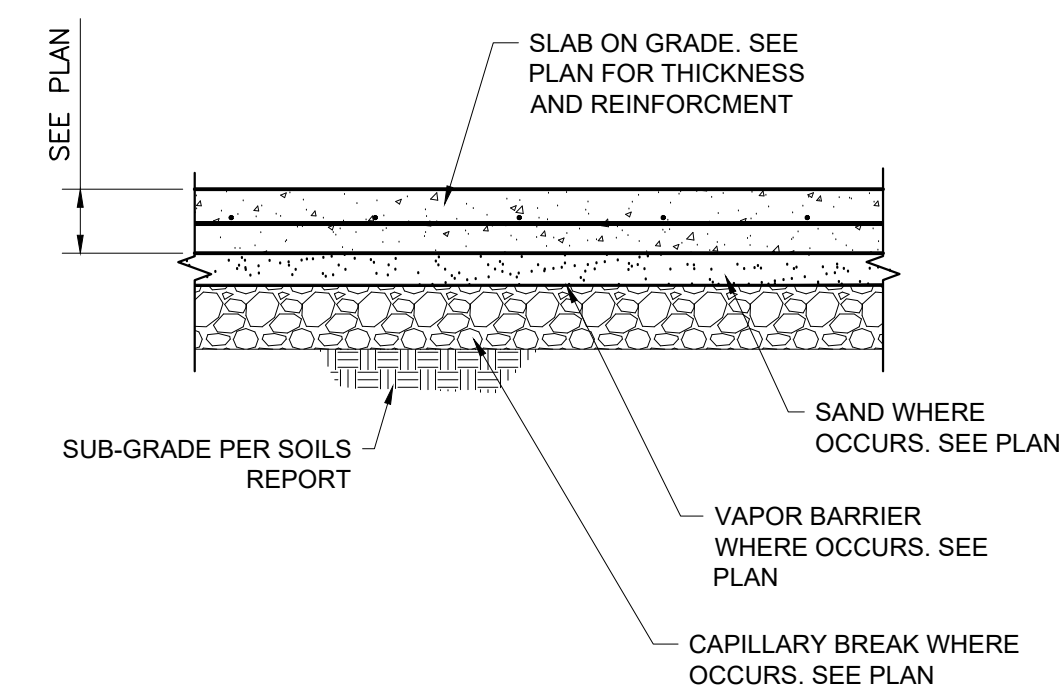
JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE



A = 16d OR 1/2 SPECIFIED LAP, WHICHEVER IS GREATER
 B & *C* = { 1. LAP SPLICE - SEE LAP SPLICE TABLE (USE SEISMIC LAP SPLICE FOR SHEAR WALLS, FRAMES AND DRAGS IN SEISMIC DESIGN CATEGORIES C, D, E, & F)
 2. 18" MIN

DETAIL

scale 3/4"=1'-0" (5)

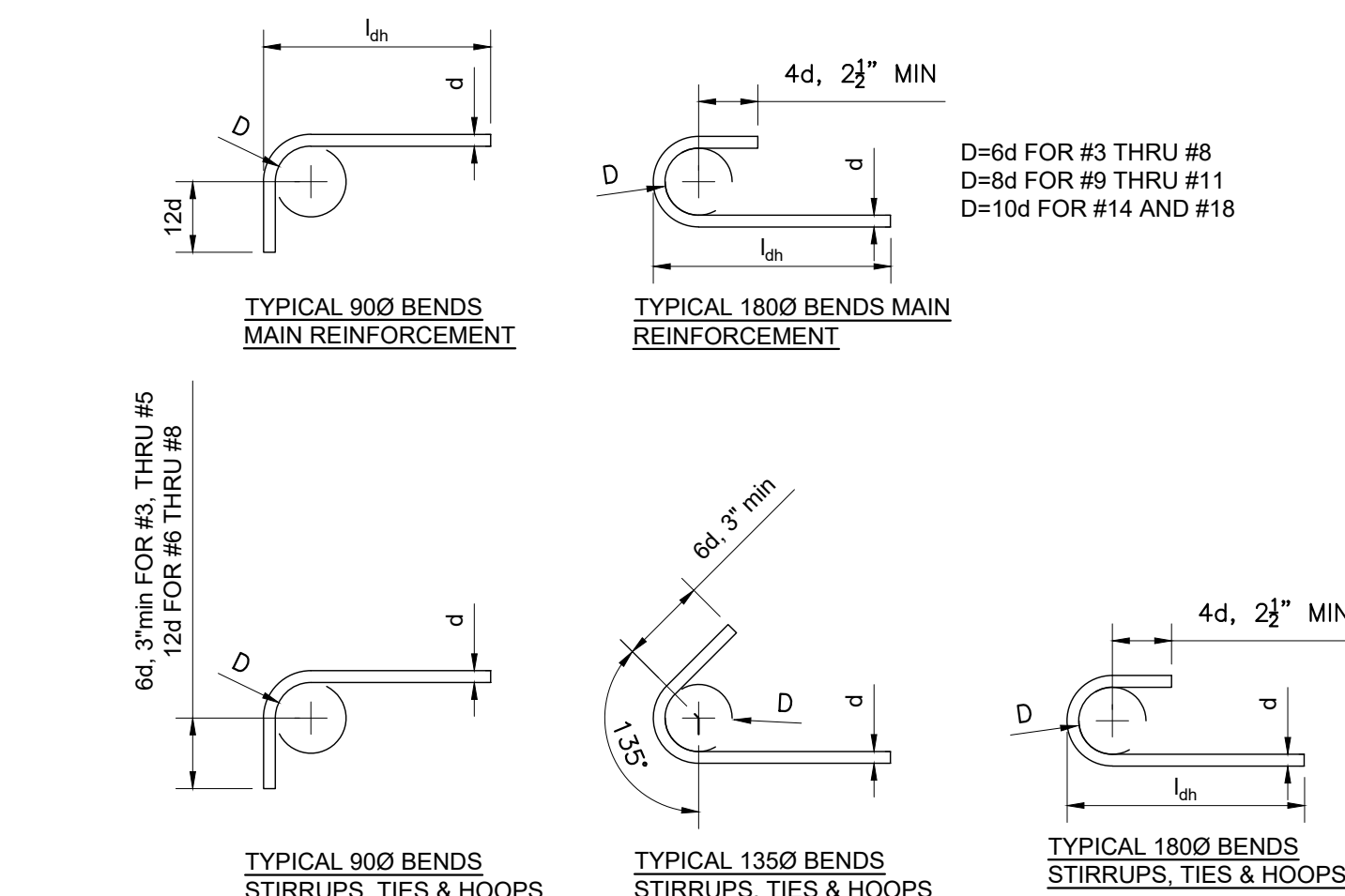


NOTES:
1. PLACE REINFORCEMENT IN CENTER OF SLAB DEPTH UNO

TYPICAL SLAB ON GRADE DETAIL

DETAIL

scale 3/4"=1'-0" (9)



D=4d FOR #3 THRU #5
D=6d FOR #6 THRU #8

STRAIGHT BAR DEVELOPMENT, L_d

BAR SIZE	Fy=60 ksi NORMAL-WEIGHT CONCRETE							
	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi		f'c=5000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	20"	15"	18"	14"	16"	12"	14"	12"
#4	32"	24"	29"	22"	25"	19"	23"	17"
#5	45"	35"	42"	32"	36"	28"	32"	25"
#6	61"	47"	55"	43"	48"	37"	43"	33"
#7	96"	74"	88"	68"	76"	59"	68"	52"
#8	117"	90"	107"	83"	93"	72"	83"	64"
#9	132"	102"	121"	93"	105"	81"	94"	72"
#10	149"	115"	136"	105"	118"	91"	106"	81"
#11	165"	127"	151"	116"	131"	101"	117"	90"
#14	199"	153"	181"	140"	157"	121"	141"	108"
#18	265"	204"	242"	186"	209"	161"	187"	144"

LAP SPLICE SCHEDULE, CLASS B

BAR SIZE	Fy=60 ksi NORMAL-WEIGHT CONCRETE, 1.3L _d							
	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi		f'c=5000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	25"	20"	23"	18"	20"	16"	18"	16"
#4	41"	32"	38"	29"	33"	25"	29"	23"
#5	59"	45"	54"	42"	47"	36"	42"	32"
#6	79"	61"	72"	55"	62"	48"	56"	43"
#7	125"	96"	114"	88"	99"	76"	88"	68"
#8	153"	117"	139"	107"	121"	93"	108"	83"
#9	172"	132"	157"	121"	136"	105"	122"	94"
#10	194"	149"	177"	136"	153"	118"	137"	106"
#11	215"	165"	196"	151"	170"	131"	152"	117"

STANDARD HOOK DEVELOPMENT l_h

BAR SIZE	Fy=60 ksi NORMAL-WEIGHT CONCRETE			
	f'c=2500psi	f'c=3000psi	f'c=4000psi	f'c=5000psi
#3	9"	9"	8"	7"
#4	12"	11"	10"	9"
#5	15"	14"	12"	11"
#6	18"	17"	15"	13"
#7	21"	20"	17"	15"
#8	24"	22"	19"	17"
#9	28"	25"	22"	20"
#10	31"	28"	25"	22"
#11	34"	31"	27"	24"
#14	41"	38"	33"	29"
#18	55"	50"	43"	39"

SEISMIC STRAIGHT BAR DEVELOPMENT

BAR SIZE	Fy=60 ksi NORMAL-WEIGHT CONCRETE, 1.25L _d							
	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi		f'c=5000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	24"	19"	22"	17"	19"	15"	17"	15"
#4	39"	30"	36"	28"	31"	24"	28"	22"
#5	57"	44"	52"	40"	45"	35"	40"	31"
#6	76"	58"	69"	53"	60"	46"	54"	41"
#7	120"	92"	110"	84"	95"	73"	85"	65"
#8	147"	113"	134"	103"	116"	89"	104"	80"
#9	165"	127"	151"	116"	131"	101"	117"	90"
#10	186"	143"	170"	131"	147"	113"	132"	102"
#11	207"	159"	189"	145"	164"	126"	146"	113"
#14	248"	191"	227"	174"	196"	151"	176"	135"
#18	331"	254"	302"	232"	261"	201"	234"	180"

SEISMIC LAP SPLICE SCHEDULE, CLASS B

BAR SIZE	Fy=60 ksi NORMAL-WEIGHT CONCRETE, 1.25*1.3L _d							
	f'c=2500 psi		f'c=3000 psi		f'c=4000 psi		f'c=5000 psi	
	TOP	OTHER	TOP	OTHER	TOP	OTHER	TOP	OTHER
#3	32"	24"	29"	22"	25"	20"	22"	20"
#4	51"	39"	47"	36"	41"	31"	36"	28"
#5	74"	57"	67"	52"	58"	45"	52"	40"
#6	98"	76"	90"	69"	78"	60"	70"	54"
#7	156"	120"	142"	110"	123"	95"	110"	85"
#8	191"	147"	174"	134"	151"	116"	135"	104"
#9	215"	165"	196"	151"	170"	131"	152"	117"
#10	242"	186"	221"	170"	191"	147"	171"	132"
#11	269"	207"	245"	189"	212"	164"	190"	146"

SEISMIC HOOK DEVELOPMENT l_h

BAR SIZE	Fy=60 ksi NORMAL-WEIGHT CONCRETE, 1.25*1.3l _h			
	f'c=2500psi	f'c=3000psi	f'c=4000psi	f'c=5000psi
#3	12"	11"	9"	8"
#4	15"	14"	12"	11"
#5	19"	18"	15"	14"
#6	23"	21"	18"	16"
#7	27"	24"	21"	19"
#8	30"	28"	24"	22"
#9	34"	31"	27"	24"
#10	39"	35"	31"	27"
#11	43"	39"	34"	30"
#14	51"	47"	41"	36"
#18	68"	62"	54"	48"

SEISMIC DEVELOPMENT AND LAP LENGTHS:

- MINIMUM SEISMIC DEVELOPMENT AND LAP LOCATIONS
 - 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
 - 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.
- SEE PLAN AND DETAILS FOR ADDITIONAL SEISMIC DEVELOPMENT AND LAP LOCATIONS

NOTES:

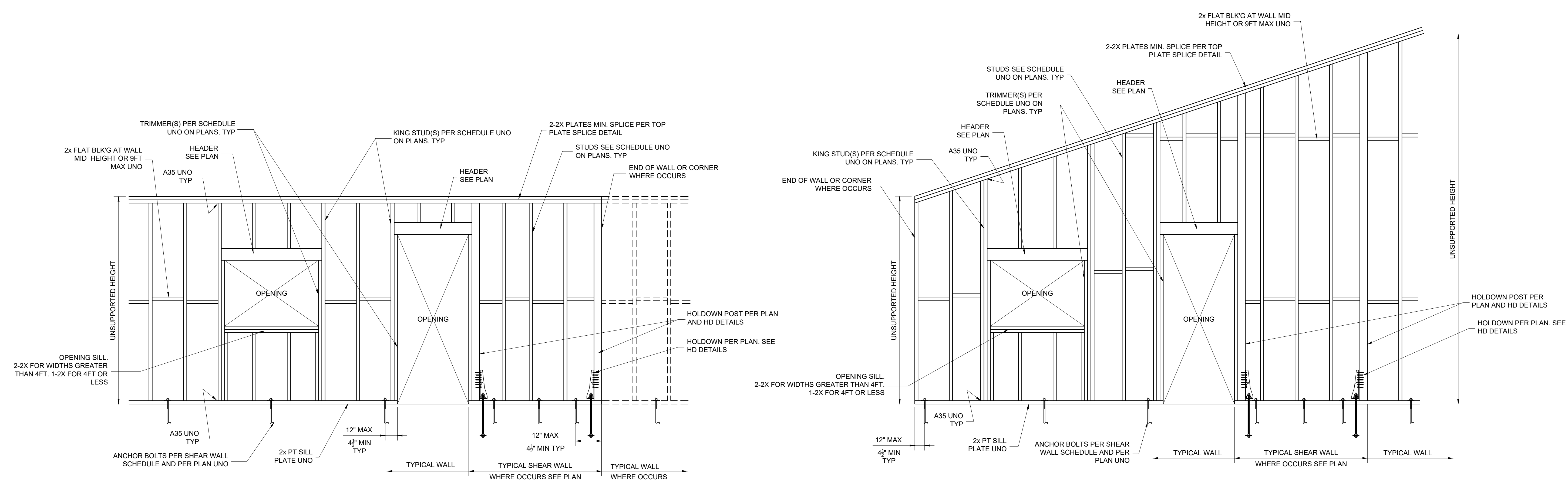
- TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT WHERE MORE THAN 12" OF FRESH CONCRETE IS PLACED BELOW THE BARS BEING DEVELOPED OR SPLICED
- VALUES IN TABLES ABOVE ARE FOR NORMAL WEIGHT CONCRETE ONLY. INCREASE LENGTHS BY 33.3% (MULTIPLY BY 1.33) FOR LIGHTWEIGHT CONCRETE
- #14 AND #18 REQUIRE WELDED SPLICE OR MECHANICAL SPLICE
- FOR F_c GREATER THAN 5000 PSI, USE VALUES FOR F_c = 5000 PSI.
- FOR F_c = 4500 PSI, USE VALUES FOR F_c = 4000 PSI.

CONCRETE REBAR DEVELOPMENT, LAP SPLICES AND BENDS

DETAIL

scale 3/4"=1'-0" (13)

REVISIONS	BY

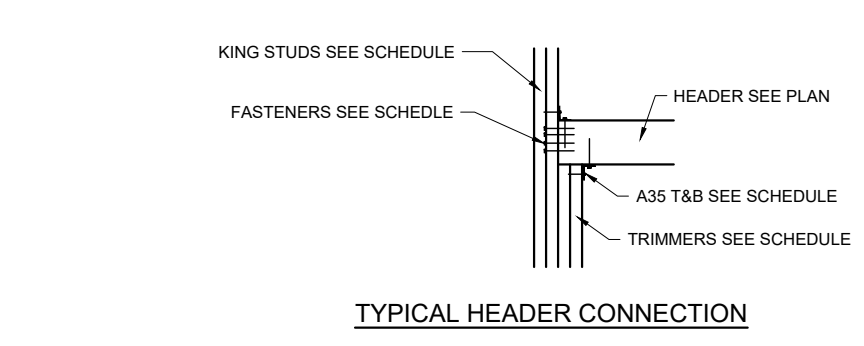


SUPPORTING	TYPICAL EXTERIOR WALL STUDS											
	MAX LATERALLY UNSUPPORTED HEIGHT											
	8FT			10FT			12FT			14FT		18FT
	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL
ROOF ONLY OR FLOOR ONLY	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c.	2x@12"o.c. 3x@16"o.c.
1 FLOOR + ROOF	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@12"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c.	2x@12"o.c. 3x@16"o.c.
2 FLOOR + ROOF	2x@12"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c.	2x@12"o.c. 3x@16"o.c.
3 FLOOR + ROOF	2-2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	2x@12"o.c.	2x@16"o.c.	4x6FLAT@12"o.c.	3x@16"o.c.	2x@12"o.c. 3x@16"o.c.
4 FLOOR + ROOF	2-2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@12"o.c.	2x@16"o.c.	2x@16"o.c.	---	4x@12"o.c.	3x@16"o.c.

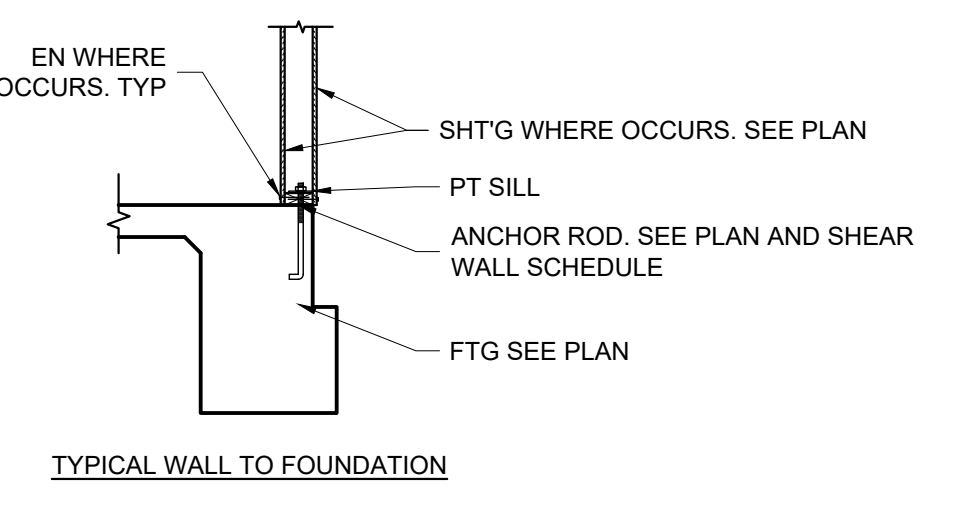
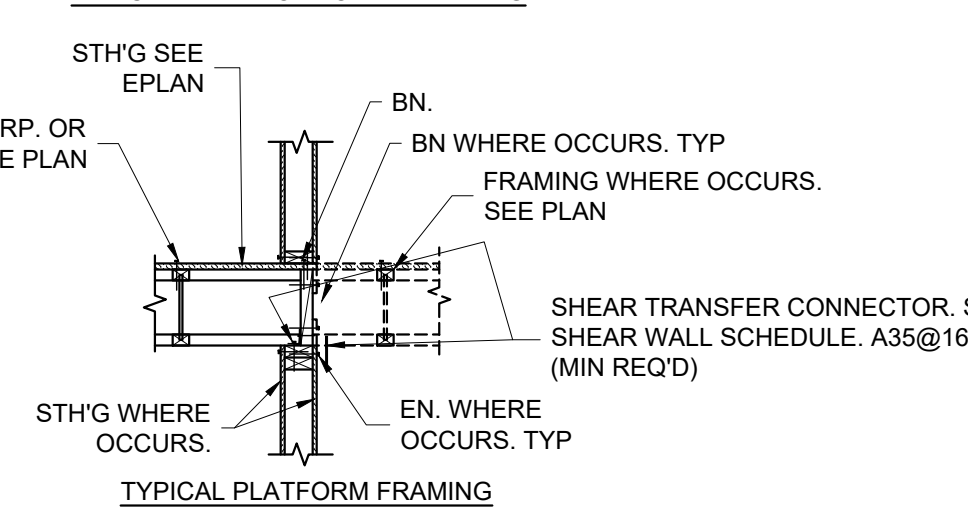
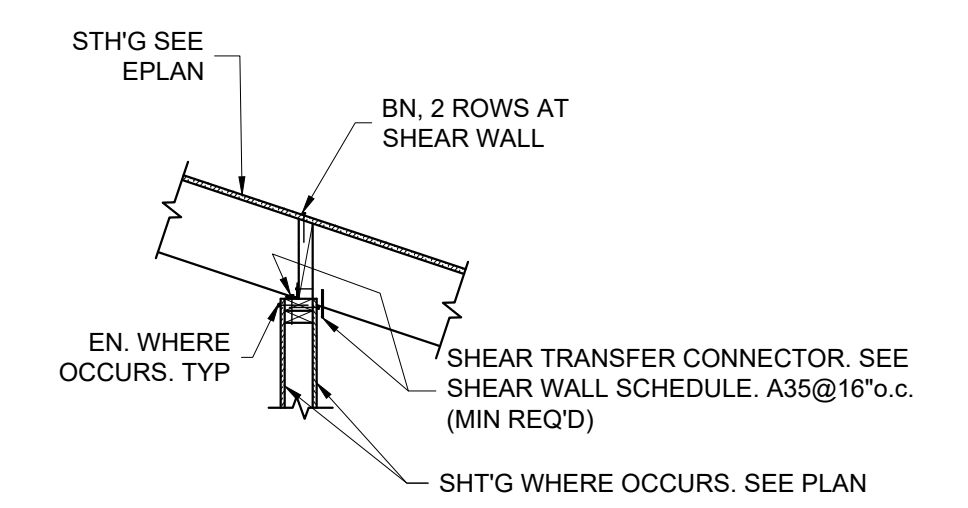
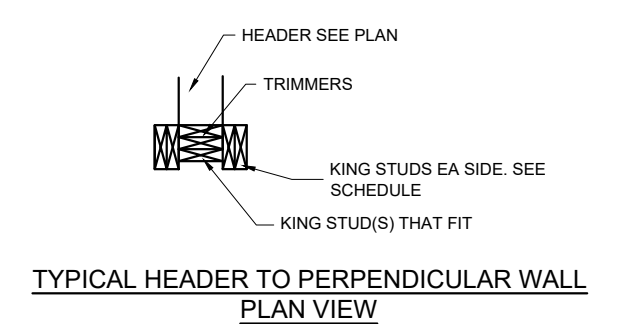
SUPPORTING	TYPICAL INTERIOR STRUCTURAL WALL STUDS											
	MAX LATERALLY UNSUPPORTED HEIGHT											
	8FT			10FT			12FT			14FT		18FT
	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL
ROOF ONLY OR FLOOR ONLY	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	3x@16"o.c.	2x@16"o.c.	2x@16"o.c.
1 FLOOR + ROOF	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@12"o.c.	2x@16"o.c.	2x@16"o.c.	3x@16"o.c.	2x@16"o.c.	2x@16"o.c.
2 FLOOR + ROOF	2x@12"o.c.	2x@16"o.c.	2x@16"o.c.	3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@16"o.c.	2x@16"o.c.
3 FLOOR + ROOF	2-2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@16"o.c.	2x@16"o.c.
4 FLOOR + ROOF	2-2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	2x@16"o.c.	2x@16"o.c.	---	4x@16"o.c.	3x@16"o.c.

TYPICAL TRIMMERS AND KING STUDS			
MAX OPENING WIDTH	MIN. TRIMMER	MIN. KING STUD	MIN. CONNECTION TO HEADER
4'-0"	1-2x	1-2x	4-16d
12'-0"	2-2x	2-2x	4-16d + 1-A35
16'-0"	3-2x	3-2x	4-16d + 2-A35
OVER 16'-0"	PER PLAN	PER PLAN	PER PLAN

- NOTES:
- USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLANS
 - CONNECTION TO HEADER SHALL BE TOENAILS AT 4X KING POST, END NAILS AT 2X KING STUDS
 - MAXIMUM LATERALLY UNSUPPORTED HEIGHT = 10 FT
 - OUT OF PLANE WIND LOAD = 35 PSF (LRFD)
 - KING STUDS AND TRIMMER SUPPORTING 3 LEVELS ONLY. SEE PLAN FOR KING STUDS AND TRIMMER SUPPORTING MORE THAN 3 LEVELS.

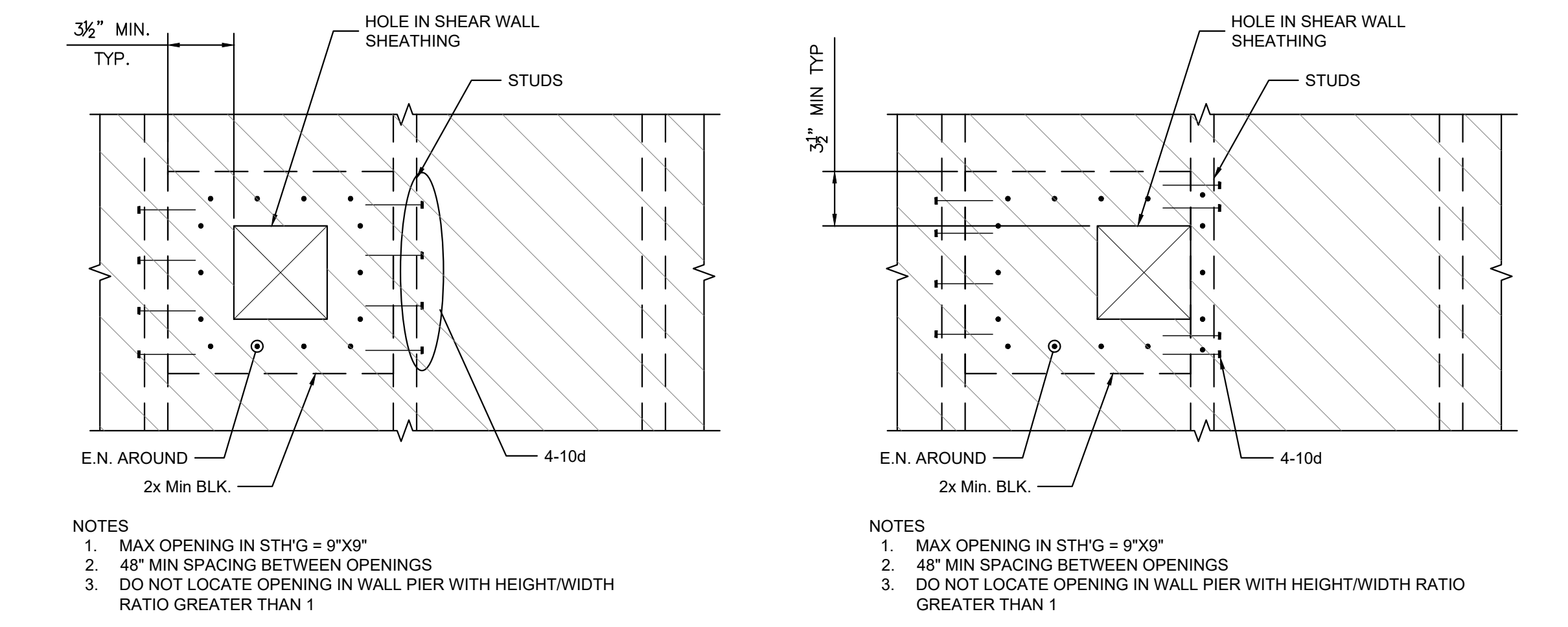


- NOTES:
- USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLANS
 - DESIGN LOADS
 - FLOOR = 850 PLF / FLOOR
 - ROOF = 450 PLF
 - WIND MWFR (OUT OF PLANE) = 35 PSF (LRFD)
 - SEISMIC (OUT OF PLANE) = 21 PSF (LRFD)
 - WIND C&C (OUT OF PLANE) = 45 PSF (LRFD)
 - DEFLECTION LIMIT L/180

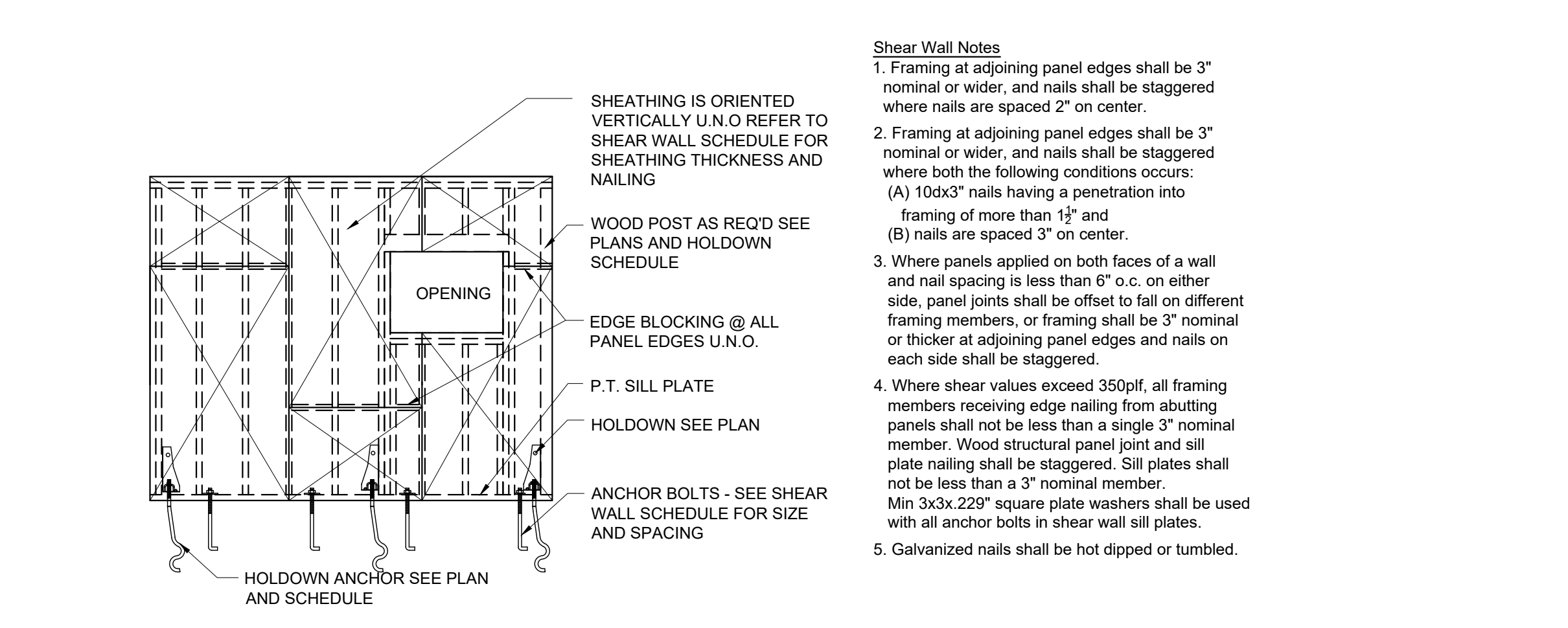


TYPICAL WALL FRAMING UNO ON PLANS

CONNECTION	FASTENING	LOCATION	CONNECTION	FASTENING	LOCATION	CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3-8d common (2 1/2"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail	16. Continuous header to stud	4-8d common (2 1/2"x0.131")	toenail	31. Wood structural panels and particleboard Subfloor, roof and wall sheathing (to framing)	1/2" & less 6d ¹ 2 1/2"x0.113" nail ¹ 1 1/2" 16 gage ² 8d ³ or 8d ⁴ 2 1/2"x0.113" nail ¹ 2 1/2" 16 gage ² 8d ³	
2. Bridging to joist	2-8d common (2 1/2"x0.131") 2-3"x0.131" nails 2-3" 14 gage staples	toenail each end	17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common (3/2"x0.162") min. Table 2308.10.4.1 4-3"x0.131" nails 4-3" 14 gage staples	face nail	32. Panel siding (to framing)	1/2" or less 6d ¹ 8d ³ 10d ⁴ or 8d ⁴	
3. 1"x6" subfloor or less to each joist	2-8d common (2 1/2"x0.131")	face nail	18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common (3/2"x0.162") min. Table 2308.10.4.1 4-3"x0.131" nails 4-3" 14 gage staples	face nail	33. Fiberboard sheathing ⁵	1/2" No 11 gage roofing nail ⁶ 6d common nail (2"x0.113") No 16 gage staple ⁷ No 11 gage roofing nail ⁶ 8d common nail (2"x0.113") No 16 gage staple ⁷	
4. Wider than 1"x6" subfloor to each joist	3-8d common (2 1/2"x0.131")	face nail	19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	4-8d common (2 1/2"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail	34. Interior paneling	1/2" 4d ¹ 6d ¹	
5. 2" subfloor to joist or girder	2-16d common (3/2"x0.162")	blind and face nail	20. 1" diagonal brace to each stud and plate	2-8d common (2 1/2"x0.131") 2-3"x0.131" nails 3-3" 14 gage staples	face nail	For Sill: 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-2 1/2"x0.131", 10d-3"x0.148"). d. Common (6d-2"x0.113", 8d-2 1/2"x0.131", 10d-3"x0.148"). e. Deformed shank (6d-2"x0.113", 8d-2 1/2"x0.131", 10d-3"x0.148"). f. Corrosion-resistant siding (6d-1 1/2"x0.106", 8d-2 1/2"x0.128") or casing (6d-2"x0.099", 8d-2 1/2"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 1/4-inch diameter head and 1 1/2-inch sheathing and 1 1/2-inch length for 2 1/2-inch sheathing. i. Corrosion-resistant staples with nominal 1/4-inch crown or 1-inch crown and 1 1/4-inch length for 1/2-inch sheathing and 1 1/2-inch length for 2 1/2-inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked). j. Casing (1 1/2"x0.080") or finish (1 1/2"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 inches on panel edges, 12 inches at intermediate supports. l. For roof sheathing applications, 8d nails (2 1/2"x0.113") are the minimum required for wood structural panels. m. Staples shall have a minimum crown width of 1/4 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.		
6. Sole plate to joist or blocking	16d (3/2"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	21. 1"x8" sheathing to each bearing	3-8d common (2 1/2"x0.131")	face nail	25. 2" planks	16d common (3/2"x0.162")	at each bearing
Sole plate to joist or blocking at braced wall panel	3-16d (3/2"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	22. Wider than 1"x8" sheathing to each bearing	3-8d common (2 1/2"x0.131")	face nail	26. Collar tie to rafter	3-10d common (3"x0.148") 4-3"x0.131" nails 4-3" 14 gage staples	face nail
7. Top plate to stud	2-16d (3/2"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	end nail	23. Built-up corner studs	16d common (3/2"x0.162") 3"x0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.	27. Jack rafter to hip	3-10d common (3"x0.148") 4-3"x0.131" nails 4-3" 14 gage staples	toenail
8. Stud to sole plate	4-8d common (2 1/2"x0.131") 4-3"x0.131" nails 4-3" 14 gage staples	toenail	24. Built-up girder and beams	2-20d common (4"x0.192") 3-3"x0.131" nails 3-3" 14 gage staples	face nail at top & bottom staggered on opposite sides	28. Roof rafter to 2-by ridge beam	2-16d common (3/2"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	toenail
9. Double studs	16d (3/2"x0.135") at 24" o.c. 3"x0.131" nail at 8" o.c. 3" 14 gage staples at 8" o.c.	face nail	25. 2" planks	16d common (3/2"x0.162")	at each bearing	29. Joist to band joist	3-16d common (3/2"x0.162") 4-3"x0.131" nails 4-3" 14 gage staples	face nail
10. Double top plates	16d (3/2"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	26. Collar tie to rafter	3-10d common (3"x0.148") 4-3"x0.131" nails 4-3" 14 gage staples	face nail	30. Ledger strip	4-3"x0.131" nails 4-3" 14 gage staples	face nail at each joist
Double top plates	8-16d common (3/2"x0.162") 12-3"x0.131" nails 12-3" 14 gage staples	lap splice	27. Jack rafter to hip	2-16d common (3/2"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	face nail			
11. Blocking between joists or rafters to top plate	3-8d common (2 1/2"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail	28. Roof rafter to 2-by ridge beam	2-16d common (3/2"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	face nail			
12. Rim joist to top plate	8d (2 1/2"x0.131") at 6" o.c. 3"x0.131" nail @ 6" o.c. 3" 14 gage staple at 6" o.c.	toenail	29. Joist to band joist	3-16d common (3/2"x0.162") 4-3"x0.131" nails 4-3" 14 gage staples	face nail			
13. Top plates, laps and intersections	2-16d common (3/2"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	face nail						
14. Continuous header, two pieces	16d common (3/2"x0.162")	16" o.c. along edge						
15. Ceiling joist to plate	3-8d common (2 1/2"x0.131") 5-3"x0.131" nails 5-3" 14 gage staples	toenail						

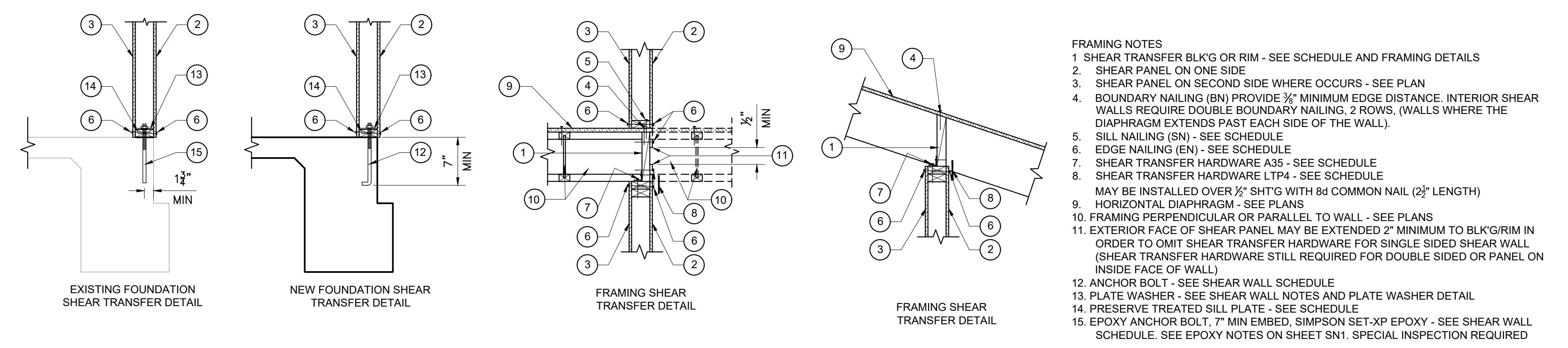


DETAIL scale 3/4"=1'-0" (5)



DETAIL scale 3/4"=1'-0" (10)

DETAIL scale 3/4"=1'-0" (8)



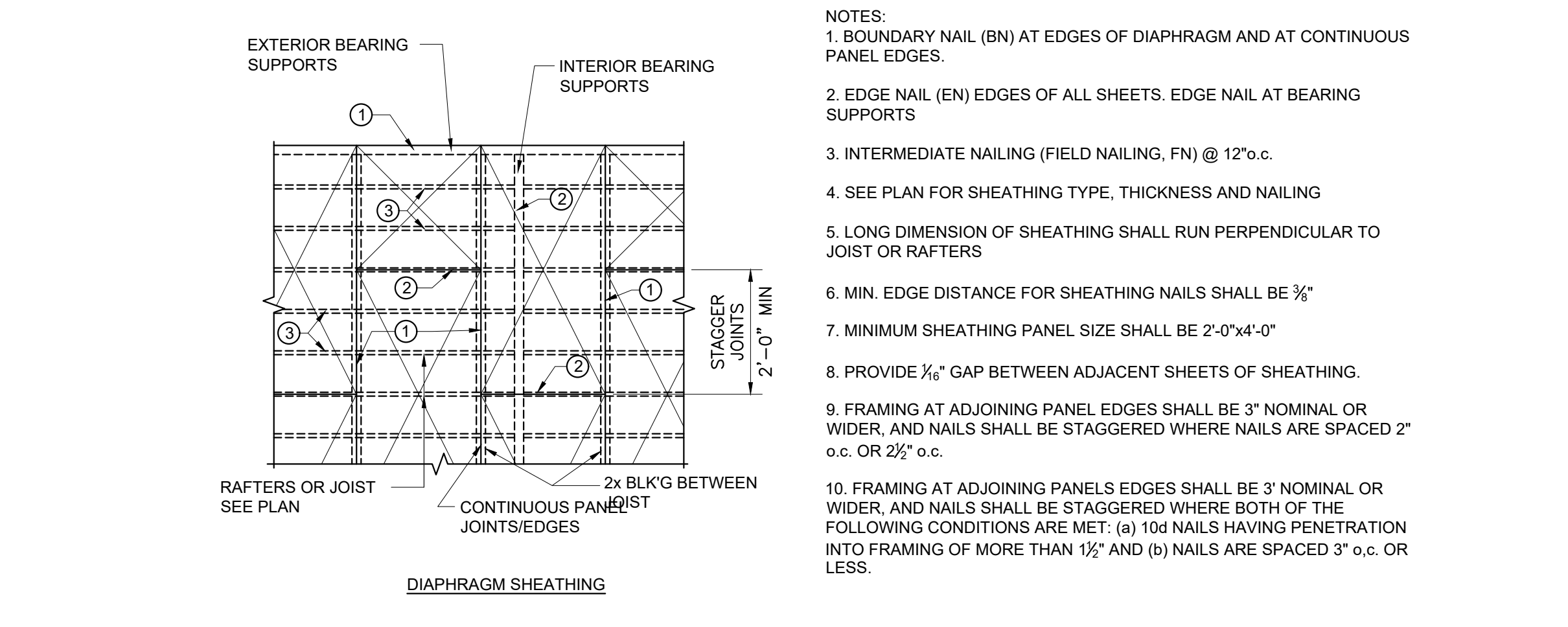
SHEATHING MATERIAL	MIN. NOMINAL PANEL THICKNESS (in.)	MIN FASTENER PENETRATION	NAIL COMMON WIRE	FASTENER SPACING AT PANEL EDGE (EN)	FASTENER SPACING AT INTERMEDIATE SUPPORTS (FN)	ALLOWABLE SHEAR PLF ASD	SILL PLATE MINIMUM THICKNESS	Min Shear Transfer Blk/g or Rim	SILL ATTACHMENT (wood to wood)	SIMP. SHEAR TRANSFER HARDWARE MAX SPACING (IN. O.C.)		DESIGNATION ON DRAWINGS
										A35	LTP4	
WOOD STRUCTURAL PANELS - APARATED SHEATHING	1/2	1 1/2	10d	6"	12"	310	2x	1 1/2 LSL / 2X	16d@8" o.c. or SDWS 0.220"x6"@12" o.c.	3/4" OA.B. @48" o.c.	@ 24" o.c.	(A)
				4"	12"	460	2x	1 1/2 LSL / 2X	SDWS 0.220"x6"@10" o.c.	3/4" OA.B. @32" o.c.	@ 16" o.c.	(B)
				3"	12"	600	2x	1 1/2 LSL / 2X	SDWS 0.220"x6"@8" o.c.	3/4" OA.B. @24" o.c.	@ 12" o.c.	(C)
				2"	12"	770	2x	3/4 PSL / 4X	SDWS 0.220"x6"@6" o.c.	3/4" OA.B. @16" o.c.	@ 8" o.c.	(D)
WOOD STRUCTURAL PANELS - STRUCTURAL 1 GRADE	1/2	1 1/2	10d	6"	12"	340	2x	1 1/2 LSL / 2X	16d@7" o.c. or SDWS 0.220"x6"@12" o.c.	3/4" OA.B. @48" o.c.	@ 24" o.c.	(E)
				4"	12"	510	2x	1 1/2 LSL / 2X	SDWS 0.220"x6"@8" o.c.	3/4" OA.B. @32" o.c.	@ 16" o.c.	(F)
				3"	12"	665	2x	3/4 PSL / 4X	SDWS 0.220"x6"@6" o.c.	3/4" OA.B. @24" o.c.	@ 12" o.c.	(G)
				2"	12"	870	2x	3/4 PSL / 4X	SDWS 0.220"x6"@6" o.c.	3/4" OA.B. @16" o.c.	@ 8" o.c.	(H)

Shear Wall Notes

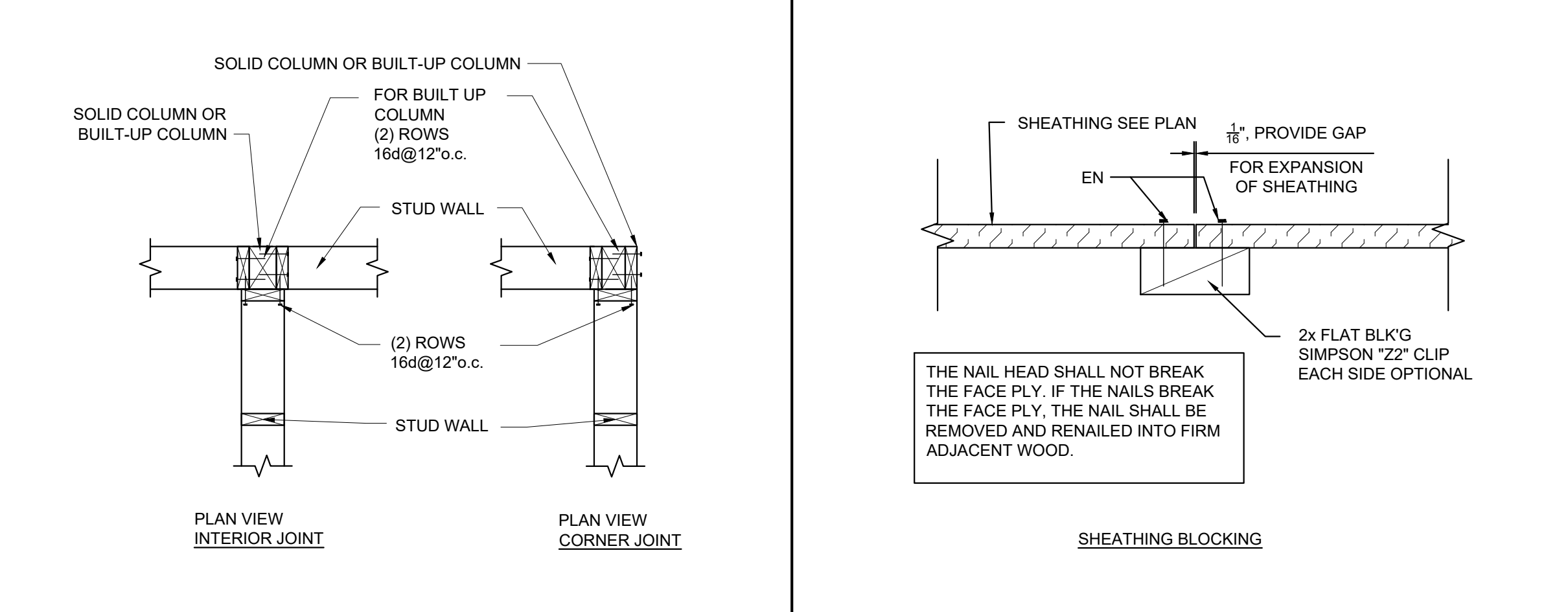
- Block edges
- Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where (A) Nails are spaced 2" on center at adjoining panel edges. (B) 10d common nails having penetration into the framing members and blocking of more than 1 1/2" are specified at 3" o.c. or less at adjoining panel edges. (C) The required nominal unit shear capacity exceeds 350plf.
- 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.
- 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 1/8" larger than the bolt diameter and a slot length not to exceed 1 1/2", provided a standard cut washer is placed between the plate washer and the nut. The plate washer shall extend to within 1/2" of the edge of the bottom plate on the side(s) with sheathing.
- Nails in preservative treated lumber shall be galvanized. Galvanized nails shall be hot dipped or tumbled.
- Pier sheathing and nailing to extend across entire wall.
- All other exterior ply shall be:
 - 1 1/2" APA Rated Sheathing Panels w/ 10d @ 6" o.c. EN @ 12" o.c. FN
- 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.
- 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.
- SDWS min edge distance = 3/4", Min spacing between rows = 1". Stagger SDWS. Min penetration into blk/g/rim = 2".
- Maximum stud spacing = 16" o.c.
- Nails shall be located at least 1/2" from the panel edges.
- 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 1/2"

ADDITIONAL NOTES

- Minimum 3x nominal framing at panel edges and staggered edge nailing where nails are spaced 2 inches on center or closer (footnote d or g), or when shear design value exceeds 350 plf (footnote i).
- Where panels are applied on both sides of wall and nail spacing is less than 6 inches on center, panel joints shall be offset to fall on different framing members, or framing shall be minimum 3x nominal at adjoining panel edges and edge nailing on each side shall be staggered (footnote h).
- Load path to the foundations shall be provided for uplift, shear and compression forces. Elements resisting shear wall forces contributed by multiple stories shall be designed for the sum forces contributed by each story (SDPWS 4.3.6.4.4)
- Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut R602.11.1 (Acceptable alternate SDPWS 4.3.6.4.3)
- Fasteners and connectors to be galvanized for preservative treated wood. CBC 2304.10.6.1



DETAIL scale 3/4"=1'-0" (15)



DETAIL scale 3/4"=1'-0" (19)

DETAIL scale 3/4"=1'-0" (18)

DETAIL scale 3/4"=1'-0" (20)

BSE

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

REGISTERED PROFESSIONAL ENGINEER
No. 5088
STRUCTURAL
STATE OF CALIFORNIA

03/01/2024

REVISIONS	BY
A	CC/JC

WOOD TYPICAL DETAILS

JOHN SALAT

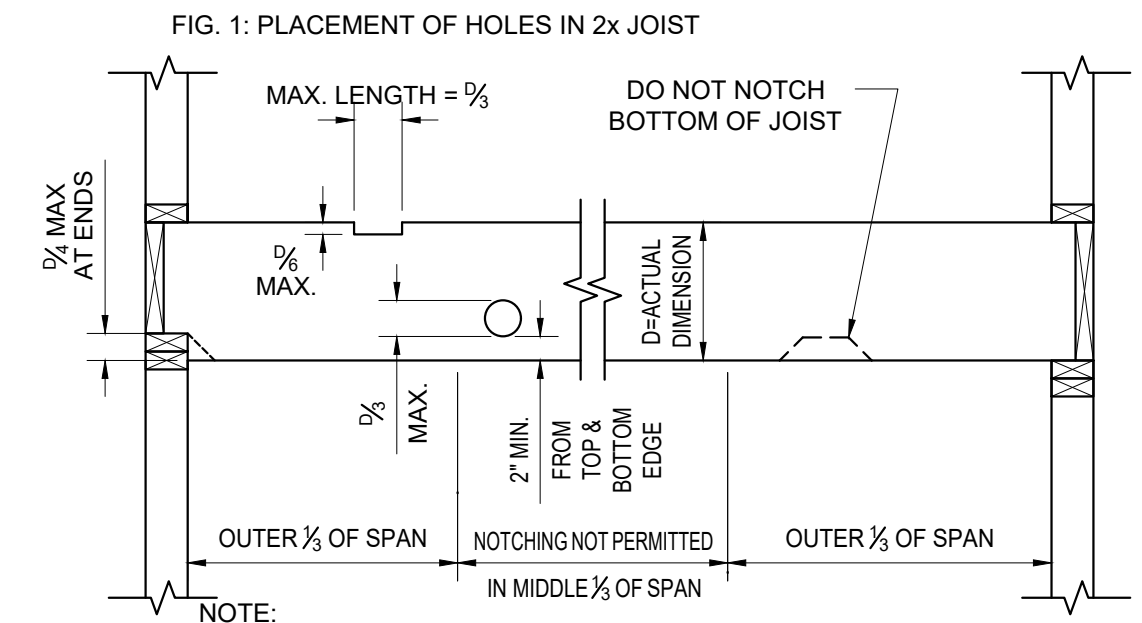
ADDITION/REMODEL

42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

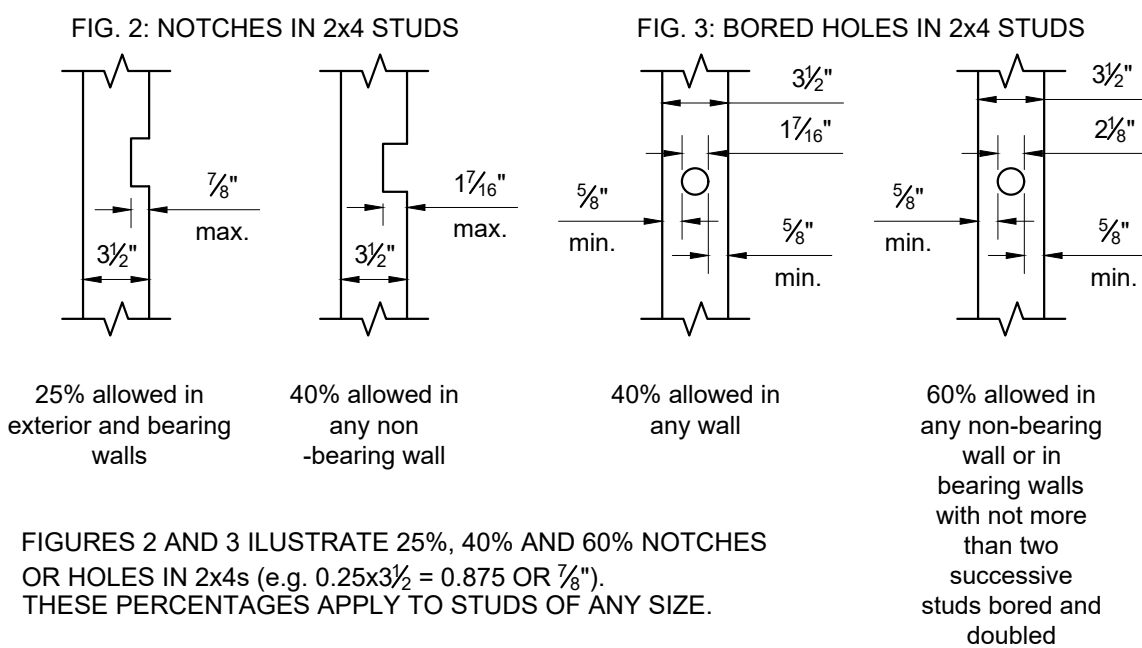
DATE: 2023-07-11
SCALE: AS SHOWN
DRAWN BY: JC/CC
JOB NO.: 23060
SHEET: ST2.1 OF SHEETS

TABLE 1: MAXIMUM SIZES FOR CUTS IN 2x JOISTS

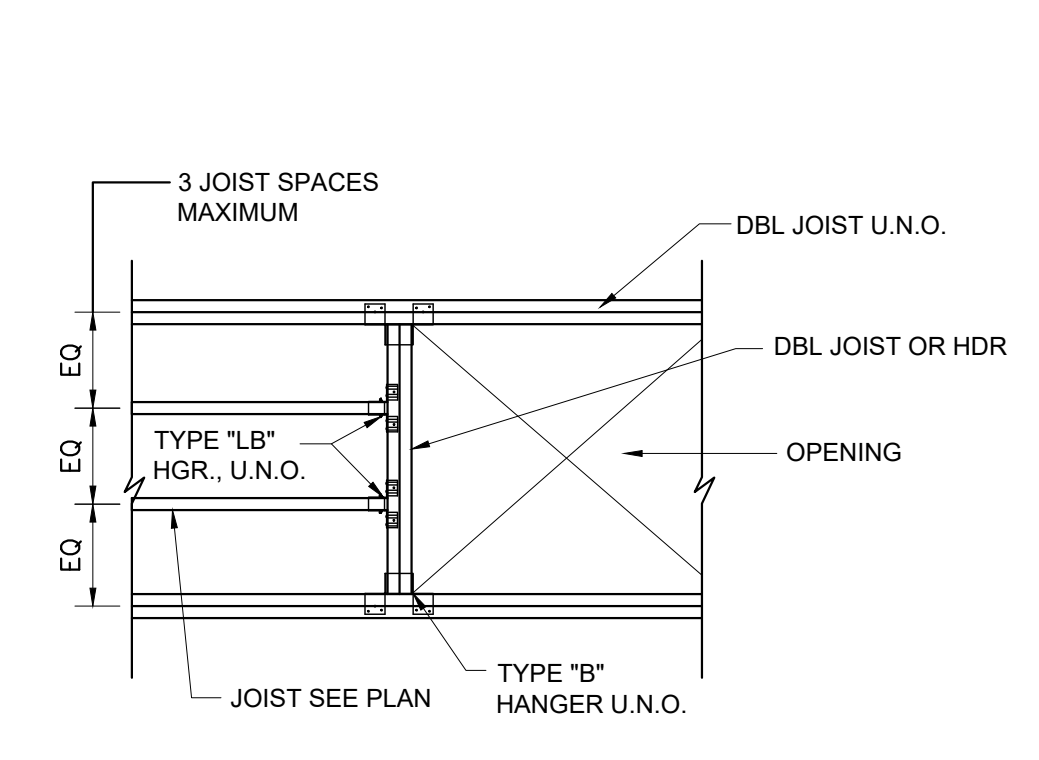
Joist Size	Max. Hole	Max. Notch Depth	Max. End Notch
2x4	none	none	none
2x6	1 1/2"	3/8"	1 1/4"
2x8	2 1/2"	1 1/4"	1 1/4"
2x10	3"	1 1/2"	2 1/8"
2x12	3 1/2"	1 1/4"	2 1/4"



NOTE:
 1. HOLES ONLY PERMITTED IN MIDDLE 1/3 OF SPAN
 2. MIN CLEAR SPACE BETWEEN HOLES = 4x DIA.

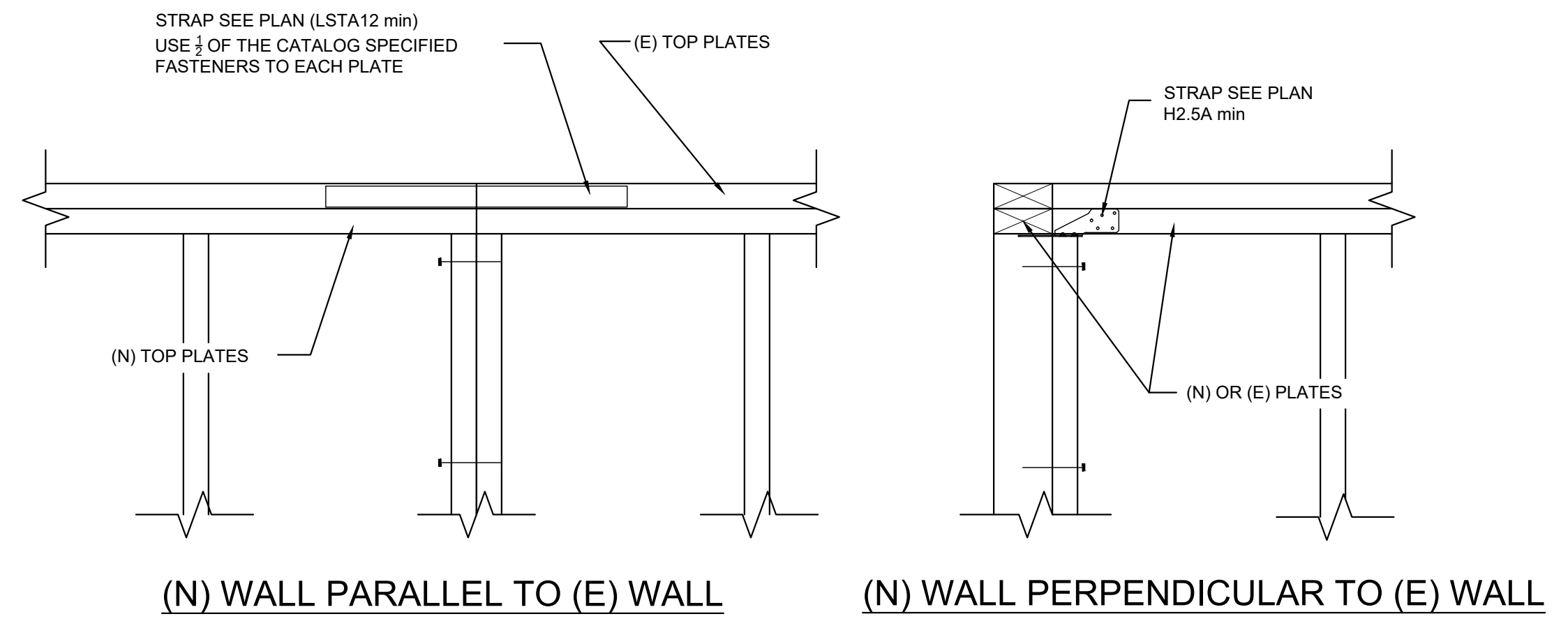


NOTCHING AND BORING



DETAIL

scale 3/4"=1'-0" 2



DETAIL

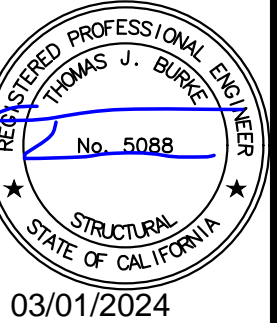
scale 3/4"=1'-0" 4

DETAIL

scale 3/4"=1'-0" 6

BSE

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 151 KALMUS DRIVE,
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 COSTA MESA, CA. 92626
 (657) 289-0460



03/01/2024

REVISIONS	BY

WOOD TYPICAL DETAILS

JOHN SALAT
ADDITION/REMODEL
 42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE: 2023-07-11
 SCALE: AS SHOWN
 DRAWN BY: JC/CC
 JOB NO.: 23060
 SHEET

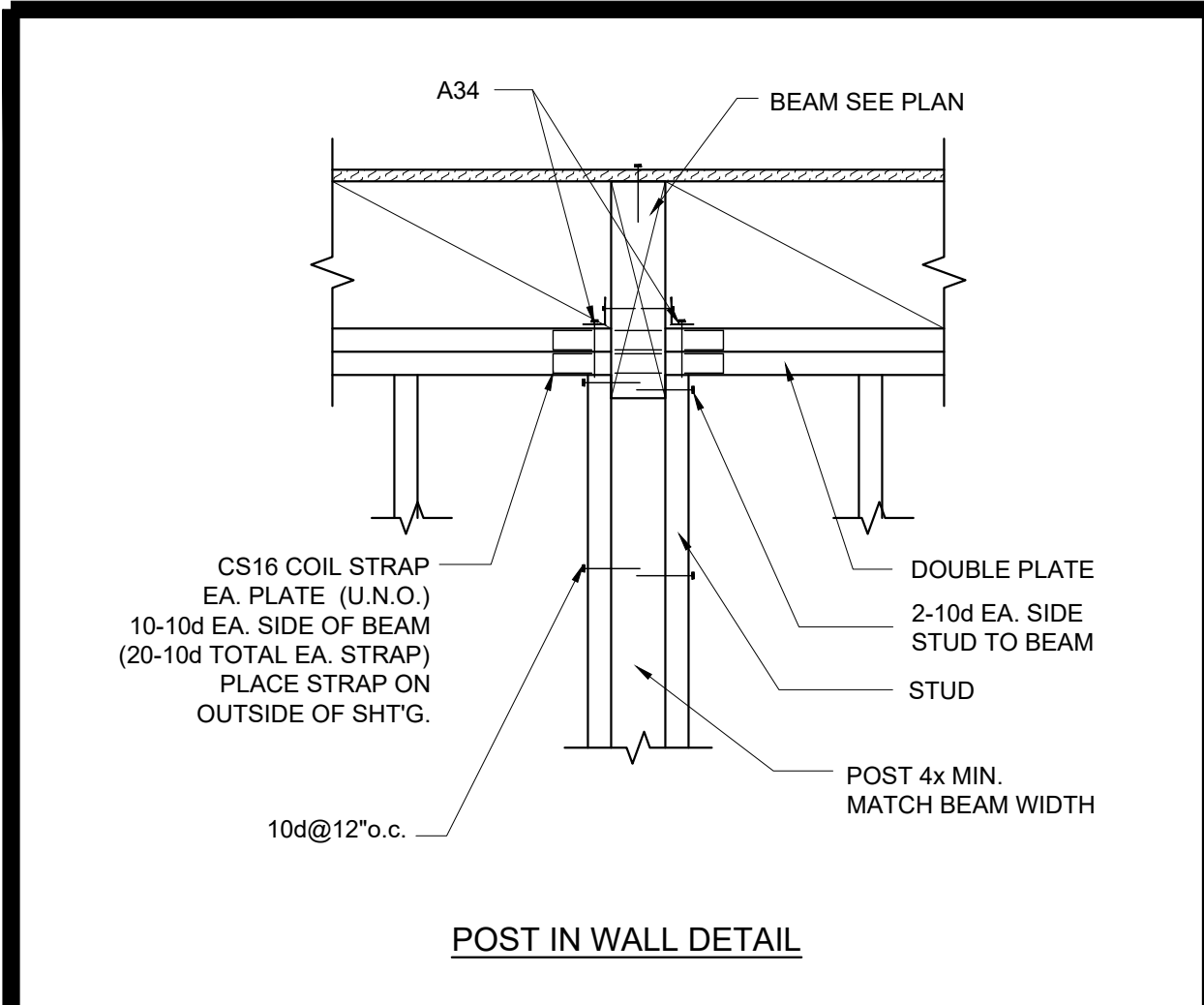
ST2.2
 OF SHEETS

REVISIONS	BY

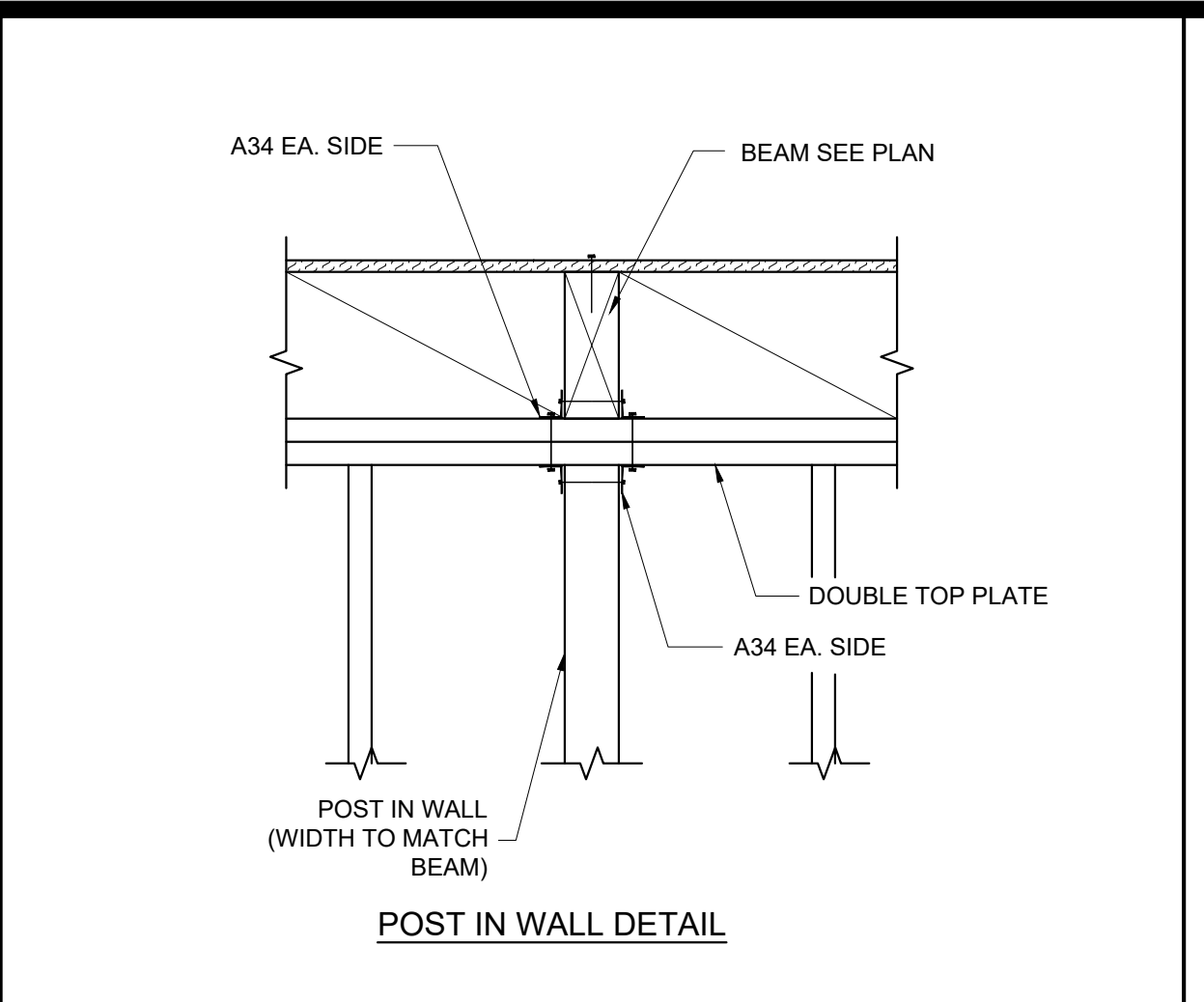
**POST IN WALL TYPICAL
DETAIL**

JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

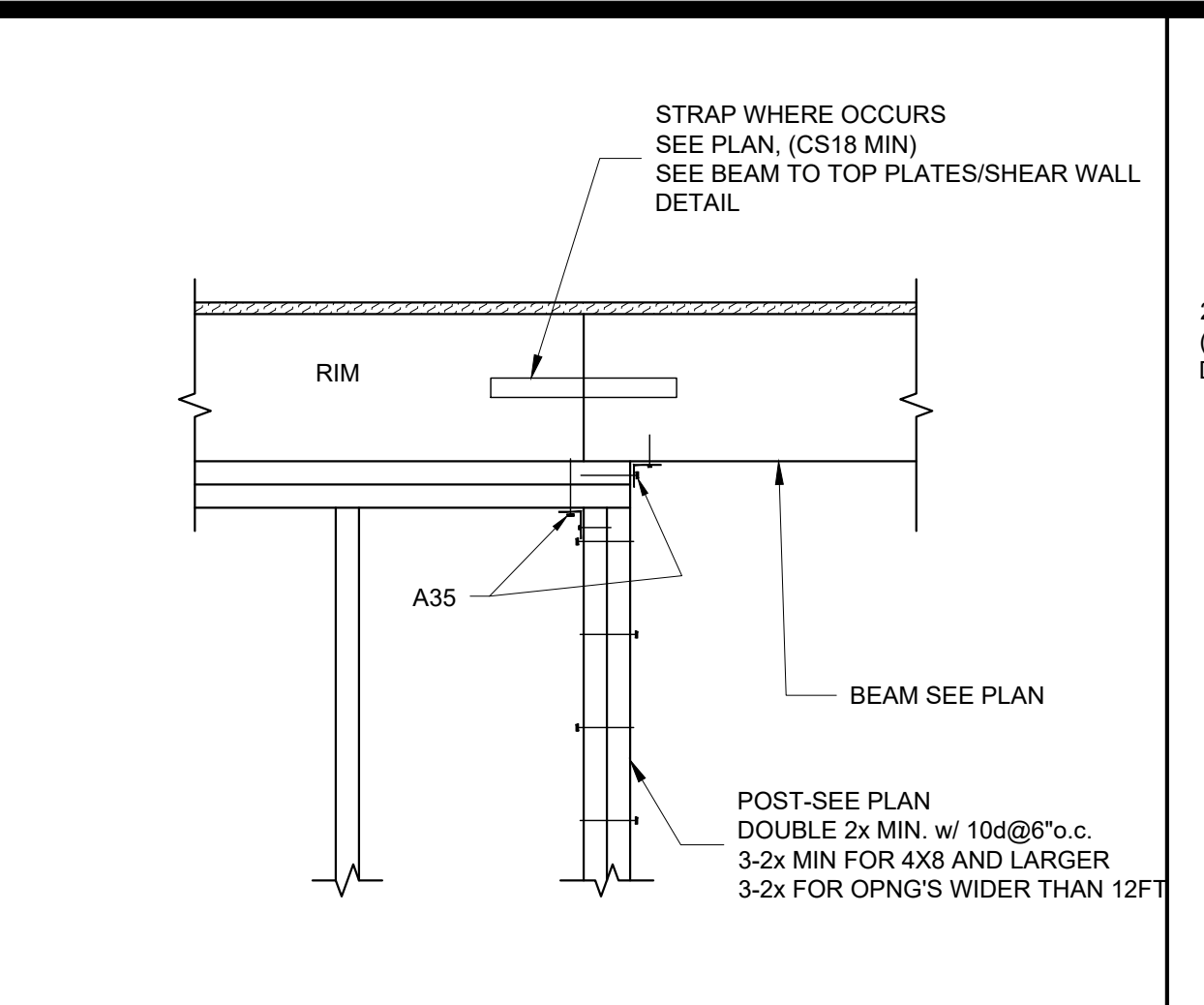
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SCALE: AS SHOWN
DRAWN BY: JC/CC
JOB NO.: 23060
SHEET:



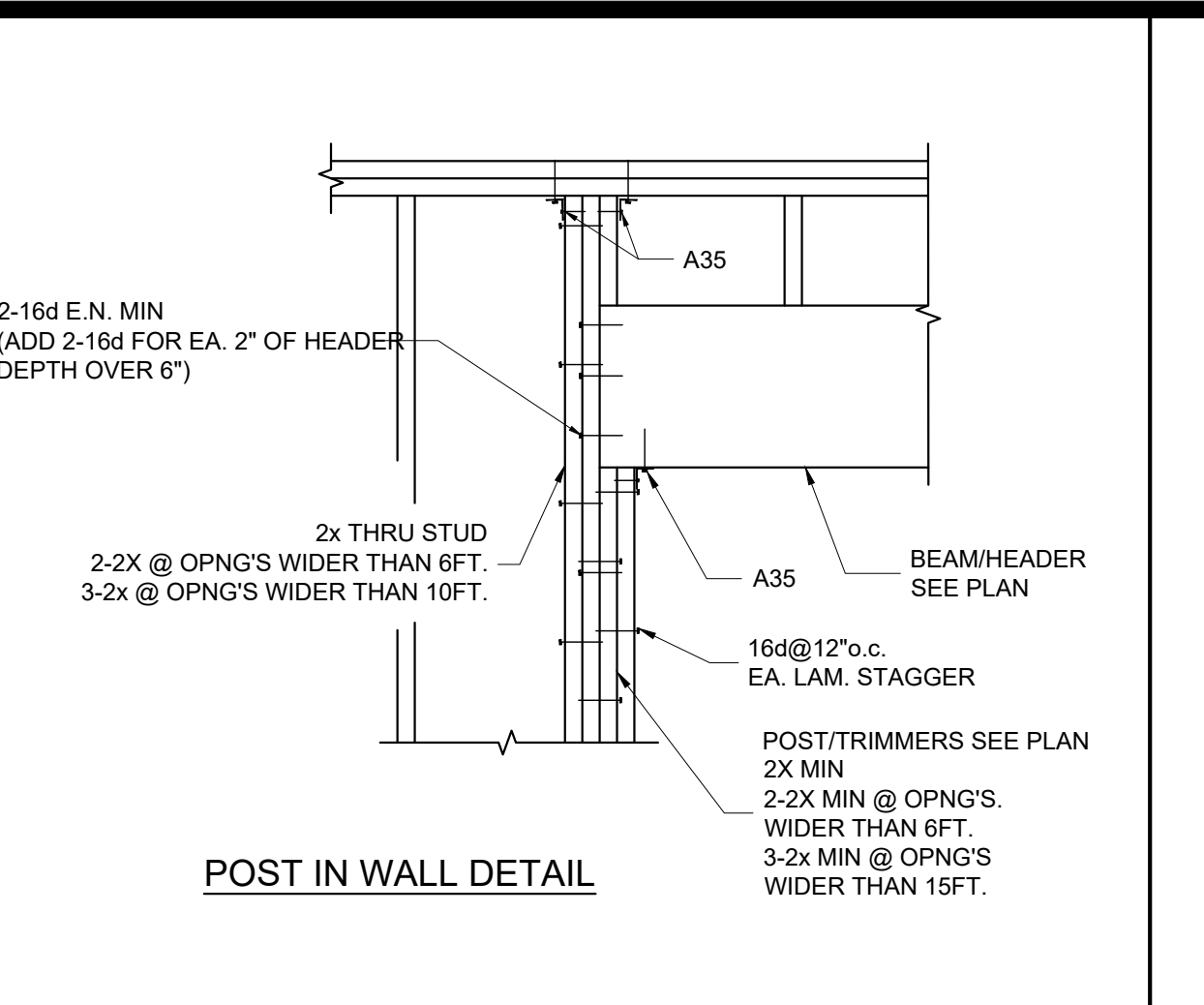
DETAIL scale 3/4"=1'-0" ①



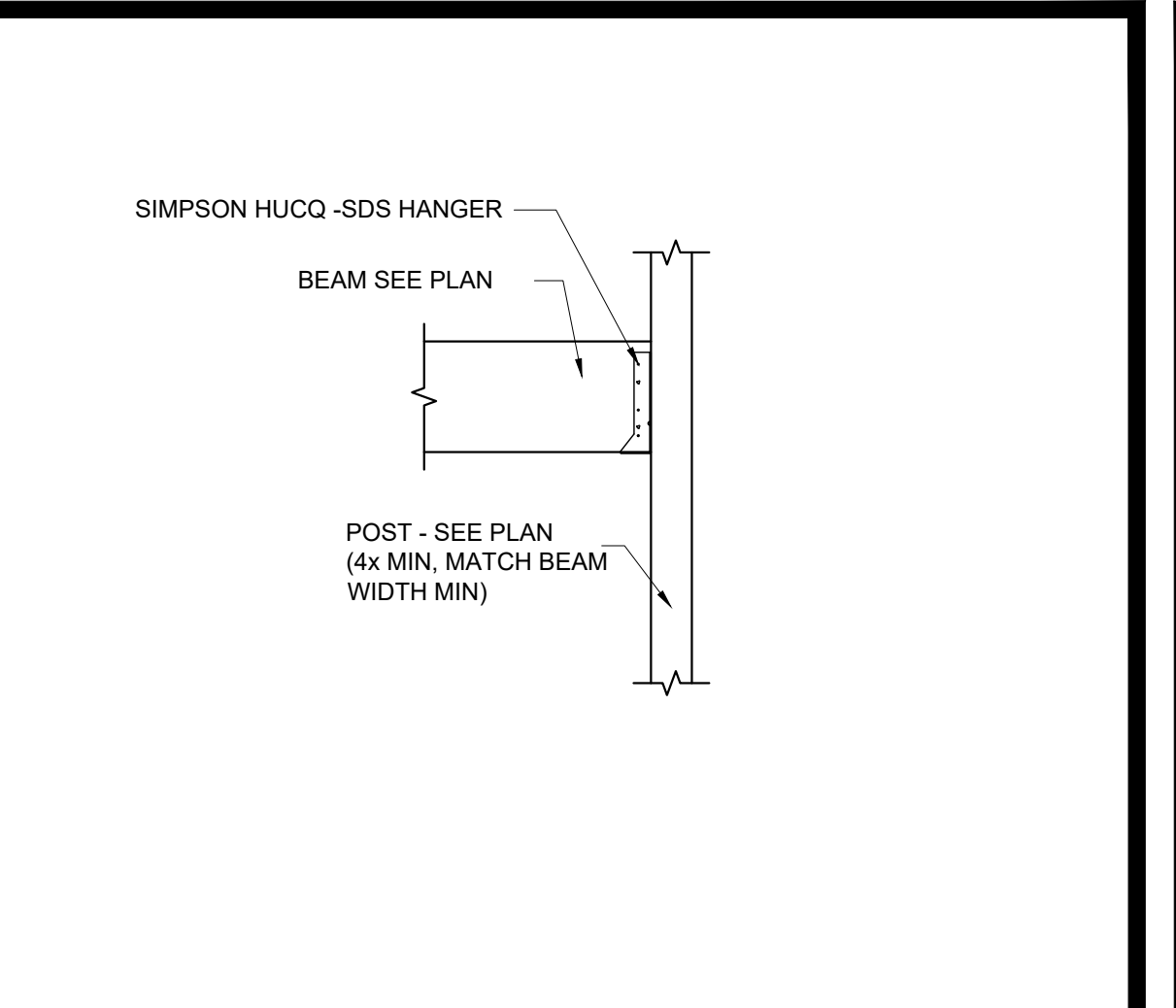
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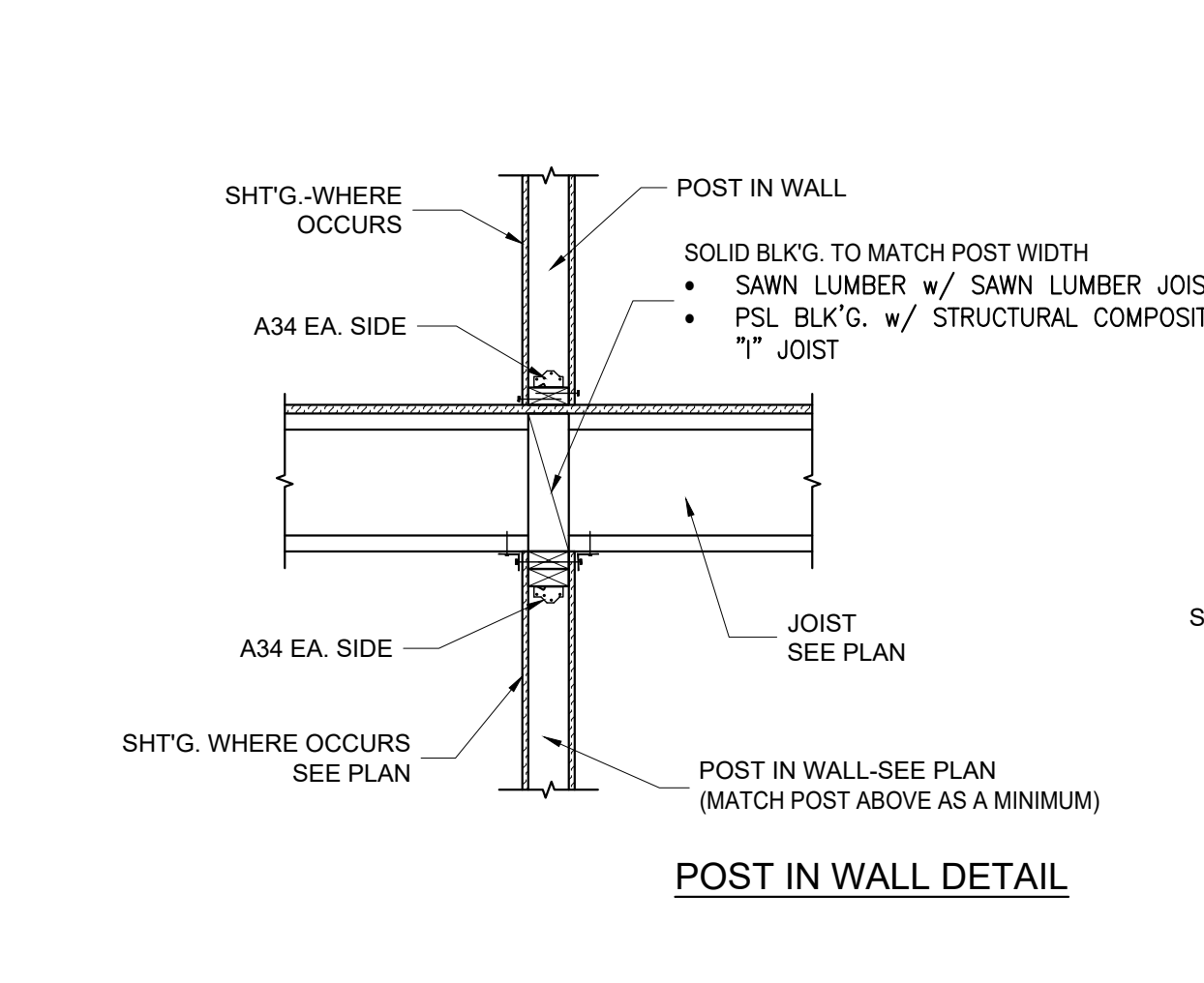
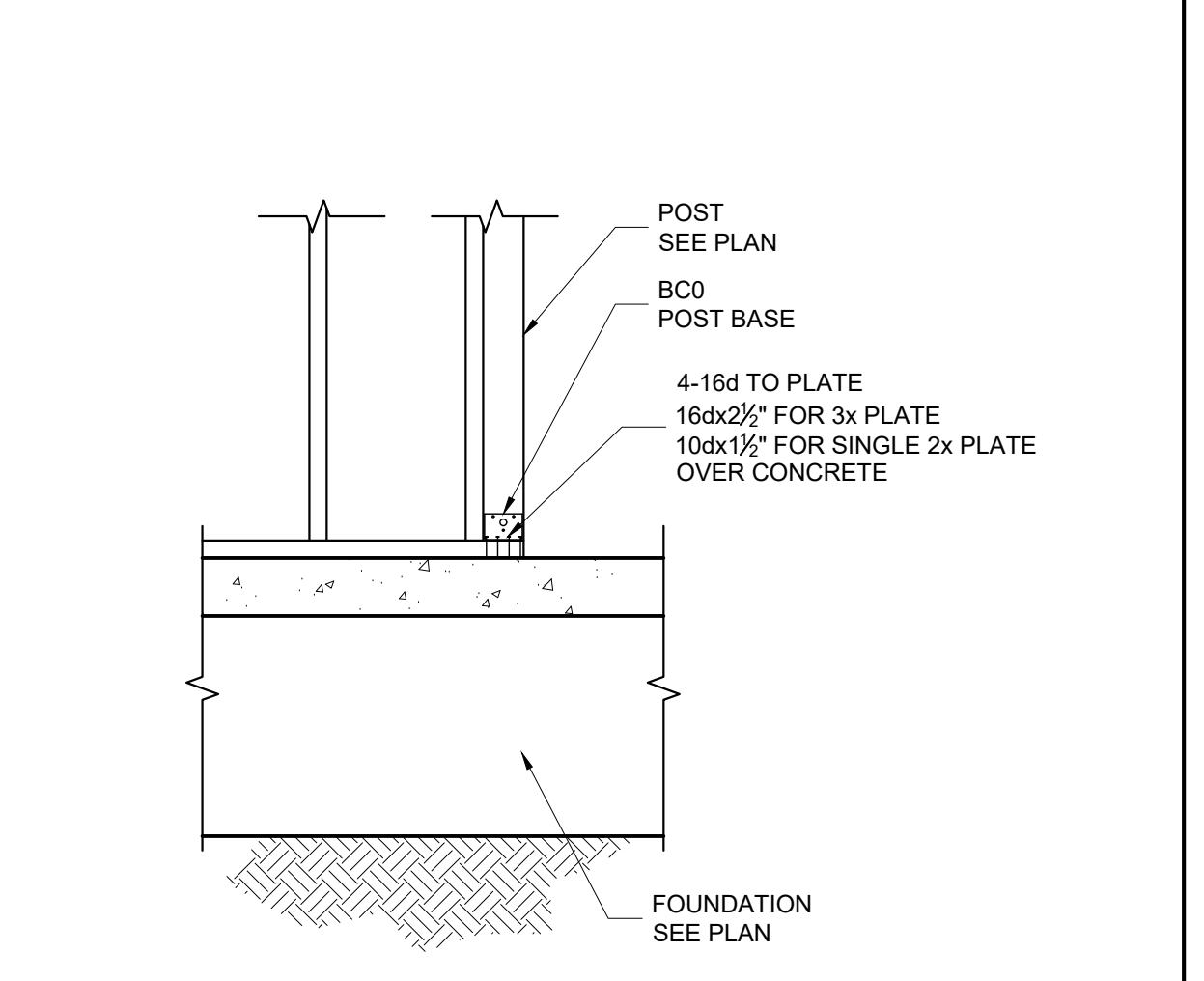
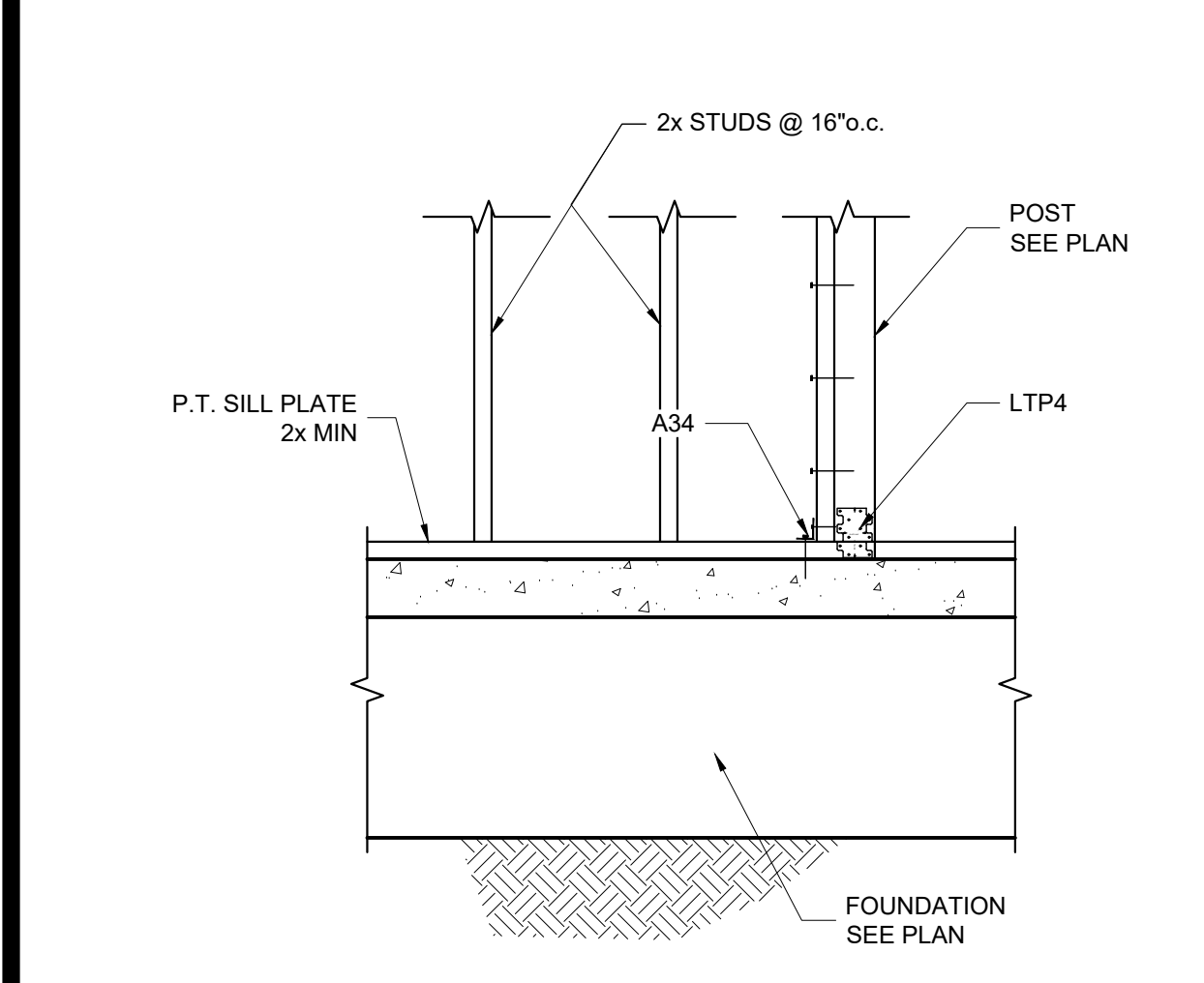
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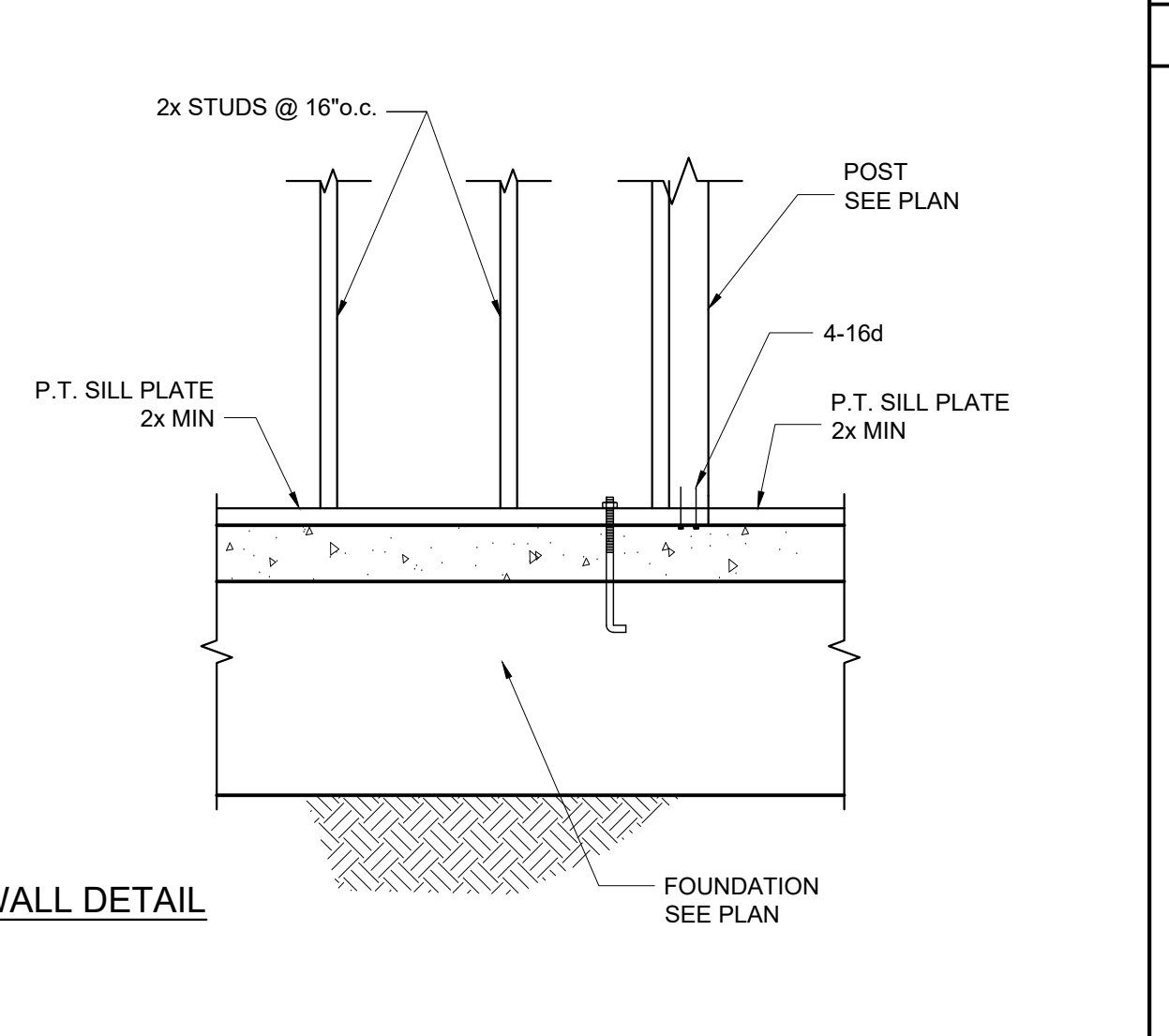
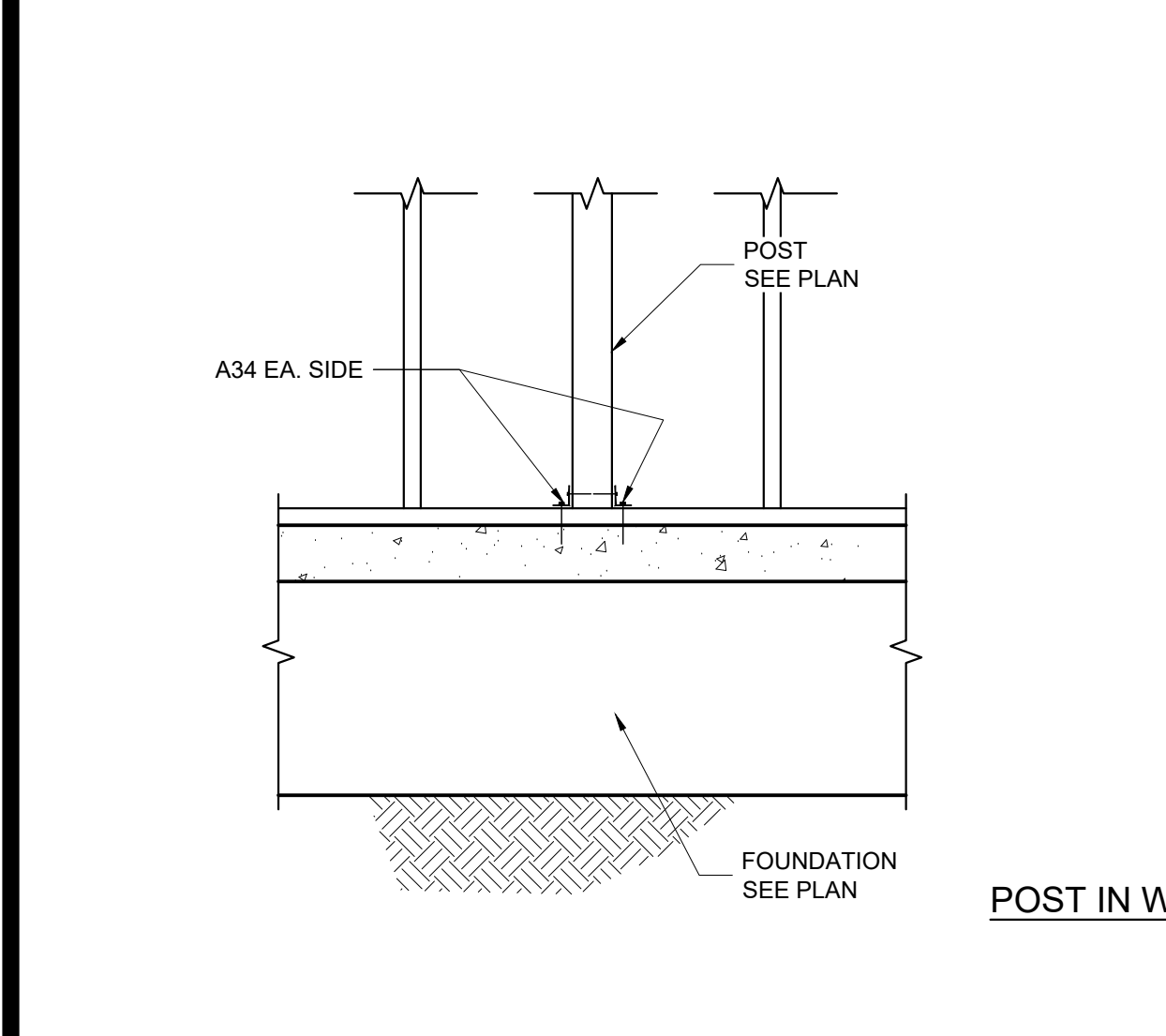
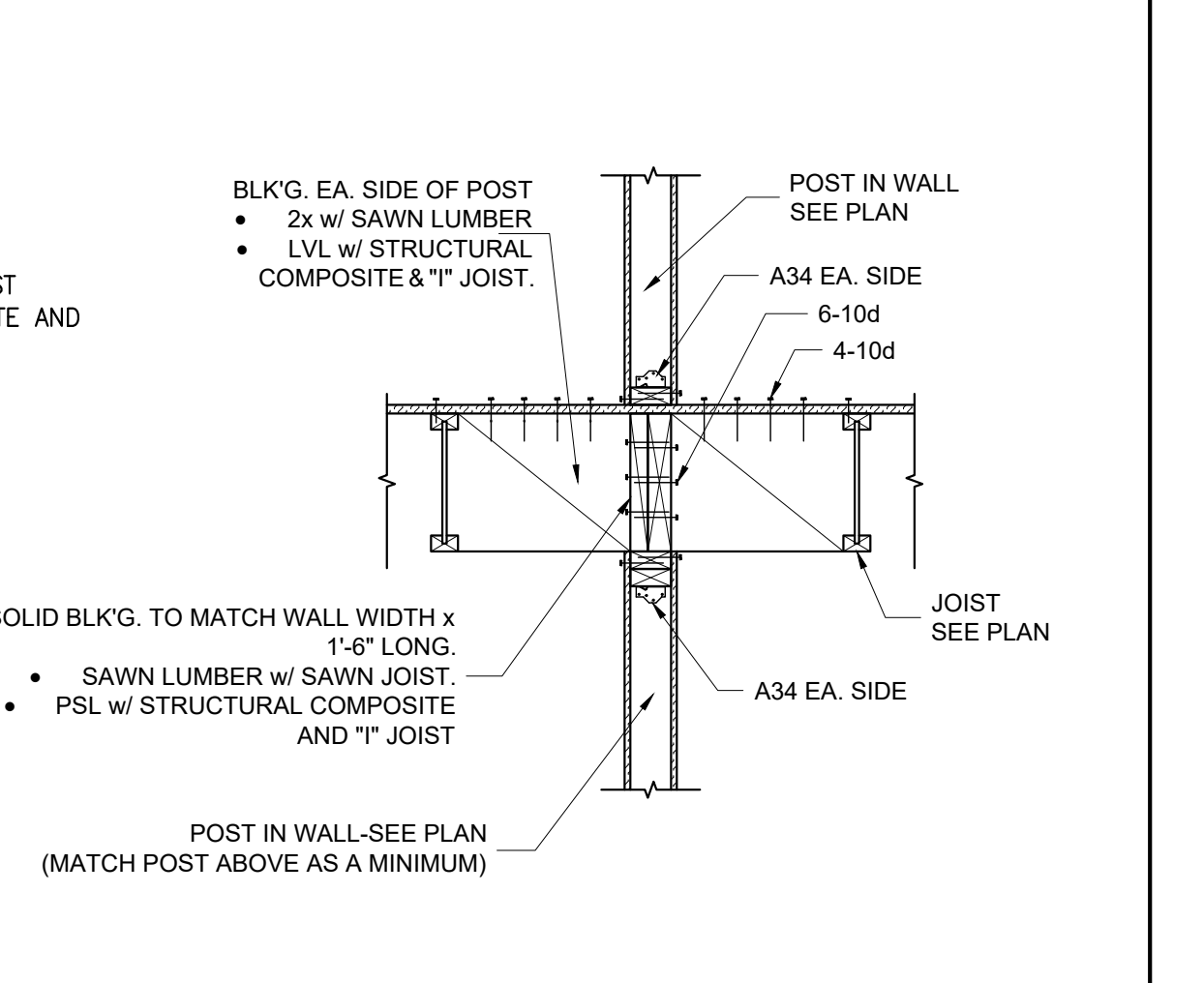
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DETAIL scale 3/4"=1'-0" ⑤

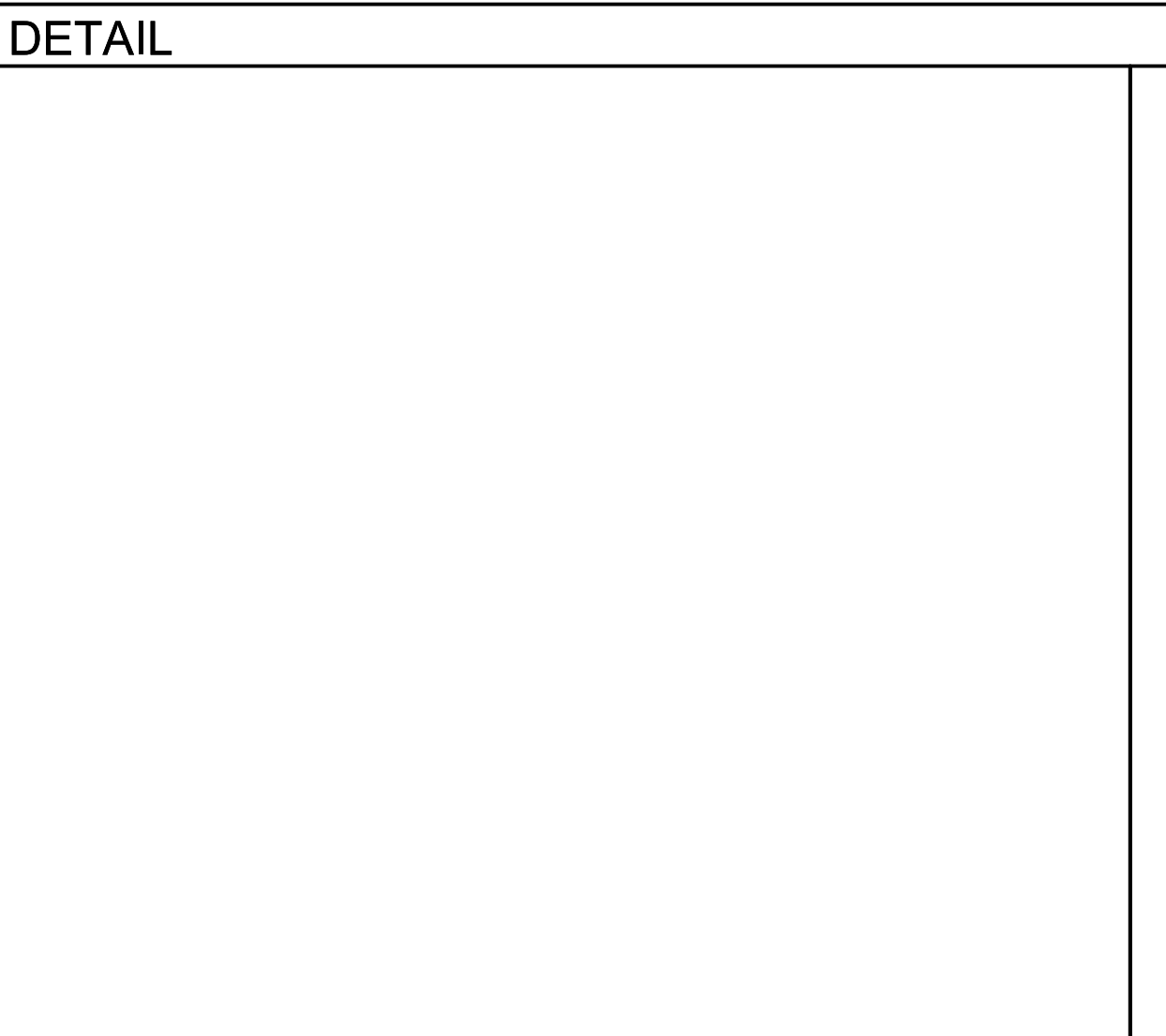


DETAIL scale 3/4"=1'-0" ⑧

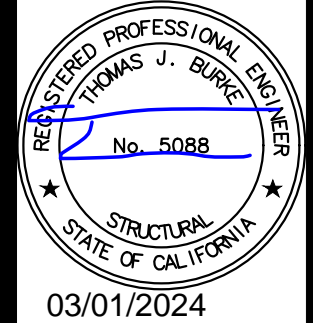


DETAIL scale 3/4"=1'-0" ⑩

DETAIL scale 3/4"=1'-0" ⑪



DETAIL scale 3/4"=1'-0" ⑫



03/01/2024

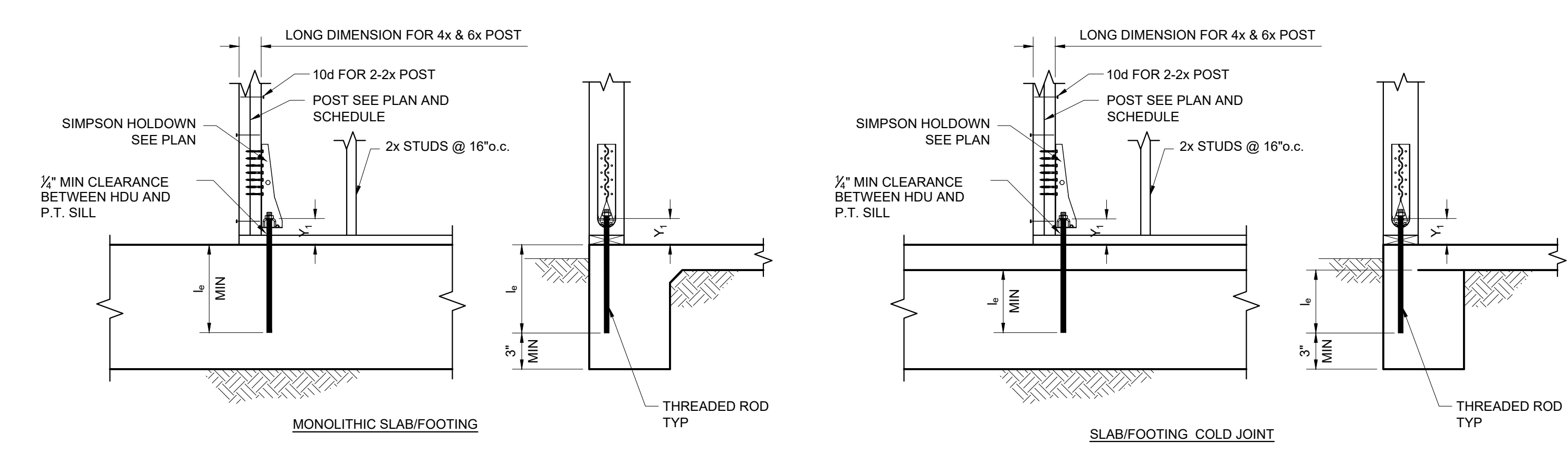
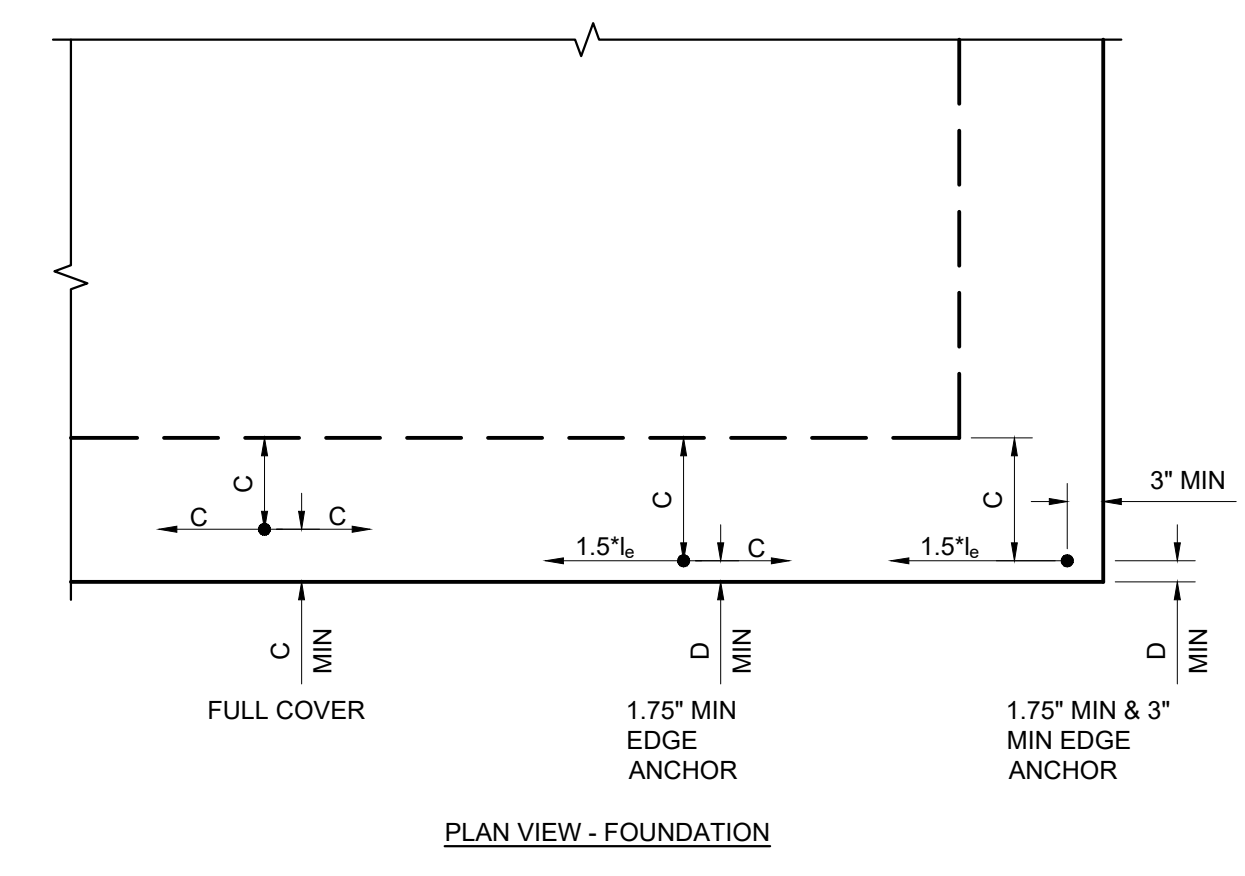
REVISIONS	BY

HOLD-DOWNS TYPICAL DETAILS

JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE	2023-07-11
SCALE	AS SHOWN
DRAWN BY	JC/CC
JOB NO.	23060
SHEET	

ST4.0
OF SHEETS



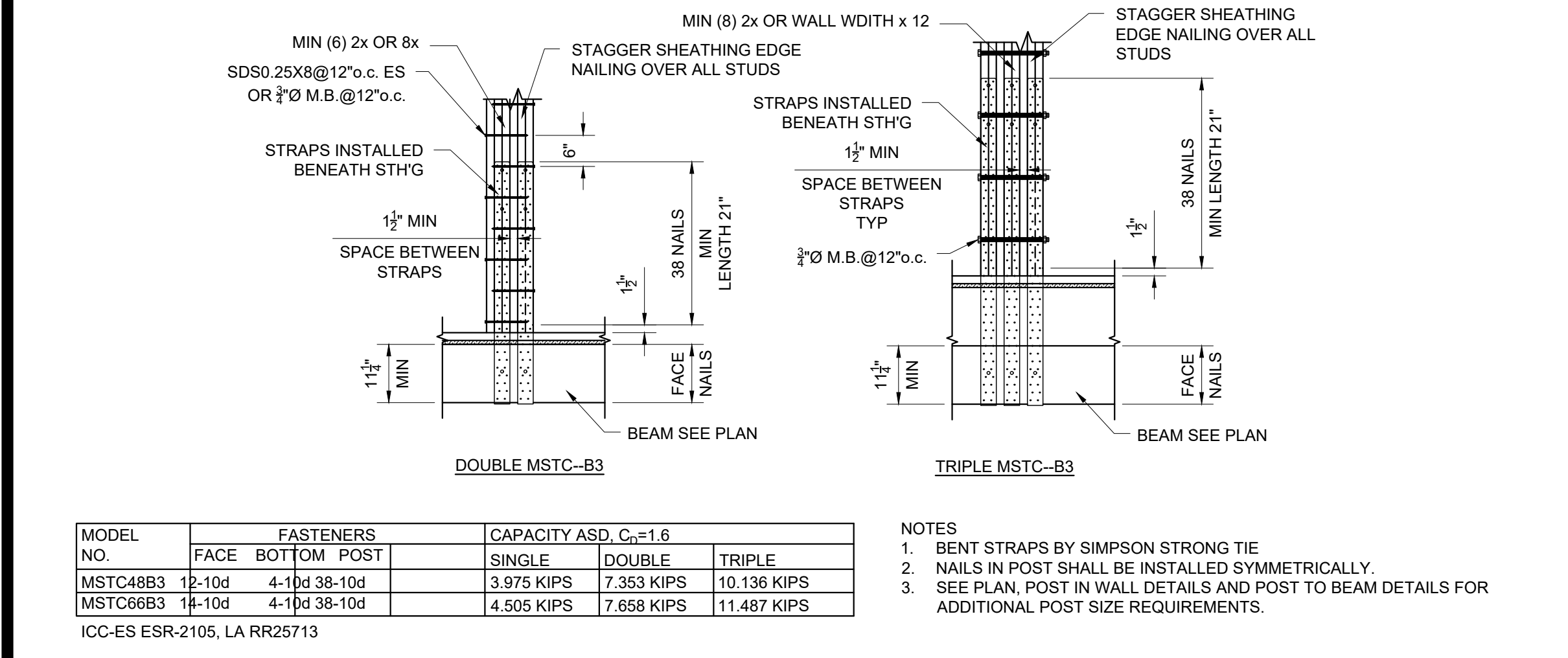
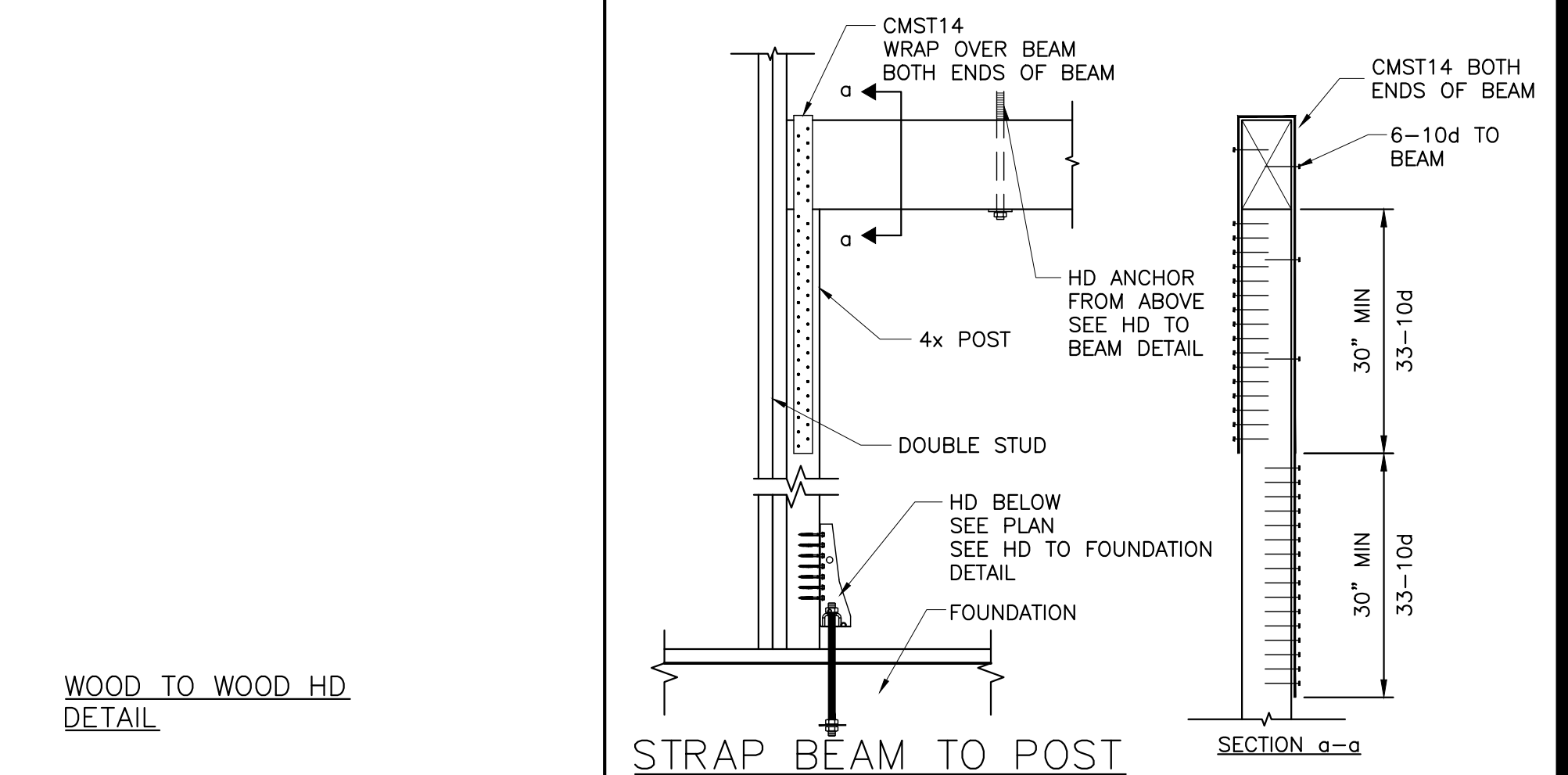
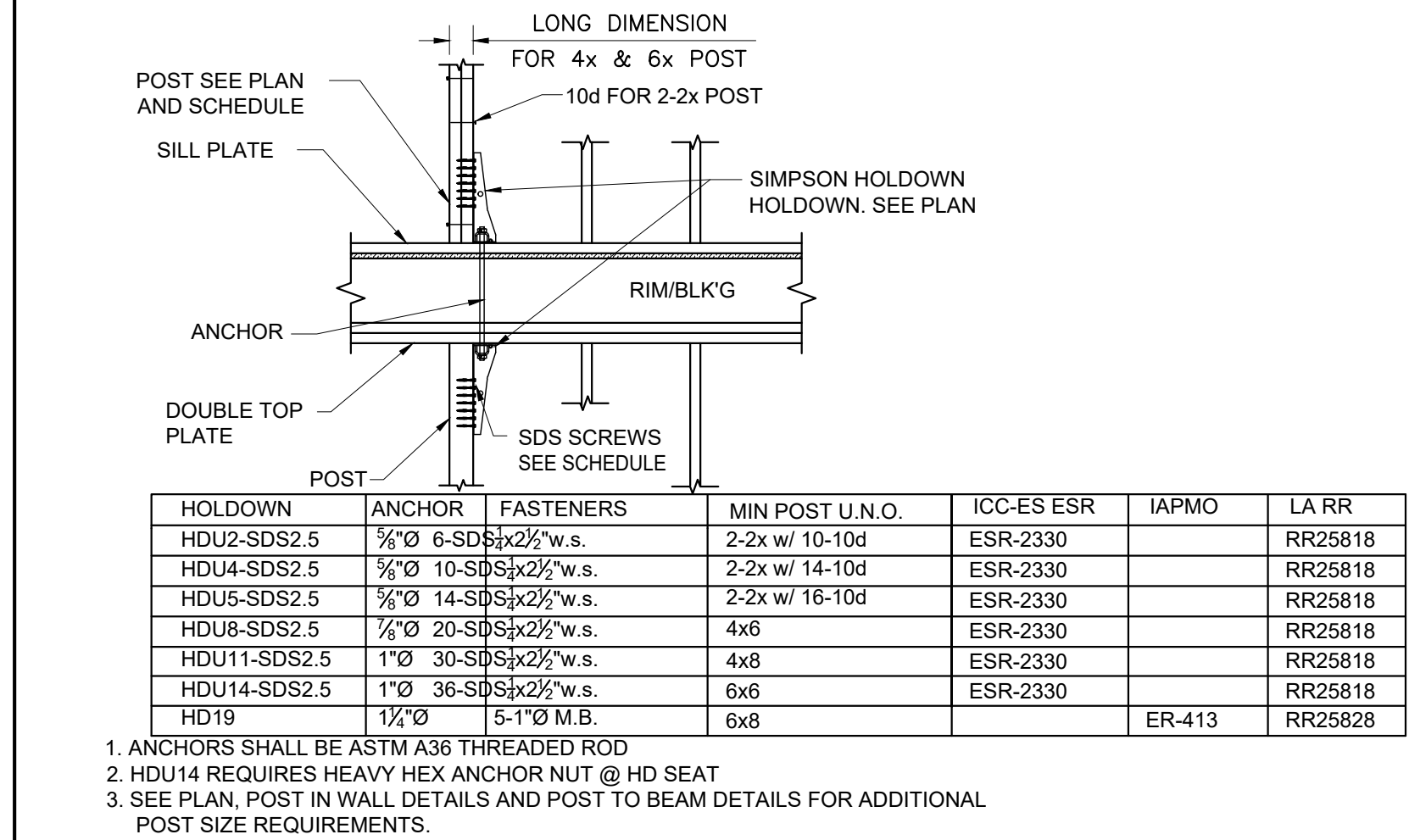
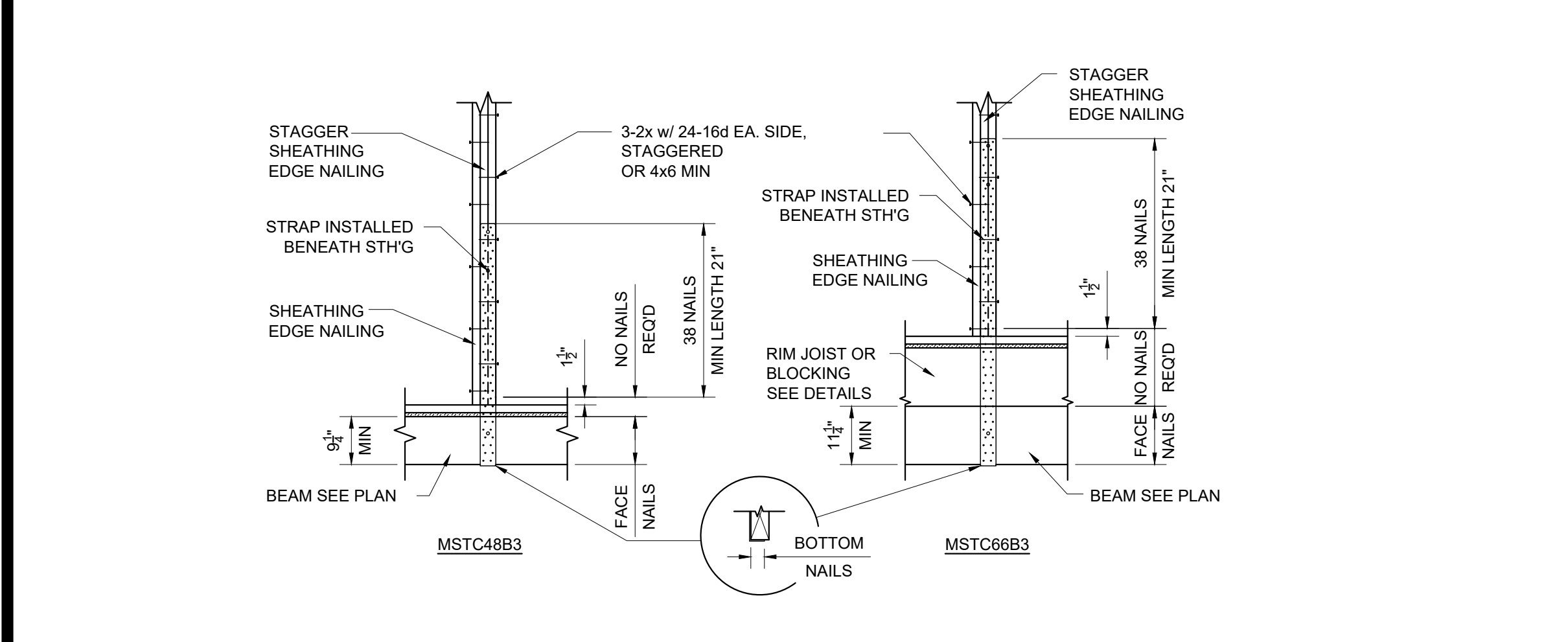
SIMPSON HOLD-DOWN	ANCHOR SIZE	MIN Embedment Depth, l_e ANCHOR CONDITIONS						STRETCH LENGTH		FASTENERS	MIN POST U.N.O.	CAPACITY (ASD) (1.6 SEISMIC)	ICC-ESR	IAPMO	LARR		
		FULL COVER		1.75" EDGE		1.75" & 3" EDGE		Y_1 MIN	Y_1 MAX								
		l_b	C MIN	l_b	C MIN	D MIN	l_b	C MIN	D MIN								
DTT1Z	3/4"Ø	3.5"	5.5"	8.25"	4.25"	1.75"	8.25"	4.25"	1.75"	3"	6"	(8) 10d x 1 1/2"	2x	910#		ER-130	RR25818
DTT2Z	1/2"Ø	5.5"	12"	11"	4.25"	1.75"	11"	4.25"	1.75"	4"	6"	8-SDS 1/2" x 2 1/2"	2-2x w/ 10-10d	2,145#	ESR-2330		RR25720
HDU2	3/4"Ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	6-SDS 1/2" x 2 1/2"	2-2x w/ 10-10d	3,075#	ESR-2330		RR25720
HDU4	3/4"Ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	10-SDS 1/2" x 2 1/2"	2-2x w/ 14-10d	4,565#	ESR-2330		RR25720
HDU5	3/4"Ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	14-SDS 1/2" x 2 1/2"	2-2x w/ 16-10d	5,645#	ESR-2330		RR25720
HDU8	1/2"Ø	12.0"	20.0"	28"	6"	2"	28"	6"	2"	7"	9"	20-SDS 1/2" x 2 1/2"	4x6	7,870#	ESR-2330		RR25720
HDU11	1"Ø	14.0"	21.0"	36"	6"	2"	36"	6"	2"	8"	10"	30-SDS 1/2" x 2 1/2"	4x8	11,175#	ESR-2330		RR25720
HDU14	1"Ø	14.0"	21.0"	36"	6"	2"	36"	6"	2"	8"	10"	36-SDS 1/2" x 2 1/2"	6x6	14,445#	ESR-2330		RR25720
HDU19	1 1/2"Ø	18.5"	32.0"	56.25"	6"	2"	56.25"	6"	2"	10"	12"	5-1"Ø M.B.	6x8	19,360#		ER-143	RR25828

- NOTE:
- Use Simpson SET-3C Epoxy Adhesive. ICC-ES ESR-4057, FL17449, NSF/ANSI STANDARD 61. Concrete at time of installation shall have a minimum age of 21 days.
 - Threaded rod shall conform to ASTM A36 or F1554 Gr. 36
 - HDU14 requires heavy hex anchor nut at HD seat
 - Special Inspection required
 - Design strength, $f_c = 2500$ psi min
 - See plan, Post in Wall Details and Post to Beam details for additional post size requirements.
 - Designed for cracked concrete
 - City of Los Angeles, Reduce loads above by 25% per LARR's

DETAIL

scale 3/4"=1'-0" (9)

DETAIL



HOLD-DOWN	ANCHOR	FASTENERS	MIN POST U.N.O.	ICC-ES ESR	IAPMO	LA RR
HDU2-SDS2.5	3/4"Ø 6-SDS 1/2" x 2 1/2" w.s.	2-2x w/ 10-10d	ESR-2330		RR25818	
HDU4-SDS2.5	3/4"Ø 10-SDS 1/2" x 2 1/2" w.s.	2-2x w/ 14-10d	ESR-2330		RR25818	
HDU5-SDS2.5	3/4"Ø 14-SDS 1/2" x 2 1/2" w.s.	2-2x w/ 16-10d	ESR-2330		RR25818	
HDU8-SDS2.5	7/8"Ø 20-SDS 1/2" x 2 1/2" w.s.	4x6	ESR-2330		RR25818	
HDU11-SDS2.5	1"Ø 30-SDS 1/2" x 2 1/2" w.s.	4x8	ESR-2330		RR25818	
HDU14-SDS2.5	1"Ø 36-SDS 1/2" x 2 1/2" w.s.	6x6	ESR-2330		RR25818	
HDU19	1 1/2"Ø 5-1"Ø M.B.	6x8	ESR-2330	ER-413	RR25828	

DETAIL

scale 3/4"=1'-0" (14)

DETAIL

scale 3/4"=1'-0" (15)

DETAIL

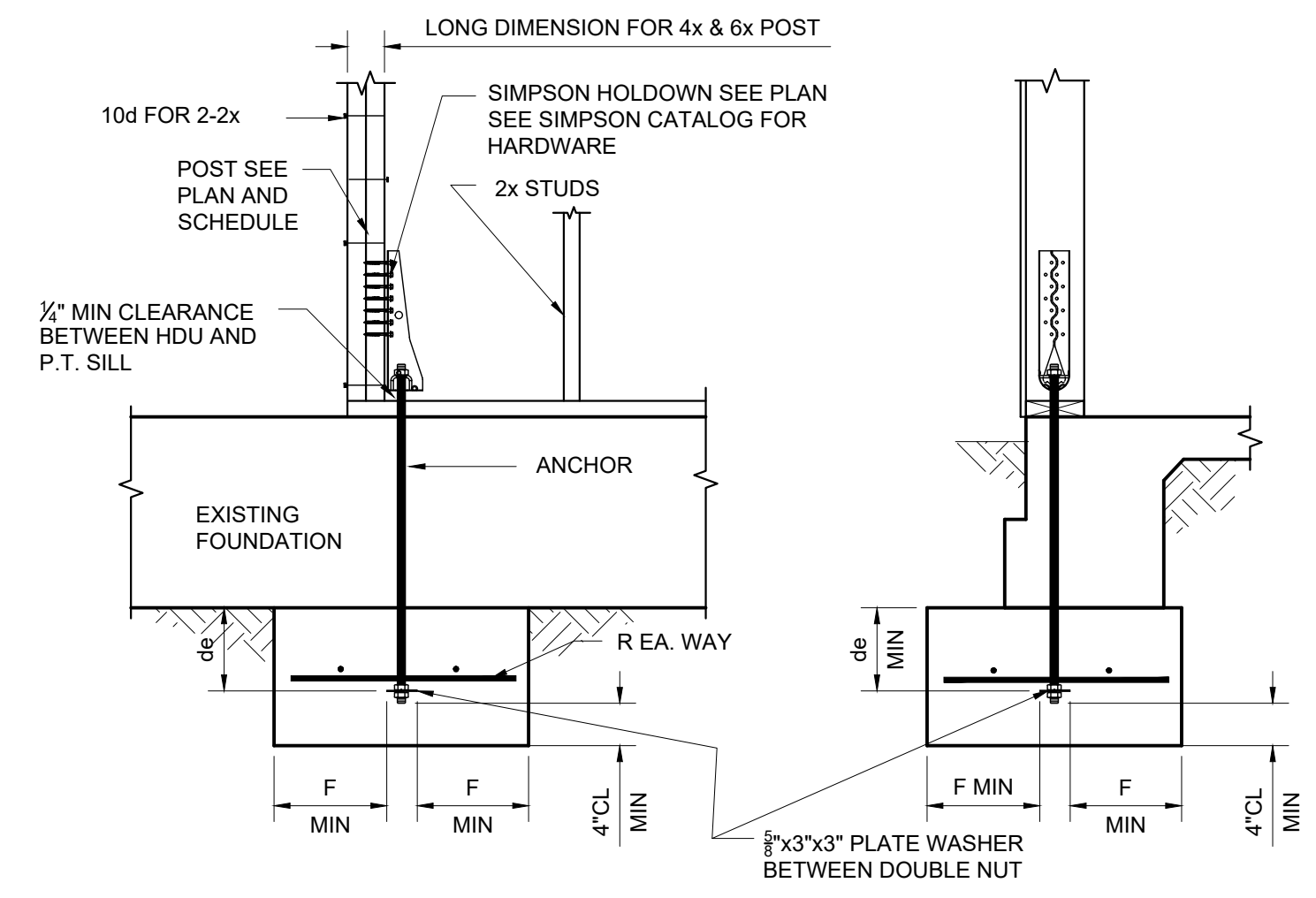
scale 3/4"=1'-0" (17)

DETAIL

MODEL NO.	FASTENERS			CAPACITY ASD, $C_e=1.6$		
	FACE	BOTTOM	POST	SINGLE	DOUBLE	TRIPLE
MSTC48B3	1 1/2"-10d	4-10d 38-10d		3,975 KIPS	7,353 KIPS	10,136 KIPS
MSTC66B3	1 1/2"-10d	4-10d 38-10d		4,505 KIPS	7,658 KIPS	11,487 KIPS

- NOTES
- BENT STRAPS BY SIMPSON STRONG TIE
 - NAILS IN POST SHALL BE INSTALLED SYMMETRICALLY.
 - SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.

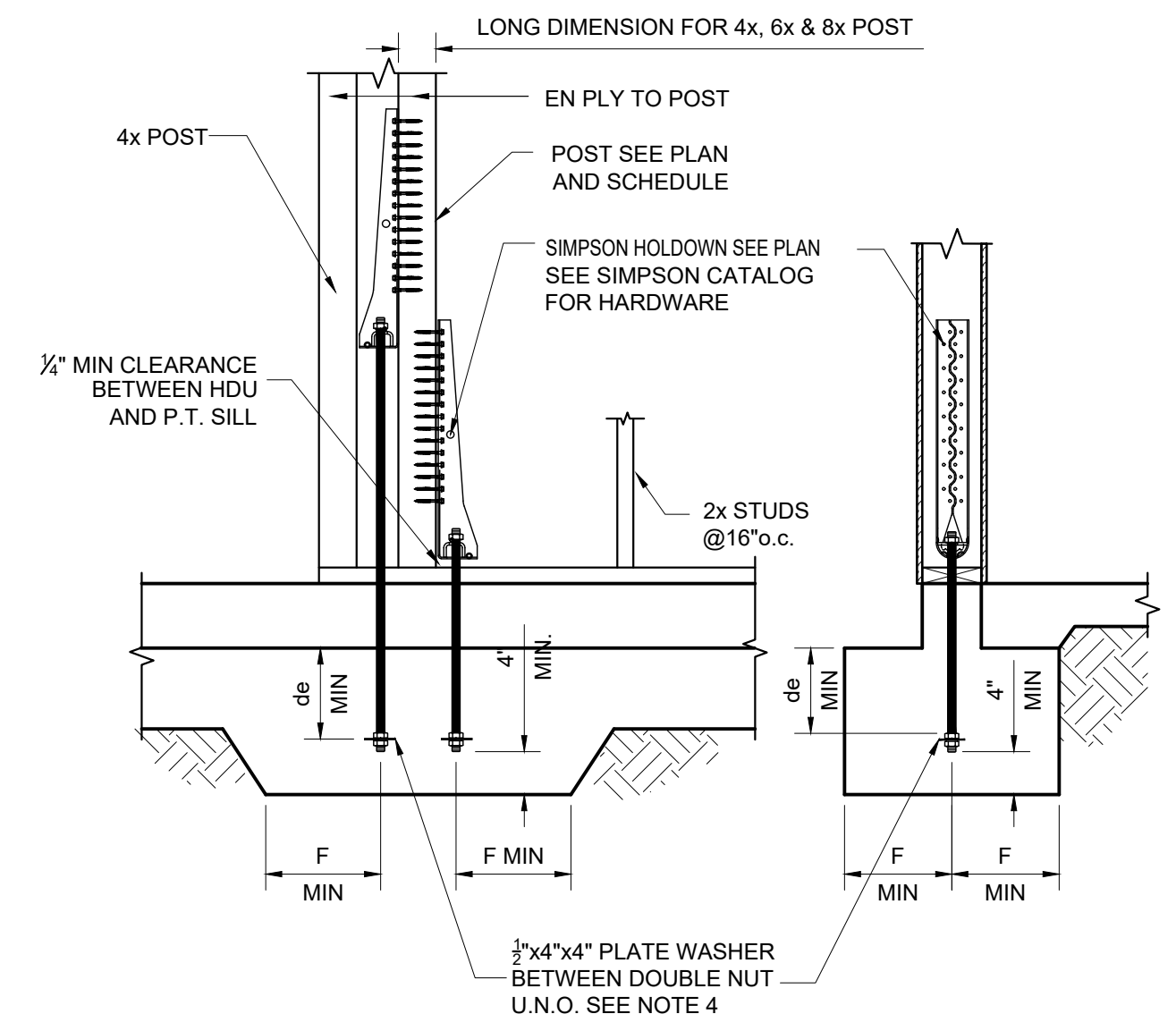
ICC-ES ESR-2105, LA RR25713



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	1/2"Ø	7"	10"	8-SDS 1/4"x2 1/2"	2-2x w/ 10-10d	#4@12"o.c.	ESR 2330		RR25720	FL10441
HDU2-SDS2.5	3/4"Ø	9"	14"	6-SDS 1/4"x2 1/2"	2-2x w/ 10-10d	#4@12"o.c.	ESR 2330		RR25720	FL10441
HDU4-SDS2.5	1"Ø	10"	14"	10-SDS 1/4"x2 1/2"	2-2x w/ 14-10d	#4@8"o.c.	ESR 2330		RR25720	FL10441
HDU5-SDS2.5	1 1/4"Ø	11"	16"	14-SDS 1/4"x2 1/2"	2-2x w/ 16-10d	#4@8"o.c.	ESR 2330		RR25720	FL10441
HDU8-SDS2.5	1 1/2"Ø	14"	20"	20-SDS 1/4"x2 1/2"	4x6	#5@12"o.c.	ESR 2330		RR25720	FL10441
HDU11-SDS2.5	1 3/4"Ø	17"	25"	30-SDS 1/4"x2 1/2"	4x8	#5@8"o.c.	ESR 2330		RR25720	FL10441
HDU14-SDS2.5	1 7/8"Ø	20"	29"	36-SDS 1/4"x2 1/2"	6x6	#5@8"o.c.	ESR 2330		RR25720	FL10441
HD19	1 3/4"Ø	23"	34"	5-1"Ø M.B.	6x8	#5@6"o.c.		ER 103	RR25828	FL11496

- ANCHORS SHALL BE F1554 GR. 105 OR A193 Gr. B7 (Fu = 125 ksi)
- HDU14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
- de IS MEASURED FROM TOP OF CONCRETE TO TOP OF DOUBLE NUT
- SEE PLAN AND FOUNDATION DETAILS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
- SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.

RETROFIT HOLDOWN DETAIL



SIMPSON HOLDOWN	ANCHOR	de	F	FASTENER	MIN POST U.N.O.	ICC	IAPMO UES ER	LA RR	FLORIDA
2-DTT2Z-SDS2.5	1/2"Ø	10"	18"	8-SDS 1/4"x2 1/2"	2-2x w/ 10-10d	ESR 2330		RR25720	FL10441
2-HDU2-SDS2.5	3/4"Ø	10"	18"	6-SDS 1/4"x2 1/2"	2-2x w/ 10-10d	ESR 2330		RR25720	FL10441
2-HDU4-SDS2.5	1"Ø	10"	18"	10-SDS 1/4"x2 1/2"	4x6	ESR 2330		RR25720	FL10441
2-HDU5-SDS2.5	1 1/4"Ø	12"	20"	14-SDS 1/4"x2 1/2"	4x6	ESR 2330		RR25720	FL10441
2-HDU8-SDS2.5	1 1/2"Ø	14"	22"	20-SDS 1/4"x2 1/2"	4x8 or 6x6	ESR 2330		RR25720	FL10441
2-HDU11-SDS2.5	1 3/4"Ø	16"	24"	30-SDS 1/4"x2 1/2"	6x8	ESR 2330		RR25720	FL10441
2-HDU14-SDS2.5	1 7/8"Ø	24"	36"	36-SDS 1/4"x2 1/2"	6x10	ESR 2330		RR25720	FL10441
2-HD19	1 3/4"Ø	24"	36"	5-1"Ø M.B.	6x12 or 8x10		ER 103	RR25828	FL11496

- ANCHORS SHALL BE F1554 GR. 105 or A193 Gr. B7 (Fu=125ksi)
- HDU14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
- de IS MEASURED FROM TOP OF CONCRETE TO TOP OF DOUBLE NUT
- FOR DTT2Z, HDU2 AND HDU4 MAY USE STANDARD CUT WASHER BETWEEN DOUBLE NUT
- SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.

DETAIL

scale 3/4"=1'-0" (7)

DETAIL

scale 3/4"=1'-0" (9)

DETAIL

REVISIONS	BY
2024-02-22	CC

HOLDOWNS TYPICAL DETAILS

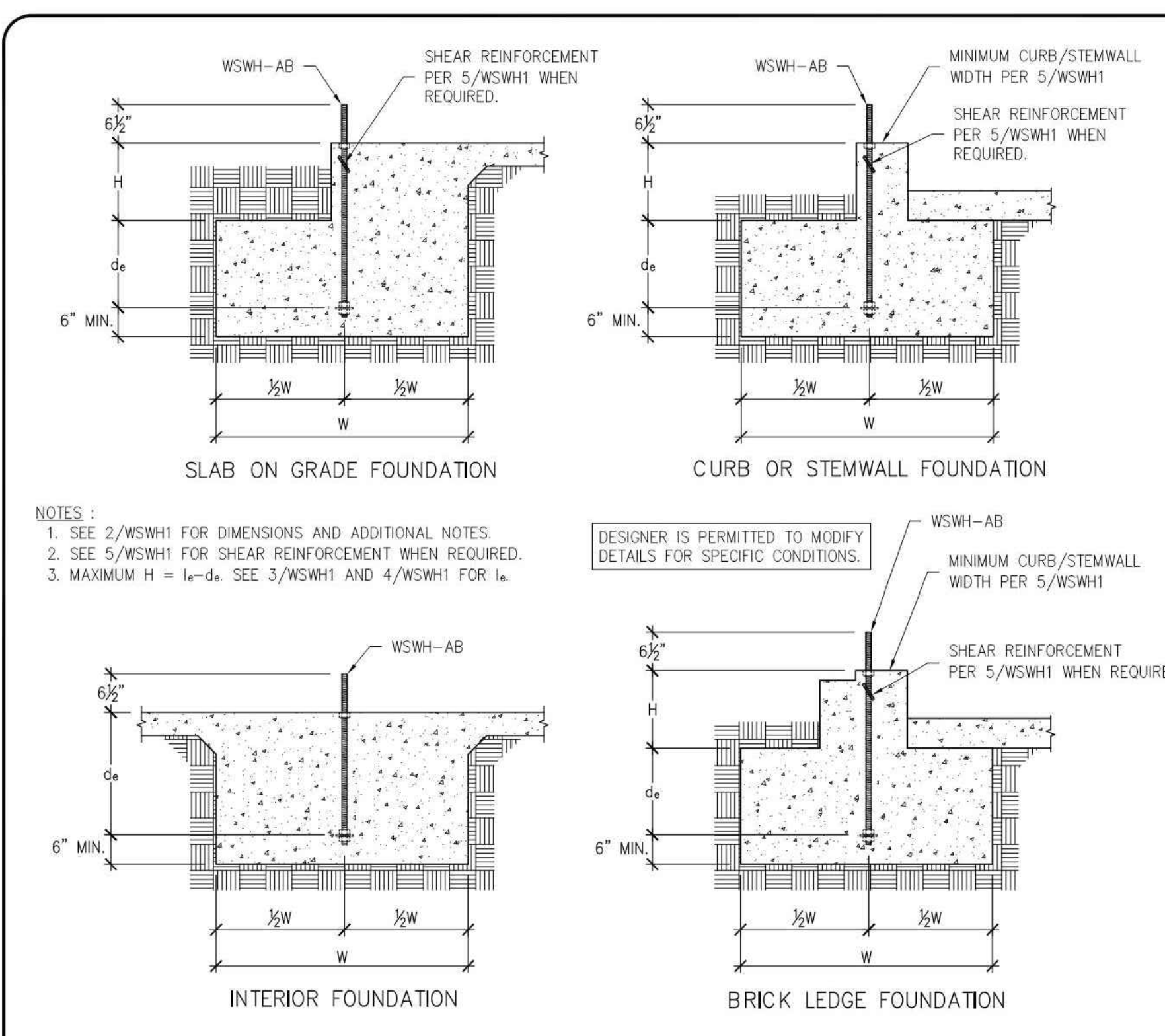
JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE	2023-07-11
SCALE	AS SHOWN
DRAWN BY	JC/CC
JOB NO.	23060
SHEET	

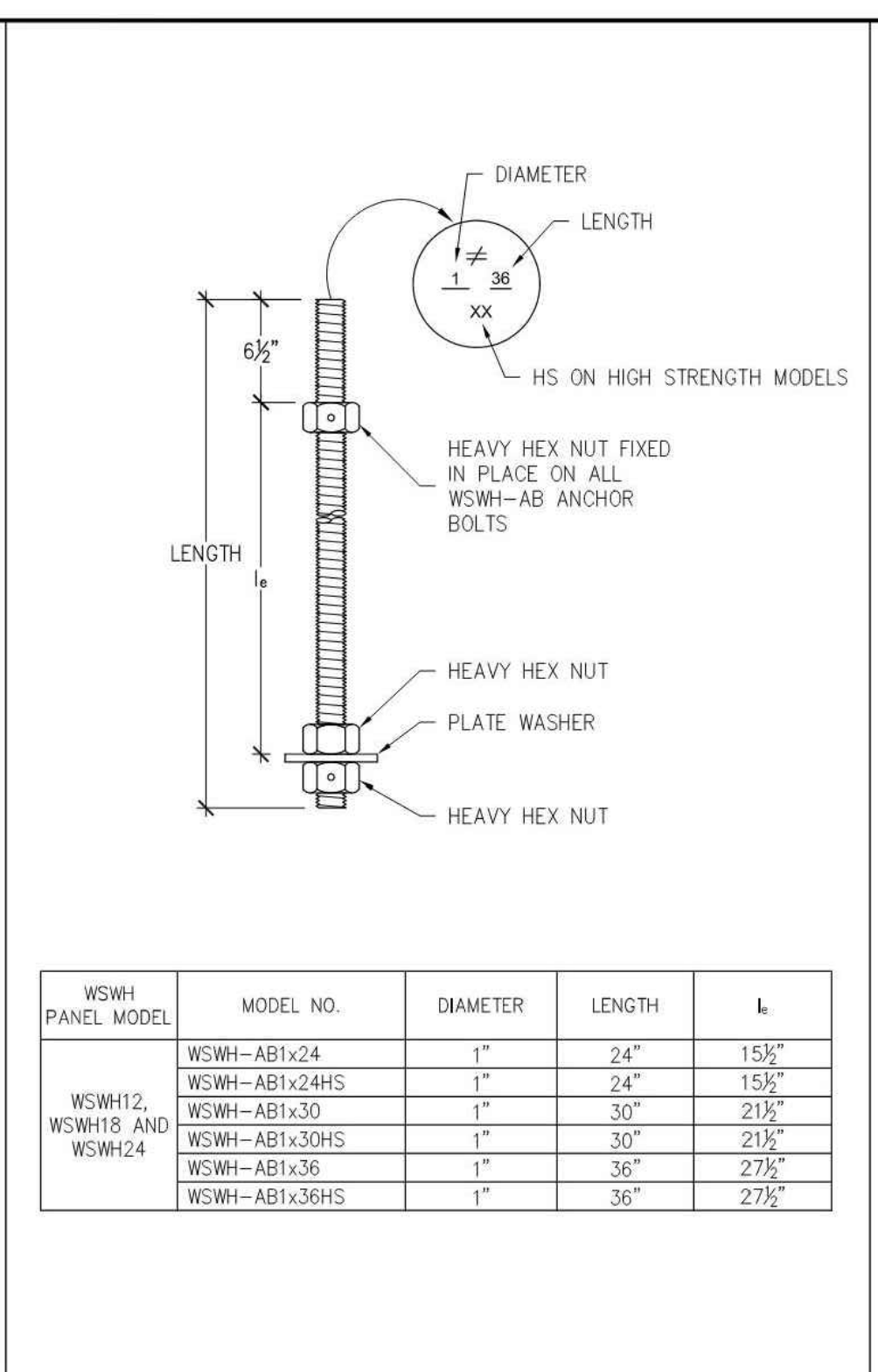
REVISIONS	BY

STRONG WALL TYPICAL DETAILS

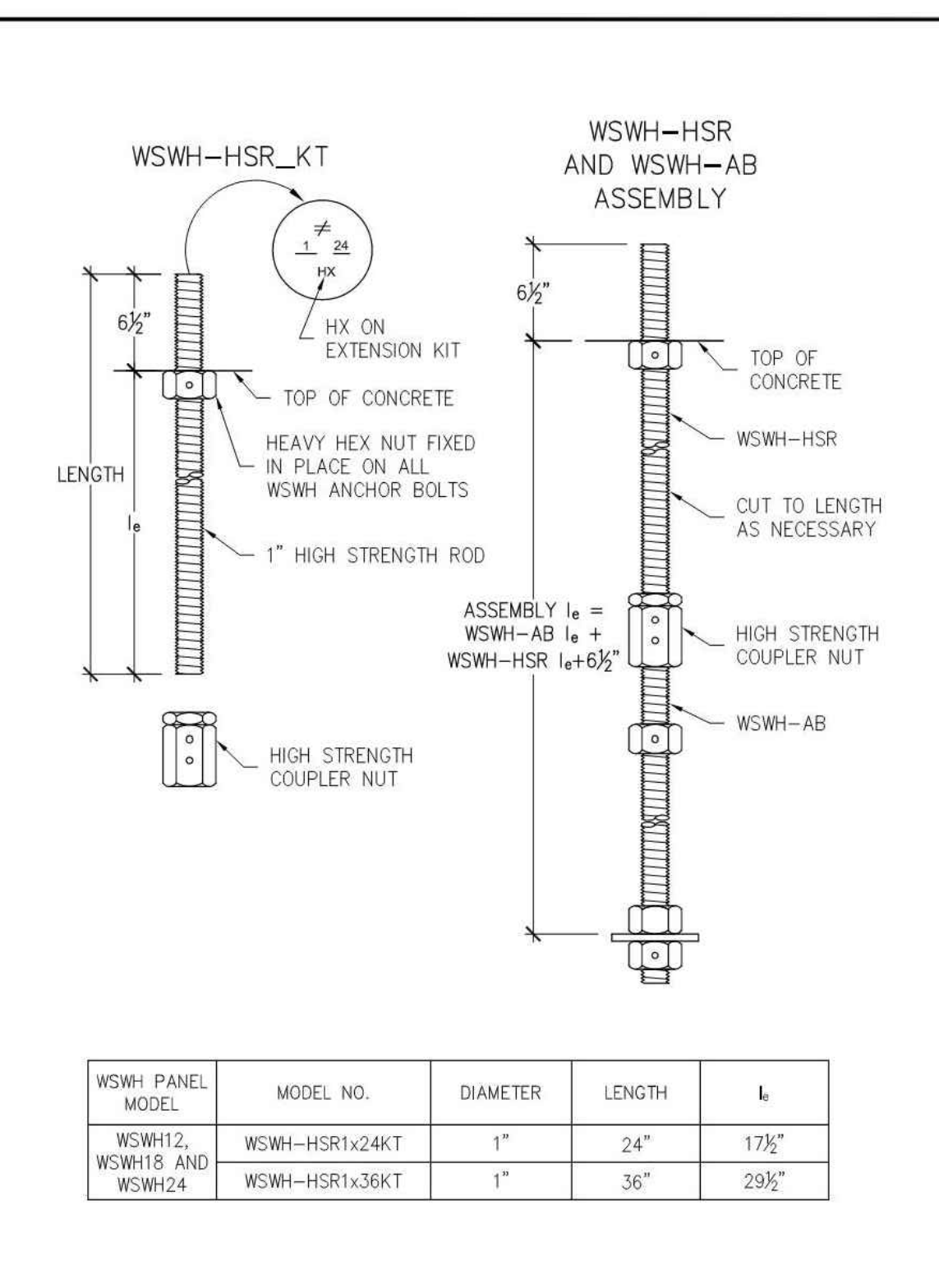
JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE



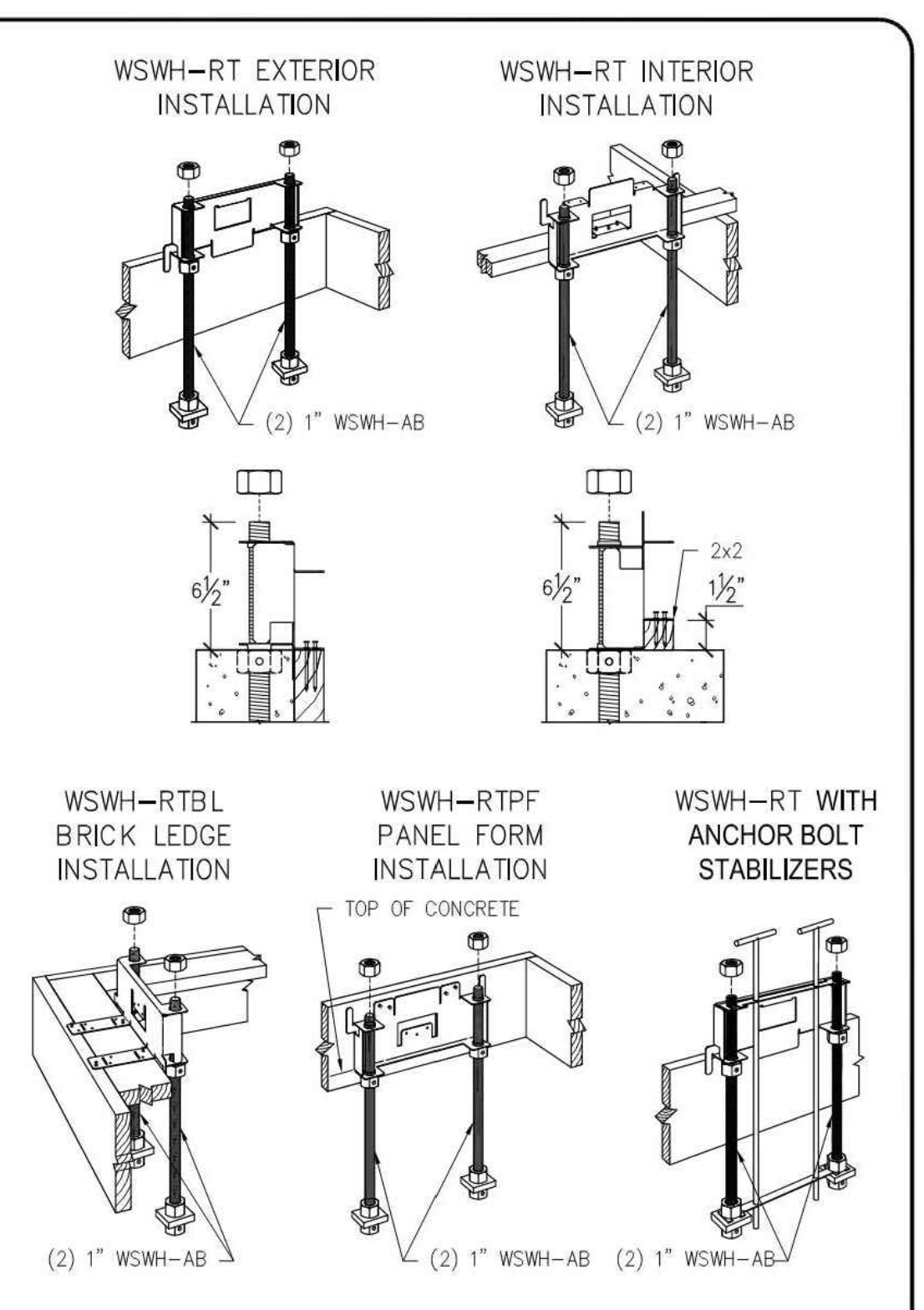
STRONG-WALL® WSWH ANCHORAGE – TYPICAL SECTIONS 1



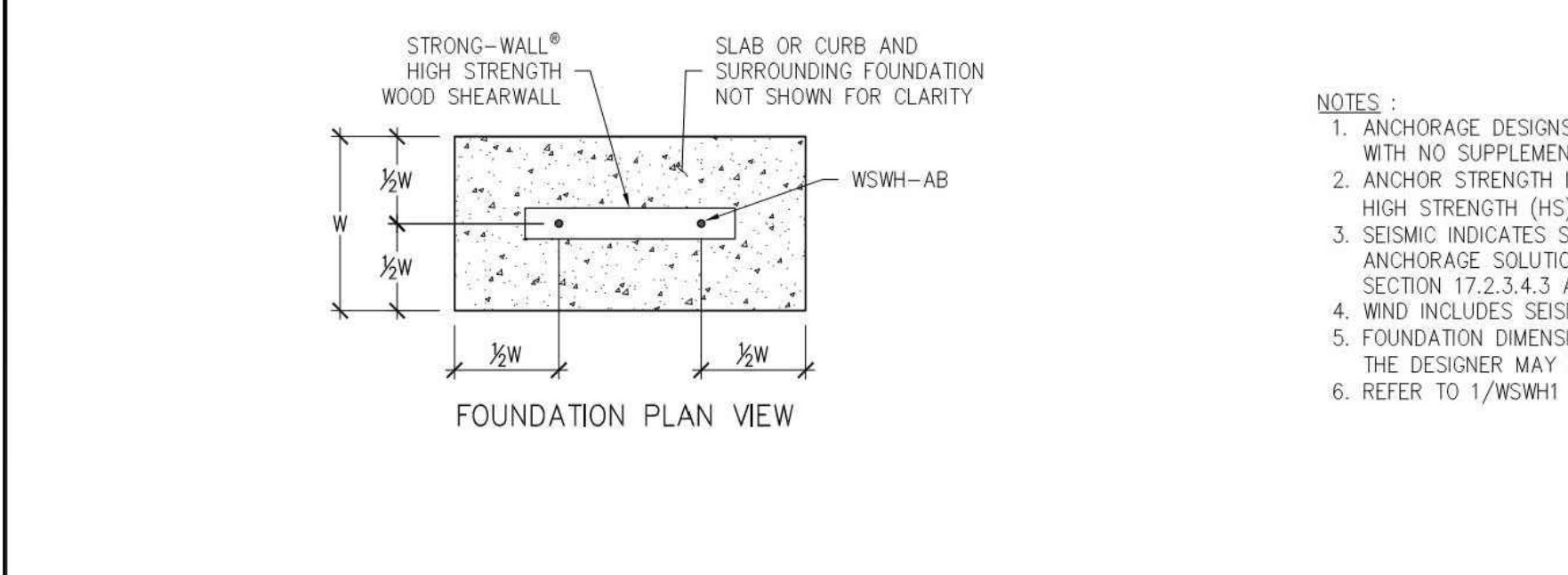
WSWH ANCHOR BOLTS 3



WSWH ANCHOR BOLT EXTENSION 4



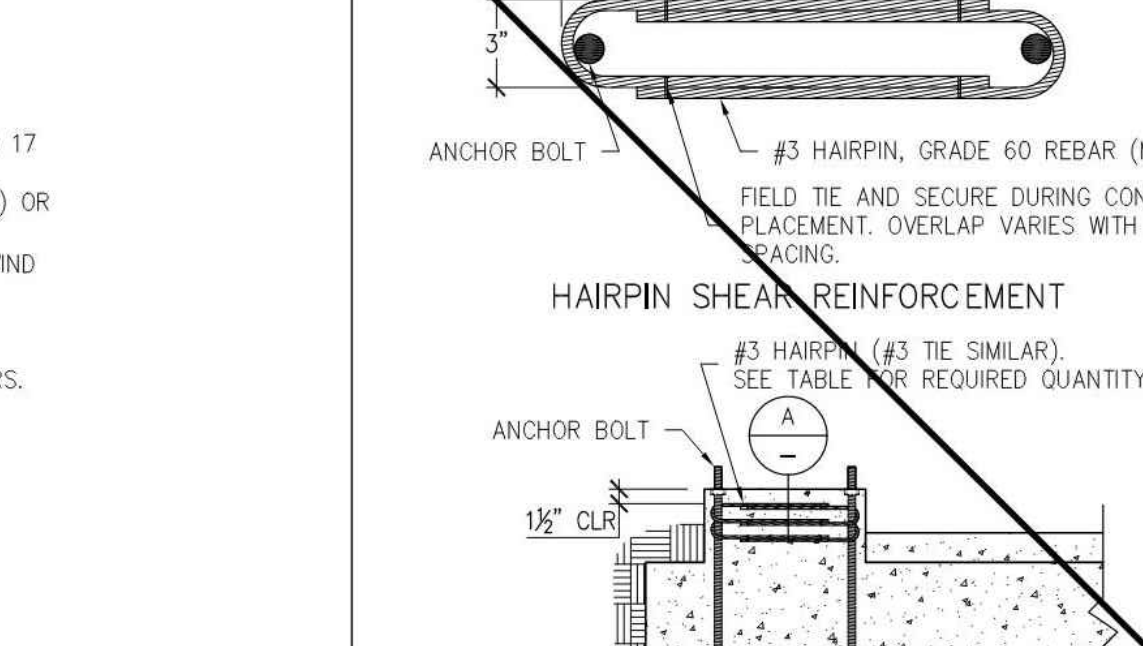
WSWH ANCHOR BOLT TEMPLATES 6



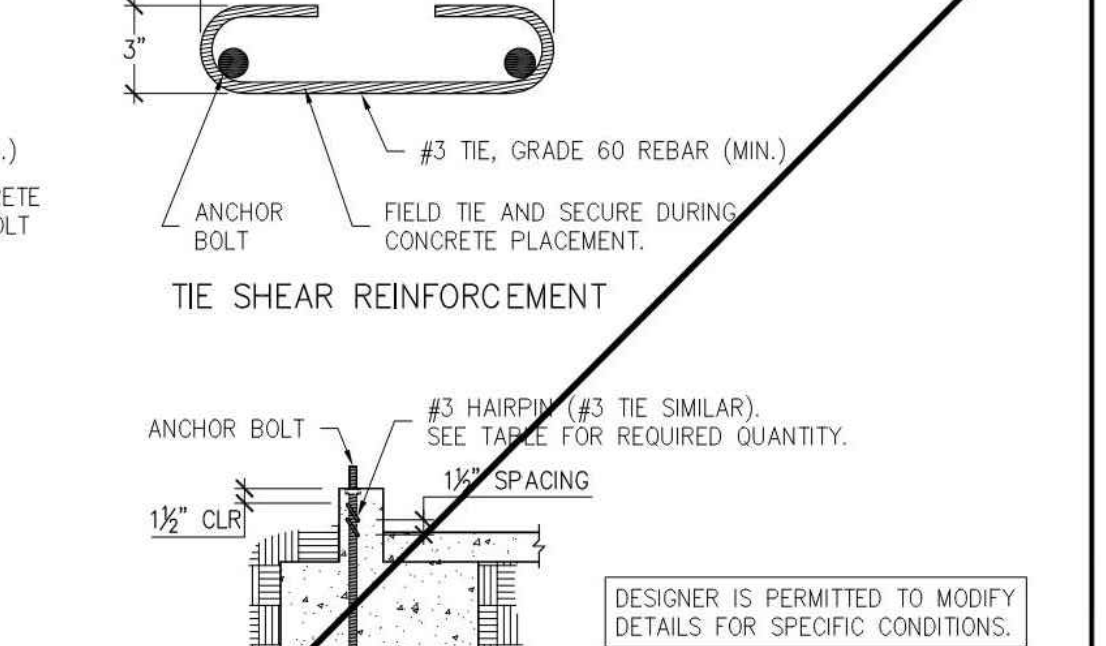
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI 2

NOTES:
1. ANCHORAGE DESIGNS CONFORM TO ACI 318-11 APPENDIX D, ACI 318-14 CHAPTER 17 AND ACI 318-19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH-AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C-F, DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318-11 SECTION D.3.3.4.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSWH1 FOR d_c .

STRONG-WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS 5



STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS



STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_c (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
		HIGH STRENGTH	34,700	35	12
	UNCRAKED	STANDARD	36,800	55	19
		HIGH STRENGTH	17,100	28	10
		STANDARD	33,500	45	15
		HIGH STRENGTH	36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
		HIGH STRENGTH	11,400	24	8
	UNCRAKED	STANDARD	17,100	32	11
		HIGH STRENGTH	21,100	36	12
		STANDARD	27,900	42	14
		HIGH STRENGTH	34,700	48	16

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_c (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
		HIGH STRENGTH	33,500	49	17
	UNCRAKED	STANDARD	36,800	52	18
		HIGH STRENGTH	17,100	27	9
		STANDARD	34,000	43	15
		HIGH STRENGTH	36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
		HIGH STRENGTH	10,200	21	7
	UNCRAKED	STANDARD	17,100	30	10
		HIGH STRENGTH	20,000	33	11
		STANDARD	26,300	39	13
		HIGH STRENGTH	33,600	45	15

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH-AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_c (in)
SEISMIC	CRACKED	STANDARD	17,100	29	10
		HIGH STRENGTH	34,700	44	15
	UNCRAKED	STANDARD	36,800	46	16
		HIGH STRENGTH	17,100	23	9
		STANDARD	33,500	38	13
		HIGH STRENGTH	36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
		HIGH STRENGTH	11,600	20	7
	UNCRAKED	STANDARD	17,100	28	9
		HIGH STRENGTH	21,400	30	10
		STANDARD	28,400	36	12
		HIGH STRENGTH	32,400	39	13

MODEL	l_e OR l_e (in)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in)	SHEAR REINFORCEMENT	MIN. CURB/STEMWALL WIDTH (in)	ASD ALLOWABLE SHEAR LOAD, V (lb.)	
						UNCRAKED	CRACKED
WSWH12	10 1/2	(1) #3 TIE	6	SEE NOTE 7	6	1,380	770
WSWH18	15	(2) #3 HAIRPINS ^{5,6}	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS ⁵	6	(2) #3 HAIRPINS ⁵	6		

NOTES:
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318-19, ACI 318-11 AND ACI 318-14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F, DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318-19, SECTION 17.10.6.3, ACI 318-14, SECTION 17.2.3.5.3
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318-19 SECTION 17.9.2, ACI 318-14 SECTION 17.7.2 AND ACI 318-11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

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

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

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STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE

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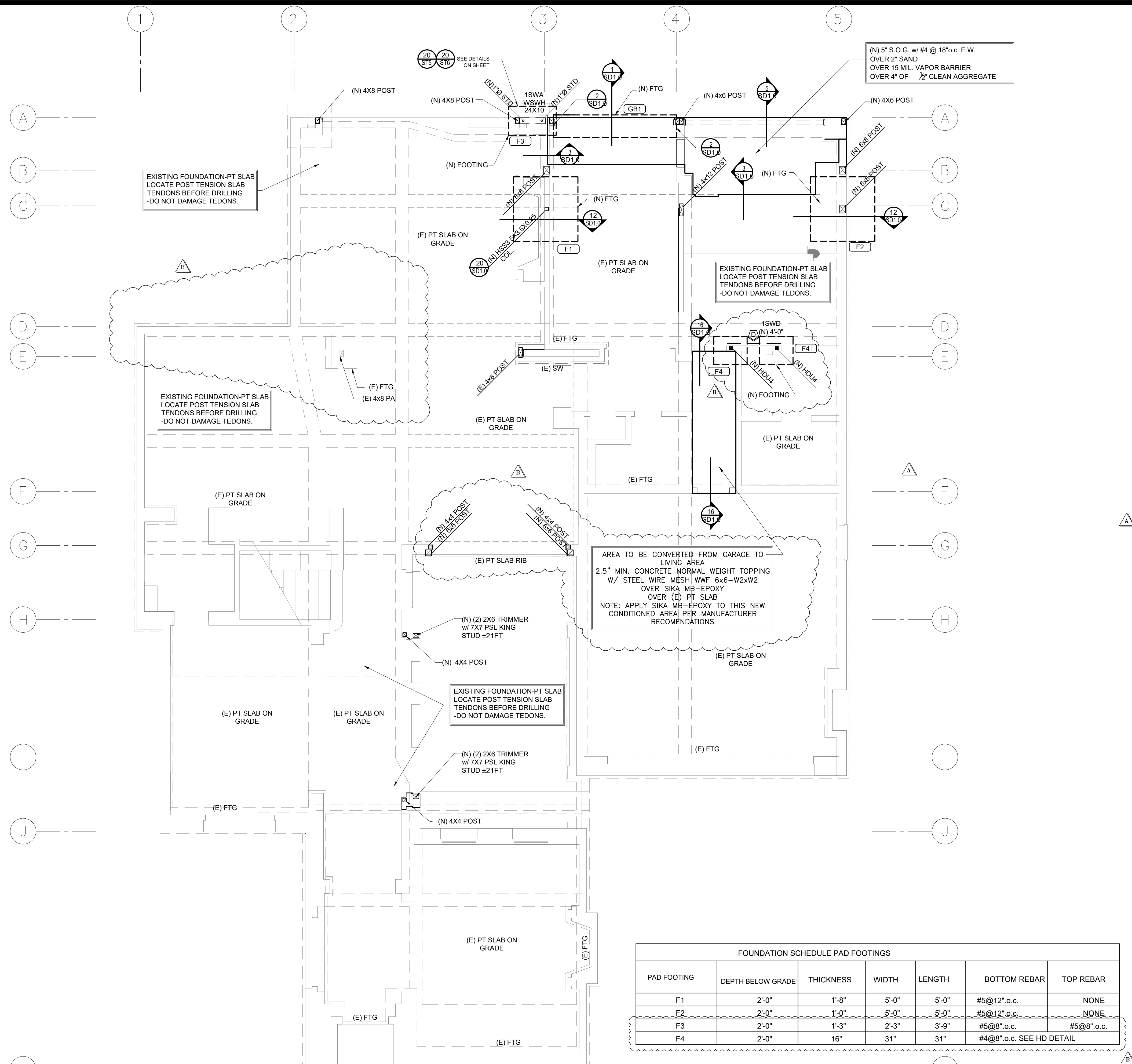
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI 2

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS

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STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE

STRONG-WALL® WSWH ANCHORAGE DETAILS ENGINEERED DESIGNS



(N) 5" S.O.G. w/ #4 @ 18" o.c. E.W.
OVER 2" SAND
OVER 15 MIL. VAPOR BARRIER
OVER 4" OF 1/2" CLEAN AGGREGATE

EXISTING FOUNDATION-PT SLAB
LOCATE POST TENSION SLAB
TENDONS BEFORE DRILLING
-DO NOT DAMAGE TEDONS.

EXISTING FOUNDATION-PT SLAB
LOCATE POST TENSION SLAB
TENDONS BEFORE DRILLING
-DO NOT DAMAGE TEDONS.

EXISTING FOUNDATION-PT SLAB
LOCATE POST TENSION SLAB
TENDONS BEFORE DRILLING
-DO NOT DAMAGE TEDONS.

AREA TO BE CONVERTED FROM GARAGE TO
LIVING AREA
2.5" MIN. CONCRETE NORMAL WEIGHT TOPPING
W/ STEEL WIRE MESH WWF 6x6-W2xW2
OVER SIKA MB-EPOXY
OVER (E) PT SLAB
NOTE: APPLY SIKA MB-EPOXY TO THIS NEW
CONDITIONED AREA PER MANUFACTURER
RECOMMENDATIONS

- b. Where panels are applied on both sides of wall and nail spacing is less than 6 inches on center, panel joints shall be offset to fall on different framing members, or framing shall be minimum 3x nominal at adjoining panel edges and edge nailing on each side shall be staggered (footnote h).
- c. Load path to the foundations shall be provided for uplift, shear and compression forces. Elements resisting shear wall forces contributed by multiple stories shall be designed for the sum forces contributed by each story (SDPWS 4.3.6.4.4)
- d. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut R602.11.1 (Acceptable alternate SDPWS 4.3.6.4.3)
- e. Fasteners and connectors to be galvanized for preservative treated wood. CBC 2304.10.6.1

FOUNDATION ANCHOR ROD SCHEDULE			
SHEAR WALL TYP	ALLOWABLE SHEAR PLF ASD, $C_p = 1.6$	SILL PLATE MINIMUM THICKNESS	ANCHOR ROD SIZE (MIN. DIAMETER) AND MAX SPACING
(A)	310	2x	3/8" A.B. @ 48" o.c.
(B)	460	2x	3/8" A.B. @ 32" o.c.
(C)	600	2x	3/8" A.B. @ 24" o.c.
(D)	770	2x	3/8" A.B. @ 16" o.c.
(E)	340	2x	3/8" A.B. @ 48" o.c.
(F)	510	2x	3/8" A.B. @ 32" o.c.
(G)	665	2x	3/8" A.B. @ 24" o.c.
(H)	870	2x	3/8" A.B. @ 16" o.c.
STRUCTURAL WALL, NON-SHEAR WALL	248	2x	3/8" A.B. @ 72" o.c.

- ANCHOR ROD NOTES**
- ANCHOR RODS SHALL BE ASTM F1554, Gr. 55 S1 SUPPLEMENT
 - ALLOWABLE SHEAR LOADS ARE FOR ANCHOR RODS BEARING PARALLEL TO GRAIN OF THE SILL
 - ALLOWABLE SHEAR LOADS ARE ASD WITH $C_p = 1.6$
 - ALLOWABLE SHEAR LOADS ARE BASED ON NDS TABLE 12E
 - ANCHOR RODS SHALL BE 12" LONG MINIMUM WITH A 7" MINIMUM EMBEDMENT INTO CONCRETE
 - SHEAR WALL ANCHOR RODS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" SQUARE PLATE WASHER. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/8" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 1/2". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE PLATE ON SIDE(S) WITH SHEATHING.
 - STRUCTURAL WALL, NON-SHEAR WALL ANCHOR RODS SHALL HAVE A STANDARD CUT WASHER UNDER EACH NUT.
 - SILL PLATES SHALL HAVE A MINIMUM OF 2 ANCHOR RODS PER PLATE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4.5" FROM EACH END OF EACH PIECE.

WALL LEGEND:

----	WALLS BELOW
=====	WALLS ABOVE
----	EXISTING WALLS BELOW
=====	EXISTING WALLS ABOVE

- NOTES:**
- SEE DETAIL ST1 FOR TYPICAL CONCRETE
 - SEE SHEET ST2 FOR TYPICAL WALL FRAMING DETAIL
 - SEE SHEET ST2.1-ST2.2 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL
 - SEE SHEET ST3 FOR POST IN WALL DETAIL
 - SEE SHEETS ST4 FOR HOLDOWN DETAILS
 - SEE SHEET ST5 FOR STRONG WALL DETAILS

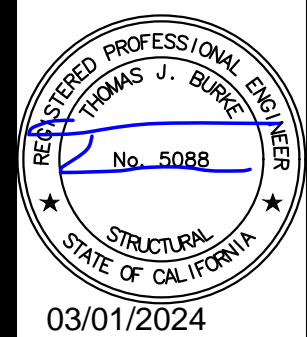
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 - SILL PLATES SHALL HAVE A MINIMUM OF 2 ANCHOR RODS PER PLATE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4.5" FROM EACH END OF EACH PIECE.

FOUNDATION SCHEDULE PAD FOOTINGS						
PAD FOOTING	DEPTH BELOW GRADE	THICKNESS	WIDTH	LENGTH	BOTTOM REBAR	TOP REBAR
F1	2'-0"	1'-8"	5'-0"	5'-0"	#5@12" o.c.	NONE
F2	2'-0"	1'-0"	5'-0"	5'-0"	#5@12" o.c.	NONE
F3	2'-0"	1'-3"	2'-3"	3'-9"	#5@8" o.c.	#5@8" o.c.
F4	2'-0"	16"	31"	31"	#4@8" o.c. SEE HD DETAIL	

FOUNDATION SCHEDULE CONTINUOUS FOOTINGS						
BEAM FOOTING	STRUCTURAL DEPTH	DEPTH BELOW ADJACENT GRADE (MIN)	WIDTH	TOP REBAR	BOTTOM REBAR	SHEAR TIES
GB1	1'-0"	2'-0"	1'-3"	2#5	2#5	NONE

HOLDOWN FOOTING SCHEDULE						
SIMPSON HOLDOWN	ANCHOR SIZE	MIN. DEPTH	MIN. WIDTH	MIN. LENGTH	MIN. REINFORCEMENT R.EA. WAY U.N.O	
DTT1Z	3/8" Ø	12"	23"	23"	#4@12" o.c.	
DTT2Z-SDS2.5	1/2" Ø	12"	23"	23"	#4@12" o.c.	
HDU2-SDS2.5	3/8" Ø	15"	31"	31"	#4@12" o.c.	
HDU4-SDS2.5	3/8" Ø	16"	31"	31"	#4@8" o.c.	
HDU5-SDS2.5	3/8" Ø	17"	35"	35"	#4@8" o.c.	
HDU8-SDS2.5	1/2" Ø	20"	43"	43"	#5@12" o.c.	
HDU11-SDS2.5	1" Ø	23"	53"	53"	#5@8" o.c.	
HDU14-SDS2.5	1" Ø	26"	61"	61"	#5@8" o.c.	
HHQ14-SDS2.5	1" Ø	26"	61"	61"	#5@8" o.c.	
HD19	1 1/4" Ø	29"	71"	71"	#5@6" o.c.	

REVISIONS	BY
A 2023-12-07	CC/JC
A 2024-02-22	CC



REVISIONS	BY
A	2023-12-07
B	2024-02-22

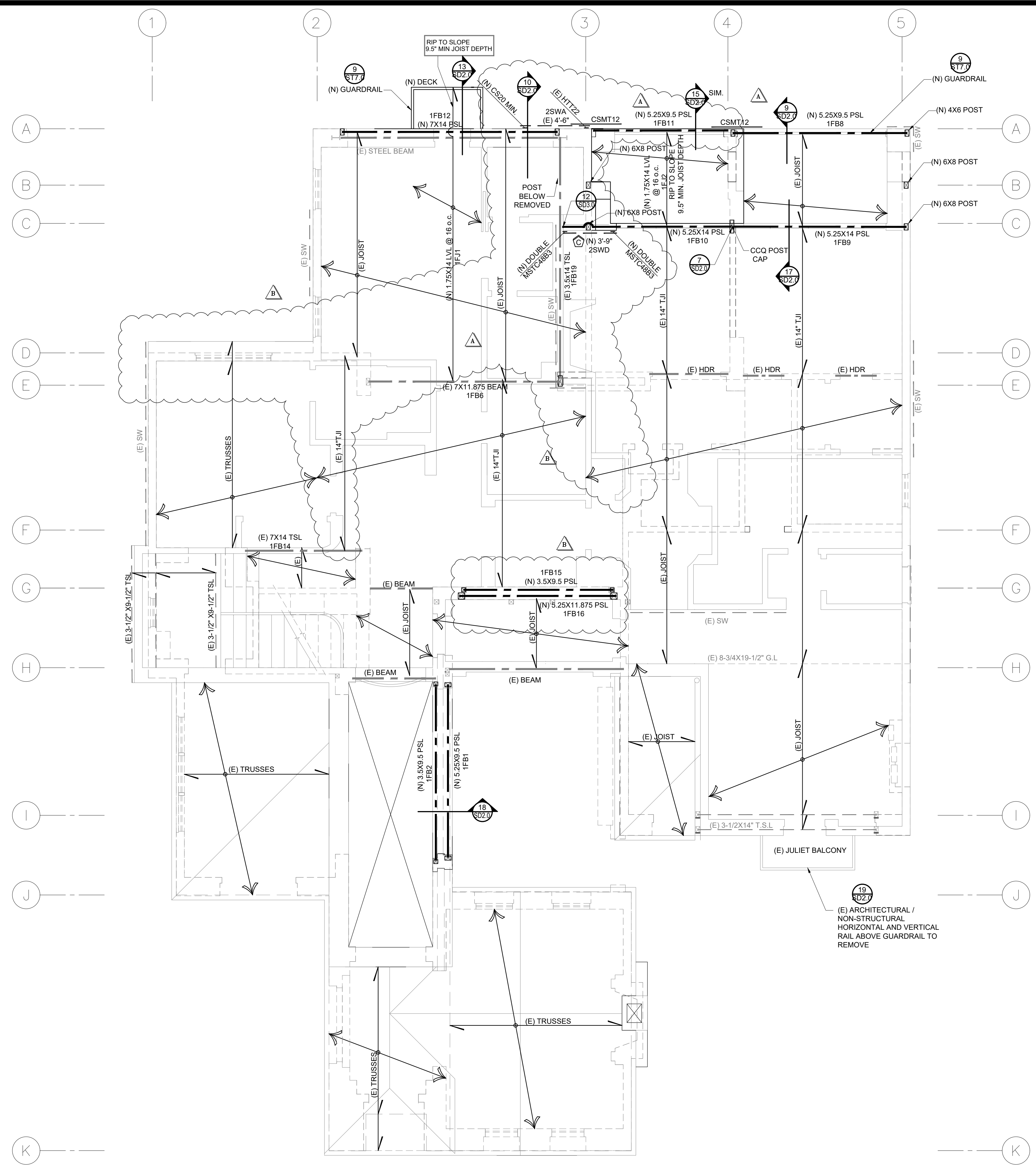
**SECOND FLOOR FRAMING
PLAN**

JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE	2023-08-08
SCALE	AS SHOWN
DRAWN BY	JC/CC
JOB NO.	23060
SHEET	S2.0

SHEAR WALLS

- a. Minimum 3x nominal framing at panel edges and staggered edge nailing where nails are spaced 2 inches on center or closer (footnote d or g.), or when shear design value exceeds 350 plf (footnote i).
- b. Where panels are applied on both sides of wall and nail spacing is less than 6 inches on center, panel joints shall be offset to fall on different framing members, or framing shall be minimum 3x nominal at adjoining panel edges and edge nailing on each side shall be staggered (footnote h).
- c. Load path to the foundations shall be provided for uplift, shear and compression forces. Elements resisting shear wall forces contributed by multiple stories shall be designed for the sum forces contributed by each story (SDPWS 4.3.6.4.4)
- d. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut R602.11.1 (Acceptable alternate SDPWS 4.3.6.4.3)
- e. Fasteners and connectors to be galvanized for preservative treated wood. CBC 2304.10.6.1



(N) FLOOR DIAPHRAGM WHERE OCCURS:
 3/4" APA RATED PLY SHT'G w/
 10d @ 6" o.c. B.N.
 10d @ 8" o.c. E.N.
 10d @ 12" o.c. F.N.
 w/ 24" SPAN RATING
 BLOCK ALL EDGES

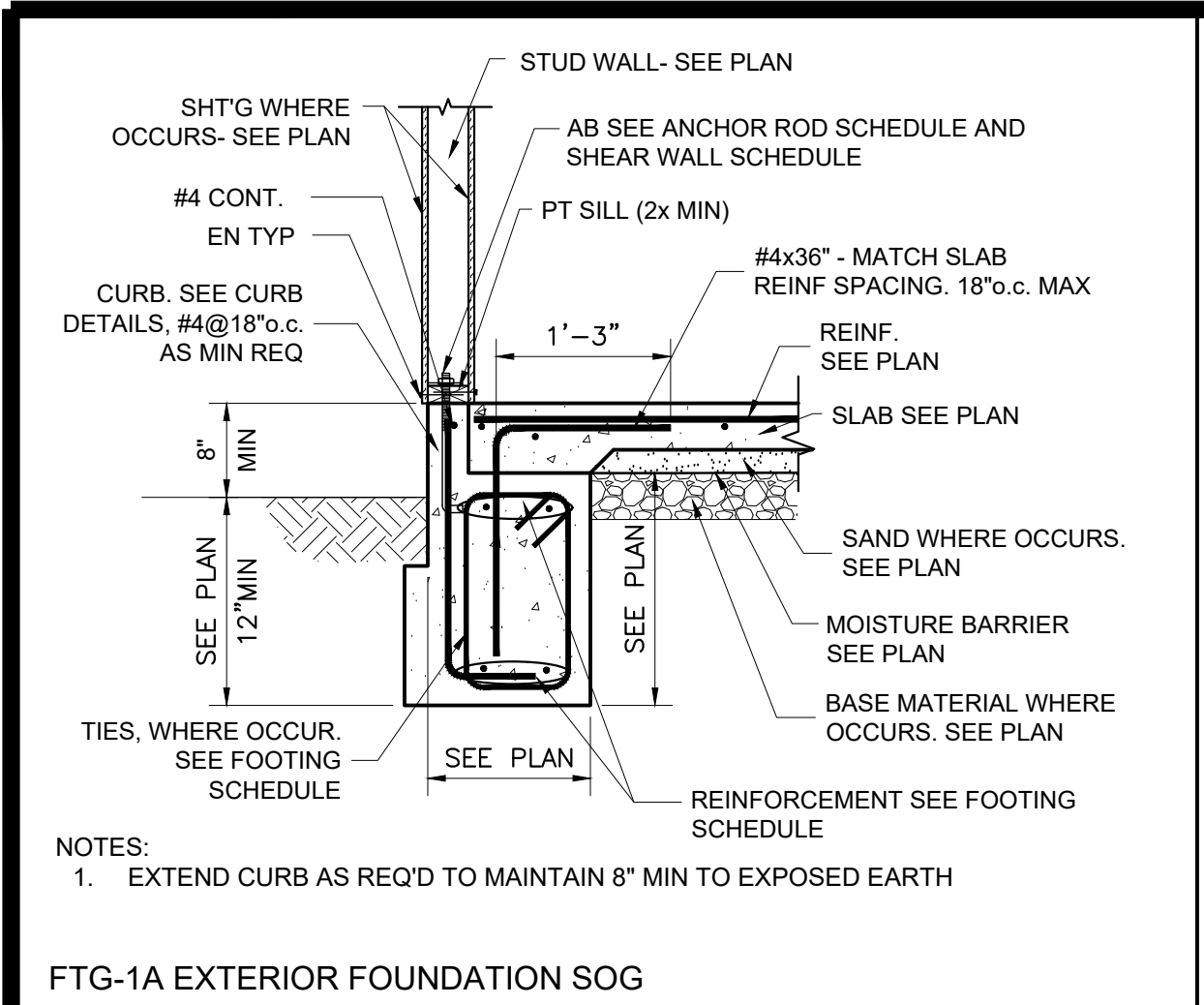
(N) DECK DIAPHRAGM WHERE OCCURS:
 3/4" APA RATED PLY SHT'G w/
 10d @ 6" o.c. B.N.
 10d @ 8" o.c. E.N.
 10d @ 12" o.c. F.N.
 BLOCK ALL EDGES

(E) ROOF DIAPHRAGM.

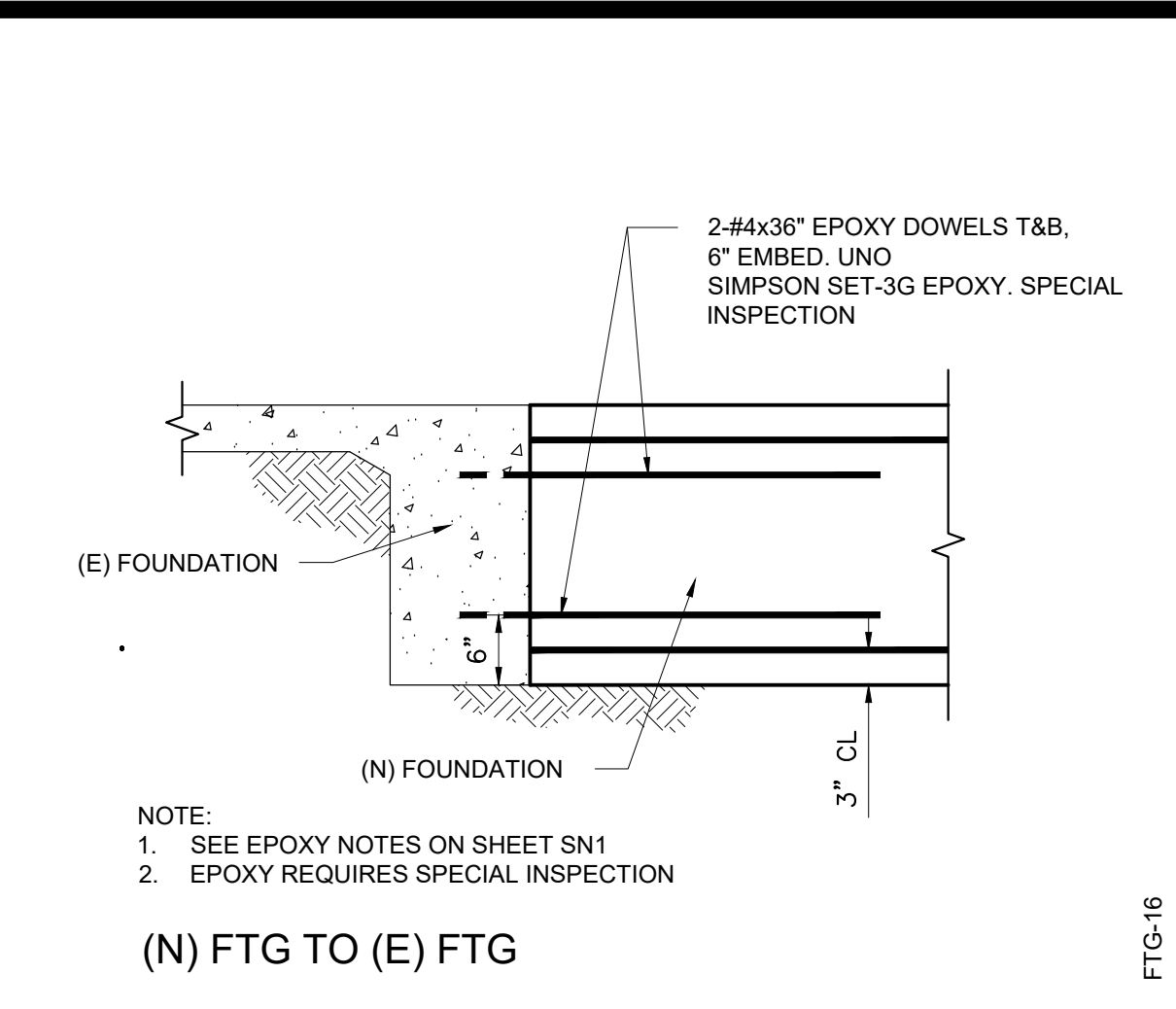
WALL LEGEND:

----	WALLS BELOW
=====	WALLS ABOVE
----	EXISTING WALLS BELOW
=====	EXISTING WALLS ABOVE

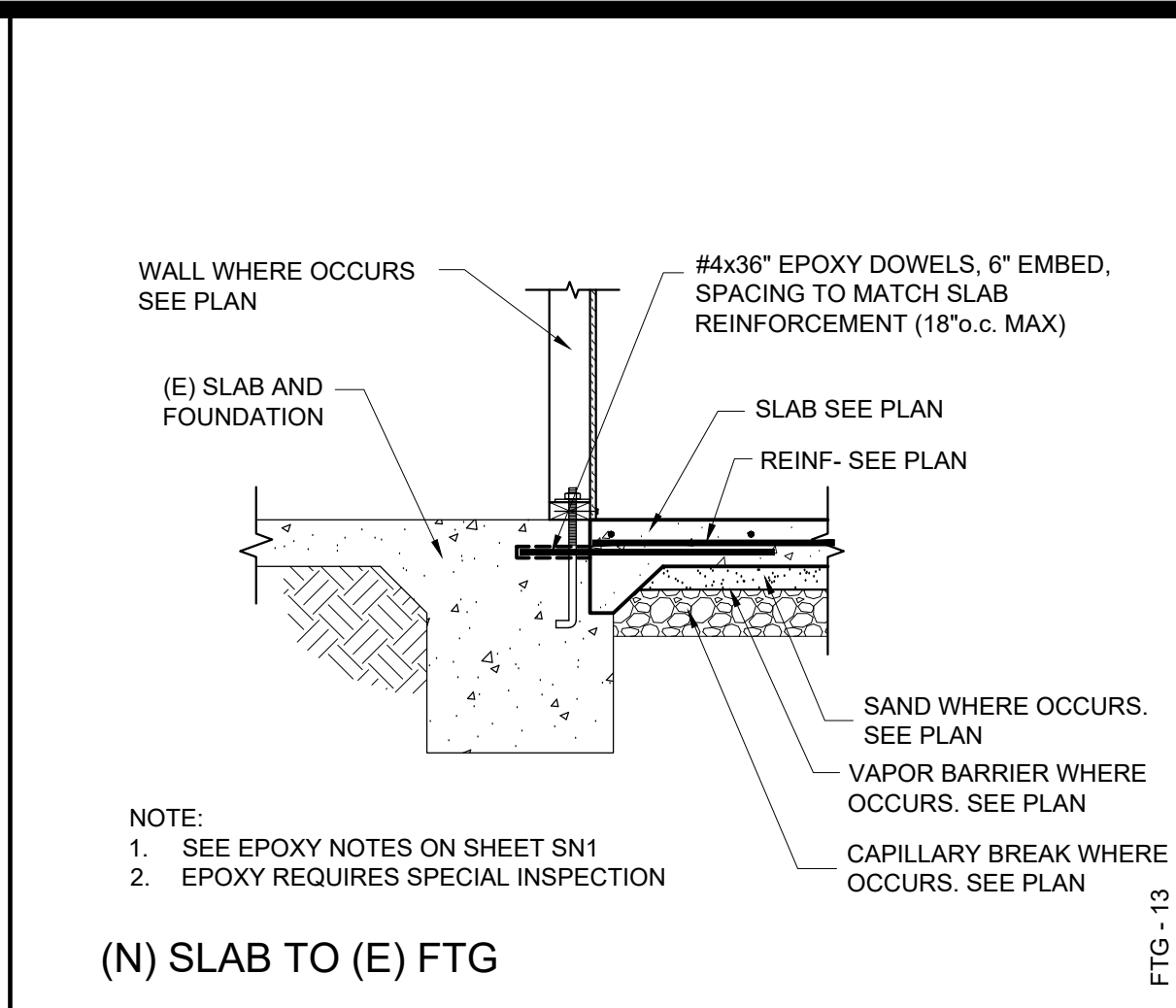
- NOTES:**
- SEE DETAIL ST1 FOR TYPICAL CONCRETE
 - SEE SHEET ST2 FOR TYPICAL WALL FRAMING DETAIL
 - SEE SHEET ST2.1-ST2.2 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL
 - SEE SHEET ST3 FOR POST IN WALL DETAIL
 - SEE SHEETS ST4 FOR HOLDOWN DETAILS
 - SEE SHEET ST5 FOR STRONG WALL DETAILS



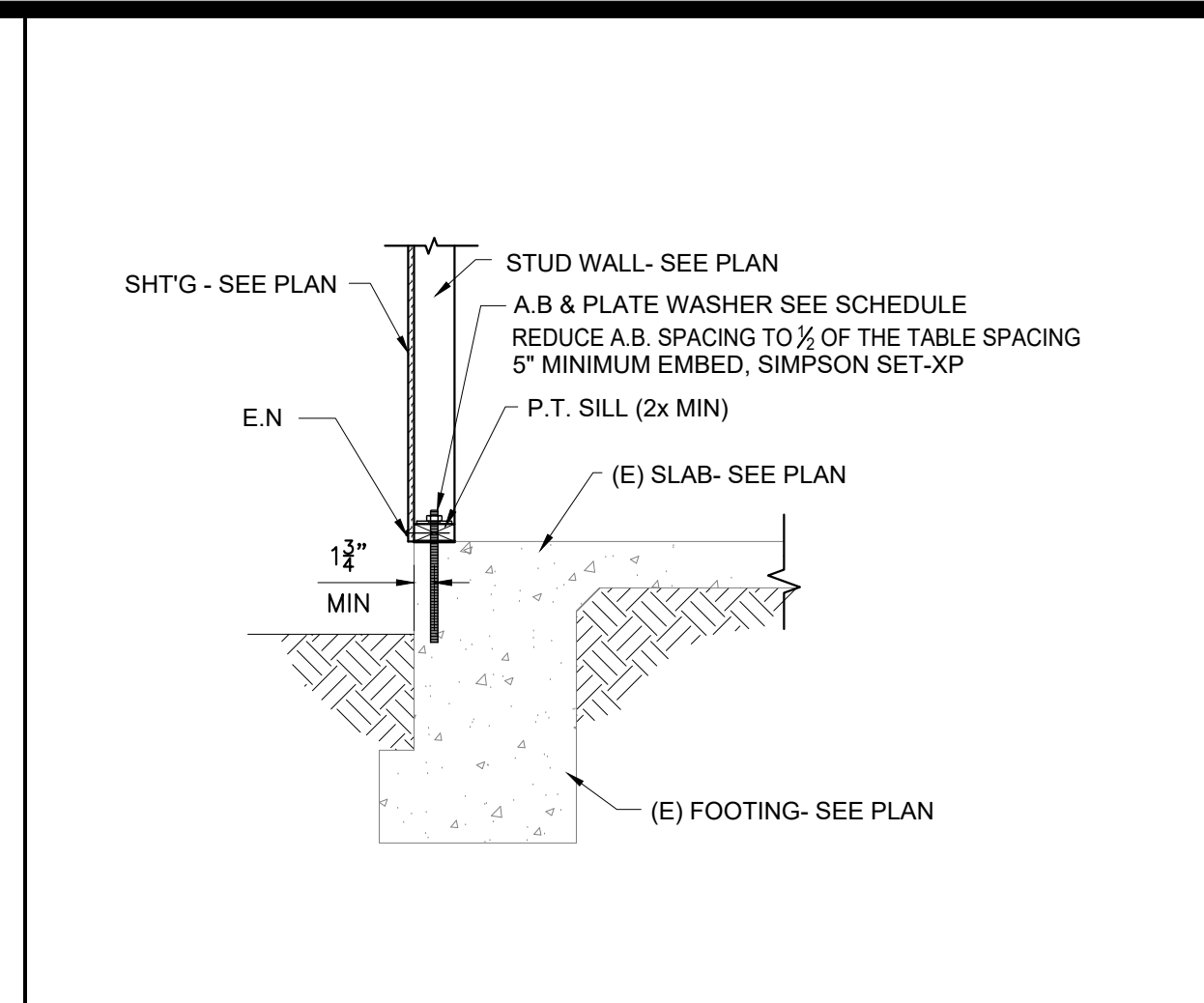
DETAIL 1 scale 3/4"=1'-0" (1)



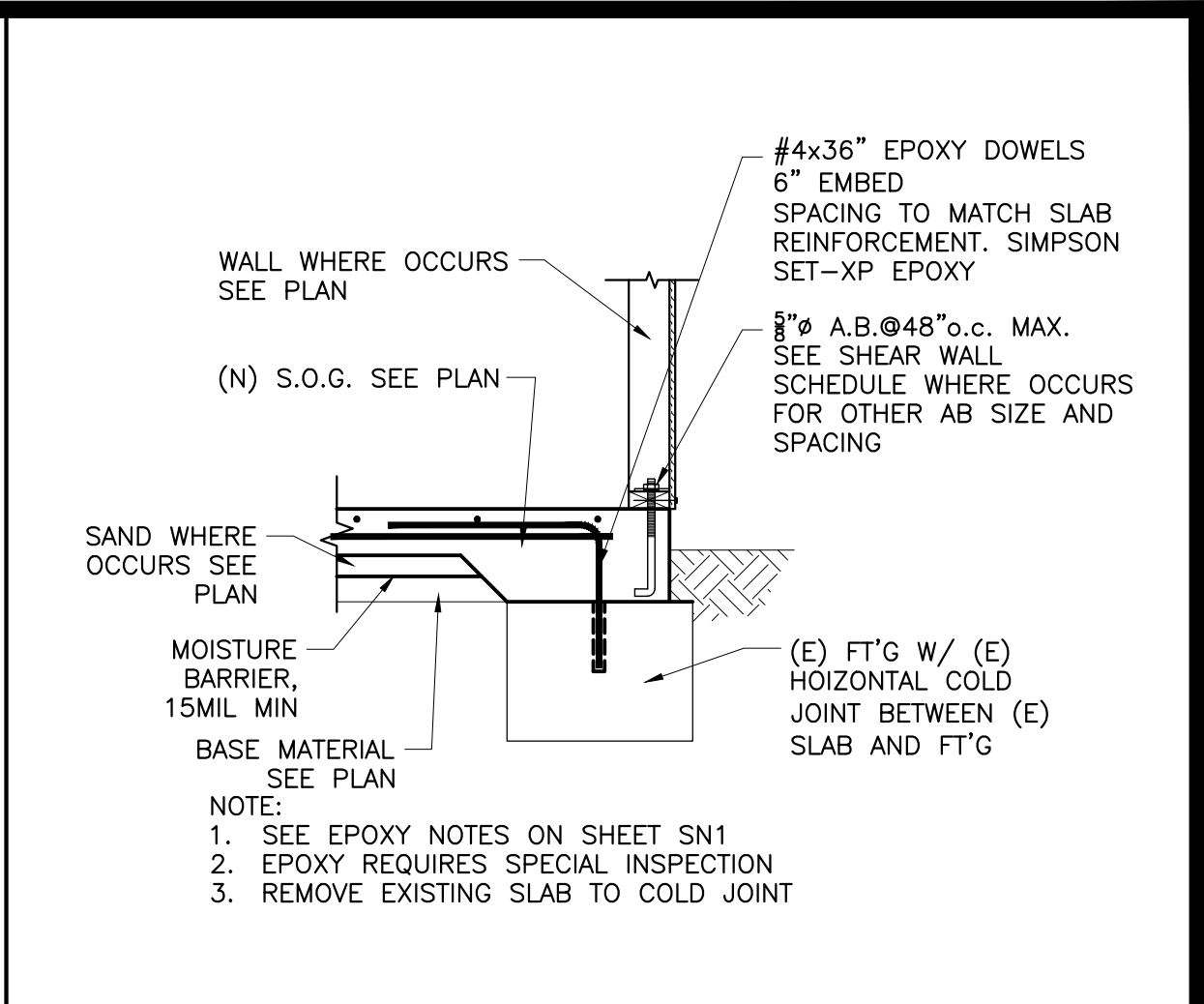
DETAIL 2 scale 3/4"=1'-0" (2)



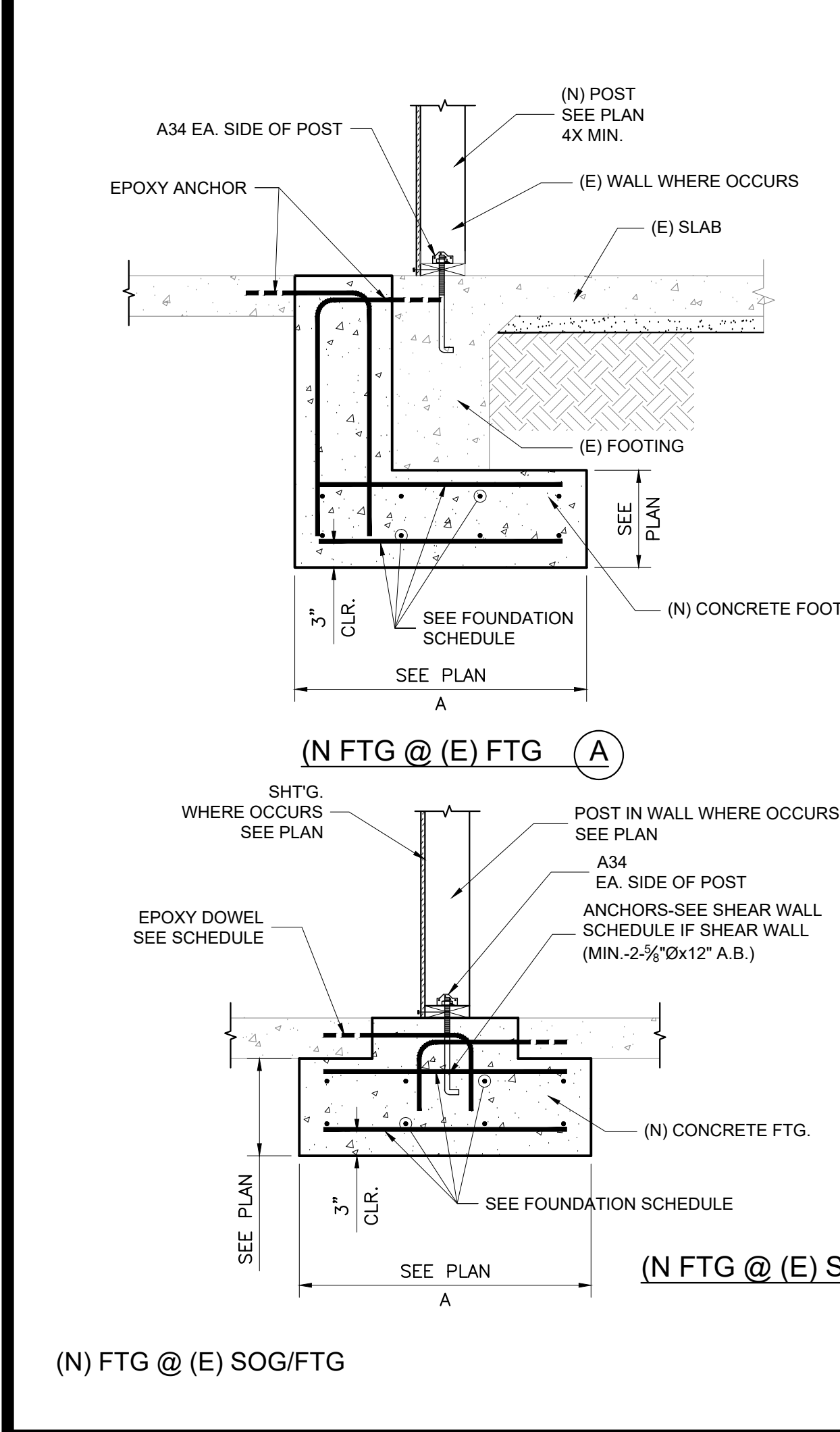
DETAIL 3 scale 3/4"=1'-0" (3)



DETAIL 4 scale 3/4"=1'-0" (4)



DETAIL 5 scale 3/4"=1'-0" (5)



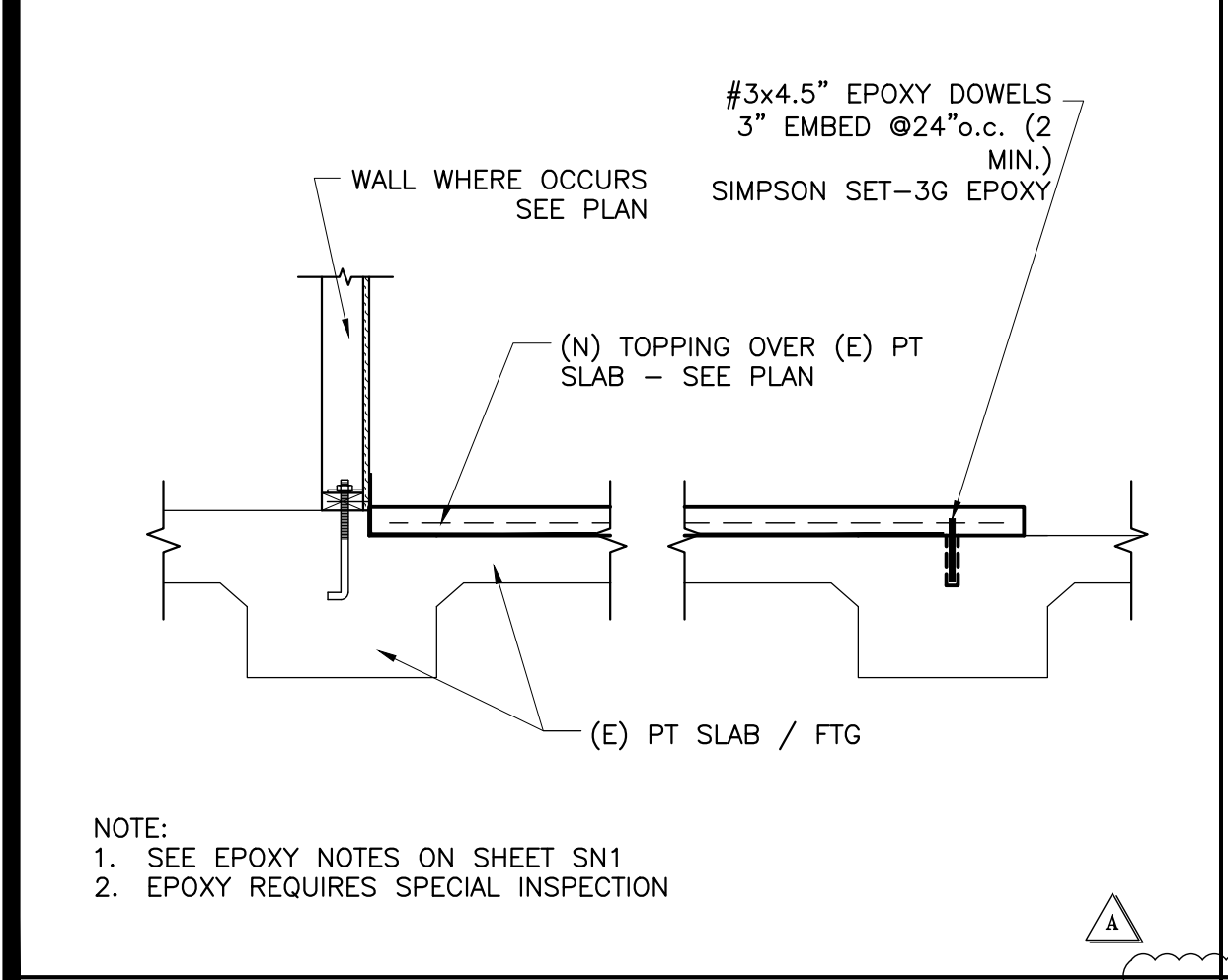
DETAIL 6 scale 3/4"=1'-0" (12)

NOTES:

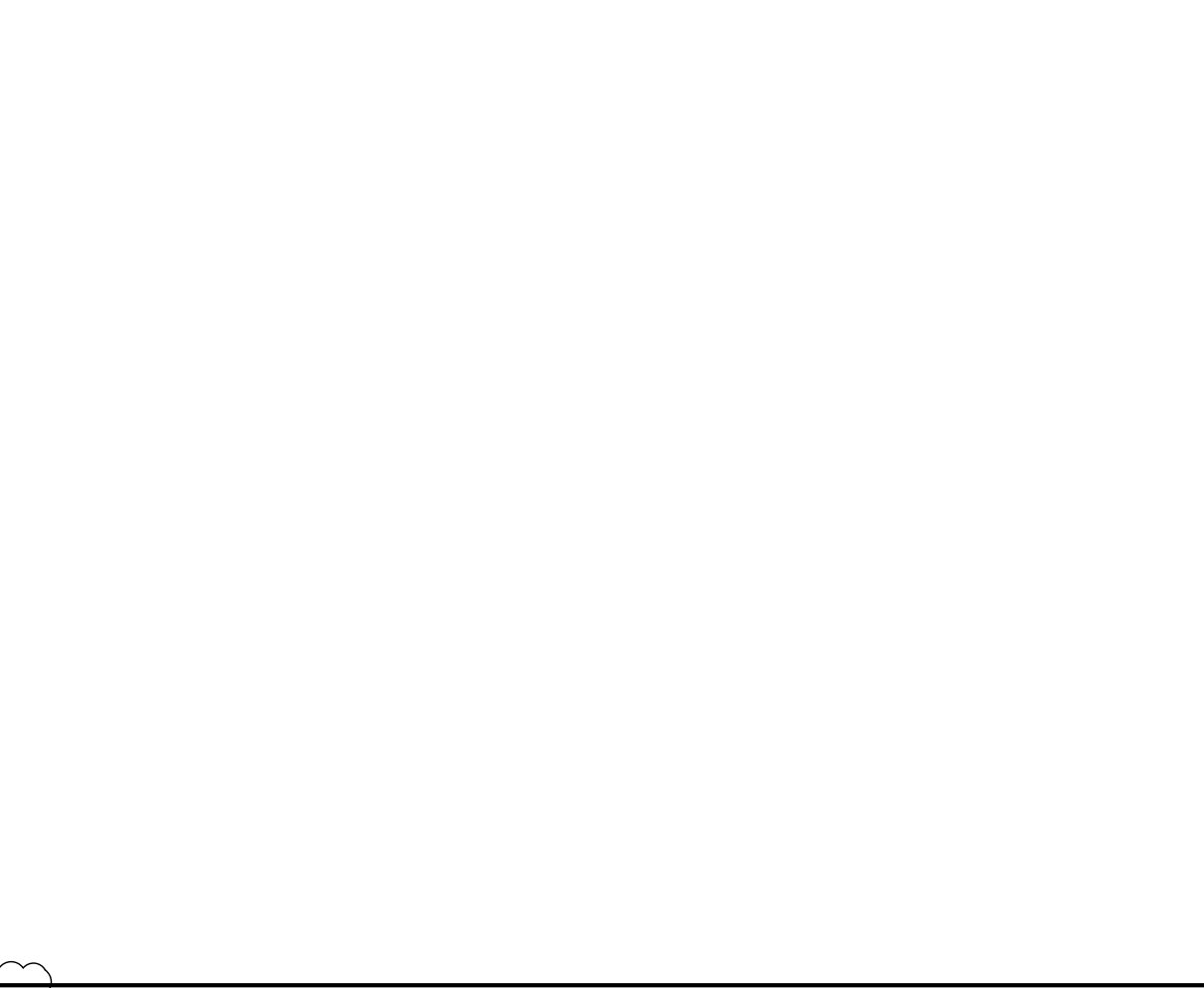
- EPOXY SHALL BE SIMPSON SET-3G.
- SEE SHEET SN1 FOR EPOXY INFORMATION, ICC NUMER
- EPOXY REQUIRED SPECIAL INSPECTION

A MAX "FT"	EPOXY DOWEL
2	1-#4x36" EA. SIDE, 6" EMBED (4-TOTAL)
3	1-#4x36" EA. SIDE, 6" EMBED (4-TOTAL)
4	2-#4x36" EA. SIDE, 6" EMBED (8-TOTAL)
5	2-#4x36" EA. SIDE, 6" EMBED (8-TOTAL)
>5	#4x36" @18"o.c. EA SIDE, 6" EMBED

1. SIMPSON SET-3G EPOXY (ICC-ESR-2508)
2. EPOXY REQUIRES SPECIAL INSPECTION. SEE EPOXY NOTES ON SHEET SN1



DETAIL 7 scale 3/4"=1'-0" (16)



DETAIL 8 scale 3/4"=1'-0" (20)

BSE

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

REGISTERED PROFESSIONAL ENGINEER
No. 5088
STRUCTURAL
STATE OF CALIFORNIA

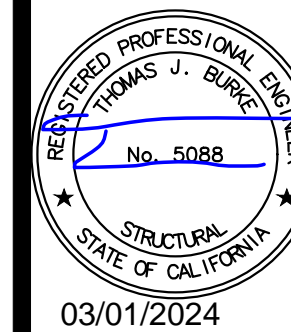
03/01/2024

REVISIONS	BY
A	2023-12-07 cc/jc

FOUNDATION DETAILS

JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE: 2023-07-11
SCALE: AS SHOWN
DRAWN BY: JC/CC
JOB NO.: 23060
SHEET: SD1.0
OF SHEETS

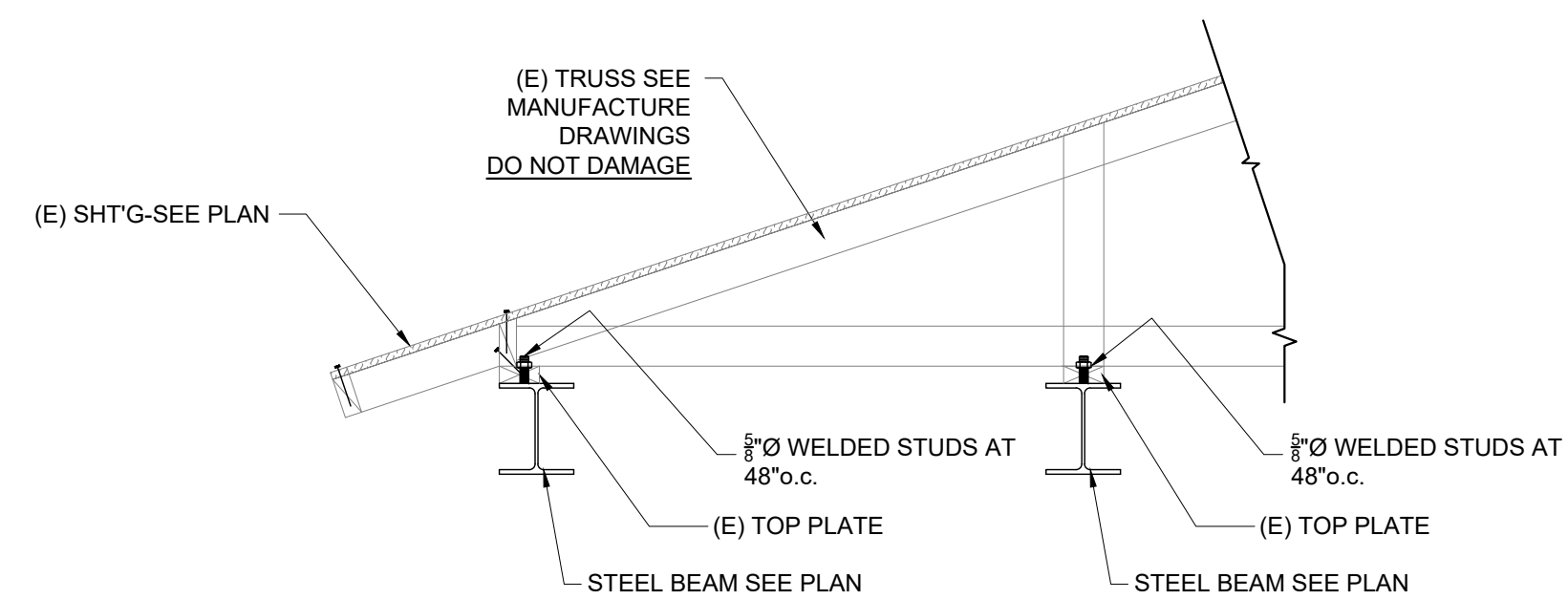


REVISIONS	BY
A 2023-12-07	CC/JC
A 2024-02-22	CC

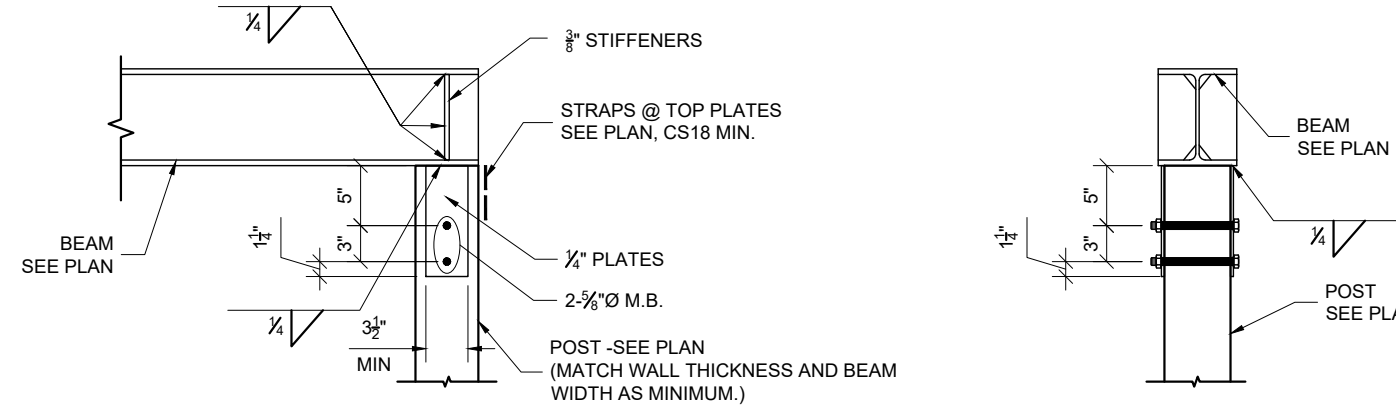
ROOF FRAMING DETAILS

JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

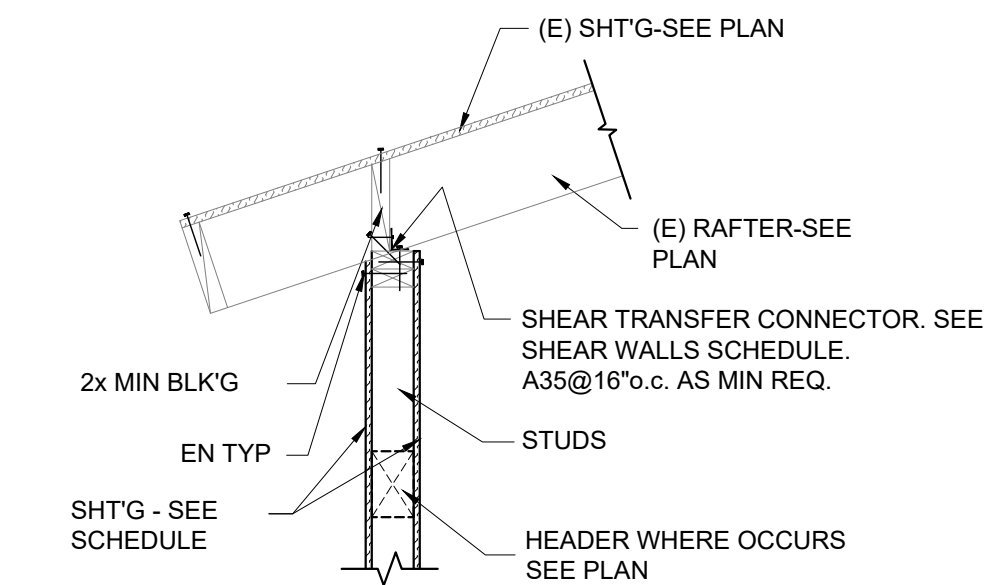
DATE	2023-07-11
SCALE	AS SHOWN
DRAWN BY	JC/CC
JOB NO.	23060
SHEET	SD3.0
OF SHEETS	



ROOF TRUSS



**STEEL BEAM TO WOOD COLUMN
DETAIL**



NOTE:
1. USE LSL BLK'G & LVL RIM WITH STRUCTURAL COMPOSITE LUMBER FRAMING

DETAIL

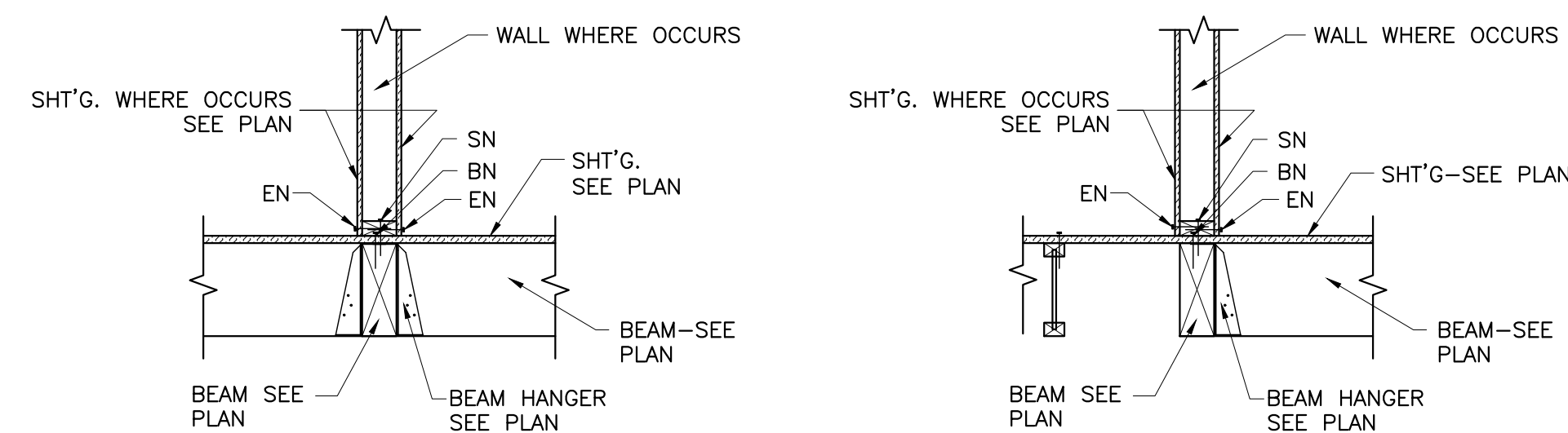
scale 3/4"=1'-0" (2)

DETAIL

scale 3/4"=1'-0" (4)

DETAIL

scale 3/4"=1'-0" (5)



FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
4x4	LUS44
4x6	HU46
4x8	HGUS48
4x10	HGUS410
4x12	HGUS412
4x14	HGUS414
4x16	HGUS416

FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
6x6	HU66
6x8	HGUS5.50/8
6x10	HGUS5.50/10
6x12	HGUS5.50/12
6x14	HGUS5.50/14
6x16	HGUS5.50/14

NOTE:
1. HU HANGERS SHALL USE MAXIMUM NAILING PER SIMPSON CATALOG

DETAIL

scale 3/4"=1'-0" (12)

