CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **JANUARY 8, 2018**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
URSULA LUNA-REYNOSA, DIRECTOR
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP17-0015 AND MINOR SITE DEVELOPMENT PERMIT 17-0047 TO ALLOW AN ADDITION AND REMODEL TO A LEGAL NONCONFORMING HOUSE ON A COASTAL BLUFF LOT LOCATED IN THE RSF-3 ZONING DESIGNATION AT 34611 CAMINO CAPISTRANO**

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP17-0015 and Minor Site Development Permit 17-0047.

APPLICANT: Tom Lewis, Property Owner

REPRESENTATIVE: Tom Lewis, Property Owner

REQUEST: Approval of a Coastal Development Permit and Minor Site Development Permit to allow an addition and remodel to a legal nonconforming house on a coastal bluff lot located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 34611 Camino Capistrano (APN 123-081-01)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on December 28, 2017, published within a newspaper of general circulation on December 28, 2017, and posted on December 28, 2017 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the addition and remodel that results in an expansion of less than 50 percent of the structure's existing square footage.

ISSUES:

- Project consistency with the Dana Point General Plan and Local Coastal Program Land Use Plan/Implementing Actions Program (LCP).
- Project satisfaction of all findings required pursuant to the LCP for approval of a Coastal Development Permit (CDP).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND:

The subject property is a 6,899 square foot, coastal bluff lot (as defined in Section 9.27.030), improved with a two-story, 2,505 square foot, single-family residence and attached two car garage. The house is a legal nonconforming structure because it was constructed in 1969 prior to the current development standards and the Coastal Act with a 15 foot coastal bluff setback when a 40 foot setback is now required. The project proposes a 398 square foot addition, interior and exterior remodel, and patio cover for the house. The site is bordered on three sides by residential development. The subject property is zoned Residential Single-Family 3 (RSF-3), located in the City's Coastal Overlay District, as well as the Appeal Jurisdiction of the California Coastal Commission.

DISCUSSION:

The proposed project requires a Coastal Development Permit due to its location in the coastal zone and a Minor Site Development Permit because the project would result in an addition of more than 10 percent to a legal non-conforming structure. All components of the proposed project meet the setback, lot coverage, and height requirements for the RSF-3 zoning district.

Coastal Development Permit CDP17-0015

The project proposes a 316 square foot first floor addition and an 82 square foot second floor addition that would expand the residence to 2,903 square feet. The first floor addition would create a new office at the front of the house and the second floor addition would enlarge the master bedroom. An interior remodel is proposed to enlarge the kitchen area, reconfigure the second floor to add a third bedroom and remodel the master bedroom and bathroom. The project also includes modifying the 1969 Spanish Contemporary façade to a craftsmen inspired design and a new patio cover at the front of the house. The proposed addition, remodel, and exterior improvements meet all applicable development standards, including setbacks and heights and would not result in new footings within the 40 foot coastal bluff setback. Plans detailing the proposed improvements are provided as Supporting Document 4.

Table 1 summarizes applicable Residential Single Family 3 (RSF-3) zoning designation development standards and the project's conformance with those requirements:

Table 1: Compliance with RSF-3 Development Standards

Development Standard	Requirement	Proposed/Existing	Compliant with Standard
Front Setback	10 feet minimum	12 feet	Yes
Side Setbacks	8 feet minimum	8 feet	Yes
Rear Setback	40 feet minimum from edge of bluff	15 feet from edge of bluff	No
Height	26 feet maximum (3/12-6/12 roof pitch)	22.5 feet (4/12 roof pitch)	Yes
Lot Coverage	35% maximum	32%	Yes
Parking Required	2 parking spaces	2 parking spaces	Yes

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*

2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*

3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*

4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*

5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*

6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*

7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

MINOR SITE DEVELOPMENT PERMIT 17-0047:

Per Section 9.63.030(a) of the Dana Point Zoning Code, an addition of more than 10 percent of a legal nonconforming structure's square footage requires the approval of a Minor Site Development Permit. The proposed 398 square foot addition represents a 16 percent increase in square footage of the living area of the house. The project would not modify any of the nonconforming setbacks and maintains 63 percent of the existing walls. The proposed addition and patio cover are located within the allowed developable envelope at the front of the property and outside the 40 foot coastal bluff setback for the lot. The addition and exterior façade modification would improve the SFD's architecture with the new craftsman inspired design and would be in character with the established neighborhood.

Section 9.71.050 of the DPZC stipulates a minimum of four (4) findings to approve a Site Development Permit:

1. *Compliance of the site design with development standards of this Code.*

2. *Suitability of the site for the proposed use and development.*

3. *Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*

4. *Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.*

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 18-01-08-XX, attached to this report as Action Document 1.

CORRESPONDENCE: To date, no correspondence has been received regarding this project.

CONCLUSION: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan Zoning Ordinance and Local Coastal Program. As the project has been found to comply with all standards of development,

staff recommends the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit 17-0015 and Minor Site Development Permit 17-0047 subject to the findings and conditions of approval contained therein.

John Ciampa, Senior Planner

Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 18-01-08-xx

Supporting Documents

2. Vicinity Map

3. Site Photos

4. Plans

RESOLUTION NO. 18-01-08-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT 17-0015 AND MINOR SITE DEVELOPMENT PERMIT 17-0047 TO ALLOW THE ADDITION AND REMODEL OF A LEGAL NONCONFORMING HOUSE ON A COASTAL BLUFF LOT LOCATED IN THE RESIDENTIAL SINGLE-FAMILY 3 (RSF-3) ZONING DISTRICT AT 34611 CAMINO CAPISTRANO

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Tom Lewis (the "Applicant") is the owner of the real property commonly referred to as 34611 Camino Capistrano (APN 123-081-01) (the "Property"); and

WHEREAS, the Applicant filed a verified application for a Coastal Development Permit to allow the addition and remodel to a legal nonconforming house on a coastal bluff lot; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the application proposes an addition of less than 50 percent of the existing structure's square footage and a remodel; and

WHEREAS, the Planning Commission did, on the 8 th day of January, 2018, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP17-0015 and Minor Site Development Permit 17-0047.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

A. That the above recitations are true and correct and incorporated herein by this reference.

B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP17-0015 and SDP17-0047(M) subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP17-0015

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that, the project is consistent with all goals and policies of the Residential 0-3.5 land use designation. The house remains a two-story, single family residence. The proposed addition and remodel complies with all of the applicable development standards including the 40 foot bluff setback. While the house is located within the 40 foot coastal bluff setback, no new footings are proposed for the addition and/or remodel within the required 40 foot bluff setback.**

2. That the proposed development is not located between the nearest public roadway and the sea or shoreline of any body of water, and is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act **in that, the proposed development does not alter existing public access and public recreation areas in the vicinity.**

3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15301 (Class 1 – Existing Facility) because the project proposes an addition and remodel that results in an expansion of less than 50 percent of the structure's existing square footage.**

4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that, the proposed development is not immediately adjacent to any such resources and the project complies with required setbacks and height limitations. The structure does not encroach any further into the coastal bluff setback and the addition will be located in the front yard area where no sensitive habitat or scenic resources exists. The project is not proposing any new landscaping or site modifications that would impact any sensitive habitat or scenic resources**

5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the proposed addition and patio cover are located outside of the 40 foot coastal bluff setback and no structural foundations are proposed in this setback area. The City reviewed the geotechnical report and project design and concluded the proposed improvements do not result in any alteration of natural landforms or result in undue risk for geologic and erosional forces.**

6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed project enhances the architecture of the structure by modifying the house's 1969 Spanish Contemporary design to a craftsman inspired design. The proposed addition and remodel conform to the development standards of the RSF-3 zoning district and the Coastal Overlay District.**

7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the project was reviewed by Planning and Building/Safety Division staffs as well as the Public Works/Engineering Department and found to conform with applicable development standards per the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program for the subject property) including the 40 foot bluff setback requirement. The project complies with the City's Urban Design Element of the General Plan in that it maintains the structure's scale and improves its architecture with the new craftsmen inspired design to be in character with the neighborhood. The project preserves the house as a single family dwelling. There are no adopted specific plans that apply to the subject property.**

<u>Minor Site Development Permit SDP17-0047(M)</u>

1) That the site design is in compliance with the development standards of the Dana Point Zoning Code (DPZC) **in that, the project proposes an addition of 16 percent to the existing living area of a legal nonconforming house on a coastal bluff lot. The addition and remodel meet all applicable development standards. While the structure is legal nonconforming the proposed addition and patio cover are located within the allowed developable envelope for the property and comply with the required 40 foot coastal bluff setback. Per section 9.63.040(b)(2) of the DPZC, the structure is permitted to remain nonconforming because it is demolishing less than 50**

percent (proposing 37 percent) of the structure's walls.

2) That the site is suitable for the proposed use and development **in that, the structure is maintained as a single family residence, and the improvements are consistent with the surrounding neighborhood. The addition complies with all of the applicable development standards including setback, lot coverage, and height. The remodel to the legal nonconforming structure demolishes less than 50 percent of the walls (proposing to demolish 37 percent of the walls) and per 9.63.040(b)(2) the structure is allowed to remain legal nonconforming.**

3) That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines **in that, the applicant's proposal is consistent with the City's General Plan and all applicable provisions of the Urban Design Guidelines in that the proposed improvements maintain the house as a single family residence and the project is not in conflict with any goals or policies of the General Plan**. **The project complies with the City's Urban Design Element of the General Plan in that it maintains the structure's scale and improves its architecture with the new craftsmen inspired design to be in character with the neighborhood, and complies with the applicable development standards.**

4) That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture, **in that, the proposed addition and remodel comply with all of the applicable development standards for the RSF-3 zoning district. The façade remodel to the 1969 Contemporary Spanish design will update the house to a craftsman design that is more compatible with the neighborhood.**

Conditions:

General:

1. Approval of this application permits a 398 square foot addition and remodel to the house located at 34611 Camino Capistrano in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program and Zoning Code.

2. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this

action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.

3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.

5. This Resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.

6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

7. The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

8. The Applicant and owner, and their successors in interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

9. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.

10. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.

11. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.

12. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.

13. Prior to the commencement of any work within the public right-of-way, the applicant shall apply and be approved for an encroachment permit from the Public Works Department.

14. The applicant shall limit all construction activities within the coastal bluff-top setback area. The coastal bluff shall be protected at all times from potential erosion and construction activity.

15. The designated 40' bluff edge setback, per the geotechnical report and City of Dana Point Municipal Code, shall be clearly shown on all plans submitted for review and approval.

16. Per Municipal Code Section 9.27.030, no new structure foundations or improvements requiring a building permit will be allowed within the 40' bluff edge setback. Review of the submitted plans indicates that all proposed foundation elements for the building addition/remodel are shown behind (landward) of the indicated 40' bluff edge setback line. Please note that any

portion of new foundation for any structure/improvement requiring a permit is not allowed within the bluff edge setback. Should the existing foundations be found not suitable for the proposed improvements during construction, all new permitted foundations for will be required to be landward of the 40' bluff edge setback.

Prior to issuance of a Building Permit:

17. The applicant shall submit the approved geotechnical report establishing the edge of bluff in compliance with all the City of Dana Point standards.

18. The applicant shall submit a drainage plan in compliance with all City of Dana Point standards for review and approval. The drainage plan shall show all drainage from proposed improvements being directed to an approved outlet.

19. All plans submitted shall reflect the determined Bluff Edge and all associated setbacks, as shown on the "Response to First Geotechnical Review…" report prepared by South Coast Geotechnical Services dated November 13, 2017.

Prior to final approval of all permits:

20. Prior to commencement of framing, the applicant shall submit a foundation certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP17-0015 and SDP17-0047(M). The City's standard "Line & Grade Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval.

21. All landscaping and/or structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.

22. The final condition of the bluff edge setback shall be in accordance with Municipal Code Section 9.27.030, with no new structure foundations or improvements requiring a building permit within the bluff edge setback.

23. Public Works final inspection and approval will be required for all permits.

24. The owner shall coordinate with the Planning Division to schedule a final site inspection to ensure the project was constructed per plan and all

conditions of approval have been satisfied.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 8th day of January, 2018 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

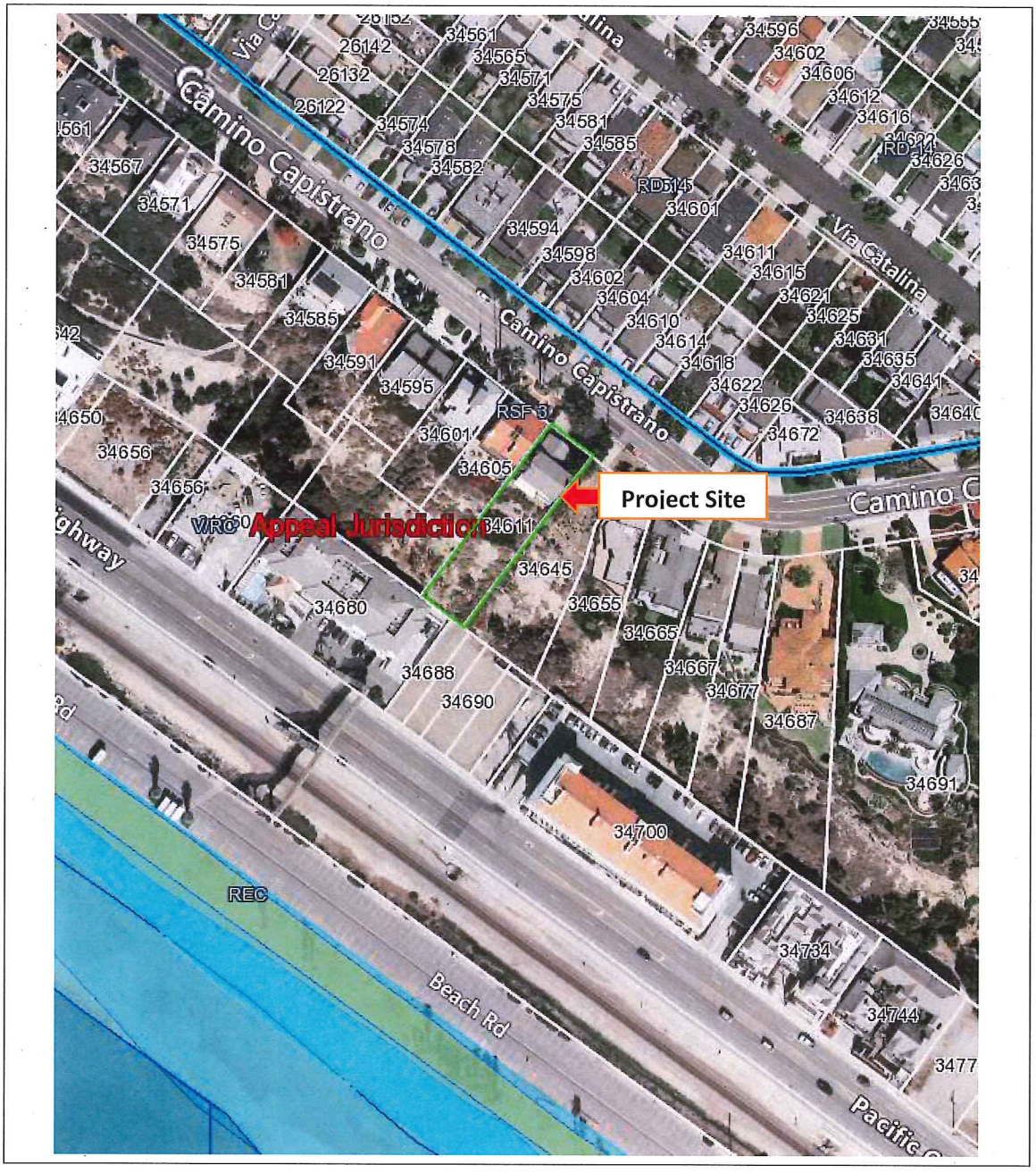
_____
Scott McKhann
Planning Commission

ATTEST:

_____
Ursula Luna-Reynosa, Director
Community Development Department

Vicinity Map

34611 Camino Capistrano, CDP17-0015, SDP17-0047(M)

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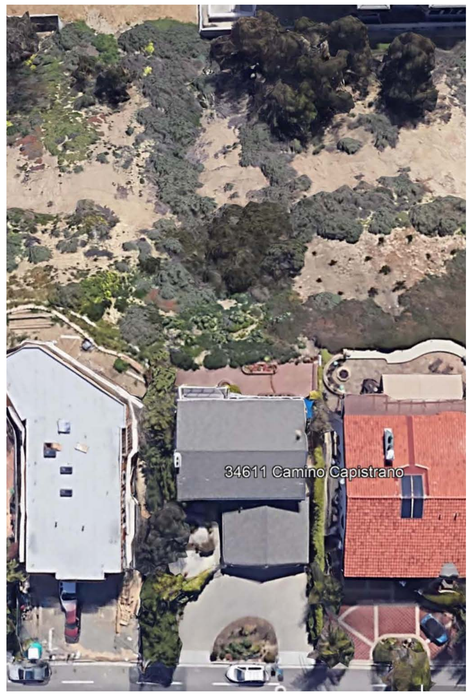


VICINITY MAP
SCALE: NTS

GENERAL SITE PLAN NOTES

1. CONSTRUCTION SHALL CONFORM TO CHAPTER 33, SECTION 3306 OF THE 2016 C.R.C REGARDING PROTECTION OF PEDESTRIANS DURING DEMOLITION OR CONSTRUCTION.
2. THE PROJECT SHALL CONFORM TO THE STATE OF CALIFORNIA TITLE 24 ENERGY CODES. SEE PLANS AND/OR SUPPORTING DOCUMENTS ATTACHED TO CONSTRUCTION DOCUMENTS AS APPLIES.
3. CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICITY AND WATER FOR THE EXPRESS PURPOSE OF THE CONSTRUCTION.
4. ALL WORK SHALL BE DONE IN A PROFESSIONAL WORKMANLIKE MANNER AND BE SAFE FOR ALL WORKMEN.
5. THIS SITE PLAN IS NOT A LEGAL SURVEY, IT IS INTENDED FOR GENERAL LOCATION ONLY.

BEST MANAGEMENT PLAN

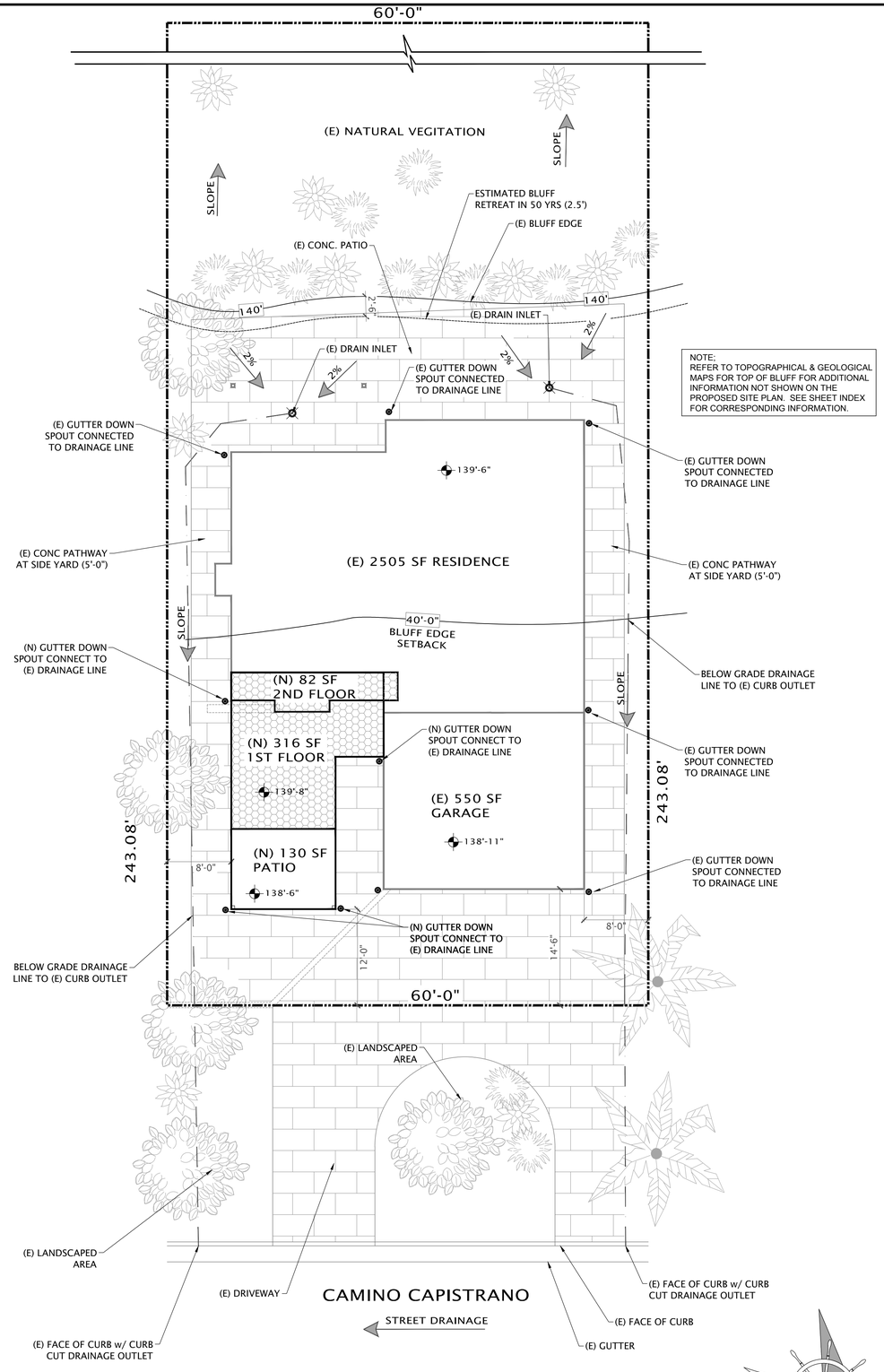
THE DISCHARGE OF POLLUTANTS IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL CONSTRUCTION WASTE THAT IS GENERATED FROM CONSTRUCTION SITE SHALL BE DISCHARGED INTO THE STREET AND/OR GUTTER, OR STORM DRAIN SYSTEM.

NOTES

1.	REFER TO SPECIFICATIONS FOR INTERIOR FINISHES.
2.	ALL GLAZING SHALL COMPLY WITH THE CRC AND LOCAL ORDINANCES. REFER TO THE ENERGY CODE COMPLIANCE REPORT FOR 'U'-VALUE OF ALL GLAZING.
3.	REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4.	ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5.	CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE.
6.	BUILDER SHALL VERIFY W/ WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM CLEAR OPANABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR PER CRC R310.1. GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5 SF. PER CRC R310.1 EXCEPTION. WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
7.	VENTING SYSTEMS SHALL TERMINATE AT LEAST (4) FEET FROM A PROPERTY LINE PER THE UMC.

BUILDING DEPARTMENT NOTES:

1.	THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY.
2.	SEE ENERGY CODE COMPLIANCE REPORT FOR INSULATION VALUES.
3.	EXCEPT WHERE OTHERWISE NOTED IN THE CRC ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84. FOAM PLASTICS AS SPECIFIED IN THE CRC MAY BE USED AS AN INTERIOR COMPONENT OF EXTERIOR WALLS OR PROJECTION. EXTERIOR DECORATIVE TRIM SHALL NOT PROJECT MORE THAN 4 INCHES INTO THE MINIMUM FIRE SEPARATION DISTANCE AND SHALL NOT EXCEED TEN PERCENT OF THE AGGREGATE WALL AREA ON WHICH IT IS LOCATED. SECTION R316.3 AS AMENDED. TOTAL THICKNESS OF HORIZONTAL PROJECTION SHALL BE MEASURED FROM THE EXTERIOR FACE OF STUD WALL TO THE EXTERIOR FINISH.



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

LEWIS RESIDENCE

34611 CAMINO CAPISTRANO
DANA POINT, CALIFORNIA, 92624

BUILDING DATA

1.	OCCUPANCY	R-3 SINGLE FAMILY RESIDENTIAL
2.	TYPE OF CONSTRUCTION	V-B
3.	SPRINKLERS	YES, REQ'D

DESIGN SHALL COMPLY w/ 2016 CALIFORNIA CODES (CBC, CRC, CMC, CEC, CPE, 2016 ENERGY, AND GREEN CODE) AND CITY OF DANA POINT MUNICIPAL CODES.

LEGAL DESCRIPTION
APN 123-081-01
THE CITY OF DANA POINT, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

OWNERS
TOM & DORI LEWIS
949-842-8193

LOT COVERAGE TABULATION

LOT AREA =	**6,899 SF**
(E) 1ST FLOOR AREA =	**1,335 SF**
(E) 2ND FLOOR AREA =	**1,170 SF**
(E) GARAGE AREA =	**550 SF**
(E) TOTAL RESIDENCE AREA =	**3,055 SF**
(E) RESIDENTIAL FOOTPRINT =	**1,885 SF**
EXISTING LOT COVERAGE :	**1,855 / 6,899 = 27.32 %**
(N) 1ST FLOOR AREA =	**316 SF**
(N) 2ND FLOOR AREA =	**82 SF**
(N) 1ST FLOOR COVERED PATIO =	**130 SF**
(N) TOTAL RESIDENCE AREA =	**3,453 SF**
(N) RESIDENTIAL FOOTPRINT =	**2,201 SF**
NEW LOT COVERAE :	**2,201 / 6,899 = 31.90 %**

SHEET INDEX

GEOTECH FIRM
SOUTH COAST GEOTECHNICAL SERVICES
24632 SAN JUAN AVENUE, SUITE 120
DANA POINT, CA 92629
949-374-4100

SITE PLAN LEGEND

PROPERTY LINE

AREA OF PROPOSED FIRST FLOOR ADDITION

DESCRIPTION OF WORK

1. FIRST FLOOR ADDITION OF APPROXIMATELY 316 SF w/ AN EXTERIOR COVERED PATIO OF 85 SF.
2. REMOVE AND REPLACE (E) WINDOWS/DOORS AT SOUTH ELEVATION w/ NEW WINDOWS/DOORS WITHIN EXISTING OPENINGS.
3. REMOVE AND REPLACE KITCHEN APPLIANCES w/ INTERIOR WALL REMOVAL AND RECONFIGURATION WITHIN EXISTING SPACE.
4. CONVERT EXISTING SECOND FLOOR (2) BEDROOM (2) BATH to NEW (3) BEDROOM (2) BATH w/ REMOVAL AND REPLACEMENT OF BATHROOM FIXTURES.
5. EXTEND ROOF OVER MASTER BEDROOM DECK

ANCHOR A+E
ARCHITECTURAL + ENGINEERING
CONSULTING SERVICES
AnchorAE.COM
616 S. EL CAMINO REAL, STE. "I"
SAN CLEMENTE, CA 92672
info@AnchorAE.COM
801-547-7017

REGISTERED PROFESSIONAL ENGINEER
ARPAD STEVE BOROSSAY
C 23,312
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA
ASBorossay
12-12-2017

LEWIS RESIDENCE
34611 CAMINO CAPISTRANO
DANA POINT
CALIFORNIA, 92624

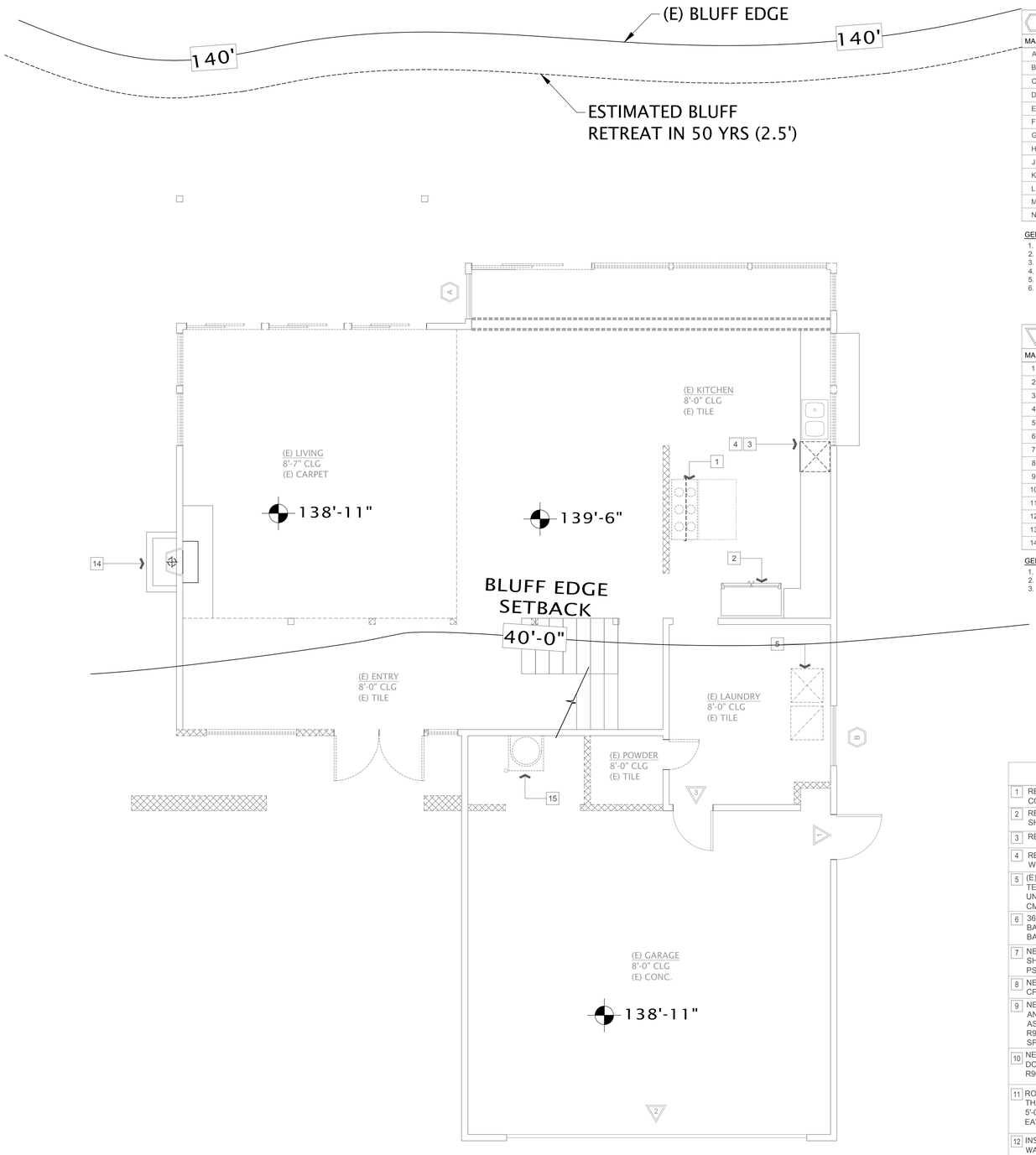
ISSUE DATES:

DELTA	DATE	DESCRIPTION

PROPOSED SITE PLAN

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

A1.1



WINDOW SCHEDULE

MARK	SIZE (WxH)	MATERIAL	TYPE	DESCRIPTION
A	3'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
B	4'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED
C	3'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
D	2'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
E	2'-0" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
F	6'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
G	3'-0" x 3'-0"	VINYL	FIXED	DBL. GLAZED, TEMPERED ZERO POST
H	7'-6" x 3'-0"	VINYL	FIXED, BAY	DBL. GLAZED, TEMPERED
J	1'-0" x 5'-6"	VINYL	FIXED	DBL. GLAZED, TEMPERED
K	5'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED
L	6'-6" x 4'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
M	5'-0" x 1'-6"	VINYL	SINGLE HUNG	DBL. GLAZED
N	5'-0" x 3'-6"	VINYL	FIXED, ARCH	DBL. GLAZED, TEMPERED BAY WINDOW

GENERAL WINDOW NOTES:

1. PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC.
2. BATHROOM WINDOWS SHALL BE OBSCURE GLASS.
3. EGRESS WINDOWS ARE INDICATED WITH AN ASTERISK (✱).
4. ALL PROPOSED WINDOWS SHALL HAVE A U-FACTOR OF 0.53.
5. ALL PROPOSED WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.
6. PROVIDE THERMAL BREAK FRAMES. SEE MANUFACTURE SPEC. FOR ADDITIONAL REQUIREMENTS.

DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
1	3'-0" x 6'-8"	WOOD	SWING	(E) ENTRY WOOD DOOR
2	20'-0" x 6'-8"	ALUMINUM/GLASS	GARAGE	(E) FOLDING GARAGE DOOR
3	2'-8" x 6'-8"	SOLID WOOD	SWING	(E) GARAGE WOOD DOOR
4	2'-6" x 6'-8"	WOOD	SWING	(E) INTERIOR WOOD DOOR
5	5'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
6	14'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
7	3'-0" x 6'-8"	WOOD/GLASS	SWING	ENTRY WOOD DOOR
8	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
9	2'-8" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
10	8'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
11	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
12	2'-6" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
13	2'-0" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
14	2'-6" x 6'-8"	WOOD	POCKET	INTERIOR WOOD DOOR

GENERAL WINDOW NOTES:

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2. ALL PANEL GLASS SHALL HAVE A U-FACTOR OF 0.53.
3. ALL ALL PANEL GLASS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.

PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV

KEYNOTES

1. REMOVE & REPLACE (E) 48" GAS COOKTOP WITH HOOD, LIGHT, AND SINGLE OVEN BELOW COOKTOP
2. REMOVE & RELOCATE (E) 36" REFRIGERATOR (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
3. REMOVE & REPLACE (E) SINK WITH GARBAGE DISPOSAL
4. REMOVE & REPLACE DISHWASHER (24"WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
5. (E) SIDE BY SIDE WASHER AND DRYER, REMOVE AND RELOCATE. DRYER DUCT EXHAUST TERMINATION SHALL BE MIN OF 3'-0" FROM ANY OPENING AND 5'-0" FROM AC CONDENSER UNIT PER ES150.0.h 3 (a). MAX LENGTH OF 14'-0" w/ A MAXIMUM OF (2) 90-DEGREE ELBOWS. CMC SEC. 504.3
6. 36" x 36" HOT MOPPED TILE PAN W/ 6'-0" (MIN.) CERAMIC TILE SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE UPC.
7. NEW SHOWERHEADS SHALL USE NO MORE THAN 2.0 GPM OF FLOW. FOR MULTIPLE SHOWERHEADS THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 2.0 GPM @ 80 PSI. CPC SEC. 403 & 408
8. NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. CPC SEC. 403 & 408
9. NEW TAMKO ASPHALT SHINGLES (ESR-1501) or EQUIVALENT COLOR TO MATCH EXISTING AND SHALL BE INSTALLED PER MANUFACTURER. UNDERLAYMENT MUST COMPLY WITH ASTM D226 TYPE 1, ASTM D6757, AS SPECIFIED IN IBC SECTION 1507.2.3 OR IRC SECTION R905.2.3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. NEW ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF (2:12) OR GREATER. DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.2.7 FOR SLOPES GREATER THAN (4:12).
11. ROOF DRAINAGE SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5'-0" AWAY or TO AN APPROVED DRAINAGE SYSTEM. (R801.3) PROVIDE RAIN GUTTERS AT EAVES OF NEW ROOFS AND DOWN SPOUTS TO APPROVED DRAINAGE SYSTEM
12. INSULATION BATTING PER T-24 REPORT REQUIREMENTS. MIN OF R-30 IN ROOF & R-15 or R-13 IN WALLS. COMPLETELY FILL RAFTER SPACE WITH BATT INSULATION or COMPLY WITH CRC R806.5
13. SEPARATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
14. (E) WOOD FIRE PLACE w/ SPARK ARRESTOR TO REMAIN
15. REMOVE AND REPLACE 50 GALLON WATER HEATER. REFER TO A6.1 FOR ADDITIONAL INFORMATION.
16. REMOVE & REPLACE (E) VINYL SIDING w/ (N) HARDIESHINGLE SIDING (ESR-2290) or EQUIVALENT. COLOR PER OWNER
17. (N) BUILDING ADDRESS NUMBERS SHALL CONTRAST w/ BACKGROUND, BE ARABIC or ALPHABETIC LETTERS & BE A MINIMUM OF 4" HIGH w/ A MINIMUM STROKE OF 1/2" (R319.1 CRC)

LINEAR WALL LENGTHS

FLOOR	EXISTING WALL LENGTH (FT)	DEMO WALL LENGTH (FT)
1ST EXTERIOR	205'-0"	69'-6"
1ST INTERIOR	75'-6"	25'-0"
2ND EXTERIOR	143'-0"	48'-0"
2ND INTERIOR	95'-6"	49'-0"
TOTAL	519'-0"	191'-6"

191.5/519 = 36.9 %

EXISTING/DEMO FIRST FLOOR PLAN

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

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REGISTERED PROFESSIONAL ENGINEER
ARPAD STEVE BOROSSAY
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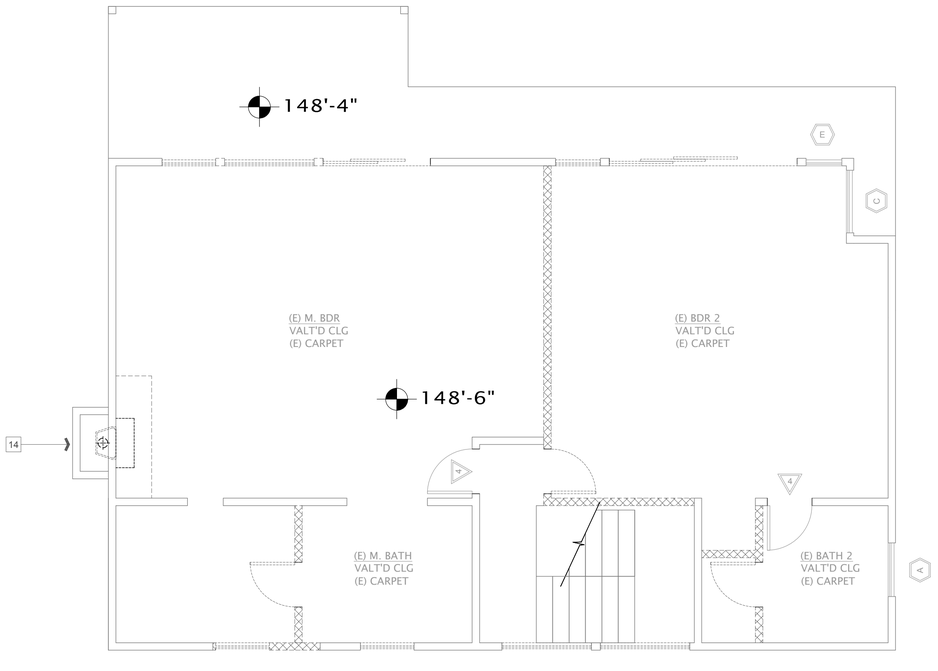

EXISTING/DEMO SECOND FLOOR PLAN

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

LINEAR WALL LENGTHS

FLOOR	EXISTING WALL LENGTH (FT)	DEMO WALL LENGTH (FT)
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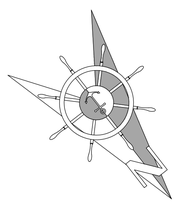

WINDOW SCHEDULE

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REGISTERED PROFESSIONAL ENGINEER
ARPAD STEVE BOROSSAY
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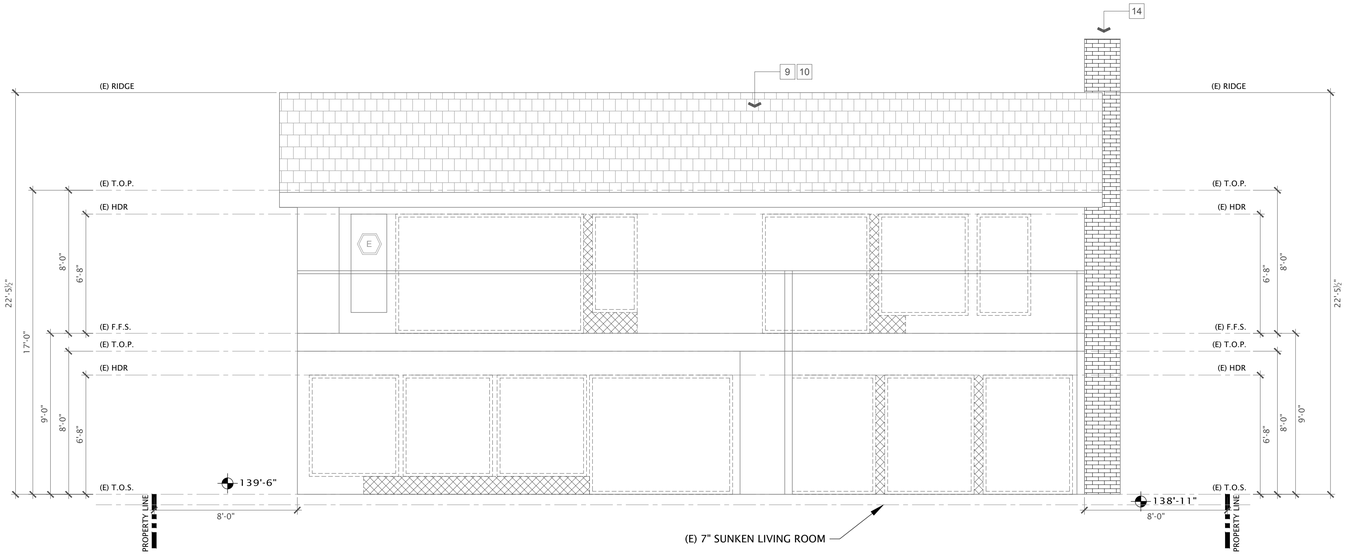
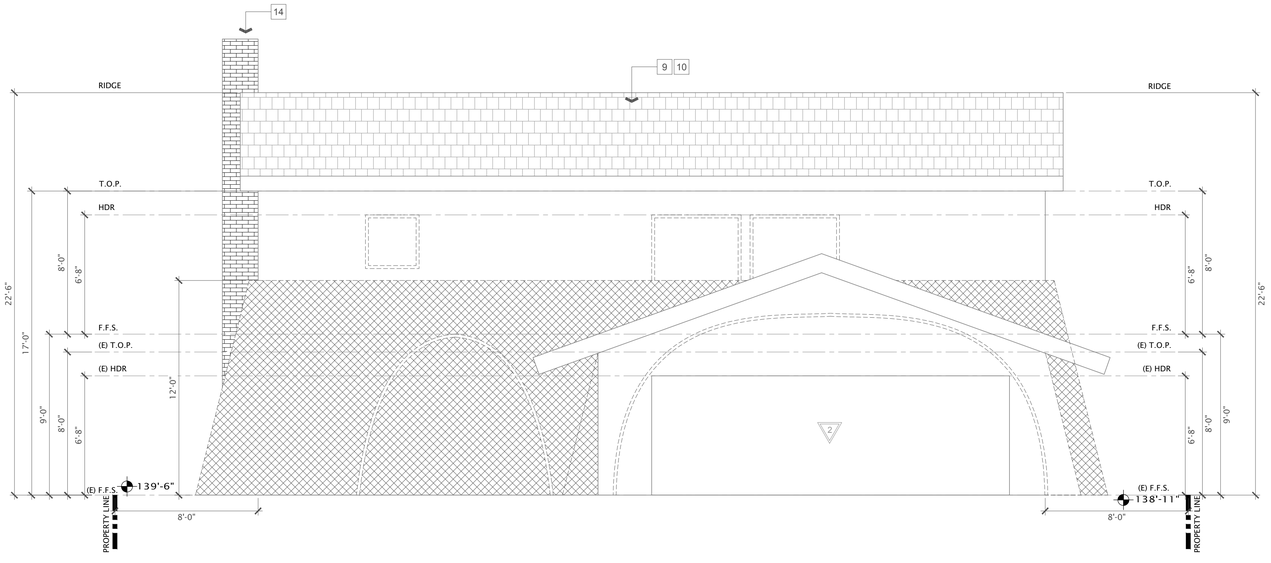
A2.2



PROPOSED SOUTH ELEVATION

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



EXISTING NORTH ELEVATION

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

WINDOW SCHEDULE

MARK	SIZE (WxH)	MATERIAL	TYPE	DESCRIPTION
A	3'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
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C	3'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
D	2'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
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DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
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KEYNOTES

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5. (E) SIDE BY SIDE WASHER AND DRYER, REMOVE AND RELOCATE. DRYER DUCT EXHAUST TERMINATION SHALL BE MIN OF 3'-0" FROM ANY OPENING AND 5'-0" FROM AC CONDENSER UNIT PER ES150.0.h 3 (a). MAX LENGTH OF 14'-0" w/ A MAXIMUM OF (2) 90-DEGREE ELBOWS. CMC SEC. 504.3
6. 36" x 36" HOT MOPPED TILE PAN W/ 6'-0" (MIN.) CERAMIC TILE SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE UPC.
7. NEW SHOWERHEADS SHALL USE NO MORE THAN 2.0 GPM OF FLOW. FOR MULTIPLE SHOWERHEADS THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 2.0 GPM @ 80 PSI. CPC SEC. 403 & 408
8. NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. CPC SEC. 403 & 408
9. NEW TAMKO ASPHALT SHINGLES (ESR-1501) or EQUIVALENT COLOR TO MATCH EXISTING AND SHALL BE INSTALLED PER MANUFACTURER. UNDERLAYMENT MUST COMPLY WITH ASTM D226 TYPE 1, ASTM D6757, AS SPECIFIED IN IBC SECTION 1507.2.3 OR IRC SECTION R905.2.3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. NEW ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF (2:12) OR GREATER. DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.2.7 FOR SLOPES GREATER THAN (4:12).
11. ROOF DRAINAGE SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5'-0" AWAY or TO AN APPROVED DRAINAGE SYSTEM. (R801.3) PROVIDE RAIN GUTTERS AT EAVES OF NEW ROOFS AND DOWN SPOUTS TO APPROVED DRAINAGE SYSTEM
12. INSULATION BATTING PER T-24 REPORT REQUIREMENTS. MIN OF R-30 IN ROOF & R-15 or R-13 IN WALLS. COMPLETELY FILL RAFTER SPACE WITH BATT INSULATION or COMPLY WITH CRC R806.5
13. SEPARATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
14. (E) WOOD FIRE PLACE w/ SPARK ARRESTOR TO REMAIN
15. REMOVE AND REPLACE 50 GALLON WATER HEATER. REFER TO A6.1 FOR ADDITIONAL INFORMATION.
16. REMOVE & REPLACE (E) VINYL SIDING w/ (N) HARDIESHINGLE SIDING (ESR-2290) or EQUIVALENT. COLOR PER OWNER
17. (N) BUILDING ADDRESS NUMBERS SHALL CONTRAST w/ BACKGROUND, BE ARABIC or ALPHABETIC LETTERS & BE A MINIMUM OF 4" HIGH w/ A MINIMUM STROKE OF 1/2" (R319.1 CRC)

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12-12-2017

LEWIS RESIDENCE

34611 CAMINO CAPISTRANO
DANA POINT
CALIFORNIA, 92624

ISSUE DATES;

DELTA	DATE	DESCRIPTION

EXISTING/DEMO ELEVATION

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

A3.1

DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
1	3'-0" x 6'-8"	WOOD	SWING	(E) ENTRY WOOD DOOR
2	20'-0" x 6'-8"	ALUMINUM/GLASS	GARAGE	(E) FOLDING GARAGE DOOR
3	2'-8" x 6'-8"	SOLID WOOD	SWING	(E) GARAGE WOOD DOOR
4	2'-6" x 6'-8"	WOOD	SWING	(E) INTERIOR WOOD DOOR
5	5'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
6	14'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
7	3'-0" x 6'-8"	WOOD/GLASS	SWING	ENTRY WOOD DOOR
8	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
9	2'-8" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
10	8'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
11	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
12	2'-6" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
13	2'-0" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
14	2'-6" x 6'-8"	WOOD	POCKET	INTERIOR WOOD DOOR

GENERAL WINDOW NOTES:

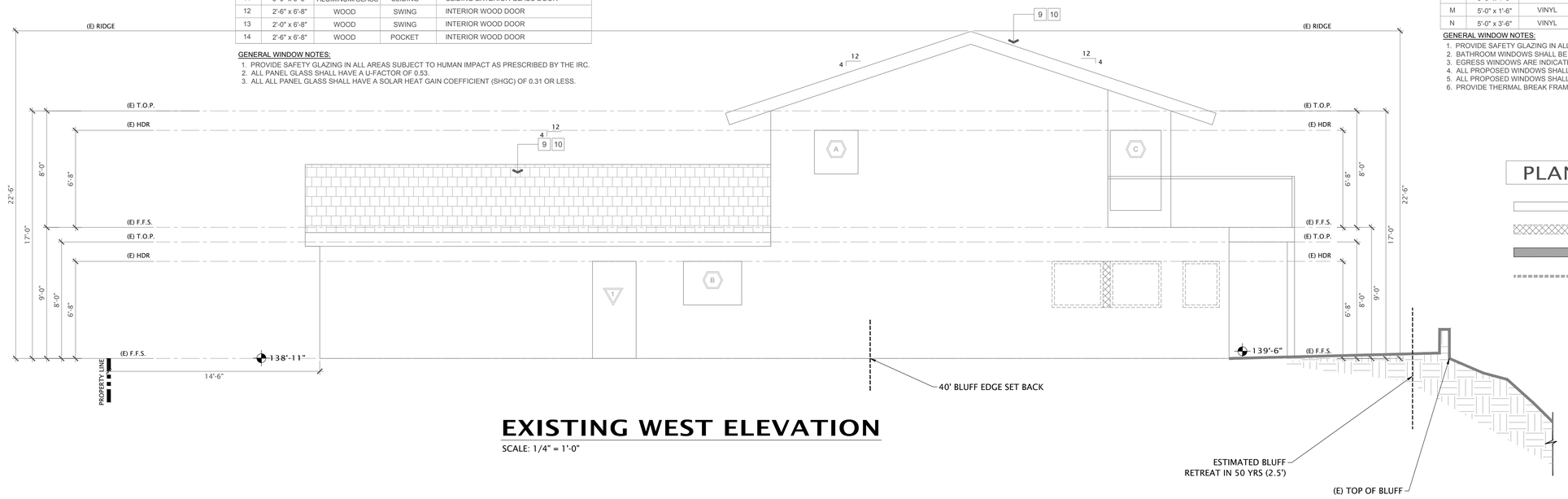
1. PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC.
2. ALL PANEL GLASS SHALL HAVE A U-FACTOR OF 0.53.
3. ALL ALL PANEL GLASS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.

WINDOW SCHEDULE

MARK	SIZE (WxH)	MATERIAL	TYPE	DESCRIPTION
A	3'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
B	4'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED
C	3'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
D	2'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
E	2'-0" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
F	6'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
G	3'-0" x 3'-0"	VINYL	FIXED	DBL. GLAZED, TEMPERED ZERO POST
H	7'-6" x 3'-0"	VINYL	FIXED, BAY	DBL. GLAZED, TEMPERED
J	1'-0" x 5'-6"	VINYL	FIXED	DBL. GLAZED, TEMPERED
K	5'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED
L	6'-6" x 4'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
M	5'-0" x 1'-6"	VINYL	SINGLE HUNG	DBL. GLAZED
N	5'-0" x 3'-6"	VINYL	FIXED, ARCH	DBL. GLAZED, TEMPERED BAY WINDOW

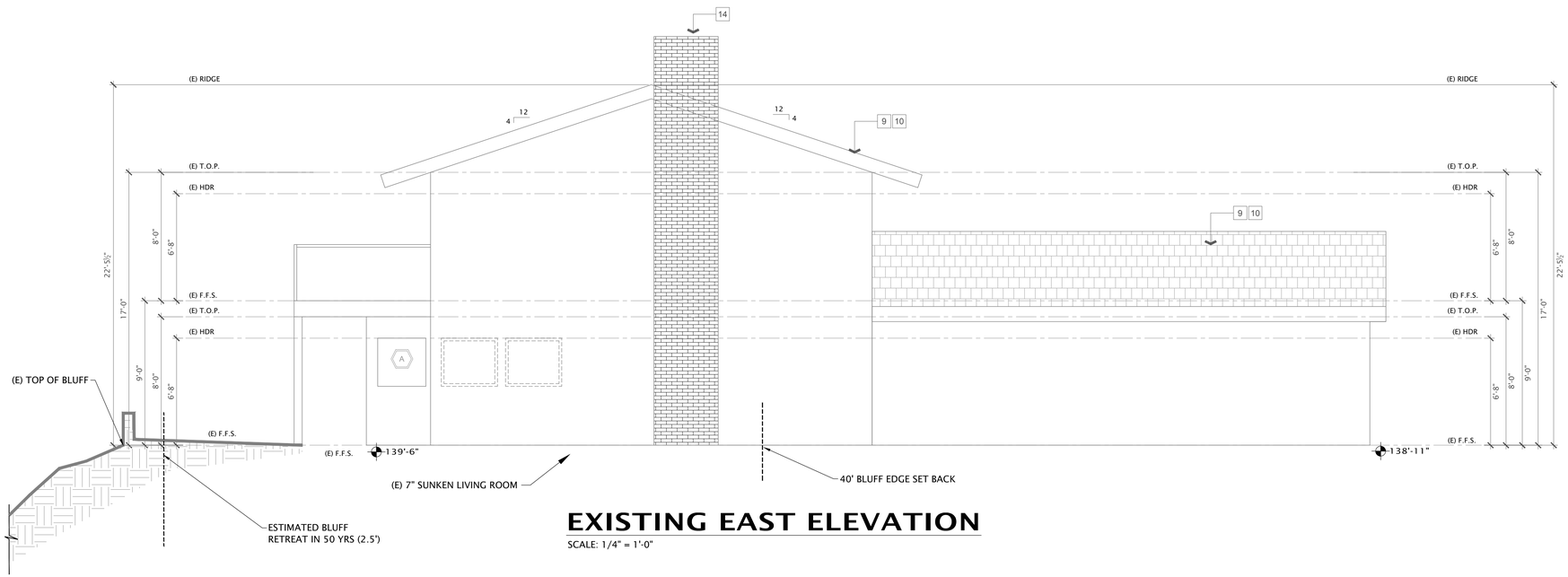
GENERAL WINDOW NOTES:

1. PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC.
2. BATHROOM WINDOWS SHALL BE OBSCURE GLASS.
3. EGRESS WINDOWS ARE INDICATED WITH AN ASTERISK (★).
4. ALL PROPOSED WINDOWS SHALL HAVE A U-FACTOR OF 0.53.
5. ALL PROPOSED WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.
6. PROVIDE THERMAL BREAK FRAMES. SEE MANUFACTURE SPEC. FOR ADDITIONAL REQUIREMENTS.



EXISTING WEST ELEVATION

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



EXISTING EAST ELEVATION

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

KEYNOTES

1	REMOVE & REPLACE (E) 48" GAS COOKTOP WITH HOOD, LIGHT, AND SINGLE OVEN BELOW COOKTOP
2	REMOVE & RELOCATE (E) 36" REFRIGERATOR (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
3	REMOVE & REPLACE (E) SINK WITH GARBAGE DISPOSAL
4	REMOVE & REPLACE DISHWASHER (24"WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
5	(E) SIDE BY SIDE WASHER AND DRYER, REMOVE AND RELOCATE. DRYER DUCT EXHAUST TERMINATION SHALL BE MIN OF 3'-0" FROM ANY OPENING AND 5'-0" FROM AC CONDENSER UNIT PER ES150.0.h 3 (a). MAX LENGTH OF 14'-0" w/ A MAXIMUM OF (2) 90-DEGREE ELBOWS. CMC SEC. 504.3
6	36" x 36" HOT MOPPED TILE PAN W/ 6'-0" (MIN.) CERAMIC TILE SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE UPC.
7	NEW SHOWERHEADS SHALL USE NO MORE THAN 2.0 GPM OF FLOW. FOR MULTIPLE SHOWERHEADS THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 2.0 GPM @ 80 PSI. CPC SEC. 403 & 408
8	NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. CPC SEC. 403 & 408
9	NEW TAMKO ASPHALT SHINGLES (ESR-1501) or EQUIVALENT COLOR TO MATCH EXISTING AND SHALL BE INSTALLED PER MANUFACTURER. UNDERLAYMENT MUST COMPLY WITH ASTM D226 TYPE 1, ASTM D6757, AS SPECIFIED IN IBC SECTION 1507.2.3 OR IRC SECTION R905.2.3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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14	(E) WOOD FIRE PLACE w/ SPARK ARRESTOR TO REMAIN
15	REMOVE AND REPLACE 50 GALLON WATER HEATER. REFER TO A6.1 FOR ADDITIONAL INFORMATION.
16	REMOVE & REPLACE (E) VINYL SIDING w/ (N) HARDIESHINGLE SIDING (ESR-2290) or EQUIVALENT. COLOR PER OWNER
17	(N) BUILDING ADDRESS NUMBERS SHALL CONTRAST w/ BACKGROUND, BE ARABIC or ALPHABETIC LETTERS & BE A MINIMUM OF 4" HIGH w/ A MINIMUM STROKE OF 1/2" (R319.1 CRC)

PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV

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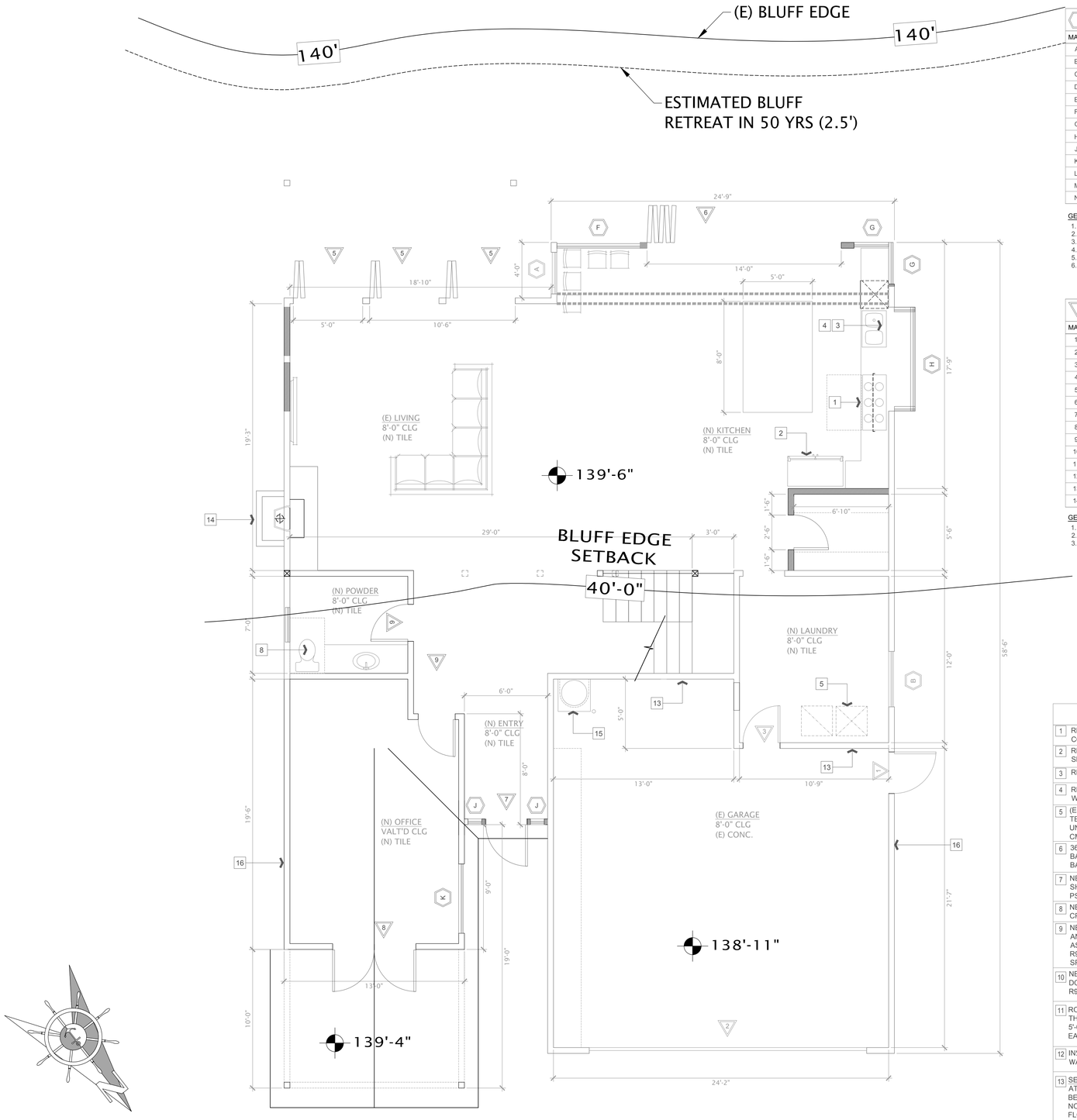
ISSUE DATES;

DELTA	DATE	DESCRIPTION

EXISTING/DEMO ELEVATION

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

A3.2



WINDOW SCHEDULE

MARK	SIZE (WxH)	MATERIAL	TYPE	DESCRIPTION
A	3'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
B	4'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED
C	3'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
D	2'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
E	2'-0" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
F	6'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
G	3'-0" x 3'-0"	VINYL	FIXED	DBL. GLAZED, TEMPERED ZERO POST
H	7'-6" x 3'-0"	VINYL	FIXED, BAY	DBL. GLAZED, TEMPERED
J	1'-0" x 5'-6"	VINYL	FIXED	DBL. GLAZED, TEMPERED
K	5'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED
L	6'-6" x 4'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
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GENERAL WINDOW NOTES:

1. PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC.
2. BATHROOM WINDOWS SHALL BE OBSCURE GLASS.
3. EGRESS WINDOWS ARE INDICATED WITH AN ASTERISK (✱).
4. ALL PROPOSED WINDOWS SHALL HAVE A U-FACTOR OF 0.53.
5. ALL PROPOSED WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.
6. PROVIDE THERMAL BREAK FRAMES. SEE MANUFACTURE SPEC. FOR ADDITIONAL REQUIREMENTS.

DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
1	3'-0" x 6'-8"	WOOD	SWING	(E) ENTRY WOOD DOOR
2	20'-0" x 6'-8"	ALUMINUM/GLASS	GARAGE	(E) FOLDING GARAGE DOOR
3	2'-8" x 6'-8"	SOLID WOOD	SWING	(E) GARAGE WOOD DOOR
4	2'-6" x 6'-8"	WOOD	SWING	(E) INTERIOR WOOD DOOR
5	5'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
6	14'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
7	3'-0" x 6'-8"	WOOD/GLASS	SWING	ENTRY WOOD DOOR
8	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
9	2'-8" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
10	8'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
11	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
12	2'-6" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
13	2'-0" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
14	2'-6" x 6'-8"	WOOD	POCKET	INTERIOR WOOD DOOR

GENERAL WINDOW NOTES:

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PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV

KEYNOTES

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4. REMOVE & REPLACE DISHWASHER (24"WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
5. (E) SIDE BY SIDE WASHER AND DRYER, REMOVE AND RELOCATE. DRYER DUCT EXHAUST TERMINATION SHALL BE MIN OF 3'-0" FROM ANY OPENING AND 5'-0" FROM AC CONDENSER UNIT PER ES150.0.h 3 (a). MAX LENGTH OF 14'-0" w/ A MAXIMUM OF (2) 90-DEGREE ELBOWS. CMC SEC. 504.3
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PROPOSED FIRST FLOOR PLAN

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

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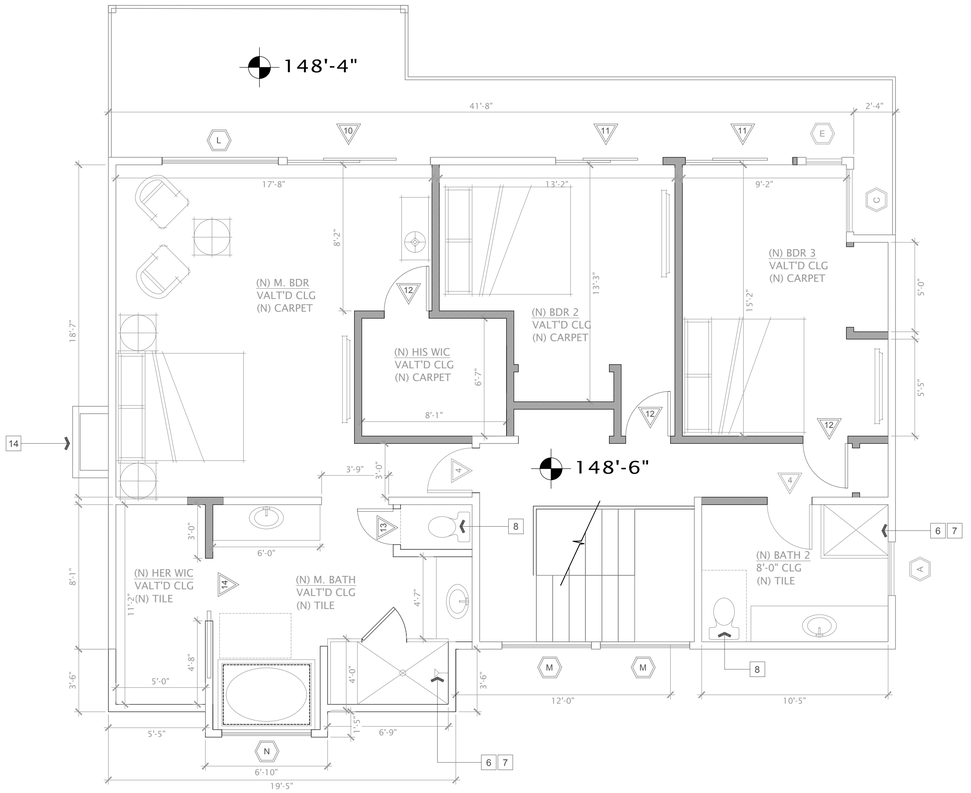
ISSUE DATES;

DELTA	DATE	DESCRIPTION

PROPOSED FIRST FLOOR PLAN

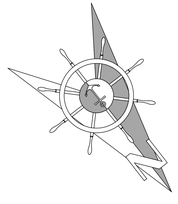
PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

A4.1



PROPOSED SECOND FLOOR PLAN

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



WINDOW SCHEDULE

MARK	SIZE (WxH)	MATERIAL	TYPE	DESCRIPTION
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DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
1	3'-0" x 6'-8"	WOOD	SWING	(E) ENTRY WOOD DOOR
2	20'-0" x 6'-8"	ALUMINUM/GLASS	GARAGE	(E) FOLDING GARAGE DOOR
3	2'-8" x 6'-8"	SOLID WOOD	SWING	(E) GARAGE WOOD DOOR
4	2'-6" x 6'-8"	WOOD	SWING	(E) INTERIOR WOOD DOOR
5	5'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
6	14'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
7	3'-0" x 6'-8"	WOOD/GLASS	SWING	ENTRY WOOD DOOR
8	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
9	2'-8" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
10	8'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
11	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
12	2'-6" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
13	2'-0" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
14	2'-6" x 6'-8"	WOOD	POCKET	INTERIOR WOOD DOOR

GENERAL WINDOW NOTES:

1. PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC.
2. ALL PANEL GLASS SHALL HAVE A U-FACTOR OF 0.53.
3. ALL ALL PANEL GLASS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.

PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV

KEYNOTES

1. REMOVE & REPLACE (E) 48" GAS COOKTOP WITH HOOD, LIGHT, AND SINGLE OVEN BELOW COOKTOP
2. REMOVE & RELOCATE (E) 36" REFRIGERATOR (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
3. REMOVE & REPLACE (E) SINK WITH GARBAGE DISPOSAL
4. REMOVE & REPLACE DISHWASHER (24"WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
5. (E) SIDE BY SIDE WASHER AND DRYER, REMOVE AND RELOCATE. DRYER DUCT EXHAUST TERMINATION SHALL BE MIN OF 3'-0" FROM ANY OPENING AND 5'-0" FROM AC CONDENSER UNIT PER ES150.0.h 3 (a). MAX LENGTH OF 14'-0" w/ A MAXIMUM OF (2) 90-DEGREE ELBOWS. CMC SEC. 504.3
6. 36" x 36" HOT MOPPED TILE PAN W/ 6'-0" (MIN.) CERAMIC TILE SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE UPC.
7. NEW SHOWERHEADS SHALL USE NO MORE THAN 2.0 GPM OF FLOW. FOR MULTIPLE SHOWERHEADS THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 2.0 GPM @ 80 PSI. CPC SEC. 403 & 408
8. NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. CPC SEC. 403 & 408
9. NEW TAMKO ASPHALT SHINGLES (ESR-1501) or EQUIVALENT COLOR TO MATCH EXISTING AND SHALL BE INSTALLED PER MANUFACTURER. UNDERLAYMENT MUST COMPLY WITH ASTM D226 TYPE 1, ASTM D6757, AS SPECIFIED IN IBC SECTION 1507.2.3 OR IRC SECTION R905.2.3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
10. NEW ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF (2:12) OR GREATER. DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.2.7 FOR SLOPES GREATER THAN (4:12).
11. ROOF DRAINAGE SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5'-0" AWAY or TO AN APPROVED DRAINAGE SYSTEM. (R801.3) PROVIDE RAIN GUTTERS AT EAVES OF NEW ROOFS AND DOWN SPOUTS TO APPROVED DRAINAGE SYSTEM
12. INSULATION BATTING PER T-24 REPORT REQUIREMENTS. MIN OF R-30 IN ROOF & R-15 or R-13 IN WALLS. COMPLETELY FILL RAFTER SPACE WITH BATT INSULATION or COMPLY WITH CRC R806.5
13. SEPARATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
14. (E) WOOD FIRE PLACE w/ SPARK ARRESTOR TO REMAIN
15. REMOVE AND REPLACE 50 GALLON WATER HEATER. REFER TO A6.1 FOR ADDITIONAL INFORMATION.
16. REMOVE & REPLACE (E) VINYL SIDING w/ (N) HARDIESHINGLE SIDING (ESR-2290) or EQUIVALENT. COLOR PER OWNER
17. (N) BUILDING ADDRESS NUMBERS SHALL CONTRAST w/ BACKGROUND, BE ARABIC or ALPHABETIC LETTERS & BE A MINIMUM OF 4" HIGH w/ A MINIMUM STROKE OF 1/2" (R319.1 CRC)

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REGISTERED PROFESSIONAL ENGINEER
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C 23,312
Exp. 12/31/17
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STATE OF CALIFORNIA

A S Borossay
12-12-2017

LEWIS RESIDENCE

34611 CAMINO CAPISTRANO
DANA POINT
CALIFORNIA, 92624

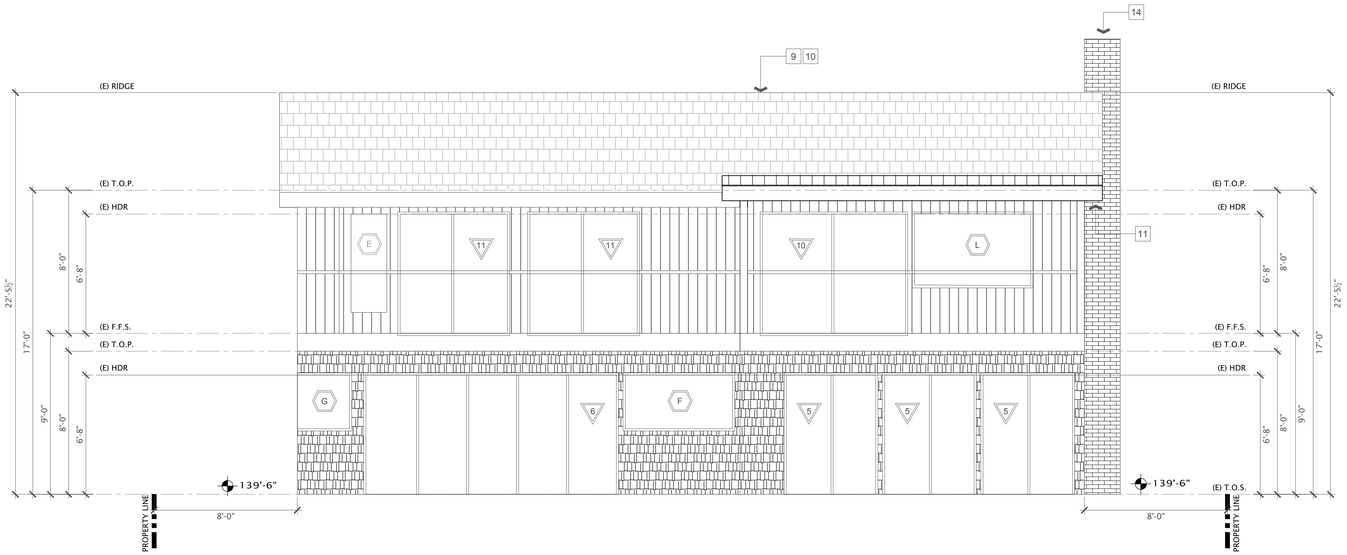
ISSUE DATES;

DELTA	DATE	DESCRIPTION

PROPOSED SECOND FLOOR PLAN

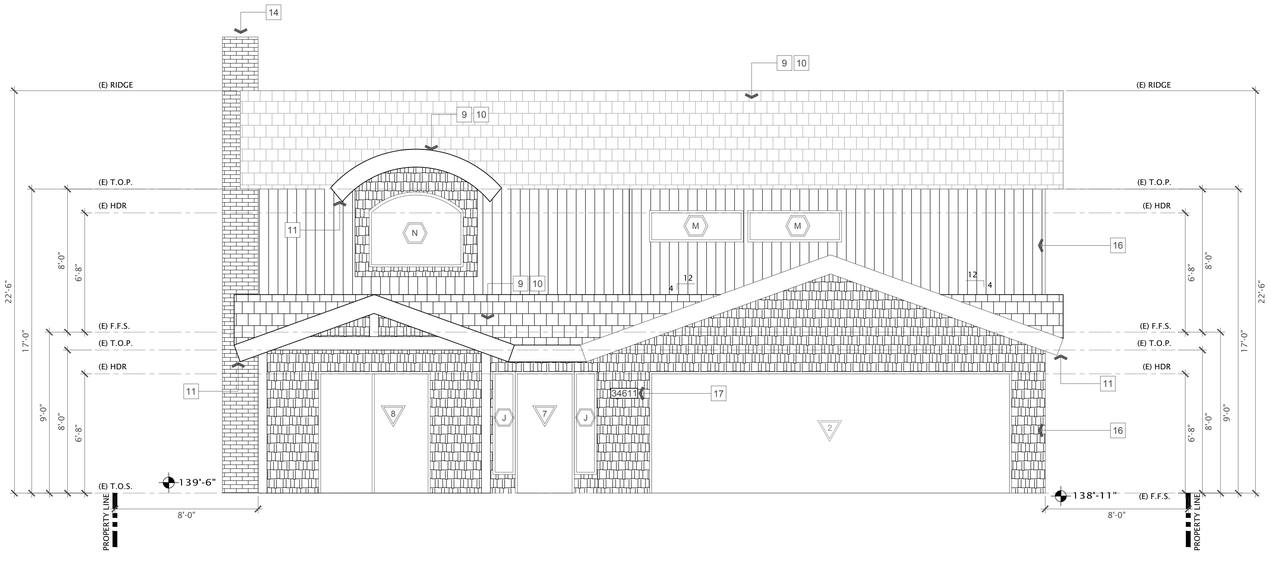
PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

A4.2



PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

WINDOW SCHEDULE

MARK	SIZE (WxH)	MATERIAL	TYPE	DESCRIPTION
A	3'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
B	4'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED
C	3'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
D	2'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
E	2'-0" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
F	6'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
G	3'-0" x 3'-0"	VINYL	FIXED	DBL. GLAZED, TEMPERED ZERO POST
H	7'-6" x 3'-0"	VINYL	FIXED, BAY	DBL. GLAZED, TEMPERED
J	1'-0" x 5'-6"	VINYL	FIXED	DBL. GLAZED, TEMPERED
K	5'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED
L	6'-6" x 4'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
M	5'-0" x 1'-6"	VINYL	SINGLE HUNG	DBL. GLAZED
N	5'-0" x 3'-6"	VINYL	FIXED, ARCH	DBL. GLAZED, TEMPERED BAY WINDOW

GENERAL WINDOW NOTES:

1. PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC.
2. BATHROOM WINDOWS SHALL BE OBSCURE GLASS.
3. EGRESS WINDOWS ARE INDICATED WITH AN ASTERISK (✱).
4. ALL PROPOSED WINDOWS SHALL HAVE A U-FACTOR OF 0.53.
5. ALL PROPOSED WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.
6. PROVIDE THERMAL BREAK FRAMES. SEE MANUFACTURE SPEC. FOR ADDITIONAL REQUIREMENTS.

DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
1	3'-0" x 6'-8"	WOOD	SWING	(E) ENTRY WOOD DOOR
2	20'-0" x 6'-8"	ALUMINUM/GLASS	GARAGE	(E) FOLDING GARAGE DOOR
3	2'-8" x 6'-8"	SOLID WOOD	SWING	(E) GARAGE WOOD DOOR
4	2'-6" x 6'-8"	WOOD	SWING	(E) INTERIOR WOOD DOOR
5	5'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
6	14'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
7	3'-0" x 6'-8"	WOOD/GLASS	SWING	ENTRY WOOD DOOR
8	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
9	2'-8" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
10	8'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
11	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
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PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV

KEYNOTES

1	REMOVE & REPLACE (E) 48" GAS COOKTOP WITH HOOD, LIGHT, AND SINGLE OVEN BELOW COOKTOP
2	REMOVE & RELOCATE (E) 36" REFRIGERATOR (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
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4	REMOVE & REPLACE DISHWASHER (24"WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
5	(E) SIDE BY SIDE WASHER AND DRYER, REMOVE AND RELOCATE. DRYER DUCT EXHAUST TERMINATION SHALL BE MIN OF 3'-0" FROM ANY OPENING AND 5'-0" FROM AC CONDENSER UNIT PER ES150.0.h 3 (a). MAX LENGTH OF 14'-0" w/ A MAXIMUM OF (2) 90-DEGREE ELBOWS. CMC SEC. 504.3
6	36" x 36" HOT MOPPED TILE PAN W/ 6'-0" (MIN.) CERAMIC TILE SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE UPC.
7	NEW SHOWERHEADS SHALL USE NO MORE THAN 2.0 GPM OF FLOW. FOR MULTIPLE SHOWERHEADS THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 2.0 GPM @ 80 PSI. CPC SEC. 403 & 408
8	NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. CPC SEC. 403 & 408
9	NEW TAMKO ASPHALT SHINGLES (ESR-1501) or EQUIVALENT COLOR TO MATCH EXISTING AND SHALL BE INSTALLED PER MANUFACTURER. UNDERLAYMENT MUST COMPLY WITH ASTM D226 TYPE 1, ASTM D6757, AS SPECIFIED IN IBC SECTION 1507.2.3 OR IRC SECTION R905.2.3. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
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REGISTERED PROFESSIONAL ENGINEER
ARPAD STEVE BOROSSAY
No. C 23,312
Exp. 12/31/17
CIVIL
STATE OF CALIFORNIA
A S Borossay
12-12-2017

LEWIS RESIDENCE

34611 CAMINO CAPISTRANO
DANA POINT
CALIFORNIA, 92624

ISSUE DATES;

DELTA	DATE	DESCRIPTION

PROPOSED ELEVATION

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

A5.1

DOOR SCHEDULE

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
1	3'-0" x 6'-8"	WOOD	SWING	(E) ENTRY WOOD DOOR
2	20'-0" x 6'-8"	ALUMINUM/GLASS	GARAGE	(E) FOLDING GARAGE DOOR
3	2'-8" x 6'-8"	SOLID WOOD	SWING	(E) GARAGE WOOD DOOR
4	2'-6" x 6'-8"	WOOD	SWING	(E) INTERIOR WOOD DOOR
5	5'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
6	14'-0" x 6'-8"	ALUMINUM/GLASS	BI-FOLDING	BI-FOLDING EXTERIOR GLASS DOOR
7	3'-0" x 6'-8"	WOOD/GLASS	SWING	ENTRY WOOD DOOR
8	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
9	2'-8" x 6'-8"	WOOD	SWING	INTERIOR WOOD DOOR
10	8'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
11	6'-0" x 6'-8"	ALUMINUM/GLASS	SLIDING	SLIDING EXTERIOR GLASS DOOR
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14	2'-6" x 6'-8"	WOOD	POCKET	INTERIOR WOOD DOOR

GENERAL WINDOW NOTES:
1. PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC.
2. ALL PANEL GLASS SHALL HAVE A U-FACTOR OF 0.53.
3. ALL ALL PANEL GLASS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.

WINDOW SCHEDULE

MARK	SIZE (WxH)	MATERIAL	TYPE	DESCRIPTION
A	3'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
B	4'-0" x 3'-0"	VINYL	SINGLE HUNG	(E) DBL. GLAZED
C	3'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
D	2'-6" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
E	2'-0" x 5'-6"	VINYL	SINGLE HUNG	(E) DBL. GLAZED, TEMPERED
F	6'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
G	3'-0" x 3'-0"	VINYL	FIXED	DBL. GLAZED, TEMPERED ZERO POST
H	7'-6" x 3'-0"	VINYL	FIXED, BAY	DBL. GLAZED, TEMPERED
J	1'-0" x 5'-6"	VINYL	FIXED	DBL. GLAZED, TEMPERED
K	5'-0" x 3'-0"	VINYL	SINGLE HUNG	DBL. GLAZED
L	6'-6" x 4'-0"	VINYL	SINGLE HUNG	DBL. GLAZED, TEMPERED
M	5'-0" x 1'-6"	VINYL	SINGLE HUNG	DBL. GLAZED
N	5'-0" x 3'-6"	VINYL	FIXED, ARCH	DBL. GLAZED, TEMPERED BAY WINDOW

GENERAL WINDOW NOTES:
1. PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC.
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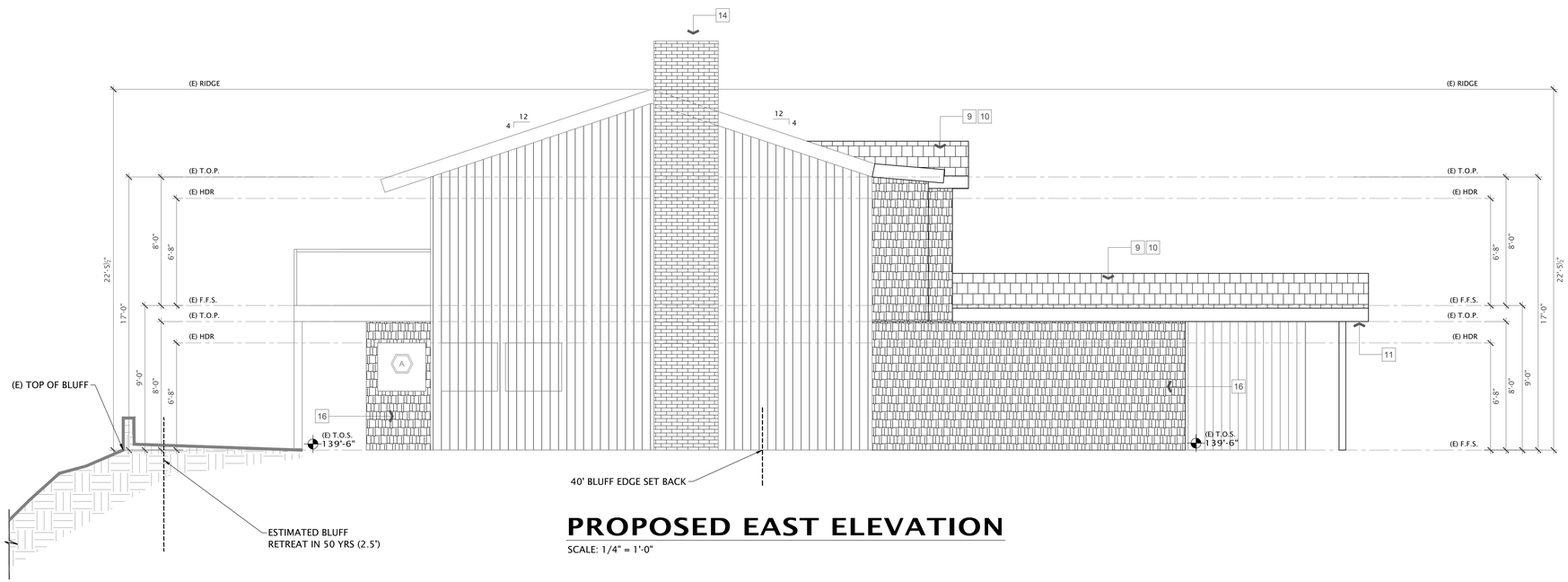
5. ALL PROPOSED WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.31 OR LESS.
6. PROVIDE THERMAL BREAK FRAMES. SEE MANUFACTURE SPEC. FOR ADDITIONAL REQUIREMENTS.

PROPOSED WEST ELEVATION

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



PROPOSED EAST ELEVATION

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

PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV

KEYNOTES

1. REMOVE & REPLACE (E) 48" GAS COOKTOP WITH HOOD, LIGHT, AND SINGLE OVEN BELOW COOKTOP
2. REMOVE & RELOCATE (E) 36" REFRIGERATOR (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
3. REMOVE & REPLACE (E) SINK WITH GARBAGE DISPOSAL
4. REMOVE & REPLACE DISHWASHER (24"WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
5. (E) SIDE BY SIDE WASHER AND DRYER, REMOVE AND RELOCATE. DRYER DUCT EXHAUST TERMINATION SHALL BE MIN OF 3'-0" FROM ANY OPENING AND 5'-0" FROM AC CONDENSER UNIT PER ES150.0.h 3 (a). MAX LENGTH OF 14'-0" w/ A MAXIMUM OF (2) 90-DEGREE ELBOWS. CMC SEC. 504.3
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LEWIS RESIDENCE

34611 CAMINO CAPISTRANO
DANA POINT
CALIFORNIA, 92624

ISSUE DATES;

DELTA	DATE	DESCRIPTION

PROPOSED ELEVATION

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

A5.2

UTILITY PLAN NOTES:

1. 50 GALLON WATER HEATER. PROVIDE HIGH EFFICIENCY WATER HEATER READY PER ENERGY EFFICIENCY STANDARDS SECTION 150.0(n).

   A. PROVIDE 120-VOLT ELECTRICAL RECEPTACLE WITHIN 3'-0" OF WATER HEATER.

   B. PROBIDE A CATEGORY III OR IV OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED.

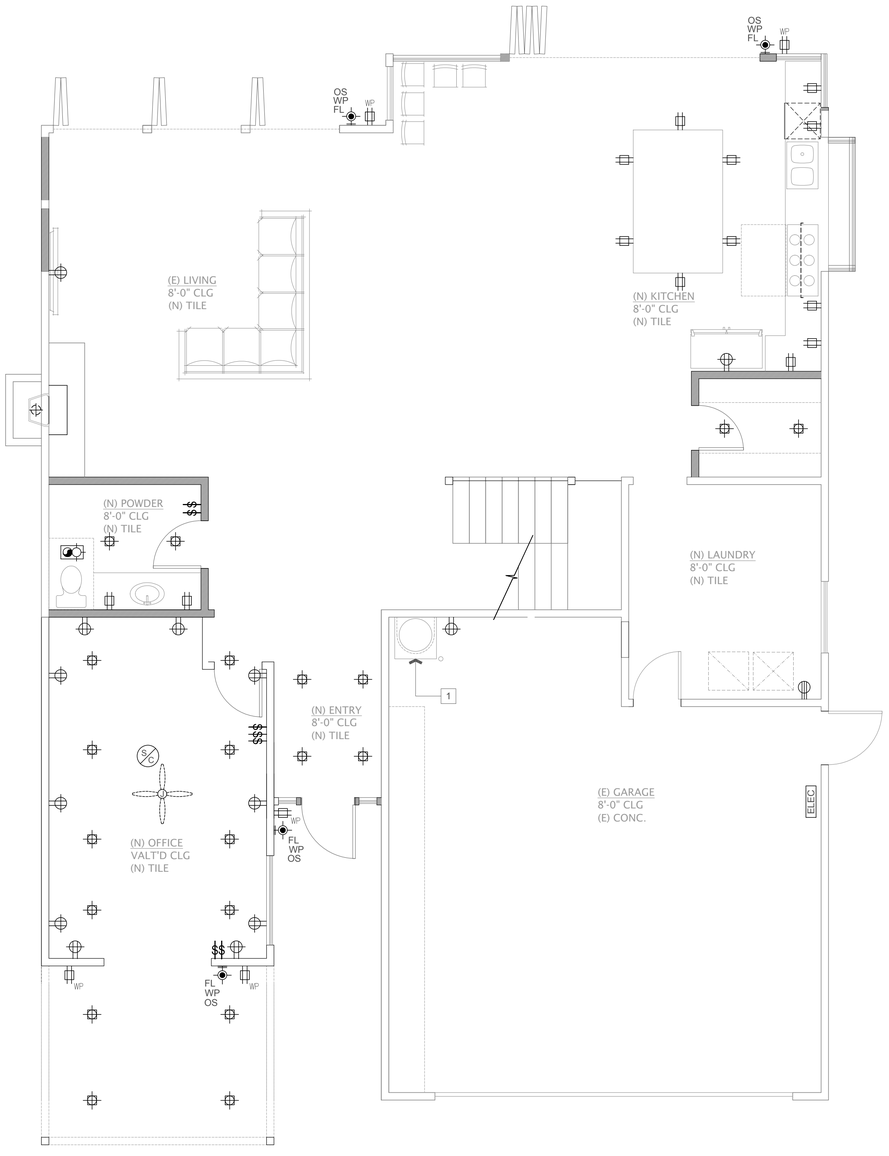
   C. PROVIDE CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOW NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

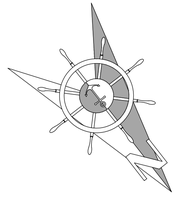
   D. PROVIDE A GAS SUPPLY WITH A CAPACITY OF AT LEAST 2,000 BTU/HR TO THE WATER HEATER.

2. ALL POWER AND LIGHTING OUTLETS IN FAMILY ROOMS, DINNING ROOM, LIVING ROOM, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS, AND SIMILAR AREAS ARE TO BE PROTECTED BY A "COMBINATION AFCI BREAKER". KITCHENS, BATHROOMS AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT.

3. GROUND CIRCUIT INTERRUPTER (GFI) OUTLETS SHALL BE PROVIDED IN BATHROOMS AND AT ALL KITCHEN COUNTERS AND ISLANDS

NOTE;
ALL LIGHT SWITCHES, OUTLETS / RECEPTICALES, AND LIGHT FIXTURES TO REMAIN AS IS AT THE FIRST FLOOR OF THE EXISTING RESIDENCE, UNO





PROPOSED FIRST FLOOR UTILITY PLAN

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

Electrical Switches
Name: Symbols-Electrical Switches - Styles as shown

- SWITCH
- 3 SWITCH (3-WAY)
- 4 SWITCH (4-WAY)
- D SWITCH (DIMMER)
- OS SWITCH (OCCUPANCY SENSOR)
- 3D SWITCH (3-WAY DIMMER)
- 3OS SWITCH (3-WAY OCCUPANCY SENSOR)
- 4D SWITCH (4-WAY DIMMER)
- 4OS SWITCH (4-WAY OCCUPANCY SENSOR)
- VS SWITCH (VACANCY SENSOR)

Electrical Outlets
Name: Symbols-Electrical Outlets - Styles as shown

- DUPLEX
- 1/2 HOT DUPLEX
- ARC FAULT DUPLEX
- 1/2 HOT ARC FAULT DUPLEX
- QUAD PLEX
- 220 DUPLEX GFCI
- SINGLE
- GFCI DUPLEX, TAMPER REISTANT
- GFCI HALF HOT DUPLEX
- WP GFCI WATERPROOF
- 220 DISCONNECT

Miscellaneous
Name: Symbols-Misc Symbols - Styles as shown

- F.G. FUEL GAS
- FIREPLACE KEY (LOOSE)
- ELEC (E) ELECTRICAL PANEL. MIN. SIZE 3-WIRE, 200-AMP PANEL. VERIFY SIZE & LOCATION
- DATA DATA PANEL. VERIFY SIZE & LOCATION
- T/D TELEPHONE/DATA PANEL. VERIFY SIZE & LOCATION
- H.B. HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- CW COLD WATER
- HW HOT WATER
- G GAS METER

Smoke
Name: Symbols-Smoke & CO Detectors - Styles as shown

- S 110V SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS BE HARDWIRED WITH BATTERY BACKUP
- C CARBON MONOXIDE DETECTOR
- S/C COMBINATION CARBON MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS. HARDWIRE WITH BATTERY BACKUP

Mechanical/Fans
Name: Symbols-Mechanical & Fans - Styles as shown

- EXHAUST FAN (50 CFM MIN.)
- COMBINATION OF EXHAUST FAN & LIGHT
- FL COMBINATION OF EXHAUST FAN & FLUORESCENT LIGHT
- WHOLE BUILDING VENTILATION FAN. SIZE AND DUCTED PER ASHRAE 62.2-2007. 1 SONE MAX. SEE CF-1R & MF-1R FOR ADDITIONAL INFO. (FAN IS SWITCHED SEPARTELY FROM THE LIGHTING. THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.)
- CEILING FAN
- S CEILING MOUNTED SPEAKER

Lighting
Name: Symbols-Lighting - Styles as shown

- J JUNCTION BOX
- CEILING MOUNTED LIGHT
- K CEILING MOUNTED LIGHT - KEYLESS
- FL FLUORSCENT CEILING MOUNTED LIGHT
- RECESSED 4" LED CAN LIGHT
- FL FLUORESCENT CAN LIGHT
- PENDANT LIGHT
- FL FLUORESCENT PENDANT LIGHT
- WALL MOUNTED LIGHT
- FL FLUORESCENT WALL MOUNTED LIGHT
- FL WP FLUORESCENT WALL MOUNTED LIGHT - WEATHERPROOF
- FL WP OS FLUORESCENT WALL MOUNTED LIGHT - WEATHERPROOF W/OCCUPANCY SENSOR AND HIGH EFFICIENCY (HE)
- LED RECESSED 4" LED WATERPROOF CAN LIGHT. HIGH EFFICIENCY (HE)
- FL FLUORSCENT FIXTURE (UNDER CABINET)
- FL RECESSED DIRECT/INDIRECT FLUOSCENT PERIMETER LIGHT
- 1234 ADDRESS LIGHT
- FL SURFACE MOUNTED FLUORESCENT FIXTURE
- 2'x4' FLUORESCENT FIXTURE
- 2'x4' EMERGENCY FLUORESCENT FIXTURE
- 2'x2' FLUORESCENT FIXTURE
- TRACK LIGHT. HIGH EFFICIENCY (HE)
- ROUND HIGHBAY FLUORESCENT LIGHT FIXTURE PER ELECTRICAL DWGS
- LED LED "ROPE" LIGHTING

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ASBorossay
12-12-2017

LEWIS RESIDENCE
34611 CAMINO CAPISTRANO
DANA POINT
CALIFORNIA, 92624

ISSUE DATES;

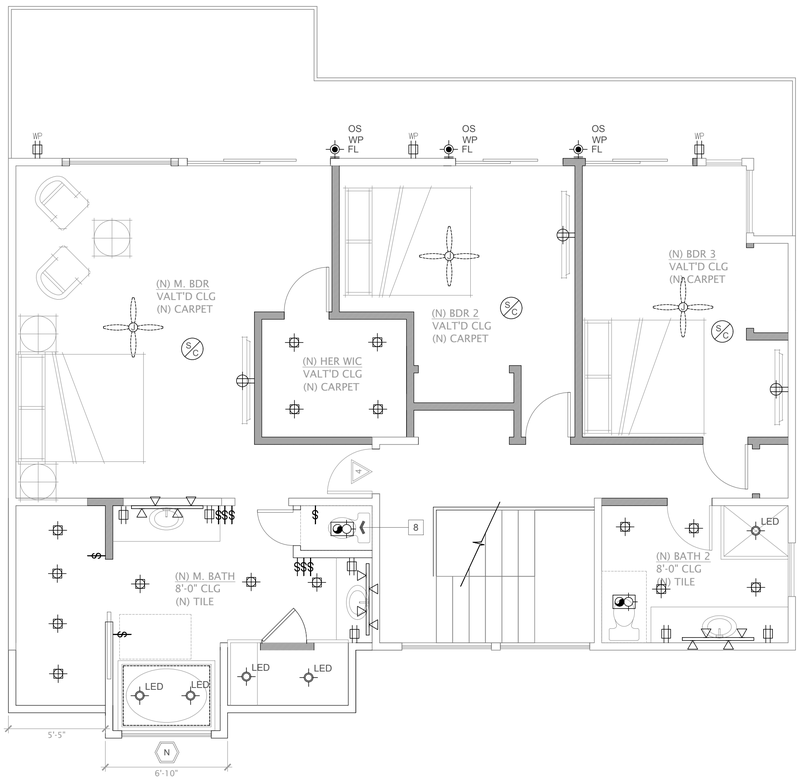
DELTA	DATE	DESCRIPTION

PROPOSED UTILITY PLAN

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

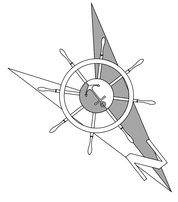
A6.1

NOTE;
ALL LIGHT SWITCHES, OUTLETS / RECEPTICALES, AND LIGHT FIXTURES TO REMAIN AS IS AT THE SECOND FLOOR OF THE EXISTING RESIDENCE, UNO



PROPOSED SECOND FLOOR UTILITY PLAN

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



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- 4 SWITCH (4-WAY)
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- 3OS SWITCH (3-WAY OCCUPANCY SENSOR)
- 4D SWITCH (4-WAY DIMMER)
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- VS SWITCH (VACANCY SENSOR)

Electrical Outlets

Name: Symbols-Electrical Outlets - Styles as shown

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- ARC FAULT DUPLEX
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- SINGLE
- GFCI DUPLEX, TAMPER REISTANT
- GFCI HALF HOT DUPLEX
- GFCI WATERPROOF
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Name: Symbols-Misc Symbols - Styles as shown

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- H.B. HOSEBIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
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Name: Symbols-Smoke & CO Detectors - Styles as shown

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- CEILING MOUNTED SPEAKER

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Name: Symbols-Lighting - Styles as shown

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- CEILING MOUNTED LIGHT
- K CEILING MOUNTED LIGHT - KEYLESS
- FL FLUORSCENT CEILING MOUNTED LIGHT
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- FL FLUORESCENT CAN LIGHT
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- FL WP OS FLUORESCENT WALL MOUNTED LIGHT - WEATHERPROOF W/OCCUPANCY SENSOR AND HIGH EFFICIENCY (HE)
- LED RECESSED 4" LED WATERPROOF CAN LIGHT. HIGH EFFICIENCY (HE)
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- TRACK LIGHT. HIGH EFFICIENCY (HE)
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ISSUE DATES;

DELTA	DATE	DESCRIPTION

PROPOSED UTILITY PLAN

PROJECT NUMBER	17-1017
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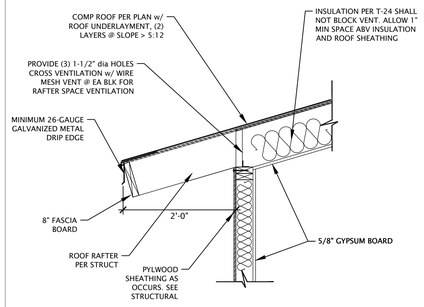
DRAWN	CWS
CHECK	ASB

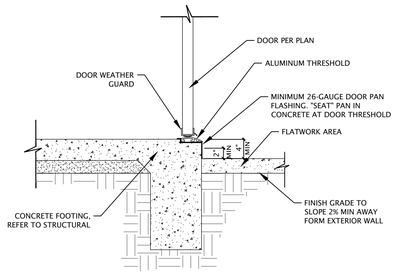
A6.2



Exterior Overhang

SCALE: NTS

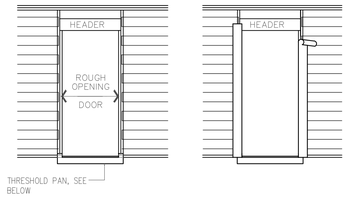
9



THRESHOLD DETAIL

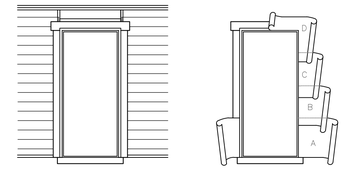
SCALE: NTS

10



SET THRESHOLD PAN ON THREE CONTINUOUS BEADS OF SEALANT AS SHOWN IN DETAILS. ADJUST PAN AS NECESSARY TO FIT THE ROUGH OPENING TIGHTLY. APPLY PLASTER SCREED WITH END OF SCREED WITH EDGE OF ROUGH OPENING.

AFTER THRESHOLD PAN AND SCREED ARE IN PLACE, ATTACH JAMB FLASHING (SIDE OF OPENING, AT LEAST 12" WIDE) WITH INSIDE EDGE OF FLASHING EVEN WITH THE EDGE OF ROUGH OPENING. START JAMB FLASHING AT BOTTOM OF SILL PLATE AND EXTEND TO 6" ABOVE LOWER EDGE OF HEADER.



APPLY A BEAD OF SEALANT TO THE BACK SURFACES OF THE DOOR FLANGES. AS SHOWN IN THE DETAILS, APPLY TWO BEADS OF SEALANT ON THE THRESHOLD PAN, ONE CONTINUOUS BEAD AT THE INNER EDGE OF THE PAN, AND ONE DISCONTINUOUS AT THE OUTER EDGE. PLACE THE DOOR INTO THE ROUGH OPENING ON THE THRESHOLD PAN WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER THE DOOR IS PLACED, INSTALL THE HEAD FLASHING OVER THE DOOR HEAD FLANGE. THIS IS ANOTHER STRIP OF FLASHING 12" MIN. WIDE.

BEGIN LAYING WATER RESISTANT PAPER AT THE PLASTER SCREED. INSTALL SUCCESSIVE COURSES OF WATER RESISTANT PAPER (B, C, D, ETC.) OVER THE JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

THRESHOLD PAN

NOTES:

CBC SECTION 1402A.2, CALLS FOR FLASHING OF EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE THE CODE DOES NOT OUTLINE THE PROCEDURE FOR DOOR FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED.

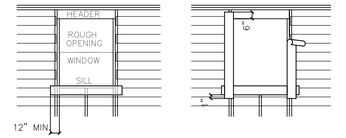
USE "VYCOR PLUS" FLASHING BY GRACE CONSTRUCTION PRODUCTS, OR APPROVED EQUAL, FOR FLASHING MATERIAL AND "JAMSILL GUARD" THRESHOLD PANS BY JAMSILL, INC., OR APPROVED EQUAL.

LINE WIRE WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR PLASTER SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER WIRE BACKING

Door Flashing

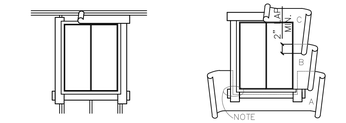
SCALE: NTS

7



ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOP EDGE EVEN WITH THE TOP OF THE ROUGH SILL. EXTEND THIS STRIP 12" MIN. BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW.

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 12" WIDE, WITH INSIDE EDGE OF FLASHING EVEN WITH THE EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND TO 6" ABOVE LOWER EDGE OF HEADER.



APPLY A BEAD OF SEALANT TO THE BACK SURFACES OF THE WINDOW FLANGE, THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER THE WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING 12" MIN. WIDE.

STARTING AT THE BOTTOM OF THE WALL (SILL PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING (SHOWN IN THE DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCESSIVE COURSES OF WATER-RESISTANT PAPER (B, C, ETC.) OVER THE JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

NOTES:

CBC SECTION 1402A.2, CALLS FOR FLASHING OF EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. SINCE THE CODE DOES NOT OUTLINE THE PROCEDURE FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED.

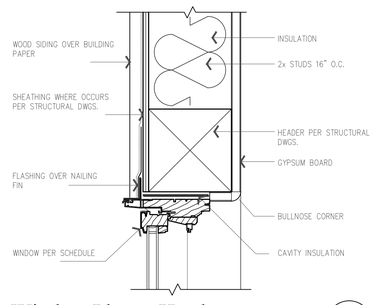
USE "VYCOR PLUS" FLASHING BY GRACE CONSTRUCTION PRODUCTS WHEREVER POSSIBLE FOR FLASHING MATERIAL. APPLY SEALANT TO BACK OF WINDOW FLANGES BEFORE SETTING. USE WINDOWS THAT ARE WATER TIGHT.

LINE WIRE WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR PLASTER SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER WIRE BACKING

Window Flashing

SCALE: NTS

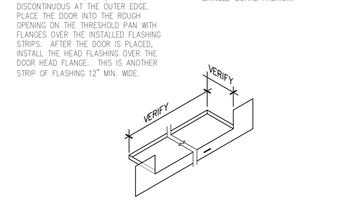
2



Window Plaster Head

SCALE: NTS

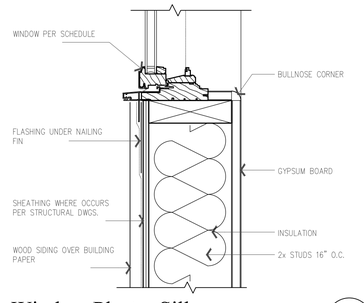
3



Weep Screed

SCALE: NTS

8



Window Plaster Sill

SCALE: NTS

4

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LEWIS RESIDENCE

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DANA POINT
CALIFORNIA, 92624

ISSUE DATES;

DELTA	DATE	DESCRIPTION

ARCH'L DETAILS

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

AD.1

NOVA

4373 VIEWRIDGE AVENUE, SUITE B
SAN DIEGO, CALIFORNIA

858-292-7575
858-292-7570 (FAX)

WWW.USA-NOVA.COM

CAMINO CAPISTRANO

34611 CAMINO CAPISTRANO,
DANA POINT, CA 92624

DATE:	07/21/17
DESIGN BY:	WP
DRAWN BY:	JS
CHECKED BY:	JDB
REVIEWED BY:	JDB

SITE AERIAL

0 15' 30'

VERTICAL CONTROL DATUM:

O.C.S. 1995 ADJUSTMENT. DESIGNATION 3B-49-68. NAVD88: 24.071

DESCRIPTION:
DESCRIBED BY OCS 2003 - FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3B-49-68", SET IN THE SOUTHWESTERLY CORNER OF A BRIDGE FOR THE ATCHINSON/TOPEKA/SANTA FE RAILWAY. MONUMENT IS LOCATED IN THE SOUTHWESTERLY PORTION OF PACIFIC COAST HIGHWAY AND IT UNDERCROSSING OF THE ATCHINSON/TOPEKA/SANTA FE RAILWAY, 10.8 FT. SOUTHWESTERLY OF THE SOUTHWESTERLY RAIL ALONG THE TRACKS AND 8.5 FT. NORTHWESTERLY OF THE SOUTHEASTERLY END OF THE GUARD RAIL ALONG THE BRIDGE. MONUMENT IS SET 1.5 FT. BELOW THE TRACKS AND 12 FT. ABOVE THE SURFACE OF PCH.

LEGEND:

140 — MAJOR CONTOUR
138 — MINOR CONTOUR
VEGETATION (OBSCURED)
PROPERTY BOUNDARY

NOTES:

1. DENSELY LANDSCAPED AREAS INCLUDING SHRUB AND TREE CANOPIES LIMIT THE ACCURACY OF OBTAINED TOPOGRAPHIC DATA. THESE AREAS SHOULD BE VERIFIED DURING FINAL DESIGN AND CONSTRUCTION.
2. PROPERTY BOUNDARIES DISPLAYED ARE BASED ON GEOSPATIAL DATA PROVIDED BY ORANGE COUNTY.

NOVA

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858-292-7570 (FAX)

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LICENSED LAND SURVEYOR
JESSE WM. WHITAKER
No. 4926
CALIFORNIA

Kent Wm Whitaker
Exp. 12/31/18

CAMINO CAPISTRANO
34611 CAMINO CAPISTRANO,
DANA POINT, CA 92624

DATE:	12/13/17
DESIGN BY:	WP
DRAWN BY:	JS
CHECKED BY:	JDB
REVIEWED BY:	JDB

TOPOGRAPHIC AERIAL MAP

0 15' 30'

NORTH

VERTICAL CONTROL DATUM:

O.C.S. 1995 ADJUSTMENT. DESIGNATION 3B-49-68. NAVD88: 24.071

DESCRIPTION:
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LICENSED LAND SURVEYOR
JAMES WM WHITAKER
No. 4926
CALIFORNIA
Kent Wm Whitaker
Exp. 12/31/18

CAMINO CAPISTRANO
34611 CAMINO CAPISTRANO,
DANA POINT, CA 92624

DATE:	12/13/17
DESIGN BY:	WP
DRAWN BY:	JS
CHECKED BY:	JDB
REVIEWED BY:	JDB

TOPOGRAPHIC MAP

0 15' 30'

NORTH

SHEET: 3 OF 3

GENERAL STRUCTURAL NOTES

DIVISION 1 - GENERAL

1. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.

2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM-WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS NOTED HEREIN IS NOT EXCEEDED.

3. DESIGN OF ITEMS NOT PART OF THE PRIMARY STRUCTURAL SYSTEM (SUCH AS STAIRS, RAILINGS, NON-STRUCTURAL WALLS) AND PREFABRICATED STRUCTURAL ITEMS (SUCH AS FLOOR, ROOF TRUSSES) SHALL BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. REFER TO SUBMITTALS SECTION FOR ITEMS THAT MUST BE SUBMITTED FOR REVIEW AND FOR SUBMITTAL REQUIREMENTS.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCH'L. DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCH'L., MECH., PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

5. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.

6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

7. STANDARDS AND CODE REFERENCES NOTED IN THESE CONSTRUCTION DOCUMENTS REFER TO THE EDITIONS ADOPTED BY THE BUILDING CODE SPECIFIED IN THE BASIS FOR DESIGN. REFERENCES NOT SPECIFICALLY ADOPTED BY SAID BUILDING CODE REFER TO THE LATEST EDITION.

8. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION, OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS OR STRUCTURAL OBSERVATIONS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION.

DIVISION 2 - BASIS OF DESIGN

1. BUILDING CODE:	2016 EDITION OF THE CALIFORNIA BUILDING CODE	
2. ROOF LOADS:	DEAD LOAD: 12 PSF	LIVE LOAD (REDUCIBLE): 20 PSF
3. FLOOR LOADS:	DEAD LOAD: 12 PSF	LIVE LOAD (REDUCIBLE): 40 PSF
4. WIND LOADS:	110 MPH ULTIMATE WIND SPEED EXPOSURE C INTERNAL PRESSURE COEFFICIENT (GCpi) = 0.18	IMPORTANCE FACTOR=1.0 COMPONENT AND CLADDING WIND PRESSURE PER ASCE7-10, METHOD 2
5. SEISMIC LOADS:	SITE CLASS D SEISMIC DESIGN CATEGORY D R = 6.5 Ss = 1.394 S1 = 0.525 Sds = 0.929 Sd1 = 0.525	IMPORTANCE FACTOR=1.0 OCCUPANCY CATEGORY II SYSTEM: LIGHT FRAMED WOOD SHEAR WALLS ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE
	BASE SHEAR; V=Cs*W ROOF; V=0.165*W (ASD) FLOOR; V=0.064*W (ASD)	

DIVISION 3 - FOUNDATION

1. FOUNDATIONS DESIGNED PER RECOMMENDATIONS BY CBC 2016 CHAPTER 18. SITE PREPARATION, GRADING, TESTS, INSPECTIONS, FIELD OBSERVATIONS, OR ANY ADDENDA SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS.

2. BACKFILL AGAINST FOUNDATION WALLS OR EXTERIOR WALLS BELOW GRADE SHALL NOT BE PLACED UNTIL AFTER THE TOP OF THE WALLS ARE RESTRAINED BY THE COMPLETED INTERIOR FLOOR SYSTEMS AND ALL ELEMENTS HAVE REACHED THEIR DESIGN STRENGTH. BACKFILL SHALL BE GRANULAR AND FREE DRAINING. COMPACT BACKFILL PER CBC 2016 CHAPTER 18.

3. TRENCHES AND EXCAVATIONS UNDER OR ADJACENT TO FOUNDATIONS SHALL BE PROPERLY BACKFILLED AND COMPACTED.

4. REFER TO CBC 2016 CHAPTER 18 FOR ON-SITE SOIL CORROSION POTENTIAL ON METAL CONSTRUCTION MATERIALS. CONSULT A QUALIFIED CORROSION ENGINEER FOR RECOMMENDATIONS FOR MITIGATING CORROSIVE EFFECTS, IF NECESSARY.

5. WATER PROOFING AS MAY BE REQUIRED AT SOIL FACE OF WALLS BELOW GRADE SHALL BE BY OTHERS.

DIVISION 4 - CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318 AND ACI 301, EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.

2. MIN. 28 DAY COMPRESSIVE STRENGTH, f'c, AND MAX. WATER-CEMENT RATIO FOR ALL CONCRETE IN CONTACT WITH SOIL SHALL COMPLY w/ THE FOLLOWING TABLE. EITHER THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE LOCATION OF ON-SITE SOILS CONTAINING THE FOLLOWING SULFATE EXPOSURES, OR THE WORST CASE REQUIREMENTS SHALL BE USED. (FOUNDATION DESIGN BASED ON 2500 PSI.)

SULFATE EXPOSURE	MAX. WATER-CEMENT RATIO	MIN. 28 DAY COMPRESSIVE STRENGTH f'c (PSI)
SEVERE AND VERY SEVERE	0.45	4500

DIVISION 4 - CONCRETE (CONTIUED)

3. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER, AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE. MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE SHRINKAGE AND HAVE PROVEN SHRINKAGE CHARACTERISTICS OF 0. 05% OR LESS BASED ON TESTING PER ASTM C157.

4. IF USED, EARLY STRENGTH CONCRETE SHALL BE PROPORTIONED TO DEVELOP THE 28 DAY COMPRESSIVE STRENGTH AT THE AGE REQUIRED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT TEST DATA FOR REVIEW BY THE STRUCTURAL ENGINEER TO SUBSTANTIATE THE CONCRETE STRENGTH AT THE REQUIRED AGE.

5. ALL CONCRETE SHALL BE NORMAL WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARD ROCK AGGREGATES CONFORMING TO ASTM C33 U.N.O. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT USING AGGREGATES CONFORMING TO ASTM C330. LARGEST NOMINAL AGGREGATE SIZE SHALL BE 1-1/2" OR GREATER FOR SLABS ON GRADE AND 3/4" OR GREATER FOR ALL OTHER CONCRETE U.N.O.

6. MAX. SLUMP SHALL BE 5 INCHES (EXCEPTION: WHERE ADMIXTURES/PLASTICIZERS HAVE BEEN INCLUDED IN MIX DESIGN TO IMPROVE WORKABILITY, SLUMP LIMIT SHALL BE BASED ON ADMIXTURE MFR.'S RECOMMENDATIONS). MIX WATER SHALL BE CLEAN AND POTABLE.

7. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH EARTH. TYPE II CEMENT MAY BE USED ELSEWHERE. CEMENT SHALL BE TYPE V WITH POZZOLAN WHERE CONCRETE IS IN CONTACT WITH SOIL CONTAINING VERY SEVERE SULFATE EXPOSURE.

8. FLY ASH MAY BE USED IN CONCRETE, SUBJECT TO APPROVAL BY THE ARCHITECT, PROVIDED THE FOLLOWING CONDITIONS ARE MET:

8.1 FLY ASH SHALL COMPLY WITH ASTM C618.

8.2 CEMENT CONTENT SHALL BE REDUCED A MINIMUM OF 15 PERCENT UP TO A MAXIMUM OF 25 PERCENT WHEN COMPARED TO AN EQUIVALENT CONCRETE MIX DESIGN WITHOUT FLY ASH. FLY ASH CONTENT SHALL NOT COMPRISE MORE THAN 35 PERCENT OF THE TOTAL CEMENTITIOUS CONTENT. THE WATER-CEMENT RATIO SHALL BE CALCULATED BASED ON THE TOTAL CEMENTITIOUS MATERIAL IN THE MIX.

8.3 CLASS F FLY ASH SHALL BE USED IN SULFATE RESISTANT CONCRETE WITH f'c EQUAL TO OR GREATER THAN 4000 PSI. CLASS C FLY ASH MAY BE USED ELSEWHERE.

9. WATER SOLUBLE CHLORIDE ION CONCENTRATIONS IN CONCRETE SHALL BE LIMITED PER ACI 318, SECTION 4.4.

10. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.

11. CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER IBC SECTION 1905. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.

12. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH DUE TO COLD OR HOT WEATHER IN ACCORDANCE WITH ACI 305 AND 306. CONTRACTOR SHALL TAKE SPECIAL CURING PRECAUTIONS TO MINIMIZE SHRINKAGE CRACKING OF CONCRETE SLABS.

13. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCEMENT, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS.

14. CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 318, SECTIONS 5.11.1 OR 5.11.2, WHICHEVER IS APPLICABLE, UNLESS ALTERNATE METHODS HAVE BEEN APPROVED BY THE ARCHITECT AND ENGINEER. WHERE CURING COMPOUNDS HAVE BEEN APPROVED FOR SLAB CURING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF COMPOUNDS WITH ANTICIPATED FLOOR FINISH (e.g., RESILIENT TILE) PRIOR TO CURING COMPOUND APPLICATION.

15. GROUT BENEATH COLUMN BASES OR BEARING PLATES SHALL BE 5000 PSI (MIN.) NON-SHRINK FLOWABLE GROUT OR DRYPACK. INSTALL GROUT BENEATH BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL GROUT BENEATH BASE PLATES AFTER COLUMN HAS BEEN PLUMBED. FRAMING (NOT INCLUDING CONCRETE OVER STEEL DECK OR CONCRETE TOPPING AS OCCURS) MAY BE INSTALLED ONE LEVEL ABOVE BASE PLATE PRIOR TO PLACING GROUT BENEATH BASE PLATES. GROUT SHALL BE PLACED BENEATH BASE PLATES PRIOR TO INSTALLATION OF ANY FRAMING TWO OR MORE LEVELS ABOVE BASE PLATE. GROUT DEPTH SHALL BE 1 1/2" TYPICAL, OR SHALL BE SUFFICIENT TO ALLOW GROUT OR DRYPACK TO BE PLACED BENEATH PLATE WITHOUT VOIDS.

DIVISION 5 - REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318 AND CRSI'S MANUAL OF STANDARD PRACTICE.

2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706 (A706 REQUIRED FOR ALL REINFORCING TO BE WELDED) AND SHALL BE GRADE 60 (fy = 60 KSI) DEFORMED BARS U.N.O. REINFORCING IN SLABS ON GRADE MAY BE GRADE 40 (fy = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER U.N.O. ON PLANS OR DETAILS.

3. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR." ARE TO CENTER OF STEEL. CLEAR COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS FOLLOWS, U.N.O. ON PLANS OR DETAILS:

EXPOSURE CONDITION:	COVER:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER (INCLUDES SLABS ON GRADE)	
NO. 5 AND SMALLER	1 1/2"
NO. 6 AND LARGER	2"

4. LAP SPLICES OF REINFORCING STEEL SHALL CONFORM TO TYPICAL REBAR LAP SCHEDULE U.N.O. NO TACK WELDING OF REINFORCING BARS ALLOWED. LATEST ACI CODE AND DETAILING MANUAL APPLY. AT WALLS AND FOOTINGS, PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZ. BARS AT ALL CORNERS AND INTERSECTIONS U.N.O. VERT. WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDRELS, BEAMS, GRADE BEAMS, ETC., U.N.O. ON PLANS OR DETAILS.

5. MECHANICAL SPLICE COUPLERS SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE CAPABLE OF DEVELOPING 125% OF THE SPLICED BAR'S YIELD STRENGTH.

6. ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE UN-BENT AND RE-BENT. FIELD BENDING OF REBAR SHALL NOT BE ALLOWED UNLESS SPECIFICALLY NOTED.

7. REINFORCING BAR SPACINGS SHOWN ON PLANS ARE MAX. ON CENTER DIMENSIONS. DOWEL ALL VERT. REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. MIN. CLEAR SPACING BETWEEN PARALLEL REINFORCEMENT SHALL BE THE LARGER OF 1-1/2 TIMES NOMINAL BAR DIA. OR 1-1/3 TIMES MAX. AGGREGATE SIZE OR 1-1/2". CLEAR SPACING LIMITATION APPLIES ALSO TO CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OR BARS.

DIVISION 6 - STEEL BOLTS, ANCHORS, & HEADED STUDS

1. STRUCTURAL STEEL BOLTS, ANCHORS, ETC., SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES U.N.O:

COMPONENT:	STANDARD:	Fy:
BOLTS	ASTM A325	---
	OR ASTM A490 WHERE NOTED	---
NUTS	ASTM A563	---
WASHERS	ASTM F436	---
ANCHOR RODS	ASTM F1554, GRADE 36	36 KSI
	OR GRADE 55 WHERE NOTED	55 KSI
	(GRADE 55 RODS SHALL COMPLY WITH WELDABILITY SUPPLEMENT S1)	
WASHERS (AT ANCHOR RODS)	ASTM A36	36 KSI
	OR ASTM F844 (USS STANDARD)	---
	(F844 WASHERS PERMITTED ONLY FOR 3/4" DIA. RODS AT 1 1/16" MAX. DIA. HOLES IN BASE PLATE WHERE NO WELD REQ'D. BETWEEN WASHER AND BASE PLATE)	

2. ALL BOLTS SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS EXCLUDED FROM SHEAR PLANE (TYPE "X" CONNECTION) U.N.O. HIGH-STRENGTH BOLT ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" AND SHALL BE SNUG TIGHTENED USING ANY AISC APPROVED METHOD U.N.O. ALL BOLTS IN SLOTTED OR OVERSIZED HOLES AND ALL HIGH-STRENGTH BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS.

3. ALL ANCHOR RODS AT STEEL COLUMN BASE PLATES SHALL BE RODS WITH THREADS BOTH ENDS WITH HEAVY HEX NUT FULLY THREADED ONTO EMBEDDED END. TACK WELD NUT TO ROD OR SPOIL THREADS TO PREVENT NUT FROM BACKING OFF. ANCHOR RODS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

4. ALL THREADED ROD, THREADED STUDS, FOUNDATION ANCHOR BOLTS, AND ALL BOLTED CONNECTIONS INVOLVING WOOD MEMBERS SHALL BE ASTM F1554 GRADE 36 OR ASTM A307 U.N.O. ALL EXPANSION OR EPOXY BOLTS SHALL HAVE CURRENT ICC APPROVAL FOR MATERIAL INTO WHICH INSTALLATION OCCURS. WELDING OF HEADED STUDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 AND AWS C5.4. ALL BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC., SHALL BE INSTALLED WITH STEEL WASHERS AT FACE OF WOOD.

5. HEADED STUDS AND AUTOMATIC WELDED DOWELS SHOWN ON PLANS OR DETAILS SHALL BE BY NELSON STUD WELDING, INC., PER ICC ER-2614 AND ICC ER-5217, RESPECTIVELY. STUDS SHALL HAVE FLUXED ENDS AND BE AUTOMATICALLY END-WELDED WITH SUITABLE EQUIPMENT (NO FILLET WELDING OF STUDS PERMITTED U.N.O.) AT SPACINGS INDICATED ON THE PLANS OR DETAILS. WELDING OF STUDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 AND AWS C5.4. HEADED STUDS AND AUTOMATIC WELDED DOWELS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY ARE OF EQUIVALENT CAPACITY FOR THE INTENDED APPLICATION AND HAVE CURRENT ICC APPROVAL.

6. ALL EXPANSION ANCHORS IN CONCRETE SHALL BE HILTI KWIK BOLT TZ (ICC ESR-1917) OR SIMPSON STRONG-BOLT (ICC ESR-1771) U.N.O. EXPANSION ANCHORS SHALL BE INSTALLED WITH SPECIAL INSPECTION. SUBSTITUTIONS SHALL ONLY BE PERMITTED WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER THROUGH THE ARCHITECT.

7. ALL THREADED SCREW ANCHORS SHALL BE POWER'S WEDGE BOLTS PER ICC ESR-1678 FOR MASONRY AND ICC- ESR-2526 FOR CONCRETE, SIMPSON TITEN HD PER ICC ESR-1056 FOR MASONRY AND ICC ESR-2713 FOR CONCRETE, THREADED SCREW ANCHORS SHALL BE INSTALLED WITH SPECIAL INSECTION. SUBSTITUTIONS SHALL ONLY BE PERMITTED WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER THROUGH THE ARCHITECT.

8. ALL EPOXY ANCHORS IN CONCRETE (ALL-THREAD, REBAR, ETC.) SHALL USE HILTI HIT-RE 500-SD (ICC ESR-2322) OR SIMPSON SET-XP (ICC ESR-2508) U.N.O. ALL EPOXY ANCHORS IN MASONRY (ALL THREADED, REBAR, ETC.) SHALL USE SIMPSON SET (ICC ESR-1772) U.N.O. INSTALL PER MFR'S. SPEC'S. FOR EPOXY PRODUCTS, BASE MATERIAL TEMPERATURE SHALL BE NO LESS THAN 40 ˚F AT THE TIME OF APPLICATION.

DIVISION 7 - WOOD

1. SAWN FRAMING LUMBER SHALL COMPLY WITH THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY. SAWN LUMBER SHALL HAVE THE FOLLOWING MIN. GRADE, U.N.O.:

USE:	MATERIAL:
2x4 TOP PLATES	DOUGLAS FIR STANDARD GRADE
2x4 STUDS (UP TO 10'-0"), BLOCKING	DOUGLAS FIR STUD GRADE
2x4 STUDS (OVER 10'-0")	DOUGLAS FIR NO. 2
2x6 TOP PLATES	DOUGLAS FIR NO. 2
2x6 STUDS (UP TO 10'-0"), BLOCKING	DOUGLAS FIR STUD GRADE
2x6 STUDS (OVER 10'-0")	DOUGLAS FIR NO. 2
2x BOTTOM PLATES	DOUGLAS FIR STANDARD GRADE
6x BEAMS AND 6x POSTS	DOUGLAS FIR NO. 1
JOISTS AND ALL OTHER SAWN LUMBER	DOUGLAS FIR NO. 2

2. LUMBER RESTING ON CONCRETE OR MASONRY SHALL COMPLY WITH IBC 2304.11. FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL COMPLY WITH EITHER IBC 2304.9.5 OR ICC REPORT APPLICABLE TO THE WOOD PRESERVATIVE TREATMENT.

3. GLUE-LAMINATED (GLULAM) BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4 U.N.O. FABRICATION AND HANDLING SHALL CONFORM WITH THE LATEST AITC AND ASTM STANDARDS. BEAMS SHALL BEAR AN APPROPRIATE GRADE STAMP CLEARLY NOTING ITS DESIGN PROPERTIES. BEAMS SHALL BE MFR'D WITH 3500 FT. RADIUS OF CURVATURE UNLESS ALTERNATE CAMBER IS SPECIFICALLY NOTED ON THE DRAWINGS.

4. LAMINATED STRAND LUMBER (LSL) SHALL BE ILEVEL TRUS JOIST TIMBERSTRAND LSL (ICC ESR-1387). MINIMUM GRADE SHALL BE AS FOLLOWS:

MEMBER WIDTH:	MEMBER DEPTH:	MINIMUM GRADE:
1 1/2"	ALL	1.6E
2 1/2"	ALL	1.6E
1 3/4"	ALL	1.55E
3 1/2"	9 1/4" OR MORE	1.55E
3 1/2"	8 5/8" OR LESS	1.3E

5. LAMINATED VENEER LUMBER (LVL) SHALL BE ILEVEL TRUSS JOIST MICROLLAM LVL (ICC ESR-1387), LOUISIANA PACIFIC GANG-LAM (ICC ESR-1254), OR BOISE CASCADE VERSA-LAM (ICC ESR-1040). GRADE SHALL BE 1.9E OR HIGHER. EXCEPTION: LVL RIM BOARD SHALL BE GRADE 1.3E OR HIGHER. CONNECTION OF MULTIPLE PLY BEAMS SHALL BE PER MFR'S. SPECIFICATIONS.

6. PARALLEL STRAND LUMBER (PSL) SHALL BE ILEVEL TRUS JOIST PARALLAM PSL (ICC ESR-1387) GRADE DF 2.0E OR HIGHER.

7. DO NOT NOTCH OR DRILL JOISTS OR BEAMS U.N.O. WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. DOUBLE UP FLOOR JOISTS AND BLOCKING UNDER WALLS THAT RUN PARALLEL TO THE JOISTS. PROVIDE 2" (NOMINAL) SOLID BLOCKING BETWEEN JOISTS AT SUPPORTS.

8. ALL BOLTS SHALL BE INSTALLED IN HOLES BORED WITH A BIT 1/16 INCH LARGER THAN THE DIA. OF THE BOLT. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE CUT STEEL WASHERS UNDER HEADS AND NUTS. SPOIL THREADS TO PREVENT LOOSENING. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES BY TURNING WITH A WRENCH.

DIVISION 7 - WOOD (CONTINUED)

9. PREFABRICATED WOOD I-JOISTS SHALL BE LOUISIANA PACIFIC LPI SERIES (ICC PFC-3754), TRUSS JOIST TJI SERIES (ICC PFC-4352), OR BOISE BCI SERIES (ICC NER-446). REFER TO FRAMING PLAN NOTES FOR SPECIFIC DEPTHS, SPACING, AND SERIES. I-JOISTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE APPROPRIATE ICC REPORT. I-JOIST HANGERS SHALL BE SIMPSON IUS OR MIU SERIES OR EQUAL, U.N.O. ON PLAN. ALL I-JOIST AND HANGER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

10. ALL WOOD CONSTRUCTION CONNECTORS SHOWN ON PLANS OR DETAILS SHALL BE SIMPSON STRONG-TIE OR EQUAL U.N.O. HARDWARE SHALL BE INSTALLED WITH ALL REQ'D. FASTENERS PER MFR'S. SPEC'S. HARDWARE BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY ARE OF EQUIVALENT CAPACITY FOR THE INTENDED APPLICATION AND THEY HAVE CURRENT ICC APPROVAL. HARDWARE SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. STRAPS OF HEAVIER GAGE THAN SPECIFIED ON PLANS MAY BE USED w/ MIN. FASTENER REQUIREMENTS PER PLAN (e.g. CS16 w/ (26) 8d IN LIEU OF CS18 w/ (26) 8d).

11. SEE FOUNDATION PLAN FOR BOTTOM PLATE ANCHORAGE REQUIREMENTS.

12. ALL NAILS EXCEPT 16d NAILS SHALL BE COMMON NAILS U.N.O. 16d NAILS MAY BE 16d SINKER, 16d BOX OR 12d COMMON U.N.O. (EXCEPTION: WOOD CONSTRUCTION CONNECTORS SHALL BE PER MFR'S. SPECIFICATIONS.) NAILS SHALL BE DRIVEN SO THAT HEADS ARE FLUSH WITH WOOD SURFACE. OVER- OR UNDER-DRIVEN SHEATHING NAILS AT SHEAR WALL, ROOF, AND FLOOR SHEATHING PANELS, WHERE THICKNESS IS MINIMAL, CAN RESULT IN REDUCED CAPACITY. IF NO MORE THAN 20% OF THE FASTENERS AROUND THE PERIMETER OF PANELS ARE OVERDRIVEN BY UP TO 1/8", THE PANEL IS ACCEPTABLE. IF MORE THAN 20% OF THE FASTENERS AROUND THE PERIMETER OF PANELS ARE OVERDRIVEN, OR IF ANY ARE OVERDRIVEN BY MORE THAN 1/8", ADDITIONAL FASTENERS SHALL BE DRIVEN. FOR EVERY TWO FASTENERS OVERDRIVEN, ONE ADDITIONAL FASTENER SHALL BE DRIVEN. ALL OTHER CONDITIONS WHERE 1-1/2" OR GREATER MEMBERS ARE FASTENED TOGETHER (GENERAL FRAMING), OVERDRIVEN FASTENERS DO NOT AFFECT THE CAPACITY OF THE CONNECTION.

NAIL SIZE:	SHANK DIA.:	LENGTH:
16d COMMON	.162"	3 1/2"
16d SINKER	.148"	3 1/4"
16d BOX	.135"	3 1/2"
12d COMMON	.148"	3 1/4"
10d COMMON	.148"	3"
10d-131	.131"	3"
10d BOX	.123"	3"
8d COMMON	.131"	2 1/2"

13. ALL PLYWOOD SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, SHALL BE C-D OR C-C SHEATHING CONFORMING TO CBC 2303.1.4 AND SHALL CONFORM TO THE FOLLOWING NOMINAL THICKNESS, SPAN RATING AND NAILING PATTERN U.N.O.:

THICKNESS:	SPAN RATING:	EDGE NAILING:	FIELD NAILING:
3/8"	24/0	8d AT 6" o.c.	8d AT 12" o.c.
7/16"	24/16	8d AT 6" o.c.	8d AT 12" o.c.
15/32"	32/16	8d AT 6" o.c.	8d AT 12" o.c.
19/32"	40/20	10d AT 6" o.c.	10d AT 12" o.c.
3/4"	48/24	10d AT 6" o.c.	10d AT 12" o.c.
1"	60/48	10d AT 6" o.c.	10d AT 12" o.c.
1 1/8"	60/48	10d AT 6" o.c.	10d AT 12" o.c.

14. A.P.A. PERFORMANCE RATED SHEATHING (OSB) MAY BE USED AS AN ALTERNATE TO PLYWOOD. RATED SHEATHING SHALL COMPLY WITH PRP-108 OR USDOC-PS2, EXPOSURE 1, AND SHALL HAVE A SPAN RATING EQUIVALENT TO OR BETTER THAN THE PLYWOOD IT REPLACES. ATTACHMENT AND THICKNESS SHALL BE THE SAME AS THE PLYWOOD IT REPLACES. INSTALL PER MFR.'S RECOMMENDATIONS.

15. FOR PLYWOOD OR A.P.A. RATED SHEATHING: FULL WIDTH PANELS SHALL BE USED WHEREVER POSSIBLE. AT ROOF SHEATHING, PANELS 16" TO 24" WIDE SHALL HAVE EDGES SUPPORTED BY 2x BLOCKING OR (2) PSCL CLIPS BETWEEN EACH SUPPORTING MEMBER AND PANELS 12" TO 16" WIDE SHALL HAVE EDGES SUPPORTED BY 2x BLOCKING. PROVIDE EDGE NAILING AT ALL BLOCKED PANEL EDGES.

16. SHEAR PANEL BLOCKING NOTED ON PLANS OR DETAILS SHALL BE CONSTRUCTED OF 2x SOLID FRAMING, WITH TOP MEMBER ORIENTED VERTICALLY, w/ 3/8" MIN. PLYWOOD w/ 8d AT 6" o.c. U.N.O. AND SHALL BE NAILED TO ADJACENT TRUSSES w/ MIN. (2) 16d TOP AND BOTTOM.

17. IN EXTERIOR WALLS AND BEARING PARTITIONS (INCLUDING SHEAR WALLS), ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NONBEARING NON-SHEAR WALL PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.

18. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD (INCLUDING SHEAR WALL STUDS EXCEPT SW17 OR GREATER). BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-BEARING, NON-SHEAR WALL PARTITIONS OR IN ANY WALL (EXCEPT SHEAR WALLS) WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH (16MM) TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR A NOTCH. STITCH NAILING OF MULTIPLE STUD MEMBERS IS NOT REQUIRED FOR A SECTION OF APPROXIMATELY 8" TO 18" ABOVE THE FINISH FLOOR TO ALLOW FOR ELECTRICAL PENETRATIONS.

19. BEAMS OR TWO PLY (OR LARGER) GIRDER TRUSSES BEARING ON TOP PLATES SHALL BE ATTACHED TO TOP PLATES WITH MP34 ONE SIDE AND (2) 16d TOENAILS OTHER SIDE, U.N.O. ON PLAN.

20. THE FOLLOWING IS A LIST OF ICC-ES REPORTS NOT SPECIFIED ELSEWHERE:

REPORT:	HARDWARE:
ESR-2606	LTP4, A35, A34, HH
ESR-2236	SDS SCREWS
ESR-2330	HDU, PHD, HDQ8, HHDQ
ESR-2105	ST, HST, MST, LSTA, MSTA, MSTC, MSTI, CS, CMST, CMSTC16
ESR-2549	LU, U, HU, HUC, LUS, MUS, HUS, HHUS, SUR/L, HSUR/L
ESR-2613	H, LTS, MTS, HTS, SPH
ESR-1622	AB, ABA, ABE, ABU
ESR-2604	CC, ECC, CCQ, ECCQ, AC, EAC, LPC, PC, EPC
ESR-2553	JB, LB, W, WNP, WNPU, HW, HWU, HUTF
ESR-2615	GLTV, HGLTV, HHB, GB, HGB, HHBD, W, WP, WPU, WNP, WNPU, HW, HWU, GLT, HGLT, GLS, HGLS, GLST, HGLST, EG, MEG, LEG, MSC
ESR-2608	SS, HSS, RPS
ESR-2329	ITS, ITT, MIT, HIT
ESR-2551	LSU, LSSU, LSSUI, THA, THAC, THAI, VPA
ESR-2552	IUS, IUT, U, HU, HUC, HUS, HHUS, SUR/L, HSUR/L
ESR-2555	MASA
ESR-2713	TITEN-HD ANCHOR BOLT

STANDARD ABREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ALT	ALTERNATE
ARCH'L	ARCHITECTURAL
BF	BOUNDARY FASTENER
BLK'G	BLOCKING
BLW	BELOW
BM	BEAM
BN	BOUNDARY NAILING
℄	CENTER LINE
CANT'L	CANTILEVER
CBC	CALIFORNIA BUILDING CODE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CP	CRIPPLE POST
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DF	DOUGLAS FIR
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
(E)	EXISTING
EA	EACH
ELEV	ELEVATION
EN	EDGE NAILING
EOR	ENGINEER OF RECORD
EP	END POST
ES	END STUD
EW	EACH WAY
FDN	FOUNDATION
FIN	FINISH
FN	FIELD NAILING
FT	FEET
FTG	FOOTING
GA	GAGE
GRD	GRADE
GSN	GENERAL STRUCTURAL NOTES
HD	HOLD DOWN
HDR	HEADER
HORIZ	HORIZONTAL
HSB	HIGH STRENGTH BOLT
HSS	HOLLOW STRUCTURAL STEEL
INFO	INFORMATION
INT	INTERIOR
KS	KING STUD
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
NSA	NELSON STUD ANCHOR
O/C	ON CENTER
OPP	OPPOSITE
PERP	PERPENDICULAR
PLY	PLYWOOD
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
RAD	RADIUS
REG	REGULAR
REQ'D	REQUIRED
RS	ROUGH SAWN
SCHD'L	SCHEDULE
SIM	SIMILAR
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SHEAR WALL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK
TOC	TOP OF CONCRETE
TOG	TOP OF GRADE
TOW	TOP OF WALL
TS	TRIMMER STUD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
w/	WITH
w/O	WITHOUT
W	WIDE FLANGE

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ISSUE DATES;

DELTA	DATE	DESCRIPTION

GENERAL STRUCTURAL NOTES

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

S1.1

GENERAL STRUCTURAL NOTES

DIVISION 8 - HOLD DOWN ANCHORAGE

1. VERIFY LOCATION OF HOLDOWNS WITH ROUGH FRAMING TO ENSURE PROPER AND ACCURATE INSTALLATION.

2. EMBEDDED ANCHOR BOLTS FOR HOLDOWNS SHALL CONFORM TO THE TABLE CONTAINED HEREIN. BOLT DIA. SHALL BE AS SPECIFIED BY HOLDOWN MFR. BOLTS SHALL HAVE HEAVY HEX HEAD PER SCHEDULE BELOW AT EMBEDDED END. ALL-THREAD, EXCEPT AT EPOXY INSTALLATIONS, SHALL HAVE DOUBLE HEAVY HEX NUTS AT EMBEDDED END. DOUBLE HEAVY HEX NUTS SHALL FULLY ENGAGE THE ALL-THREAD AND SHALL BE CINCHED TOGETHER TO PREVENT BACK-OFF. BOLT EMBEDMENT SHALL BE MEASURED FROM THE FINISHED FLOOR TO TOP OF HEAVY HEX HEAD OR DOUBLE HEAVY HEX NUT. AT STEM WALL LOCATIONS, BOLT EMBEDMENT SHALL BE MEASURED FROM THE ADJACENT FINISHED FLOOR (NOT TOP OF STEM WALL), U.N.O. ON PLAN. EXCEPTION: SSTB BOLTS WHERE STEM WALL WIDTH AND REINFORCING MEET SIMPSON STRONG-TIE REQUIREMENTS.

3. HOLDOWN ANCHORS MAY BE ANCHORED TO SLAB WITH EPOXY-GROUTED ALL-THREAD BAR IN DRILLED HOLE AS NOTED BELOW. USE SIMPSON SET X-P EPOXY (ICC ESR-1772), POWERS POWER-FAST STANDARD SET EPOXY (ICC ESR-1531). ALTERNATE EPOXY SYSTEMS MAY BE USED PROVIDED ICC REPORTS ARE PUBLISHED AND THE ALTERNATE SYSTEM HAS BEEN APPROVED BY THE ENGINEER OF RECORD. INSTALL PER ICC REPORT AND MFR'S. SPECIFICATIONS. SPECIAL INSPECTION IS REQUIRED DURING ALL EPOXY ANCHOR BOLT INSTALLATIONS. SEPARATE PERMIT AND APPROVAL MAY BE REQUIRED BY THE BUILDING DEPARTMENT FOR EPOXY INSTALLATIONS.

4. EMBEDDED BOLT REQUIREMENTS FOR HOLDOWN ANCHORAGE SHALL BE AS FOLLOWS:

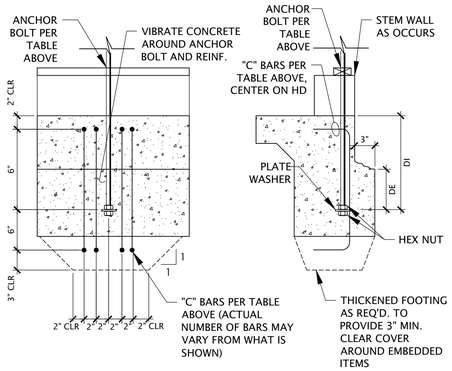
ALL THREAD ANCHOR BOLT OPTION:

SIMPSON HOLDOWN:	AB DIA.:	PLATE WASHER:	DE (1) (MIN.):	DI (2) (MIN.):	NUMBER OF "C" BARS: (3)
HDU2	5/8"	1 1/2"x1 1/2"x3/8"	6"	11"	(2) #4
HDU4	5/8"	1 1/2"x1 1/2"x3/8"	6"	11"	(2) #4
HDU5	5/8"	1 1/2"x1 1/2"x3/8"	6"	11"	(2) #4
HDU8	7/8"	1 3/4"x1 3/4"x3/8"	6"	11"	(2) #4
HDQ8	7/8"	1 3/4"x1 3/4"x3/8"	7"	11"	(4) #4
HDU11	1"	2"x2"x3/8"	7"	11"	(4) #4
HDU14	1"	2"x2"x3/8"	7"	11"	(4) #4
HHDQ11	1"	2"x2"x3/8"	7"	11"	(4) #4
HHDQ14	1"	2"x2"x3/8"	7"	11"	(4) #4

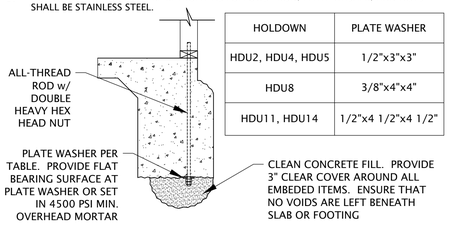
(1) AT CORNER CONDITIONS, HALF OF THE "C" BARS SHALL BE PLACED ON EACH SLAB EDGE

(2) EMBEDMENT DEPTH AT EXTERIOR OF SLAB.

(3) EMBEDMENT DEPTH AT INTERIOR OF SLAB. BOLTS MORE THAN 1'-0" FROM ANY SLAB EDGE OR STEP SHALL BE CONSIDERED INTERIOR. AT STEPS,EMBEDMENT SHALL BE MEASURED FROM LOWER SLAB.



5. HOLDOWN ANCHORS MAY BE RETROFIT AS FOLLOWS. ROD, PLATE WASHER, AND NUTS SHALL BE STAINLESS STEEL.



HOLDOWN	PLATE WASHER
HDU2, HDU4, HDU5	1/2"x3"x3"
HDU8	3/8"x4"x4"
HDU11, HDU14	1/2"x4 1/2"x4 1/2"

DIVISION 9 - SPECIAL INSPECTION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR AT LEAST 24 HOURS NOTICE PRIOR TO PERFORMING ANY WORK REQUIRING SPECIAL INSPECTION.

2. THE SPECIAL INSPECTOR SHALL INSPECT THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED CONTRACT DRAWINGS AND SPEC'S. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPEC'S AND THE APPLICABLE CODE PROVISIONS.

3. TYPES OF WORK TO BE INSPECTED BY THE SPECIAL INSPECTOR ARE AS FOLLOWS;

4. DURING ALL EPOXY ANCHORING OPERATIONS FOR BOLTS, REBAR, THREADED ROD, ETC., INCLUDING VERIFICATION OF BOLT OR BAR MATERIALS, HOLE DEPTH AND DIA., HOLE CLEANOUT, EPOXY MIXING AND PLACEMENT PROCEDURES, AND EMBEDMENT DEPTH IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND MFR.'S SPEC.'S AND RECOMMENDATIONS.

5. STEEL CONSTRUCTION AND WELDING PER CBC SECTION 1704.3 AND TABLE 1704.3.

DIVISION 10 - ANCHOR BOLT SUBSITUTION

1. EXTERIOR ANCHOR BOLTS ARE DEFINED AS ANCHOR BOLTS LOCATED LESS THAN 6" FROM SLAB EDGES, STEPS, TURN DOWNS, OPENINGS, OR SIMILAR DISCONTINUITIES AND DO NOT INCLUDE ANCHORS FOR HOLDOWNS. EXTERIOR ANCHOR BOLT SUBSTITUTIONS ARE PERMITTED AS LISTED IN THIS SECTION.

2. BOLT-TYPE SUBSTITUTIONS IN SHEAR WALLS SHALL BE INSTALLED w/ PLATE WASHERS PER SHEAR WALL SCHEDULE.

3. 5/8" DIA. THREADED CONCRETE ANCHORS, AT SAME SPACING MAY BE USED IN LIEU OF EQUIVALENT DIAMETER SPECIFIED WET-SET ANCHOR BOLTS AT ALL EXTERIOR WALLS, INCLUDING SHEAR WALLS. THREADED CONCRETE ANCHORS SHALL BE SPACED NOT CLOSER THAN 8" o.c. AND SHALL BE INSTALLED 1 3/4" MIN. FROM SLAB EDGE WITH MIN. 3 1/2" EMBEDMENT. THREADED CONCRETE ANCHORS SHALL BE POWER'S WEDGE-BOLT (ICC ESR-1678), SIMPSON TITEN HD (ICC ESR-1056), OR HILTI HUS-H (ICC ESR-1423). AT 3x OR LARGER BOTTOM PLATES SCREW ANCHORS AND PLATE WASHERS MAY BE COUNTER SUNK UP TO 1/2" INTO BOTTOM PLATE TO ACHIEVE REQ'D. EMBEDMENT.

DIVISION 11 - STRUCTURAL STEEL

1. STRUCTURAL STEEL MEMBERS SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES U.N.O:

SHAPE:	STANDARD:	Fy:
ROLLED WIDE FLANGE SECTIONS	ASTM A992	50 KSI
OTHER STANDARD STEEL SHAPES AND ROLLED SECTIONS	ASTM A36	36 KSI
BARS AND PLATES	ASTM A36 OR ASTM A572, GRADE 50	36 KSI 50 KSI
PIPES	ASTM A53, GRADE B	35 KSI
HOLLOW STRUCT. SECTIONS (RECT.)	ASTM A500, GRADE B	46 KSI
HOLLOW STRUCT. SECTIONS (ROUND)	ASTM A500, GRADE B	42 KSI

2. ALL STRUCTURAL AND MISC. STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC 303.

3. ASTM A6 HOT-ROLLED SHAPES WITH FLANGE THICKNESS EXCEEDING 2" SHALL BE SUPPLIED WITH CHARPY V-NOTCH TESTING IN ACCORDANCE WITH ASTM A6, SUPPLEMENTARY REQUIREMENT S30. IMPACT TESTS SHALL MEET A MINIMUM AVERAGE TOUGHNESS OF 20 FT-LB AT 70 °F. SPLICES, WELD ACCESS HOLES, COMPATIBLE WELDING PROCEDURES, WELDING PREHEAT REQUIREMENTS, AND THERMAL CUT SURFACE PREPARATION AND INSPECTION SHALL BE MADE IN ACCORDANCE WITH SECTIONS J1.5, J1.6, J2.7, AND M2.2 OF AISC 360. WELD TABS AND BACKING AT SPLICES SHALL BE REMOVED AND THE SURFACES GROUND SMOOTH.

4. SEE CONCRETE SECTION OF G.S.N. FOR GROUTING REQUIREMENTS BENEATH COLUMN BASES AND BEARING PLATES.

DIVISION 12 - STRUCTURAL STEEL WELDING

1. ALL WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1 AND FOLLOW THE PREQUALIFIED JOINT DETAILS INCLUDED THEREIN. WELDING OF JOINTS THAT INCLUDE REINFORCING STEEL SHALL CONFORM TO AWS D1.4.

2. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL COMPLETE JOINT PENETRATION (CJP) WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.

3. ALL WELDING SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AWS D1.1, TABLE 3.1, WITH A MIN. TENSILE STRENGTH OF 70 KSI U.N.O. WELDS BETWEEN REINFORCING BARS SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AWS D1.4, TABLE 5.1, WITH A MIN. TENSILE STRENGTH OF 90 KSI U.N.O. (MIN. TENSILE STRENGTHS FOR FILLER METALS USED IN WELDS BETWEEN REINFORCING BARS AND STRUCTURAL STEEL MAY BE 70 KSI).

4. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. THE WPS SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW PRIOR TO FABRICATION AND ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.

5. WELD LENGTHS CALLED OUT ON PLANS OR DETAILS ARE MINIMUM NET EFFECTIVE LENGTHS U.N.O.

6. WELDS SHALL BE SEQUENCED TO MINIMIZE RESIDUAL STRESS DUE TO WELD SHRINKAGE.

7. ALL MISC. FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISC. PLATES, ETC., SHALL BE PER AISC 360, TABLE J2.4.

DIVISION 13 - MASONRY

1. ALL MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CBC 2104 AND ACI 530.1.

2. MASONRY COMPRESSIVE STRENGTH, f'm, SHALL BE 1500 PSI U.N.O. AND SHALL BE VERIFIED BY THE PRISM TEST METHOD OUTLINED IN CBC 2105.2.2.2. AS A MINIMUM, 28 DAY COMPRESSIVE STRENGTHS OF INDIVIDUAL COMPONENTS (i.e., BLOCK, GROUT, AND MORTAR) SHALL BE AS NOTED BELOW. GREATER STRENGTHS SHALL BE USED AS REQUIRED FOR COMBINED SYSTEM TO ACHIEVE SPECIFIED VALUE OF f'm. MIN. BLOCK STRENGTH SPECIFIED IS ON NET AREA.

f'm:	BLOCK:	GROUT:	MORTAR:	MORTAR TYPE:
1500 PSI	1900 PSI	2000 PSI	1800 PSI	TYPE S
2000 PSI	2800 PSI	2800 PSI	1800 PSI	TYPE S
2500 PSI	3750 PSI	3750 PSI	2500 PSI	TYPE M

3. STRUCTURAL MASONRY SHALL BE HOLLOW, MEDIUM WEIGHT (115 PCF), LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO CBC 2103.1. BLOCK TEST DATA BY A CERTIFIED LABORATORY SHALL BE SUBMITTED FOR REVIEW. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION U.N.O. WITH ALL VERTICAL CELLS IN ALIGNMENT.

4. GROUT SHALL CONFORM TO REQUIREMENTS OF CBC 2103.12. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. FLY ASH IS NOT PERMITTED IN GROUT. ONLY SOLID GROUT CELLS WITH REINFORCING UNLESS REQUIREMENT TO SOLID GROUT ENTIRE WALL IS SPECIFICALLY NOTED ON PLANS OR SCHEDULE. BETWEEN GROUT LIFTS, FORM HORIZONTAL CONSTRUCTION JOINTS PER CBC 2104.1.2.7.

DIVISION 14 - COLD FORM STEEL (CFS)

1. ALL COLD-FORMED STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MFR'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "NORTH AMERICAN SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY AISI.

2. STRUCTURAL DRAWINGS TYPICALLY SHOW ONLY THE PRIMARY STRUCTURAL FRAMING ELEMENTS OF THE SYSTEM. CONTRACTOR SHALL PROVIDE ALL ACCESSORIES INCLUDING TRACKS, WEB STIFFENERS, BLOCKING, LINTELS, CLIP ANGLES, REINFORCEMENTS, FASTENING DEVICES, BRACING, AND OTHER ACCESSORIES AS RECOMMENDED BY THE MFR. TO PROVIDE A COMPLETE FRAMING SYSTEM.

3. STEEL FOR 54, 68 AND 97 MILS THICK (16, 14 AND 12 GAGE) STUDS AND JOISTS SHALL HAVE A MIN. YIELD STRENGTH OF 50 KSI. STEEL FOR ALL THINNER STUDS AND JOISTS, ALL THICKNESSES OF TRACK, ALL DIAGONAL TENSION STRAPS AND BRACES, AND BRIDGING SHALL HAVE A MIN. YIELD STRENGTH OF 33 KSI. STEEL SHALL BE GALVANIZED OR THOROUGHLY COATED WITH RUST INHIBITIVE PAINT AT ALL LOCATIONS.

4. FASTENING OF COMPONENTS SHALL BE WITH SELF-TAPPING SCREWS OR WELDS. ALL WELDS OF GALVANIZED STEEL SHALL BE TOUCHED UP WITH ZINC-RICH PAINT. ALL WELDS OF CARBON SHEET STEEL SHALL BE TOUCHED UP WITH RUST INHIBITIVE PAINT.

5. SCREWS SHALL BE SELF-TAPPING PAN HEAD, HEX HEAD, OR WAFER HEAD SHEET METAL SCREWS. SCREWS WHICH ARE REMOVED SHALL BE REPLACED BY A SCREW OF A LARGER DIA. WHERE THE REPLACEMENT IS MADE INTO AN EXISTING HOLE. REPLACE ALL SCREWS WHICH STRIP OUT MATERIAL. SCREWS SHALL BE SPACED NO CLOSER THAN 5/8" o.c. AND WITH A MIN. FREE EDGE DISTANCE OF 1/2". CLIP ANGLES OR FLAT CLIPS USED FOR ATTACHMENTS SHALL BE 20 GAGE MIN., U.N.O. SIZE CLIP ANGLES AND FLAT CLIPS TO MAINTAIN MIN. SCREW SPACING AND EDGE DISTANCES NOTED ABOVE. ALL SCREWS #8 AND LARGER SHALL HAVE A MIN. HEAD SIZE OF 5/16".

6. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN COLD-FORMED STEEL FRAMING WORK. ALL WELDING SHALL USE E60 SERIES ELECTRODES (MIN. ROD DIA. = 1/8") AND SHALL CONFORM WITH THE LATEST AMERICAN WELDING SOCIETY STANDARDS.

7. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK. U.N.O., PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS, AND BEAM BEARING.

8. WALL STUD BRIDGING AS RECOMMENDED BY THE STUD MFR. SHALL BE INSTALLED TO PREVENT BOTH WEAK AXIS BENDING AND STUD ROTATION AT 4'-0" MAX. INTERVALS. WALLS 8'-0" AND SHORTER SHALL HAVE A SINGLE ROW OF BRIDGING AT MID-HEIGHT. ADDITIONALLY, BRIDGING SHALL BE PROVIDED AT ROOF LINES AND WHERE NOTED ON THE DRAWINGS. SOLID BLOCKING SHALL BE INSTALLED IN LIEU OF BRIDGING WHERE NOTED ON THE DRAWINGS.

9. STUDS, JAMBS AND TRIMMERS SIZES WHERE NOT SPECIFICALLY NOTED ON DRAWINGS SHALL BE 350S162-33 MIN. TRACK SIZE WHERE NOT SPECIFICALLY NOTED SHALL BE 350T125-33 MIN.

10. JOISTS, STUDS, TRACK, ETC. SHALL HAVE STEEL THICKNESS AND EFFECTIVE SECTION PROPERTIES AS LISTED IN THE METAL STUD MFR.'S ASSOCIATION MANUAL, ICC ER-3064P, OR EQUIVALENT.

SHEAR WALL (SW) SCHEDULE

1. SHEAR WALL LENGTHS INDICATED ON PLANS ARE MIN LENGTHS

2. ALL SHEAR WALL FRAMING SHALL BE 2x UNO FRAMING MAY BE LARGER THEN INDICATED PER THIS SCHEDULE EXCEPT THE PRESSURE TREATED BOTTOM PLATES

3. PROVIDE (2) FULL HEIGHT END STUDS (MIN) AT EACH END OF SHEAR WALL UNO. STITCH NAIL STUDS w/ 10d STAGGERED AT 16" O/C

4. SHEAR WALL PANELS MAY BE INSTALLED EITHER HORIZ OR VERT UNO. ALL PANEL EDGES SHALL BE CENTERED ON AND FASTENED DIRECTLY TO STUDS AND SOLID BLOCKING UNO. w/ 3/8" MIN EDGE DISTANCE

5. HOLD DOWNS WHERE INDICATED SHALL BE FASTENED PER MANUFACTURE END STUDS/POST BELOW.

6. REFER TO TYPICAL DETAIL FOR FRAMING REQUIREMENTS AT ADJOINING PANEL EDGES

7. ALL SHEAR WALL BOTTOM PLATE ANCHOR BOLTS SHALL HAVE A MIN PLATE WASHER DIMS OF 0.229" x 3" x 3"

8. ALL SHEAR WALLS w/ NAILING LESS THAN OR EQUAL TO 4" oc SHALL REQUIRE SPECIAL INSPECTION PER SECTION1704 OF THE CBC

SW MARK	CLIP (A35 OR LTP4)
SW9-SW13	16" o/c
SW15	12" o/c
SW17, SW20	10" o/c
SW18	8" o/c

MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING	BOTTOM PLATE AB @ CONC.	BOTTOM PLATE AB @ WOOD	SEISMIC	WIND
SW9	3/8" PLYWD ONE SIDE OF WALL	8d @ 6" O/C	8d @ 12" O/C	2x w/ 1/2" DIA @ 32" O/C	2x w/ 16d @ 4" O/C	260	360
SW11	3/8" PLYWD ONE SIDE OF WALL	8d @ 4" O/C	8d @ 12" O/C	2x w/ 1/2" DIA @ 22" O/C	2x w/ 16d @ 3" O/C	350	530
SW13	3/8" PLYWD ONE SIDE OF WALL 3x @ PANEL EDGES	8d STAGGERED @ 3" O/C	8d @ 12" O/C	2x w/ 1/2" DIA @ 18" O/C	2x w/ 16d @ 2" O/C	490	680
SW15	15/32" PLYWD ONE SIDE OF WALL 3x @ PANEL EDGES	10d STAGGERED @ 3" O/C	10d @ 12" O/C	2x w/ 1/2" DIA @ 14" O/C	2x w/ 16d @ 2" O/C	600	840
SW17	15/32" PLYWD ONE SIDE OF WALL 3x @ PANEL EDGES	10d STAGGERED @ 2" O/C	10d @ 12" O/C	2x w/ 1/2" DIA @ 10" O/C	2x w/ 1/4" SDSx4-1/2" @ 3" O/C	770	1070
SW18	15/32" PLYWD ONE SIDE OF WALL 3x @ PANEL EDGES	10d STAGGERED @ 2" O/C	10d @ 12" O/C	3x w/ 5/8" DIA @ 14" O/C	3x w/ 1/4" SDSx4-1/2" @ 3" O/C	870	1210
SW20	15/32" PLYWD BOTH SIDE OF WALL 3x @ PANEL EDGES	10d STAGGERED @ 2" O/C	10d @ 12" O/C	3x w/ 5/8" DIA @ 14" O/C	3x w/ 1/4" SDSx4-1/2" @ 3" O/C	1540	2150

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A S Borossay
12-12-2017

LEWIS RESIDENCE
34611 CAMINO CAPISTRANO
DANA POINT
CALIFORNIA, 92624

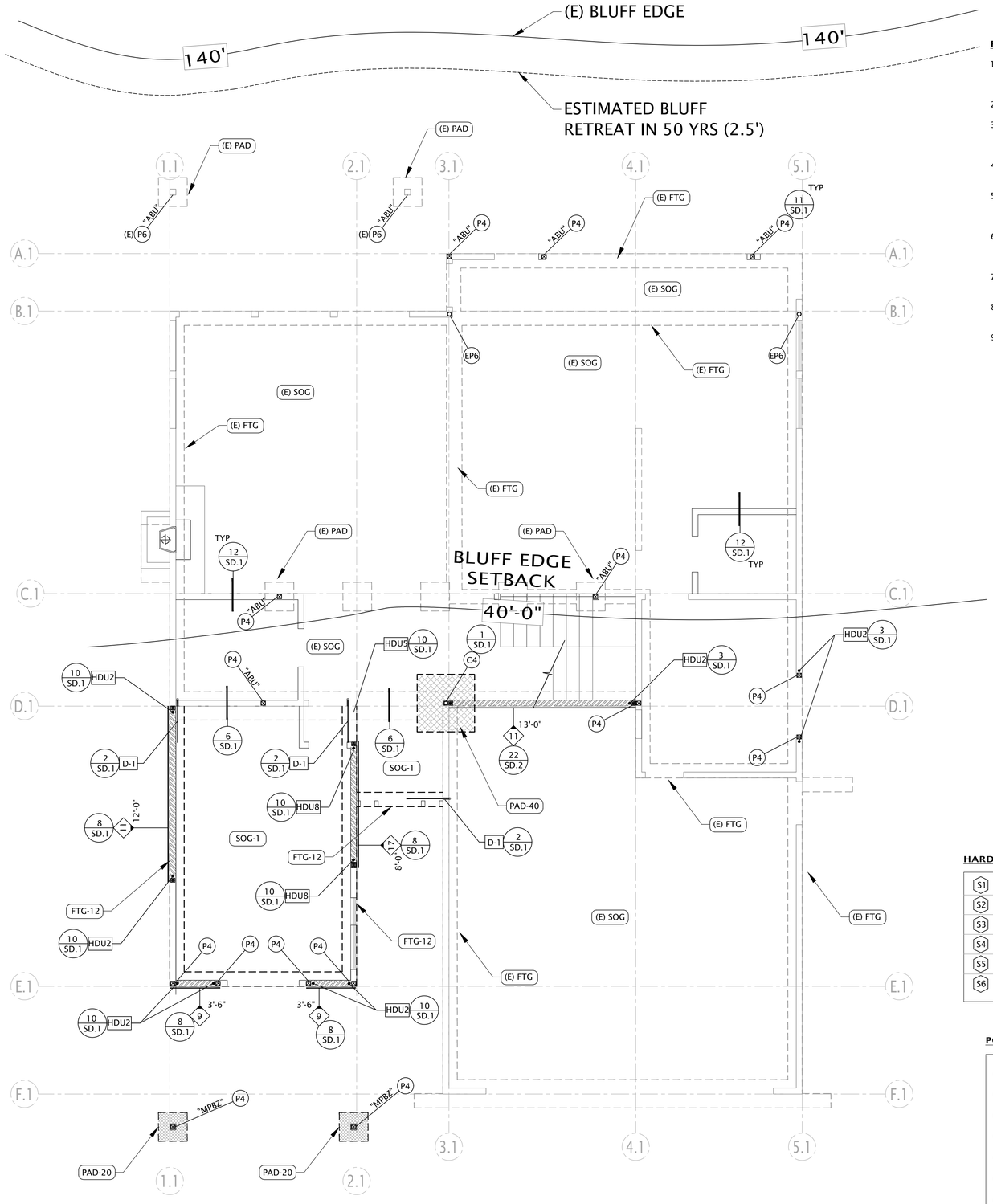
ISSUE DATES:

DELTA	DATE	DESCRIPTION

GENERAL STRUCTURAL NOTES

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

S1.2



FOUNDATION PLAN

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

FOUNDATION PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY THAT EXISTING CONDITIONS REFLECT THAT SHOWN ON THE APPROVED DRAWINGS AND TO NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
3. (N) SLAB ON GRADE PER SCHEDULE SHALL HAVE 2" OF SAND w/ 10 MIL VAPOR BARRIER AND A MINIMUM OF 4" OF SAND BELOW BARRIER TO PROMOTE UNIFORM CURING OF CONCRETE
4. (N) CONT EXTERIOR FOOTINGS SHALL BE 12" WIDE x 24" DEEP w/ (2) #5 CONT BARS T&B MIN UNO INTO COMPETENT SOIL.
5. PROVIDE 5/8" DIA x 10" ANCHOR BOLTS @ 48" O/C AT ALL EXTERIOR & BEARING WALLS UNO. USE 1/4"x3" SQ WASHERS AT ALL ANCHOR BOLTS & SHEAR WALLS UNO
6. ALL ANCHOR BOLTS AND HOLD DOWNS SHALL BE IN PLACE PRIOR TO FOUNDATION INSPECTION. OBTAIN NECESSARY PERMITS FROM CAL OSHA PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT
7. PROVIDE 5% MIN GRADE SLOPE AWAY FROM EXTERIOR FOOTINGS FOR MIN 5'-0" AND MIN 2% ELSEWHERE, REFER TO ARCH'L FOR ADDTIONAL INFO
8. ALL EPOXY DOWELS SHALL REQUIRE SPECIAL INSPECTIONS PER SECTION 1704 OF THE CBC
9. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0". (R401.3 CRC)

FOUNDATION PLAN LEGEND

X 0'-0"	SHEAR WALL PER PLAN
CONT	CONT FOOTING PER PLAN
PAD	PAD FOOTING PER PLAN OR SCHEDULE
•	HOLD DOWN PER PLAN
(E) SOG	(E) SLAB ON GRADE 4" THICK MIN.
SOG-1	(N) SLAB ON GRADE 5" THICK w/ #4 BARS @ 16" O/C EA WAY
(E) FTG	(E) CONT. CONC FOOTING
(E) PAD	(E) 2'-0" SQ x 1'-6" THICK CONC PAD FOOTING w/ (3) #4 EA WAY AT BTM
FTG-12	(N) 12" x 24" THICK CONT. FOOTING w/ (2) #4 BARS T&B
PAD-2O	(N) 2'-0" SQ x 24" THICK PAD FTG w/ (4) #4 BARS EA WAY SPACED EVENLY T&B
PAD-40	(N) 4'-0" SQ x 24" THICK PAD FTG w/ (4) #5 BARS EA WAY SPACED EVENLY T&B

HARDWARE SCHEDULE

S1	MSTC28 (36) 16d SINKERS	S7	MSTC28 (36) 16d SINKERS
S2	MSTC40 (52) 16d SINKERS	S8	HTS30C (20) 10d
S3	MSTC66 (76) 16d SINKERS	HDU2	SIMP. HDU2 HOLD-DOWN
S4	CMST14 x 52" w/ (56) 16d	HDU5	SIMP. HDU5 HOLD-DOWN
S5	CMST12 x 66" w/ (74) 16d	HDU8	SIMP. HDU8 HOLD-DOWN
S6	MSTC48B3 (38) 10d POST (12) 10d BM FACE (4) 10d BM BOT	D-1	30" #4 EPOXY DOWEL w/ 6" EMBED. T&B @ 12". INSTALL w/ SET-XP

POST / COLUMN SCHEDULE

ES2	(2) 2 x 4 END STUD	P3S	3.5" x 5" 2.0 PSL POST
TS2	(2) 2 x 4 TRIMMER STUD	P5S	5-1/4 x 5-1/4 2.0 PSL POST
ES3	(3) 2 x 4 END STUD	P5T	5-1/4 x 7 2.0 PSL POST
TS3	(3) 2 x 4 TRIMMER STUD	P7	7 x 3-1/2 2.0 PSL POST
P4	4 x 4 POST	K7	7 x 3-1/2 2.0 PSL KING POST
K4	4 x 4 KING POST	C3	HSS 3x3x1/4 COLUMN
P5	4 x 6 POST	C4	HSS 4x4x3/8 STL COLUMN
K5	4 x 6 KING POST	C4	HSS 8x8x1/2 STL COLUMN
P6	6 x 6 POST	EC1	(E) HSS 2x5x3/8 COLUMN
K6	6 x 6 KING POST	EC3	(E) HSS 3x3x3/16 COLUMN
P8	4 x 8 POST		

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CALIFORNIA, 92624

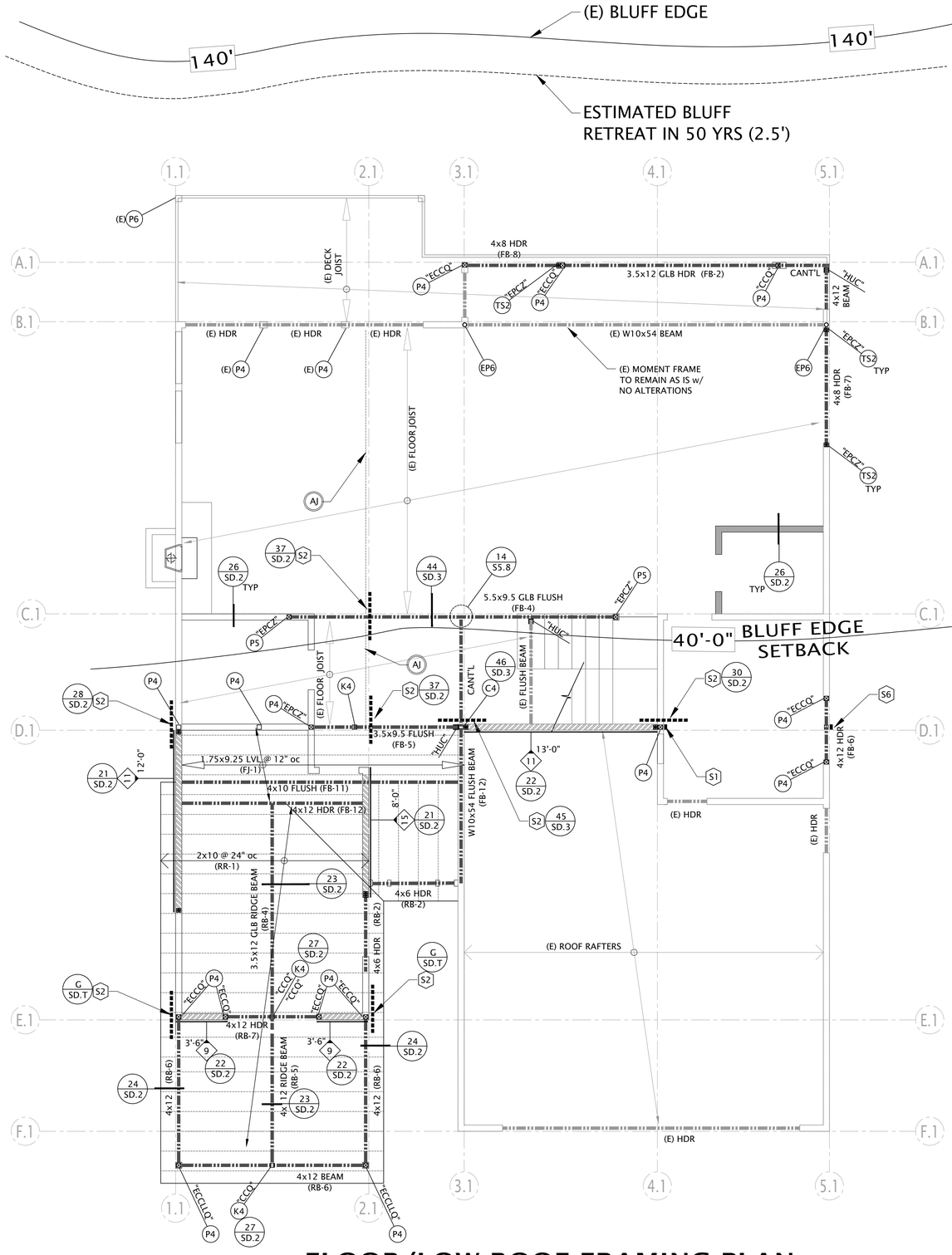
ISSUE DATES:

DELTA	DATE	DESCRIPTION

FOUNDATION PLAN

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

S2.1



FLOOR/LOW ROOF FRAMING PLAN

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

FRAMING PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY THAT EXISTING CONDITIONS REFLECT THAT SHOWN ON THE APPROVED DRAWINGS AND TO NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
2. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. FRAMING SHOWN ON PLANS INDICATES THE FRAMING BELOW THE LEVEL UNO
3. SEE TYPICAL FRAMING DETAILS AND GENERAL STRUCTURAL NOTES FOR CONNECTIONS OR INFORMATION NOT CLARIFIED
4. ALL 2x & 4x FRAMING MEMBERS SHALL BE #2 DF UNO, ALL 6x & GREATER SHALL BE #1 DF UNO
5. EXTERIOR, SHEAR AND PLUMBING WALL FRAMING SHALL BE 2x4 STUDS AT 16" oc UNO. INTERIOR WALL FRAMING SHALL BE 2x4 STUDS AT 16" oc UNO.
6. DOUBLE 2x TOP PLATES ARE REQ'D AT ALL BEARING WALLS, SPLICE PER TYPICAL DETAIL
7. FOR PENETRATIONS AND HOLES THROUGH DOUBLE 2x TOP PLATE REFER TO TYPICAL DETAIL.
8. REFER TO CALCULATIONS FOR BEAM OPTIONS
9. ALL BOLT HOLES SHALL BE DRILLED 1/32" to 1/16" OVERSIZED. (NDS-05 SECTION 11.1.2.2)
10. SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
11. ALL DIAPHRAGM & SHEAR WALL NAILING SHALL UTILIZE "COMMON" NAILS WITH FULL HEADS UNLESS OTHERWISE APPROVED. (CBC 2306.2)
12. FASTENERS IN PRESERVATIVE-TREATED WOOD (i.e. ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS, or HOT-DIPPED ZINC-COATED STEEL. (CBC 2304.9.5.1)

FRAMING PLAN LEGEND

- X 0'-0" — SHEAR WALL PER PLAN
- BEAM PER PLAN
- RAFTER or JOIST PER PLAN
- HANGER PER PLAN
- POST FROM ABOVE
- OVER BUILD PER K/SD.1 TYPICAL DETAIL
- HOLD DOWN STRAP PER PLAN (END POST to END POST AT FLOOR BREAK)
- HORZ STRAP PER PLAN
- LEDGER PER PLAN
- DEMO WALL
- WALL ABV
- (E) — (E) SHEAR WALL TO REMAIN
- SSW — SIMPSON STEEL STRONG WALL
- AJ — ALIGN JOIST w/ WALL OR BEAM & BN ENTIRE LENGTH PER PLAN NOTES
- AB — ALIGN 3x BLK'G (3) BAYS MIN UNO w/ WALL OR BEAM & BN ENTIRE LENGTH

POST / COLUMN SCHEDULE

ES2	(2) 2 x 4 END STUD	P3S	3.5" x 5" 2.0 PSL POST
TS2	(2) 2 x 4 TRIMMER STUD	P5S	5-1/4 x 5-1/4 2.0 PSL POST
ES3	(3) 2 x 4 END STUD	P57	5-1/4 x 7 2.0 PSL POST
TS3	(3) 2 x 4 TRIMMER STUD	P7	7 x 3-1/2 2.0 PSL POST
P4	4 x 4 POST	K7	7 x 3-1/2 2.0 PSL KING POST
K4	4 x 4 KING POST	C3	HSS 3x3x1/4 COLUMN
P5	4 x 6 POST	C4	HSS 4x4x3/8 STL COLUMN
K5	4 x 6 KING POST	C4	HSS 8x8x1/2 STL COLUMN
P6	6 x 6 POST	EC1	(E) HSS 2x5x3/8 COLUMN
K6	6 x 6 KING POST	EC3	(E) HSS 3x3x3/16 COLUMN
P8	4 x 8 POST	EP6	(E) 6" dia STEEL COLUMN

STRAP SCHEDULE

S1	MSTC40 (32) 16d SINKERS	S7	MST27 (30) 16d
S2	MST48 (50) 16d	S8	HTS30C (20) 10d
S3	MSTC66 (68) 16d SINKERS	S9	CS16x26 w/ (22) 8d
S4	CS14 x 64" w/ (26) 10d EA END	S10	MSTI48 w/ (48) 10d
S5	CMST12 x 66" w/ (74) 16d	HD2	HDU2 HOLD DOWN
S6	MSTC66B3 (38) 10d POST (12) 10d BM FACE (4) 10d BM BOT		

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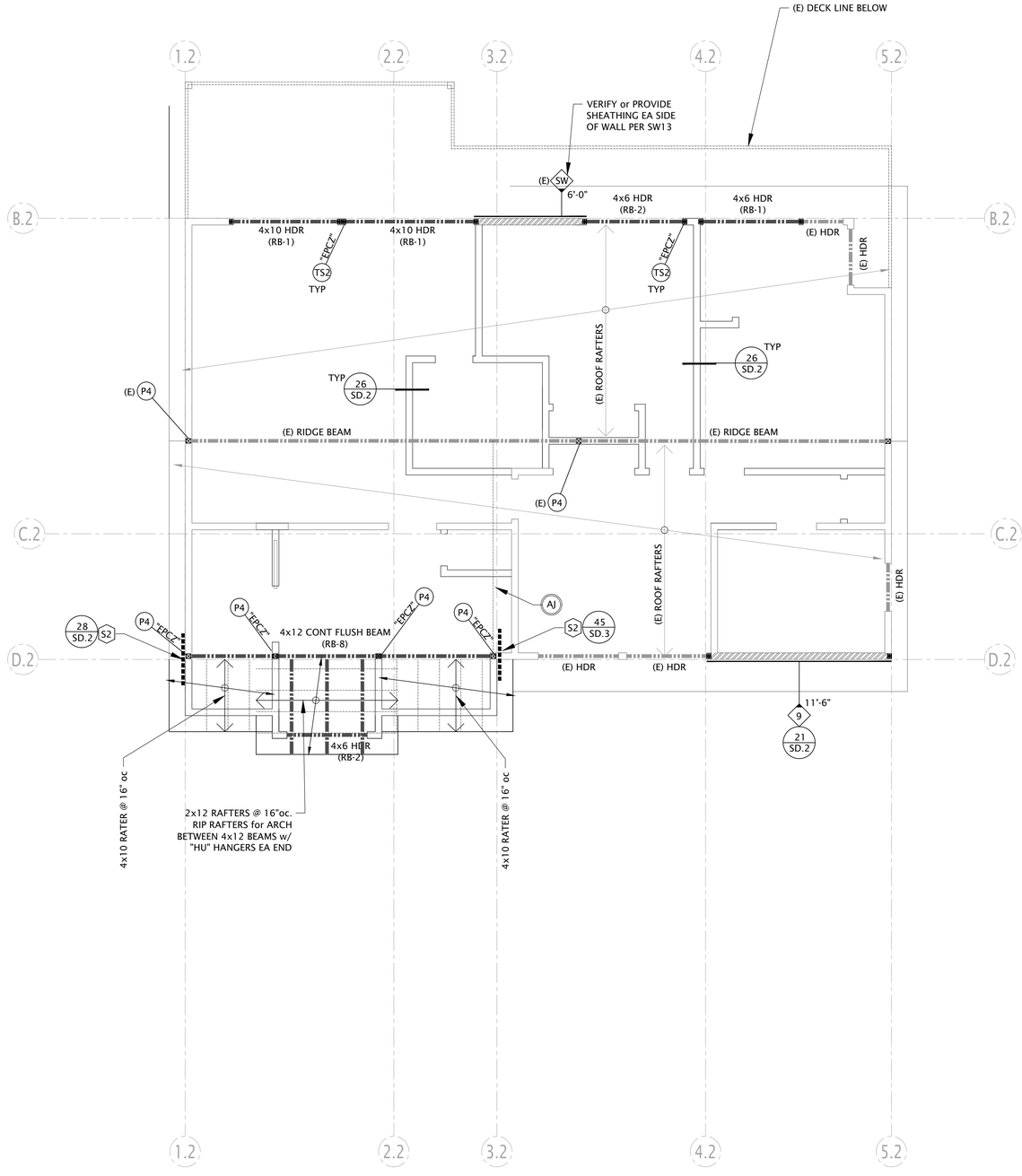
ISSUE DATES:

DELTA	DATE	DESCRIPTION

FLOOR/ROOF FRAMING PLAN

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

S3.1



ROOF FRAMING PLAN

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

FRAMING PLAN NOTES

1. CONTRACTOR TO FIELD VERIFY THAT EXISTING CONDITIONS REFLECT THAT SHOWN ON THE APPROVED DRAWINGS AND TO NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
2. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. FRAMING SHOWN ON PLANS INDICATES THE FRAMING BELOW THE LEVEL UNO
3. SEE TYPICAL FRAMING DETAILS AND GENERAL STRUCTURAL NOTES FOR CONNECTIONS OR INFORMATION NOT CLARIFIED
4. ALL 2x & 4x FRAMING MEMBERS SHALL BE #2 DF UNO, ALL 6x & GREATER SHALL BE #1 DF UNO
5. EXTERIOR, SHEAR AND PLUMBING WALL FRAMING SHALL BE 2x4 STUDS AT 16" oc UNO. INTERIOR WALL FRAMING SHALL BE 2x4 STUDS AT 16" oc UNO.
6. DOUBLE 2x TOP PLATES ARE REQ'D AT ALL BEARING WALLS, SPLICE PER TYPICAL DETAIL
7. FOR PENETRATIONS AND HOLES THROUGH DOUBLE 2x TOP PLATE REFER TO TYPICAL DETAIL.
8. REFER TO CALCULATIONS FOR BEAM OPTIONS
9. ALL BOLT HOLES SHALL BE DRILLED 1/32" to 1/16" OVERSIZED. (NDS-05 SECTION 11.1.2.2)
10. SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
11. ALL DIAPHRAGM & SHEAR WALL NAILING SHALL UTILIZE "COMMON" NAILS WITH FULL HEADS UNLESS OTHERWISE APPROVED. (CBC 2306.2)
12. FASTENERS IN PRESERVATIVE-TREATED WOOD (i.e. ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS, or HOT-DIPPED ZINC-COATED STEEL. (CBC 2304.9.5.1)

FRAMING PLAN LEGEND

- X 0'-0"
- SHEAR WALL PER PLAN
- BEAM PER PLAN
- RAFTER or JOIST PER PLAN
- HANGER PER PLAN
- POST FROM ABOVE
- OVER BUILD PER K/SD.1 TYPICAL DETAIL
- HOLD DOWN STRAP PER PLAN (END POST to END POST AT FLOOR BREAK)
- HORZ STRAP PER PLAN
- LEDGER PER PLAN
- DEMO WALL
- WALL ABV
- (E) (E) SHEAR WALL TO REMAIN
- SSW SIMPSON STEEL STRONG WALL
- AJ ALIGN JOIST w/ WALL OR BEAM & BN ENTIRE LENGTH PER PLAN NOTES
- AB ALIGN 3x BLK'G (3) BAYS MIN UNO w/ WALL OR BEAM & BN ENTIRE LENGTH

POST / COLUMN SCHEDULE

ES2	(2) 2 x 4 END STUD	P3S	3.5" x 5" 2.0 PSL POST
TS2	(2) 2 x 4 TRIMMER STUD	P5S	5-1/4 x 5-1/4 2.0 PSL POST
ES3	(3) 2 x 4 END STUD	P5S	5-1/4 x 7 2.0 PSL POST
TS3	(3) 2 x 4 TRIMMER STUD	P7	7 x 3-1/2 2.0 PSL POST
P4	4 x 4 POST	K7	7 x 3-1/2 2.0 PSL KING POST
K4	4 x 4 KING POST	C3	HSS 3x3x1/4 COLUMN
P5	4 x 6 POST	C4	HSS 4x4x3/8 STL COLUMN
K5	4 x 6 KING POST	C4	HSS 8x8x1/2 STL COLUMN
P6	6 x 6 POST	EC1	(E) HSS 2x5x3/8 COLUMN
K6	6 x 6 KING POST	EC3	(E) HSS 3x3x3/16 COLUMN
P8	4 x 8 POST		

STRAP SCHEDULE

S1	MSTC40 (32) 16d SINKERS	S7	MST27 (30) 16d
S2	MST48 (50) 16d	S8	HTS30C (20) 10d
S3	MSTC66 (68) 16d SINKERS	S9	CS16x26 w/ (22) 8d
S4	CS14 x 64" w/ (26) 10d EA END	S10	MSTI48 w/ (48) 10d
S5	CMST12 x 66" w/ (74) 16d	HD2	HDU2 HOLD DOWN
S6	MSTC66B3 (38) 10d POST (12) 10d BM FACE (4) 10d BM BOT		

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DELTA	DATE	DESCRIPTION

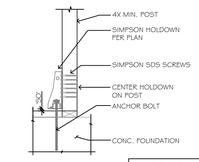
ROOF FRAMING PLAN

PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

S3.2

FOUNDATION DETAIL 17
SCALE: NTS

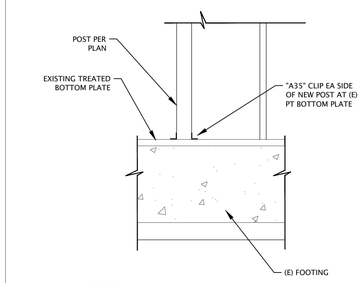
FOUNDATION DETAIL 13
SCALE: NTS



SCREW-ON HOLDOWN

NOTE: THE FOUNDATION PLAN MAY REQUIRE LARGER SIZE FOOTINGS THAN THE MIN. CONC REQUIREMENTS ILLUSTRATED IN THE FOLLOWING TABLE. INSTALL THE LARGER SIZE PAD.

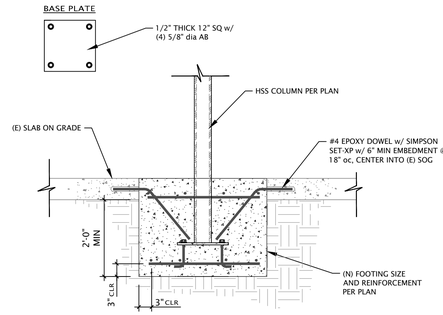
SIMPSON MODEL	ANCHOR BOLT SIZE	A.B.	A (MIN)	B (MIN)	W (MIN)	Le	T
HDU2	5/8" DIA.	PABS	10-1/2"	10-1/2"	21"	9"	12"
HDU5	5/8" DIA.	PABSH	15"	15"	30"	12"	15"
HDQ8	7/8" DIA.	PAB7H	18"	18"	36"	15"	18"
HHDQ11	1" DIA	PAB8H	21"	21"	42"	15"	18"



NOTES

1. SPECIAL INSPECTION REQUIRED FOR SIMP SET-XP EPOXY

(N) POST AT (E) FOOTING 5
SCALE: NTS



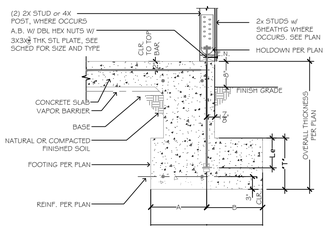
NOTES

1. SPECIAL INSPECTION REQUIRED FOR SIMP SET-XP EPOXY

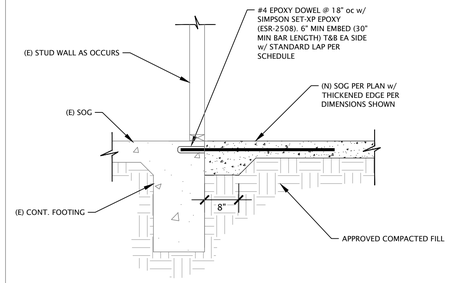
(N) FOOTING AT (E) SOG 1
SCALE: NTS

FOUNDATION DETAIL 18
SCALE: NTS

FOUNDATION DETAIL 14
SCALE: NTS



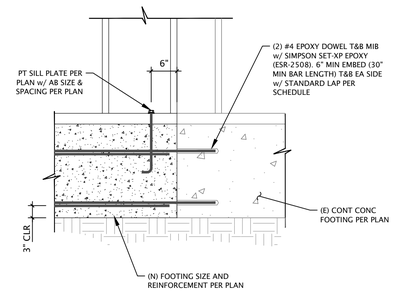
HOLD DOWN AT FOOTING DETAIL 10
SCALE: NTS



NOTES

1. SPECIAL INSPECTION REQUIRED FOR SIMP SET-XP EPOXY

(N) CONC SOG AT (E) FTG 6
SCALE: NTS



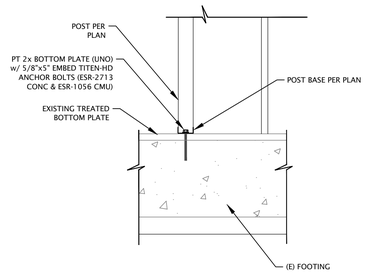
NOTES

1. SPECIAL INSPECTION REQUIRED FOR SIMP SET-XP EPOXY

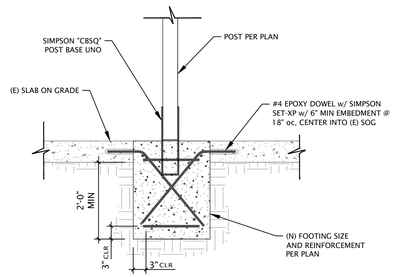
(N) CONT. FOOTING AT (E) FTG 2
SCALE: NTS

FOUNDATION DETAIL 19
SCALE: NTS

FOUNDATION DETAIL 15
SCALE: NTS



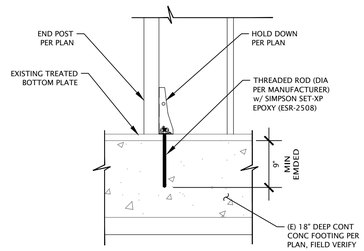
(N) POST AT (E) FOOTING 11
SCALE: NTS



NOTES

1. SPECIAL INSPECTION REQUIRED FOR SIMP SET-XP EPOXY

(N) FOOTING AT (E) SOG 7
SCALE: NTS



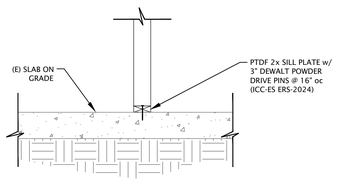
NOTES

1. SPECIAL INSPECTION REQUIRED FOR SIMP SET-XP EPOXY

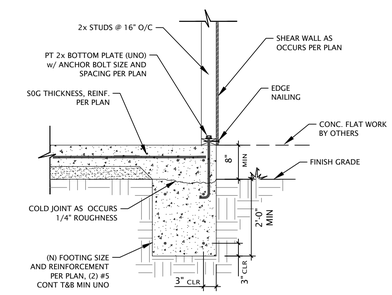
(N) HOLD DOWN AT (E) FOOTING 3
SCALE: NTS

FOUNDATION DETAIL 20
SCALE: NTS

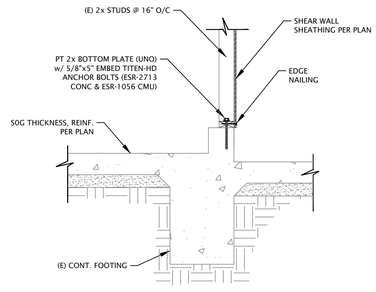
FOUNDATION DETAIL 16
SCALE: NTS



INTERIOR NON-LOAD BEARING WALL AT (E) SOG 12
SCALE: NTS



CONT. EXTERIOR FOOTING DETAIL 8
SCALE: NTS



SHEAR WALL AT (E) FOOTING 4
SCALE: NTS

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A S Borossay
12-12-2017

LEWIS RESIDENCE
34611 CAMINO CAPISTRANO
DANA POINT
CALIFORNIA, 92624

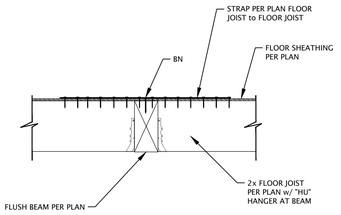
ISSUE DATES;

DELTA	DATE	DESCRIPTION

FOUNDATION DETAILS

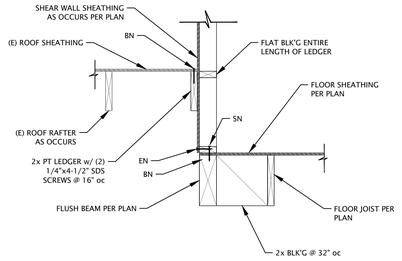
PROJECT NUMBER	17-1017
DATE	3-26-2017
DRAWN	CWS
CHECK	ASB

SD.1



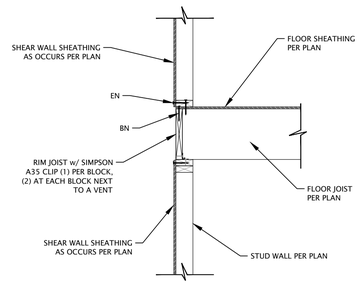
FLOOR JOIST PERP TO WOOD BEAM 37

SCALE: NTS



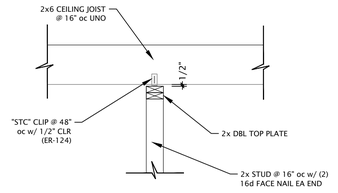
FLOOR JOIST PARA TO FLUSH BM 33

SCALE: NTS



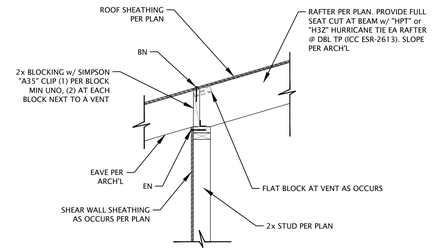
FLOOR JOIST PERP TO STUD WALL 29

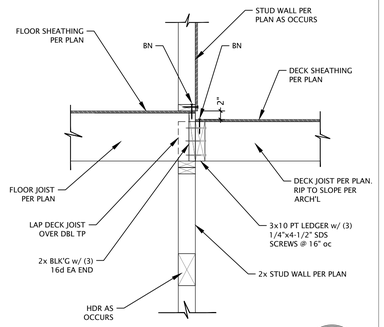
SCALE: NTS



ROOF RAFTER PERPENDICULAT T0 EXTERIOR WALL 21

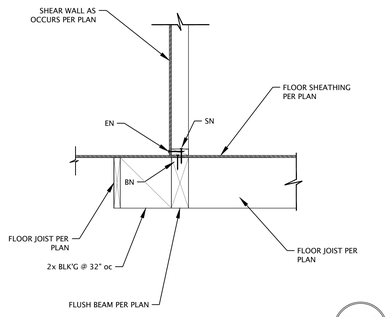
SCALE: NTS





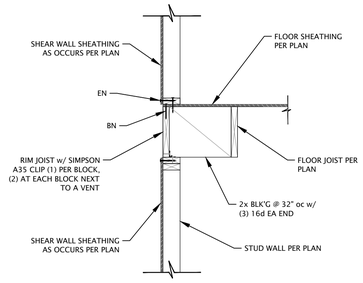
DECK JOIST AT STUD WALL 38

SCALE: NTS



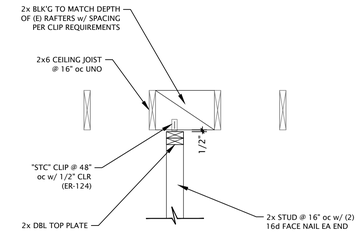
FLOOR JOIST PARA TO FLUSH BM 34

SCALE: NTS



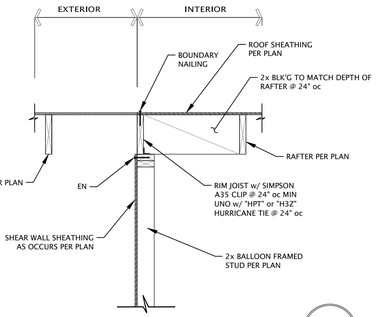
FLOOR JOIST PARA TO STUD WALL 30

SCALE: NTS



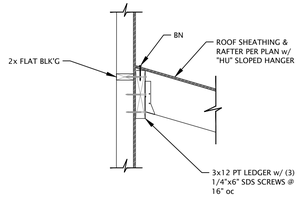
INTERIOR WALL AT ROOF RAFTER 26

SCALE: NTS



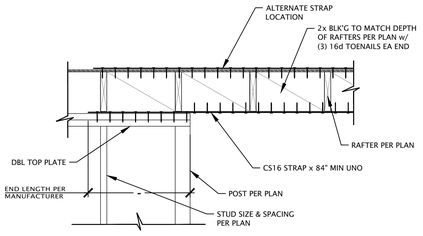
ROOF RAFTER PARALLEL TO GABLE END WALL 22

SCALE: NTS



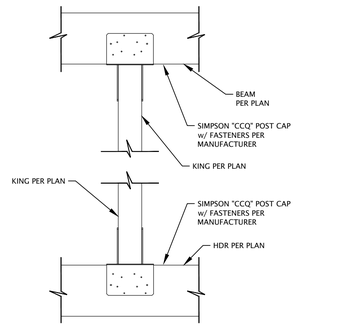
FRAMING DETAIL 39

SCALE: NTS



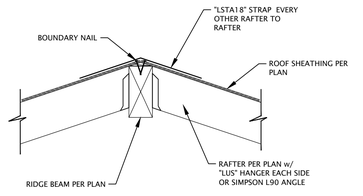
SHEAR WALL END PERP. TO RAFTERS 30

SCALE: NTS



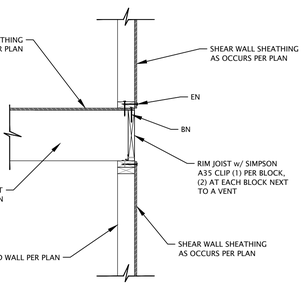
KING POST DETAIL 27

SCALE: NTS



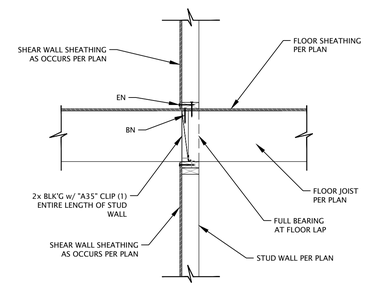
ROOF RAFTERS AT RIDGE BEAM 23

SCALE: NTS



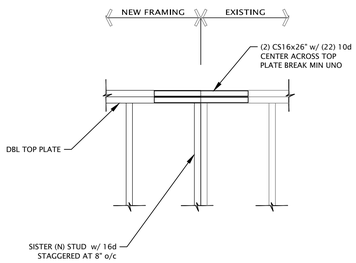
FRAMING DETAIL 40

SCALE: NTS



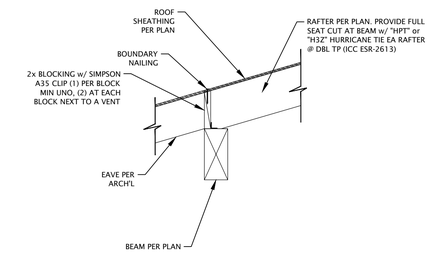
FLOOR JOIST PERP TO STUD WALL 36

SCALE: NTS



FLOOR JOIST AT STUD WALL 32

SCALE: NTS



(N) STUD WALL AT (E) STUD WALL 28

SCALE: NTS

ROOF RAFTERS AT DROPPED BEAM 24

SCALE: NTS

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A S Borossay
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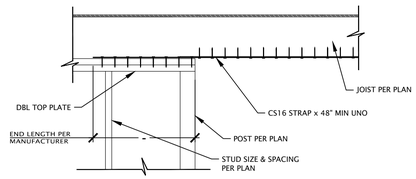
SD.2

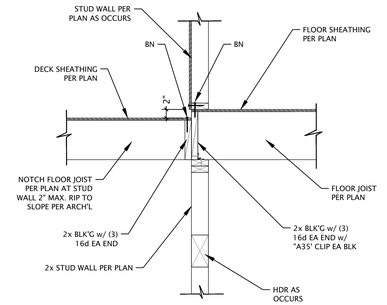
FRAMING DETAIL 57
SCALE: NTS

FRAMING DETAIL 53
SCALE: NTS

FRAMING DETAIL 49
SCALE: NTS



SHEAR WALL END PERP. TO RAFTERS 45
SCALE: NTS

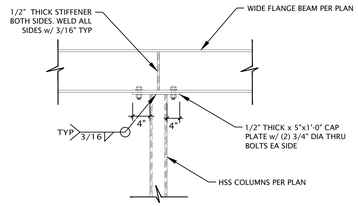


DECK JOIST AT STUD WALL 41
SCALE: NTS

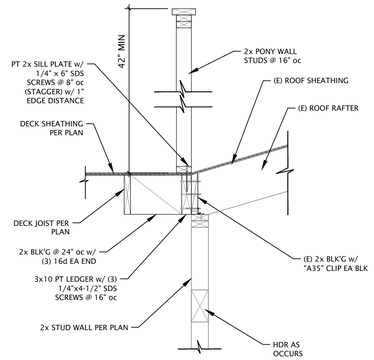
FRAMING DETAIL 58
SCALE: NTS

FRAMING DETAIL 54
SCALE: NTS

FRAMING DETAIL 50
SCALE: NTS



WIDE FLANGE BEAM AT HSS COLUMN 46
SCALE: NTS



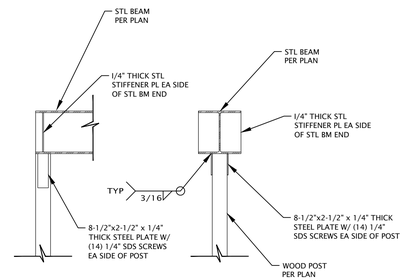
DECK JOIST AT STUD WALL 42
SCALE: NTS

FRAMING DETAIL 59
SCALE: NTS

FRAMING DETAIL 55
SCALE: NTS

FRAMING DETAIL 51
SCALE: NTS

FRAMING DETAIL 47
SCALE: NTS



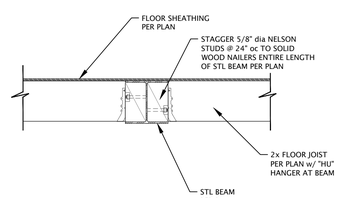
WIDE FLANGE STEEL BEAM AT WOOD POST 43
SCALE: NTS

FRAMING DETAIL 60
SCALE: NTS

FRAMING DETAIL 56
SCALE: NTS

FRAMING DETAIL 52
SCALE: NTS

FRAMING DETAIL 48
SCALE: NTS



WOOD JOIST AT WIDE FLANGE STEEL BEAM 44
SCALE: NTS

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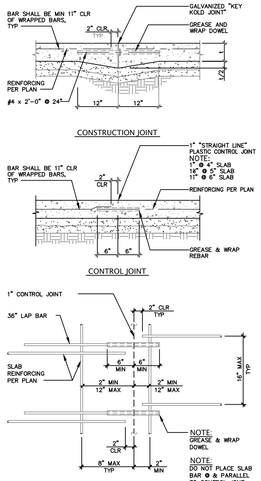
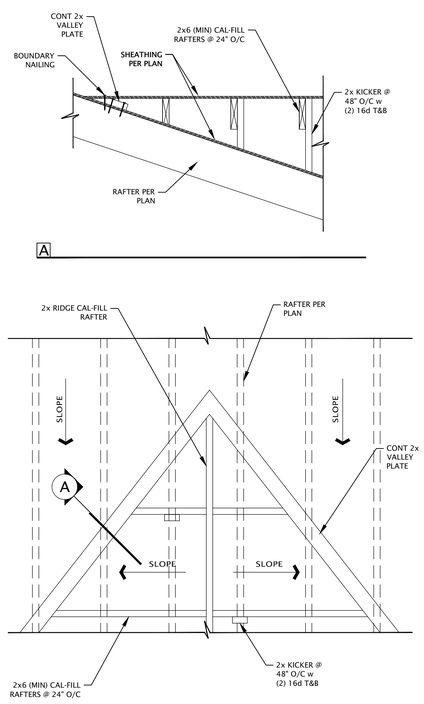


NOTE:
1" DEEP SAW-CUT MAY BE USED AS ALTERNATE CONTROL JOINT. SAW-CUT MUST BE COMPLETED WITHIN 8 HOURS OF SLAB POUR & BEFORE SETTING.

TYPICAL SLAB JOINTS

SCALE: NTS

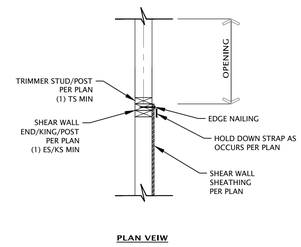
L



TYPICAL CALIFORNIA FRAMING

SCALE: NTS

K

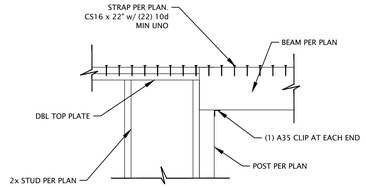


PLAN VEIW

TYPICAL SHEAR WALL AT OPENING

SCALE: NTS

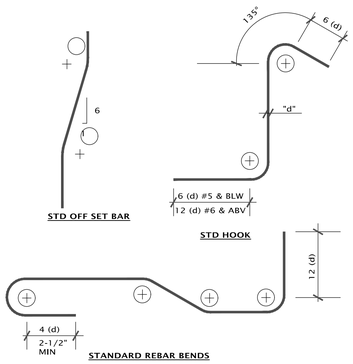
H



TYPICAL BEAM FLUSH AT TOP PLATE

SCALE: NTS

I



	CONCRETE		MASONRY	
BAR SIZE	BOTTOM LAP LENGTH	TOP LAP LENGTH	EDGE BARS	CENTER BARS
#3	1'-10"	2'-4"	1'-3"	1'-3"
#4	2'-6"	3'-3"	2'-2"	1'-9"
#5	3'-0"	4'-0"	3'-4"	2'-4"
#6	3'-9"	4'-9"	4'-6"	4'-6"
#7	5-3"	7'-9"	**	**
#8	6'-0"	8'-9"	**	**

** MECHANICAL SPLICE COUPLE REQUIRED PER GSN

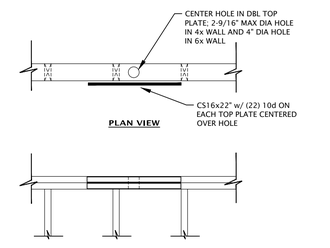
NOTES

1. MIN FINISH BEND DIA FOR ALL REINFORCEMENT EXCEPT FOR TIES AND STIRRUPS 6(d)
2. BAR SPACING IS MEASURED FROM CENTER OF BAR TO CENTER OF BAR
3. CONCRETE LAP LENGTHS ARE BASED ON ACI 318-05 SECTION 12.2.3 w/ CLASS B LAP SPLICE PER SECTION 12.15 FOR NORMAL WT 2,500 PSI CONC

STANDARD REBAR LAP SCHEDULE & BENDS

SCALE: NTS

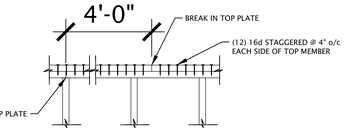
E



TYPICAL HOLE IN DBL TOP PLATE

SCALE: NTS

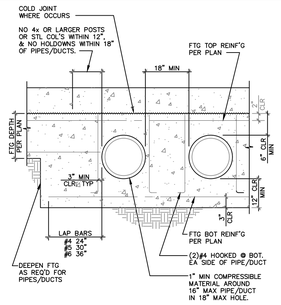
A



TYPICAL TOP PLATE SPLICE

SCALE: NTS

B

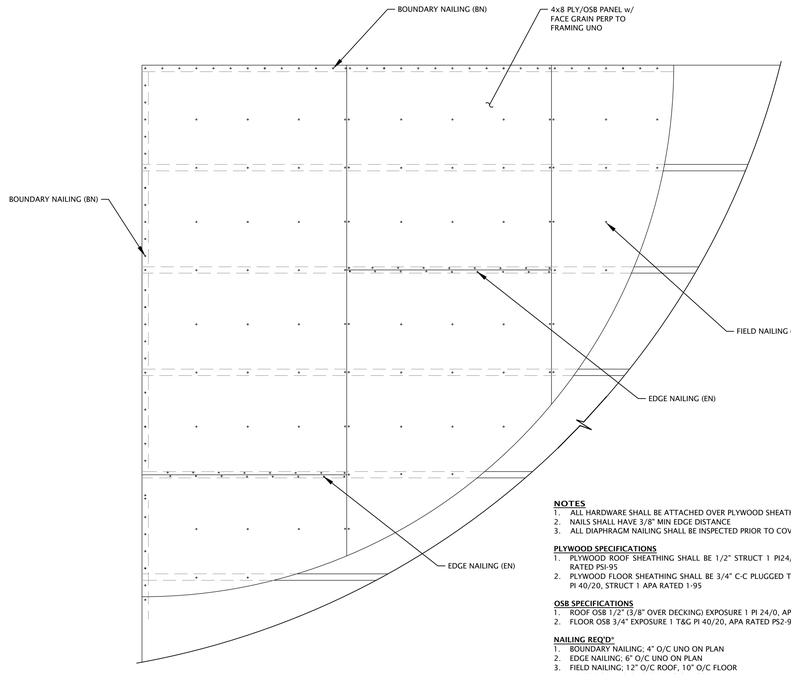


NOTES:
1. (2) PIPES/DUCTS MAX.
2. IF PENETRATIONS OCCUR @ GRADE BEAMS NOTIFY ENGINEER AS THIS DETAIL DOES NOT APPLY TO GRADE BEAMS.
3. DETAIL IS SYMMETRICAL.

HVAC PIPE/DUCT THRU FTG.

SCALE: NTS

M



NOTES
1. ALL HARDWARE SHALL BE ATTACHED OVER PLYWOOD SHEATHING UNO
2. NAILS SHALL HAVE 3/8" MIN EDGE DISTANCE
3. ALL DIAPHRAGM NAILING SHALL BE INSPECTED PRIOR TO COVERING

PLYWOOD SPECIFICATIONS
1. PLYWOOD ROOF SHEATHING SHALL BE 1/2" STRUCT 1 PI24/0, EXPOSURE 1 APA RATED PS1-95
2. PLYWOOD FLOOR SHEATHING SHALL BE 3/4" C-C PLUGGED T&G, UNDERLAYMENT PI 40/20, STRUCT 1 APA RATED 1-95

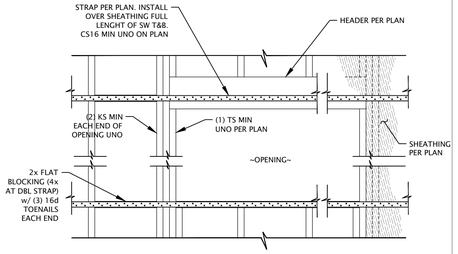
OSB SPECIFICATIONS
1. ROOF OSB 1/2" (3/8" OVER DECKING) EXPOSURE 1 PI 24/0, APA RATED PS2-92
2. FLOOR OSB 3/4" EXPOSURE 1 T&G PI 40/20, APA RATED PS2-92

NAILING REQ'D*
1. BOUNDARY NAILING; 4" O/C UNO ON PLAN
2. EDGE NAILING; 6" O/C UNO ON PLAN
3. FIELD NAILING; 12" O/C ROOF, 10" O/C FLOOR
*USE 8d NAILS @ ROOF, 10d @ FLOOR

TYPICAL SHEATHING LAYOUT

SCALE: NTS

J



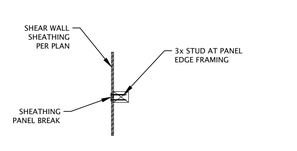
NOTES

1. NAILS IN STRAPS COUNT AS EDGE NAILS PER SHEAR WALL SCHEDULE.
2. EDGE NAIL ALONG KS FULL HEIGHT OF SHEAR WALL.

OPENING IN SHEAR WALL

SCALE: NTS

N



SHEAR WALL PANNEL EDGE FRAMING

SCALE: NTS

F

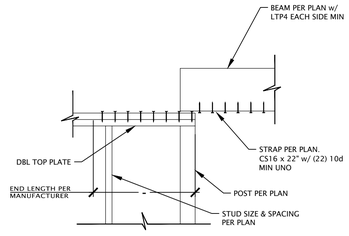
CONNECTION	MIN NAILING REQ'D UNO
STUD TO BOTTOM PLATE	(4) 8d COMMON OR (4) 16d TOENAILS AT 3x
DOUBLE TOP PLATES (MULTIPLE STUDS)	16d COMMON STAGGERED AT 16" o/c
STUD TO TOP PLATE	(2) 16d COMMON
JOIST OR RAFTER TO TOP PLATE	(3) 16d COMMON TOENAILS
BRIDGING TO JOIST	(2) 8d COMMON
BLOCKING BETWEEN JOIST OR RAFTERS AT TOP PLATE	(3) 16d COMMON TOENAILS
BOTTOM PLATE TO JOIST/BLOCKING	16d COMMON AT 16" o/c
RIM JOIST TO TOP PLATE	16d COMMON TOENAILS AT 6" o/c
TOP PLATE LAPS AND INTERSECTIONS	(2) 16d COMMON
CEILING JOIST TO TOP PLATE	(3) 16d COMMON TOENAILS
CEILING JOIST LAPS OVER PARTITIONS	(3) 16d COMMON
CEILING JOIST PARALLEL TO RAFTERS	(3) 16d COMMON

NOTES

1. REFER TO CBC FOR MISC NAILING NOT SHOWN PER TABLE

TYPICAL NAILING SCHEDULE

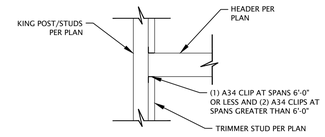
C



TYPICAL BEAM AT TOP PLATE

SCALE: NTS

G



TYPICAL HEADER TO POST CONNECTION

SCALE: NTS

D

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