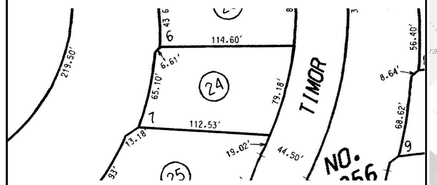
TRACT MAP (GENERAL REF) SCALE: 1"= 60'



NOTE:
REFER TO THIS SHEET FOR SETBACKS AND AERIAL SITE PLAN FOR OVERALL INFORMATION NOT SHOWN

NORTH

PROPERTY ADDRESS
42 Timor Sea, Newport Coast, CA 92657

LEGAL DESCRIPTION
APN #: 477-181-24 (15856 BLOCK: LOT: 8) TR 15856
AND INCLUSIVE TO MISCELLANEOUS MAPS OF COUNTY

TOPO MAP (GENERAL REF) SCALE: 1"= 60'



NOTE:
TOPOGRAPHY MAP FOR GENERAL REFERENCE ONLY –NO GRADING REQUIRED)

NORTH

BMP PRACTICE STANDARDS

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

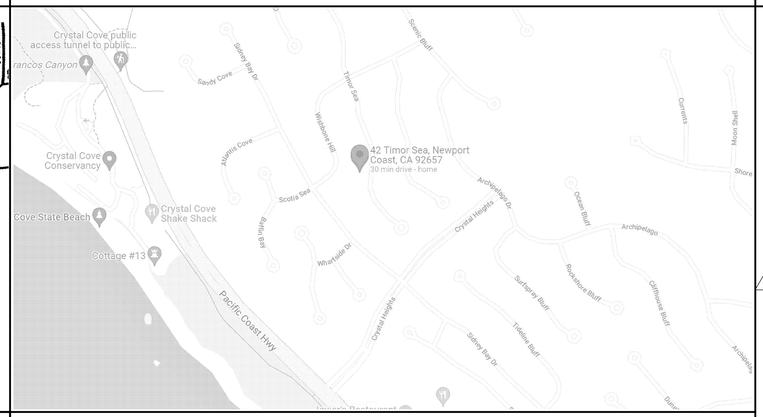
ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE EXPRESS OR IMPLIED AUTHORIZATION TO CONSTRUCT ANY BUILDING IN VIOLATION OF OR INCONSISTENT WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH. THIS APPROVAL DOES NOT GUARANTEE THAT THESE PLANS ARE, IN ALL RESPECTS, IN COMPLIANCE WITH CITY, BUILDING, AND ZONING ORDINANCES, PLANS AND POLICIES. THE CITY OF NEWPORT BEACH RESERVES THE RIGHT TO REQUIRE ANY PERMITTEE TO REVISE THE BUILDING STRUCTURE OR IMPROVEMENT AUTHORIZED BY THESE PLANS BEFORE, DURING OR AFTER CONSTRUCTION, IF NECESSARY TO COMPLY WITH THE ORDINANCES, PLANS AND POLICIES OF THE CITY OF NEWPORT BEACH.

DEPARTMENT REVIEWS:

PUBLIC WORKS:	RA	
FIRE:		
GRADING:		PLAN CHECK:
PLANNING:	JT	PC2023-2644
EMP:		
BUILDING:	AZL	APPROVAL TO ISSUE DATE: 03/14/2024

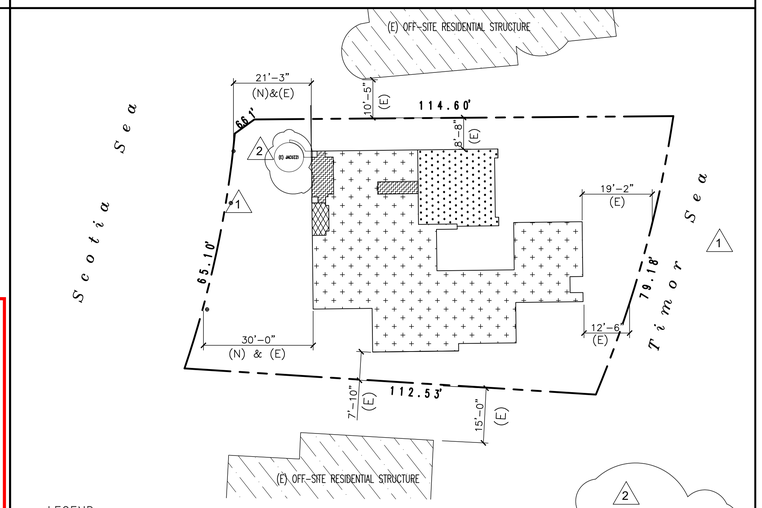
VICINITY MAP NO SCALE



AS-BUILT AERIAL SITE PLAN SCALE: 1"= 30'



PLOT PLAN WITH (N) & (E) BUILDING SETBACKS SCALE: 1"= 20'



LEGEND

- (E) DWELLING PORTION TO REMAIN
- (N) DWELLING EXPANSION AT 1st LEVEL ABOVE & (N) DECK EXPANSION AT 2nd LEVEL ABOVE
- (E) ATTACHED GARAGE STRUCTURE
- (E) OFF-SITE RESIDENTIAL STRUCTURES
- 2 (N) DWELLING EXPANSION AT 1st FLOOR AT GARAGE; CONNECTED HALL WITHIN OF EXISTING BUILDING ENVELOPE

GENERAL SITE PLAN NOTE

2 1. PLOT PLAN ABOVE IS FOR PLANNIING PURPOSES ONLY TO DEPICT SETBACKS AND BUILDING BULK CHANGES. REFER TO SHEET A-1.3 DRAINAGE PLAN FOR ADDITIONAL DETAILED SITE INFORMATION NOT SHOWN ON THIS PAGE.

1 2. REFER TO PHOTO AERIAL PLAN, TRACK AND TOPO MAP THIS PAGE FOR ADDITIONAL INFORMATION NOT SHOWN ON PLOT PLAN

BUILDING DEPARTMENT NOTES

1. 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 (T–24), CEC: 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND CITY OF NEWPORT LOCAL ORDINANCES

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

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

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

1 5. HOUSE ADDRESS NUMBER SHALL BE MOUNTED ON HOUSE & SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRAST COLOR 4" TALL MINIMUM

6. 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.

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

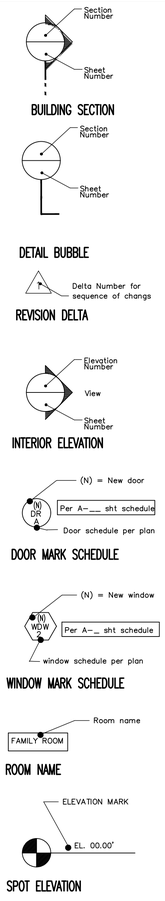
8. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS AND SEQUENCE OF WORK THROUGH UTILIZING ARCHITECT'S DRAWINGS AS INSTRUMENTS FOR INSTRUCTION, NOT THE PRODUCT ITSELF. THE ARCHITECT WILL BE INSTRUMENTAL IN CLARIFYING DRAWING INTERPRETATIONS AND OTHER INQUIRIES DURING BID & CONSTRUCTION IN A TIMELY MANNER.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

9. FOR HOA CONSTRUCTION RULES AN REGULATIONS, REFER TO HOA ARCHITECTURAL GUIDELINES MANUAL

1 10. RECYCLE OR SALVAGED FOR RESUSE 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

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

CONSULTANTS

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

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

T-24 CALCULATIONS
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 Merit Cir. Ste. 114 Laguna Hills, CA 92653
Allen Monshi PH (949) 297-4261
email: allen@americalgroup.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

INDEX

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

ARCHITECTURAL
A-1 COVER SHEET
A-1.1 GENERAL NOTES (MINIMUM CITY STANDARDS)
A-1.2 CALIFORNIA GREEN CODE
A-1.3 SITE DRAINAGE PLAN
A-1.4 CITY STD SITE DRAINAGE NOTES/DETAIL & BMP
A-1.5 SITE DRAINAGE NOTES/DETAIL
A-2 "AS-BUILT PLANS AND EXTERIOR ELEVATIONS
A-3 DEMO FLOOR PLAN (1st & 2nd LEVEL)
A-4 PROPOSED FLOOR PLAN (1st LEVEL)
A-5 PROPOSED FLOOR PLAN (2nd LEVEL)
A-6 EXISTING ROOF PLAN
A-7 PROPOSED EXTERIOR ELEVATIONS
A-8 PROPOSED EXTERIOR ELEVATIONS
A-9 BUILDING SECTIONS
A-10 OVERALL BUILDING DIMENSION PLAN
D-1 MISCELLANEOUS DETAILS
D-2 MISCELLANEOUS DETAILS

MECHANICAL, ELECTRICAL & PLUMBING
MEP-1 MECH, ELECT & PLUMB PLANS
MEP-2 MECH, ELECT & PLUMB PLANS
MEP-3 MECH, ELECT & PLUMB SPECS
T-24-1 TITLE 24 STATE ENERGY COMMISIONS
T-24-2 TITLE 24 STATE ENERGY COMMISIONS
T-24-3 TITLE 24 STATE ENERGY COMMISIONS

STRUCTURAL DRAWINGS
SN1 GENERAL NOTES, LEGENDS & ABBREVIATIONS
SN2 SPECIAL INSPECTIONS NOTES
ST1.0 STRUCTURAL CONC DETAILS & NOTES
ST2.0 TYPICAL WOOD DETAILS
ST2.1 TYPICAL WOOD DETAILS
ST2.2 TYPICAL WOOD DETAILS
ST3.0 POST IN WALL DETAILS
ST4.0 TYPICAL HOLD DOWN
ST4.1 TYPICAL HOLD DOWN
ST5.0 STRONG-WALL WSHH TYPICAL DETAILS
ST6.0 STRONG-WALL WSHH TYPICAL DETAILS
ST-7 GUARDRAIL DETAIL
S1.0 FOUNDATION PLANS & NOTES
S2.0 FLOOR FRAMING PLAN
S3.0 ROOF FRAMING DETAILS
SD1.0 FOUNDATION DETAILS
SD2.0 ROOF FRAMING DETAIL
SD3.0 ROOF FRAMING DETAIL

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

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

PROJECT DATA

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

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

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 1

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

BUILDING AREA:	EXISTING:	NEW	TOTAL
GARAGE (ATTACHED)	463.0	REDUCED 37	426.0
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**

REMODEL AREA	(E) TRELLIS REMOVED	(E) DECK REMAIN	(N) DECK ADD
200.0	-80.0	113.0	55.0

(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 "Winword Plan (layout 3). The dwelling contains 5 Bedrooms and 4–1/2 Bathrooms that provides a total of 4,233 sq ft of existing living space.

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 occurs 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.

BUILDING DIVISION
Mar 12 2024
BY: AZL

PLANNING DIVISION
Mar 11 2024
BY: JT

PUBLIC WORKS
BUILDING DIVISION
Mar 07 2024
Mar 14 2024
BY: RA
BY: AZL

Contractor shall exercise the responsibility with architect in securing lafest approved drwgs. prior to executing any 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: freeingwinds@earthlink.net
zenarchitect.com

architect

RESIDENTIAL ADDITION
Kirk Roney Residence
cover page

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

REGISTERED PROFESSIONAL ENGINEER JOHN A. SALAT NO. C-21445 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
1 OF (REF TO INDEX) SHEETS

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

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 Plumbing fixture replacement is required prior to issuance of a certificate of occupancy or final inspection by the Chief Building Official. (Civil Code, Section 1101.1 et seq., NBMC 15.11.010)
2. Issuance of a building permit by the City of Newport Beach does not relieve applicants of the legal requirements to observe covenants, conditions and restrictions, which may be recorded against the property or to obtain plans. You should contact your community associations prior to commencement of any construction authorized by this permit.
3. Prior to performing any work in the city right-of-way an encroachment permit must be obtained from the Public Works Department.
4. A site survey by a licensed surveyor shall be required prior to foundation concrete pour.
5. Garage ceiling height. The minimum unobstructed vertical clearance for parking spaces shall be seven feet, except that the front four feet may have a minimum vertical clearance of four t ett. (NBMC 20.40.090 A.4)
6. Utilize one of the city's approved franchise hauler to recycle and/or salvage a minimum of 65% of the nonhazardous construction and demolition waste. (Cal Green 4.408.1, 4.408.3)
7. Stairways shall not be less than 36 inches clear width. (CRC 311.7.1) The minimum head clearance shall be 6"-8" measured vertically from the sloped line adjoining tread nosing. (CRC 311.7.2)
8. Advisory Note: Homeowners Association (HOA) approval is independent of the City process and may be required for this improvement. Please check with the HOA Board.
9. Additional permits are required for detached structures including but not limited to:
   a. Accessory structures, detached patio covers, and trellises,
   b. Masonry or concrete fences over 3.5 ft. high or within 3 feet of the property line,
   c. Retaining walls over 4 ft. high from the bottom of the foundation to the top of the wall and any retaining wall within 3 ft. of property line regardless of height.
   d. Electrical and Plumbing for exterior improvements detached from the house (i.e. barbeque, fountain, fire feature)

CONSTRUCTION:

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

CBC TABLE 3306.1 PROTECTION OF PEDESTRIANS		
HEIGHT OF CONSTRUCTION	DISTANCE FROM CONSTRUCTION TO LOT LINE	TYPE OF PROTECTION REQUIRED
8 feet or less	Less than 5 feet	Construction railings
	5 feet or more	None
More than 8 feet	Less than 5 feet	Barrier and covered walkway
	5 feet or more, but not more than one-fourth the height of construction	Barrier and covered walkway
	5 feet or more, but between one-fourth and one-half the height of construction	Barrier
	5 feet or more, but exceeding one-half the height of construction	None

11. All exterior lath and plaster shall have two layers of 10-minute Grade D paper over wood-based sheathing. (CRC R703.7.3, CBC 2510.6)
12. Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 72 inches above drain inlet. Backing for tile shall be cement board or cement plaster. (CRC R307.2, CBC 1209.2.3)
13. Safety glazing shall be provided at the following hazardous locations: (CRC R308.4, CBC 2406.4)
    a. Swinging, bi-fold, and sliding doors.
    b. When located within 60 inches above the floor of wet surfaces such as tubs, showers, saunas, steam rooms, or outdoor swimming pool.
    c. Glazing adjacent to doors:
       i. Within a 24-inch arc of either vertical edge of doors 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. (CBC 3109 (115922))
15. Smoke alarms shall be installed in the following locations (CRC R314.3, CBC 907.2.11.2, 907.2.11.3 & 907.2.11.4):

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

    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. CRC R327.1.2
18. Doorbell buttons shall not be installed more than 48" above exterior floor or landing. CRC R327.1.4
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:

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

    c. If the minimum distance cannot be achieved, then the generator shall be located the most extreme distance practical to inhibit noise. Other methods to inhibit noise may be utilized when practical.

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

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

MECHANICAL:

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

27. Mechanical equipment shall be installed per the manufacture's installation instructions. (CMC 303.1)
28. Domestic range vents to be smooth metallic interior surface. (CMC 504.3)
29. Supply and return air ducts to be insulated at a minimum of R-6. (Cal Energy Code Table 150.1-A.)

PLUMBING:

30. Separate water meters are required for all new duplexes. Separate fire risers are required at each water meter.
31. Plumbing Fixtures:
    a. New Construction & Addition/Alterations that increases condition space area, volume, or size (Cal Green 4.303.1):
       i. Comply with CAL Green Mandatory Requirements
    b. Addition & Alteration: Existing fixtures shall be replaced to meet the following requirements:
       i. Shower Heads: 1.8 gpm @ 80 psi
       ii. Lavatory Faucets: 1.2 gpm @ 60 psi
       iii. Kitchen Faucets: 1.8 gpm @ 60 psi
       iv. Water Closet: 1.28 gallons per flush
32. Clearance for water closet to be a minimum of 24 inches in front, and 15 inches from its center to any side wall or obstruction. (CPC 402.5)
33. The water heater burner to be at least 18 inches above the garage floor, if located in a garage. (CPC 507.13)
34. Install a 3-inch diameter by 3 ft. tall steel pipe embedded in concrete slab for protection of water heaters located in garage. (CPC 507.13.1)
35. Water heaters to be strapped at top and bottom with 1 ½" x 16-gauge strap with 3/8" diameter. X 3" lag bolt each end. (CPC 507.2)
36. ABS and PVC drain waste and vent piping material is limited to 2 stories maximum. (CPC 701.2(2) (a). and 903.1.1)
37. ABS and PVC roof and deck drain material is limited to 2 stories maximum. (CPC 1101.4)
38. Roof and deck drain systems inside the building are required to be installed with directional DWV drainage fittings. (CPC 1101.4 and & 706.0)
39. Cleanouts are required within 2 feet of the connection between the building interior roof/deck drain piping system and the exterior onsite storm drain system. (CPC 1101.13)
40. All hose bibbs shall have vacuum breakers. (CPC 603.5.7)
41. The maximum amount of water closets on a 3-inch horizontal drainage system line is 3. (CPC Table 703.2)
42. The maximum amount of water closets on a 3-inch vertical drainage system line is 4. (CPC Table 703.2)
43. Provide a condensate drain no more than 2 inches above the base of the water heater space. (Cal Energy Code 150.0 (n))
44. Insulate all hot water pipes. (Cal Energy Code 150.0 (j) (1), and CPC 609.12).

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. (Cal Energy Code 110.3 (6))
46. Install 1 automatic clothes washer connection per one- and two-family dwelling. (CPC Table 422.1)

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. (NBMC 15.32.015)
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. (CEC 110.26)
51. All lighting is required shall be high efficacy. (California energy code section 150.0 (k) and Table 150.0-A.)
52. Provide a listed 1-inch raceway to accommodate a dedicated 208/240-volt circuit for future electrical vehicle (EV) charger. (Cal Green 4.106.4.1)
53. All receptacle outlets are required shall be listed tamper resistant (CEC 406.12 and 250.52)
54. Combination type AFCI circuit breakers are required for all 120-volt single phase 15/20 amp branch circuits. Except for bathrooms, garages, and outdoors. (CEC 210.12)
55. A minimum of one dedicated 20 amp circuit is required for a bathroom. (CEC 210.11(C)(3))
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. (CEC 210.8)
57. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9 (C))
58. Subpanels are not allowed to be located in bathrooms or clothes closets. Avoid installing sub-panels in fire wall envelope unless the panel is listed, or fire protection is clearly detailed to the satisfaction of the building official. (CEC 240.24 (D) and (E)
59. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two-pole circuit breaker or an identified handle tie. Group non-cable circuits in panel. (CEC 210.4(B)) (CEC 210.4(D))
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. (CEC 210.52 (B)(1))
61. Kitchen counter tops 12 inches or wider must have a receptacle outlet. (CEC 210.52(C)(1))
62. Kitchen counter tops must have receptacle outlets so no point along the counter walls is more than 24 inches from a receptacle. (CEC 210.52 (C)(1))
63. Island and peninsular counter tops must have at least one receptacle. (CEC 210.52(C)(1), (2),and (3))
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. (CEC 210.52(A)(1))

65. Hallways 10 feet or more must have at least one receptacle outlet. (CEC 210.52(H))
66. Garages shall have at least one receptacle for each car space on the interior. The branch circuit supplying the receptacles shall not serve outlets outside of the garage. (CEC 210.52 (G) (1)).
67. Laundry rooms must have at least one dedicated 20 amp receptacle circuit. (CEC 210.11(C) (2)).
68. Provide 120V receptacle within 3 feet of water heater. (Cal Energy Code 150.0 (n) 1 A.)

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. (CRC R703.7.2.1, CBC 2512.1.2)
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. (CRC R317.3, CBC 2304.10.6)
71. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut. (CRC R602.11.1, CBC 2308.3, Acceptable alternate SDPWS 4.3.6.4.3)

BUILDING DIVISION
Mar 12 2024
BY: AZL

GENERAL

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

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

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

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

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

architect

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 kirkroney@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-1.1
1 OF(REF TO INDEX)SHEETS

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

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL MANDATORY MEASURES WITH UPDATE SUPPLEMENT; FOR BUILDING DEPT USE ONLY AS MANY ITEMS MAY NOT APPLY TO THIS PROJECT

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

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

1. 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)).
2. 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

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

Material Conservation and Resources Efficiency

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

Water Efficiency and Conservation

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

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

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

Environmental Quality

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

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

ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

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

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

SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural Nonporous Porous	 250 775
Modified bituminous	500
Marine deck	760
Other	750

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

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
(Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds)

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

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

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

FORMALDEHYDE LIMITS[1]
(Maximum Formaldehyde Emissions in Parts per Million)

PRODUCT	LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

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

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

Installer and Special Inspector Qualifications

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

Documentations

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

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.

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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: freewinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Kirk Roney Residence
cal green code

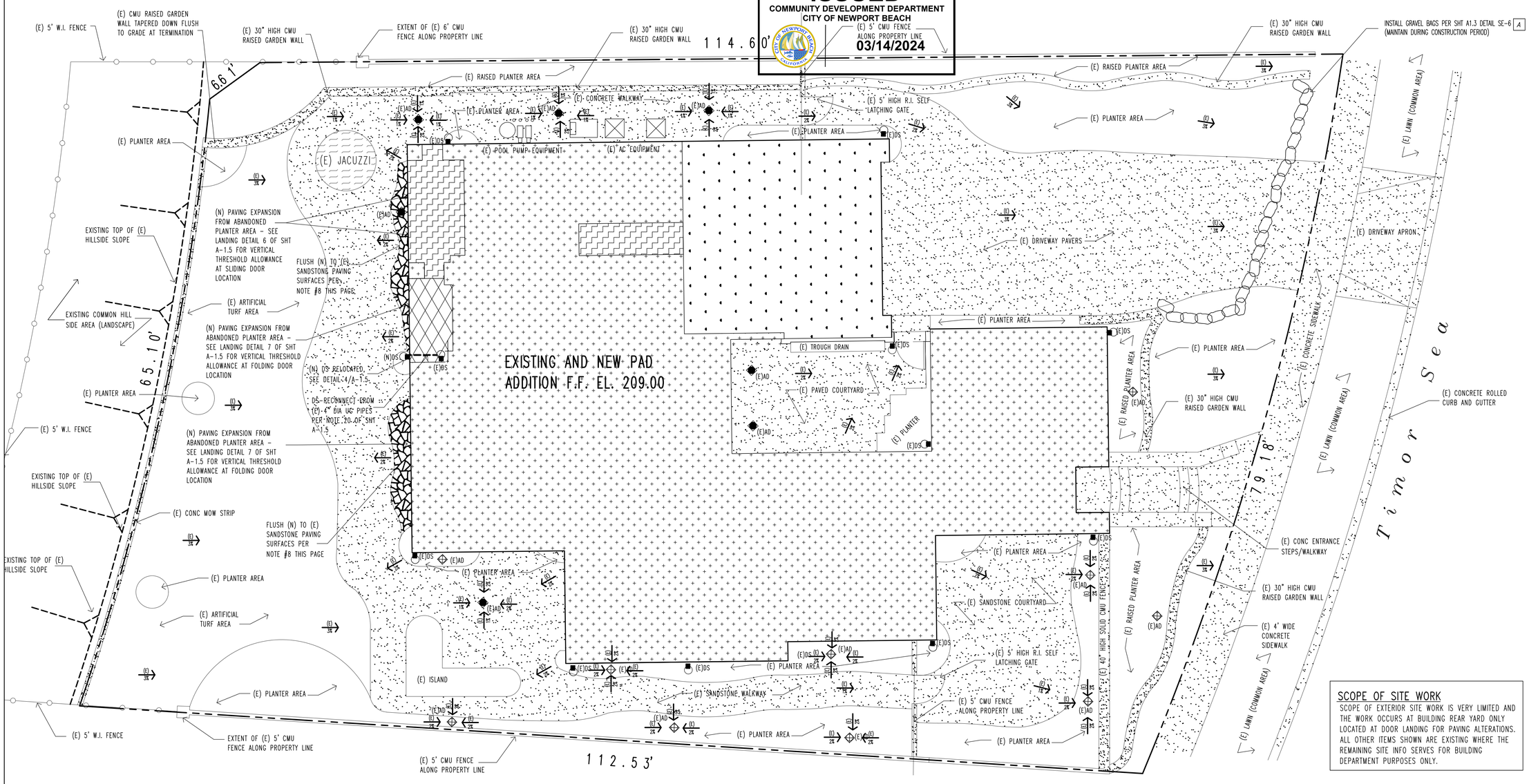
OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph. Phone 307-413-7548 email kirkroney@gmail.com

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-1.2
1 OF (REF TO INDEX) SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



SCOPE OF SITE WORK

SCOPE OF EXTERIOR SITE WORK IS VERY LIMITED AND THE WORK OCCURS AT BUILDING REAR YARD ONLY LOCATED AT DOOR LANDING FOR PAVING ALTERATIONS. ALL OTHER ITEMS SHOWN ARE EXISTING WHERE THE REMAINING SITE INFO SERVES FOR BUILDING DEPARTMENT PURPOSES ONLY.

KEY LEGEND

(E) ASSUMED PROPERTY LINES (SEE SHT A-1 PLOT PLAN)

(E)(N) 2% = 2% MINIMUM SLOPE GRADE AT LANDSCAPE CONDITIONS (SEE NOTE #8 THIS PAGE FOR SLOPE TRANSITIONS

(N) (E) 0.5% = EXISTING OR NEW PAVED SURFACE- MIN 2% SLOPE @ PAVED COND. (SEE NOTE #8 THIS PAGE FOR SLOPE TRANSITIONS

(E)DS= NEW 3" DIA DOWN SPOUT CONNECTED TO (E) 4" UG DRAIN -SEE EXTERIOR ELEVATIONS FOR DS TYPE

(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)AD= 4" DIA AREA DRAIN AT PLANTING AREA PER 4/A-1.5

(E)AD= 4" DIA AREA DRAIN AT PAVED AREA PER 4/A-1.5

(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

(E) DWELLING PORTION TO REMAIN

(N) DWELLING EXPANSION AT 1st LEVEL ABOVE & (N) DECK EXPANSION AT 2nd LEVEL ABOVE

(E) ATTACHED GARAGE STRUCTURE

(N) DWELLING EXPANSION AT 1st FLOOR AT GARAGE; CONNECTED HALL WITHIN OF EXISTING BUILDING ENVELOPE

(E) PAVING TO REMAIN OF EITHER CONCRETE, SANDSTONE OR PAVER UNITS AS OCCURS ON SITE

(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) JACUZZI

GENERAL SITE PLAN NOTES

1. SEE DRAINAGE STANDARD SHEETS A-1.4 AND A-1.5 FOR NOTES, DETAILS & BMP INFO NOT SHOWN ON THIS PAGE
2. SEE SHEET A-1 PLOT PLAN FOR SITE SETBACKS AND DIMENSIONS NOTE SHOWN ON THIS PAGE
3. SEE SHEET A-3 BUILDING DEMO PLAN FOR ALTERED AREAS IMPACTING NEW LANDINGS NOT SHOWN ON THIS PAGE
4. 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 sf.
5. 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).
6. PROTECT IRRIGATION LINES AND CAP ABANDONED LINES FOR CONTINUAL IRRIGATION OPERATION - HAND WATER IF NECESSARY DRY SPOTS TO PROTECT ALL EXISTING LANDSCAPING TO REMAIN.
7. 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
8. ALL SURFACES SHALL BE DESIGN TO DRAIN PER NBMC 15.10.120 (F):
   a) MINIMUM 0.5% AT ALL PAVED SURFACES
   b) MINIMUM 2% AT NON PAVED SURFACE AREAS SUCH AS PLANTERS, ETC.,
   c) 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 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)FL = (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

BUILDING DIVISION
Mar 12 2024
BY: AZL

SITE DRAINAGE PLAN

SCALE: 3/16" = 1'-0"

NORTH

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

JOHN A. SALAT ARCHITECTS
22386 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwind3@earthlink.net
z e n a r c h i t e c t . c o m
architect

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 kirkroney@gmail.com

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

DRAWN JS
CHECKED JS
DATE
BUILDING DIVISION BOX FOR DATE
Mar 14 2024
BY: AZL
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-1.3
2
1 OF (REF TO INDEX) SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

Standard Plan Issue Date: JANUARY 1, 2023

2022.v1.1-1-2023

City of Newport Beach
Community Development/ Building Division
2022 CBC & CRC

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

BUILDING DIVISION

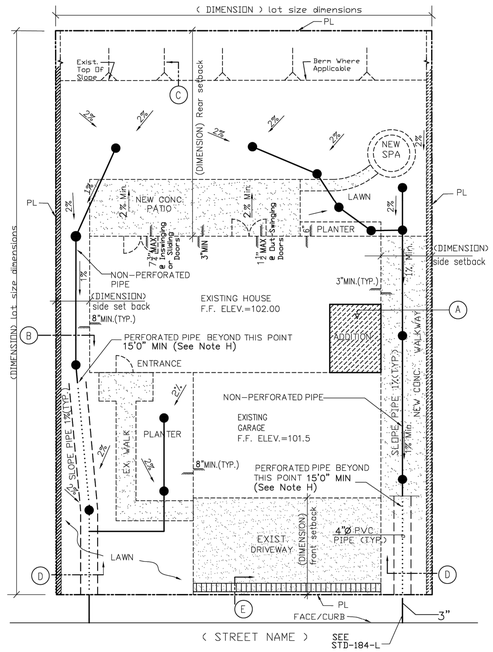
STANDARD RESIDENTIAL MINOR DRAINAGE ALTERATION PLAN

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

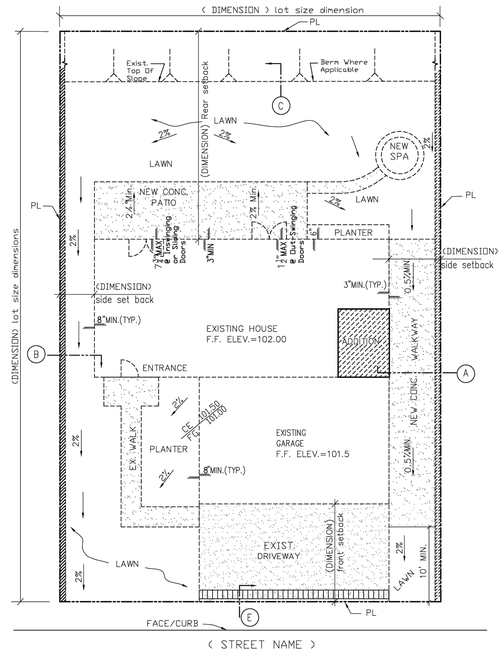
INSTRUCTIONS

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

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



Example of a Drainage Plan Using Surface Lines



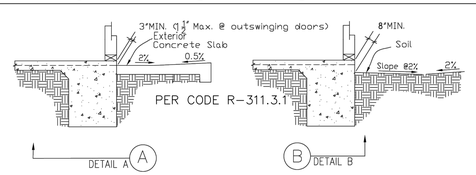
Example of a Surface Drainage Plan

GENERAL NOTES

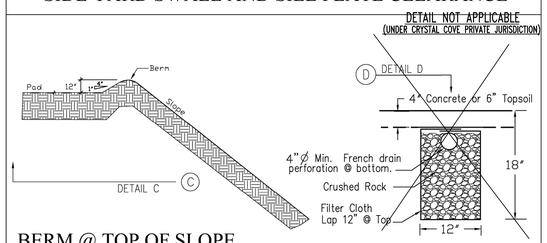
1. All work shall conform to Chapter 15 of the Newport Beach Municipal Code (NBMC).
2. Work hours are Limited from 7:00 AM to 6:30 PM MONDAY through FRIDAY, 8:00 AM to 6:00 PM SATURDAYS, and NO WORK ON SUNDAYS AND HOLIDAYS per Section 10.28.040 of the NBMC.
3. Noise from excavation, delivery, and removal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

REQUIRED INSPECTION

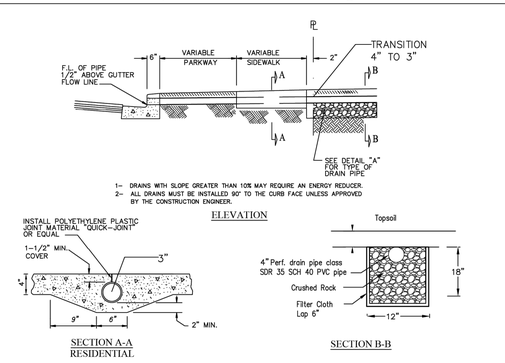
1. Drainage Pipe
2. Final Inspection



SIDE YARD SWALE AND SILL PLATE CLEARANCE



BERM @ TOP OF SLOPE



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

GENERAL NOTE:

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

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

LEGEND

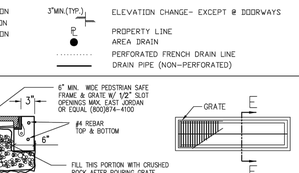
EC-1: SCHEDULING
EC-2: PRESERVATION OF EXISTING VEGETATION
EC-4: HYDROSEEDING: EARTHGUARD @ 2000#/AC
NS-1: WATER CONSERVATION PRACTICES
NS-3: PAVING AND GRINDING OPERATION
NS-6: ILLICIT CONNECTION/ILLEGAL DISCHARGE
SE-1: SILT FENCE
SE-5: FIBER ROLLS
SE-6: GRAVEL BAG BERM
SE-7: STREET SWEEPING AND VACUUMING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

EROSION CONTROL NOTES

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

EROSION CONTROL NOTES:

A — INSTALL GRAVEL BAGS PER DETAIL SE-6.
B — INSTALL SILT FENCE SE-1.



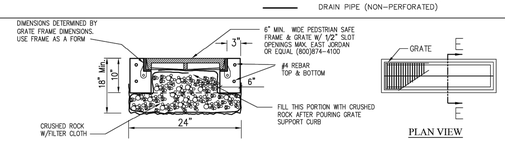
SITE PLAN

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

LEGEND:

F.F. FINISH FLOOR ELEVATION
TOC TOP OF CURB ELEVATION
FG FINISH GRADE ELEVATION
FL FLOW LINE ELEVATION

3"MIN.(TYP.) — ELEVATION CHANGE- EXCEPT @ DOORWAYS
PL — PROPERTY LINE
AREA DRAIN
PERFORATED FRENCH DRAIN LINE
DRAIN PIPE (NON-PERFORATED)



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

DETAIL "E"
BOTTOMLESS TRENCH DRAIN

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

Filename: 2022 Drainage v1.DWG

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

BUILDING DIVISION
Mar 12 2024
BY: AZL

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

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

architect

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

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

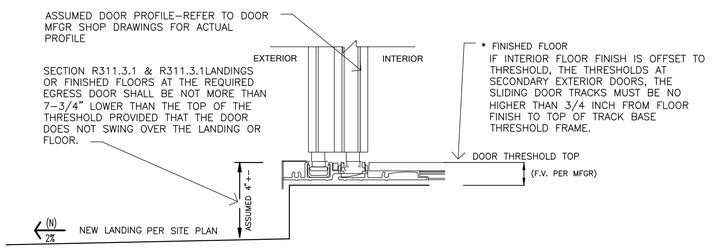
REGISTERED PROFESSIONAL ENGINEER JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

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

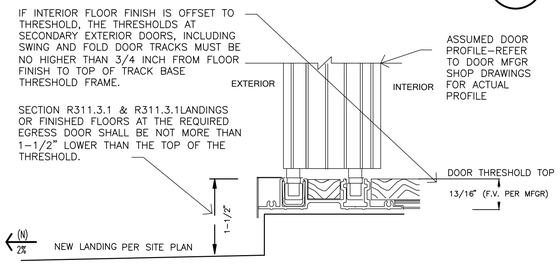
BUILDING DIVISION
Mar 14 2024
BY: AZL

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



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 BACKFILLING DOES OCCUR, ALL BACK-FILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM RELATIVE DENSITY.
3. FOR (N) REAR CONCRETE PATIO DECK ON GRADE: PROVIDE 24x24 #4 REINF
4. FOR (N) CONCRETE SLAB FOOTING EDGE, ROVIDE 12W x12D FOOTING W/ 1 #4 AT TOP & BOTTOM OF FOOTING

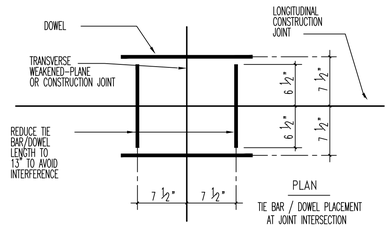
CONCRETE MATERIAL SPECIFICATIONS:

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

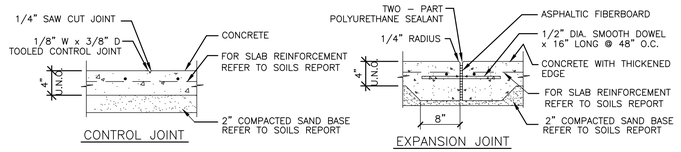
REINFORCING INSTALLATION

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

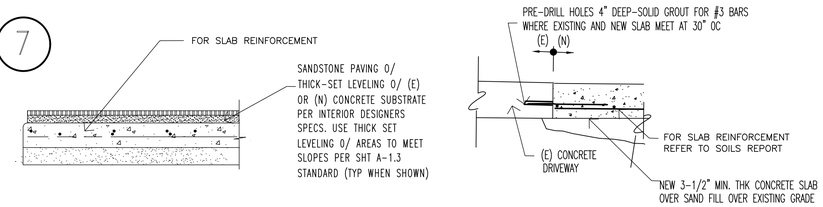
FOR (N) REAR CONCRETE PATIO DECK ON GRADE:



SLAB PLAN NO SCALE 1

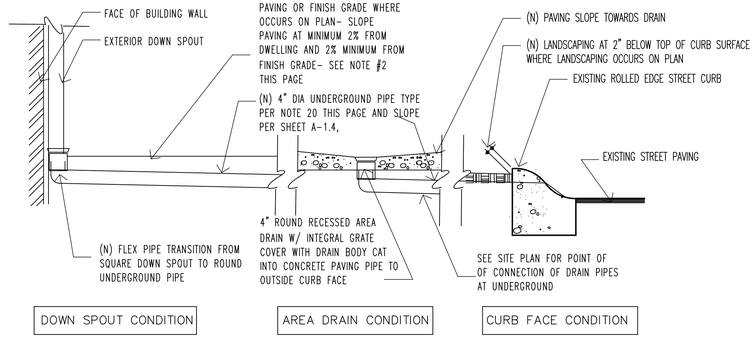


SLAB JOINTS NO SCALE 2



DECK COND. NO SCALE 5

SLAB TRANSITION NO SCALE 3



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

STORM DRAIN PIPE NO SCALE 4

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 FOUNDTAION EDGE @ 2% MIN AT PAVING AND 2% MIN AT FINISH GRADE CONDITIONS AT THE FIRST 10' HORIZONTAL FALL AWAY FROM DWELLING FOUNDATION EDGE PER R401.3) WHERE EXISTING SURFACE REQUIRES MINIMAL REGRADING, LIGHTLY FEATHER OUT FOR A UNIFORM SLOPE. MANIPULATE GRADES FOR UNIFORM SLOPE TO DRAINAGE TO CARRY ALL WATER AWAY TO OTHER PARTS OF LOT ONTO PUBLIC STREETS PER LOCAL CODES. WHERE CUT AND FILL BALANCE OF SOILS CANNOT BE ACHIEVED FOR DRAINAGE SWELLS TO PROVIDE UNDERGROUND DRAINS, & INLETS TO ASSURE POSITIVE DRAINAGE FLOW AS INDICATED ON PLANS OR AS REQUIRED. REFER TO CITY STANDARDS SHEET A-1.2 FOR NOTES AND DETAILS THAT FURTHER EXPAND THIS PARAGRAPH. REFER TO DRAINAGE PLAN SHT A-1.4 FOR ARROW DIRECTION WHICH SLOPES UNIFORMLY AVERAGE WHENEVER INDICATED BY THE LEGEND ---> AND SPOT ELEVATIONS NOTED ON PLANS.
3. SEE SHEET A-1.4 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 ½ INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7" INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
14. THE MINIMUM DISTANCE BETWEEN EXTERIOR FINISH GRADE AND BOTTOM OF TREATED SILL PLATE SHALL BE AS FOLLOWS: (CRC R317.1, CBC 2304.12.1.2) FOR DIAGRAM, SEE DETAIL A & B OF SHEET A-1.2
    A. 3" TO CONCRETE FINISH
    B. 8" TO SOIL
15. CONTRACTOR TO VERIFY ALL STRUCTURE DIMENSIONS TO WITHIN SETBACKS ANMD REPORT TO THE ARCHITECT ANY DISCREPENCIES.
16. THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVISE A MINIMUM OF 12 INCHES PLUS 2 PERCENT. DRAINAGE SHALL CONFORM TO SECTION 15.10.120 OF THE NBMC. (NBMC 15.10.060, CBC 1808.7.4)
17. ALL DRAINAGE WATER FROM A NEWLY GRADED OR A REGRADED SITE SHALL BE DIRECTED FROM A PRIVATELY OWNED PROPERTY DIRECTLY TO THE PUBLIC DRAINAGE SYSTEM TO MEET 2019 CBC SECTION1805.4.3 AND CONFORM TO SECTION 15.10.120 (E) OF THE NBMC. PROVIDE A DRAINAGE DESIGN THAT PREVENTS ENTRANCE OF DRAINAGE WATER FROM THE STREET/ALLEY ONTO PROPERTY
18. COMPLY WITH THE MINIMUM SLOPE AT THE FOLLOWING AREAS (NBMC 15.10.120 F): EARTH 2.0%, CONCRETE 0.5% ,CONCRETE GUTTER IN PAVED AREA 0.2%, ASPHALT 1.0%, & SUBTERRANEAN DRAINAGE PIPE 1.0%
19. DESIGN THE DRAINAGE SYSTEM TO RETAIN CONCENTRATED AND SURFACE SHEET FLOW WATER FROM DRY-WEATHER RUN OFF AND MINOR RAIN EVENTS WITHIN THE SITE. (NBMC 15.10.120)
20. ALL DRAINS SHALL BE LAID-OUT PER DIAGRAME OF SHEET A-1.4. ALL DRAINS SHALL HAVE A DIAMETER 4" (MIN.) AND TYPE OF MATERIAL MAY BE THE FOLLOWING OPTIONS FOR DRAIN LINE MATERIALS THAT MAY BE USED:
    A. ABS, SDR 35
    B. ABS, SCHEDULE 40
    C. PVC, SDR 35
    D. PVC, SCHEDULE 40
    E. ADS 3000 WITH PE GLUED JOINTS
21. PIPE SIZING SHALL MEET CPC TABLE 1103.2 TO DETERMINE REQUIRED SITE DRAIN (DIAMETER) AND SLOPE.

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024

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

JOHN A. SALAT ARCHITECTS
22366 Woodgrove Road, Lake Forest, CA 92630
PH 949-235-4847 email: freeingwinds@earthlink.net
zenarchitect.com
architect

RESIDENTIAL ADDITION
Kirk Roney Residence
STANDARDS SITE DRAINAGE NOTES AND DETAILS

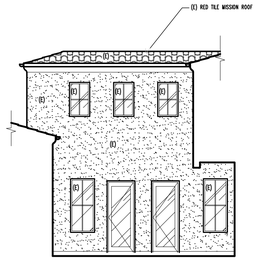
OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@gmail.com

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

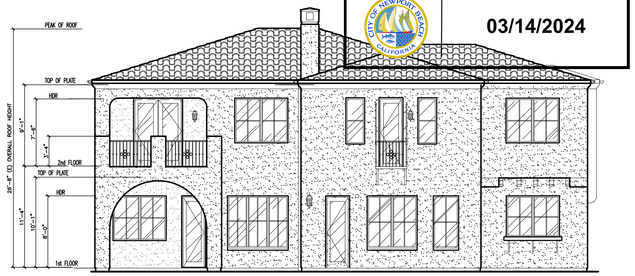
DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE
SCALE AS NOTED ON PLANS
JOB NO.
BY: AZL SHEET
2 A-1.5
1 OF (REF TO INDEX) SHEETS

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

ISSUED
~~COMMUNITY DEVELOPMENT DEPARTMENT~~
CITY OF NEWPORT BEACH
03/14/2024



INT. COURTYARD (SOUTH ELEV)



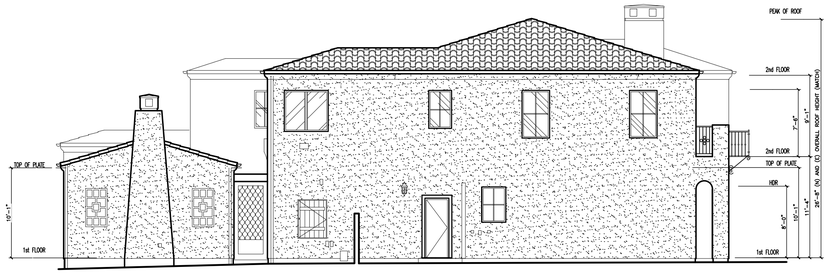
REAR ELEVATION



FRONT ELEVATION



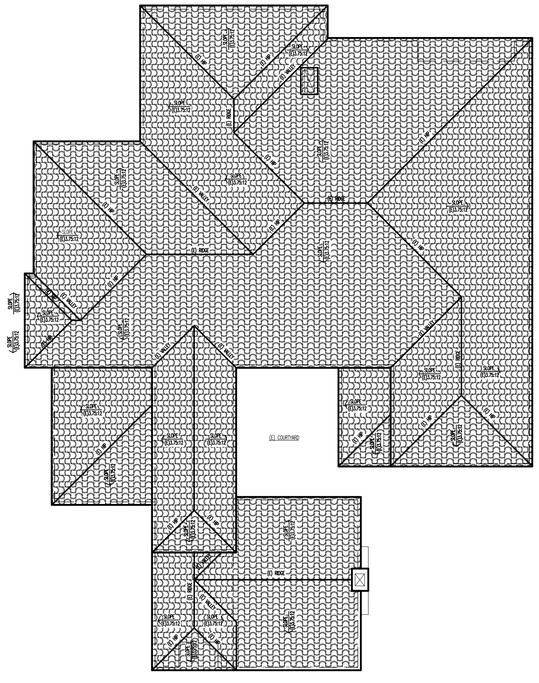
LEFT ELEVATION



RIGHT ELEVATION

AS-BUILT ELEVATIONS

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


(E) COURTYARD
(E) ROOF
SLOPE 1/2(12.7)12
SLOPE 1/2(12.7)12
SLOPE 1/2(12.7)12

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

REMOVE JULIET DECK
REMOVE (E) CENTER POST
REMOVE (E) GUARDRAIL
(E) DECK 2
(E) DECK 1
(E) WC
(E) BATH #3
(E) SHOWER
(E) VANITY
9' CLG
(E) BED RM 4
9' CLG
(E) FP
DASHED LINES INDICATES ITEMS OF REMOVING (DEMO)
(E) MASTER BED RM 5
9' CLG
(E) WALK-IN CLOSET #1
9' CLG
(E) BATH #4
(E) SHOWER
(E)WC
(E)COUNTER
(E)SINK
ATTIC ACCESS
LAUNDRY
9' CLG
(E)WASH
(E)DRY
(E) BED RM 3
9' CLG
(E) CLOSET
(E) HALL 2
9' CLG
(E)ARCH
(E) PASSAGE
9' CLG
(E) HALL 4
9' CLG
(E) W.I CLOSET 2
9' CLG
(E)COUNTER
(E) WC
9' CLG
(E)WC
DN
(E) STAIR
LANDING
DN
(E) W.I. CLOSET #2
(E) M.BATH
9' CLG
OPEN BELOW
OPEN BELOW
SLOPE (E)3.75:12
(E) HIP
SLOPE (E)3.75:12
SLOPE (E)3.75:12
(E) SHOWER
(E) TUB
(E) HIP
SLOPE (E)3.75:12
(E) BECK 3
REMOVE UPPER DECORATIVE ROD-IRON SPEAR AT BOTH SIDES
AB A-9
SLOPE (E)3.75:12
(E) VALLEY
(E) RIDGE
(E) RIDGE
(E) VALLEY
SLOPE (E)3.75:12
SLOPE (E)3.75:12
(E) HIP
(E) HIP
SLOPE (E)3.75:12

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

DEMO FLOOR PLAN (2nd LEVEL)

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

DASHED LINES INDICATES POST REMOVING (DEMO)
REMOVE (E) PONY WALL
REMOVE (E) ARCH ABOVE
AB A-9
(E) JACUZZI
TRELLIS REMOVAL
9'-7"
(E)SOFFIT
(E)SOFFIT
(E)SOFFIT
(E) PORCH
DASHED LINES INDICATES ITEMS OF REMOVING -BEAM TO REMAIN ABOVE AT CEILING
REMOVE AND SALVAGE DOWNSPOUT FOR FUTURE RELOCATION
(E) FAMILY
10' CLG
DASHED LINES INDICATES REMOVING FIREPLACE
(E) FP
DASHED LINES INDICATES ITEMS OF REMOVING (DEMO)
(E) OFFICE
10' CLG
REMOVE OFFICE CABINETS
(E) BED RM 2
10' CLG
DASHED LINES INDICATES ITEMS OF REMOVING (DEMO)
2
(E)SOFFIT
DASHED LINES INDICATES REMOVING ARCH ABOVE -BEAM TO REMAIN
(E) HALL 1
9' CLG
(E) CLOSET
(E) BATH #2
10' CLG
(E)LAV
(E)WC
(E) KITCHEN
10' CLG
GAS RANGE
(E) NOOK
10' CLG
2
(E) CLOSET
(E) POWDER RM
9' CLG
(E)WC
(E)LAV
CABINETS
CABINETS
(E)WH
(E)WC
(E) DOOR
REFRIGERATOR
OVEN
REFRIGERATOR
(E) BUTLER PANTRY
9' CLG
(E) STAIR
UP
(E)SOFFIT
(E)SOFFIT
(E) 2 CAR GARAGE
(e) water softner
(e) gas
(E) METER
electric
(E) COURTYARD
DASHED LINES INDICATES REMOVING DOOR (DEMO)
(E) DINING RM
10' CLG
(E) GALLERY
20' CLG
DASHED LINES INDICATES REMOVING DOOR (DEMO)
2
DASHED LINES INDICATES ITEMS OF REMOVING (DEMO)
(E)SOFFIT
AB A-9
(E)BALCONY ABOVE
(E) ENTRY
10' CLG
DASHED LINES INDICATES REMOVING DOOR (DEMO)
(E) LIVING RM
SLOPE CLG 11'-13'
(E) FP
(E)SOFFIT
DASHED LINES INDICATES REMOVING R.I. WDW CANOPY

ARCHITECTURAL SYMBOLS

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

BUILDING DIVISION
Mar 12 2024
BY: AZL

DEMO FLOOR PLAN (1st LEVEL)

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

BUILDING DIVISION
Mar 14 2024
BY: AZL

Contractor shall exercise the responsibility with (E)ARChitect in securing latest approved dwgs. 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: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m
architect

RESIDENTIAL ADDITION
Kirk Roney Residence
demo plans

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@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-3
1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

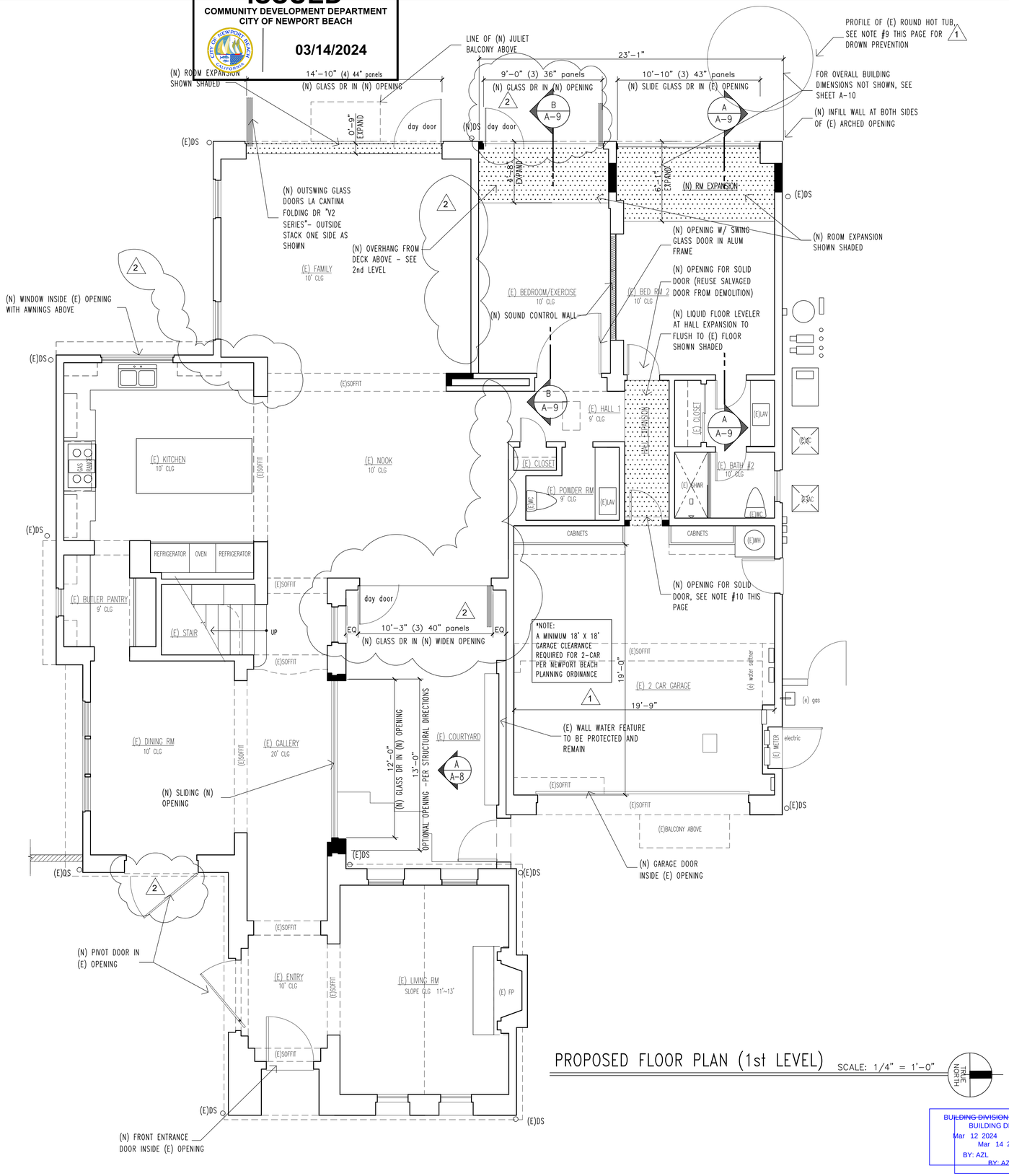
TYPICAL PLAN NOTES

1. REFER TO DEMOLITION PLAN FOR (E) CONDITIONS OF ENTIRE STRUCTURE LAYOUT
2. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN
3. SMOKE DETECTORS PER 2022 C.B.C., SEE MEP SHEETS OF SECTION 16 ELECTRICAL PORTION
4. CONTRACTOR SHALL FIELD VERIFY BOTH HORIZONTAL AND VERTICAL DIMENSIONS TO ENDURE PROPER FIT FOR ALL DETAILS–REPORT TO THE ARCHITECT IMMEDIATELY TO SECURE INSTRUCTIONS SHOULD INFORMATION BE INCORRECTLY NOTED
5. ALL INTERIOR PAINT FINISHES AND TEXTURES TO MATCH EXISTING– PROVIDE 3/4" RADIUS CORNERS AT GYP BOARD WALLS FOR (N) TO (M) EXISTING
6. REFER TO MEP SHEET FOR ELECTRICAL, MECHANICAL AND PLUMBING HVAC AND FRAMING CONTRACTOR TO HAVE PRE–CONSTRUCTION MEETING FOR DUCT ROUTES AND POSSIBLE DROPPED FRAMED SOFFITS WHERE DUCT CHASE WAYS MAY NOT BE ACCESSIBLE TO REACH GRILLS FROM UNIT
7. VERIFY ALL ALL FLOOR FINISHES W/ OWNER PRIOR TO INSTALL
8. BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY WINDOWS OR DOORS THAT MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS: MIN 20" WIDE X 24" HIGH SIZE FOR OPERATIVE CLEARANCE SIZE OF 5.7. S.F. W/ SILL AT 44" MAX FROM FINISH FLOOR PER CRC R310.2. –REFER TO WINDOW SCHEDULE OF SHEET A–14 UNDER "REMARKS" COLUMN FOR COMMENTS THAT IDENTIFY THE LOCATIONS KEYED ON THIS PLAN
9. 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, ISPSC 305.4):
   a. ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA FROM THE RESIDENCE SHALL BE EQUIPPED WITH A SELF–CLOSING, SELF–LATCHING DEVICE WITH A RELEASE MECHANISM PLACED AT 54 INCHES OR MORE ABOVE THE FLOOR, OR
   b. ALL DOORS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA FROM THE RESIDENCE SHALL BE EQUIPPED WITH AN ALARM THAT PRODUCES AN AUDIBLE WARNING WHEN THE WINDOW OR ITS SCREEN IS OPENED. THE ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017.
   c. ALL OPERABLE WINDOWS PROVIDING DIRECT ACCESS TO THE POOL/SPA AREA FROM THE RESIDENCE, HAVING A SILL HEIGHT OF LESS THAN 48 INCHES (1219 MM) ABOVE THE 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.
10. 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"

BUILDING DIVISION
BUILDING DIVISION
Mar 12 2024
Mar 14 2024
BY: AZL
BY: AZL

Contractor shall exercise the responsibility with (E)ARCHitect in securing latest approved dwgs. 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: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m
architect

RESIDENTIAL ADDITION
Kirk Roney Residence
1st level floor plan

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307–413–7548 email kirkroney@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-4
1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

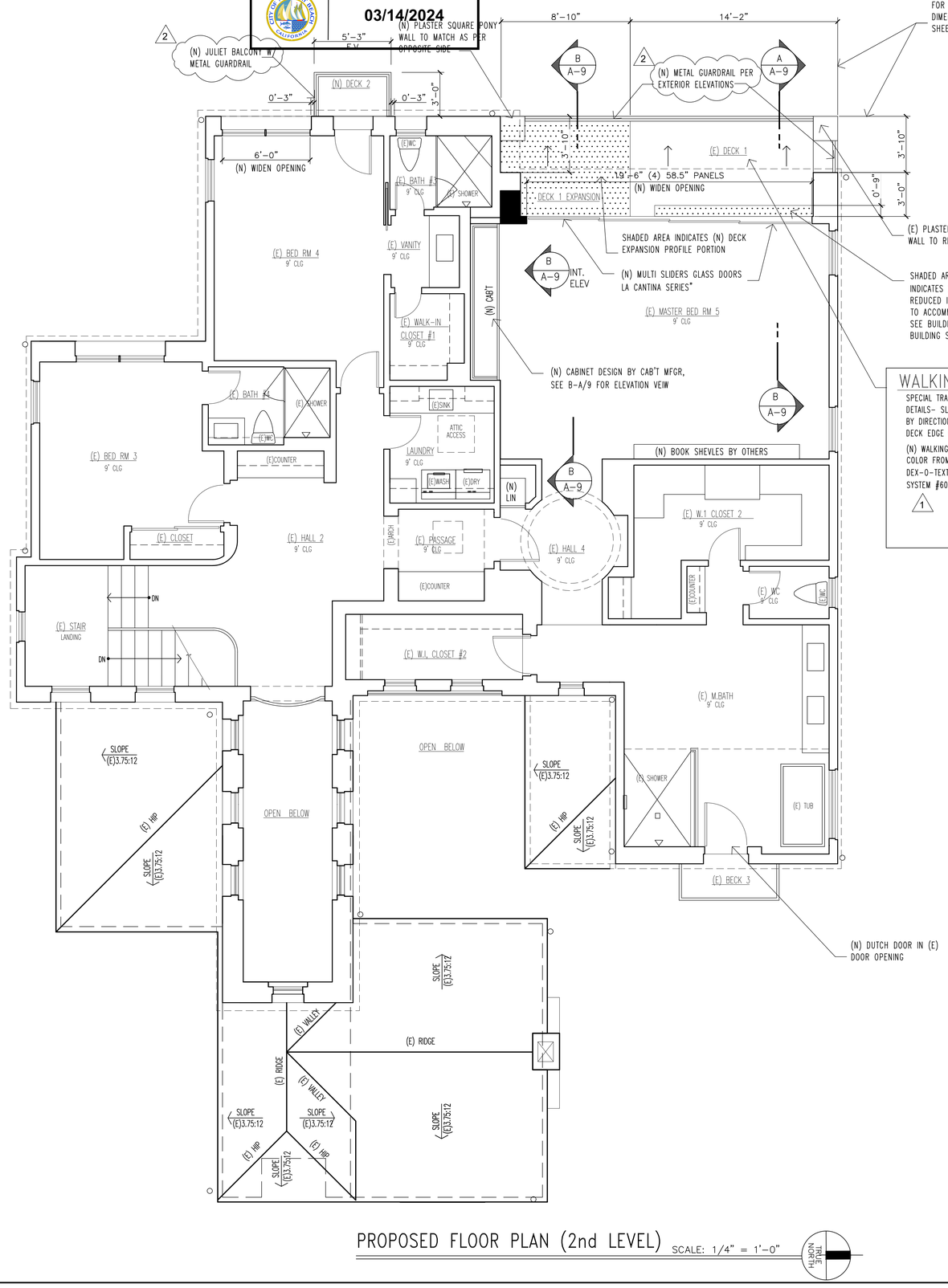
TYPICAL PLAN NOTES

1. REFER TO DEMOLITION PLAN FOR (E) CONDITIONS OF ENTIRE STRUCTURE LAYOUT
2. REFER TO COVER SHEET FOR ADDITIONAL INFORMATION NOT SHOWN
3. SMOKE DETECTORS PER 2019 C.B.C., SEE MEP SHEETS PER NOTE 5, 6 & 7 OF SHEET MEP-2 OF SECTION 16 ELECTRICAL
4. CONTRACTOR SHALL FIELD VERIFY BOTH HORIZONTAL AND VERTICAL DIMENSIONS TO ENDURE PROPER FIT FOR ALL DETAILS-REPORT TO THE ARCHITECT IMMEDIATELY TO SECURE INSTRUCTIONS SHOULD INFORMATION BE INCORRECTLY NOTED
5. ALL INTERIOR PAINT FINISHES AND TEXTURES TO MATCH EXISTING- PROVIDE 3/4" RADIUS CORNERS AT GYP BOARD WALLS FOR (N) TO (M) EXISTING
6. REFER TO MEP SHEET FOR ELECTRICAL, MECHANICAL AND PLUMBING HVAC AND FRAMING CONTRACTOR TO HAVE PRE-CONSTRUCTION MEETING FOR DUCT ROUTES AND POSSIBLE DROPPED FRAMED SOFFITS WHERE DUCT CHASE WAYS MAY NOT BE ACCESSIBLE TO REACH GRILLS FROM UNIT
7. VERIFY ALL ALL FLOOR FINISHES W/ OWNER PRIOR TO INSTALL
8. BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY WINDOWS OR DOORS THAT MUST MEET CODE SECTION 310.4 FOR FIRE ESCAPE OR RESCUE NET DIMENSIONS: 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" CONTINOUS CLEAR SLOT PER 2/D-1

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

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

PROPOSED FLOOR PLAN (2nd LEVEL)

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

TRUE NORTH

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

Contractor shall exercise the responsibility with (E)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: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Kirk Roney Residence
2nd level floor plan

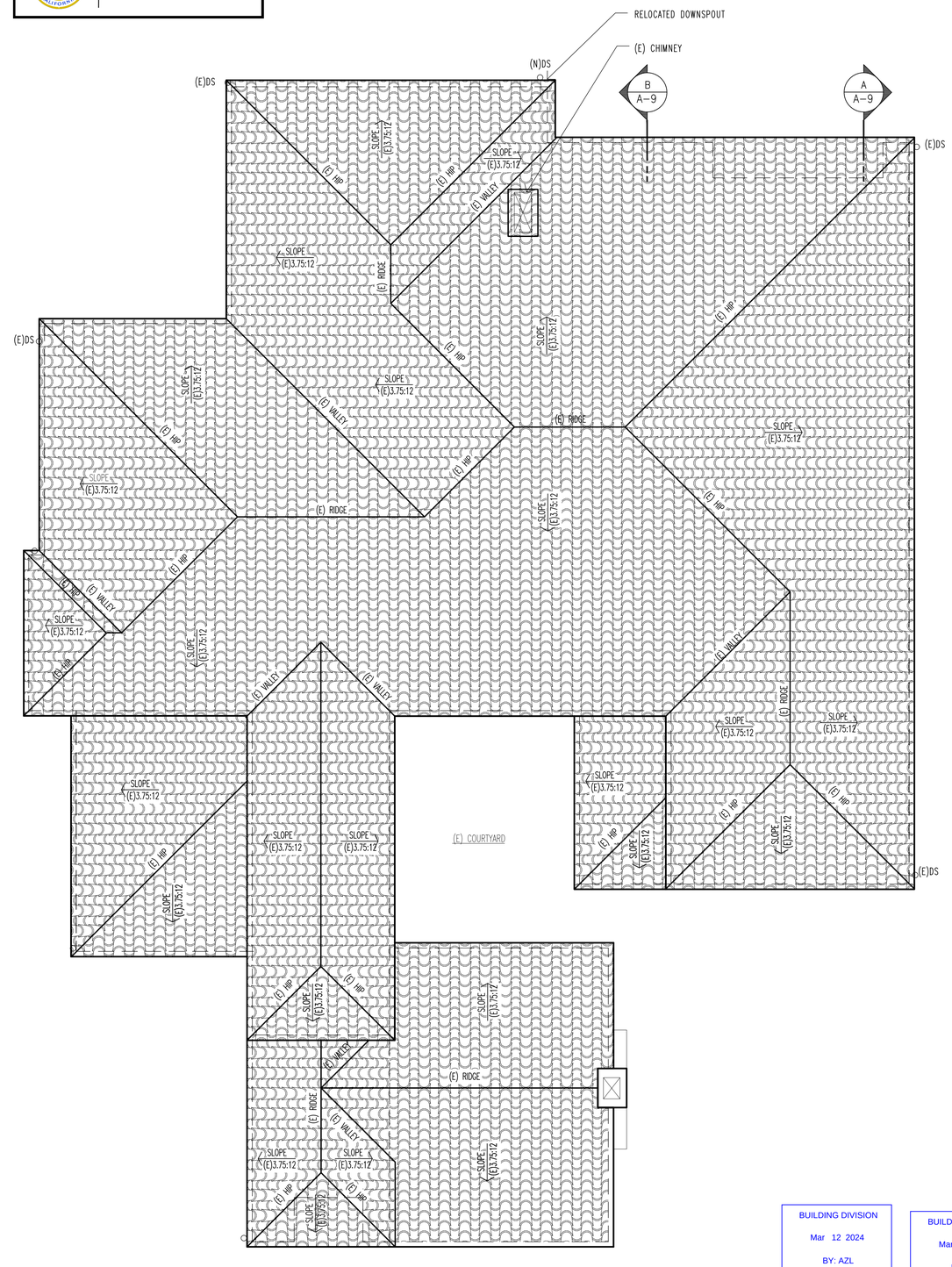
OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@gmail.com

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-5
1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



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

SCALE: 1/4" = 1'–0"

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

Contractor shall exercise the responsibility with (E)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: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Kirk Roney Residence
existing roof plan

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@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-6
1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

H.O.A. SCHEDULE

EXTERIOR COLOR/MATERIAL/FINISH SCHEDULE

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

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

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

3) NEW SWING ENTRANCE DOOR: EXTERIOR DOOR TO BE REPLACED WITH W/ MULTI-LITE GLASS WITH PATTERN GLASS. FRAME COLOR SHALL BE BROWN COLOR TO MATCH EXISTING DOOR IN COLOR. GLAZING TO BE TEMEPERED W/ DUAL PANE GLASS PER VENDOR WITH INTERIOR PANE AS STANDARD #64 OBSCURE TEMPERED GLASS- SEE ALSO GARAGE DOOR AS FABRICATED BY SAME MFGR
https://cambek.com/matching-garage-entry-doors/

4) NEW GLASS BI-FOLD DOORS ARE EXTRUDED ALUMINUM BRONZE ANODIZED EXTERIOR, AND WHITE INSIDE FINISHES BY LA CATINA MFGR V-2 SERIES (SECURE FRAME COLOR SAMPLE TO MATCH ADJACENT DOOR/WDW 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.

5) ALTETRED ROOF OR DECK ACCESORIES: CRICKETS, GUTTERS, DOWNSPOUTS, ROOF METAL FLASHING, ROOF PIPES AND VENTS SHALL MATCH (E) IN COLOR AND PROFILE. AT 2nd STORY WALKING DECK APPLY LIQUID URETHANE CLAY COLOR TO MATCH (E) MADE BY DEX-O-TEXT WEATHEWWEAR SERIES "606" SYSTEM FROM MANUFACTURER COLOR PALETTE OR APPROVED EQUAL COLOR COATING SYSTEM

6) NO ASSUMED WORK ON EXISTING ROOF UNLESS RETALTED TO REPAIRS OR CONSTRUCTION DISTURBANCE. ALL REPLACEMENT CLAY TILE ROOF SHALL MATCH (E) IN PROFILE, COLOR AND TEXTURE -INSTALLATION PER MFGR STANDARDS FOR BOTH UNDERLAYMENT AND FLASHING. TILE ROOF SHALL BE "U" TYPE CLAY ROOF TILE "SPANISH TERRA-COTTA" MIXED COLOR PALETTE

7) NEW EXTERIOR WALL SURFACE FIELD COLOR TO BE "OFF-WHITE YELLOW." PLASTER OR PAINT TO MATCH EXISTING IN TEXTURE AND COLOR. SECURE/MATCH COLOR SAMPLE PRIOR TO PURCHASE USING Sherwin-Williams COLOR CHIP FROM HOA COLOR LIST SW 7105 "WHITE PAPER". TAKE PAINT OR NEW PLASTER FINISH COLOR COAT AS SPAY FADE OR TAKE NEW FINISH TO NEAREST WALL CORNER FOR UNIFORM APPEARANCE. (DO NOT DISTURB EXISTING WALL LANDSCAPING)

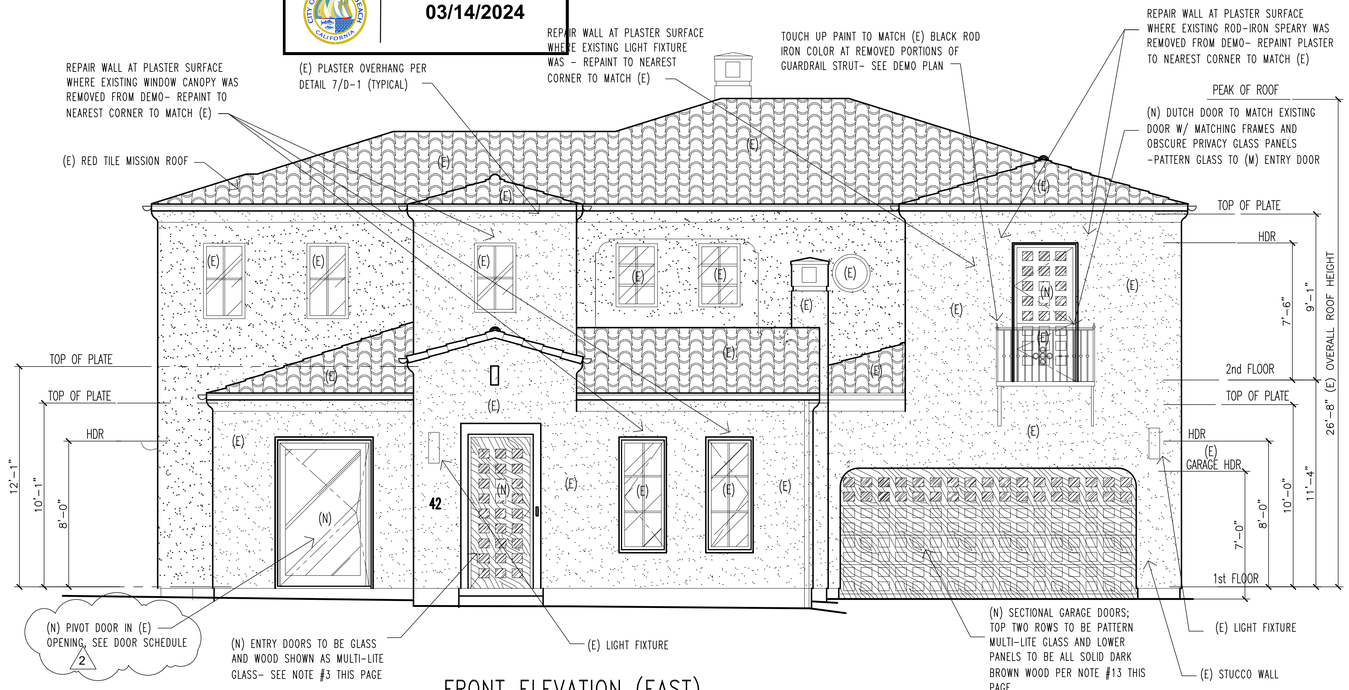
9) NEW WOOD TRIM TO MATCH EXISTING IN TEXTURE AND COLOR - SECURE/MATCH COLOR SAMPLE PRIOR TO PURCHASE. Sherwin-Williams COLOR CHIP FROM HOA COLOR LIST USING SW 6006 "BLACK BEAN".

10) NEW METAL GUTTERS AND DOWN SPOUTS TO MATCH (E) IN MATERIAL COLOR AND PROFILE. ALL GUTTERS TO BE CHOCOLATE BROWN TO MATCH COLOR OF UNDERSIDE OF EAVE AND DOWN SPOUTS SHALL BE THE SAME COLOR AS THE WALL PLASTER AS ALL MUST BE DESIGN AS CONTINUOUS ARCHITECTURAL FEATURE W/ ANCHORS AND ACCESSORIES TO MATCH EXISTING.

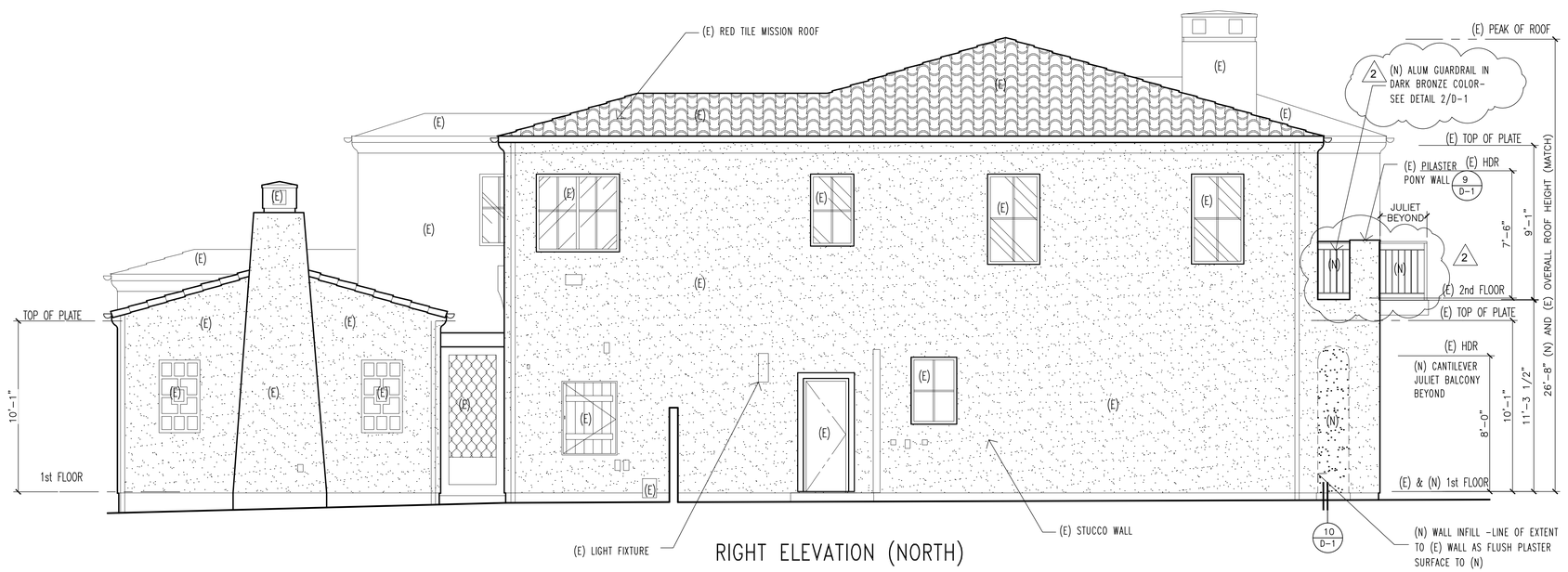
11) NEW WOOD TRIM TO MATCH EXISTING IN TEXTURE AND COLOR - SECURE/MATCH COLOR SAMPLE PRIOR TO PURCHASE. Sherwin-Williams COLOR CHIP FROM HOA COLOR LIST USING SW 6006 "BLACK BEAN".

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

13) (N) UPPER TOP SECTIONAL GARAGE DOORS TO BE GLASS AND WOOD SHOWN AS MULTI-LITE GLASS WITH PATTERN GLASS AT UPPER TWO ROWS SECTIONS ONLY W/ REMAINING LOWER GARAGE DOOR SECTIONS TO BE BROWN SOLID WOOD TRIM FRAMES W/ SOLID STAIN AT THE 3 LOWER SECTIONS OF DOOR; GLASS TO BE STANDARD PATTERN 62 OBSCURE TEMPERED - SEE ALSO FRONT DOOR NOTES AS FABRICATED BY SAME MFGR AS STAIN AND TEXTURE TO MATCH GLASShttps://cambek.com/matching-garage-entry-doors/



FRONT ELEVATION (EAST)



RIGHT ELEVATION (NORTH)

PROPOSED ELEVATIONS

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

BUILDING DIVISION
BUILDING DIVISION
Mar 12 2024
Mar 14 2024
BY: AZL
BY: AZL

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

Contractor shall exercise the responsibility with (E)ARCHitect in securing latest approved dwgs. 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: freeingwind@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Kirk Roney Residence
proposed elevations

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

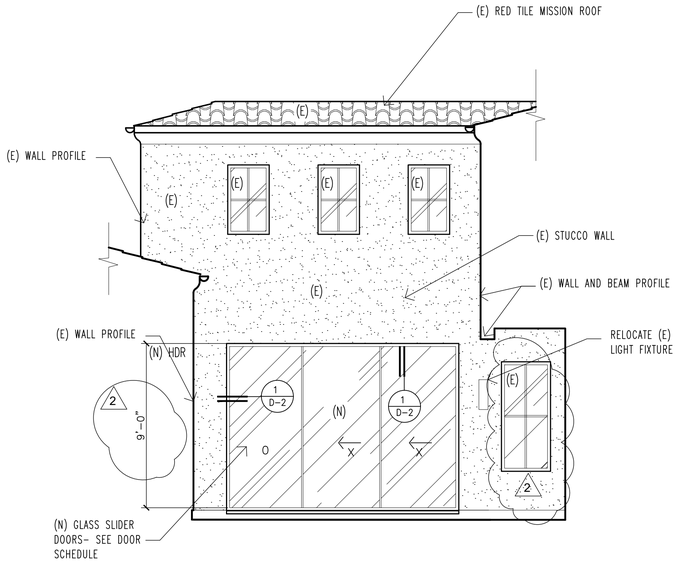
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP 10-29-25 STATE OF CALIFORNIA

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A-7
1 OF SHEETS

H.O.A. SCHEDULE

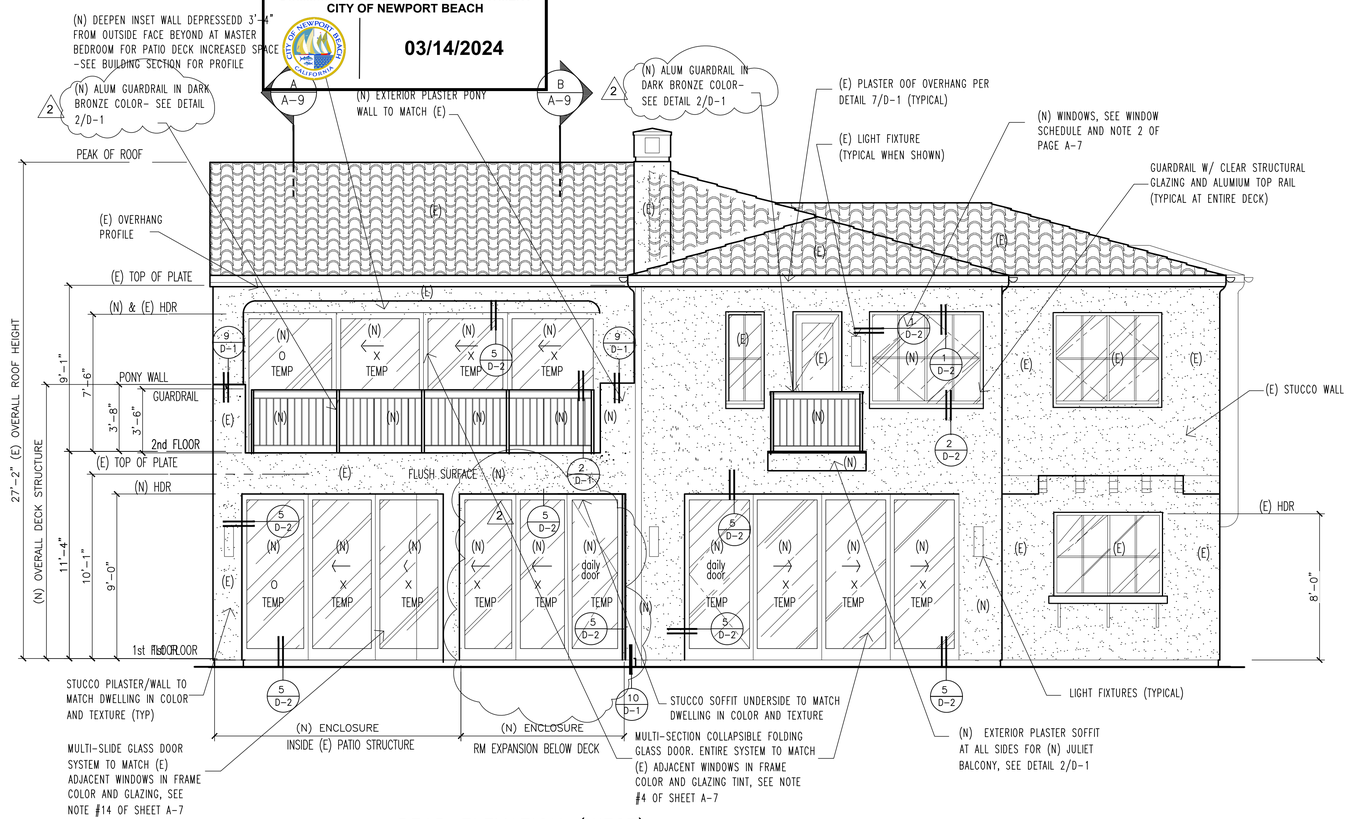
EXTERIOR COLOR/MATERIAL/FINISH SCHEDULE

FOR STANDARD H.O.A. NOTES, REFER TO A-7 EXTERIOR ELEVATION SHEET

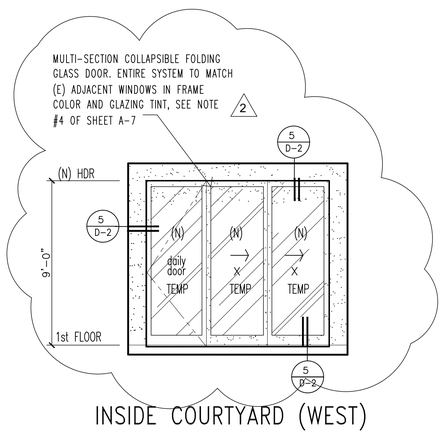


INSIDE COURTYARD (SOUTH)

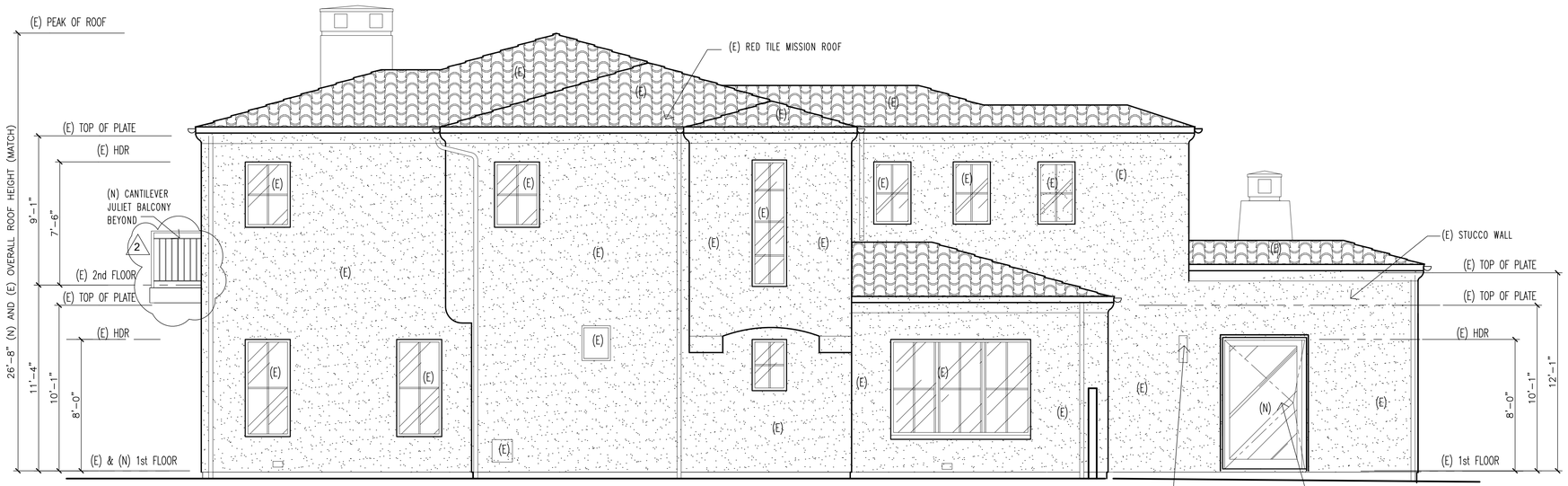
ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



REAR ELEVATION (WEST)



INSIDE COURTYARD (WEST)



LEFT ELEVATION (SOUTH)

PROPOSED ELEVATIONS

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

BUILDING & SAFETY DIVISION
Mar 12 2024 14 2024
BY: AZL BY: AZL

Contractor shall exercise the responsibility with (E)ARCHitect in securing latest approved dwgs. 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: freeingwinds@earthlink.net
zenarchitect.com

architect

RESIDENTIAL ADDITION
Kirk Roney Residence
proposed elevations

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@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-8

1 OF SHEETS

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

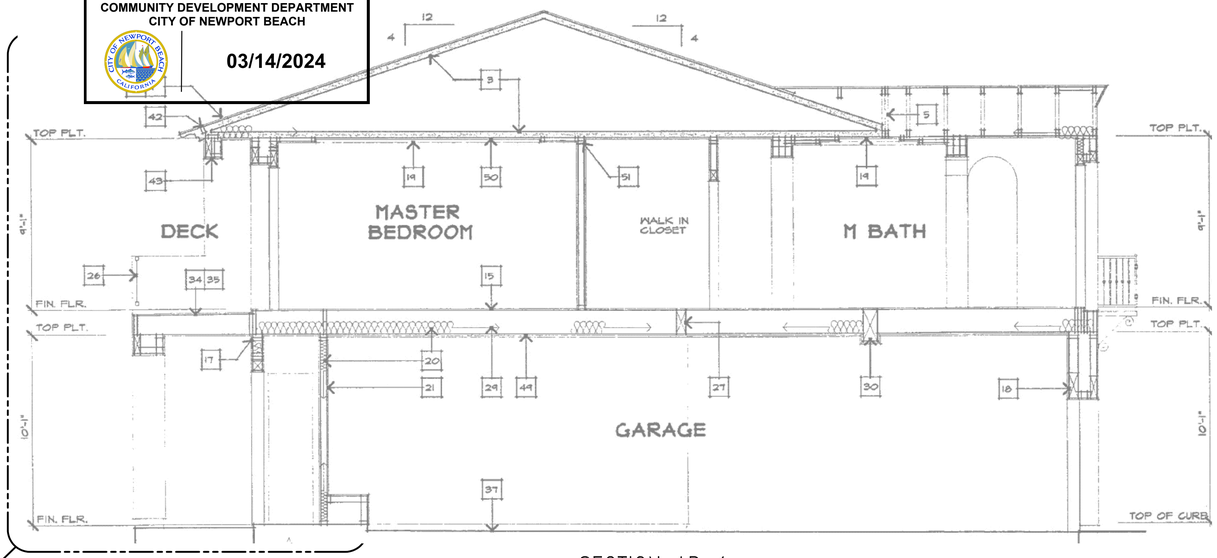
INSULATION CHART 1

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

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.



SECTION AB-1

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

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

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

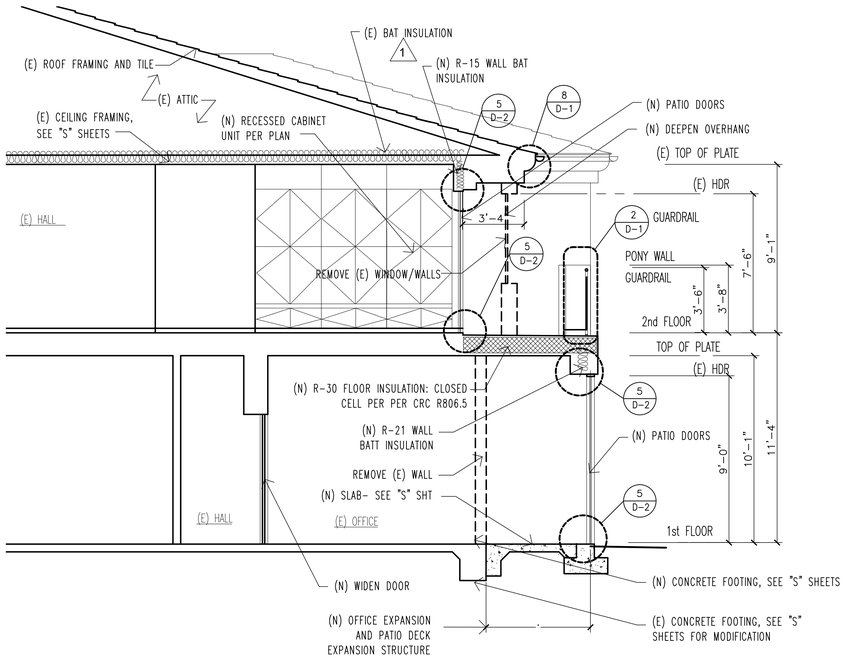
INSULATION NOTES 1

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

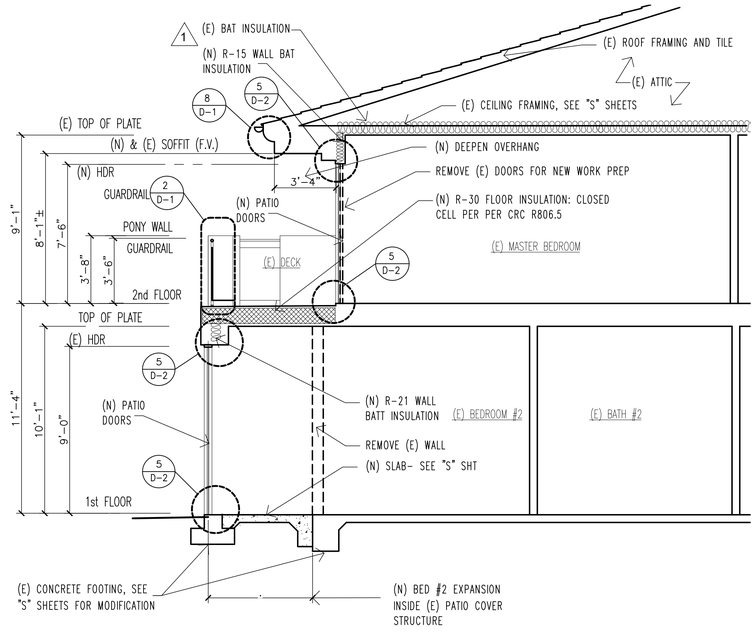
= R-30 CLOSED CELL INSULATION SPRAY PER INSULATION NOTES THIS PAGE PER CRC R806.5

= 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"

BUILDING DIVISION
BUILDING DIVISION
Mar 12 2024
Mar 14 2024
BY: AZL
BY: AZL

Contractor shall exercise the responsibility with (E)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: freeingwinds@earthlink.net
zenarchitect.com
architect

RESIDENTIAL ADDITION
Kirk Roney Residence
building sections

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@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-9
1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

WINDOW SCHEDULE

WDW NO.	SIZE W	SIZE H	ELEV.	TYPE	FRAME MAT'L	FRAME FINISH	GLAZING TINT	GLAZING THICK	GLAZING DBL	GLAZING TEMP	T-24 LABEL U-F	T-24 LABEL SHGC	REMARKS
FIRST LEVEL													
WDW (E)1	2'-6"	6'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)2	2'-6"	6'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)3	2'-6"	6'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)4	2'-6"	6'-0"	–	FIX/CASE	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)5	2'-6"	3'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)6	8'-6"	6'-0"	–	FIX/CASE	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)7	6'-0"	4'-6"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)8	2'-6"	6'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)9	2'-6"	6'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)10	3'-0"	5'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)11	2'-6"	6'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)12	2'-6"	6'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	"	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
SECOND LEVEL													
WDW (E)13	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)14	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)15	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)16	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)17	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)18	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)19	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)20	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)21	2'-0"	8'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	YES	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)22	2'-6"	4'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)23	6'-0"	5'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (N)24	6'-0"	5'-0"	A	CASEMENT	W.A.C.	BRONZE	LOW-E	7/8"	YES	YES	0.35	0.2	(N) WIDEN WINDOW OPENING BY WEATHERSHIELD MFGR
WDW (E)25	2'-0"	5'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	–	YES	YES	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)26	3'-0"	5'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)27	3'-0"	5'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)28	2'-6"	4'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)29	5'-0"	4'-6"	–	CASEMENT	W.A.C.	BRONZE	LAMINATE	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)30	12"R	ROUND	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)31	2'-0"	3'-6"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)32	2'-0"	3'-6"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)33	2'-6"	4'-0"	–	CASEMENT	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE
WDW (E)34	2'-0"	4'-0"	–	FIXED	W.A.C.	BRONZE	LOW-E	–	YES	–	–	–	SEE EXTERIOR ELEVATION FOR (E) WINDOW STYLE

DOOR SCHEDULE

DR NO.	DOOR W	DOOR H	DOOR T	DOOR ELEV.	DOOR TYPE	DOOR MAT'L	DOOR FINISH	DOOR TEMP	GLASS THICK	FRAME MAT'L	FRAME FINISH	THRESHOLD	U-F	SHGC	REMARKS
FIRST LEVEL															
DR A(N)	4'-6"	8'-6"	1 3/4"	6	GL/DBL	ALUM	LOW-E TINT	YES	7/8"	ALUM	BRONZE	FACTORY	0.4	0.28	PROVIDE TEMPERED DUAL PANE GLAZING W/ PATTERN GLASS #62 IN WOOD FRAME IN EXISTING DOOR OPENING
DR B(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	0.28	NEW PIVOT DOOR IN EXISTING OPENING– FRAME COLOR AND GLAZING TO MATCH (E) DOORS BY FLEETWOOD MFGR
DR C(N)	14'-10"	9'-0"	1 3/4"	5	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	0.28	V2 FOLDING DOOR SYSTEM NY LA CANTINA MFGR
DR D(N)	9'-0"	9'-0"	1 3/4"	4	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	0.28	V2 FOLDING DOOR SYSTEM NY LA CANTINA MFGR
DR E(N)	10'-10"	9'-0"	1 3/4"	3	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	0.28	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING BY LA CANTINA MFGR
DR F(N)	5'-0"	8'-0"	1 3/8"	8	GL/SGL	ALUM	CLEAR	YES	1/4"	METAL	WHITE	–	–	–	INTERIOR DOOR
DR G(E)	2'-8"	6'-8"	1 3/4"	–	WOOD	–	–	–	–	–	–	–	–	–	(E)
DR GG(N)	2'-10"	6'-8"	1 3/8"	12	WOOD	WOOD	PAINTED	–	–	–	PAINTED	–	0.5	–	MIN 20-MINUTE FIRE-RATED DOOR/ SELF-CLOSING AND SELF-LATCHING
DR H(N)	16'-0"	7'-0"	–	7	GL/SGL	WOOD	STAINED	YES	1/4"	METAL	STAINED	–	–	–	PROVIDE TEMPERED SINGLE PANE GLAZING W/ PATTERN GLASS #62 IN WOOD FRAME IN EXISTING GARAGE DR OPENING
DR J(N)	12'-6"	9'-0"	1 3/4"	9	GL/DBL	ALUM	LOW-E TINT	YES	7/8"	W.A.C.	BRONZE	FACTORY	0.4	0.28	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING – SEE SPEC BELOW
DR K(N)	10'-0"	9'-0"	1 3/4"	13	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	0.28	V2 FOLDING DOOR SYSTEM NY LA CANTINA MFGR
DR L(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	0.28	NEW PIVOT DOOR IN EXISTING OPENING– FRAME COLOR AND GLAZING TO MATCH (E) DOORS BY FLEETWOOD MFGR
SECOND LEVEL															
DR M(N)	19'-6"	7'-6"	1 3/4"	5	GL/DBL	ALUM	LOW-E TINT	YES	3/4"	ALUM	BRONZE	FACTORY	0.4	0.28	NEW MULTI-SLIDER GLASS DOOR IN NEW OPENING – SEE SPEC BELOW
DR N(E)	2'-10"	7'-6"	1 3/4"	11	SC	WOOD	STAINED	YES	7/8"	WOOD	BRONZE	FACTORY	0.4	0.28	(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
GL/SGL = 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

(N) = NEW
HC = HOLLOW CORE
WD = WOOD

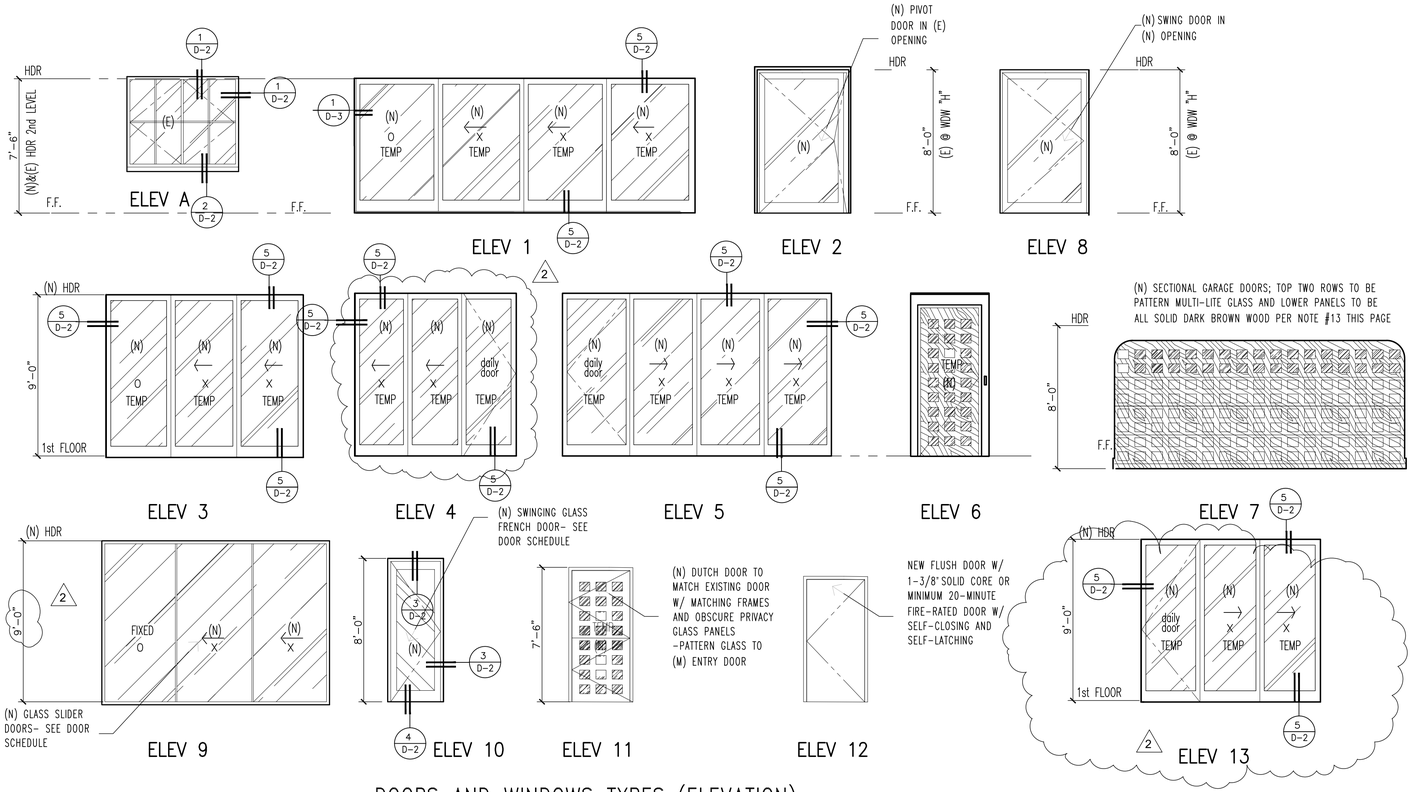
T–24 EXTERIOR DOORS & WINDOW NOTES

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.

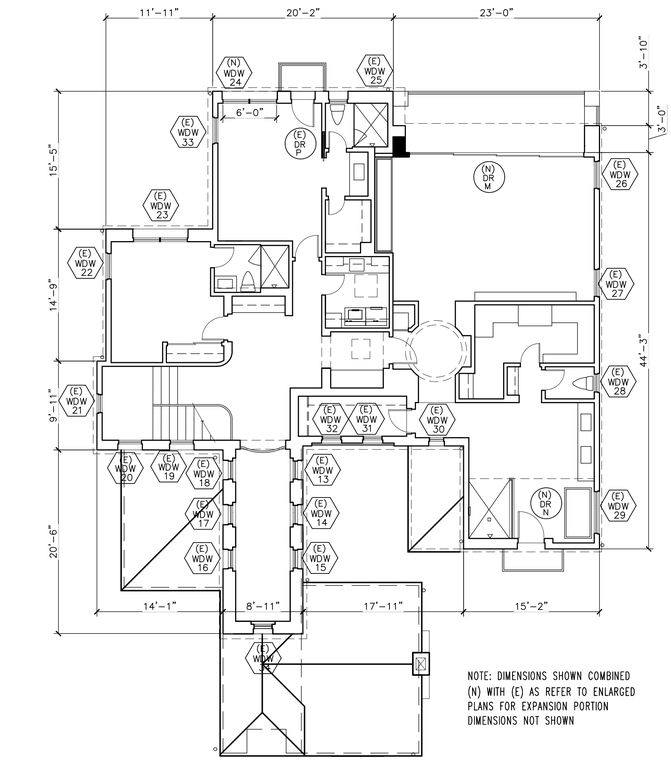
GENERAL NOTES FOR DOORS AND WINDOWS

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 AHVE 2 COLORS.
11. NEW WINDOWS: ALL EXTERIOR WINDOWS TO BE ALUMINUM–CLAD WOOD BY WEATHER–SHEILD MFGR CONTEMPORARY COLLECTION SERIES AS EITHER OPERABLE OR FIXED AS NOTED ON SCHEDULE. FRAME COLOR SHALL BE DARK BRONZE ANODIZED COLOR BY MFGR STANDARD PALETTE. GLAZING TO BE LOW "E" DUAL PANE GLASS (SECURE FRAME COLOR SAMPLE TO MATCH (E) DARK BLOWN 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 OBSCURE TEMPERED GLASS– SEE ALSO GARAGE DOOR AS FABRICATED BY SAME MFGR https://combek.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–SHEILD MFGR CONTEMPORARY COLLECTION SERIES AS EITHER CRANK–OUT CASEMENT OR FIXED AS NOTED ON SCHEDULE
15. SLIDING GLASS DOORS ARE ALL ALUM BY LA CATRINA MFGR AS EITHER PATIO OR MULTI–SLIDE AS NOTED ON SCHEDULE
16. SWING FRENCH DOORS ARE ALUMINUM–CLAD WOOD BY WEATHER–SHEILD MFGR CONTEMPORARY COLLECTION SERIES
17. NEW GLASS BI–FOLD DOORS ARE EXTRUDED ALUMINUM BRONZE ANODIZED EXTERIOR, AND WHITE INSIDE FINISHES BY LA CATINA MFGR V–2 SERIES (SECURE FRAME COLOR SAMPLE TO MATCH ADJACENT DOOR/WDW 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



DOORS AND WINDOWS TYPES (ELEVATION)

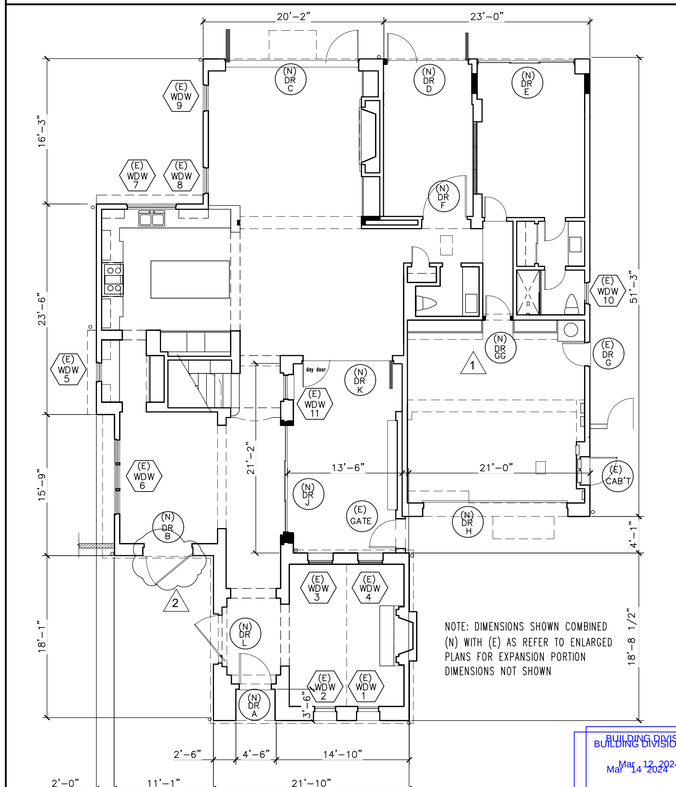
SCALE: 1/"4" = 1'–0"



NOTE: DIMENSIONS SHOWN COMBINED (N) WITH (E) AS REFER TO ENLARGED PLANS FOR EXPANSION PORTION DIMENSIONS NOT SHOWN

DOOR/WDW KEY PLAN (2nd LEVEL)

SCALE: 1/8"=1'–0"



NOTE: DIMENSIONS SHOWN COMBINED (N) WITH (E) AS REFER TO ENLARGED PLANS FOR EXPANSION PORTION DIMENSIONS NOT SHOWN

DOOR/WDW KEY PLAN (1st LEVEL)

SCALE: 1/8"=1'–0"

BUILDING DIVISION
BUILDING DIVISION
May 12, 2024
BY: AZL

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: freeingwinds@earthlink.net
www.jsalatarchitect.com
architect

RESIDENTIAL ADDITION
Kirk Roney Residence
door & window schedule

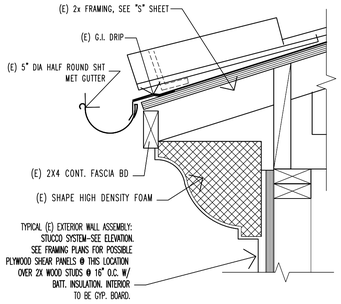
OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307–413–7548 email kirkroney@gmail.com

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

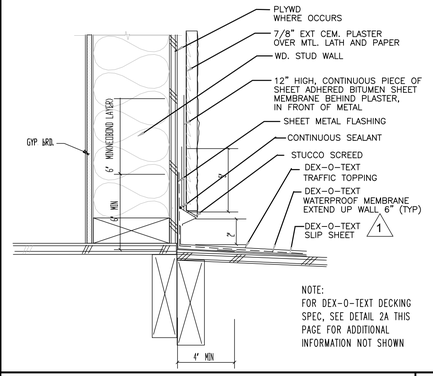
DRAWN JS
CHECKED JS
DATE SEE REVISION BOX FOR DATE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
A–10
1 OF (REF TO INDEX) SHEETS

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

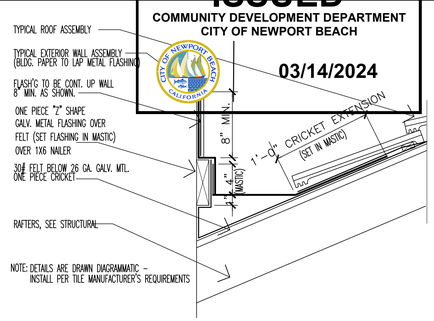
ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

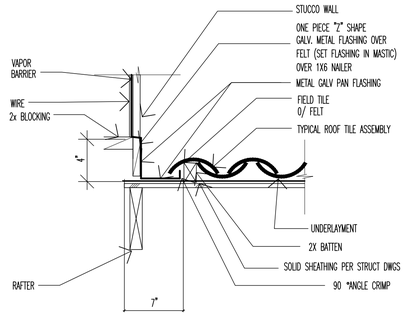


TYPICAL ROOF OVERHANG | 7

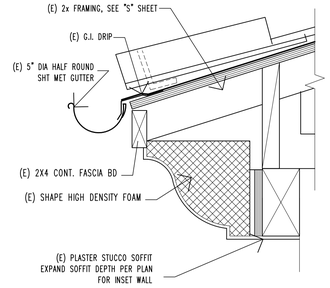


DECK TO WALL | 5

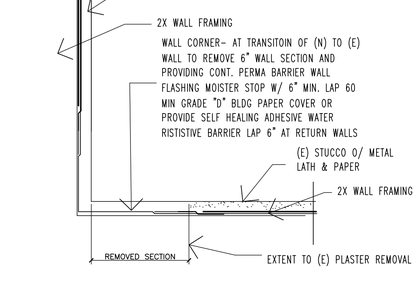




NOTE:
DETAILS ARE DRAWN DIAGRAMMATIC - INSTALL PER ROOF TILE MANUFACTURER'S REQUIREMENTS



ROOF OVERHANG ABOVE DECK | 8



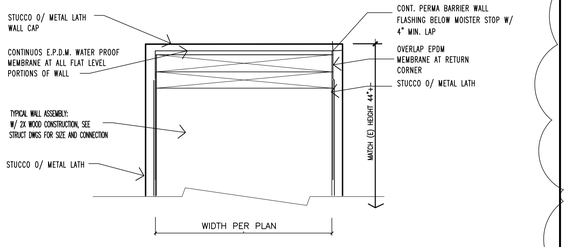
NOTE: WALL PLASTER TO BE INSTALLED PER (CBC) SECTION 2510 (CRC) SECTION R702.2

WALL TRANSITION (N) TO (E) | 6

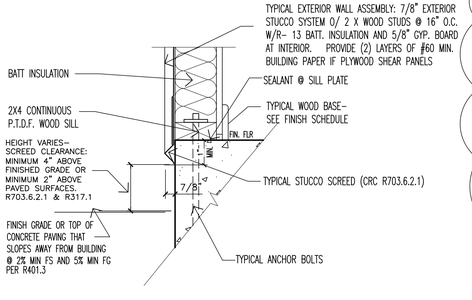
ROOF TRANSITION | 4

omit | 3

omit NO SCALE | 1

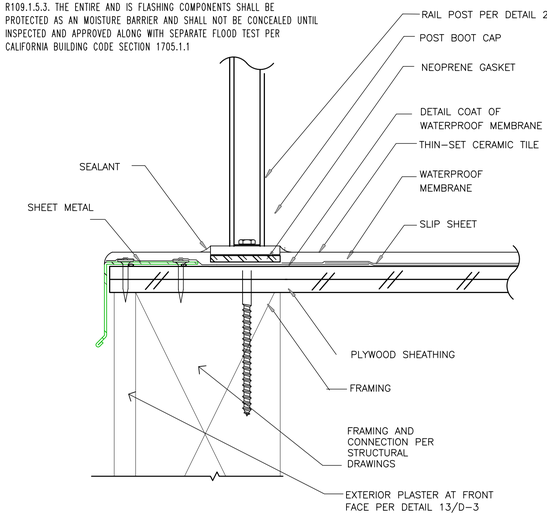


WALL CAP/PILASTER NEAR GUARDRAIL NO SCALE | 9

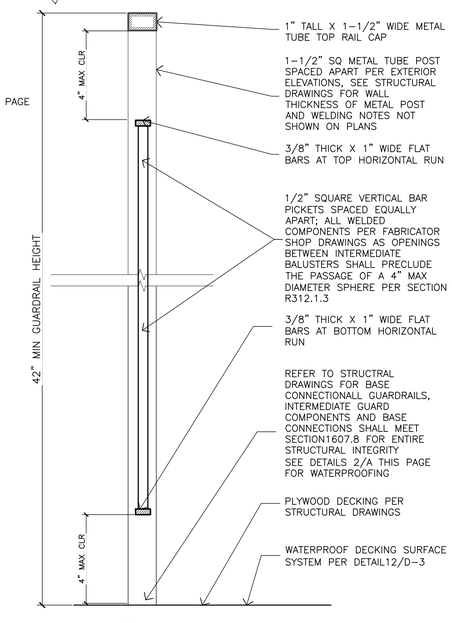


FOUNDATION AT WALL NO SCALE | 10

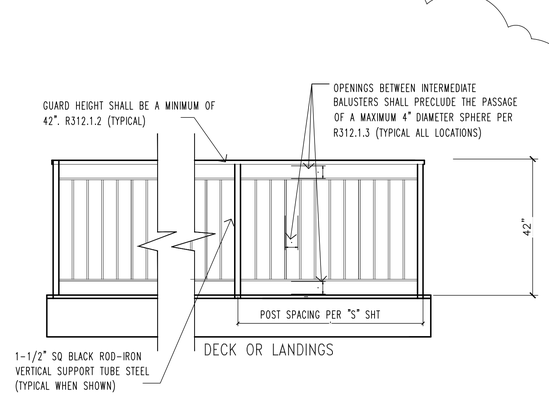
WATER PROOFING IS SHOWN DIAGRAMMATIC AND SHALL ADHERE TO THE MFGR RECOMMENDATIONS FOR DETAILS TO FLASHING ACCESSORIES AS WELL AT POST PENETRATION FOR WATER-TIGHT INTEGRITY. WALKING DECK SHALL HAVE WATER PROOF LIQUID COATING OVER PLYWOOD AS AN INVERTED MEMBRANE FOR PORCELAIN TILE. DECK COATING BY DURADEK ULTRA SYSTEM WITH THIN-SET APPLIED LAYER BETWEEN THE DURADEK AND TILE PER ESR 2151 R109.1.5.3. THE ENTIRE AND IS FLASHING COMPONENTS SHALL BE PROTECTED AS AN MOISTURE BARRIER AND SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED ALONG WITH SEPARATE FLOOD TEST PER CALIFORNIA BUILDING CODE SECTION 1705.1.1



A WATERPROOF DETAIL @ POST BASE



B GUARDRAIL SECTION



ELEVATION VIEW

NOTE: ALL METAL SURFACES TO BE A MATT DARK BRONZE FINISH TO MATCH EXISTING RAILNGS- GRIND ALL EDGES AND WELDS SMOOTH PRIOR TO FINISH APPLICATION

C GUARDRAIL ELEVATION

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

2

BALCONY GUARDRAIL DETAILS NO SCALE | 2

These documents are property of John A. Salat (E)ARChitects and are (registered) copy right protected from "full" reproduction and modification, misuse, weather protective measure. The driveway/punchdate and taken to full extent of law from claims arising of legal expenses associated of misuse weather directly or indirectly related for these documents to this project. Drawings are not intended as record of actual installed construction, therefore we've responsibility for discrepancies

Contractor shall exercise the responsibility with (E)ARChitect in securing latest approved dwgs. 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: freeingminds@earthlink.net
z e n a r c h i t e c t . c o m

architect

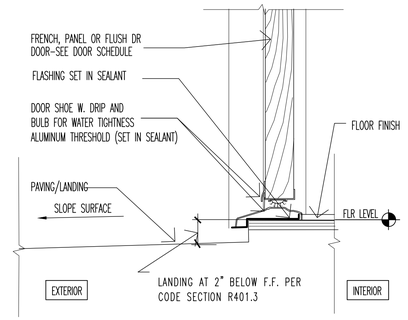
RESIDENTIAL ADDITION
Kirk Roney Residence
misc details

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

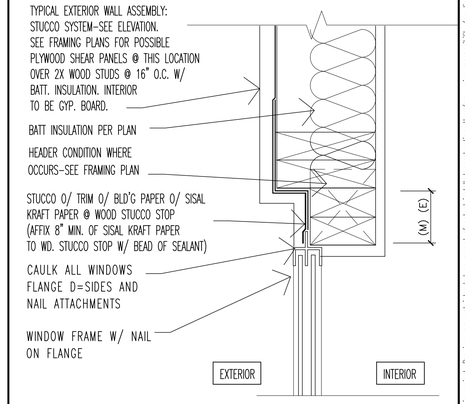
REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-29-25 STATE OF CALIFORNIA

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

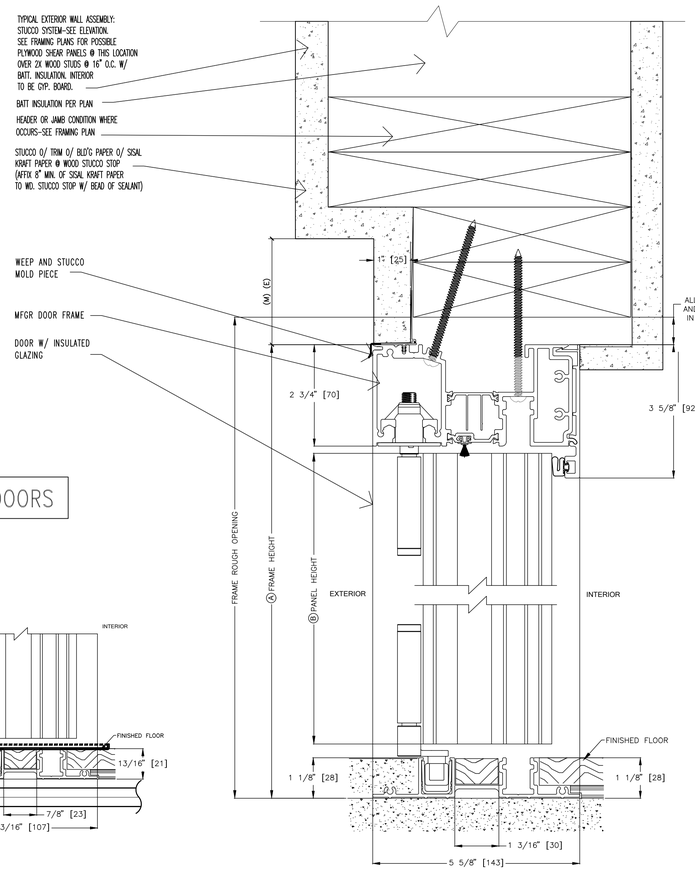


SWING DOOR SILL | 4



STD WINDOW JAMB (HEAD SIM) | 1

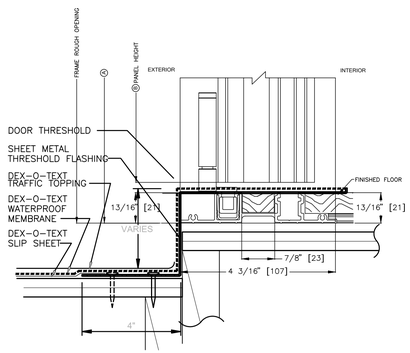
NOTE: DETAILS ARE DIAGRAMMATIC IN NATURE- REFER TO MFGR SHOP DRAWINGS FOR EXACT PROFILE AS SLIDERS, MULTI-SLIDERS AND FOLDING DOORS ARE ALL BY ONE MFGR "LACANTINA DOORS, INC., 1875 ORD WAY, OCEANSIDE, CA 92056. TELEPHONE: (888) 221-0141 WEBSITE: WWW.LACANTINADOORS.COM. COMPLETE DOOR SYSTEM INCLUDING 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).

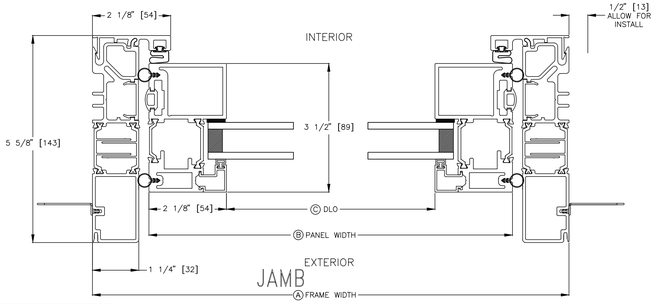
PATIO/MULTI SLIDE DOORS

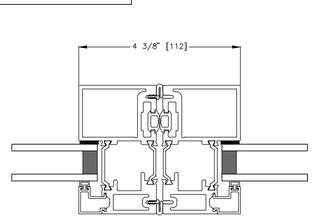


SILL AT PLYWOOD DECK

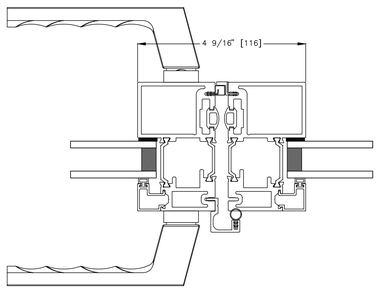
HEAD/SILL AT SLAB

BI-FOLD DOORS



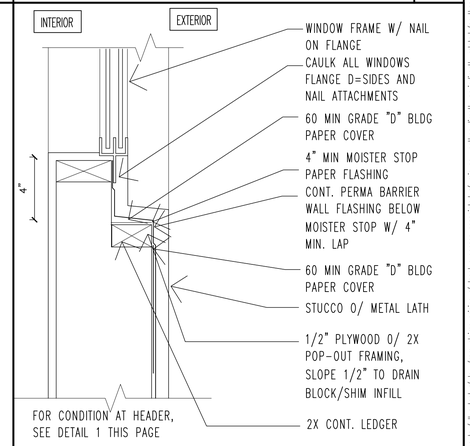


INTERMEDIATE JAMB (HING)

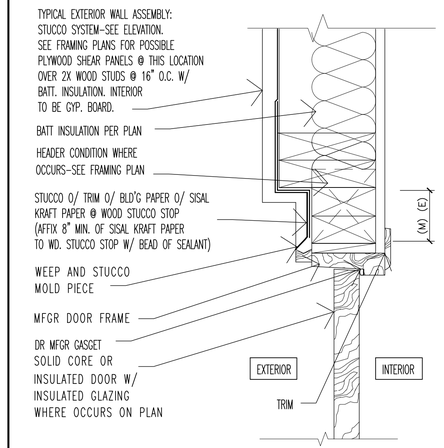


INTERMEDIATE JAMB (LATCH)

PATIO/MULTI SLIDE & BI-FOLD DOORS (DESIGNATED AS PER PLAN) | 5



STD WINDOW SILL | 2



SWING DOOR JAMB (HEAD SIM) | 3

MISCELLANEOUS DETAILS

NO SCALE

BUILDING DIVISION
MAR 18 2024
BY: AZL

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: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m
architect

RESIDENTIAL ADDITION
Kirk Roney Residence
misc details

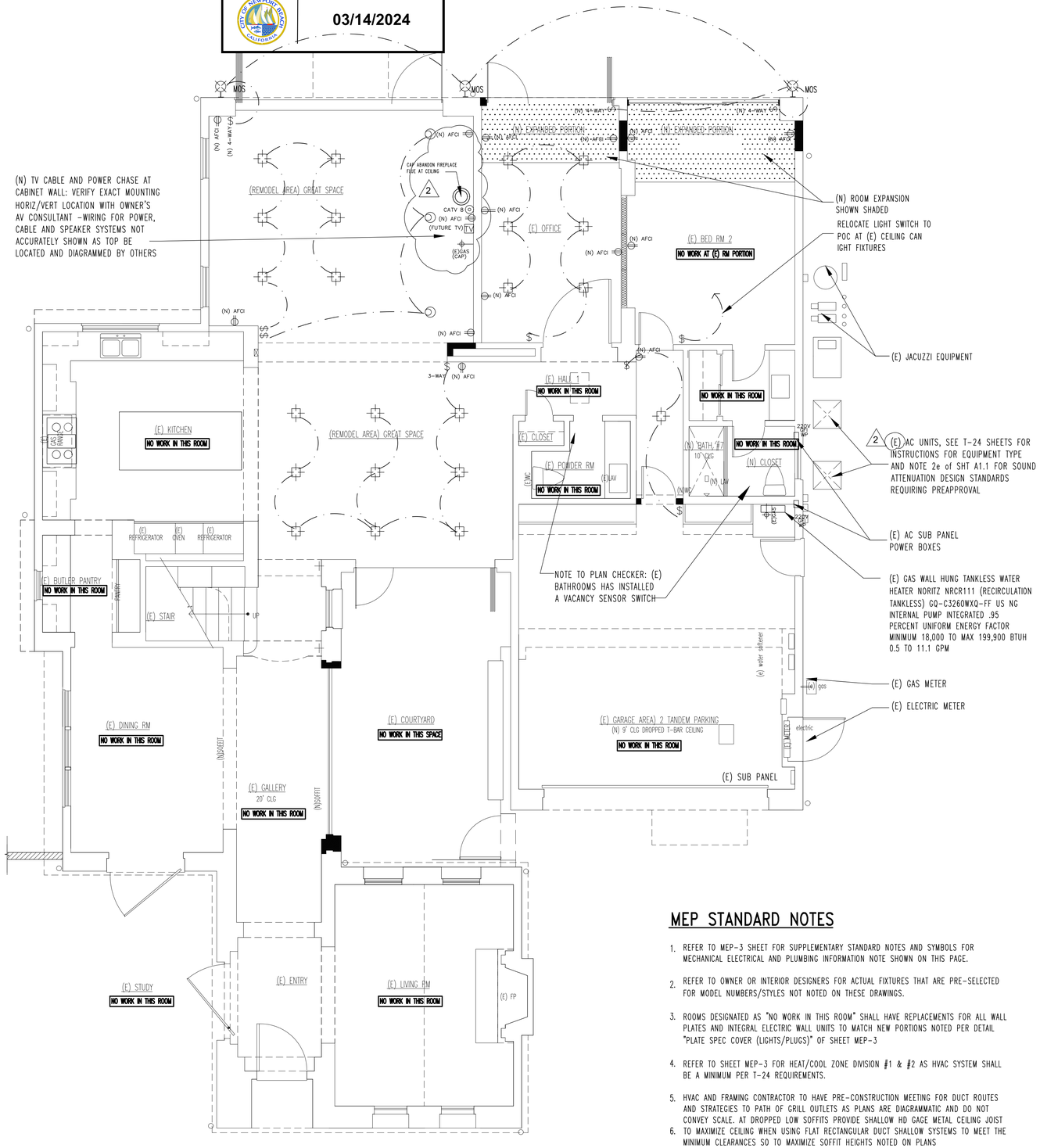
OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@gmail.com

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

DRAWN JS
CHECKED JS
DATE SEE REVISION BOX ABOVE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
D-2
1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



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 (1st LEVEL)

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

BUILDING DIVISION
Mar 22 2024
BY: BAZ

Contractor shall exercise the responsibility with (E)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: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m
architect

RESIDENTIAL ADDITION
Kirk Roney Residence
1st level MEP plan

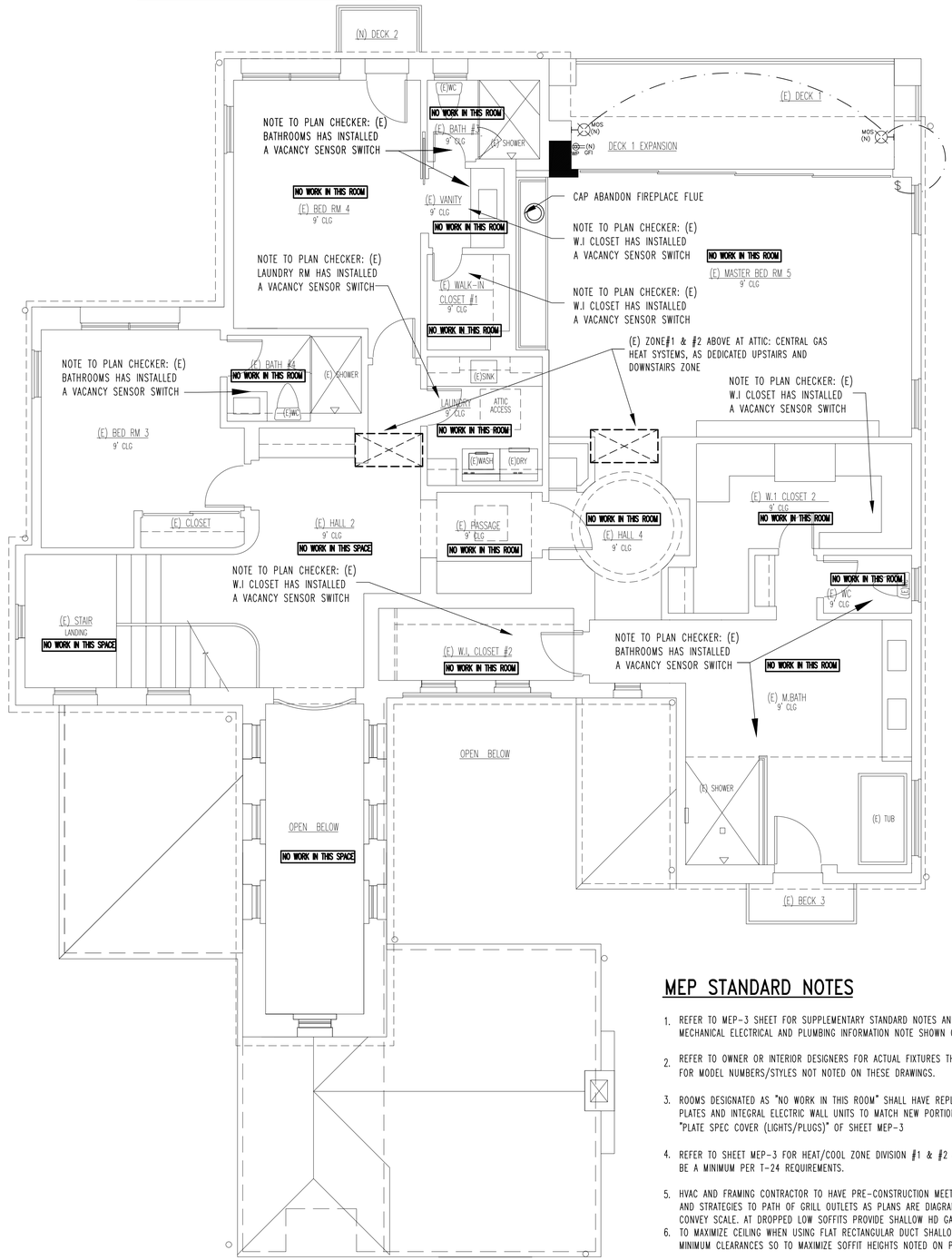
OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@gmail.com

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

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

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



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

BUILDING DIVISION
BUILDING DIVISION
Mar 14 2024
Mar 12 2024
BY: AZL
~~BY: AZL~~

MECHANICAL, ELETRICAL, PLUMBING PLAN (2nd LEVEL)

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

TRUE NORTH

Contractor shall exercise the responsibility with (E)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: freeingwinds@earthlink.net
zenarchitect.com
architect

RESIDENTIAL ADDITION
Kirk Roney Residence
2nd level mep plan

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

REGISTERED PROFESSIONAL ARCHITECT JOHN A. SALAT NO. C-24445 EXP. 10-23-25 STATE OF CALIFORNIA

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

MEP-2

1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

STANDARD MEP SYMBOLS

electrical

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

electrical (cont)

- LED PENDANT LIGHTING FIXTURE (HUNG CEILING MOUNTED ON CORD)
- SURFACE CEILING MOUNT LIGHT FIXTURE
- S — SMOKE DETECTOR- HARD WIRED W/ BATTERY BACKUP SEE NOTE 5 THIS PAGE "DIV 16- ELECT.
- CM — CARBON MONOXIDE DETECTOR HARD WIRED W/ BATTERY BACKUP PER CODE SECTION 315 -SEE NOTE 6 THIS PAGE OF "DIVISION 16- ELECT.
- CATV 8 (CABLE NETWORK)
- 4" RECESSED LED CAN LIGHT FIXTURE CEILING MOUNTED
- 6" LED TYPE CAN HIGH EFFICACY CEILING MOUNT LIGHTS FIXTURE, (SWITCHED SEPARATELY AT KITCHEN) SEE THIS SHT DIV-16 ELECTRIC
- LOW VOLTAGE LIGHT- HANG 6' FROM F.F. MINI PENDANT LAMPS
- MS — LED EXTERIOR LAMP SECURITY NIGHT LIGHT W/ MOTION CENSORED PHOTO CELL WIRED HOT

mechanical

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

abbreviations

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

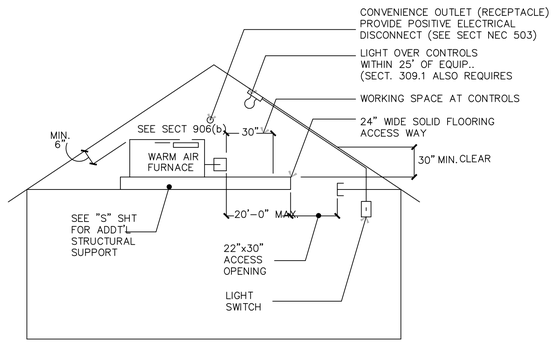
MOS= MOTION OCCUPANCE SENSOR

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

(E) = EXISTING
(N) = NEW

WL = WET LOCATION RECESSED LIGHT FIXTURE PER NEC 410

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

NO SCALE

1

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 -CGBSC 4.303 RATE TO TABLE 4.303.2:

TABLE – MAXIMUM FIXTURE WATER USE

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

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

DIVISION 15 – MECHANICAL

1. BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION PER SECTION R303.3 UNLESS WINDOWS MEET OPEN VENTILATION REQUIREMENTS.
2. FUEL BURNING APPLIANCES: FUEL BURNING APPLIANCES SUCH AS WATER HEATERS AND FURNACES REQUIRE COMBUSTION AIR DUCTS AND EXHAUST VENTS THAT MUST EXTEND TO THE OUTSIDE. THOUGHT MUST BE GIVEN TO ROUTING. IT IS ADVISABLE TO LOCATE FUEL BURNING APPLIANCES ADJACENT TO AN OUTSIDE WALL FOR EASE IN PROVIDING COMBUSTION AIR. CONSULT THE 2022 CALIFORNIA MECHANICAL CODE AND 2022 CALIFORNIA ENERGY CODE. R402.4.4/N1102.4.4,
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED BY EXHAUST FAN WHICH EXHAUSTS DIRECTLY -DUCTED TO TERMINATE OUTSIDE THE BUILDING CBC 1203.4.2.1 .BATHROOM FANS MUST BE ENERGY STAR COMPLIANT AND SHALL HAVE AN EXHAUST FAN THAT IS MIN. 50 CFM, A MAX SOUND RATING OR 3 SONE FOR INTERMITTENT OPERATION FOR CONTROLLED BY HUMIDITY CONTROL UNLESS EXEMPTED ELSEWHERE,
4. KITCHEN EXHAUST HOOD SHALL BE A MINIMUM OF 100 CFM WITH A MAX SOUND RATING OF 3 SONE OF INTERMITTENT OPERATION. KITCHEN HOOD SHALL BE DUCTED TO OUTSIDE AIR REGARDLESS OF FUEL TYPE OR HOOD TYPE SUCH AS MICROWAVE (SUGGEST 400 CFM OR HIGHER)

HERS TESTING

5 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

1. 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.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE CALIFORNIA ENERGY REGULATIONS (2022 ENERGY EFFICIENCY STANDARDS)
3. 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, DENS, 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.
4. 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

5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH R31 UL 2034/2075. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNITS OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. THE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: A. OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. C WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.
6. 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.
7. 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 JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls.
   EXCEPTION 1 to Section 150.0(k)2J: Luminaires in closets less than 70 square ff
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. LUMINARIAS PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
   OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR, TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM #a) AND THE REQUIREMENTS INITEM #a) SHALL MEET THAT EITHER ITEM TO #b) OR #c) AS FOLLOWS:
   a). CONTROLLED BY MANUAL ON AND OFF SWITCH THAT DOES NOT GO OVERIDE TO ON THE AUTOMATIC ACTIONS OF THE ITEM #2 OR #3: AND
   b). CONTROLLED BY PHOTOCELL AND MOTION SENSOR CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS OR,
   c). CONTROL BY ONE OF THE FOLLOWING METHODS:
      aa) PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE SHALL AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATICALLY TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. OR
      bb) ASTRONOMICAL TIME CLOCK, CONTROLS THAT OVERRIDES TO ON SHALL NOT BE ALLOWED UNLESS YOU OVERRIDE SHALL AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAM TO AUTOMATICALLY TURN THE OUTDOOR SWITCH OFF DURING DAYLIGHT HOURS.

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 OBTAINED A SMART HOME QUESTIONER LIST THAT INCLUDES ALL MEDIUMS TO ASCERTAIN THE BEST FIT FOR OWNERS NEEDS BY SECURING AN 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 IN TO ASSURE ALL INTERFACE FUNCTIONS AND ALL SMART DEVICES ARE TESTED AND UNDERSTOOD BY USER(S) FROM THERE SELECTED PROVIDERS.

BUILDING DIVISION
Mar 14 2024
BUILDING DIVISION
BY: AZL
Mar 12 2024
BY: AZL

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: freeingwinds@earthlink.net
z e n a r c h i t e c t . c o m

architect

RESIDENTIAL ADDITION
Kirk Roney Residence

NOTES MECH, ELECT, PLUMBING

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkroney@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 ABOVE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET

MEP-3

1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

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)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment` maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-603.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

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

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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 949-235-4647 email: freeingwinds@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
ph Phone 307-413-7548 email kirkroney@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 ABOVE
SCALE AS NOTED ON PLANS
JOB NO.
SHEET
T-24.1
1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

T-24 ENERGY SPECS (SHT 2 of 3)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 1 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

GENERAL INFORMATION					
01	Project Name	Roney Addition			
02	Run Title	Title 24 Analysis			
03	Project Location	42 Timor Sea			
04	City	Newport Coast	05	Standards Version	2022
06	Zip code	92657	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	90
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	5
14	Addition Cond. Floor Area (ft²)	181	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	4040	17	Fenestration Average U-factor	0.4
18	Total Cond. Floor Area (ft²)	4221	19	Glazing Percentage (%)	29.51%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	Building does not incorporate Special Features

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 2 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	11.57	0	13.12	0	-1.55
Space Cooling	0	31.89	0	28.76	0	3.13
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	10.56	0	10.56	0	0
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	**0**	**54.02**	**0**	**52.44**	**0**	**1.58**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.51	0	6.51		
Appl. & Cooking	0	12.15	0	12.14		
Plug Loads	0	18.16	0	18.16		
Outdoor Lighting	0	1.64	0	1.64		
TOTAL COMPLIANCE	**0**	**92.48**	**0**	**90.89**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 3 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	13.07	13.2	-0.13	-0.99
Net EUI[2]	13.07	13.2	-0.13	-0.99

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

REQUIRED SPECIAL FEATURES

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

- NO SPECIAL FEATURES REQUIRED

HERS FEATURE SUMMARY

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

- Verified Existing Conditions
- Duct Sealing required if a duct system component, plenum, or air handling unit is altered

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Roney Addition	4221	1	5	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Addition	Conditioned	Ex HVAC System	181	9	Ex DHW System	New
Existing	Conditioned	Ex HVAC System	4040	9	Ex DHW System	Existing Unchanged

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 4 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
Add Back Wall	Addition	R-15 Wall	270	Back	210	178.5	90	Extension	New	n/a
Add Right Wall	Addition	R-15 Wall	0	Right	60	0	90	Extension	New	n/a
Ex Front Wall	Existing	R-13 Ex Wall	90	Front	940	190.5	90	none	Existing	No
Ex Left Wall	Existing	R-13 Ex Wall	180	Left	1310	187	90	none	Existing	No
Ex Back Wall	Existing	R-13 Ex Wall	270	Back	1020	424.25	90	none	Existing	No
Ex Right Wall	Existing	R-13 Ex Wall	0	Right	1210	295.5	90	none	Existing	No
Partition	Addition>>Existing	R-0 Int Wall	n/a	n/a	460	0	n/a		New	n/a
Add Wall to Garage	Addition>>Garage	R-15 Int Wall	n/a	n/a	20	17	n/a		New	n/a
Wall to Garage	Existing>>Garage	R-0 Int Wall	n/a	n/a	210	0	n/a		Existing	No
Ex Roof	Existing	R-30 Roof Attic	n/a	n/a	2235	n/a	n/a		Existing	No
Gar Roof	Garage	R-0 Gar Roof	n/a	n/a	70	n/a	n/a		Existing	No
Floor over Garage	Existing	R-19 Interior Floor	n/a	n/a	350	n/a	n/a		Existing	No
Gar Front Wall	Garage	Ex R-0 Wall	90	Front	210	0	90	none	Existing	No
Gar Left Wall	Garage	Ex R-0 Wall	180	Left	170	0	90	none	Existing	No
Gar Right Wall	Garage	Ex R-0 Wall	0	Right	220	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft²)	07 Skylight Area (ft²)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof	12 Status	13 Verified Existing Condition	14 Existing Construction
Ceiling below Deck	Addition	R-30 Roof No Attic	90	Front	168	0	0	0.1	0.85	No	New	n/a	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 5 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

ATTIC

01 Name	02 Construction	03 Type	04 Roof Rise (x in 12)	05 Roof Reflectance	06 Roof Emittance	07 Radiant Barrier	08 Cool Roof	09 Status	10 Verified Existing Condition
Attic	Ex Tile Roof	Ventilated	6	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
Door D	Window	Add Back Wall	Back	270			1	81	0.4	NFRC	0.28	NFRC	Bug Screen	New	NA
Door E	Window	Add Back Wall	Back	270			1	97.5	0.4	NFRC	0.28	NFRC	Bug Screen	New	NA
Ex Front Windows	Window	Ex Front Wall	Front	90			1	99	0.79	Table 110.6-A	0.73	Table 110.6-B	Bug Screen	Existing	No
Door B	Window	Ex Front Wall	Front	90			1	40	0.4	NFRC	0.28	NFRC	Bug Screen	Altered	No
Door N	Window	Ex Front Wall	Front	90			1	21.2	0.4	NFRC	0.28	NFRC	Bug Screen	Altered	No
Ex left Windows	Window	Ex Left Wall	Left	180			1	147	0.79	Table 110.6-A	0.73	Table 110.6-B	Bug Screen	Existing	No
Door L	Window	Ex Left Wall	Left	180			1	40	0.4	NFRC	0.28	NFRC	Bug Screen	Altered	No
Ex Back Windows	Window	Ex Back Wall	Back	270			1	114.5	0.79	Table 110.6-A	0.73	Table 110.6-B	Bug Screen	Existing	No
Door C	Window	Ex Back Wall	Back	270			1	133.5	0.4	NFRC	0.28	NFRC	Bug Screen	Altered	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 6 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
Window 24	Window	Ex Back Wall	Back	270			1	30	0.35	NFRC	0.2	NFRC	Bug Screen	Altered	No
Door M	Window	Ex Back Wall	Back	270	19.5	7.5	1	146.25	0.4	NFRC	0.28	NFRC	Bug Screen	Altered	No
Ex Right Windows	Window	Ex Right Wall	Right	0			1	93	0.79	Table 110.6-A	0.73	Table 110.6-B	Bug Screen	Existing	No
Door K	Window	Ex Right Wall	Right	0			1	90	0.4	NFRC	0.28	NFRC	Bug Screen	Altered	No
Door J	Window	Ex Right Wall	Right	0			1	112.5	0.4	NFRC	0.28	NFRC	Bug Screen	Altered	No

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-factor	05 Status	06 Verified Existing Condition
Door A	Ex Front Wall	30.3	0.2	Altered	No
Door to Garage	Add Wall to Garage	17	0.5	New	n/a

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated	09 Status	10 Verified Existing Condition
Add Slab	Addition	168	29	none	0	80%	No	New	n/a
Ex Slab	Existing	2235	230	none	0	80%	No	Existing	No
Garage Slab	Garage	426	68	none	0	0%	No	Existing	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 7 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.087	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking Exterior Finish: 3 Coat Stucco
R-13 Ex Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.101	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
Ex R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.302	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: Wood Siding/sheathing/decking
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-30	None / None	0.035	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-0 Int Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-15 Int Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Ex Tile Roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O. C.	R-0	None / None	0.616	Roofing: 10 PSF (RoofTileNoGap) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Top Chrd

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 8 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Btm Chrd Inside Finish: Gypsum Board
R-0 Gar Roof	Ceilings (below attic)	Wood Framed Ceiling	2x4 Bottom Chord of Truss @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Btm Chrd Inside Finish: Gypsum Board
R-19 Interior Floor	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.044	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x12 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CFM50	05 CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
Ex DHW System	Domestic Hot Water (DHW)	Standard	Tankless	1	n/a	None	n/a	Tankless (1)	Existing	No	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**
Project Name: Roney Addition **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 **(Page 9 of 12)**
Calculation Description: Title 24 Analysis **Input File Name:** 42TimorSeaRoney.ribd22

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (Int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
Tankless	Gas	Consumer Instantaneous	1	0	UEF	0.92	Btu/Hr	200000	0	n/a	n/a		Existing	No

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Required Thermostat Type	10 Status	11 Verified Existing Condition	12 Existing HVAC System
Ex HVAC System	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan System 1	Distribution System 1	n/a	Existing	No	

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency	05 Heating Unit Brand
Heating Component 1	Central gas furnace	1	AFUE - 78	

BUILDING DIVISION
BUILDING DIVISION
Mar 14 2024
Mar 12 2024
BY: AZL
BY: AZL

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: freeingwind@earthlink.net
www.architect.com

architect

RESIDENTIAL ADDITION
Kirk Roney Residence

T-24 energy spec

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
T-24.2
2
1 OF SHEETS

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH

03/14/2024

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**
Project Name: Roney Addition — **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 — **(Page 10 of 12)**
Calculation Description: Title 24 Analysis — **Input File Name:** 42TimorSeaRoney.ribd22

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Mulit-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
			Supply	Return	Supply	Return	Supply	Return							
Distribution System 1	Unconditioned attic	Non-Verified	R-4.2	R-4.2	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Distribution System 1-hers-dist	Existing	No		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

HVAC FAN SYSTEMS - HERS VERIFICATION

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

HERS RATER VERIFICATION OF EXISTING CONDITIONS

Registration Number: 424-P010030745A-000-000-0000000-0000 — Registration Date/Time: 02/20/2024 17:34 — HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2024-02-20 10:38:01
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**
Project Name: Roney Addition — **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 — **(Page 11 of 12)**
Calculation Description: Title 24 Analysis — **Input File Name:** 42TimorSeaRoney.ribd22

FENESTRATION/ GLAZING - VERIFIED AND ALTERED

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 — Registration Date/Time: 02/20/2024 17:34 — HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2024-02-20 10:38:01
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E**
Project Name: Roney Addition — **Calculation Date/Time:** 2024-02-20T10:37:27-08:00 — **(Page 12 of 12)**
Calculation Description: Title 24 Analysis — **Input File Name:** 42TimorSeaRoney.ribd22

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

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

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

Responsible Designer Name:	Responsible Designer Signature:
Denise Kowal	Denise Kowal
Company: Hummingbird Energy Services	Date Signed: 02/20/2024
Address: 14811 Slalom Way	License: CA #M27374
City/State/Zip: Truckee, CA 96161	Phone: 530-448-1053

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.

Registration Number: 424-P010030745A-000-000-0000000-0000 — Registration Date/Time: 02/20/2024 17:34 — HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2024-02-20 10:38:01
Schema Version: rev 20220901

CERTIFICATE OF VERIFICATION — **CF3R-EXC-20-H**
Existing Conditions For Residential Alterations — **(Page 1 of 3)**
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	AdditionAlteration			
03	Project Location	42 Timor Sea			
04	CA City	Newport Coast	05	Standards Version	Compliance 2019
06	Zip code	92657	07	Software Version	CBECC-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-X20000A-0000 — Registration Date/Time: 2024-02-20 23:34:59 — HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2024-02-20 23:35:59
Schema Version: rev 20220101

CALIFORNIA ENERGY COMMISSION

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-X20000A-0000 — Registration Date/Time: 2024-02-20 23:34:59 — HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2024-02-20 23:35:59
Schema Version: rev 20220101

CALIFORNIA ENERGY COMMISSION

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

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Jameel Jones	Jameel Jones
Company: Jones Energy Solutions	Date Signed: 2024-02-20
Address: 300 Spectrum Center Drive, Suite 400	CEA/ HERS Certification Identification (if applicable): RCN13211
City/State/Zip: Irvine CA 92618	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:
1. information provided on this Certificate of Verification is true and correct.
2. I am the certified HERS Rater who performed the verification identified and reported on this Certificate of Verification (responsible rater).
3. 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.
4. 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.
5. 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 Name: Jameel Jones	Responsible Rater Signature: Jameel Jones
Responsible Rater Certification Number w/ this HERS Provider: RCN13211	Date Signed: 2024-02-20

BUILDING DIVISION
Mar 12 2024
Mar 14 2024
BY: AZL
BY: AZL

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.

Registration Number: 424-P010030745A-000-001-X20000A-0000 — Registration Date/Time: 2024-02-20 23:34:59 — HERS Provider: CHEERS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEERS) using information uploaded by third parties not affiliated with or related to CHEERS. Therefore, CHEERS is not responsible for, and cannot guarantee, the accuracy or completeness of the information contained in this document.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2024-02-20 23:35:59
Schema Version: rev 20220101

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

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: freeingwind@earthlink.net
zenarchitect.com

architect

RESIDENTIAL ADDITION
Kirk Roney Residence

T-24 energy spec

OWNER REP/SITE ADDRESS:
Kirk Roney
42 Timor Sea,
Newport Coast, CA 92657
ph Phone 307-413-7548 email kirkrony@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 T-24.3
2
1 OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

GENERAL STRUCTURAL NOTES:

1. Coordination: The Contractor shall verify all dimensions and conditions at the job site and shall be responsible for coordination of all work and materials including those furnished by subcontractors.
2. Discrepancies: The Contractor shall inform the Engineer in writing, of any discrepancies or omissions noted on the drawings that do not conform to codes, rules and regulations. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor.
3. Typical Details and General Structural Notes shall apply, unless specifically shown or noted otherwise. Construction details not fully shown or noted shall be similar to details shown for similar conditions. All construction work shall comply with all applicable building codes, regulations and safety requirements.
4. Trade Names: Where an item is identified by a trade name the suffix "or approved equivalent" shall be implied unless specifically noted otherwise.
5. Standards: Except where more stringent requirements are noted or shown in the plans or specifications, all phases of work shall conform to the minimum standards of the ***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)

   *Reducible depending upon tributary area
   **Reducible depending upon tributary area, and slope
7. Inspection: Wherever special and/or continuous inspection is called for in these notes or the building codes, such inspection shall be performed by a Testing Laboratory employed by the owner. Job site visits by the Engineer shall not constitute an official inspection.
8. Other Trades: See architectural and consultant drawings for size and location of pipe, other openings, anchor bolt requirements for equipment and other details not shown on these structural drawings. All dimensions are to be checked and verified with the architectural drawings.
9. Materials and Workmanship: The Contractor shall supply all labor, materials, equipment and services of every kind, including water and power, necessary for the proper execution of the work shown or indicated on these drawings. All material shall be new materials. Subcontractors shall be skilled in their trade.
10. Materials and Workmanship Warranty: The Contractor shall replace any defective materials and correct poor workmanship with no additional costs to the owner, and shall remedy any defects in material or workmanship which appear in one year from the date of completion of the project. This warranty applies to the work done by the subcontractors as well as the work done by the employees of the contractor.
11. Shoring: It shall be the Contractor's sole responsibility to design and provide adequate shoring, bracing and 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. The premises shall be kept from accumulation of waste materials, and debris, and at the end of the job the contractor shall remove all rubbish, surplus of materials, and tools and leave the building broom clean.
13. Substitutions: Before substitutions for any materials or systems shown on the drawings or called out in the specifications will be considered, the person proposing the substitution shall submit a written letter to the structural engineer stating the following:
    A. The proposer agrees to pay the engineer for the cost of evaluating the proposed change.
    B. The proposer agrees to pay the engineer for the cost of changing the drawings and details should this be require by the building department or should the engineer decide it is necessary.
    C. The net saving shall be passed on to the owner should the substitution be approved.
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. Such notification shall be given in due time so as not to affect the construction schedule. In case of a conflict between Structural drawings and specifications the more restrictive condition shall take precedence unless written approval has been given for the least restrictive. Contractor shall verify all dimensions with Architectural prior to commencing any work.

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.
   2.1. Exterior footings = 24"
   2.2. Interior footings = 24"
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. Refer to plans and table below for the design strength of concrete for specific structural elements. Design of mixes shall be by an approved testing laboratory and signed by a registered engineer.
   1.1. Slab on grade f'c = 4500 psi min
   1.2. Conventional footings f'c = 4500 psi min
   1.3. Grade beams f'c = 4500 psi min
   1.4. All concrete in contact with soil f'c = 4500 psi min
2. Weight: All concrete shall be "normal weight" unless noted otherwise.
3. Concrete shall have a maximum water-cementitious material ratio, by weight, of 0.45
4. Cement: Cement shall conform to the ASTM C150-09 Type V.
5. Aggregate: Aggregate shall conform to ASTM C33-08.
6. Concrete Placement and Quality: Shall conform to applicable recommendations of ACI SP-15. A copy of SP-15 shall be available at construction site during the project.
7. Debris: Remove all debris from forms before placing of concrete.
8. Inserts: All items to be cast in concrete such as reinforcing, dowels, bolts, anchors, pipes, sleeves, etc., shall be secure and positioned before placing of concrete.
9. Conduit and Pipes: Conduit and Pipes shall not be embedded in structural concrete except where specifically approved by the Engineer of Record. Maximum conduit and pipe size shall be 1/3 of the slab or wall thickness and located at its mid depth. Minimum spacing shall be 3 times the conduit/pipe diameter. Conduit and pipes shall not impair the strength of the member. Conduit and pipes shall not be aluminum. Conduit and pipes shall not displace more than 4% of the cross section area.

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:
   A. Concrete against earth (not formed) .....3"
   B. Concrete exposed to earth or weather (formed or troweled)
      #6 - #18 bars .....2"
      #5 and smaller .....1-1/2"
   C. Slab-On-Grade .....@ CL of slab
   (Primary reinforcement, ties, stirrups, spirals) .....1-1/2"
4. Tolerance for Rebar Placement: Tolerance for longitudinal location of bends and ends of reinforcement shall be plus or minus 2 inches except at discontinuous ends of members where tolerances shall be plus or minus 1/2 inch.

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

1. Anchor Manufacturer: Where adhesive anchors are called for on these plans, the contractor shall use the "Simpson Strong-Tie SET-3G Epoxy Adhesive Anchor System" by Simpson Strong-Tie Company Inc, installed per requirements of ICC-ES Report No. ESR-4057, dated April 2022.
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, installed per requirements of ICC-ES Report No. ESR-4057, dated April 2022.
2. Adhesive Requirement: The adhesive used with these anchors shall be "Simpson SET-3G Epoxy Adhesive", installation of which shall per the above referenced ICC-ES report and be under the continuous observation of a Special Inspector per the ICC-ES report.
3. Reinforcing Bars: Reinforcing bars shall deformed bars conforming to ASTM A615 Gr. 60 or ASTM A706 Gr 60. Embedded portions of the reinforcing bars musb be straight, and free of mill scale, rust, mud, oil and other coatings that may impair the bond with the adhesive. Reinforcing bars must not be bent after installation.
4. Installation Information: The contractor shall obtain and retain on the premises a copy of the above referenced ICC-ES Report.
5. Reinforcing Bar Locations: Refer to the drawing and details for location and specific reinforcing bar size, spacing and embedment.

WOOD NOTES:

1. Lumber: All lumber shall conform to the provision of the 2019 CBC section 2303.
2. Lumber Grading: All wood structural members shall be D.F. No. 1 per WCLIB Rule #17 (both horizontal and vertical), unless noted otherwise.
   All structural members shall be grade marked per Rule #17 of WCLIB.
3. Sills and Ledgers: All sills and ledgers in contact with concrete or within 8" of soil shall be pressure treated D.F. conforming to 2019 CBC section 2303.
4. Wood supported by exterior foundation walls. Wood framing members, including wood sheathing, that are in contact with exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood.
5. Sleepers and sills. Sleepers and sill on a concrete or masonry slab that is in direct contact with earth shall be of naturally durable or preservative treated wood.
6. Sill Anchorage: Unless shown or noted otherwise, all sill plates shall be anchored with ⅝"Ø X 12" anchor bolts embedded a minimum of 8" into concrete. They shall be spaced at a maximum of 4'-0" o.c. There shall be a minimum of 2 bolts per piece of sill plate with one bolt located not more than 12" or less than 4½" from each end of each piece. A 0.229"X3"X3" min. plate washer shall be used on each bolt. The hole in the plate washer is permitted to be diagonally slotted with a width of up to $\frac{1}{8}$" larger than the bolt diameter and a slot length not to exceed $1\frac{3}{4}$", provided a standard cut washer is placed between the plate washer and the nut. The plate washer shall extend to within ½" of the edge of the bottom plate on the side(s) with sheathing or other shear resisting material for wind or seismic.
7. Wood Supported by Exterior Foundation Walls: Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable preserve-treated wood.
8. Exterior Lumber: All exterior exposed lumber to be preserved treated. Any cutting, notching, or boring of preserve treated lumber shall be performed, treated, and sealed according to manufacturer's recommendations. Surface damage shall be treated and sealed according to manufacturer's recommendations.
9. Fasteners and connectors for preserve treated lumber and fasteners and connectors exposed to weather: Fasteners, including nuts and washers, in contact with preservative-treated lumber or exposed to weather shall be hot-dipped zinc-coated galvanized steel in accordance with ASTM A153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zine-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum. Connectors that are used in exterior applications and in contact with preservative-treated wood shall have coating types and weights in accordance with the treated wood or connector manufacture's recommendations. In the absence of manufacture's recommendation, a minimum of ASTM A653, Type G185 zine-coating galvanized steel, or equivalent, shall be used.
10. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations: Fasteners, including nuts and washers, for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped zinc-coated galvanized steel in accordance with ASTM A153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zine-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.
11. Fasteners for fire-retardant-treated wood used in interior applications: Fasteners, including nuts and washers, for fire-retardant-treated wood used in interior locations shall be in accordance with the manufacture's recommendations. In the absence of manufacture's recommendations, fasteners, including nuts and washer, shall be of hot-dipped zinc-coated galvanized steel in accordance with ASTM A153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be mechanically deposited zine-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.

WOOD NOTES(CONT):

12. Bolts: All bolts in wood shall conform to ASTM A307 Gr A unless noted otherwise. All bolt heads and nuts bearing on wood shall have standard cut washers meeting the requirements of ANSI/ASME B18.22.1. All bolt holes in wood shall be bored or drilled 1/32" to 1/16" larger than the nominal bolt diameter.
13. Anchor Bolts: All anchor bolts shall be ASTM F1554 Gr 36 unless noted otherwise. Anchor bolts in wood still plates may be welded, headed, or threaded and nutted. See plans and details for anchor type for other applications.
14. Lag Screws: All lag screws bearing on wood shall have washers. The hold for the shank shall be the same diameter and length as the unthreaded shank, the lead hole for the threads shall be about 70 percent of the shank diameter and length of the thread.
15. Wood Screws: The lead hole shall be about 70 percent of the root diameter of the screw and the length of the screw.
16. Nails: Nailing shall conform to Table 2304.9.1 of the 2019 CBC Connections shown are minimum permissible. All nails shall be common wire nails unless noted otherwise. Where possible, nails driven perpendicular to the grain shall be used instead of toenails. Pre-drill members and renail should splitting develop due to the nature of the material or connection. Nail size shall be as follows UNO:
    a. 6d = 0.113"x2"
    b. 8d = 0.131"x2.5"
    c. 10d = 0.148"x3"
    d. 12d = 0.148"x3.25"
    e. 16d = 0.162"x3.5"
    f. 20d = 0.192"x4"
    g. 30d = 0.207"x4.5"
    h. 40d = 0.225"x5"
17. The National Design Specifications (NDS) for wood construction shall be followed with respect to fabrication and assembly of all fasteners, edge and end distance requirements, and minimum penetration requirements.
18. Plywood Sheathing: Plywood sheathing shall be D.F. plywood with exterior type glue (Exposure 1) as specified by the American Plywood Association and as noted on plans. Wood structural panels shall conform to requirements of DOC PS 1 or DOS PS 2. Nail as shown on plans. If the nail head breaks the face ply, the nail shall be removed and renailed into firm adjacent wood. Nails heads which break face ply shall be cause for rejection of vertical or horizontal diaphragms as installed.
19. OSB Sheathing: OSB sheathing shall be Exposure 1 D.F. as specified by the American Plywood Association and as noted on the plans. OSB structural panels shall conform to the requirements of DOC PS 2. Nail as shown on plans.
20. Roof Sheathing: Roof sheathing shall be inspected and approved prior to placing of any roofing and/or insulation.
21. Wall Sheathing: Wall sheathing shall be inspected and approved prior to covering with drywall or felts.

TIMBERSTRAND (LSL) NOTES:

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

MICROLLAM BEAM (LVL) NOTES

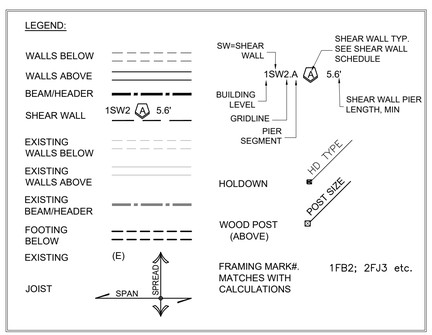
1. Installation: Microllam - laminated veneer lumber (LVL) is manufactured from thin sheets of veneer structural bonded together by Weyerhaeuser, shall be installed as noted by ICC ESR 1387 February 2019 recommendations.
2. Grade/Manufacturers Stamp: Microllam beams delivered to the project shall be stamped by the manufacturer. Grade Fb=2900psi and Modulus of Elasticity E=1.9X10^6 psi minimum.

PARALLAM BEAM NOTES:

1. Installation: Parallam beams, made of parallel strand lumber, by Weyerhaeuser, shall be installed as noted by NER 481 and ICC ESR 1387 February 2019 recommendations.
2. Grade/Manufacturer's Stamp: Parallam beams delivered to the project shall be stamped by the manufacturer.
3. Exterior Beams: Exterior exposed PSL members are to be Wolmanized PSL approved for exterior use. Any field alterations shall be performed, treated and sealed according to manufacturer's recommendations. Surface damage shall also be treated and sealed according to manufacturer's recommendations.
4. Preserve-Treated Beams: Fasteners for preservative-treated beams shall be hot dipped zinc-coated galvanized steel per ASTM A 153 or stainless steel. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. All other steel to be hot dipped zinc-coated galvanized or stainless steel.

Basic Wind Design Data

1. Ultimate Design Wind Speed, V_{ult} = 110 mph
   Nominal Design Wind Speed, $V_{asd} = V_{ult}*sqrt(0.6) = 85.2$ mph
2. Risk Category, II
3. Wind Exposure C
4. Internal Pressure Coefficient = ±0.18
5. Components & Cladding Design Wind Pressure q_z = 26 psf



Earthquake Design Data

1. Risk Category II
2. Seismic importance factor I = 1.0
3. Mapped spectral response accelerations
   Ss = 1.339
   S1 = 0.479
4. Site Class = D
5. Spectral response coefficients
   SDS = 1.071
   SD1 = 0.582
6. Seismic design category = D
7. Basic seismic force resisting systems
   a. Light-frame (wood) wall sheathed with wood structural panels
8. Design base shear V = 24.4
9. Seismic response coefficients
   a. Cs = 0.1648
10. Response modification factors
    a. R = 6.5
11. Equivalent Lateral Force Design Procedure
12. Redundancy ρ = 1.3
13. Overstrength Ω_o = 2.5

TYPICAL ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
ADD'L	ADDITIONAL
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE
ARCH	ARCHITECT
ARCH'L	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWS	AMERICAN WELDING SOCIETY
BLW	BELOW
BLD'G	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BN	BOUNDARY NAILING
BOF	BOTTOM OF FOOTING
BTM	BOTTOM
BTWN	BETWEEN
CALCS	CALCULATIONS
CANT	CANTILEVER
CBC	CALIFORNIA BUILDING CODE
CF	CUBIC FOOT
CJ	CONTROL JOINT
CLR	CLEAR
COL	COLUMN
CONC.	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CTR	CENTER(ED)
CTSK	COUNTERSINK
D	DEPTH
DBL	DOUBLE
DF	DOUGLAS FIR
DIA, Ø	DIAMETER
DIAPH	DIAPHRAGM
DIM	DIMENSION
DKG	DECKING
DL	DEAD LOAD
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
EA	EACH
EE	EACH END
EF	EACH FACE
ELEV	ELEVATION
EN	EDGE NAIL
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
FDN	FOUNDATION
FLR	FLOOR
FN	FIELD NAIL
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FRM'G	FRAMING
FT	FEET (FOOT)
FTG	FOOTING
ga.	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GLB	GLUED LAMINATED BEAM
GRD	GRADE
HD	HOLDOWN
HDR	HEADER
HGR	HANGER
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IN	INCHES
INFO	INFORMATION
INTER	INTERMEDIATE
JST	JOIST
KSI	KIPS PER SQUARE INCH
KO	KNOCK OUT
KP	KING POST

TYPICAL ABBREVIATIONS (CONT.)

LAT	LATERAL
LBS, #	POUNDS
LF	LINEAR FEET (FOOT)
LL	LIVE LOAD
LONG	LONGITUDINAL
LSL	TIMBER STRAND
LVL	MICROLAM
MAT'L	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH'L	MECHANICAL
MEMB	MEMBRANE
MANF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	MATERIAL
(N)	NEW
N/A	NON APPLICABLE
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPN'G	OPENING
OPP	OPPOSITE
OPT'L	OPTIONAL
PA	POST ABOVE
PB	POST BELOW
PAR	PARALLEL
PEN	PENETRATION
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLY	PLYWOOD
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLAM
PT	PRESSURE TREATED
QTY	QUANTITY
REF	REFERENCE
REINF	REINFORCEMENT
REQ'D	REQUIRED
RET	RETAINING
REV	REVISION
RND	ROUND
SCHED	SCHEDULE
SF	SQUARE FEET (FOOT)
SHT	SHEET
SHT'G	SHEATHING
SIM	SIMILAR
SNI	SILL NAIL
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ	SQUARE
SS	SELECT STRUCTURAL
STD	STANDARD
STL	STEEL
STR'L	STRUCTURAL
SY	SQUARE YARD
T	TOP
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
THRD	THREADED
THKN	THICKENED
TL	TOTAL LOAD
TN	TOE NAIL
TOS	TOP OF SHEATHING
TRANV	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
VL	VERSA-LAM
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE
WS	WELDED STUD
W.S.	WOOD SCREWS

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 5088
STRUCTURAL
STATE OF CALIFORNIA
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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

B

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 # PC2023-2644 # of Stories 2
Occupancy Classification R3/U
Use of Building SFR # of Units 1
Project Status UNDER PLAN CHECK
Construction Type VB2 - SPRINKLERED
Verified by ZZ
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:
~~We would not have to tear out the entire post tension slab if we use~~ Sika MB as the boiling, it will 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 - MM HG. SIKA MB PRODUCT WILL INSTALLED PER MANUFACTURER'S INSTRUCTION ON TOP OF EXISTING SLAB PER

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

Petitioner's 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 PAIL.
2) PROVIDE WRITTEN CERTIFICATION TO INSPECTOR THAT PRODUCT HAS BEEN INSTALL PER MANUFACTURER'S INSTRUCTION INSTRUCTION

Signature Position CHIEF BUILDING OFFICIAL Date 02-15-2024
Print Name LONEE LHAS

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: REC-00158282-2024 Forms\modif 08/21/23

SPECIAL INSPECTION NOTES:

1. General: In addition to the inspections required by section 110 of the 2019 CBC, the owner shall employ a special inspector during construction on the following types of work. All special inspections shall be performed in accordance with Chapter 17 of the 2019 CBC.
2. Concrete: See Special Inspection Sheet
3. Epoxy Anchors: Refer to ICC-ES Reports
4. Structural Wood: See Special Inspection Sheet

   A. Period inspection is required for all nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including:
      a Wood shear walls
      b. Wood diaphragms
      c. Drag struts and collectors
      d. Shear panels
      e. Hold-downs
      f. Braces

   Note: Special inspection is not required for wood shear walls, shear panels and diaphragms including nailing, bolting, anchoring and other fastening to other components of the seismic-force-resisting system, where the fastener spacing of the sheathing is more than 4"o.c.

8. Selection of the Special Inspector: The owner shall submit to the Architect a list of 3 firms chosen to perform the special inspection duties. The special inspection firm shall have at least 5 years of experience in the work to be inspected. The Architect shall recommend a firm from those submitted.
9. Field Inspector: All field inspectors shall have a minimum of 2 years experience in the specific construction being inspected

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

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH CBC 1710. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A LICENSED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
2. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE REQUIRED INSPECTIONS BY THE CITY OF NEWPORT BEACH.
3. THE OWNER SHALL EMPLOY A LICENSED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATION SITE VISITS, AND TO ISSUE ALL STRUCTURAL OBSERVATION REPORTS.
4. THE DESIGN ENGINEER SHALL IDENTIFY THE REQUIRED STRUCTURAL OBSERVATION SITE VISITS ON THE STRUCTURAL OBSERVATION SCHEDULE.
5. THE REQUIRED SITE VISITS SHALL AT A MINIMUM INCLUDE THE FOLLOWING:
   A. OBSERVATION OF THE FOUNDATION SYSTEM PRIOR TO FINAL CONCRETE POUR.
   B. OBSERVATION OF BUILDING FRAMING PRIOR TO CALLING FOR THE CITY OF NEWPORT BEACH "COMPLETE FRAMING INSPECTION"; AND,
   C. FINAL OBSERVATION OF THE COMPLETED STRUCTURE.

   ADDITIONAL SITE VISITS MAY BE NEEDED AS DETERMINED BY THE DESIGN ENGINEER OR STRUCTURAL OBSERVER.
6. THE STRUCTURAL OBSERVER SHALL PREPARE A STRUCTURAL OBSERVATION REPORT FOR EACH STAGE OF CONSTRUCTION OBSERVED. THE CITY OF NEWPORT BEACH "STRUCTURAL OBSERVATION REPORT" FORM, OR A SIMILARLY FORMATTED REPORT, SHALL BE USED FOR ALL STRUCTURAL OBSERVATION REPORT.
7. IF THE CITY'S FORM IS NOT USED, REPORTS SHALL BE ON STRUCTURAL OBSERVER'S LETTERHEAD, STATE SITE ADDRESS, PLAN CHECK & PERMIT NUMBERS, STAGES & ELEMENTS OBSERVED, DATE OBSERVED, & COMPLETE CONTACT INFORMATION FOR STRUCTURAL OBSERVER.
8. ALL STRUCTURAL OBSERVATION REPORTS, REGARDLESS OF FORM USED, SHALL INCLUDE THE LICENSE STAMP & SIGNATURE OF THE STRUCTURAL OBSERVER RESPONSIBLE FOR THE PROJECT.
9. EACH STRUCTURAL OBSERVATION REPORT SHALL BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE, PROJECT CONTRACTOR, AND THE BUILDING INSPECTOR.
10. THE CONTRACTOR SHALL RESOLVE ALL DEFICIENCIES & THE FINAL STRUCTURAL OBSERVATION REPORT ISSUED PRIOR TO FINAL INSPECTION OR ACCEPTANCE OF STRUCTURAL WORK BY THE BUILDING INSPECTOR.
11. THE FINAL STRUCTURAL OBSERVATION REPORT SHALL STATE THAT THE STRUCTURAL SYSTEM CONFORMS TO THE APPROVED CONSTRUCTION DOCUMENTS & THAT ALL PREVIOUSLY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED.
12. FINAL INSPECTION OR OTHER ACCEPTANCE OF THE STRUCTURAL SYS- TEM BY THE CHIEF BUILDING OFFICIAL OR DESIGNEE, WILL NOT OCCUR UNTIL THE FINAL STRUCTURAL OBSERVATION REPORT IS RECEIVED.
13. THE LICENSED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE ALL CONSTRUCTION DOCUMENT CHANGES RELATING TO THE STRUCTURAL SYSTEMS. REVIEW & APPROVAL OF SUCH CHANGES BY THE CHIEF BUILDING OFFICIAL, OR DESIGNEE, SHALL BE OBTAIN BY THE DESIGN PROFESSIONAL AND/OR CONTRACTOR PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF SAID CHANGES.

STRUCTURAL OBSERVATION SCHEDULE

SITE ADDRESS: 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	■ FOOTINGS, SLAB FOUNDATION, ANCHORS	OBSERVATION - AFTER REBAR INSTALLATION BEFORE CONCRETE IS PLACED
	☐ MAT FOUNDATION, PRESTRESSED CONC. SLAB	
	☐ CAISSON, PILE, GRADE BEAM	
	☐ OTHER:	
SHEAR WALLS	☐ CONCRETE	
	☐ MASONRY	
	■ WOOD OR MANUFACTURED SHEAR PANELS	BEFORE PAPER AND FINISHES APPLIED
	☐ OTHER:	
FRAMES	☐ STEEL MOMENT OR BRACED FRAME	
	☐ CONCRETE MOMENT FRAME	
	☐ MASONRY WALL FRAME	
	☐ OTHER:	
DIAPHRAGMS	☐ CONCRETE	
	☐ STEEL DECK	
	■ WOOD	BEFORE FINISHES APPLIED
	☐ OTHER:	
FINAL	■ FINAL OBSERVATION & REPORT	AFTER STRUCTURAL ITEMS COMPLETE BEFORE FINISHES APPLIED

FORM\STRUCTURAL OBSERVATION GENERAL NOTES & SCHEDULE 10-2011

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER — THOMAS J. BURKE — No. 5088 — STRUCTURAL — STATE OF CALIFORNIA
03/01/2024

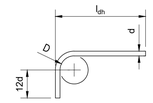
REVISIONS	BY
A 2023-12-07	CC/JC
B 2024-02-22	CC

SPECIAL INSPECTION NOTES

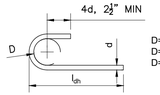
JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

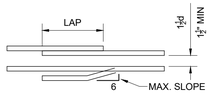


TYPICAL 90Ø BENDS
MAIN REINFORCEMENT

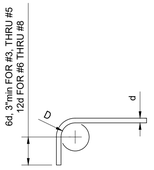


TYPICAL 180Ø BENDS MAIN
REINFORCEMENT

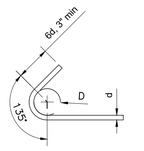
D=6d FOR #3 THRU #8
D=8d FOR #9 THRU #11
D=10d FOR #14 AND #18



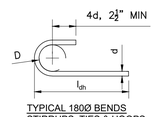
SEE TABLE FOR CONCRETE LAP
TYPICAL BAR LAPS



TYPICAL 90Ø BENDS
STIRRUPS, TIES & HOOPS



TYPICAL 135Ø BENDS
STIRRUPS, TIES & HOOPS



TYPICAL 180Ø BENDS
STIRRUPS, TIES & HOOPS

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

STRAIGHT BAR DEVELOPMENT, L_d

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

LAP SPLICE SCHEDULE, CLASS B

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

STANDARD HOOK DEVELOPMENT l_{dh}

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

SESIMIC STRAIGHT BAR DEVELOPMENT

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

SEISMIC LAP SPLICE SCHEDULE, CLASS B

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

SEISMIC HOOK DEVELOPMENT l_{dh}

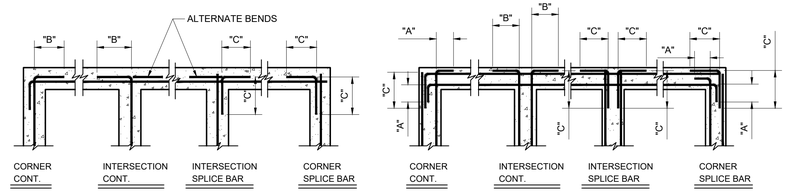
Fy=60 ksi NORMAL-WEIGHT CONCRETE, $1.25*l_{dh}$				
BAR SIZE	f'c=2500psi	f'c=3000psi	f'c=4000psi	f'c=5000psi
#3	12"	11"	9"	8"
#4	15"	14"	12"	11"
#5	19"	18"	15"	14"
#6	23"	21"	18"	16"
#7	27"	24"	21"	19"
#8	30"	28"	24"	22"
#9	34"	31"	27"	24"
#10	39"	35"	31"	27"
#11	43"	39"	34"	30"
#14	51"	47"	41"	36"
#18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

SEISMIC DEVELOPMENT AND LAP LENGTHS:
1. MINIMUM SEISMIC DEVELOPMENT AND LAP LOCATIONS
   A. SPECIAL CONCRETE SHEAR WALLS
      - LAP OF VERTICAL REINFORCEMENT AT BASE OF WALL
      - DEVELOPMENT OF REINFORCEMENT IN FOUNDATION ELEMENT
      - DEVELOPMENT OF DIAGONAL REBAR OF COUPLER BEAMS INTO WALLS
   B. SPECIAL CONCRETE MOMENT FRAMES
      - DEVELOPMENT OF LONGITUDINAL BEAM REINFORCEMENT IN CONFINED CORE OF COLUMN. ANY PORTION OF STRAIGHT BAR DEVELOPMENT OUTSIDE THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.
      - COLUMN LONGITUDINAL REBAR DEVELOPMENT INTO FOUNDATION ELEMENTS.
2. SEE PLAN AND DETAILS FOR ADDITIONAL SEISMIC DEVELOPMENT AND LAP LOCATIONS

NOTES:
1. TOP BARS ARE DEFINED AS HORIZONTAL REINFORCEMENT WHERE MORE THAN 12" OF FRESH CONCRETE IS PLACED BELOW THE BARS BEING DEVELOPED OR SPLICED
2. VALUES IN TABLES ABOVE ARE FOR NORMAL WEIGHT CONCRETE ONLY. INCREASE LENGTHS BY 33.3% (MULTIPLY BY 1.33) FOR LIGHTWEIGHT CONCRETE
3. #14 AND #18 REQUIRE WELDED SPLICE OR MECHANICAL SPLICE
4. FOR F'c GREATER THAN 5000 PSI, USE VALUES FOR F'c = 5000 PSI.
5. FOR F'C = 4500 PSI, USE VALUES FOR F'c = 4000 PSI.

CONCRETE REBAR DEVELOPMENT, LAP SPLICES AND BENDS

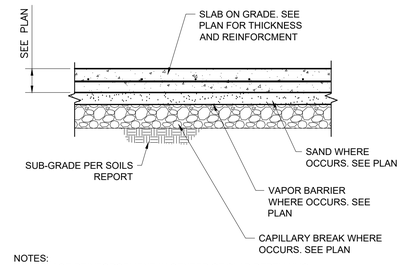
DETAIL scale ¾"=1'-0" (13)



"A" = 16d OR ⅔ 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 ¾"=1'-0" (5)



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

TYPICAL SLAB ON GRADE DETAIL

DETAIL scale ¾"=1'-0" (9)

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 5088
STRUCTURAL
STATE OF CALIFORNIA
03/01/2024

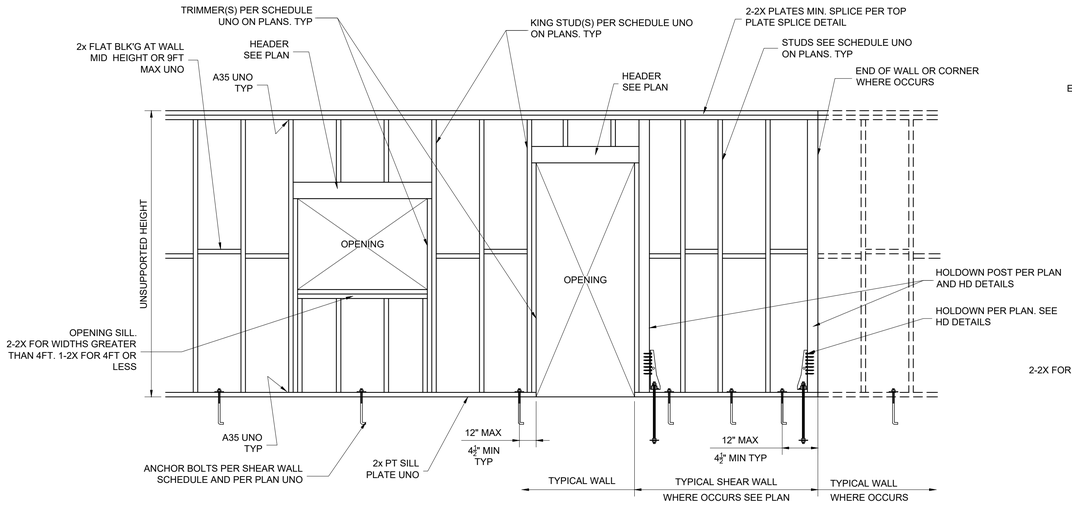
REVISIONS	BY

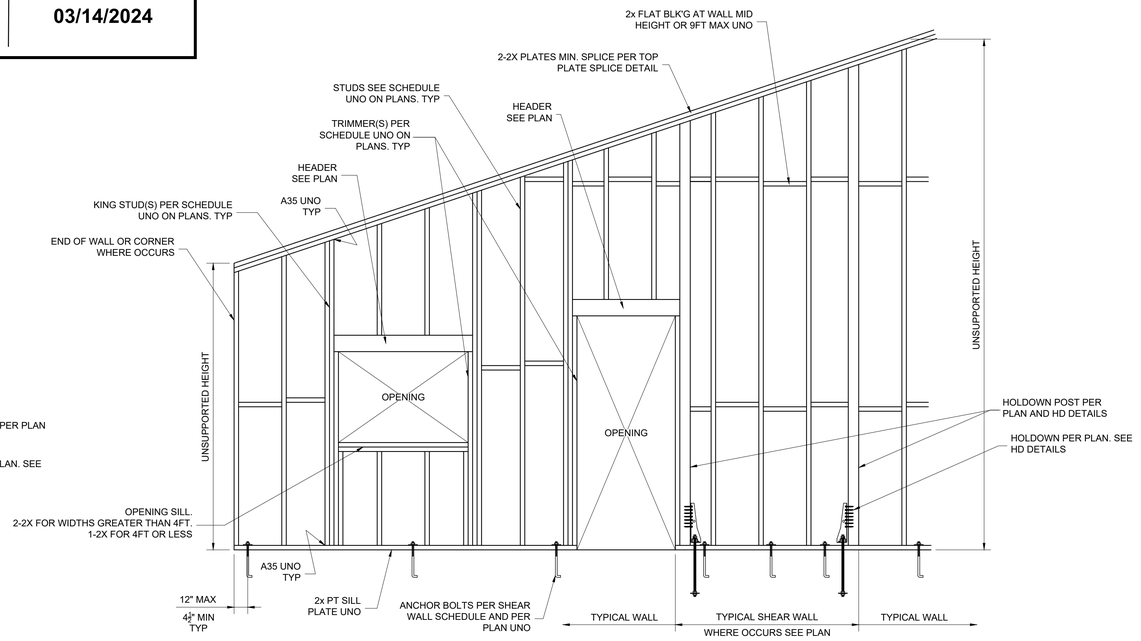
CONCRETE TYPICAL DETAILS

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 ST1.0
OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024





TYPICAL EXTERIOR WALL STUDS

SUPPORTING	MAX LATERALLY UNSUPPORTED HEIGHT											
	8FT			10FT			12FT			14FT	18FT	
	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL	4" WALL	6" WALL	8" WALL
ROOF ONLY OR FLOOR ONLY	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c. 2-2x@16o.c.	2x@12"o.c. 3x@16"o.c. 2-2x@16o.c.
1 FLOOR + ROOF	2x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2x@12"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c. 2-2x@16o.c.	2x@12"o.c. 3x@16"o.c. 2-2x@16o.c.
2 FLOOR + ROOF	2x@12"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@16"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@12"o.c. 4x@12"o.c. 4x6FLAT@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	3x@12"o.c. 2-2x@16o.c.	2x@12"o.c. 3x@16"o.c. 2-2x@16o.c.
3 FLOOR + ROOF	2-2x@16"o.c. 3x@16"o.c.	2x@16"o.c.	2x@16"o.c.	2-2x@12"o.c. 4x@16"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@16"o.c.	2x@12"o.c. 3x@16"o.c.	2x@16"o.c.	4x6FLAT@12"o.c. 4x8FLAT@16"o.c.	3x@12"o.c. 2-2x@12"o.c. 4x@16o.c.	3x@16"o.c. 2-2x@16o.c.
4 FLOOR + ROOF	2-2x@16"o.c. 3x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x@12"o.c.	2x@16"o.c.	2x@16"o.c.	4x6FLAT@12"o.c. 4x8FLAT@16"o.c.	2x@16"o.c. 3x@16"o.c.	2x@16"o.c.	---	4x@12"o.c. 6x@16o.c.	3x@16"o.c. 2-2x@16o.c.

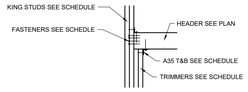
TYPICAL INTERIOR STRUCTURAL WALL STUDS

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

TYPICAL TRIMMERS AND KING STUDS

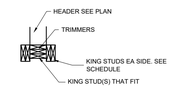
MAX OPENING WIDTH	MIN. TRIMMER	MIN. KING STUD	MIN. CONNECTION TO HEADER
4'-0"	1-2x	1-2x	4-16d
12'-0"	2-2X	2-2X	4-16d +1-A35
16'-0"	3-2X	3-2X	4-16d + 2-A35
OVER 16'-0"	PER PLAN	PER PLAN	PER PLAN

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



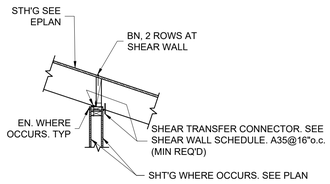
TYPICAL HEADER CONNECTION

NOTES:
1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLANS
2. DESIGN LOADS
   a. FLOOR = 850 PLF / FLOOR
   b. ROOF = 450 PLF
   c. WIND MWFR (OUT OF PLANE) = 35 PSF (LRFD)
   d. SEISMIC (0UT OF PLANE) = 21 PSF (LRFD)
   e. WIND C&C (OUT OF PLANE) = 45 PSF (LRFD)
3. DEFLECTION LIMIT L/180

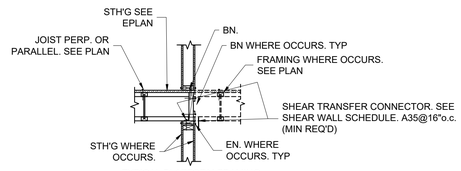


TYPICAL HEADER TO PERPENDICULAR WALL PLAN VIEW

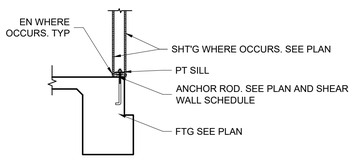
NOTES:
1. USE THIS SCHEDULE UNLESS NOTED OTHERWISE ON PLANS
2. DESIGN LOADS
   a. FLOOR = 850 PLF / FLOOR
   b. ROOF = 450 PLF
   c. LIVE LOAD OUT OF PLANS = 5 PSF
   d. SEISMIC (0UT OF PLANE) = 6 PSF (LRFD)
3. DEFLECTION LIMIT L/240



TYPICAL WALL TO SLOPED FRAMING



TYPICAL PLATFORM FRAMING



TYPICAL WALL TO FOUNDATION

TYPICAL WALL FRAMING UNO ON PLANS

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER
JAMES J. BURKE
No. 5088
STRUCTURAL
STATE OF CALIFORNIA
03/01/2024

REVISIONS	BY

TYPICAL DETAILS
WOOD

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 ST2.0
OF SHEETS

DETAIL

scale ¾"=1'-0" 20

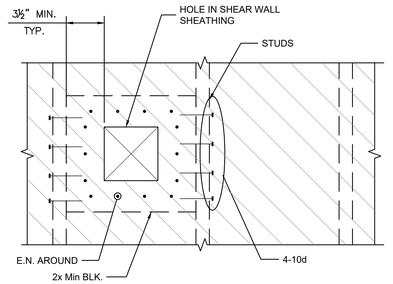
ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

FASTENING SCHEDULE (PER 2019 CBC, TABLE 2304.10.1)

CONNECTION	FASTENING	LOCATION
1. Joist to sill or girder	3-8d common (2½"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail
2. Bridging to joist	2-8d common (2½"x0.131") 2-3"x0.131" nails 2-3" 14 gage staples	toenail each end
3. 1"x6" subfloor or less to each joist	2-8d common (2½"x0.131")	face nail
4. Wider than 1"x6" subfloor to each joist	3-8d common (2½"x0.131")	face nail
5. 2" subfloor to joist or girder	2-16d common (3½"x0.162")	blind and face nail
6. Sole plate to joist or blocking	16d (3½"x0.135") at 16"o.c. 3"x0.131" nails at 8"o.c. 3" 14 gage staples at 12"o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3-16d (3½"x0.135") at 16"o.c. 4-3"x0.131" nails at 16"o.c. 4-3" 14 gage staples at 16"o.c.	braced wall panels
7. Top plate to stud	2-16d (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	end nail
8. Stud to sole plate	4-8d common (2½"x0.131") 4-3"x0.131" nails 3-3" 14 gage staples	toenail
	2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	end nail
9. Double studs	16d (3½"x0.135") at 24"o.c. 3"x0.131" nail at 8"o.c. 3" 14 gage staples at 8"o.c.	face nail
10. Double top plates	16d (3½"x0.135") at 16"o.c. 3"x0.131" nail at 12"o.c. 3" 14 gage staple at 12"o.c.	typical face nail
Double top plates	8-16d common (3½"x0.162") 12-3"x0.131" nails 12-3" 14 gage staples	lap splice
11. Blocking between joists or rafters to top plate	3-8d common (2½"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail
12. Rim joist to top plate	8d (2½"x0.131") at 6"o.c. 3"x0.131" nail @ 6"o.c. 3" 14 gage staple at 6"o.c.	toenail
13. Top plates, laps and intersections	2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (3½"x0.162")	16"o.c. along edge
15. Ceiling joist to plate	3-8d common (2½"x0.131") 5-3"x0.131" nails 5-3" 14 gage staples	toenail
16. Continuous header to stud	4-8d common (2½"x0.131")	toenail
17. Ceiling joists, laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common (3½"x0.162") min. Table 2308.10.4.1 4-3"x0.131" nails 4-3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3-16d common (3½"x0.162") min. Table 2308.10.4.1 4-3"x0.131" nails 4-3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1. Table 2308.10.1)	3-8d common (2½"x0.131") 3-3"x0.131" nails 3-3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2-8d common (2½"x0.131") 2-3"x0.131" nails 3-3" 14 gage staples	face nail
21. 1"x8" sheathing to each bearing	3-8d common (2½"x0.131")	face nail
22. Wider than 1"x8" sheathing to each bearing	3-8d common (2½"x0.131")	face nail
23. Built-up corner studs	16d common (3½"x0.162") 3"x0.131" nails 3" 14 gage staples	24"o.c. 16"o.c. 16"o.c.
24. Built-up girder and beams	20d common (4"x0.192") 32"o.c. 3"x0.131" nail at 24"o.c. 3" 14 gage staple at 24"o.c.	face nail at top & bottom staggered on opposite sides
	2-20d common (4"x0.192") 3-3"x0.131" nails 3-3" 14 gage staples	face nail at ends and at each splice
25. 2" planks	16d common (3½"x0.162")	at each bearing
26. Collar tie to rafter	3-10d common (3"x0.148") 4-3"x0.131" nails 4-3" 14 gage staples	face nail
27. Jack rafter to hip	3-10d common (3"x0.148") 4-3"x0.131" nails 4-3" 14 gage staples	toenail
	2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	face nail
28. Roof rafter to 2-by ridge beam	2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	toenail
	2-16d common (3½"x0.162") 3-3"x0.131" nails 3-3" 14 gage staples	face nail
29. Joist to band joist	3-16d common (3½"x0.162") 4-3"x0.131" nails 4-3" 14 gage staples	face nail
30. Ledger strip	3-16d common (3½"x0.162") 4-3"x0.131" nails 4-3" 14 gage staples	face nail at each joist
31. Wood structural panels and Subfloor, roof and wall sheathing (combination subfloor-underlayment to framing)	½" & less	6d[c] 2½"x0.113" nail[d] 15/16 gage[e]
	19/32" to ¾"	8d[c] or 8d[d] 2½"x0.113" nail[d] 2"16 gage[e]
	⅞" to 1" 1⅛" to 1¼"	8d[c] 10d[c] or 8d[d]
Single floor (combination subfloor-underlayment to framing)	¾" & less ⅞" to 1" 1⅛" to 1¼"	6d[d] 8d[c] 10d[c] or 8d[d]
32. Panel siding (to framing)	½" or less ⅝"	6d[f] 8d[f]
33. Fiberboard sheathing[g]	½"	No.11 gage roofing nail[h] 6d common nail (2"x0.113") No.16 gage staple[i]
	25/32"	No.11 gage roofing nail[h] 8d common nail (2⅜"x0.113") No.16 gage staple[i]
34. Interior paneling	¼" ⅜"	4d[f] 6d[f]

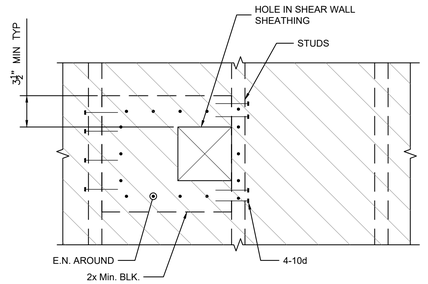
For SI: inch = 25.4mm

a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. for nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d-2"x0.113"; 8d-2½"x0.131"; 10d-3"x0.148").
d. Common (6d-2"x0.113"; 8d-2½"x0.131"; 10d-3";x0.148").
e. Deformed shank (6d-2"x0.113"; 8d-2½"x0.131"; 10d-3"x0.148")
f. Corrosion-resistant siding (6d-1⅞"x0.106"; 8d-2⅜"x0.128") or casing (6d-2"x0.099"; 8d-2½"x0.113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion-resistant roofing nails with 7/16-inch diameter head and 1½-inch sheathing and 1¾-inch length for 25/32-inch sheathing.
i. Corrosion-resistant staples with nominal 7/16-inch crown or 1-inch crown and 1⅛-inch length for ½-inch sheathing and 1½-inch length for 25/32-inch sheathing. Panel supports at 16 inches (20 inches if strength axis int he long direction of the panel, unless otherwise marked).
j. Casing (1½"x0.080") or finish (1½"x0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inhes on panel edges, 12 inches at intermediate supports.
l. For roof sheathing applications, 8d nails (2½"x0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.



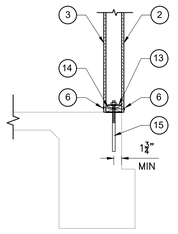
NOTES
1. MAX OPENING IN STH'G = 9"X9"
2. 48" MIN SPACING BETWEEN OPENINGS
3. DO NOT LOCATE OPENING IN WALL PIER WITH HEIGHT/WIDTH RATIO GREATER THAN 1

DETAIL scale ¾"=1'-0" 5

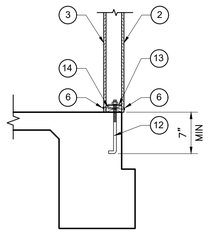


NOTES
1. MAX OPENING IN STH'G = 9"X9"
2. 48" MIN SPACING BETWEEN OPENINGS
3. DO NOT LOCATE OPENING IN WALL PIER WITH HEIGHT/WIDTH RATIO GREATER THAN 1

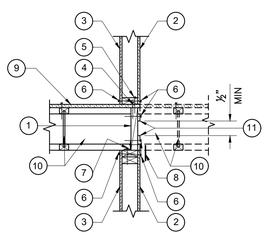
DETAIL scale ¾"=1'-0" 8



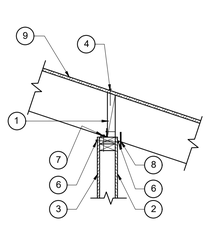
EXISTING FOUNDATION SHEAR TRANSFER DETAIL



NEW FOUNDATION SHEAR TRANSFER DETAIL



FRAMING SHEAR TRANSFER DETAIL



FRAMING SHEAR TRANSFER DETAIL

FRAMING NOTES
1 SHEAR TRANSFER BLK'G OR RIM - SEE SCHEDULE AND FRAMING DETAILS
2. SHEAR PANEL ON ONE SIDE
3. SHEAR PANEL ON SECOND SIDE WHERE OCCURS - SEE PLAN
4. BOUNDARY NAILING (BN) PROVIDE ¾" MINIMUM EDGE DISTANCE. INTERIOR SHEAR WALLS REQUIRE DOUBLE BOUNDARY NAILING, 2 ROWS, (WALLS WHERE THE DIAPHRAGM EXTENDS PAST EACH SIDE OF THE WALL).
5. SILL NAILING (SN) - SEE SCHEDULE
6. EDGE NAILING (EN) - SEE SCHEDULE
7. SHEAR TRANSFER HARDWARE A35 - SEE SCHEDULE
8. SHEAR TRANSFER HARDWARE LTP4 - SEE SCHEDULE
MAY BE INSTALLED OVER ½" SHT'G WITH 8d COMMON NAIL (2½" LENGTH)
9. HORIZONTAL DIAPHRAGM - SEE PLANS
10. FRAMING PERPENDICULAR OR PARALLEL TO WALL - SEE PLANS
11. EXTERIOR FACE OF SHEAR PANEL MAY BE EXTENDED 2" MINIMUM TO BLK'G/RIM IN ORDER TO OMIT SHEAR TRANSFER HARDWARE FOR SINGLE SIDED SHEAR WALL (SHEAR TRANSFER HARDWARE STILL REQUIRED FOR DOUBLE SIDED OR PANEL ON INSIDE FACE OF WALL)
12. ANCHOR BOLT - SEE SHEAR WALL SCHEDULE
13. PLATE WASHER - SEE SHEAR WALL NOTES AND PLATE WASHER DETAIL
14. PRESERVE TREATED SILL PLATE - SEE SCHEDULE
15. EPOXY ANCHOR BOLT, 7" MIN EMBED, SIMPSON SET-XP EPOXY - SEE SHEAR WALL SCHEDULE. SEE EPOXY NOTES ON SHEET SN1. SPECIAL INSPECTION REQUIRED

SHEATHING MATERIAL	MIN. NOMINAL PANEL THICKNESS (in.)	MIN FASTENER PENETRATION	NAIL COMMON WIRE	FASTENER SPACING AT PANEL EDGE (EN)	FASTENER SPACING AT INTERMEDIATE SUPPORTS (FN)	ALLOWABLE SHEAR PLF ASD	SILL PLATE MINIMUM THICKNESS	Min Shear Transfer Blk'g or Rim	SILL ATTACHMENT (wood to wood)	SILL ATTACHMENT (to concrete)	SIMP. SHEAR TRANSFER HARDWARE MAX SPACING (IN. O.C.) A35	SIMP. SHEAR TRANSFER HARDWARE MAX SPACING (IN. O.C.) LTP4	DESIGNATION ON DRAWINGS
WOOD STRUCTURAL PANELS - APA RATED SHEATHING	15/32	1½"	10d	6"	12"	310	2x	1½ LSL / 2X	16d@8"o.c. or SDWS 0.220"x6"@12"o.c.	⅝"ØA.B.@48"o.c.	@ 24"o.c.	@ 24"o.c.	A
				4"	12"	460	2x	1½ LSL / 2X	SDWS 0.220"x6"@10"o.c.	⅝"ØA.B.@32"o.c.	@ 16"o.c.	@ 16"o.c.	B
				3"	12"	600	2x	1½ LSL / 2X	SDWS 0.220"x6"@8"o.c.	⅝"ØA.B.@24"o.c.	@ 12"o.c.	@ 12"o.c.	C
				2"	12"	770	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ØA.B.@16"o.c.	@ 8"o.c.	@ 8"o.c.	D
WOOD STRUCTURAL PANELS - STRUCTURAL 1 GRADE	15/32	1½"	10d	6"	12"	340	2x	1½ LSL / 2X	16d@7"o.c. or SDWS 0.220"x6"@12"o.c.	⅝"ØA.B.@48"o.c.	@ 24"o.c.	@ 16"o.c.	E
				4"	12"	510	2x	1½ LSL / 2X	SDWS 0.220"x6"@8"o.c.	⅝"ØA.B.@32"o.c.	@ 16"o.c.	@ 12"o.c.	F
				3"	12"	665	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ØA.B.@24"o.c.	@ 12"o.c.	@ 12"o.c.	G
				2"	12"	870	2x	3½ PSL / 4X	SDWS 0.220"x6"@6"o.c.	⅝"ØA.B.@16"o.c.	@ 8"o.c.	@ 8"o.c.	H

Shear Wall Notes
1. Block edges
2. Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where
(A) Nails are spaced 2" on center at adjoining panel edges.
(B) 10d common nails having penetration into the framing members and blocking of mare than 1½" are specified at 3"o.c. or less at adjoining panel edges.
(C) The required nominal unit shear capacity exceeds 350psf.
3. Where panels applied on both faces of a wall and nail spacing is less than 6" o.c. on either side, panel joints shall be offset to fall on different framing members, or framing shall be 3" nominal or thicker at adjoining panel edges and nails on each side shall be staggered.
4. Foundation anchor bolts shall have a steel plate washer under each nut not less than 0.229"x3"x3" square plate washer. The hole in the plate washer shall be permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1¾", provided a standard cut washer is placed between the plate washer and the nut. The plate washer shall extend to within ½" of the edge of the bottom plate on the side(s) with sheathing.
5. Nails in preserve treated lumber shall be galvanized. Galvanized nails shall be hot dipped or tumbled.
6. Pier sheathing and nailing to extend across entire wall.
7. All other exterior ply shall be :
15/32" APA Rated Sheathing Panels w/ 10d @ 6" o.c. EN
@ 12" o.c. FN
8. Double sided shear walls required 2 times (2x) the sill attachment and shear transfer hardware attachments listed in the schedule. Install sill nail/screw fasteners in two rows.
9. Use sawn lumber shear transfer blk'g/rim with sawn lumber joist/rafters framing. Use LVL or PSL with TJI, LVL and other structural composite lumber joist/rafters framing.
10. SDWS min edge distance = 3/8", Min spacing between rows = 1". Stagger SDWS. Min penetration into blk'g/rim = 2".
11. Maximum stud spacing = 16"o.c.
12. Nails shall be located at least ½" from the panel edges.
13. The width of shear transfer members (rim/blk'g) receiving Diaphragm Boundary Nailing (BN) shall be 4" nominal or greater. Use 2 rows of nails offset ½"

ADDITIONAL NOTES

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)

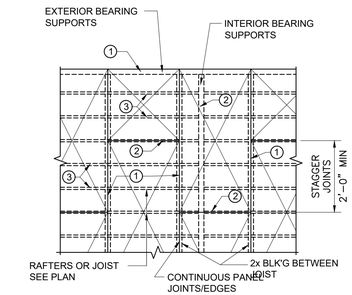
d. Anchor bolts shall include steel plate washers, a minimum of 0.229" x 3" x 3" in size, between sill plate and nut R602.11.1 (Acceptable alternate SDPWS 4.3.6.4.3)

e. Fasteners and connectors to be galvanized for preservative treated wood. CBC 2304.10.6.1

A

SHEAR WALL SCHEDULE & SHEAR TRANSFER DETAILS

DETAIL scale ¾"=1'-0" 18



DETAIL scale ¾"=1'-0" 10

Shear Wall Notes
1. Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where nails are spaced 2" on center.
2. Framing at adjoining panel edges shall be 3" nominal or wider, and nails shall be staggered where both the following conditions occurs:
(A) 10dx3" nails having a penetration into framing of more than 1½" and
(B) nails are spaced 3" on center.
3. Where panels applied on both faces of a wall and nail spacing is less than 6" o.c. on either side, panel joints shall be offset to fall on different framing members, or framing shall be 3" nominal or thicker at adjoining panel edges and nails on each side shall be staggered.
4. Where shear values exceed 350plf, all framing members receiving edge nailing from abutting panels shall not be less than a single 3" nominal member. Wood structural panel joint and sill plate nailing shall be staggered. Sill plates shall not be less than a 3" nominal member. Min 3x3x.229" square plate washers shall be used with all anchor bolts in shear wall sill plates.
5. Galvanized nails shall be hot dipped or tumbled.

DIAPHRAGM SHEATHING

NOTES:
1. BOUNDARY NAIL (BN) AT EDGES OF DIAPHRAGM AND AT CONTINUOUS PANEL EDGES.

2. EDGE NAIL (EN) EDGES OF ALL SHEETS. EDGE NAIL AT BEARING SUPPORTS

3. INTERMEDIATE NAILING (FIELD NAILING, FN) @ 12"o.c.

4. SEE PLAN FOR SHEATHING TYPE, THICKNESS AND NAILING

5. LONG DIMENSION OF SHEATHING SHALL RUN PERPENDICULAR TO JOIST OR RAFTERS

6. MIN. EDGE DISTANCE FOR SHEATHING NAILS SHALL BE ⅜"

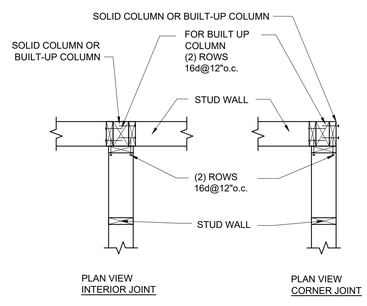
7. MINIMUM SHEATHING PANEL SIZE SHALL BE 2'-0"x4'-0"

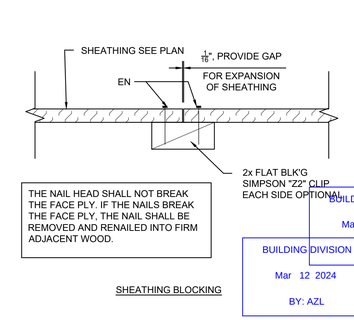
8. PROVIDE 1/16" GAP BETWEEN ADJACENT SHEETS OF SHEATHING.

9. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" o.c. OR 2½" o.c.

10. FRAMING AT ADJOINING PANELS EDGES SHALL BE 3" NOMINAL OR WIDER, AND NAILS SHALL BE STAGGERED WHERE BOTH OF THE FOLLOWING CONDITIONS ARE MET: (a) 10d NAILS HAVING PENETRATION INTO FRAMING OF MORE THAN 1½" AND (b) NAILS ARE SPACED 3" o.c. OR LESS.

DETAIL scale ¾"=1'-0" 15





SHEATHING BLOCKING

BUILDING DIVISION
Mar 14 2024
BUILDING DIVISION BY: AZL
Mar 12 2024
BY: AZL

DETAIL scale ¾"=1'-0" 19

DETAIL scale ¾"=1'-0" 20

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

REGISTERED PROFESSIONAL ENGINEER JOHN J. SALAT No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

REVISIONS	BY
4 2023-12-07	CC/JC

TYPICAL DETAILS
WOOD

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

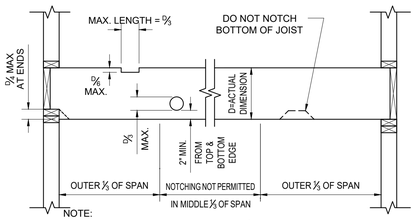
DATE 2023-07-11
SCALE AS SHOWN
DRAWN BY JC/CC
JOB NO. 23060
SHEET ST2.1
OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

TABLE 1: MAXIMUM SIZES FOR CUTS IN 2x JOISTS

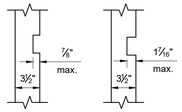
Joist Size	Max. Hole	Max. Notch Depth	Max. End Notch
2x4	none	none	none
2x6	1½"	⅞"	1⅜"
2x8	2⅜"	1¼"	1¼"
2x10	3"	1½"	2⅛"
2x12	3¾"	1⅞"	2⅞"

FIG. 1: PLACEMENT OF HOLES IN 2x JOIST



NOTE:
1. HOLES ONLY PERMITTED IN MIDDLE ⅓ OF SPAN
2. MIN CLEAR SPACE BETWEEN HOLES = 4x DIA.

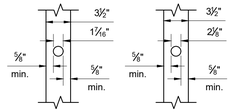
FIG. 2: NOTCHES IN 2x4 STUDS



25% allowed in exterior and bearing walls

40% allowed in any non -bearing wall

FIG. 3: BORED HOLES IN 2x4 STUDS



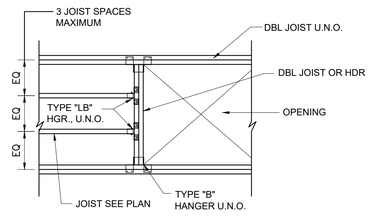
40% allowed in any wall

60% allowed in any non-bearing wall or in bearing walls with not more than two successive studs bored and doubled

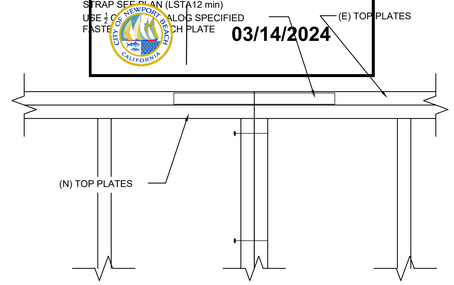
FIGURES 2 AND 3 ILUSTRATE 25%, 40% AND 60% NOTCHES OR HOLES IN 2x4s (e.g. 0.25x3½ = 0.875 OR ⅞").
THESE PERCENTAGES APPLY TO STUDS OF ANY SIZE.

NOTCHING AND BORING

DETAIL scale ¾"=1'-0" (6)

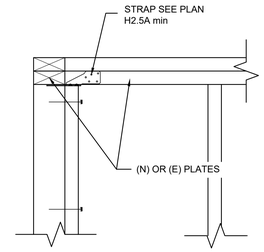


DETAIL scale ¾"=1'-0" (2)



(N) WALL PARALLEL TO (E) WALL

DETAIL scale ¾"=1'-0" (4)



(N) WALL PERPENDICULAR TO (E) WALL

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

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

REVISIONS	BY

WOOD TYPICAL DETAILS

JOHN SALAT

ADDITION/REMODEL

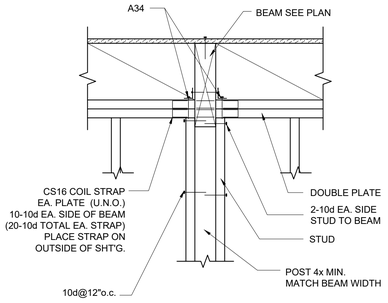
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

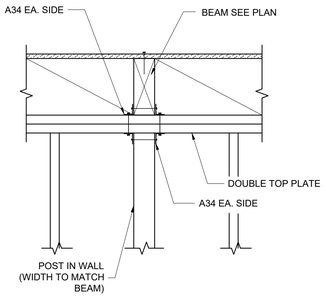
DATE 2023-07-11
SCALE AS SHOWN
DRAWN BY JC/CC
JOB NO. 23060
SHEET ST2.2
OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



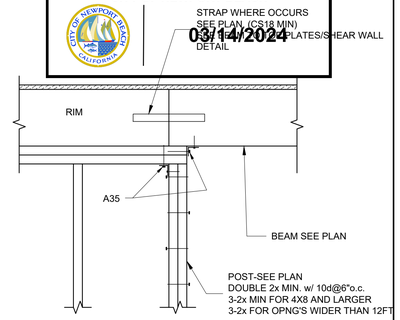
POST IN WALL DETAIL

DETAIL scale ¾"=1'-0" (1)

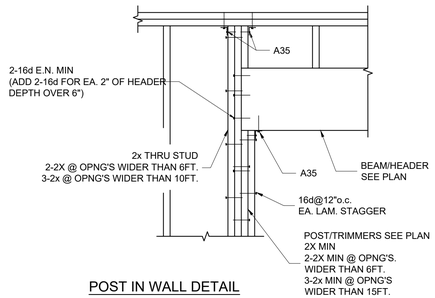


POST IN WALL DETAIL

DETAIL scale ¾"=1'-0" (2)

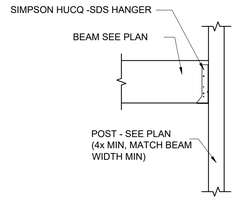


DETAIL scale ¾"=1'-0" (3)

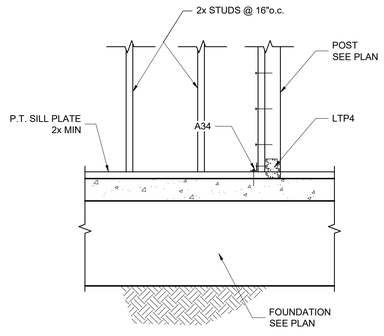


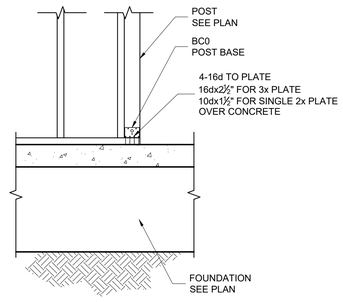
POST IN WALL DETAIL

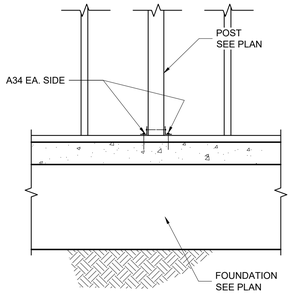
DETAIL scale ¾"=1'-0" (4)

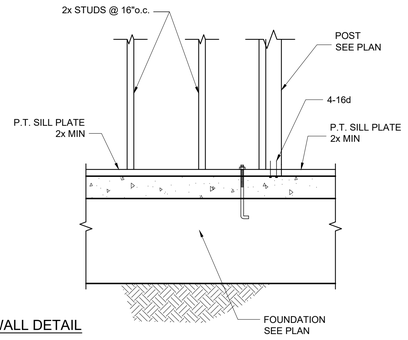


DETAIL scale ¾"=1'-0" (5)



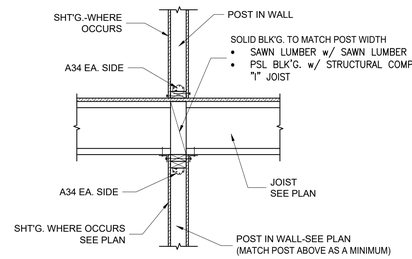




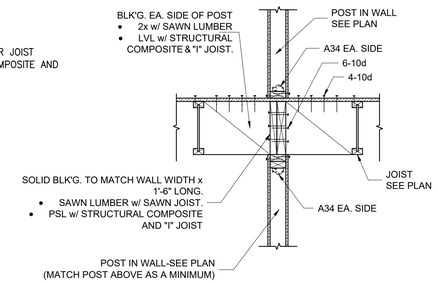


POST IN WALL DETAIL

DETAIL scale ¾"=1'-0" (12)



POST IN WALL DETAIL



DETAIL scale ¾"=1'-0" (9)

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 5088
STRUCTURAL
STATE OF CALIFORNIA
03/01/2024

REVISIONS	BY

POST IN WALL TYPICAL DETAIL

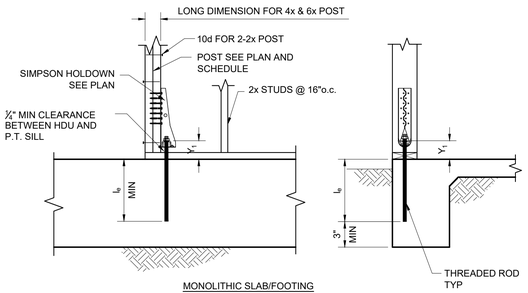
JOHN SALAT

ADDITION/REMODEL

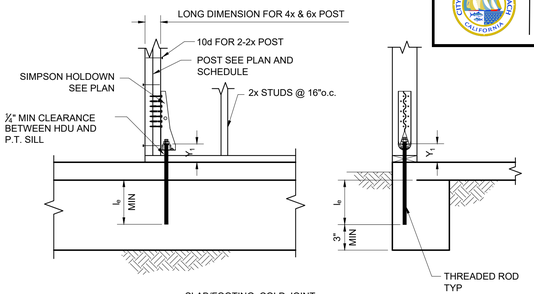
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE 2023-07-11
SCALE AS SHOWN
DRAWN BY JC/CC
JOB NO. 23060
SHEET ST3.0
OF SHEETS

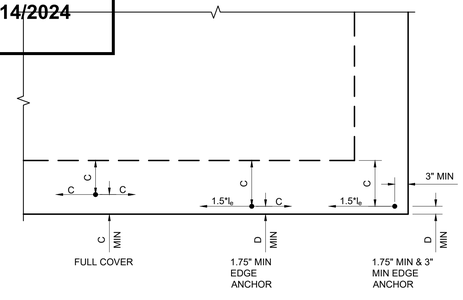
ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



MONOLITHIC SLAB/FOOTING



SLAB/FOOTING COLD JOINT



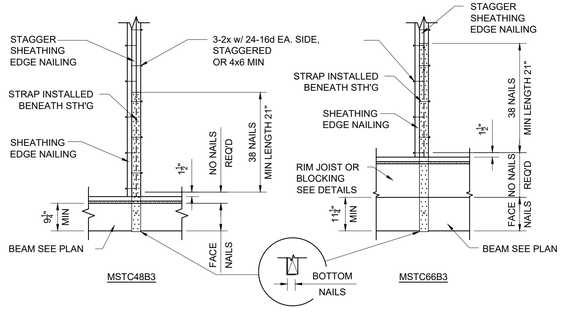
PLAN VIEW - FOUNDATION

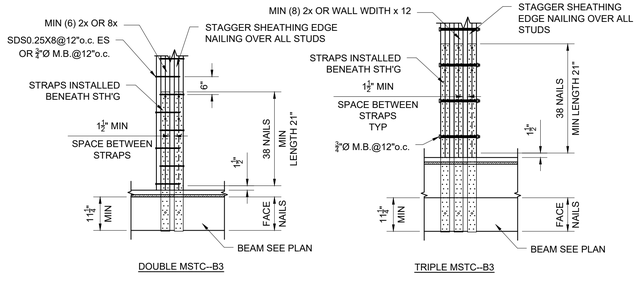
SIMPSON HOLDOWN	ANCHOR SIZE	MIN Embedment Depth, l_e ANCHOR CONDTIONS								STRETCH LENGTH		FASTENERS	MIN POST U.N.O.	CAPACITY (ASD) (1.6 SEISMIC)	ICC-ESR	IAPMO	LARR
		FULL COVER		1.75" EDGE			1.75" & 3" EDGE			Y_1 MIN	Y_1 MAX						
		l_e	C MIN	l_e	C MIN	D MIN	l_e	C MIN	D MIN								
DTT1Z	⅜"Ø	3.5"	5.5"	8.25"	4.25"	1.75"	8.25"	4.25"	1.75"	3"	6"	(8) 10dx1½"	2x	910#		ER-130	RR25818
DTT2Z	½"Ø	5.5"	12"	11"	4.25"	1.75"	11"	4.25"	1.75"	4"	6"	8-SDS¼"x2½"	2-2x w/ 10-10d	2,145#	ESR-2330		RR25720
HDU2	⅝"Ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	6-SDS¼"x2½"	2-2x w/ 10-10d	3,075#	ESR-2330		RR25720
HDU4	⅝"Ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	10-SDS¼"x2½"	2-2x w/ 14-10d	4,565#	ESR-2330		RR25720
HDU5	⅝"Ø	8.0"	12.0"	15.5"	4.25"	1.75"	15.5"	4.25"	1.75"	5"	6"	14-SDS¼"x2½"	2-2x w/ 16-10d	5,645#	ESR-2330		RR25720
HDU8	⅞"Ø	12.0"	20.0"	28"	6"	2"	28"	6"	2"	7"	9"	20-SDS¼"x2½"	4x6	7,870#	ESR-2330		RR25720
HDU11	1"Ø	14.0"	21.0"	36"	6"	2"	36"	6"	2"	8"	10"	30-SDS¼"x2½"	4x8	11,175#	ESR-2330		RR25720
HDU14	1"Ø	14.0"	21.0"	36"	6"	2"	36"	6"	2"	8"	10"	36-SDS¼"x2½"	6x6	14,445#	ESR-2330		RR25720
HD19	1½"Ø	18.5"	32.0"	56.25"	6"	2"	56.25"	6"	2"	10"	12"	5-1"Ø M.B.	6x8	19,360#		ER-143	RR25828

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

DETAIL

scale ¾"=1'-0" (9)





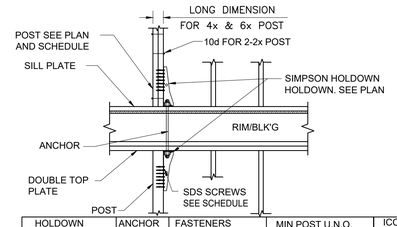
MODEL NO.	FASTENERS FACE	BOTTOM	POST	CAPACITY ASD, C_n=1.6 SINGLE	DOUBLE	TRIPLE
MSTC48B3	12-10d	4-10d	38-10d	3.975 KIPS	7.353 KIPS	10.136 KIPS
MSTC66B3	18-10d	4-10d	38-10d	4.505 KIPS	7.658 KIPS	11.487 KIPS

ICC-ES ESR-2105, LA RR25713

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

DETAIL

scale ¾"=1'-0" (17)



HOLDOWN	ANCHOR	FASTENERS	MIN POST U.N.O.	ICC-ES ESR	IAPMO	LA RR
HDU2-SDS2.5	⅝"Ø	6-SDS¼x2½"w.s.	2-2x w/ 10-10d	ESR-2330		RR25818
HDU4-SDS2.5	⅝"Ø	10-SDS¼x2½"w.s.	2-2x w/ 14-10d	ESR-2330		RR25818
HDU5-SDS2.5	⅝"Ø	14-SDS¼x2½"w.s.	2-2x w/ 16-10d	ESR-2330		RR25818
HDU8-SDS2.5	⅞"Ø	20-SDS¼x2½"w.s.	4x6	ESR-2330		RR25818
HDU11-SDS2.5	1"Ø	30-SDS¼x2½"w.s.	4x8	ESR-2330		RR25818
HDU14-SDS2.5	1"Ø	36-SDS¼x2½"w.s.	6x6	ESR-2330		RR25818
HD19	1½"Ø	5-1"Ø M.B.	6x8		ER-413	RR25828

1. ANCHORS SHALL BE ASTM A36 THREADED ROD
2. HDU14 REQUIRES HEAVY HEX ANCHOR NUT @ HD SEAT
3. SEE PLAN, POST IN WALL DETAILS AND POST TO BEAM DETAILS FOR ADDITIONAL POST SIZE REQUIREMENTS.

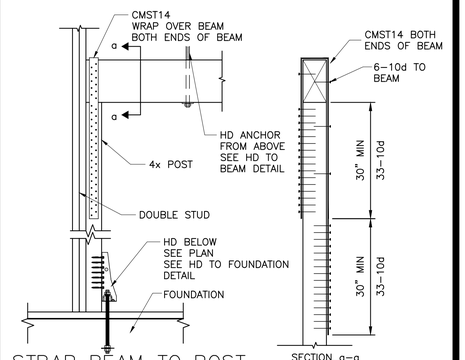
WOOD TO WOOD HD DETAIL

DETAIL

scale ¾"=1'-0" (14)

DETAIL

scale ¾"=1'-0" (15)



BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

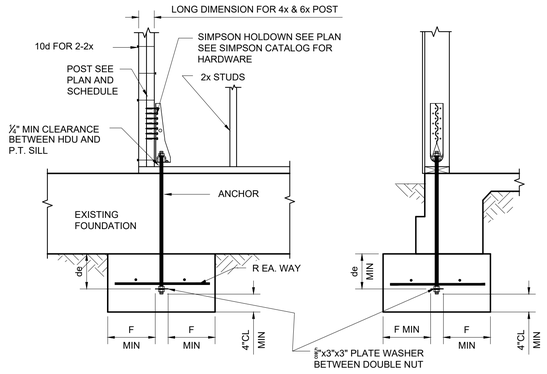
REVISIONS	BY

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 ST4.0
OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

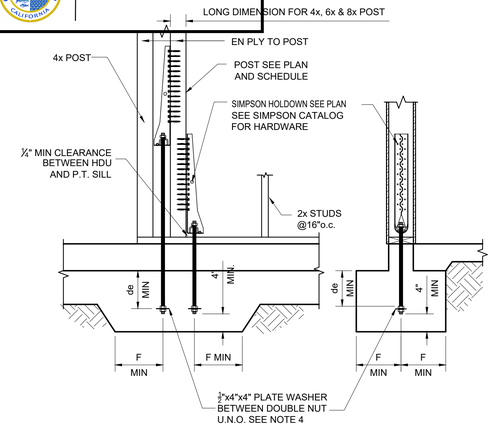


SIMPSON HOLDOWN	ANCHOR	de	F	FASTENER	MIN POST U.N.O.	MIN. REINFORCEMENT "R" EA. WAY U.N.O	ICC	IAPMO UES ER	LA RR	FLORIDA
DTT2Z-SDS2.5	½"Ø	7"	10"	8-SDS ¼"x2½"	2-2x w/ 10-10d	#4@12"o.c.	ESR 2330		RR25720	FL10441
HDU2-SDS2.5	⅝"Ø	9"	14"	6-SDS ¼"x2½"	2-2x w/ 10-10d	#4@12"o.c.	ESR 2330		RR25720	FL10441
HDU4-SDS2.5	⅝"Ø	10"	14"	10-SDS ¼"x2½"	2-2x w/ 14-10d	#4@8"o.c.	ESR 2330		RR25720	FL10441
HDU5-SDS2.5	⅝"Ø	11"	16"	14-SDS ¼"x2½"	2-2x w/ 16-10d	#4@8"o.c.	ESR 2330		RR25720	FL10441
HDU8-SDS2.5	⅞"Ø	14"	20"	20-SDS ¼"x2½"	4x6	#5@12"o.c.	ESR 2330		RR25720	FL10441
HDU11-SDS2.5	1"Ø	17"	25"	30-SDS ¼"x2½"	4x8	#5@8"o.c.	ESR 2330		RR25720	FL10441
HDU14-SDS2.5	1"Ø	20"	29"	36-SDS ¼"x2½"	6x6	#5@8"o.c.	ESR 2330		RR25720	FL10441
HD19	1⅛"Ø	23"	34"	5-1"Ø M.B.	6x8	#5@6"o.c.		ER 103	RR25828	FL11496

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

RETROFIT HOLDOWN DETAIL

DETAIL scale ¾"=1'-0" (7)



SIMPSON HOLDOWN	ANCHOR	de	F	FASTENER	MIN POST U.N.O.	ICC	IAPMO UES ER	LA RR	FLORIDA
2-DTT2Z-SDS2.5	½"Ø	10"	18"	8-SDS ¼"x2½"	2-2x w/ 10-10d	ESR 2330		RR25720	FL10441
2-HDU2-SDS2.5	⅝"Ø	10"	18"	6-SDS ¼"x2½"	2-2x w/ 10-10d	ESR 2330		RR25720	FL10441
2-HDU4-SDS2.5	⅝"Ø	10"	18"	10-SDS ¼"x2½"	4x6	ESR 2330		RR25720	FL10441
2-HDU5-SDS2.5	⅝"Ø	12"	20"	14-SDS ¼"x2½"	4x6	ESR 2330		RR25720	FL10441
2-HDU8-SDS2.5	⅞"Ø	14"	22"	20-SDS ¼"x2½"	4x8 or 6x6	ESR 2330		RR25720	FL10441
2-HDU11-SDS2.5	1"Ø	16"	24"	30-SDS ¼"x2½"	6x8	ESR 2330		RR25720	FL10441
2-HDU14-SDS2.5	1"Ø	24"	36"	36-SDS ¼"x2½"	6x10	ESR 2330		RR25720	FL10441
2-HD19	1⅛"Ø	24"	36"	5-1"Ø M.B.	6x12 or 8x10		ER 103	RR25828	FL11496

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

DETAIL scale ¾"=1'-0" (9)

DETAIL

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 5088
STRUCTURAL
STATE OF CALIFORNIA
03/01/2024

REVISIONS	BY
B 2024-02-22	CC

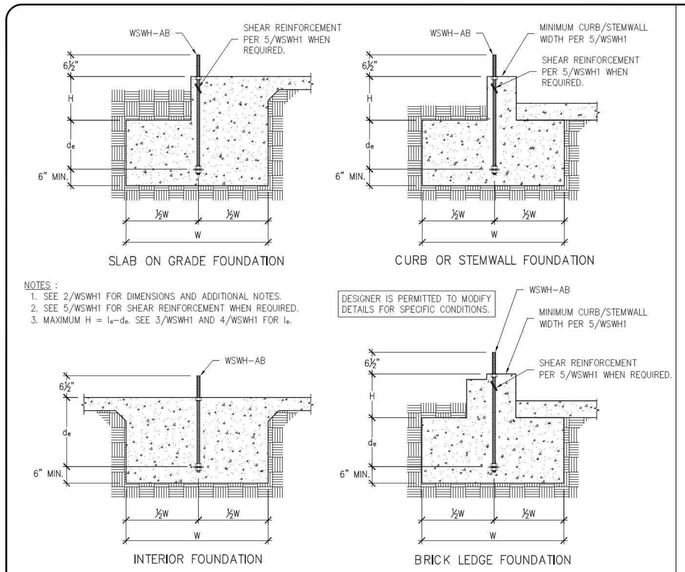
HOLDOWNS TYPICAL DETAILS

JOHN SALAT

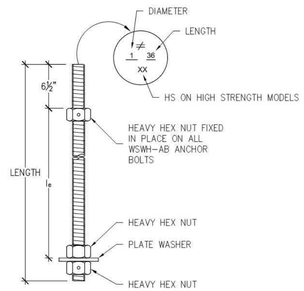
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE 2023-07-11
SCALE AS SHOWN
DRAWN BY JC/CC
JOB NO. 23060
SHEET ST4.1
OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

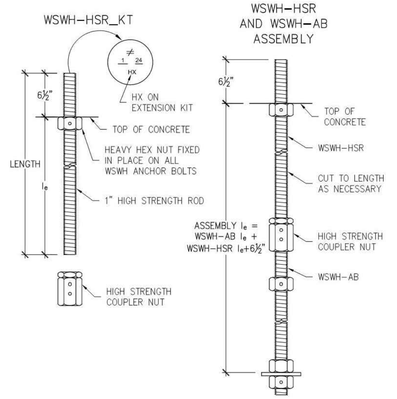


STRONG–WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1



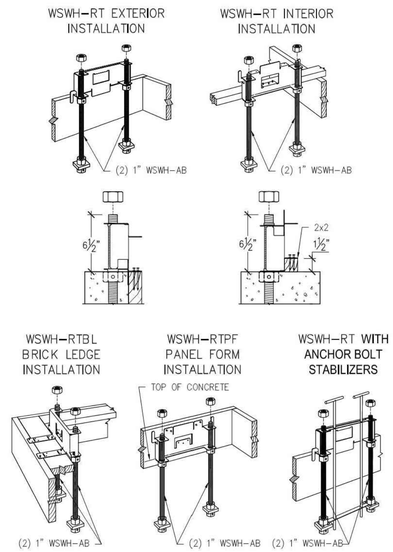
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15½"
	WSWH–AB1x24HS	1"	24"	15½"
	WSWH–AB1x30	1"	30"	21½"
	WSWH–AB1x30HS	1"	30"	21½"
	WSWH–AB1x36	1"	36"	27½"
	WSWH–AB1x36HS	1"	36"	27½"

WSWH ANCHOR BOLTS | 3

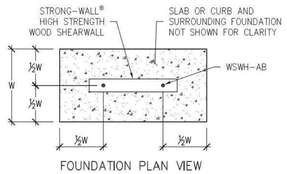


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17½"
	WSWH–HSR1x36KT	1"	36"	29½"

WSWH ANCHOR BOLT EXTENSION | 4



WSWH ANCHOR BOLT TEMPLATES | 6



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_e.

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
			17,100	35	12
		HIGH STRENGTH	34,100	52	18
			36,800	55	19
	UNCRACKED	STANDARD	15,700	28	10
			17,100	30	10
		HIGH STRENGTH	33,500	45	15
			36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
			11,400	24	8
		HIGH STRENGTH	17,100	32	11
			20,100	36	12
			27,200	42	14
			34,100	48	16
			36,800	51	17
	UNCRACKED	STANDARD	6,400	14	6
			12,500	22	8
		HIGH STRENGTH	17,100	28	10
			22,900	33	11
			26,400	36	12
			34,200	42	15
			36,800	44	15

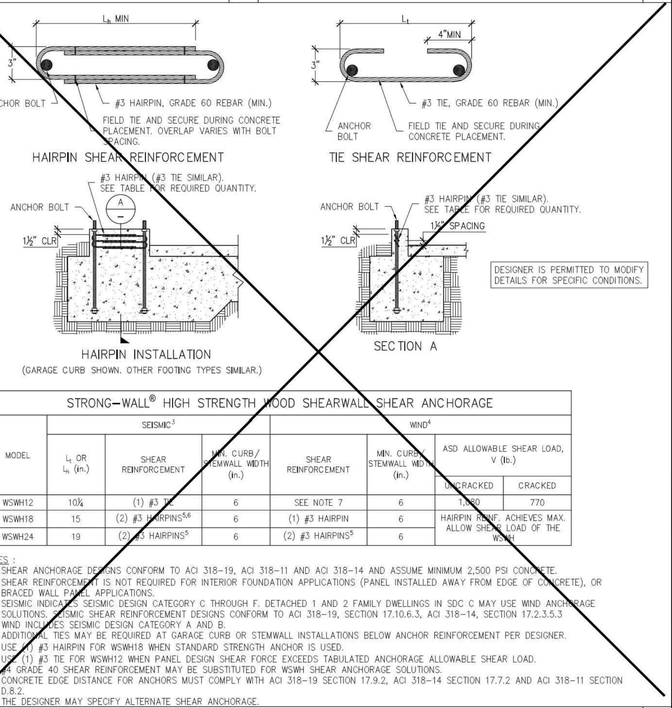
WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
			17,100	33	11
		HIGH STRENGTH	33,900	49	17
			36,800	52	18
	UNCRACKED	STANDARD	16,300	27	9
			17,100	28	10
		HIGH STRENGTH	34,000	43	15
			36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
			10,200	21	7
		HIGH STRENGTH	17,100	30	10
			27,000	33	11
			26,800	39	13
			33,600	45	15
			36,800	48	16
	UNCRACKED	STANDARD	6,200	13	6
			12,800	25	7
		HIGH STRENGTH	17,100	26	9
			21,800	30	10
			28,900	36	12
			33,100	39	13
			36,800	42	14

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
			17,100	29	10
		HIGH STRENGTH	34,700	44	15
			36,800	46	16
	UNCRACKED	STANDARD	17,700	23	8
			17,700	25	9
		HIGH STRENGTH	33,000	38	13
			36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
			11,600	20	7
		HIGH STRENGTH	17,100	25	9
			21,400	28	10
			28,400	33	12
			32,400	38	13
			36,800	43	15
	UNCRACKED	STANDARD	6,800	12	6
			12,400	18	6
		HIGH STRENGTH	17,100	23	8
			22,600	27	10
			26,700	30	11
			30,700	33	11
			36,800	37	13

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



STRONG–WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE

MODEL	SEISMIC[3] l_t OR L_t (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB/ STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB/ STEMWALL WIDTH (in.)	WIND[4] ASD ALLOWABLE SHEAR LOAD, V (lb.) UNCRACKED	WIND[4] ASD ALLOWABLE SHEAR LOAD, V (lb.) CRACKED
WSWH12	10¼	(1) #3 TIE[7]	6	SEE NOTE 7	6	1,060	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. 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.

BUILDING DIVISION
Mar 14 2024
BY: AZL
BUILDING DIVISION
Mar 12 2024
BY: AZL

DETAIL

scale ¾"=1'-0" (20)

NO.	DATE	REVISIONS
0	03-26-2021	FIRST RELEASE–2018 IBC
1	03-15-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd
Pleasanton, CA 94588
• Tel: (800) 999–5099
• Website: www.strongtie.com
THERE IS NO EQUAL

STRONG-WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME
DATE 03-16-2021
SCALE N.T.S.
CHECKED
SHEET WSWH1
OF SHEETS
JOB NO.

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

REGISTERED PROFESSIONAL ENGINEER
THOMAS J. BURKE
No. 5088
STRUCTURAL
STATE OF CALIFORNIA
03/01/2024

REVISIONS	BY

STRONG WALL 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 ST5.0
OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

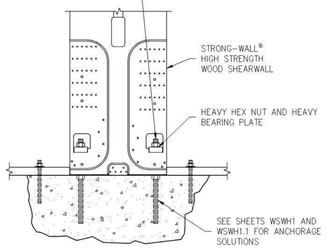
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	ANCHOR BOLTS DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

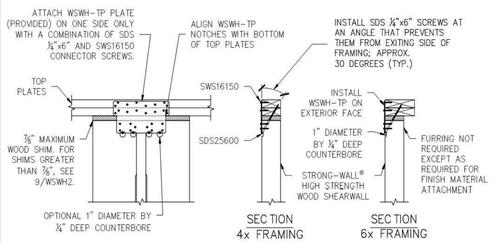
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅞" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

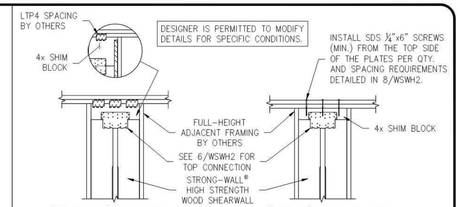


MODEL NO.	FASTENER QUANTITY SWS16150	FASTENER QUANTITY SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

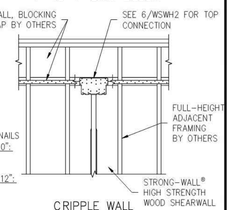
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



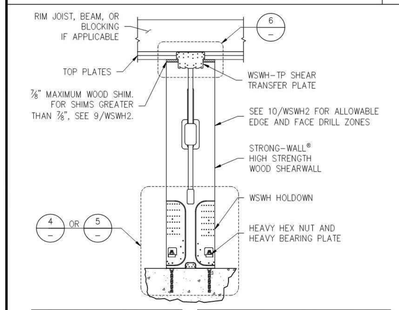
DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT



FOR 8" TO 12" BLOCK DEPTHS:
ATTACH SIMPSON STRONG-TIE® CS16 STRAPS AT EDGE OF WSWH PANEL (EACH SIDE) USING 10dx1½" NAILS
SHIM BLOCK HEIGHTS GREATER THAN 8" AND UP TO 10":
- 8 NAILS INTO BLOCK
- 8 NAILS INTO WSWH PANEL

SHIM BLOCK HEIGHTS GREATER THAN 10" AND UP TO 12":
- 10 NAILS INTO BLOCK
- 10 NAILS INTO WSWH PANEL

STRONG-WALL® WSWH MODELS | 1

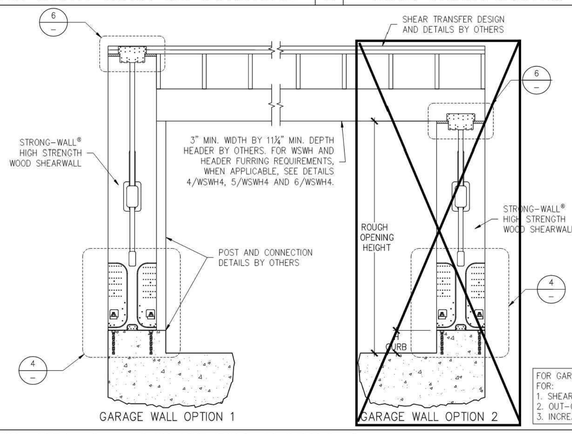


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH ON CONCRETE | 2

ALTERNATE WSWH GARAGE FRONT OPTIONS | 3



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5⅜"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¼"	5⅜"	8'-2¾"
		6"	8'-3¼"

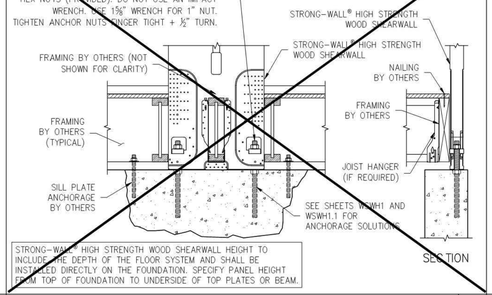
NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

STANDARD INSTALLATION BASE CONNECTION | 4

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅞" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



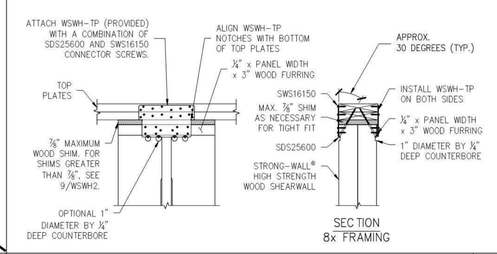
STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

WOOD FLOOR SYSTEM BASE CONNECTION | 5

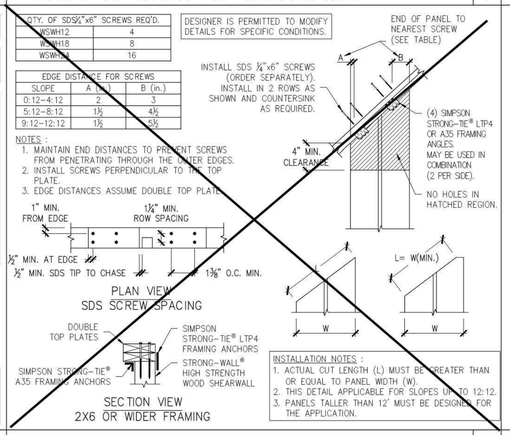
TOP CONNECTION | 6

MODEL NO.	FASTENER QUANTITY SWS16150	FASTENER QUANTITY SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



BACK-TO-BACK TOP CONNECTION | 7

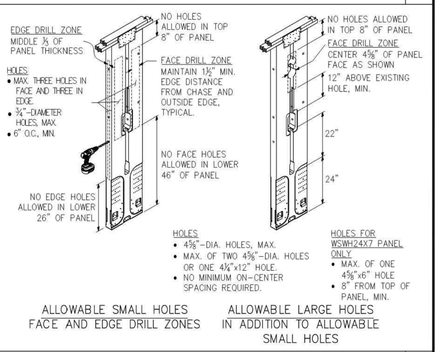


DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

RAKE WALL | 8

TOP OF WALL HEIGHT ADJUSTMENTS | 9



TRIM ZONE AND ALLOWABLE HOLES | 10

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

NOTES | 11

DETAIL

scale ¾"=1'-0" (20)

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

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2019 IBC
1	03-16-2021	2021 IBC REVISIONS

REVISIONS	BY

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com
THERE IS NO EQUAL

STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH2
OF SHEETS	
JOB NO.	

BUILDING DIVISION
Mar 14 2024
BY: AZL

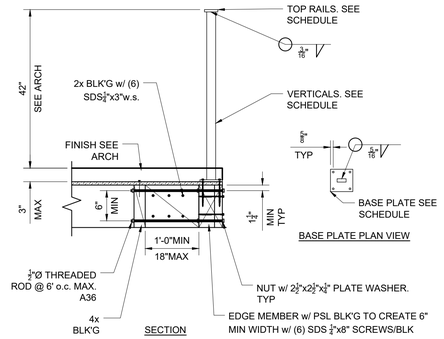
BUILDING DIVISION
Mar 12 2024
BY: AZL

STRONG WALL TYPICAL DETAILS

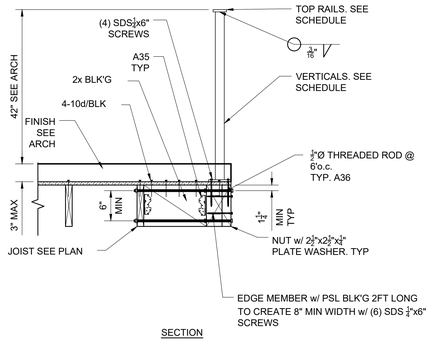
JOHN SALAT
ADDITION/REMODEL
42 TIMOR SEA, NEWPORT COAST CRYSTAL COVE

DATE	2023-07-11
SCALE	AS SHOWN
DRAWN BY	JC/CC
JOB NO.	23060
SHEET	ST6.0
OF SHEETS	

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



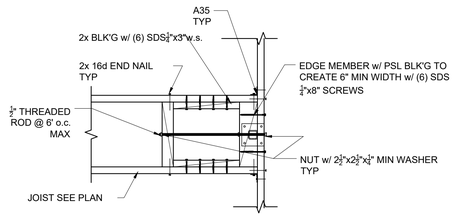
SECTION



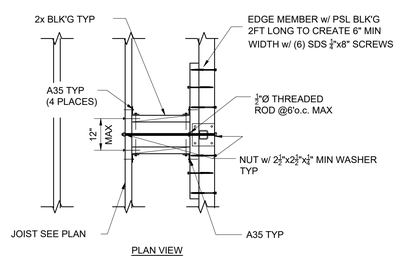
SECTION

GUARDRAIL VERTICALS	
VERTICAL TYPE	SPACING
1.5"X1.5" BAR	6'-0" o.c. MAX

NOTES:
1. GUARDRAIL MATERIAL SHALL BE 304 STAINLESS STEEL, 316 STAINLESS STEEL OR A36
2. SEE ARCHITECTURAL DRAWINGS FOR TYPE, LOCATION AND SPACING
3. RESIDENTIAL GUARDRAIL



PLAN VIEW



PLAN VIEW

GUARDRAIL BASE PLATES		
BASE PLATE	SPACING	BASE PLATE ANCHORAGE
5"x5"x$\frac{7}{16}$"	6'-0" o.c. MAX	(4) ⅜"x6" LAG

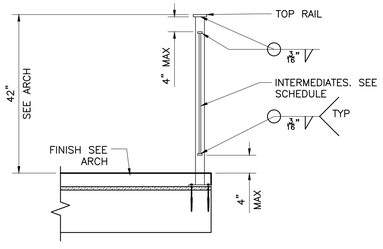
NOTES:
1. GUARDRAIL MATERIAL SHALL BE 304 STAINLESS STEEL, 316 STAINLESS STEEL OR A36
2. STAINLESS STEEL LAGS SHALL BE USED WITH STAINLESS STEEL BASE PLATES
3. RESIDENTAIL GUARDRAIL

GUARDRAIL TOP RAILS	
TOP RAIL TYPE	MAXIMUM SPAN
B 1"x1.5" BAR	6'-0"

NOTES:
1. GUARDRAIL MATERIAL SHALL BE 304 STAINLESS STEEL, 316 STAINLESS STEEL OR A36
2. SEE ARCHITECTURAL DRAWINGS FOR TYPE
3. RESIDENTIAL GUARDRAIL

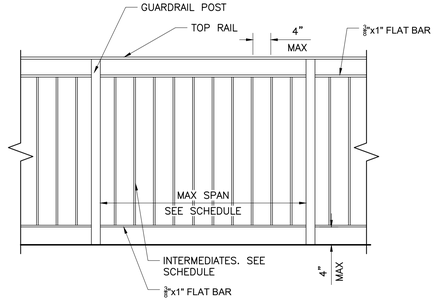
DETAIL

9



VERTICAL INTERMEDIATES SECTION

Notes
1. SEE OTHER GUARDRAIL DETAILS FOR TOP RAIL, VERTICAL POST AND POST CONNECTION INFORMATION



VERTICAL INTERMEDIATES ELEVATION VIEW

GUARDRAIL INTERMEDIATES	
INTERMEDIATE TYPE	MAX. SPACING
⅜"x⅝" BAR	4" o.c. MAX
⅝" SOLID ROUND	4" o.c. MAX

NOTES:
1. INTERMEDIATE MATERIAL SHALL BE EITHER, 304 STAINLESS STEEL, 316 STAINLESS STEEL OR A36
2. GUARDRAIL MATERIAL SHALL BE 304 STAINLESS STEEL, 316 STAINLESS STEEL OR A36
3. SPACING ARE MAXIMUM. SEE ARCHITECTURAL FOR OTHER SPACING INFORMATION
4. STAINLESS STEEL AND CARBON STEEL SHALL NOT BE IN CONTACT.
5. SIZES SHOWN ARE MINIMUMS. SEE ARCHITECTURAL FOR LARGER SIZES.

DETAIL

A B
scale ¾"=1'-0" 13

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

BSE

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

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

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

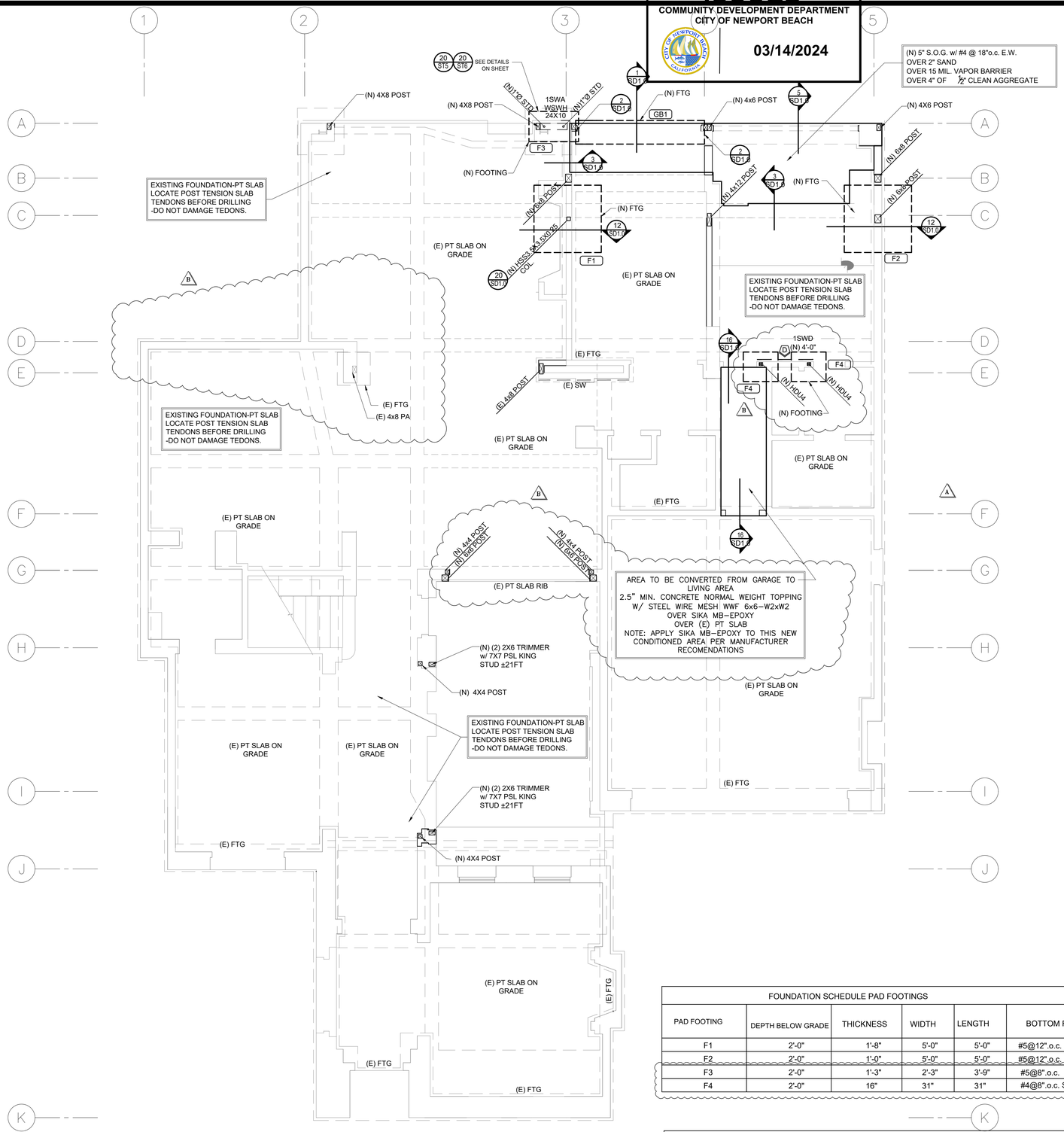
GUARDRAIL TYPICAL DETAILS

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 ST7.0
OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



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

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_D = 1.6	SILL PLATE MINIMUM THICKNESS	ANCHOR ROD SIZE (MIN. DIAMETER) AND MAX SPACING
A	310	2x	⅝"øA.B.@48"o.c.
B	460	2x	⅝"øA.B.@32"o.c.
C	600	2x	⅝"øA.B.@24"o.c.
D	770	2x	⅝"øA.B.@16"o.c.
E	340	2x	⅝"øA.B.@48"o.c.
F	510	2x	⅝"øA.B.@32"o.c.
G	665	2x	⅝"øA.B.@24"o.c.
H	870	2x	⅝"øA.B.@16"o.c.
STRUCTURAL WALL, NON–SHEAR WALL	248	2x	⅝"øA.B.@72"o.c.

ANCHOR ROD NOTES

1. ANCHOR RODS SHALL BE ASTM F1554, Gr. 55 S1 SUPPLEMENT
2. ALLOWABLE SHEAR LOADS ARE FOR ANCHOR RODS BEARING PARALLEL TO GRAIN OF THE SILL
3. ALLOWABLE SHEAR LOADS ARE ASD WITH C_D = 1.6
4. ALLOWABLE SHEAR LOADS ARE BASED ON NDS TABLE 12E
5. ANCHOR RODS SHALL BE 12" LONG MINIMUM WITH A 7" MINIMUM EMBEDMENT INTO CONCRETE
6. SHEAR WALL ANCHOR RODS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"X3"X3" SQUARE PLATE WASHER. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{16}$" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED $1\frac{3}{4}$", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE PLATE ON SIDE(S) WITH SHEATHING.
7. STRUCTURAL WALL, NON–SHEAR WALL ANCHOR RODS SHALL HAVE A STANDARD CUT WASHER UNDER EACH NUT.
8. SILL PLATES SHALL HAVE A MINIMUM OF 2 ANCHOR RODS PER PLATE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4.5" FROM EACH END OF EACH PIECE.

A

WALL LEGEND:

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

NOTES:

1. SEE DETAIL ST1 FOR TYPICAL CONCRETE
2. SEE SHEET ST2 FOR TYPICAL WALL FRAMING DETAIL
3. SEE SHEET ST2.1-ST2.2 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL
4. SEE SHEET ST3 FOR POST IN WALL DETAIL
5. SEE SHEETS ST4 FOR HOLDOWN DETAILS
6. SEE SHEET ST5 FOR STRONG WALL DETAILS

ANCHOR ROD NOTES

1. ANCHOR RODS SHALL BE ASTM F1554, Gr. 55 S1 SUPPLEMENT
2. ALLOWABLE SHEAR LOADS ARE FOR ANCHOR RODS BEARING PARALLEL TO GRAIN OF THE SILL
3. ALLOWABLE SHEAR LOADS ARE ASD WITH C_D = 1.6
4. ALLOWABLE SHEAR LOADS ARE BASED ON NDS TABLE 12E
5. ANCHOR RODS SHALL BE 12" LONG MINIMUM WITH A 7" MINIMUM EMBEDMENT INTO CONCRETE
6. SHEAR WALL ANCHOR RODS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"X3"X3" SQUARE PLATE WASHER. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{16}$" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED $1\frac{3}{4}$", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE BOTTOM PLATE PLATE ON SIDE(S) WITH SHEATHING.
7. STRUCTURAL WALL, NON-SHEAR WALL ANCHOR RODS SHALL HAVE A STANDARD CUT WASHER UNDER EACH NUT.
8. SILL PLATES SHALL HAVE A MINIMUM OF 2 ANCHOR RODS PER PLATE WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4.5" FROM EACH END OF EACH PIECE.

HOLDOWN FOOTING SCHEDULE					
SIMPSON HOLDOWN	ANCHOR SIZE	MIN. DEPTH	MIN. WIDTH	MIN. LENGTH	MIN. REINFORCEMENT R EA. WAY U.N.O
DTT1Z	⅜"Ø	12"	23"	23"	#4@12"o.c.
DTT2Z-SDS2.5	½"Ø	12"	23"	23"	#4@12"o.c.
HDU2-SDS2.5	⅝"Ø	15"	31"	31"	#4@12"o.c.
HDU4-SDS2.5	⅝"Ø	16"	31"	31"	#4@8"o.c.
HDU5-SDS2.5	⅝"Ø	17"	35"	35"	#4@8"o.c.
HDU8-SDS2.5	¾"Ø	20"	43"	43"	#5@12"o.c.
HDU11-SDS2.5	1"Ø	23"	53"	53"	#5@8"o.c.
HDU14-SDS2.5	1"Ø	26"	61"	61"	#5@8"o.c.
HHDQ14-SDS2.5	1"Ø	26"	61"	61"	#5@8"o.c.
HD19	1¼"Ø	29"	71"	71"	#5@6"o.c.

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

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

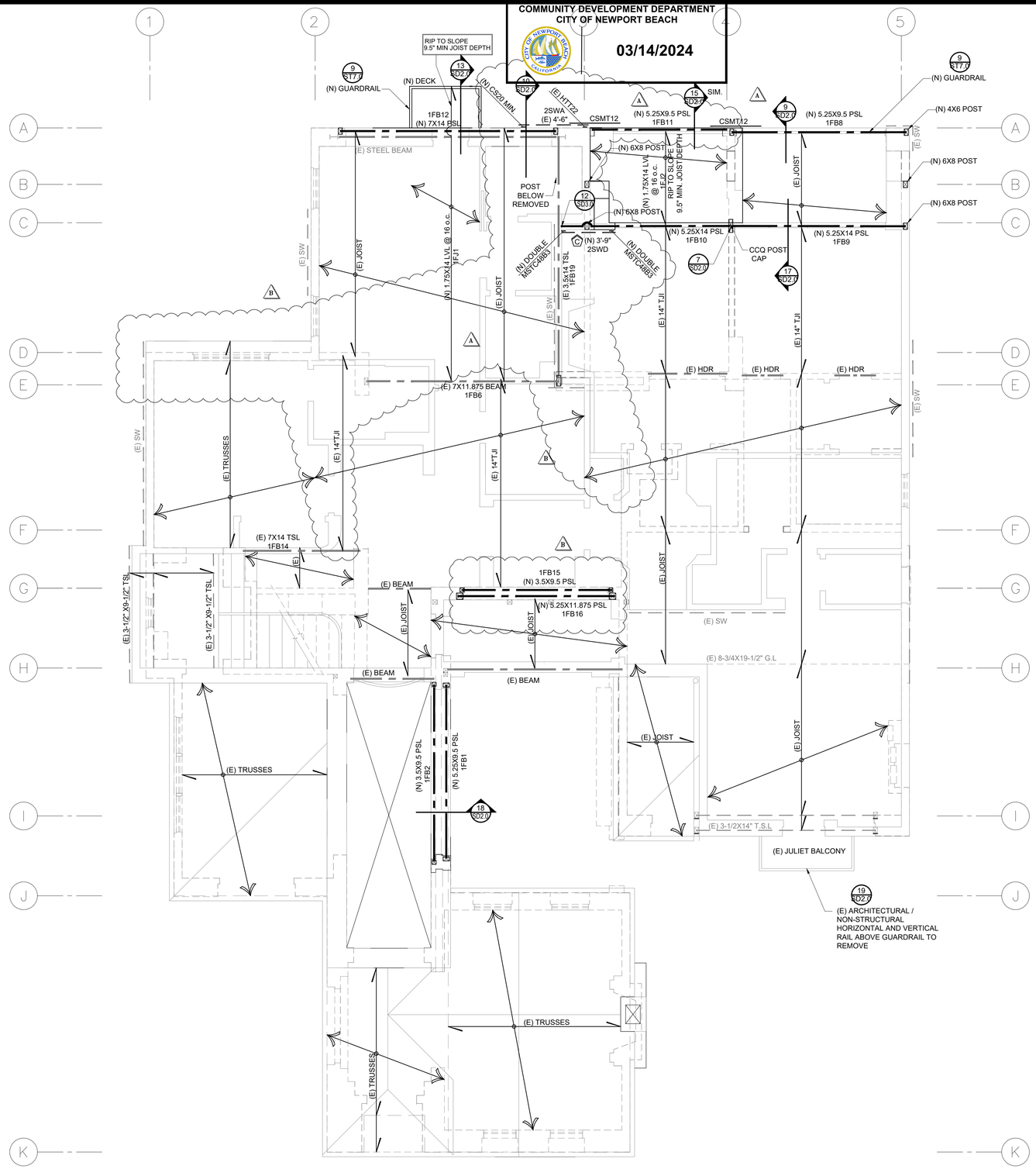
FOUNDATION PLAN

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 S1.0
OF SHEETS

FOUNDATION PLAN
scale ¼"=1'-0"

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



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:

¾" APA RATED PLY SHT'G w/
10d@ 6" o.c. B.N.
10d@ 6" o.c. E.N.
10d@ 12" o.c. F.N.
w/ 24" SPAN RATING

BLOCK ALL EDGES

(N) DECK DIAPHRAGM WHERE OCCURS:

¾" APA RATED PLY SHT'G w/
10d@ 6" o.c. B.N.
10d@ 6" 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:

1. SEE DETAIL ST1 FOR TYPICAL CONCRETE
2. SEE SHEET ST2 FOR TYPICAL WALL FRAMING DETAIL
3. SEE SHEET ST2.1-ST2.2 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL
4. SEE SHEET ST3 FOR POST IN WALL DETAIL
5. SEE SHEETS ST4 FOR HOLDOWN DETAILS
6. SEE SHEET ST5 FOR STRONG WALL DETAILS

BUILDING DIVISION
Mar 14 2024
BY: AZL

BUILDING DIVISION
Mar 12 2024
BY: AZL

SECOND FLOOR FRAMING

scale ¼"=1'-0"

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

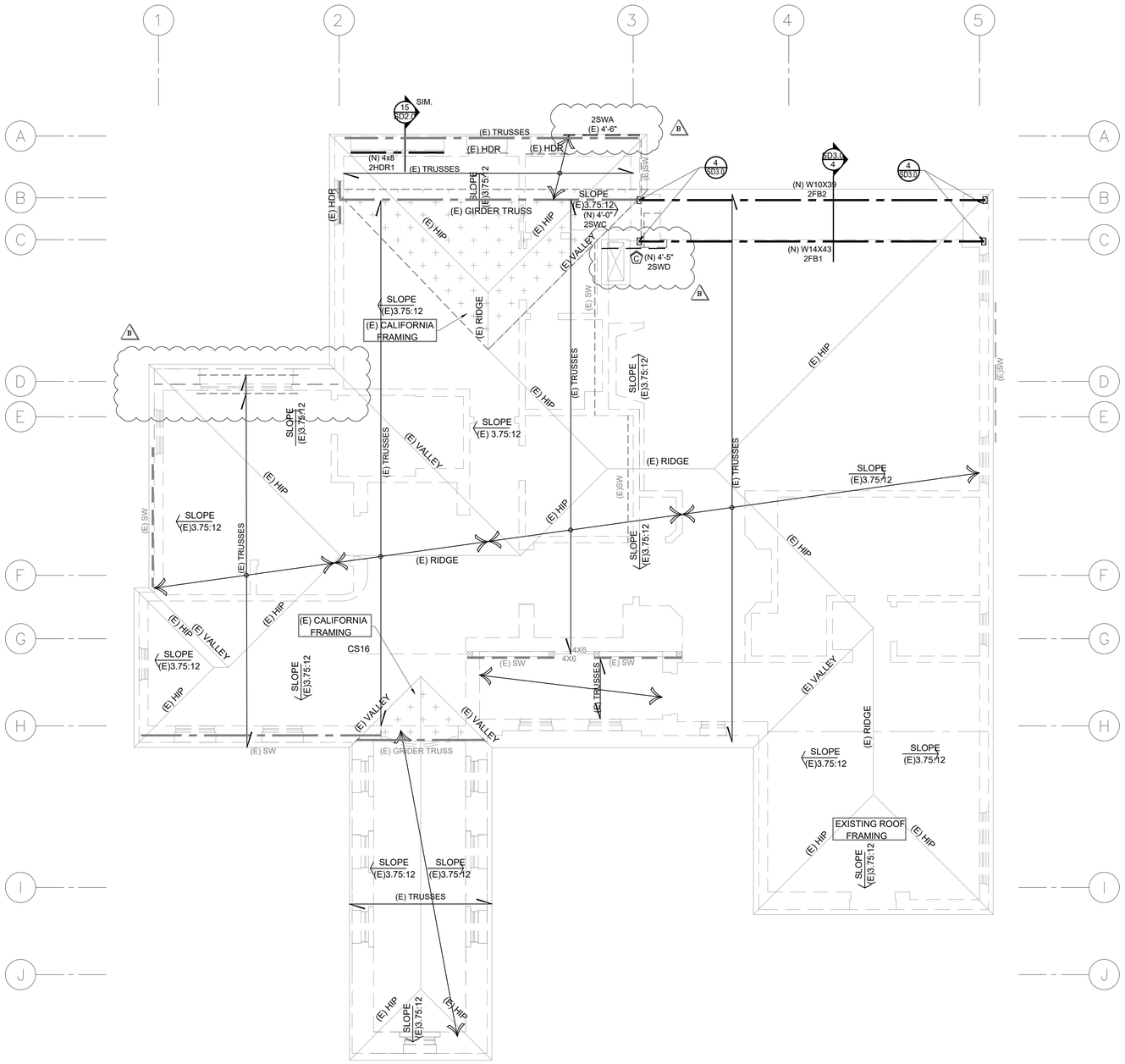
REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

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

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
OF SHEETS

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



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

A

(E) ROOF DIAPHRAGM:

WALL LEGEND:

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

NOTES:

1. SEE DETAIL ST1 FOR TYPICAL CONCRETE
2. SEE SHEET ST2 FOR TYPICAL WALL FRAMING DETAIL
3. SEE SHEET ST2.1-ST2.2 FOR SHEAR WALL SCHEDULE AND SHEAR TRANSFER DETAIL
4. SEE SHEET ST3 FOR POST IN WALL DETAIL
5. SEE SHEETS ST4 FOR HOLDOWN DETAILS
6. SEE SHEET ST5 FOR STRONG WALL DETAILS

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

ROOF FRAMING PLAN
scale ¼"=1'-0"

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

REGISTERED PROFESSIONAL ENGINEER
JAMES J. BURKE
No. 5088
STRUCTURAL
STATE OF CALIFORNIA
03/01/2024

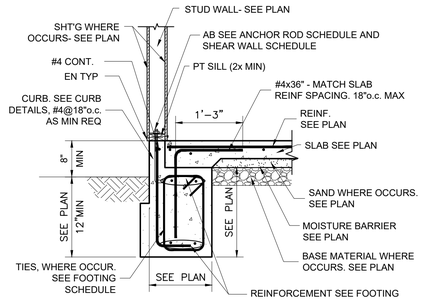
REVISIONS	BY
A 2023-12-07	CC/JC
B 2024-02-22	CC

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

ROOF

DATE 2023-07-11
SCALE AS SHOWN
DRAWN BY JC/CC
JOB NO. 23060
SHEET S3.0
OF SHEETS

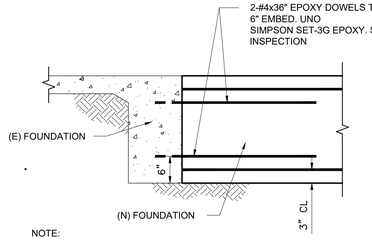
ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



NOTES:
1. EXTEND CURB AS REQ'D TO MAINTAIN 8" MIN TO EXPOSED EARTH

FTG-1A EXTERIOR FOUNDATION SOG

DETAIL scale ¾"=1'-0" (1)

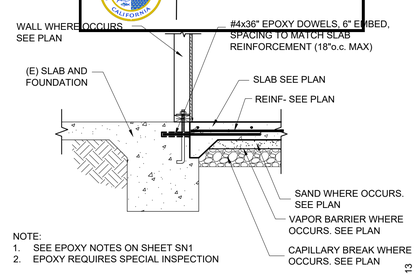


NOTE:
1. SEE EPOXY NOTES ON SHEET SN1
2. EPOXY REQUIRES SPECIAL INSPECTION

(N) FTG TO (E) FTG

FTG-16

DETAIL scale ¾"=1'-0" (2)

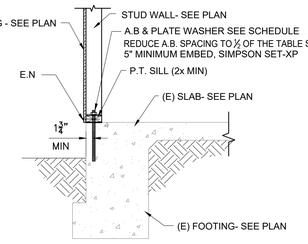


NOTE:
1. SEE EPOXY NOTES ON SHEET SN1
2. EPOXY REQUIRES SPECIAL INSPECTION

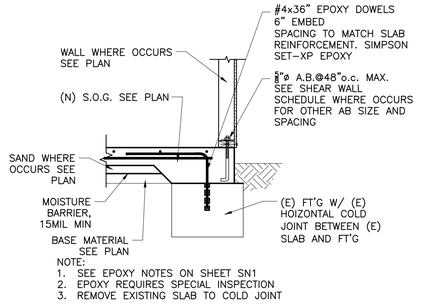
(N) SLAB TO (E) FTG

FTG - 13

DETAIL scale ¾"=1'-0" (3)

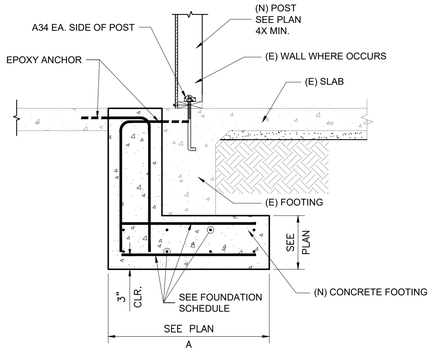


DETAIL scale ¾"=1'-0" (4)



NOTE:
1. SEE EPOXY NOTES ON SHEET SN1
2. EPOXY REQUIRES SPECIAL INSPECTION
3. REMOVE EXISTING SLAB TO COLD JOINT

DETAIL scale ¾"=1'-0" (5)

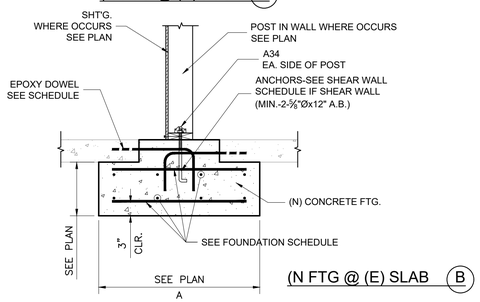


NOTES:
1. EPOXY SHALL BE SIMPSON SET-3G.
2. SEE SHEET SN1 FOR EPOXY INFORMATION, ICC NUMER
3. EPOXY REQUIRED SPECIAL INSPECTION

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

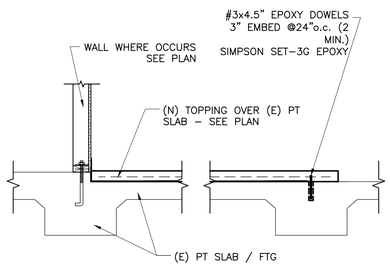
(N FTG @ (E) FTG (A)



(N FTG @ (E) SLAB (B)

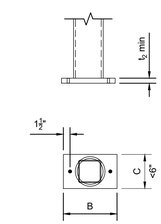
(N) FTG @ (E) SOG/FTG

DETAIL scale ¾"=1'-0" (12)



NOTE:
1. SEE EPOXY NOTES ON SHEET SN1
2. EPOXY REQUIRES SPECIAL INSPECTION

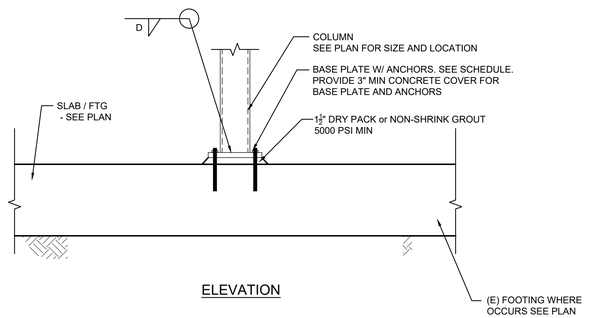
DETAIL scale ¾"=1'-0" (16)



RECTANGULAR BASE PLATE NARROW, 2 ANCHORS

BASE PLATE TABLE					
COL. TYP & SIZE	B	C	D	t_2 MIN.	AB
HSS3x3x¼	10"	4"	¾"	0.875"	(2) ¾"Ø EPOXY ANCHOR, 6" MIN EMBED

NOTES AND DESIGN ASSUMPTIONS:
1. STEEL COLUMN. SEE STEEL NOTES ON SHEET SN1
2. F'c = SEE CONCRETE NOTES ON SHEET SN1
3. BASE PLATE A36, Fy = 36ksi MINIMUM U.N.O.
4. SEE SHEET SN FOR EPOXY NOTES
5. EPOXY ANCHOR REQUIRES SPECIAL INSPECTION



ELEVATION

COLUMN AT EXISTING FOOTING

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

DETAIL scale ¾"=1'-0" (20)

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

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

REVISIONS	BY
1 2023-12-07	CC/JC

FOUNDATION DETAILS

JOHN SALAT

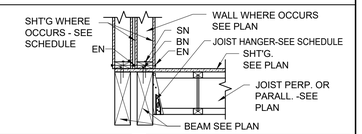
ADDITION/REMODEL

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

ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024

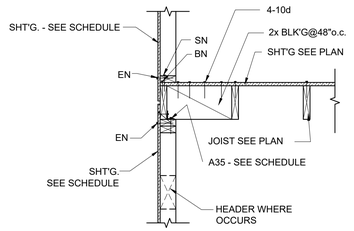
¾"-1'-0"



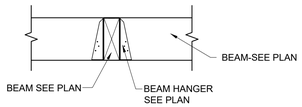
FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
9½ TJI 210	ITS2.06/9.5
11⅞ TJI 210	ITS2.06/11.88
14 TJI 210	ITS2.06/14
16 TJI 210	ITS2.06/16
9½ TJI 230	ITS2.37/9.5
11⅞ TJI 230	ITS2.37/11.88
14 TJI 230	ITS2.37/14
16 TJI 230	ITS2.37/16
11⅞ TJI 360	ITS2.37/11.88
14 TJI 360	ITS2.37/14
16 TJI 360	ITS2.37/16
11⅞ TJI 560	ITS3.56/11.88

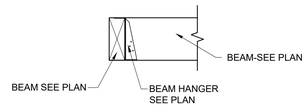
FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	JB26
2x8	JB28
2x10	JB210
2x12	JB212
1¾x7¼ LVL	LBV1.81/7.25
1¾x9¼ LVL	LBV1.81/9.5
1¾x11⅞ LVL	LBV1.81/11.88
1¾x14 LVL	LBV1.81/14
1¾x16 LVL	LBV1.81/16

DETAIL scale ¾"=1'-0" (1)



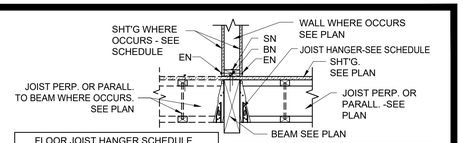
DETAIL scale ¾"=1'-0" (2)





BEAM TO BEAM CONNECTION

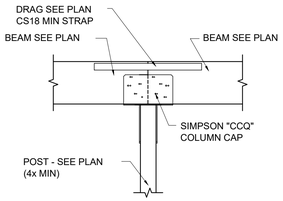
DETAIL scale ¾"=1'-0" (4)



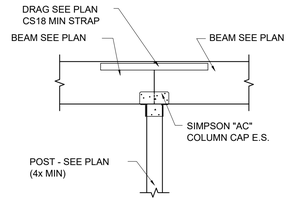
FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
9½ TJI 210	ITS2.06/9.5
11⅞ TJI 210	ITS2.06/11.88
14 TJI 210	ITS2.06/14
16 TJI 210	ITS2.06/16
9½ TJI 230	ITS2.37/9.5
11⅞ TJI 230	ITS2.37/11.88
14 TJI 230	ITS2.37/14
16 TJI 230	ITS2.37/16
11⅞ TJI 360	ITS2.37/11.88
14 TJI 360	ITS2.37/14
16 TJI 360	ITS2.37/16
11⅞ TJI 560	ITS3.56/11.88
14 TJI 560	ITS3.56/14
16 TJI 560	ITS3.56/16
24 TJI 560D	HIT424

FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	JB26
2x8	JB28
2x10	JB210
2x12	JB212
1¾x7¼ LVL	LBV1.81/7.25
1¾x9¼ LVL	LBV1.81/9.5
1¾x11⅞ LVL	LBV1.81/11.88
1¾x14 LVL	LBV1.81/14
1¾x16 LVL	LBV1.81/16
3.5x24 LVL	HIT424

DETAIL scale ¾"=1'-0" (5)



BEAM TO BEAM CONNECTION AT COLUMN



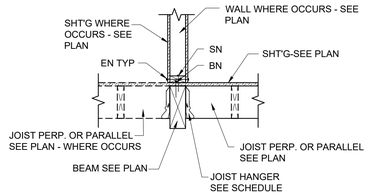
BEAM TO BEAM CONNECTION AT COLUMN

BEAM TO BEAM AT POST DETAIL

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

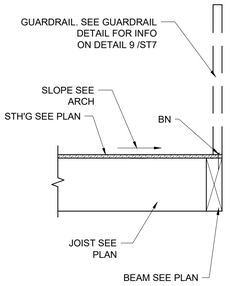
NOTES:
1. USE ½ OF THE REQUIRED FASTENERS IN EACH MEMBER BEING CONNECTED

DETAIL scale ¾"=1'-0" (7)

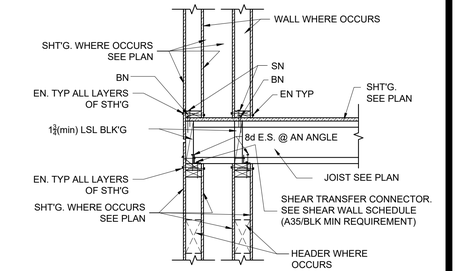


FLOOR JOIST HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	LUS26
2x8	LUS28
2x10	LUS210
2x12	LUS210
1¾x7¼ LVL	HU7
1¾x9¼ LVL	HUS1.81/10
1¾x11⅞ LVL	HUS1.81/10

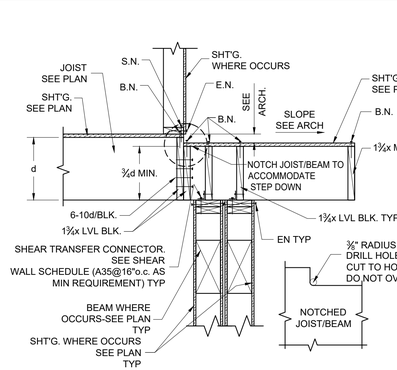
DETAIL scale ¾"=1'-0" (8)

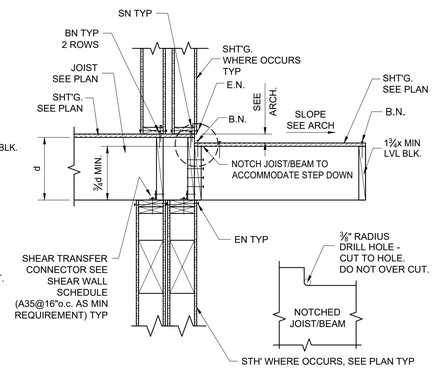


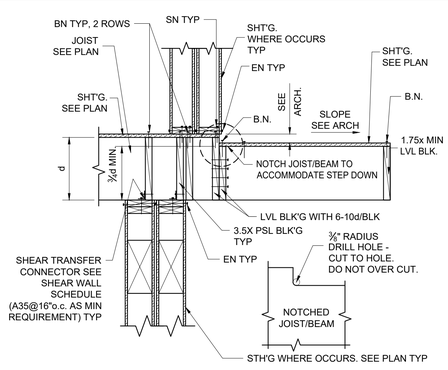
DETAIL scale ¾"=1'-0" (9)



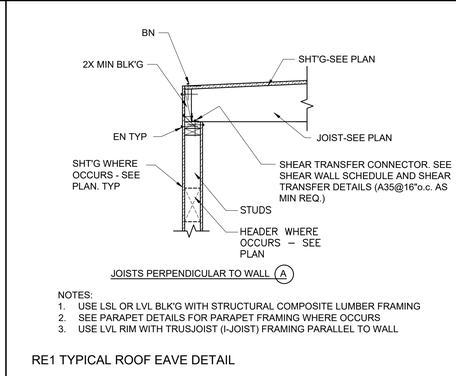
DETAIL scale ¾"=1'-0" (10)



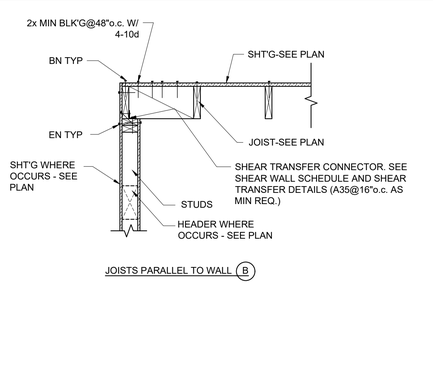




DETAIL scale ¾"=1'-0" (13)



JOISTS PERPENDICULAR TO WALL (A)

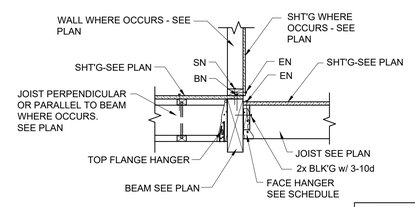


JOISTS PARALLEL TO WALL (B)

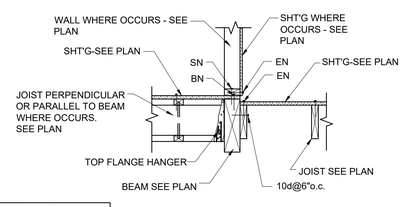
NOTES:
1. USE LSL OR LVL BLK'G WITH STRUCTURAL COMPOSITE LUMBER FRAMING
2. SEE PARAPET DETAILS FOR PARAPET FRAMING WHERE OCCURS
3. USE LVL RIM WITH TRUSJOIST (I-JOIST) FRAMING PARALLEL TO WALL

RE1 TYPICAL ROOF EAVE DETAIL

DETAIL scale ¾"=1'-0" (15)



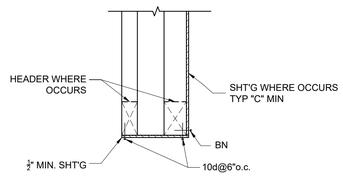
DECK JOIST PERPENDICULAR TO BEAM



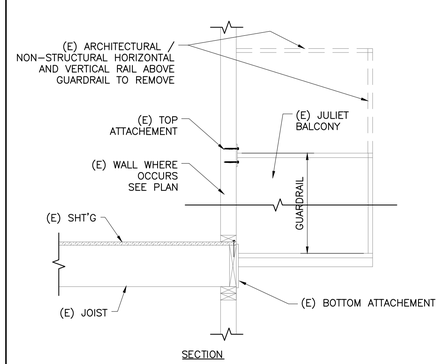
DECK JOIST PARALLEL TO BEAM

DECK FACE HANGER SCHEDULE	
JOIST	SIMPSON HANGER
2x4	LUS24
2x6	LUS26
2x8	LUS28
2x10	LUS210
2x12	LUS210
1¾x5¼ LVL	HU1.81/5
1¾x7¼ LVL	HU7
1¾x9¼ LVL	HUS1.81/10
1¾x11⅞ LVL	HU11

DETAIL scale ¾"=1'-0" (17)



DETAIL scale ¾"=1'-0" (18)



SECTION

DETAIL scale ¾"=1'-0" (19)

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

BSE

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

REGISTERED PROFESSIONAL ENGINEER THOMAS J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

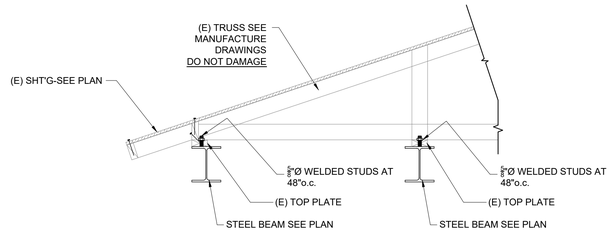
REVISIONS	BY

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 SD2.0
OF SHEETS

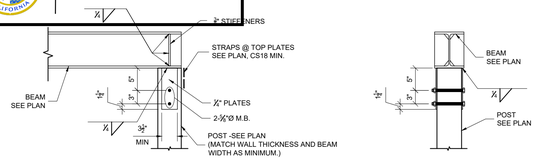
ISSUED
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF NEWPORT BEACH
03/14/2024



ROOF TRUSS

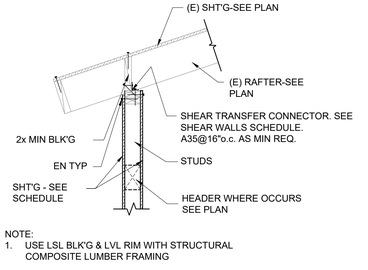
RT1

DETAIL scale ¾"=1'-0" (2)



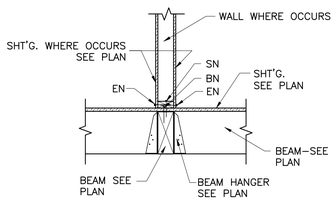
STEEL BEAM TO WOOD COLUMN DETAIL

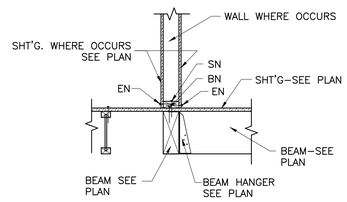
DETAIL scale ¾"=1'-0" (4)



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

DETAIL scale ¾"=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

B

DETAIL scale ¾"=1'-0" (12)

BUILDING DIVISION
Mar 12 2024
BY: AZL

BUILDING DIVISION
Mar 14 2024
BY: AZL

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

REGISTERED PROFESSIONAL ENGINEER JAMES J. BURKE No. 5088 STRUCTURAL STATE OF CALIFORNIA
03/01/2024

REVISIONS	BY
A 2023-12-07	CC/JC
B 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