CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **MARCH 11, 2019**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
MATT SCHNEIDER, DIRECTOR OF COMMUNITY DEVELOPMENT
BELINDA DEINES, SENIOR PLANNER

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP18-0013 TO CONSTRUCT A 146 SQUARE-FOOT ADDITION, INSTALLATION OF NEW WINDOWS, AND FOUNDATION REPAIR ON AN EXISTING 5,975 SQUARE-FOOT SINGLE-FAMILY DWELLING WITHIN THE RESIDENTIAL SINGLE FAMILY 4 (RSF 4) ZONING DISTRICT LOCATED AT 87 MONARCH BAY DRIVE**

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP18-0013.

APPLICANT: Tom and Barbara Stiles, Property Owner

REPRESENTATIVE: Morris Skenderian, Architect

REQUEST: Approval of a Coastal Development Permit to construct a 146 square-foot addition, new windows, and foundation repair within the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 87 Monarch Bay Drive (APN 670-121-58, 670-121-59)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on March 1, 2019 published within a newspaper of general circulation on March 1, 2019, and posted on March 1, 2019 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 project involves an addition less than 50 percent of the existing floor area.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC), and Local Coastal Program (LCP);

- Project compatibility with and enhancement of the site and surrounding neighborhood; and

- Project satisfaction of all findings required pursuant to the DPZC and LCP for approval of a Coastal Development Permit (CDP).

BACKGROUND:

The subject site is comprised of two lots with a combined lot area of 25,814 square feet. The site is located within Monarch Bay, which consists of an established and built-out neighborhood of single-family dwellings. The site is located on an oceanfront bluff and is bounded by other single-family dwellings, the Pacific Ocean to the south, and the City boundary to the west. Currently, the site is improved with an existing 5,975 square-foot, two-story single-family dwelling with an attached three-car garage. (Supporting Document 2). The property is located within the "Residential Single Family 4" (RSF 4) Zoning District, and is located within the Coastal Overlay District (the California Coastal Zone), and the Appeals Jurisdiction of the California Coastal Commission.

On December 3, 1997, the Planning Commission approved CDP97-20 to allow the remodel of the existing structure, new foundation, pool repair, and a balcony addition. The existing structure is legal, nonconforming because the structure encroaches into the 25' coastal bluff edge setback.

DISCUSSION:

The proposed scope of work involves a 146 square-foot addition within the existing building footprint, which involves conversion of lower level crawl space area to an elevator, hallway, and storage room. The existing powder room and closet area on the main level will be reconfigured to accommodate the new elevator adjacent to the entry way.

On the east corner of the lower level family room, the applicant proposes to install two new windows within the existing walls. This corner of the structure is legal, nonconforming and encroaches into the required 25' bluff edge setback. Pursuant to DPZC Section 9.63.030(b), improvements and maintenance to nonconforming structures that are conforming to use are encouraged to be maintained and aesthetically improved, including minor cosmetic improvements. The proposed windows will not expand the nonconforming structure. The applicant proposes to remove the interior non-bearing walls and remove a portion of the existing exterior bearing wall to create two openings for

the windows. The existing structural corner will remain and no new foundations are proposed within the bluff edge setback. The applicant has provided structural details to show the extent of the foundation repair below the windows. The new windows are proposed to match the existing material, color, and glazing of the other windows and sliding doors on the same elevations.

The proposed improvements are located within 50 feet of the coastal bluff edge. City staff has reviewed the geotechnical report for the proposed remodel and elevator additions. Additional development standards for this property are set forth in the City's Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RBR 12 zone. The project as designed complies with all applicable development standards, including setbacks, parking, and height limits. No deviations are requested. Table 1 summarizes applicable RSF 12 zoning designation development standards and the project's conformance with those requirements:

Table 1: Compliance with RSF 4 Development Standards

Development Standard	Requirement	Existing	Compliant with Standard
Front Setback	20 feet	8 feet	No
Side Setbacks	5 feet	5 feet	Yes
Bluff Edge Setback	25 feet	17 feet	No
Height	24 feet	22 feet	Yes
Parking Required	3 covered parking spaces minimum for five bedrooms	3 car garage	Yes

Coastal Development Permit CDP18-0013

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, any improvements within 50 feet of the coastal bluff edge and located in the City's Coastal Overlay District Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP). The proposed 146 square-foot lower level addition, new windows, and foundation repair are located within 50 feet of the coastal bluff edge and comply with the applicable development standards of the RSF 4 Zoning District. The project would not result in any landform alterations to the site.

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.*

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 19-03-11-XX, attached to this report as Action Document 1.

CORRESPONDENCE: On October 29, 2018, the project received approval from the Monarch Bay Association Architectural Review Committee.

CONCLUSION: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, 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 18-0013 subject to the findings and conditions of approval contained therein.

Belinda Deines, Senior Planner

Matt Schneider, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 19-03-11-xx

Supporting Documents

2. Vicinity Map

3. Site Photos

4. Architectural Plans

Action Document 1: Draft Planning Commission Resolution No. 19-03-11-xx

RESOLUTION NO. 19-03-11-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP18-0013 TO CONSTRUCT A 146 SQUARE-FOOT ADDITION, INSTALLATION OF NEW WINDOWS, AND FOUNDATION REPAIR ON AN EXISTING 5,975 SQUARE-FOOT SINGLE-FAMILY DWELLING WITHIN THE RESIDENTIAL SINGLE FAMILY 4 (RSF 4) ZONING DISTRICT LOCATED AT 87 MONARCH BAY DRIVE

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

WHEREAS, Morris Skenderian, Architect, (the "Representative") has filed an application on behalf of Tom and Barbara Stiles, ("Applicant"), the owners of real property commonly referred to as 87 Monarch Bay Drive (APN 670-121-58, 670-121-59) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit to allow construction of a 146 square-foot addition, installation of new windows, and foundation repair; 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 involves an addition less than 50 percent of the existing floor area; and

WHEREAS, the Planning Commission did, on the 11th day of March, 2019, 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 CDP18-0013.

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 CDP18-0013 subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP18-0013

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 proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property) and will not result in any significant exterior modifications to the existing structure.**

2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**

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 Facilities) in that the application involves an addition less than 50 percent of the existing floor area.**

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 subject property lies adjacent to the Pacific Ocean, a noted sensitive habitat area, park and recreation area. However, the proposed addition is sited below grade and within the building footprint of the existing structure. The new windows and foundation repair are proposed on existing walls that were established as legal, nonconforming to the 25' coastal bluff setback. Proposed improvements are permitted by the Dana Point Zoning Code and Local Coastal Program. The project has been reviewed and found by City staff to conform to all development and geotechnical standards. Therefore, no buffer areas (from adjacent ESHA) are required.**

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 site improvements have been reviewed for geotechnical feasibility, including slope stability, edge retreat, and seismic considerations. City staff has reviewed and approved the geotechnical report dated January 18, 2019 (on file with the City) as certified by a registered engineering geologist and a geotechnical engineer. The report concludes that the proposed site improvements are feasible and provides design, construction, and maintenance recommendations to minimize risks from any potential geologic and/or erosional or flood 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 site improvements are within an established community of identical uses. The proposed improvements conform to all standards of development prescribed by its respective zoning district. This conforming addition and repair to the project site constitutes fulfillment of General Plan Land Use and Zoning Code intent for the site, and accordingly enhancement of the property.**

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 subject project has been reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.**

Conditions:

General:

1. Approval of this application permits construction of a 146 square-foot living area addition, installation of new windows, and foundation repair at 87 Monarch Bay Drive 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 Implementation Plan and Zoning Code.

2. 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.

3. 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.

4. 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.

5. 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.

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.

   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.

The Applicant, 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.

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

8. The Applicant, or Applicant's agent(s), 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, or Applicant's agent(s), shall be responsible for coordinating any potential conflicts or existing easements.

9. The Applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits.

10. The Applicant, Applicant's agent(s), or successor-in-interest, shall prepare a Waste Management 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 Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling.

11. 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.

12. The bluff edge setback shall be clearly shown on all plans submitted for review and approval.

13. Per Dana Point Municipal Code Section 9.27.030, no new structure foundations or improvements requiring a building permit will be allowed within the bluff edge setback. Review of the submitted plans indicates that all work associated with the proposed building addition and remodel will be supported by the existing foundation system of the residence, which is shown behind the indicated bluff edge setback line.

14. Please note that no new permitted foundations will be allowed within the bluff edge setback. All design professionals should evaluate the existing foundation system for the existing structure as it relates to the proposed

windows at the seaward side of the residence in order to verify that new foundation elements will not be required as part of the proposed construction.

Prior to Issuance of a Building Permit:

15. Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, and soils/geology report.

16. All documents prepared by a professional shall be wet-stamped and signed.

17. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of a geotechnical report in compliance with City of Dana Point standards for review and approval.

18. All submitted plans shall reflect the determined coastal bluff edge and all associated setbacks, as shown on the approved geotechnical report dated January 18, 2019 as a part of the Coastal Development Permit.

Prior to Final Approval of All Permits:

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

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

21. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of compliance with any outstanding project conditions of approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 11th day of March, 2019 by the following vote, to wit:

AYES:

NOES:

ABSENT:

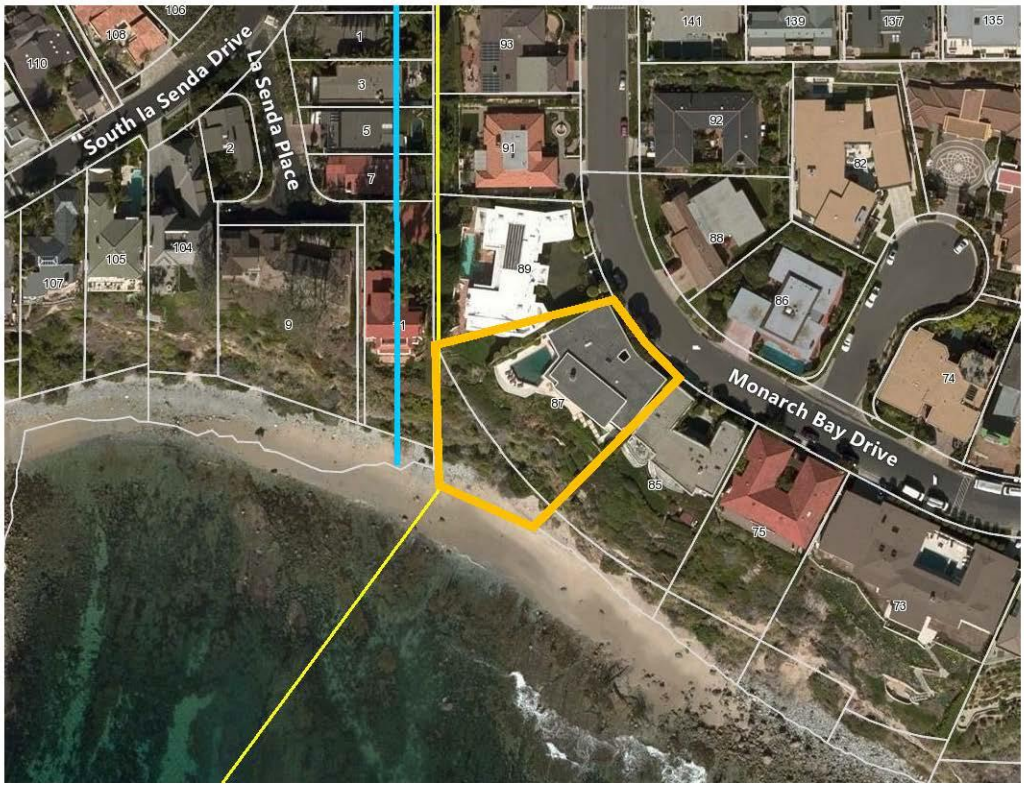
ABSTAIN:

Roy Dohner, Chairperson
Planning Commission

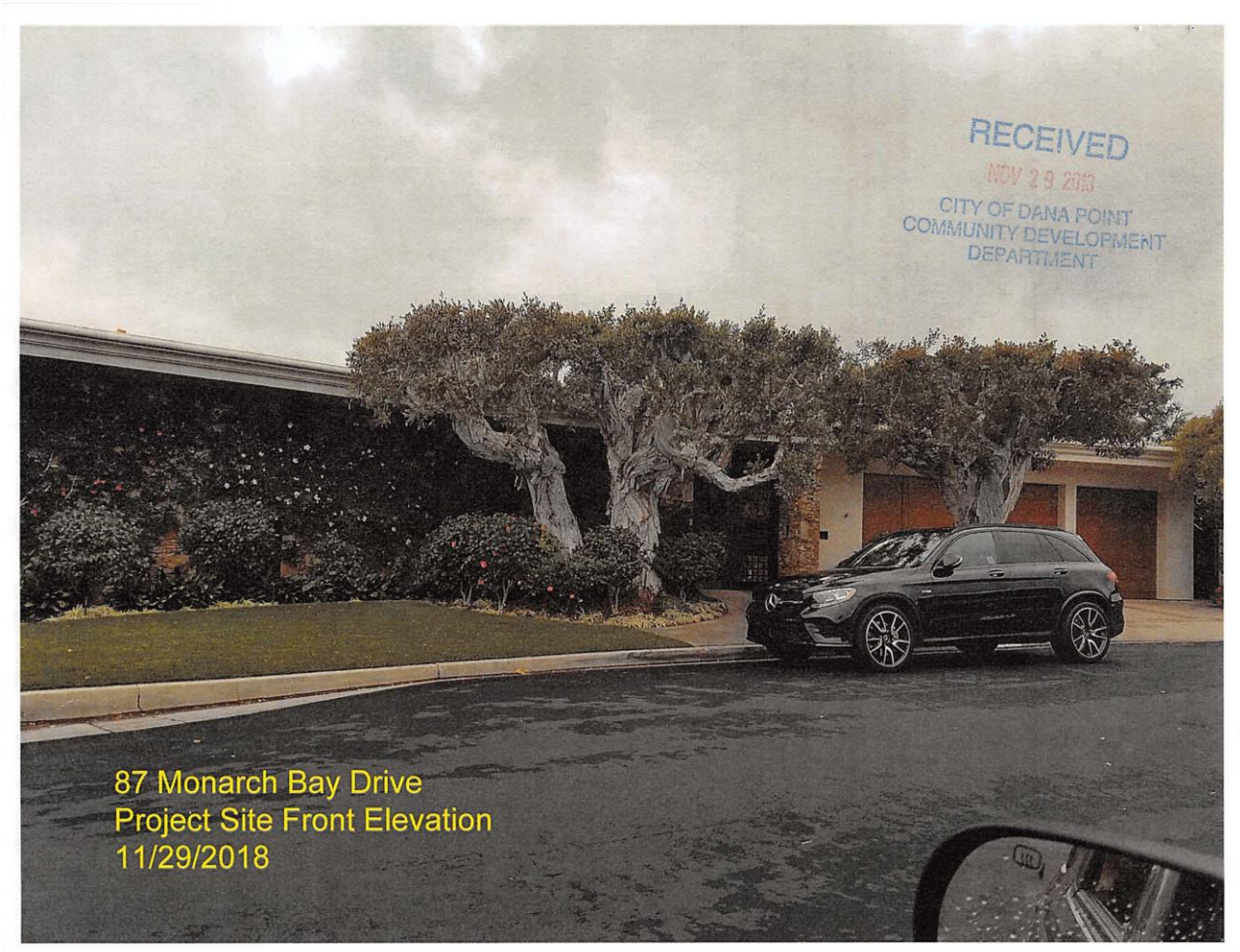
ATTEST:

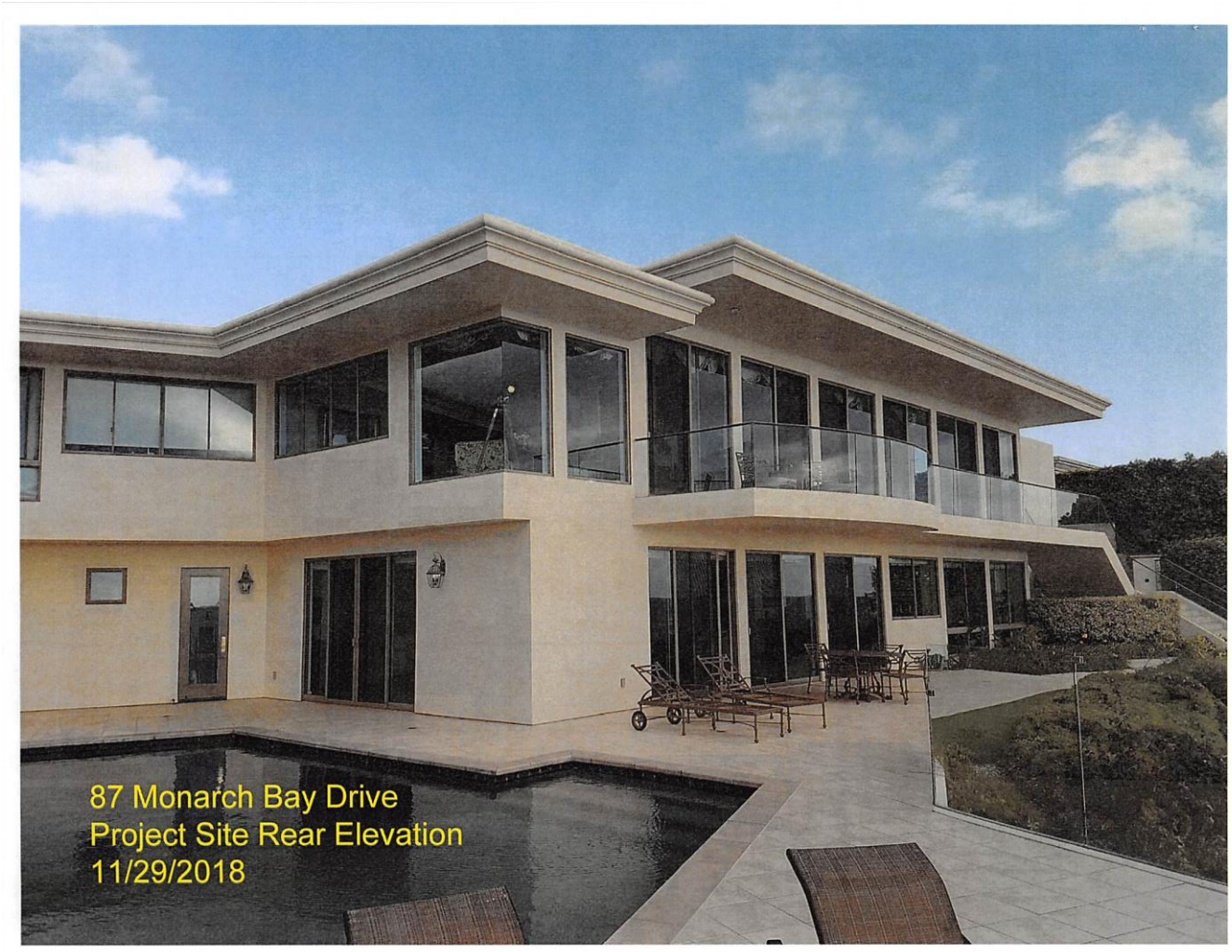
Matthew Schneider, Director
Community Development Department

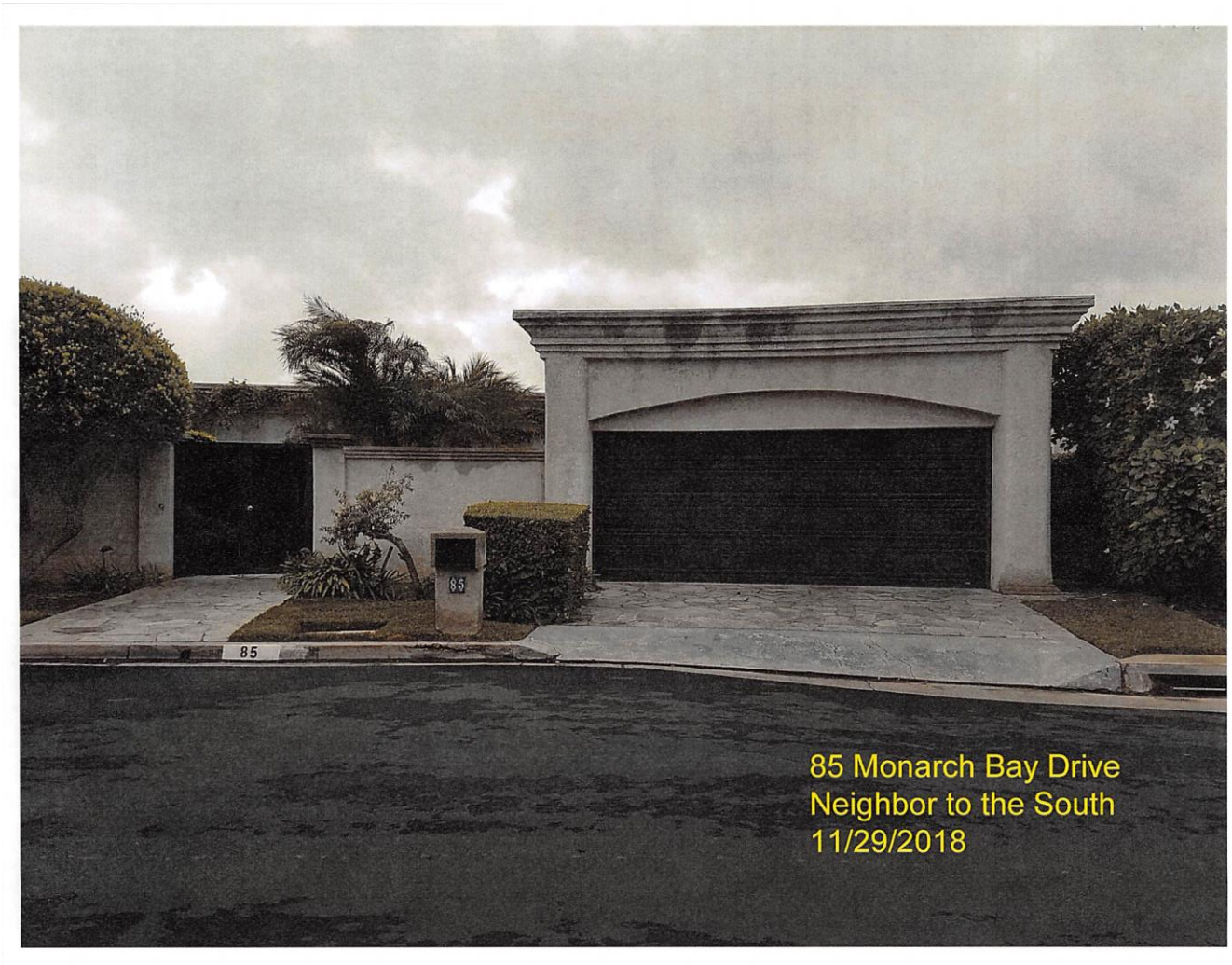
Supporting Document 2: Vicinity Map



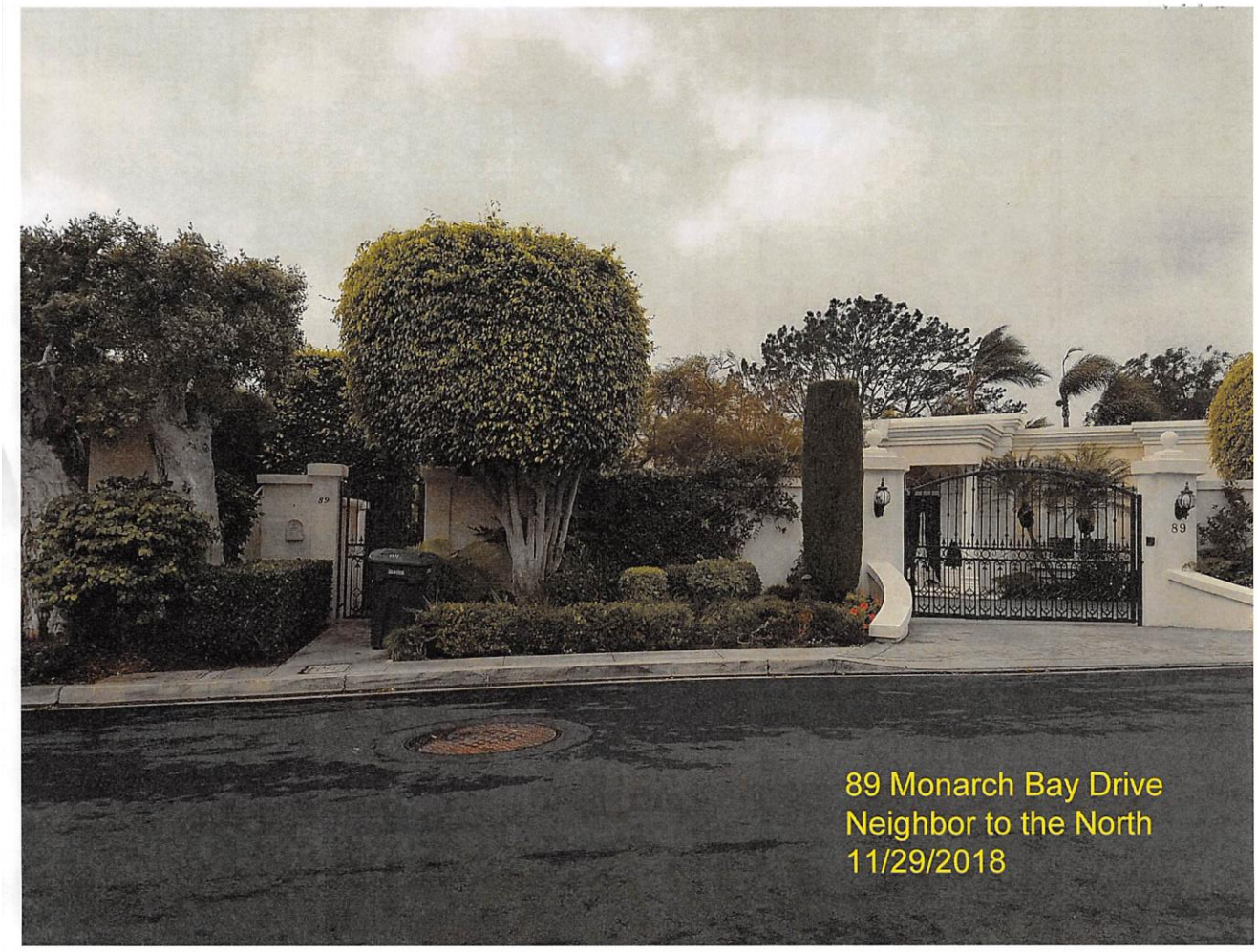
Supporting Document 3: Site Photos




87 Monarch Bay Drive
Project Site Rear Elevation
11/29/2018


85
85
85 Monarch Bay Drive
Neighbor to the South
11/29/2018


88 Monarch Bay Drive
Neighbor Across the Street
11/29/2018

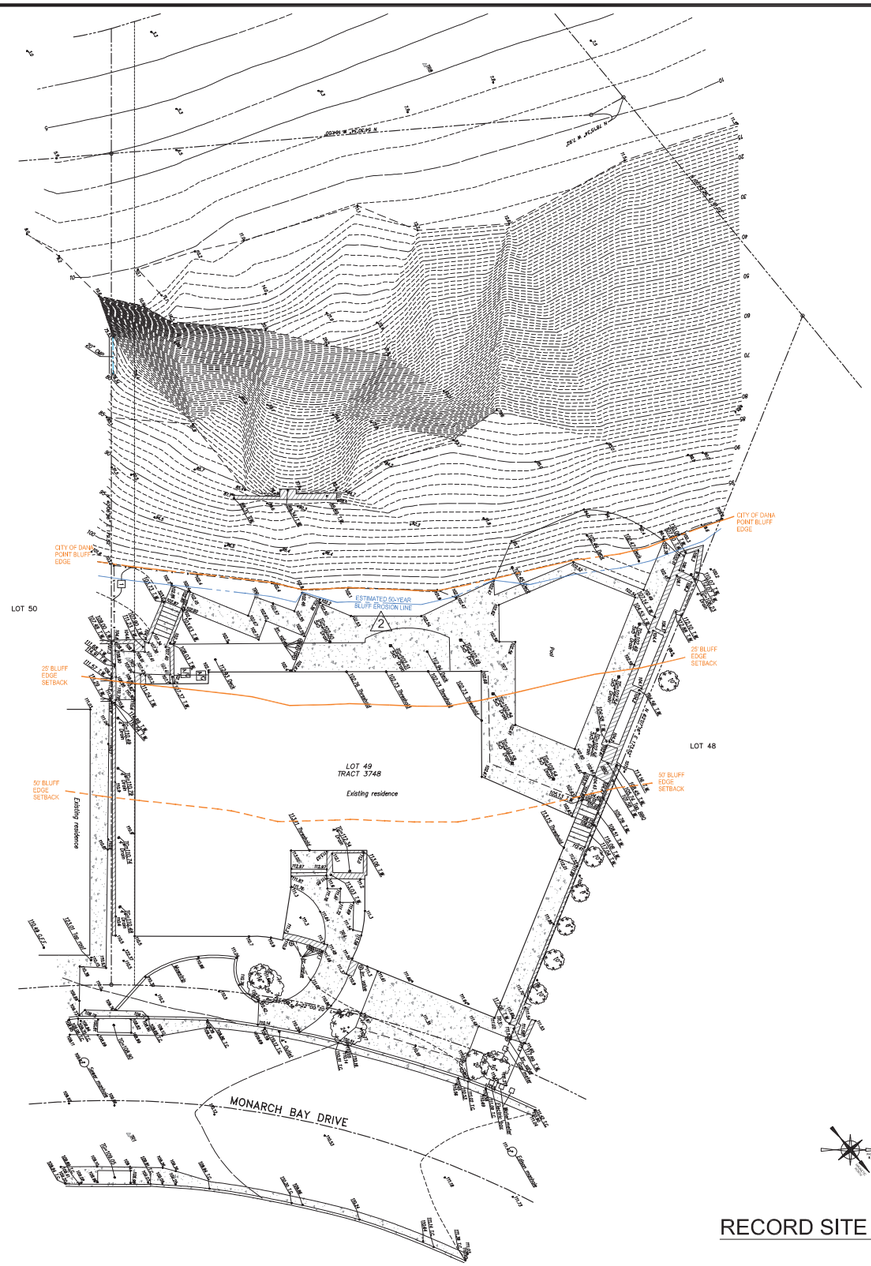

89
89
89 Monarch Bay Drive
Neighbor to the North
11/29/2018

Supporting Document 4: Architectural Plans

ATTACHMENT

STILES RESIDENCE
REMODEL

OVERALL SITE PLAN



RECORD SITE PLAN
1" = 15'-0"

PROJECT ADDRESS

87 MONARCH BAY DRIVE, DANA POINT, CA 92629

LEGAL DESCRIPTION

A.P.N. 670-121-58 AND 670-121-59.

PARCEL 1:
THE NORTHEASTERLY 160 FEET OF LOTS 49, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 142, PAGES 30 TO 34 OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

PARCEL 2:
LOT 49 OF TRACT NO. 3748, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF, RECORDED IN BOOK 142, PAGES 30 TO 34, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.
EXCEPT THE NORTHEASTERLY 160 FEET OFF LOT 49, SAID DISTANCE BEING MEASURED ON THE NORTH-WESTERLY LINE OF SAID LOT.
ALSO EXCEPT ANY PORTION OF SAID LAND LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN.
ALSO EXCEPT ANY PORTION OF SAID LAND LYING OUTSIDE OF THE PATENT LINES OF THE RANCHO NIGUEL, AS SUCH LINES EXISTED AT THE TIME OF THE ISSUANCE OF THE PATENT, WHICH WAS NOT FORMED B THE DEPOSITS OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

PARCEL 3:
NONEXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, REPAIRS, DRAINAGE, ENCROACHMENT, SUPPORT, USE AND ENJOYMENT AS DESCRIBED IN THE "MASTER DECLARATION" OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR 'MONARCH BAY' RECORDED ON DECEMBER 19, 2012 AS INSTRUMENT NO.2012000786869, AS SAME MAY BE RESTATED AND / OR AMENDED FROM TIME TO TIME (THE 'MASTER DECLARATION"), IN THE OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PROJECT INFORMATION

TYPE OF CONSTRUCTION: V-B

TYPE OF OCCUPANCY: R-3 / U

APPLICABLE CODES: 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), MECHANICAL (CMC), PLUMBING (CPC), ELECTRICAL (CEC), ENERGY (CENC), FIRE (CFC), GREEN (CGBC), DANA POINT MUNICIPAL CODE (DPMC), MONARCH BAY ASSOCIATION.

SPRINKLERS REQUIRED: NO

PROJECT SUMMARY TABLES

PROJECT DATA

DESCRIPTION		EXISTING	ADDITION / (REDUCTION)	PROPOSED TOTAL	REMODEL
LIVING AREA:	LOWER FLR.	1,734.5 SF	+121 / (-0)	1,855.5 SF	0 SF
	UPPER FLR.	4,129.0 SF	+0 / (-0)	4,129.0 SF	0 SF
STORAGE:	LOWER FLR.	112.0 SF	+61 / (-36)	137.0 SF	0 SF
	UPPER FLR.	0 SF	+0 / (-0)	0 SF	0 SF
TOTAL HABITABLE		5,975.5 SF	+182 / (-36)	6,121.5 SF	0 SF
GARAGE:	UPPER FLR.	700 SF	+0 / (-0)	700 SF	0 SF
TOTAL ELEVATED DECK:		351 SF	+0 / (-0)	351 SF	0 SF
TOTAL MECHANICAL:		128 SF	+0 / (-0)	128 SF	0 SF

SCOPE OF WORK

1. ELEVATOR ADDITION BETWEEN THE LOWER AND UPPER FLOOR WHICH INCREASES THE INTERIOR LOWER FLOOR AREA BY 146 SQ.FT.
2. WINDOW ADDITION IN TWO EXISTING WALLS.
3. UPGRADE OF THE HOME LIGHTING AND CONTROL SYSTEM.

CONTACTS

OWNER:
MR & MRS STILES
CONTACT: ARCHITECT
87 MONARCH BAY DRIVE
DANA POINT, CA 92629

ARCHITECT:
MORRIS SKENDERIAN & ASSOC.
CONTACT: MORRIS SKENDERIAN
2094 SOUTH COAST HWY. SUITE 3
LAGUNA BEACH, CA 92651
TEL.: 949-497-3374
FAX: 949-497-9814
EMAIL:MORRIS@MSAARCHITECTS.COM

CIVIL:
TOAL ENGINEERING
CONTACT: OLAV MEUM
139 AVENIDA NAVARRO,
SAN CLEMENTE, CA 92627
TEL.: 949-492-8586
FAX: 949-498-8625
EMAIL:OMEUM@TOALENGINEERING.COM

GEOLOGY:
GEOFIRM
CONTACT: HANNES RICHTER
801 GLENNEYRE, SUITE F
LAGUNA BEACH, CA 92651
TEL.: 949-494-2120
FAX: 949-494-
EMAIL: HRICHTER@GEOFIRM.COM

STRUCTURAL ENGINEER:
PETRA STRUCTURAL ENGINEERS
CONTACT: PETER SARKIS
17981 SKYPARK CIRCLE, SUITE O
IRVINE, CA. 92614
TEL.: 949-748-7170
FAX:
EMAIL: PSARKIS@PETRASTRUCTURAL.COM

ENERGY COMPLIANCE:
MAURER ASSOCIATES
CONTACT: RICK MAURER
7544 SADDLEHILL TRAIL
ORANGE, CA. 92669
TEL.: 714-771-1507
FAX: 714-771-2939
EMAIL: T-24@SOCAL.RR.COM

GENERAL CONTRACTOR:
GALLO BUILDERS, INC.
CONTACT: CHRIS GALLO
1278 GLENNEYRE, SUITE 412
LAGUNA BEACH, CA. 92651
TEL.: 949-715-9874
FAX: 949-715-9875
EMAIL: CHRIS@GALLOBUILDERSINC.COM

SHEET INDEX

REVISIONS

NO.	DATE	BY
1	1/25/2019	DJB
2	2/20/2019	DJB

REVISIONS

1	1 / 25 / 2019	2ND CITY PLANNING REVIEW
2	2 / 20 / 2019	PUBLIC WORKS COMMENTS

VICINITY MAP

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5793
RENEWAL 12-31-19
STATE OF CALIFORNIA

TITLE SHEET

STILES RESIDENCE REMODEL
87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 18-011
SHEET NUMBER	T-1

00

REVISIONS		
NO.	DATE	BY
2	2/20/2019	DJB

2 NOTE: NO NEW FOUNDATIONS ARE PROPOSED WITHIN THE BLUFF EDGE SETBACK.

CITY OF DANA POINT BLUFF EDGE

25' BLUFF EDGE SETBACK

50' BLUFF EDGE SETBACK

LOT 48

LOT 49 TRACT 3748

LOT 50

PROJECT AREA #2 WINDOW ADDITIONS

PROJECT AREA #1 ELEVATOR ADDITION

2 ESTIMATED 50-YEAR BLUFF EROSION LINE

Pool

Existing residence

Existing residence

Trash in Garage

Existing Concrete Access Driveway

MONARCH BAY DRIVE

35'-8" STREET WIDTH

N 78°15'54" W 7.92

N 62°07'16" E 173.52'

S 40°06'58" E 179.52'

N 60°46'00" W 45.05+/- N

OVERALL RECORD SITE PLAN

1/8" = 1'-0"

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5703
STATE OF CALIFORNIA

OVERALL RECORD SITE PLAN

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 18-011
SHEET NUMBER	R-0.0

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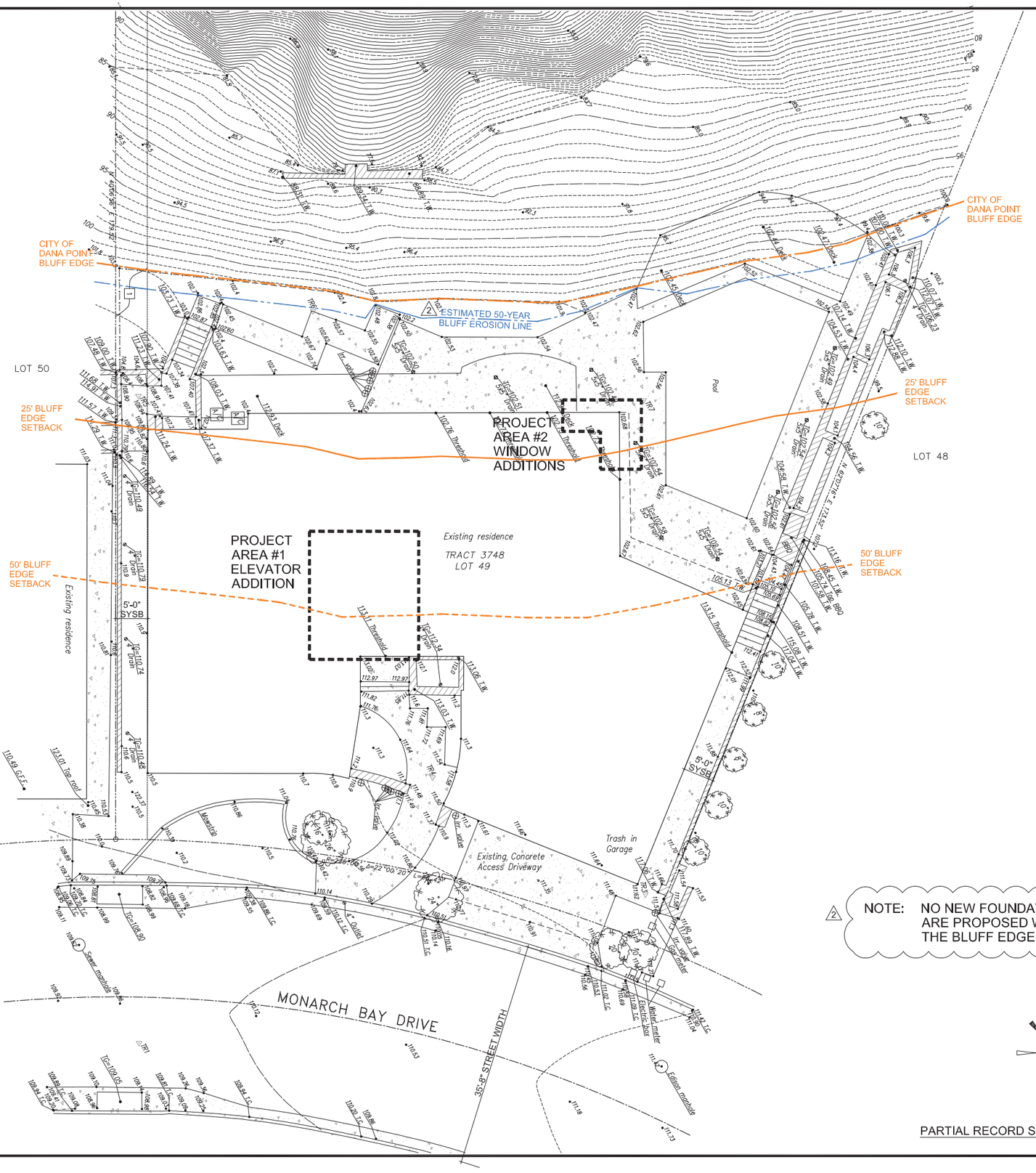


NOTE: NO NEW FOUNDATIONS ARE PROPOSED WITHIN THE BLUFF EDGE SETBACK.

PARTIAL RECORD SITE PLAN ROTATED
1/8" = 1'-0"

REVISIONS		
NO.	DATE	BY
2	2/20/2019	DJB

MSA
Morris Skenderian
Mario Sanchez Architects

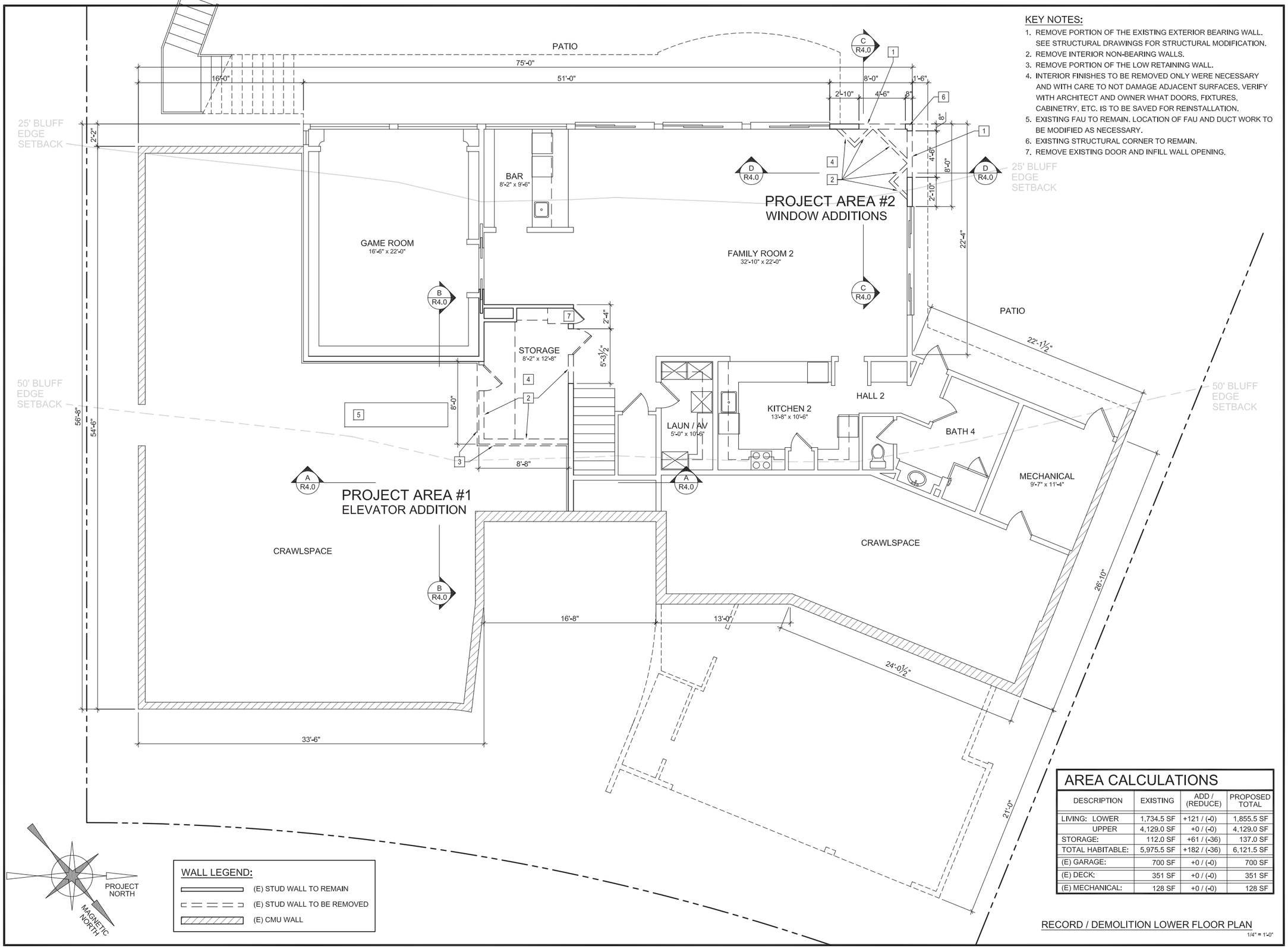
LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5793
STATE OF CALIFORNIA

PARTIAL RECORD SITE PLAN ROTATED

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	
-	
FIRST SUBMITTAL DATE	
10/11/2018	
DRAWN BY	JOB NUMBER
	18-011
SHEET NUMBER	
00 R-0.1	



KEY NOTES:

1. REMOVE PORTION OF THE EXISTING EXTERIOR BEARING WALL. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL MODIFICATION.
2. REMOVE INTERIOR NON-BEARING WALLS.
3. REMOVE PORTION OF THE LOW RETAINING WALL.
4. INTERIOR FINISHES TO BE REMOVED ONLY WERE NECESSARY AND WITH CARE TO NOT DAMAGE ADJACENT SURFACES. VERIFY WITH ARCHITECT AND OWNER WHAT DOORS, FIXTURES, CABINETRY, ETC. IS TO BE SAVED FOR REINSTALLATION.
5. EXISTING FAU TO REMAIN. LOCATION OF FAU AND DUCT WORK TO BE MODIFIED AS NECESSARY.
6. EXISTING STRUCTURAL CORNER TO REMAIN.
7. REMOVE EXISTING DOOR AND INFILL WALL OPENING.

WALL LEGEND:

- (E) STUD WALL TO REMAIN
- (E) STUD WALL TO BE REMOVED
- (E) CMU WALL

AREA CALCULATIONS

DESCRIPTION	EXISTING	ADD / (REDUCE)	PROPOSED TOTAL
LIVING: LOWER	1,734.5 SF	+121 / (-0)	1,855.5 SF
UPPER	4,129.0 SF	+0 / (-0)	4,129.0 SF
STORAGE:	112.0 SF	+61 / (-36)	137.0 SF
TOTAL HABITABLE:	5,975.5 SF	+182 / (-36)	6,121.5 SF
(E) GARAGE:	700 SF	+0 / (-0)	700 SF
(E) DECK:	351 SF	+0 / (-0)	351 SF
(E) MECHANICAL:	128 SF	+0 / (-0)	128 SF

RECORD / DEMOLITION LOWER FLOOR PLAN
1/4" = 1'-0"

REVISIONS

NO.	DATE	BY
2	2/20/2019	DJB

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 12/31
STATE OF CALIFORNIA

RECORD / DEMOLITION LOWER FLOOR PLAN

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	
-	
FIRST SUBMITTAL DATE	
10/11/2018	
DRAWN BY	JOB NUMBER 18-011
SHEET NUMBER	
00 R-2.0	

KEY NOTES:

1. REMOVE INTERIOR NON-BEARING WALLS.
2. INTERIOR FINISHES TO BE REMOVED ONLY WERE NECESSARY AND WITH CARE TO NOT DAMAGE ADJACENT SURFACES. VERIFY WITH ARCHITECT AND OWNER WHAT DOORS, FIXTURES, CABINETRY, ETC. IS TO BE SAVED FOR REINSTALLATION.
3. REMOVE AND PROTECT DOOR, SINK AND TOILET FOR REINSTALLATION.
4. REMOVE INTERIOR DOOR AND CABINETS, VERIFY WITH OWNER AND ARCHITECT IF THESE ARE TO BE SAVED.
5. SKYLIGHT ABOVE TO REMAIN. PROTECT IN PLACE.

PATIO
76'-6"
60'-6"
16'-0"
9'-6"
C R4.0
25' BLUFF EDGE SETBACK
2'-2"
HER CLOSET
15'-6" x 8'-9"
M BEDROOM
16'-6" x 22'-0"
LIVING ROOM
25'-0" x 22'-0"
FAMILY ROOM 1
14'-6" x 19'-6"
D R4.0
8'-0"
19'-8½"
M BATH
9'-7" x 11'-6"
B R4.0
PATIO
21'-8½"
50' BLUFF EDGE SETBACK
56'-8"
54'-6"
HIS CLOSET
14'-0" x 8'-11"
KITCHEN 1
16'-6" x 14'-4"
2'-0"
6"
2'-10"
CLOSET
4'-3"
5'-2"
POWDER
5'-6" x 9'-8"
ENTRY
8'-5" x 10'-0"
NOOK
9'-10" x 11'-10"
A R4.0
CLOSET
4'-10" x 7'-4"
WC
3'-2"
STAIRWELL
BATH 2
8'-6" x 7'-6"
6'-0"
PROJECT AREA #1
ELEVATOR ADDITION
DINING
12'-0" x 18'-0"
LAUNDRY 1
BATH 3
5'-0" x 9'-4"
MAIDS ROOM
11'-2" x 14'-0"
29'-10"
COURTYARD
17'-2"
12'-6"
BEDROOM 3
14'-4" x 17'-10"
BEDROOM 2
15'-6" x 12'-10"
24'-0½"
3 CAR GARAGE
29'-0" x 20'-6"
ELEC. PANEL AND METER
21'-0"
33'-6"

PROJECT NORTH
MAGNETIC NORTH

WALL LEGEND:

- (E) STUD WALL TO REMAIN
- (E) STUD WALL TO BE REMOVED
- (E) CMU WALL

AREA CALCULATIONS

DESCRIPTION	EXISTING	ADD / (REDUCE)	PROPOSED TOTAL
LIVING: LOWER	1,734.5 SF	+121 / (-0)	1,855.5 SF
UPPER	4,129.0 SF	+0 / (-0)	4,129.0 SF
STORAGE:	112.0 SF	+61 / (-36)	137.0 SF
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(E) DECK:	351 SF	+0 / (-0)	351 SF
(E) MECHANICAL:	128 SF	+0 / (-0)	128 SF

RECORD / DEMOLITION UPPER FLOOR PLAN
1/4" = 1'-0"

REVISIONS

NO.	DATE	BY

MORRIS SKENDERIAN & ASSOCIATES, A.I.A.

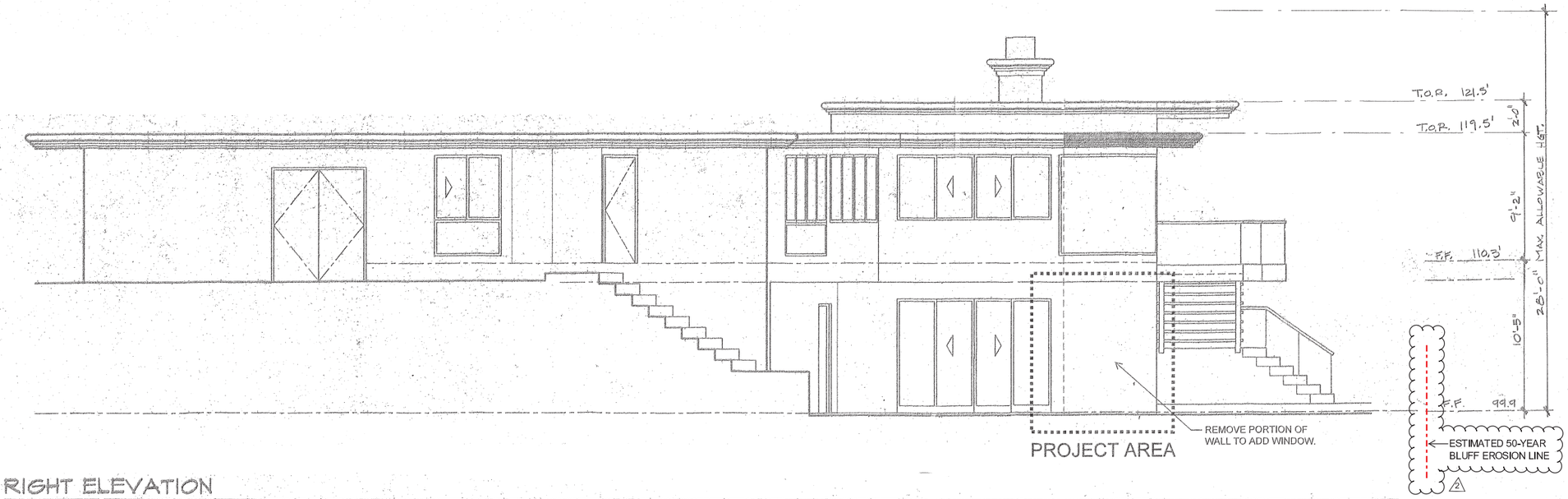
LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 12/31
STATE OF CALIFORNIA

RECORD / DEMOLITION UPPER FLOOR PLAN

STILES RESIDENCE REMODEL

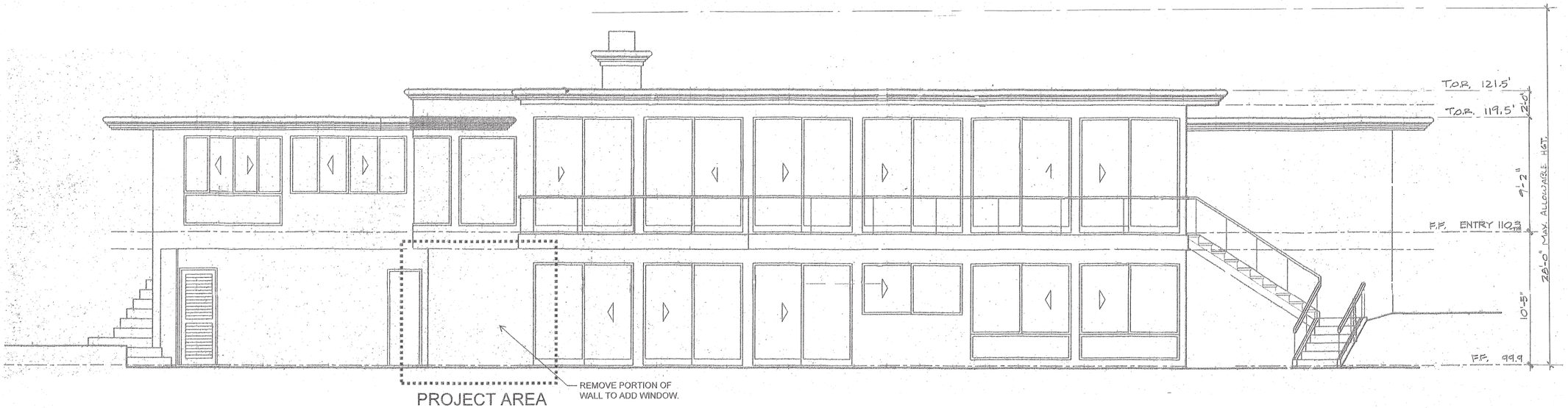
87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	
-	
FIRST SUBMITTAL DATE	
10/11/2018	
DRAWN BY	JOB NUMBER
	18-011
SHEET NUMBER	
00 R-2.1	



RIGHT ELEVATION

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



REAR ELEVATION

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

RECORD EXTERIOR ELEVATIONS

1/4" = 1'-0"

REVISIONS

NO.	DATE	BY
2	2/20/2019	DJB

MSA
Morris Skenderian & Associates, A.I.A.
ARCHITECTS
2094 S. Coast Highway
Laguna Beach, CA. 92651
Tel.: 949 - 497 - 3374
Fax: 949 - 497 - 9814

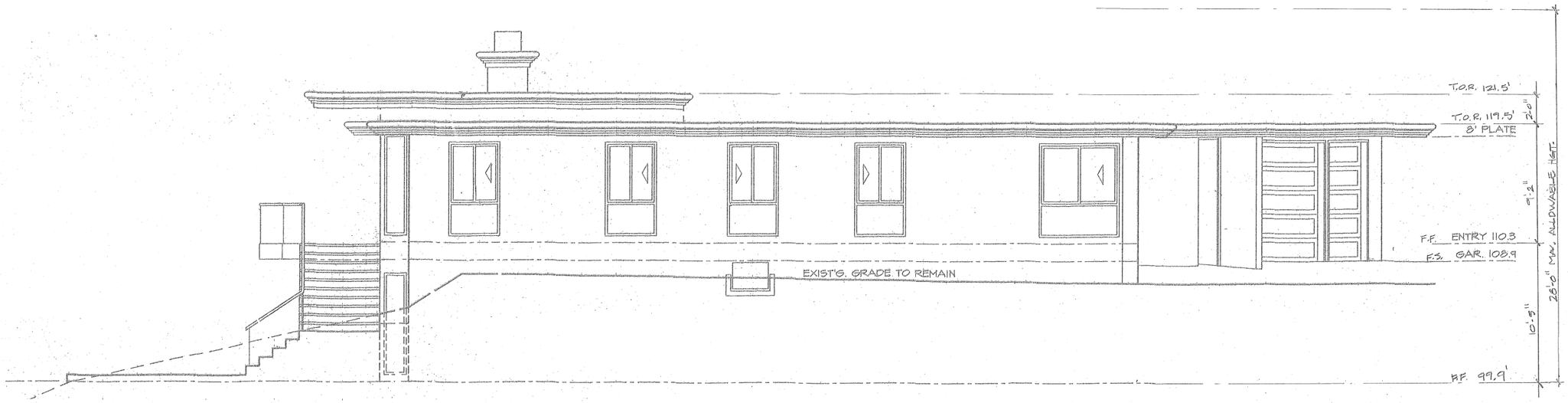
LICENSED ARCHITECT
MORRIS M. SKENDERIAN
RENEWAL 08/31/2021
STATE OF CALIFORNIA

RECORD EXTERIOR ELEVATIONS

STILES RESIDENCE REMODEL

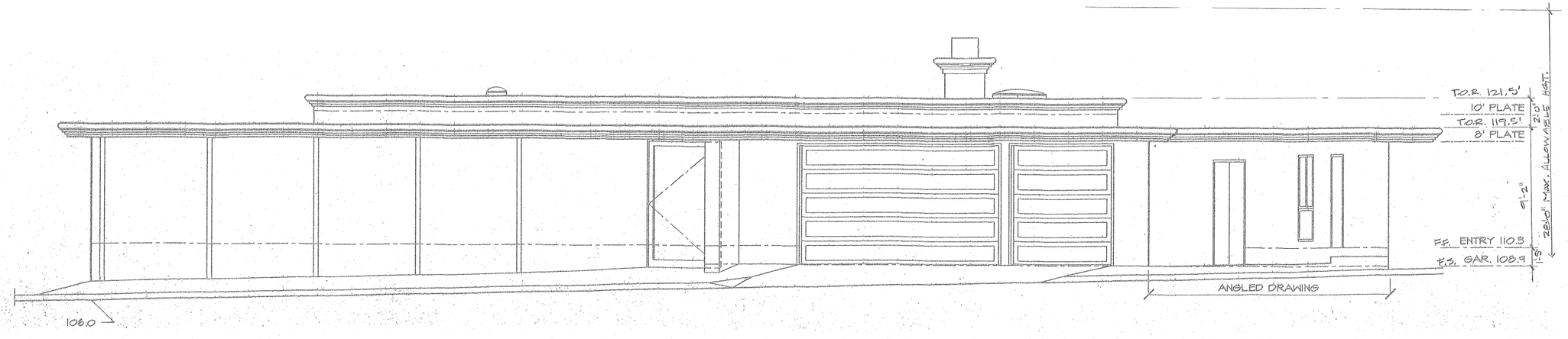
87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE
-
FIRST SUBMITTAL DATE
10/11/2018
DRAWN BY
JOB NUMBER
18-011
SHEET NUMBER
00 R-3.0



LEFT ELEVATION NOTE: NO WORK THIS ELEVATION

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



FRONT ELEVATION NOTE: NO WORK THIS ELEVATION

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

RECORD EXTERIOR ELEVATIONS
1/4" = 1'-0"

REVISIONS

NO.	DATE	BY

MSA
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2094 S. Coast Highway
Laguna Beach, CA. 92651
Tel: 949-497-3374
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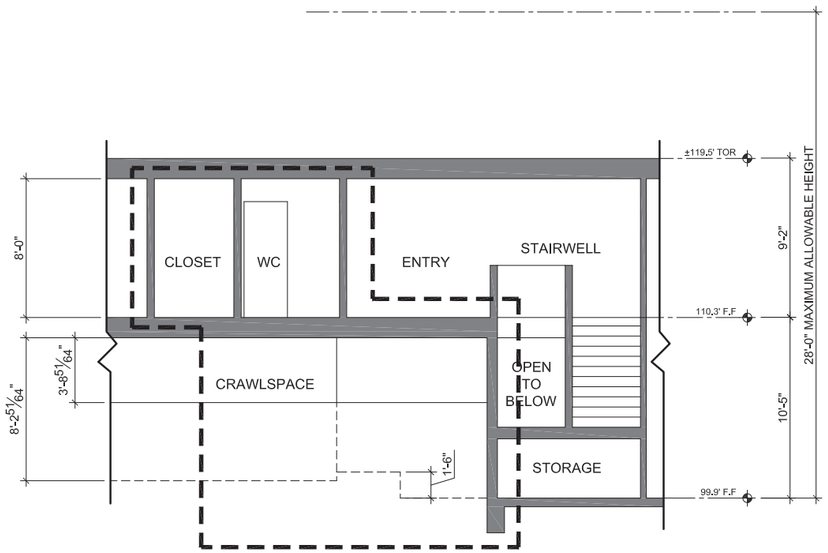
LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C-5703
REN. 1-31-21
STATE OF CALIFORNIA

RECORD EXTERIOR ELEVATIONS

STILES RESIDENCE REMODEL

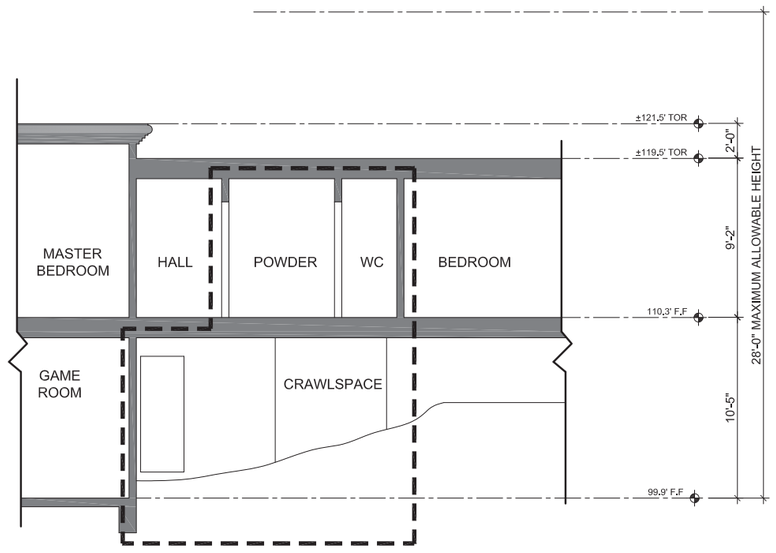
87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE
-
FIRST SUBMITTAL DATE
10/11/2018
DRAWN BY
JOB NUMBER
18-011
SHEET NUMBER
00 R-3.1



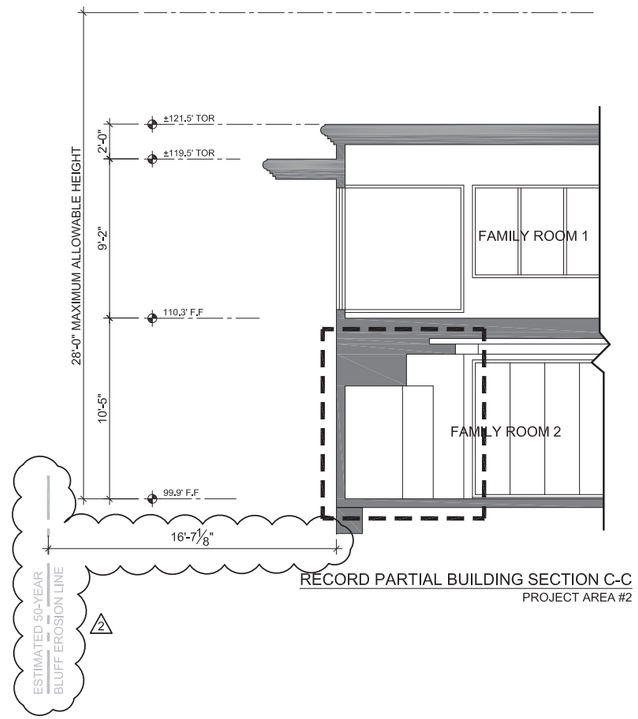
RECORD PARTIAL BUILDING SECTION A-A

PROJECT AREA #1



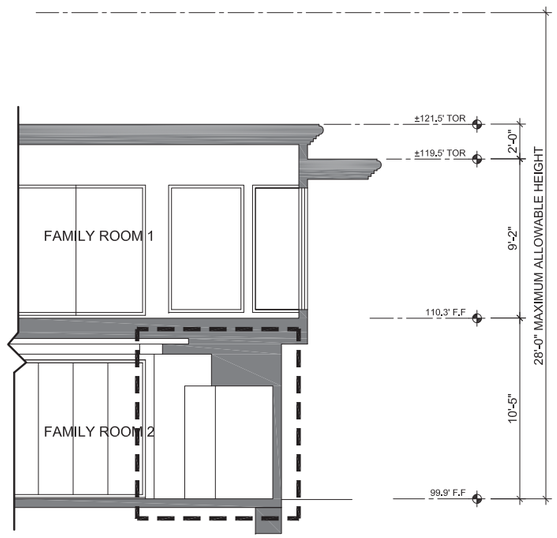
RECORD PARTIAL BUILDING SECTION B-B

PROJECT AREA #1



RECORD PARTIAL BUILDING SECTION C-C

PROJECT AREA #2



RECORD PARTIAL BUILDING SECTION D-D

PROJECT AREA #2

INDICATES PROJECT AREAS

PARTIAL RECORD / DEMOLITION BUILDING SECTIONS

1/4" = 1'-0"

REVISIONS		
NO.	DATE	BY
2	2/20/2019	DJB

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 12/31
STATE OF CALIFORNIA

RECORD PARTIAL BUILDING SECTIONS

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 18-011
SHEET NUMBER	R-4.0

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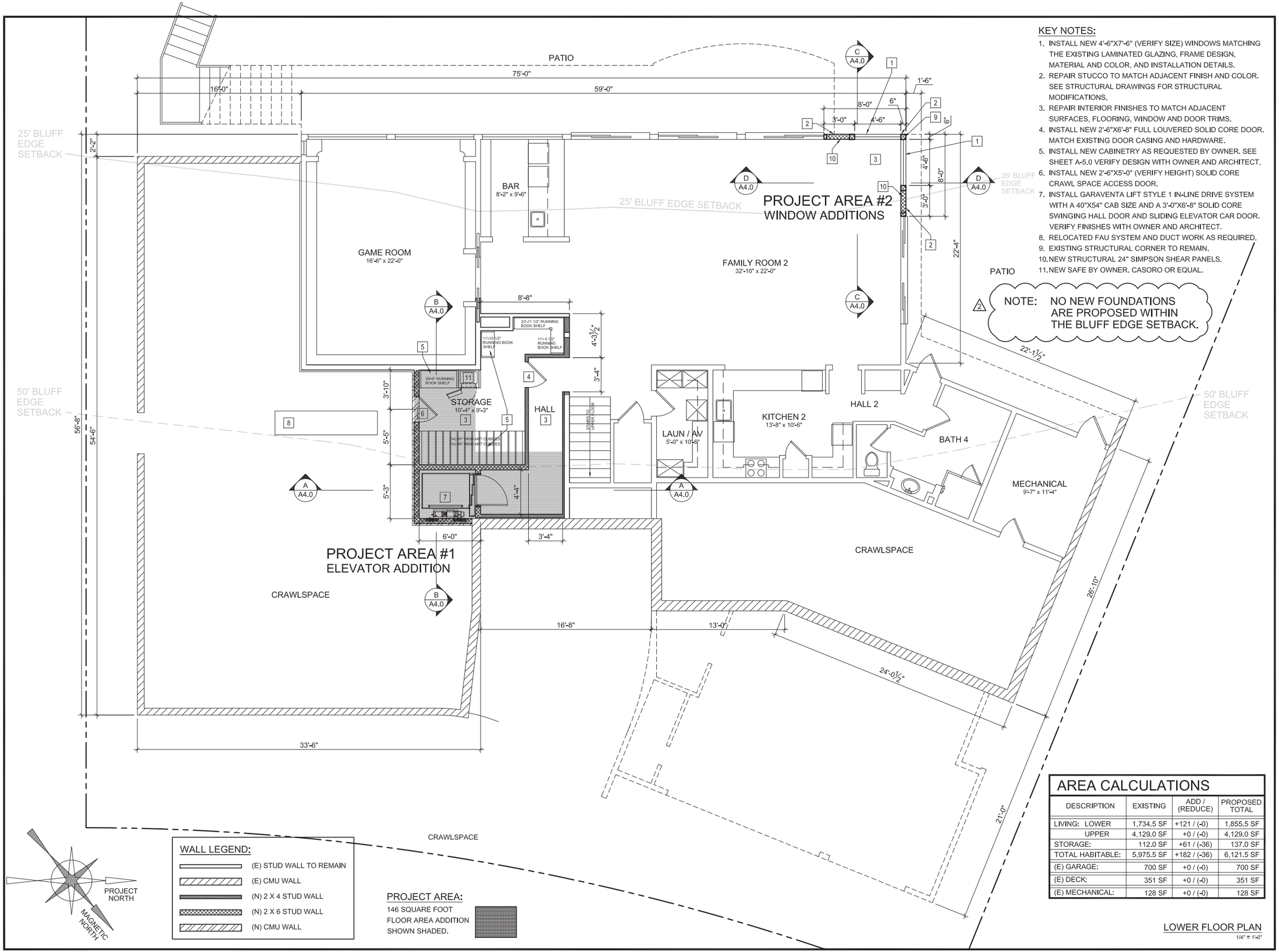

KEY NOTES:

1. INSTALL NEW 4'-6"X7'-6" (VERIFY SIZE) WINDOWS MATCHING THE EXISTING LAMINATED GLAZING, FRAME DESIGN, MATERIAL AND COLOR, AND INSTALLATION DETAILS.
2. REPAIR STUCCO TO MATCH ADJACENT FINISH AND COLOR. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL MODIFICATIONS.
3. REPAIR INTERIOR FINISHES TO MATCH ADJACENT SURFACES, FLOORING, WINDOW AND DOOR TRIMS.
4. INSTALL NEW 2'-6"X6'-8" FULL LOUVERED SOLID CORE DOOR. MATCH EXISTING DOOR CASING AND HARDWARE.
5. INSTALL NEW CABINETRY AS REQUESTED BY OWNER. SEE SHEET A-5.0 VERIFY DESIGN WITH OWNER AND ARCHITECT.
6. INSTALL NEW 2'-6"X5'-0" (VERIFY HEIGHT) SOLID CORE CRAWL SPACE ACCESS DOOR.
7. INSTALL GARAVENTA LIFT STYLE 1 IN-LINE DRIVE SYSTEM WITH A 40"X54" CAB SIZE AND A 3'-0"X6'-8" SOLID CORE SWINGING HALL DOOR AND SLIDING ELEVATOR CAR DOOR. VERIFY FINISHES WITH OWNER AND ARCHITECT.
8. RELOCATED FAU SYSTEM AND DUCT WORK AS REQUIRED.
9. EXISTING STRUCTURAL CORNER TO REMAIN.
10. NEW STRUCTURAL 24" SIMPSON SHEAR PANELS.
11. NEW SAFE BY OWNER. CASORO OR EQUAL.

WALL LEGEND:

- (E) STUD WALL TO REMAIN
- (E) CMU WALL
- (N) 2 X 4 STUD WALL
- (N) 2 X 6 STUD WALL
- (N) CMU WALL

PROJECT AREA:

146 SQUARE FOOT FLOOR AREA ADDITION SHOWN SHADED.

AREA CALCULATIONS

DESCRIPTION	EXISTING	ADD / (REDUCE)	PROPOSED TOTAL
LIVING: LOWER	1,734.5 SF	+121 / (-0)	1,855.5 SF
UPPER	4,129.0 SF	+0 / (-0)	4,129.0 SF
STORAGE:	112.0 SF	+61 / (-36)	137.0 SF
TOTAL HABITABLE:	5,975.5 SF	+182 / (-36)	6,121.5 SF
(E) GARAGE:	700 SF	+0 / (-0)	700 SF
(E) DECK:	351 SF	+0 / (-0)	351 SF
(E) MECHANICAL:	128 SF	+0 / (-0)	128 SF

LOWER FLOOR PLAN
1/4" = 1'-0"

REVISIONS

NO.	DATE	BY
2	2/20/2019	DJB

MORRIS M. SKENDERIAN
ARCHITECTS, INC. A.I.A.

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 12/31
STATE OF CALIFORNIA

LOWER FLOOR PLAN

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	
-	
FIRST SUBMITTAL DATE	
10/11/2018	
DRAWN BY	JOB NUMBER
	18-011
SHEET NUMBER	
00 A-2.0	

KEY NOTES:

1. REINSTALL EXISTING DOORS WITH CASING AND FINSHES TO MATCH ADJACENT SURFACES AND COLORS.
2. REINSTALL EXISTING TOILET AND SINK IN NEW LOCATIONS.
3. REPAIR INTERIOR FINISHES TO MATCH ADJACENT SURFACES, FLOORING, WINDOW AND DOOR TRIMS.
4. REINSTALL EXISTING LIGHTING AND EXHAUST FAN IN NEW LOCATIONS PER DIRECTION OF ARCHITECT.
5. REDUCE SIZE OF THE POPOUT WITHIN THE CLOSET IF POSSIBLE. CONTRACTOR TO VERIFY IF POSSIBLE.
6. REPAIR EXISTNG SHELVING AS NECESSARY TO MATCH EXISTING FINISH AND COLOR.
7. INSTALL GARAVENTA LIFT STYLE 1 IN-LINE DRIVE SYSTEM WITH A 40"X54" CAB SIZE AND A 3'-0"X6'-8" SOLID CORE SWINGING HALL DOOR AND SLIDING ELEVATOR CAR DOOR. VERIFY FINISHES WITH OWNER AND ARCHITECT.
8. EXISTING SKYLIGHT ABOVE.

PATIO
76'-6"
16'-0"
60'-6"
25' BLUFF EDGE SETBACK
2'-2"
HER CLOSET
15'-6" x 8'-9"
M BEDROOM
16'-6" x 22'-0"
LIVING ROOM
25'-0" x 22'-0"
FAMILY ROOM 1
14'-6" x 19'-6"
19'-8½"
M BATH
9'-7" x 11'-6"
HIS CLOSET
14'-0" x 8'-11"
50' BLUFF EDGE SETBACK
56'-8"
54'-6"
1'-4"
1'-8"
4'-6"
4'-0"
CL
POWDER
7'-6" x 3'-0"
4'-3"
2'-6"
CLOSET
4'-10" x 5'-3"
ENTRY
8'-5" x 10'-0"
STAIRWELL
BATH 2
8'-6" x 7'-6"
PROJECT AREA #1
ELEVATOR ADDITION
1'-0"
COURTYARD
BEDROOM 3
14'-4" x 17'-10"
BEDROOM 2
15'-6" x 12'-10"
17'-2"
33'-6"
DINING
12'-0" x 18'-0"
KITCHEN 1
16'-6" x 14'-4"
21'-8½"
NOOK
9'-10" x 11'-10"
LAUNDRY 1
BATH 3
5'-0" x 9'-4"
MAIDS ROOM
11'-2" x 14'-0"
29'-10"
12'-6"
24'-0½"
3 CAR GARAGE
29'-0" x 20'-6"
ELEC. PANEL AND METER
21'-0"

AREA CALCULATIONS

DESCRIPTION	EXISTING	ADD / (REDUCE)	PROPOSED TOTAL
LIVING: LOWER	1,734.5 SF	+121 / (-0)	1,855.5 SF
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(E) DECK:	351 SF	+0 / (-0)	351 SF
(E) MECHANICAL:	128 SF	+0 / (-0)	128 SF

PROJECT NORTH
MAGNETIC NORTH

WALL LEGEND:

- (E) STUD WALL TO REMAIN
- (N) 2 X 4 STUD WALL
- (N) 2 X 6 STUD WALL

UPPER FLOOR PLAN
1/4" = 1'-0"

REVISIONS

NO.	DATE	BY

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 12/31
STATE OF CALIFORNIA

UPPER FLOOR PLAN

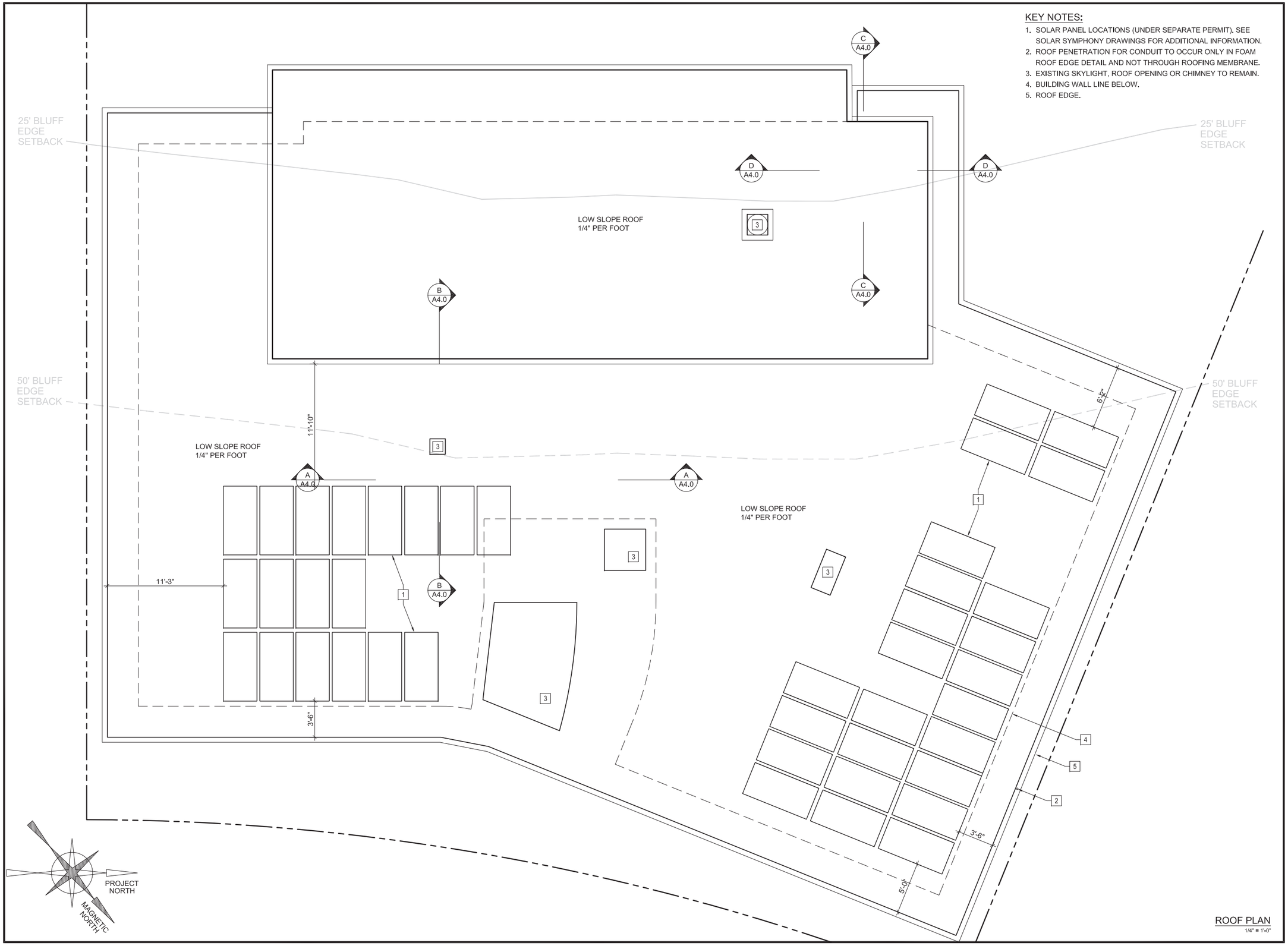
STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE: -
FIRST SUBMITTAL DATE: 10/11/2018
DRAWN BY:
JOB NUMBER: 18-011
SHEET NUMBER: 00 A-2.1

KEY NOTES:

1. SOLAR PANEL LOCATIONS (UNDER SEPARATE PERMIT). SEE SOLAR SYMPHONY DRAWINGS FOR ADDITIONAL INFORMATION.
2. ROOF PENETRATION FOR CONDUIT TO OCCUR ONLY IN FOAM ROOF EDGE DETAIL AND NOT THROUGH ROOFING MEMBRANE.
3. EXISTING SKYLIGHT, ROOF OPENING OR CHIMNEY TO REMAIN.
4. BUILDING WALL LINE BELOW.
5. ROOF EDGE.



ROOF PLAN
1/4" = 1'-0"

REVISIONS		
NO.	DATE	BY

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 12/31
STATE OF CALIFORNIA

ROOF PLAN

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 18-011
SHEET NUMBER	A-2.2
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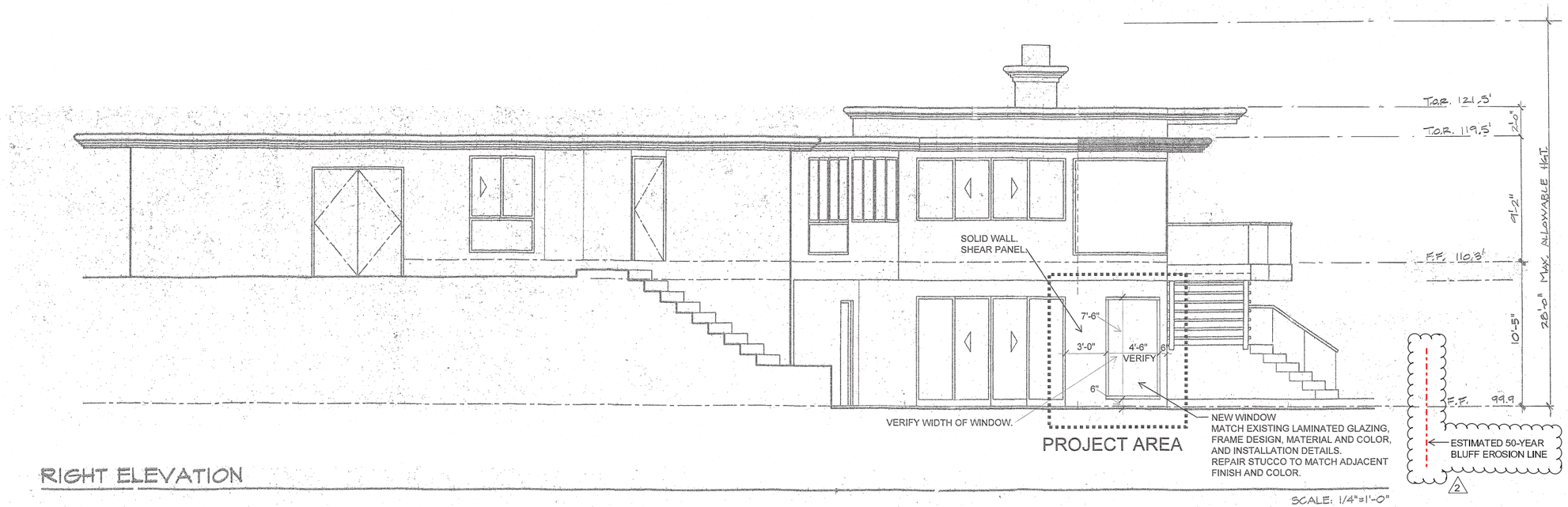
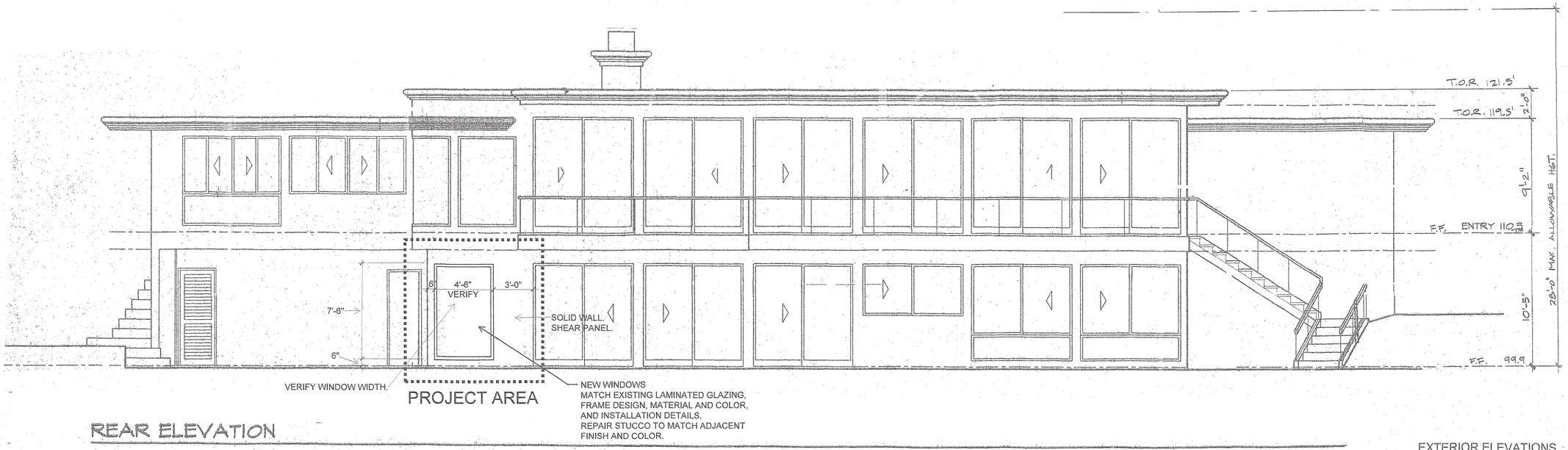


RIGHT ELEVATION

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



REAR ELEVATION

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

EXTERIOR ELEVATIONS
1/4" = 1'-0"

REVISIONS		
NO.	DATE	BY
2	2/20/2019	DJB

MSA
Morris Skenderian & Associates, A.I.A.
ARCHITECTS
2094 S. Coast Highway
Laguna Beach, CA. 92651
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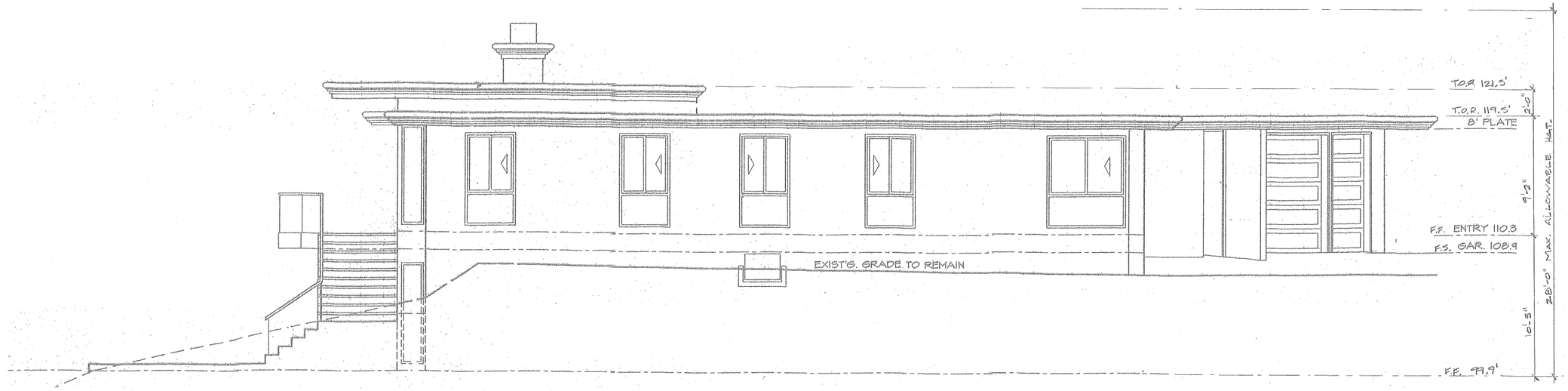
LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 10-21
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

STILES RESIDENCE REMODEL

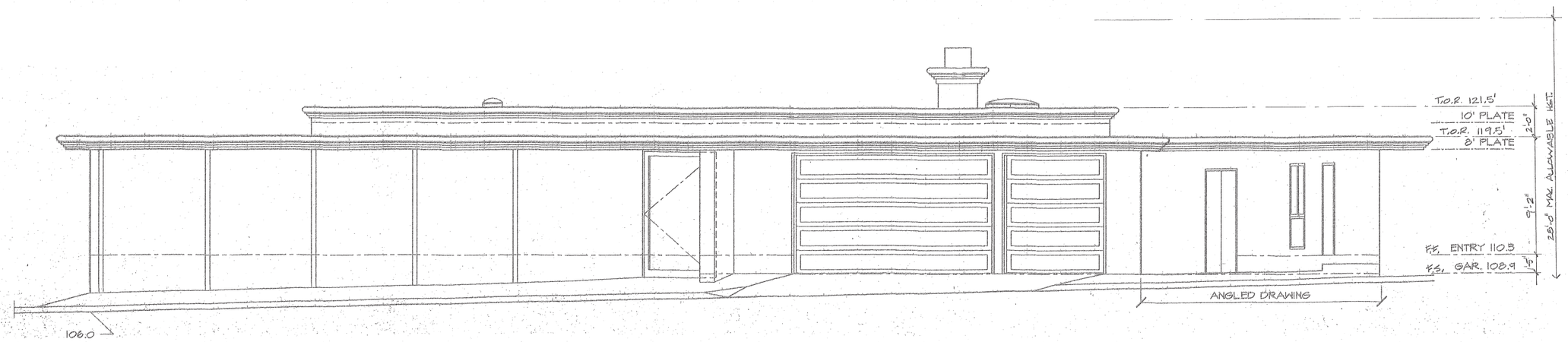
87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 18-011
SHEET NUMBER	00 A-3.0



LEFT ELEVATION NOTE: NO WORK THIS ELEVATION

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



FRONT ELEVATION NOTE: NO WORK THIS ELEVATION

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

EXTERIOR ELEVATIONS
1/4" = 1'-0"

REVISIONS

NO.	DATE	BY

MSA
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ARCHITECTS
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Laguna Beach, CA. 92651
Tel.: 949 - 497 - 3374
Fax: 949 - 497 - 9814

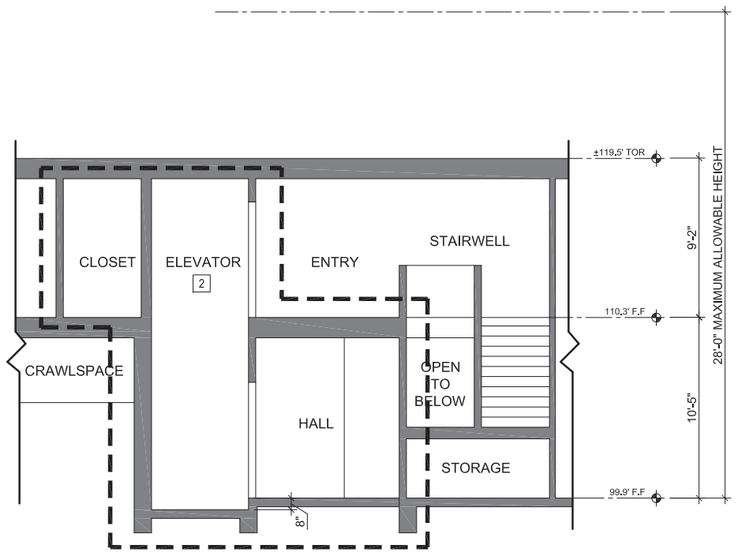
LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5918
REN. 10/21
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

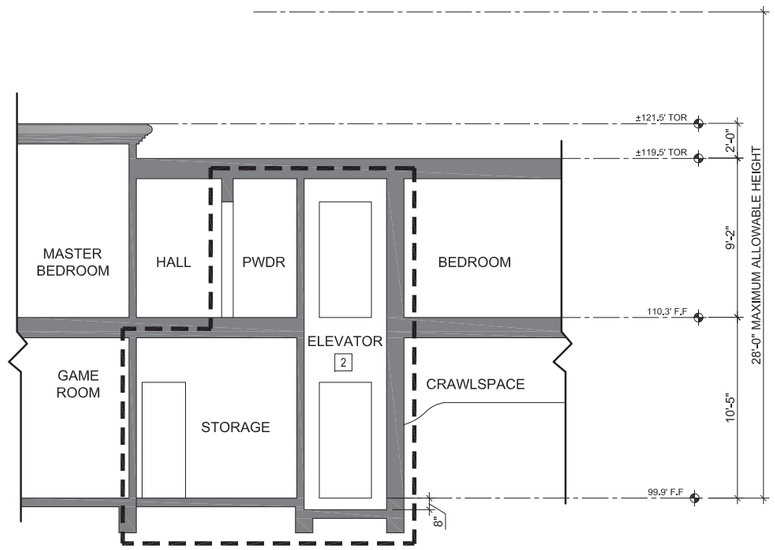
STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

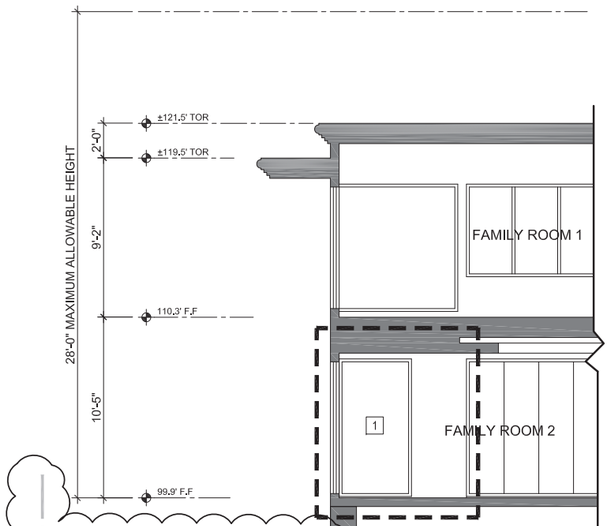
REVIEWED BY / DATE	
-	
FIRST SUBMITTAL DATE	
10/11/2018	
DRAWN BY	JOB NUMBER
	18-011
SHEET NUMBER	
00 A-3.1	



PARTIAL BUILDING SECTION A-A
PROJECT AREA #1



PARTIAL BUILDING SECTION B-B
PROJECT AREA #1

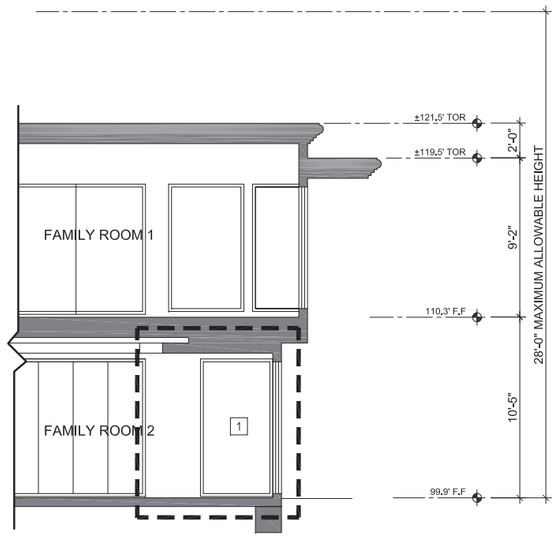


PARTIAL BUILDING SECTION C-C
PROJECT AREA #2

2 NOTE: NO NEW FOUNDATIONS ARE PROPOSED WITHIN THE BLUFF EDGE SETBACK.

1 KEY NOTES:

1. INSTALL NEW 4'-6"X7'-6" (VERIFY SIZE) WINDOWS MATCHING THE EXISTING LAMINATED GLAZING, FRAME DESIGN, MATERIAL AND COLOR, AND INSTALLATION DETAILS.
2. INSTALL GARAVENTA LIFT STYLE 1 IN-LINE DRIVE SYSTEM WITH A 40"X54" CAB SIZE AND A 3'-0"X6'-8" SOLID CORE SWINGING HALL DOOR AND SLIDING ELEVATOR CAR DOOR. VERIFY FINISHES WITH OWNER AND ARCHITECT.



PARTIAL BUILDING SECTION D-D
PROJECT AREA #2

INDICATES PROJECT AREAS

PARTIAL BUILDING SECTIONS
1/4" = 1'-0"

REVISIONS		
NO.	DATE	BY
1	1/25/2019	DJB
2	2/20/2019	DJB

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 12/31
STATE OF CALIFORNIA

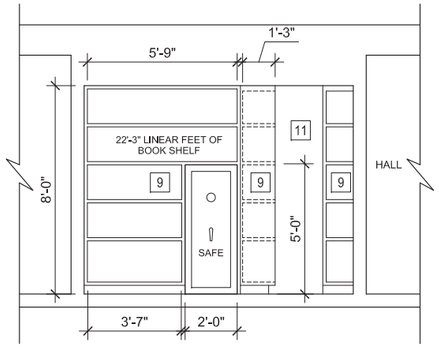
PARTIAL BUILDING SECTIONS

STILES RESIDENCE REMODEL

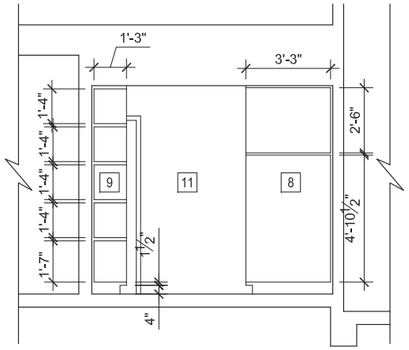
87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 18-011
SHEET NUMBER	A-4.0

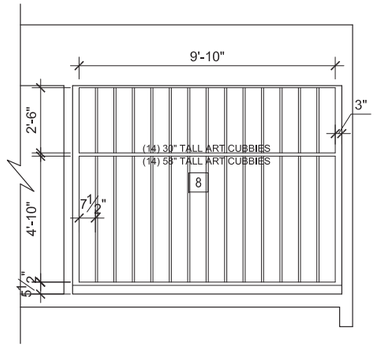
00



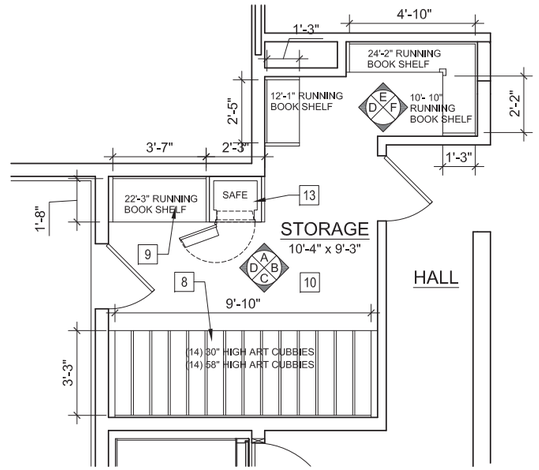
ELEVATION "A"
SCALE: 3/8"=1'-0"



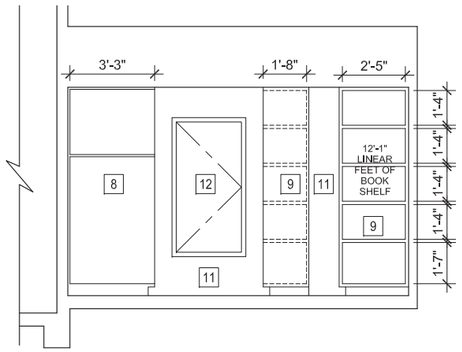
ELEVATION "B"
SCALE: 3/8"=1'-0"



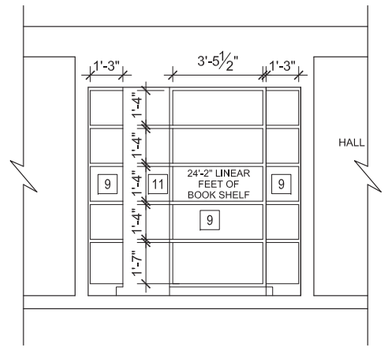
ELEVATION "C"
SCALE: 3/8"=1'-0"



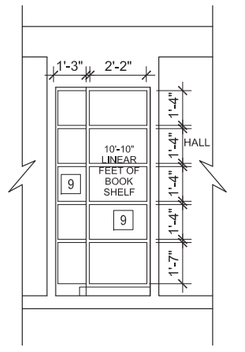
STORAGE ROOM FLOOR PLAN
SCALE: 3/8"=1'-0"



ELEVATION "D"
SCALE: 3/8"=1'-0"



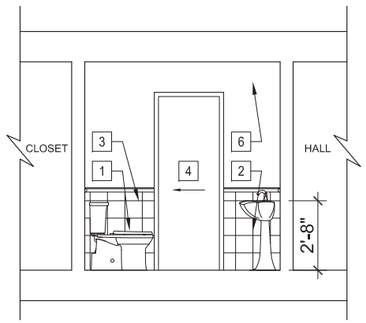
ELEVATION "E"
SCALE: 3/8"=1'-0"



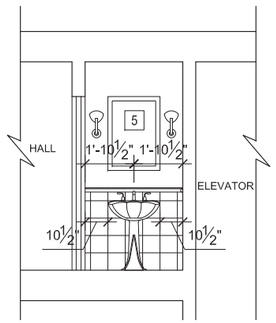
ELEVATION "F"
SCALE: 3/8"=1'-0"

NOTE:

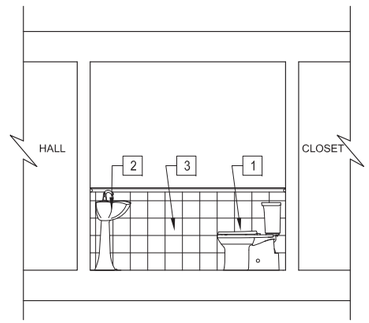
1. REINSTALL EXISTING TOILET IN NEW LOCATION.
2. REINSTALL EXISTING PEDESTAL SINK IN NEW LOCATION.
3. INSTALL CERAMIC WAINSCOT TO MATCH EXISTING.
4. INSTALL NEW SLIDING DOOR WITH CASING AND FINISHES TO MATCH ADJACENT SURFACES AND COLORS.
5. MIRROR AS SELECTED BY OWNER.
6. SMOOTH FINISH PAINTED DRYWALL FOR WET LOCATIONS - COLOR BY OWNER.
7. INSTALL TILE FLOORING TO MATCH EXISTING.
8. (14) 30" TALL & (14) 58" TALL ART STORAGE CUBBIES TO BE MELAMINE OR EQUAL WITH 1X2 EXTERIOR WOOD TRIM WITH EASED EDGES. BOTTOM OF EACH ART STORAGE CUBBY TO BE FITTED WITH REMOVABLE CARPET.
9. BOOK SHELVES TO BE MELAMINE OR EQUAL WITH 1X2 EXTERIOR WOOD TRIM WITH EASED EDGES. TOTAL OF 63'-9" OF LINEAR BOOK SHELVES PROVIDED.
10. INSTALL NEW FLOORING PER OWNER.
11. SMOOTH FINISH PAINTED DRYWALL - COLOR BY OWNER.
12. SOLID CORE CRAWL SPACE ACCESS DOOR - VERIFY SIZE.
13. NEW SAFE BY OWNER. CASORO OR EQUAL.



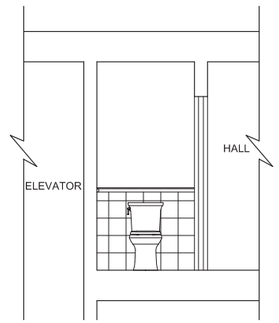
ELEVATION "G"
SCALE: 3/8"=1'-0"



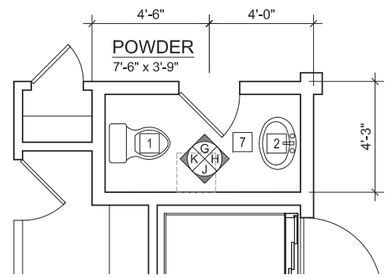
ELEVATION "H"
SCALE: 3/8"=1'-0"



ELEVATION "J"
SCALE: 3/8"=1'-0"



ELEVATION "K"
SCALE: 3/8"=1'-0"



INTERIOR ELEVATION THIS SHEET

POWDER ROOM FLOOR PLAN
SCALE: 3/8"=1'-0"

STORAGE AND POWDER INTERIOR ELEVATIONS
3/8" = 1'-0"

REVISIONS		
NO.	DATE	BY

LICENSED ARCHITECT
MORRIS M. SKENDERIAN
NO. C 5783
REN 12/31
STATE OF CALIFORNIA

STORAGE & POWDER ROOMS - INTERIOR ELEVS.

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 18-011
SHEET NUMBER	A-5.0

BOUNDARY NOTE:

THE PLAT SHOWN HEREON REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY, AND A BOUNDARY SURVEY IS RECOMMENDED PRIOR TO DESIGN OR CONSTRUCTION OF IMPROVEMENTS.

LEGEND

- GRADE BREAK LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- ESTIMATED PROPERTY LINE
- FENCE
- MSE WALL
- CONCRETE SURFACE
- MASONRY WALL
- WOOD WALL
- ROCK WALL

- F.F. FINISHED FLOOR
- F.S. FINISHED SURFACE
- T.G. TOP OF GRATE
- INV INVERT OF PIPE
- T.C. TOP OF CURB
- E.P. EDGE OF PAVEMENT
- T.W. TOP OF WALL
- FOUND MONUMENT
- SURVEY CONTROL POINT

SCALE: 1/8"=1"

LOT 48

LOT 49
TRACT 3748

LOT 50

MONARCH BAY DRIVE

Pool

Existing residence

Existing residence

Monarch

Water meter

Electric box

Edison manhole

Sewer manhole

BENCHMARK NOTE:
OCSBM 3P-35-04
ELEV=157.955
NAVD88 DATUM, 2004 ADJ.

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

1 PRIVATE DRAINAGE EASEMENT AS SHOWN ON A MAP OF TRACT 3748.

PLANS PREPARED BY:

TOAL ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.8585
www.toalengineering.com

LICENSED LAND SURVEYOR
VIKTOR P. MEUM
No. 8682
STATE OF CALIFORNIA

VIKTOR P. MEUM
P.L.S. 8682
DATE: 1-22-2019

PREPARED FOR:

THOMAS AND
BARBARA STILES

REVISIONS	BY	DATE	APP'D	DATE

TOPOGRAPHIC SURVEY

LOT 49, TRACT 3748
87 MONARCH BAY DRIVE, DANA POINT, CALIFORNIA

DATE: 11-16-18		H. SCALE: 1/8"=1'	
SURVEY DATE: 10-25-18		V. SCALE:	
DRN.: MCH		DWG. NO.	
CHD.: MSF		TP-01	
APP'D.: VM			
JOB NO: 18186		SHEET 1	OF 1

11/28/2018 13:55:59 PM K:\18186\Drawings\Survey\topo\18186-tp-01 24x36.dwg

MECHANICAL EXPANSION IN HARDENED CONCRETE

1. EXPANSION ANCHOR SYSTEMS;
   A. CONCRETE: SIMPSON STRONG-TIE STRONG-BOLT 2 (ICC-ESR-3037) USE ONLY EXPANSION ANCHOR SYSTEMS THAT HAVE BEEN PRE-QUALIFIED IN ACCORDANCE WITH THE PROVISIONS OF ICC-ES AC193, AND APPROVED FOR USE IN CRACKED CONCRETE. ANCHOR SYSTEMS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE ICC-ES EVALUATION SERVICES REPORT FOR THE SPECIFIC ANCHOR, OR AS REQUIRED BY THE MANUFACTURER.
   B. CONCRETE: SIMPSON TITEN HD (ICC-ESR-2713) ONLY EXPANSION ANCHOR SYSTEMS THAT HAVE BEEN PRE-QUALIFIED IN ACCORDANCE WITH THE PROVISIONS OF ICC-ES AC193, AND APPROVED FOR USE IN CRACKED CONCRETE. ANCHOR SYSTEMS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE ICC-ES EVALUATION SERVICES REPORT FOR THE SPECIFIC ANCHOR, OR AS REQUIRED BY THE MANUFACTURER.
   C. ANCHOR DIAMETER REFERS TO THE ANCHOR SIZE AND NOT THE DIAMETER OF THE HOLE. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR REQUIRED DIAMETER OF DRILLED HOLE.
2. WHERE THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR APPLICABLE ICC-ES/ICALL FOR THE APPLICATION OF AN INSTALLATION TORQUE, THE SPECIFIED TORQUE SHALL BE APPLIED WITH A CALIBRATED TORQUE WRENCH. FOLLOWING ATTAINMENT OF 10% OF THE SPECIFIED TORQUE, 100% OF THE SPECIFIED TORQUE SHALL BE REACHED WITHIN 7 OR FEWER COMPLETE TURNS OF NUT. THE SPECIFIED INSTALLATION TORQUE SHALL NOT BE EXCEEDED.
3. USE OF ZINC-COATED CARBON STEEL ANCHORS IS LIMITED TO DRY, INTERIOR LOCATIONS, UNLESS OTHERWISE NOTED. PROVIDE STAINLESS STEEL OR HOT-DIP GALVANIZED ANCHORS FOR APPLICATIONS EXPOSED TO EXTERIOR WEATHER CONDITIONS.
4. EXPANSION ANCHORS FOR NON-VIBRATION ISOLATED MECHANICAL EQUIPMENT RATED OVER 10 HP ARE NOT PERMITTED BY ASCE 7-05 SECTION 13.6.5.5. ANCHORS INSTALLED IN OVERHEAD CONDITIONS FOR NON-VIBRATION ISOLATED EQUIPMENT WITH PREFABRICATING OR ROTATING MECHANISMS SHALL BE UNDERCUT ANCHORS.
5. WHERE MECHANICAL ANCHORS ARE USED IN A STANDOFF CONFIGURATION (I.E., WHERE THE ATTACHMENT IS PREPARED FROM THE CONCRETE IN WHICH THE ANCHOR IS INSTALLED), A NUT AND WASHER SHALL BE PROVIDED AT THE CONCRETE SURFACE TO FACILITATE SETTING OF THE ANCHOR AND TO TRANSMIT AXIAL COMPRESSION LOADS INTO CONCRETE.
6. THE SPECIAL INSPECTOR SHALL BE ON THE JOBSITE CONTINUOUSLY DURING ANCHOR INSTALLATIONS, UNLESS OTHERWISE NOTED IN ICC-ES ESR, TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, HOLE DIAMETERS, ANCHOR SPACING, EDGE DISTANCES, SLAB THICKNESS, ANCHOR EMBEDMENT, AND TIGHTENING TORQUE.
7. THE TENSION TESTING OF THE MECHANICAL ANCHORS SHALL BE DONE IN THE PRESENCE OF THE SPECIAL INSPECTOR AND REPORT OF THE TEST RESULTS SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY. IF ANY ANCHORS FAIL THE TENSION-TESTING REQUIREMENTS, THE ADDITIONAL TESTING REQUIREMENTS SHALL BE ACCEPTABLE TO THE ENFORCEMENT AGENCY.
8. TEST QUANTITY OF ANCHORS AS NOTED BELOW:

APPLICATION	QUANTITY
STRUCTURAL	100% OF BOLTS (10% FOR SILL PLATES)
NON-STRUCTURAL	50% OF BOLTS

9. ANCHORS TO BE TESTED SHALL BE SELECTED AT RANDOM BY THE INSPECTOR,
10. ALL TESTING SHALL BE PERFORMED A MINIMUM OF 24 HOURS AFTER INSTALLATION.
11. UNDERCUT ANCHORS THAT ALLOW VISUAL CONFIRMATION OF FULL SET NEED NOT TO BE TESTED, UNLESS OTHERWISE NOTED BY ENFORCEMENT AGENCY OR ENGINEER OF RECORD.
12. WHERE THE DESIGN TENSION ON ANCHORS IS LESS THAN 100 POUNDS AND THOSE ANCHORS ARE CLEARLY IDENTIFIED ON THE CONTRACT DOCUMENTS, ONLY 10 PERCENT OF THOSE ANCHORS NEED BE TESTED, UNLESS OTHERWISE NOTED BY ENFORCEMENT AGENCY OR ENGINEER OF RECORD.
13. THE FOLLOWING CRITERIA APPLY FOR THE ACCEPTANCE OF INSTALLED ANCHORS:
   A. HYDRAULIC RAM METHOD: THE ANCHOR SHALL HAVE NO OBSERVABLE MOVEMENT AT THE APPLICABLE TEST LOAD. FOR MECHANICAL ANCHORS, A PRACTICAL WAY TO DETERMINE OBSERVABLE MOVEMENTS IS THAT THE WASHER UNDER THE NUT BECOMES LOOSE.
   B. TORQUE WRENCH METHOD: THE APPLICABLE TEST TORQUE MUST BE REACHED WITHIN ONE-HALF (1/2) TURN OF THE NUT.
   C. USE OF CALIBRATED SPRING LOADED DEVICES.
14. IF ANY ANCHOR FAILS TESTING, TEST ALL ANCHORS OF THE SAME TYPE, INSTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY (20 CONSECUTIVE ANCHOR PASS, THEN RESUME THE INITIAL TEST FREQUENCY.
15. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND DRILLED-IN ANCHOR.
16. IF REBAR IS ENCOUNTERED DURING THE DRILLING, THE CONTRACTOR SHALL IMMEDIATELY TERMINATE DRILLING AND CONTACT THE ENGINEER OF RECORD. THE ENGINEER OF RECORD WILL AUTHORIZE USING ONE OF THE FOLLOWING PROCEDURES:
   A. IF THE ANCHOR MAY BE SHIFTED, FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT THE MINIMUM SPACING BETWEEN AN ABANDONED HOLE AND A DRILLED HOLE USED FOR A POST INSTALLED ANCHOR SHALL NOT BE LESS THAN 1-1/2 ANCHOR DIAMETERS UNLESS OTHERWISE APPROVED BY THE ENFORCEMENT AGENCY.
   B. IF THE ANCHOR LOCATION MAY NOT BE SHIFTED, CORE AN OVERSIZE HOLE AT THE DIRECTION OF THE ENGINEER OF RECORD AND GROUT AN APPROVED ANCHOR PLACE.
17. IF THE CONCRETE CRACKS DURING THE INSTALLATION OF THE ANCHOR, THE ANCHOR SHALL BE REMOVED OR ABANDONED.
18. FOR THE ANCHORS INSTALLED INTO CONCRETE USING SIMPSON STRONG-BOLT 2 (ICC ESR 3037, LARR 25891).

STRUCTURAL CONCRETE	
ANCHOR DIAMETER	TORQUE (ft/lbf)
3/8"	30
1/2"	60
5/8"	80
3/4"	150

CONCRETE OVER METAL DECK		
ANCHOR DIAMETER	PLACED IN LOWER FLUTE	PLACED IN UPPER FLUTE
	TORQUE (ft/lbf)	
3/8"	30	30
1/2"	60	60
5/8"	80	-
3/4"	150	-

19. FOR THE ANCHORS INSTALLED INTO CONCRETE USING SIMPSON TITEN HD (ICC ESR 2713, LARR 25741)
    THE TESTING LABORATORY WILL USE THE FOLLOWING TORQUE VALUES:

TITEN HD SCREW ANCHOR	
ANCHOR DIAMETER	TORQUE (ft/lbf)
3/8"	30
1/2"	65
3/4"	150

TITEN HD ROD HANGER	
ANCHOR DIAMETER	TORQUE (ft/lbf)
3/8"	50
1/2"	50

WOOD

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH, VISUALLY GRADED OR MACHINE GRADED UNDER THE STANDARD GRADING RULES, NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU, AND SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 23 OF THE CBC. ALL FRAMING SHALL BE LESS THAN 19% MOISTURE CONTENT AT TIME OF INSTALLATION. ALL FRAMING MEMBERS SHALL BE AS FOLLOWS:
2. WALL FRAMING TO BE 2x STUDS AT 16 INCHES O.C. ON EXTERIOR AND INTERIOR WALLS. U.N.O. PROVIDE DOUBLE TOP PLATE ON ALL WALLS WITH MINIMUM 48" LAP SPLICE. UNLESS SPECIFICALLY NOTED ON PLANS, MAXIMUM STUD HEIGHT FOR 2x4 INTERIOR WALLS IS 14'-0" AND MAXIMUM STUD HEIGHT FOR 2x6 NON-BEARING INTERIOR WALL IS 20-0"

SIZE AND APPLICATION	GRADE
2x TOP PLATES & SILLS	STANDARD OR NO. 2
2x4 STUDS (UP TO 9'-0")	STUD
2x4 STUDS (OVER 9'-0")	NO. 2, UNO
2x6 STUDS (UP TO 10'-0")	STUD
2x6 STUDS (OVER 10'-0")	NO. 2, UNO
6x AND LARGER BEAMS AND POST	NO. 1, UNO
JOIST AND ALL OTHER 2" TO 4" SAWN LUMBER	NO. 2, UNO

3. ALL WOOD BEARING ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH EARTH SHALL BE PRESSURE TREATED DOUGLAS FIR IN ACCORDANCE WITH CBC 2303.1.9 AND 2304.12. ALL CUTS, HOLES & NOTCHES BE TREATED WITH A PRESERVATIVE APPROVED BY THE STRUCTURAL ENGINEER.
4. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER PER CBC 2304.10.5. (EXCEPTION: PLAIN CARBON STEEL FASTENERS INCLUDING NUTS AND WASHERS IN SMOOTH AND ROUGHER PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.)
5. ALL STRUCTURAL SHEATHING SHALL BE DOUGLAS FIR STANDARD GRADE STRUCTURAL I WITH EXTERIOR GLUE CONFORMING TO THE LATEST EDITIONS OF PS 1 AND PS 2 UNO. ALL PANELS SHALL BEAR LEGIBLE APA STAMPS. NO INDIVIDUAL SHEETS SHALL BE LESS THAN 2 FEET IN WIDTH. FULL SHEETS (4'-0"x8'-0") SHALL BE USED WHEREVER POSSIBLE.
6. ALL FLOOR AND ROOF SHEATHING SHALL BE LAID FACE GRAIN PERPENDICULAR TO FRAMING UNO. ALL SHEATHING SHALL BE APPROVED BY THE BUILDING INSPECTOR BEFORE COVERING.
7. UNLESS NOTED OTHERWISE, ALL WOOD SILL PLATE UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO CONCRETE OR MASONRY WITH 1/2"Ø ANCHOR RODS w/ 7"MIN CONCRETE EMBEDMENT SPACED AT 4'-0" MAX AT 9" AND 12" MAX FROM EACH END OF THE PLATES. A MINIMUM OF TWO ANCHOR BOLTS SHALL BE PLACED IN ANY ONE PIECE OF SILL PLATE. THESE AND ALL ADDITIONAL REQUIREMENTS OF CBC 2304.12.1.2 & 2304.12.1.3 SHALL BE FOLLOWED IN THE INSTALLATION OF WALL SILL PLATES.
8. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH 2"x2"x3/16" STEEL PLATE WASHERS UNO. ALL ANCHOR BOLTS FOR SHEAR WALLS SHALL BE PROVIDED WITH A 3"x3"x0.229" MIN STEEL PLATE WASHER UNO ON SHEAR WALL SCHEDULE.
9. ALL NAILS FOR CONNECTING WOOD MEMBERS SHALL BE COMMON NAILS w/ A MECHANICALLY DEFORMED SHANK. MINIMUM NAILING REQUIREMENTS OUTLINED IN TABLE 2304.10.1 SHALL BE FOLLOWED UNLESS NOTED OTHERWISE.
10. RETIGHTEN BOLTS BEFORE CLOSING-IN.
11. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL OF RECORD. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY OF THE SHEATHING OR NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
12. ALL WOOD HARDWARE CONNECTORS SHALL BE SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.
13. PROVIDE FULL DEPTH BLOCKING AT 4'-0" OC BETWEEN ADJACENT JOISTS UNDER ALL PERPENDICULAR PARTITIONS. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS UNLESS NOTED OTHERWISE.
14. UNLESS SPECIFICALLY SHOWN ON THESE PLANS, NO STRUCTURAL MEMBER SHALL BE CUT, DRILLED, NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE SEOR.
15. ROOF SHEATHING SHALL BE INSPECTED PRIOR TO PLACING INSULATION AND ROOFING.
16. SOLID BLOCKING (2x MIN) SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS & @ 8'-0" OC MAX.
17. ALL ANCHOR RODS SHALL CONFORM TO ASTM F1554 GR 36. ALL BOLTS SHALL CONFORM TO ASTM A307 UNO.
18. HOLES FOR BOLTS SHALL BE BORED 1/32" TO 1/16" LARGER THAN NOMINAL BOLT DIAMETER. (THIS INCLUDES HOLES FOR ANCHOR RODS IN SILL PLATE).
19. JOIST CONNECTIONS SHALL BE SIMPSON 'LUS' UNLESS NOTED OTHERWISE.
20. ALL POSTS CONNECTION AT TOP AND BOTTOM SHALL BE SIMPSON 'CC' UNO.
21. ALL POST CONNECTIONS LOCATED DIRECTLY ON CONCRETE SHALL BE SIMPSON 'CB' UNLESS NOTED OTHERWISE.
22. FILL ALL NAIL HOLES OF WOOD CONNECTION HARDWARE (STRAPS, HANGERS, ETC.)
23. ALL NON-SHEAR WALLS SHALL HAVE BRACING PROVIDED BY ONE OF THE METHODS REQUIRED BY CODE SECTION 2308.6
24. ALL LAG SCREWS AND WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1 WITH CUT THREADS.
25. SECURE ALL EMBEDDED HARDWARE PRIOR TO FOUNDATION INSPECTION.
26. LAG SCREWS: ANSI/ASME STANDARD CUT B18.2.1-2015 NDS FOR LAG SCREW DIMENSIONS. PRE-DRILL ALL HOLES. HOLE AT SHANK PORTION TO MATCH DIAMETER OF SHANK. HOLES AT THREADED PORTION TO BE 60 TO 70 PERCENT OF SHANK DIAMETER AND EQUAL TO LENGTH OF THREADED PORTION UNO. USE SOAP AND LUBRICANTS TO FACILITATE INSTALLATION. DRIVING WITH HAMMER IS NOT PERMITTED. EXPOSED STEEL SHALL BE HOT-DIPPED GALVANIZED.
27. LATERAL SUPPORT FOR BEAMS, RAFTERS AND JOISTS; PER CBC 2308.4.2.3 (JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, AND OR RIM JOIST OR TO AN ADJOINING STUD OR BY OTHER APPROVED MEANS. SOLID BLOCKING SHALL NOT BE LESS THAN 2 INCHES (51 mm) IN THICKNESS AND THE FULL DEPTH OF JOIST.)
28. BEAMS OR DRAG STRUTS; LAMINATED OR DOUBLE JOIST SHALL BE SPIKED TOGETHER WITH 16d NAILS AT 9" OC STAGGERED, IF USING 3 OR MORE JOIST TOGETHER, CONNECT WITH 1/2" DIA MACHINE BOLTS @ 24" OC STAGGERED.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED BY AN APPROVED AND LICENSED FABRICATOR IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS (LATEST EDITION), AND WITH CHAPTER 22A OF THE CODE.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO):

W'F AND WT SHAPES	A992
PIPE COLUMNS	A53, GRADE B
HSS SECTIONS	A500, GRADE B
HIGHT-STRENGTH BOLTS	A325
BOLTS IN CONCRETE/MASONRY	A307
ANGLES, CHANNELS, PLATES	A36
ANCHOR RODS	F1554, GRADE 36 UNO

3. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS TO THE ARCHITECT OF ALL STEEL FOR ARCHITECTS AND STRUCTURAL ENGINEERS REVIEW AND APPROVAL BEFORE FABRICATION.
4. BOLT HOLES USED IN STEEL SHALL BE 1/16" LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
5. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE, OR MASONRY, SPRAY ON FIREPROOFING, OR ARE CONCEALED BY BUILDING FINISH, SHALL BE LEFT UNPAINTED.
6. ALL WELDING IS TO BE DONE BY CERTIFIED WELDERS APPROVED USING E70XX ELECTRODES (UNO). ALL WELDS SHALL BE IN CONFORMITY WITH THE PROJECT SPECIFICATIONS AND THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1 LATEST REVISION) OF THE AMERICAN WELDING SOCIETY. SEE SPECIAL INSPECTIONS SECTION FOR WELDING INSPECTION REQUIREMENTS.
7. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED. WHERE FILLET WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE, USE MINIMUM SIZE WELDS AS SPECIFIED IN AISC MANUAL OF STEEL CONSTRUCTION 13TH EDITION, TABLE J2.4.
8. ALL EXPOSED STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
9. ALL GROOVE WELDS SHALL BE FULL PENETRATION UNLESS NOTED OTHERWISE.
10. WHERE FINISH IS ATTACHED TO STRUCTURAL STEEL PROVIDE 1/2"DIA. BOLT HOLES @ 48" OC @ W, C, L, MEMBERS AND 1/2" DIA. WELDED STUDS @ 48" OC @ TUBE & PIPE MEMBERS FOR ATTACHMENT OF NAILERS, SEE ARCHITECTURAL DRAWINGS FOR FINISHES
11. SEISMIC LOAD RESISTING SYSTEM (SLRS) IS DEFINED AS THE ASSEMBLY OF STRUCTURAL ELEMENTS IN THE BUILDING THAT RESISTS SEISMIC LOADS, INCLUDING COLUMNS, BRACES, GIRDERS, STRUCTS, COLLECTORS, CHORDS AND BRACES, AND THE CONNECTIONS BETWEEN THESE ELEMENTS SPECIFICALLY DESIGN TO RESIST SEISMIC FORCES, AS DESIGNATED ON THE DRAWINGS.
12. WELD MATERIALS USED IN SLRS WELD CONNECTIONS SHALL CONFORM TO THE FOLLOWING TOUGHNESS REQUIREMENTS:
   A. WELD CONNECTIONS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT 0 DEGREES F AS DETERMINED BY THE APPROPRIATE AWS CLASSIFICATION TEST METHOD
   B. WELDED CONNECTIONS DESIGNATED AS 'DEMAND CRITICAL' SHALL BE MADE WITH A FILLER METAL CAPABLE OF PROVIDING A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB AT 20 DEGRESS F AS DETERMINED BY THE APPROPRIATE AWS CLASSIFICATION TEST METHOD, AND 40 FT-LB AT 70 DEGRESS F AS DETERMINED BY APPENDIX X OF ANSI/AISC 341.

MECHANICAL EXPANSION ANCHORS IN CMU

1. ANCHOR DIAMETER REFERS TO THE ANCHOR SIZE AND NOT THE DIAMETER OF THE DRILLED HOLE. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR DIAM OF DRILLED HOLE.
2. ALL ANCHORS SHOULD MEET THE MINIMUM EMBEDMENT, EDGE DISTANCE, SPACING AND SLAB THICKNESS CRITERIA ESTABLISHED BY THE RELEVANT ICC-ES EVALUATION REPORT.
3. REFER TO IAPMO ER-240 FOR SIMPSON STRONG BOLT 2. REFER TO ICC-ESR 1056 FOR SIMPSON SCREW ANCHOR TITEN HD.
4. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING REINFORCED MASONRY, USE CARE AND CAUTION TO AVOID CUTTING AND/OR DAMAGING THE EXISTING REINFORCING BARS.
5. IT IS NOT ACCEPTABLE TO SUBSTITUTE ANY CAST-IN-PLACE BOLTS/RODS/ANCHORS FOR EXPANSION ANCHORS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD.
6. USE HOT-DIP GALVANIZED OR STAINLESS STEEL ANCHORS WHEN EXPANSION ANCHORS ARE EXPOSED TO WEATHER OR IN A DAMP ENVIRONMENT.
7. DESIGN LOADS ARE SHOWN IN ICC REPORTS DESCRIBED ABOVE. THEY CANNOT BE INCREASED BY 1.33 FOR SEISMIC OR WIND FORCES.
8. WHEN EXPANSION-TYPE ANCHORS ARE USED FOR SILL PLATE BOLTING APPLICATIONS, 10 PERCENT OF THE ANCHORS SHALL BE TESTED.
9. WHEN EXPANSION-TYPE ANCHORS ARE USED FOR OTHER STRUCTURAL APPLICATIONS, ALL SUCH EXPANSION ANCHORS SHALL BE TESTED.
10. WHEN EXPANSION-TYPE ANCHORS ARE USED FOR NON-STRUCTURAL APPLICATIONS SUCH AS EQUIPMENT ANCHORAGE, 50 PERCENT OR ALTERNATE BOLTS IN A GROUP, INCLUDING AT LEAST HALF THE ANCHORS IN EACH GROUP, SHALL BE TESTED.
11. THE TESTING OF THE EXPANSION BOLTS SHALL BE DONE IN THE PRESENCE OF THE PROJECT INSPECTOR AND A REPORT OF THE TEST RESULTS SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY.
12. IF ANY ANCHOR FAILS TESTING, ALL ANCHORS OF THE SAME CATEGORY, NOT PREVIOUSLY TESTED, UNTIL TWENTY (20) CONSECUTIVE ANCHORS PASS THE TEST REQUIREMENTS. THE INITIAL TEST FREQUENCY SHALL THEN BE RESUMED.
13. THE ACCEPTANCE CRITERIA FOR INSTALLED ANCHORS IS AS FOLLOWS;
    HYDRAULIC RAM METHOD:
    THE ANCHOR SHOULD HAVE NO OBSERVABLE MOVEMENT AT THE APPLICABLE TEST LOAD. FOR WEDGE AND SLEEVE TYPE ANCHORS, A PRACTICAL WAY TO DETERMINE OBSERVABLE MOVEMENT IS THAT THE WASHER UNDER THE NUT BECOMES LOOSE.
    TORQUE WRENCH METHOD:
    THE APPLICABLE TEST TORQUE MUST BE REACHED WITHIN THE FOLLOWING
    LIMITS:
    FOR WEDGE OR SLEEVE-TYPE ANCHORS: ONE HALF (1/2) TURN OF THE NUT.
    FOR THE 3/8 IN SLEEVE ANCHOR ONLY: ONE QUARTER(1/4) TURN OF THE NUT.

EPOXY ANCHORS AND REBAR IN HARDENED CONCRETE

1. EPOXY ANCHOR SYSTEMS:
   A. CONCRETE: SIMPSON SET-XP (ICC ESR-2508) USE ONLY ADHESIVE ANCHOR SYSTEMS THAT HAVE BEEN PRE-QUALIFIED IN ACCORDANCE WITH THE PROVISIONS OF ICC-ES AC308. APPROVED FOR USE IN CRACKED CONCRETE. ANCHOR SYSTEMS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE ICC-ES EVALUATION SERVICES REPORT FOR THE SPECIFIC ANCHOR, OR AS REQUIRED BY THE MANUFACTURER.
2. REINFORCEMENT BARS SHALL BE ASTM A615 GRADE 60 STEEL. THREADED RODS SHALL BE ASTM F1554 GR 36 (PLAIN) OR ASTM A193 GR B8 (STAINLESS).
3. REMOVE GREASE OIL, RUST AND ANY OTHER LAITANCE FROM RODS AND DOWELS PRIOR TO INSTALLATION.
4. THE SPECIAL INSPECTOR SHALL BE ON THE JOBSITE CONTINUOUSLY DURING ANCHOR INSTALLATIONS, UNLESS OTHERWISE NOTED IN ICC-ES ESR, TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYP, CONCRETE COMPRESSIVE STRENGTH, HOLE DIMENSIONS, AND DRILLING, SPACING, EDGE DISTANCES, SLAB THICKNESS, ANCHOR EMBEDMENT, AND TIGHTENING TORQUE.
5. THE TENSION TESTING OF THE CHEMICAL ANCHORS SHALL BE DONE IN THE PRESENCE OF THE SPECIAL INSPECTOR AND A REPORT OF THE TEST RESULTS SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY. IF ANY ANCHORS FAIL THE TENSION-TESTING REQUIREMENTS, THE ADDITIONAL TESTING REQUIREMENTS SHALL BE ACCEPTABLE TO THE ENFORCEMENT AGENCY.
6. TEST QUANTITY OF ANCHORS AS NOTED BELOW:

APPLICATION	QUANTITY
STRUCTURAL	100% OF BOLTS
NON-STRUCTURAL	50% OF BOLTS

7. ANCHORS TO BE TESTED SHALL BE SELECTED AT RANDOM BY THE SPECIAL INSPECTOR.
8. ALL TESTING SHALL BE PERFORMED A MINIMUM OF 24 HOURS AFTER INSTALLATION OF THE SUBJECT ANCHORS.
9. WHERE ADHESIVE ANCHOR SYSTEMS ARE USED TO INSTALL REINFORCING DOWEL BARS IN HARDENED CONCRETE, ONLY 25% OF THE DOWELS NEED BE TESTED IF THE FOLLOWING CONDITIONS ARE MET:
   A. THE DOWELS ARE USED EXCLUSIVELY TO TRANSMIT SHEAR FORCES ACROSS JOINTS BETWEEN EXISTING AND NEW CONCRETE.
   B. THE NUMBER OF DOWELS IN ANY ONE MEMBER EQUALS OR EXCEEDS 12.
   C. THE DOWELS ARE UNIFORMLY DISTRIBUTED ACROSS SEISMIC FORCE RESISTING MEMBERS (SUCH AS SHEAR WALLS, COLLECTORS AND DIAPHRAGMS)
10. TESTING OF SHEAR DOWELS ACROSS COLD JOINTS IN SLAB ON GRADE WHERE THE SLAB IS NOT PART OF THE LATERAL FORCE-RESISTING SYSTEM IS NOT REQUIRED.
11. REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST. IF MORE THAN 10% OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 100% OF THE DOWELS AND ANCHORS IN THE LAST 2 DAYS OF ANCHOR INSTALLATION.
12. A HYDRAULIC CYLINDER SHALL BE USED TO APPLY THE TENSION TEST LOAD TO THE ANCHOR WITH THE CYLINDER SUPPORTED ON A LOADING PLATE HAVING A HOLE DIAMETER EQUAL TO 1.5 TO 2.0 TIMES THE ANCHOR ROD HOLE DIAMETER (CONFINED CONFIGURATION) UNLESS OTHERWISE APPROVED BY ENFORCEMENT AGENCY.
13. THE FOLLOWING CRITERIA APPLY FOR THE ACCEPTANCE OF INSTALLED ANCHORS;
    A HYDRAULIC RAM METHOD: THE ANCHOR SHALL HAVE NO OBSERVABLE MOVEMENT AT THE APPLICABLE TEST LOAD.
14. IF ANY ANCHOR FAILS TESTING, TEST ALL ANCHORS OF THE SAME TYPE, INSTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE ANCHORS PASS, THEN RESUME THE INITIAL TEST FREQUENCY.
15. ALL HOLES FOR POST-INSTALLED ANCHORS SHALL BE DRILLED, CLEANED AND PREPARED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR THE APPLICABLE ICC-ESR. ALL DEBRIS SHALL BE REMOVED BY IN-HOLE BRUSHING COMBINED WITH VACUUM OR AIR-FREE COMPRESSED AIR. JETTED HOLES WITH WATER IS NOT PERMITTED. WHERE AN ANCHOR DOES NOT SET PROPERLY, OR FAILS A TENSION TEST, OR REINFORCEMENT IS ENCOUNTERED DURING DRILLING, THE DRILLED HOLE MAY NOT BE REUSED. ABANDONED HOLES SHALL BE FILLED WITH NON- SHRINK GROUT. THE MINIMUM SPACING BETWEEN AND ABANDONED HOLE AND A DRILLED HOLE USED FOR A POST-INSTALLED ANCHOR SHALL BE LESS THAN 1 1/2 ANCHOR DIAMETERS UNLESS OTHERWISE APPROVED BY THE ENFORCEMENT AGENCY. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER OR RECORD WILL DETERMINE A NEW LOCATION.
16. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.
17. ADHESIVE ANCHORS TO BE INSTALLED OVERHEAD ANY DEPTH, OR HORIZONTALLY MORE THAN 8" DEEP, SHALL USE SIMPSON 'PISTON PLUG DELIVERY SYSTEM'. REFER TO ICC ESR-2538 FOR INSTALLATION SEQUENCE & PISTON PLUG SELECTION.
18. REQUIRED TEST LOADS SHALL BE DETERMINED AS SUMMARIZED IN THE TABLE BELOW:

TENSION LOADS (POUNDS)
SIMPSON SET-XP (ICC-ES ESR-2508)
CRACKED CONCRETE, SEISMIC (ASD) CONDITION B

NOMINAL BAR SIZE DIA (IN)	EMBEDMENT DEPTH HEF (IN)	NORMAL - WEIGHT CONCRETE f'c= 3000 PSI
#4	2.3/4	3456
#4	6	7540
#5	5	7854
#5	7.5	11781
#6	9	16965

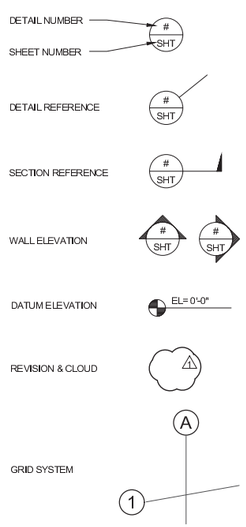
POWDER DRIVEN FASTENERS

1. POWDER DRIVEN FASTENERS (PDF) SHALL BE MANUFACTURED WITH STEEL CONFORMING TO AISI 1061, 1062 OR 1065 AUSTEMPERED TO A ROCKWELL "C" HARDNESS OF 50-58 AND SHALL BE MANUFACTURED BY SIMPSON (ESR 2138) OR APPROVED EQUAL.
2. THE PDF FOR ANCHORING TO CONCRETE SHALL BE 0.157" DIAMETER WITH A MINIMUM PENETRATION OF 1.1/4" INTO THE CONCRETE, MAINTAIN MINIMUM EDGE DISTANCE AND SPACING PER THE MANUFACTURER.
3. THE PDF FOR ANCHORING THROUGH METAL DECK TO LIGHT WEIGHT CONCRETE SHALL BE 0.157" DIAMETER WITH A MINIMUM PENETRATION OF 1.1/4" INTO THE CONCRETE MAINTAIN MINIMUM EDGE DISTANCE AND 1.1/4" INTO THE CONCRETE MAINTAIN MINIMUM EDGE DISTANCE AND SPACING PER THE MANUFACTURER.
4. THE PDF FOR ANCHORING TO STEEL SHALL BE 0.157" DIAMETER WITH PENETRATION THROUGH THE BASE METAL. MAINTAIN MINIMUM EDGE DISTANCE AND SPACING PER THE MANUFACTURER. MINIMUM STEEL THICKNESS SHALL BE 1/8".
5. PDF LOADS ARE LIMITED TO 100# OR 80% OF ICBO APPROVED VALUES, WHICHEVER IS LESS, IN SHEAR OR TENSION.
6. TESTING - THE OPERATOR, TOOL, AND FASTENERS SHALL BE PREQUALIFIED BY HE PROJECT INSPECTOR. HE SHALL OBSERVE THE TESTING OF THE FIRST 10 FASTENER INSTALLATIONS. A TEST TOOL CAPABLE OF NOT LESS THAN TWICE THE DESIGN LOAD, OR 200 POUNDS, WHICHEVER IS GREATER, SHALL BE APPLIED TO TH

ABBREVIATIONS

A	AREA (IN^2)	HD	HOLD DOWN	SHT	SHEET
AB	ANCHOR BOLT	HDR	HEADER	SHTG	SHEATHING
ABV	ABOVE	HGR	HANGER	SIM	SIMILAR
ADDL	ADDITIONAL	HK	HOOK	SJ	SEISMIC JOINT
ADJ	ADJACENT	HORIZ OR H	HORIZONTAL	SLBB	SHORT LEGS BACK-TO-BACK
AFF	ABOVE FINISH FLOOR	HOSP	HOSPITAL	SMS	SHEET METAL SCREWS
AGGR	AGGREGATE	HP	HEAVY PILING	SPA	SPACES
ALT	ALTERNATE	HR	HARD ROCK	SPCG	SPACING
ALUM	ALUMINUM	HS	HIGH STRENGTH	SPCL	SPECIAL
ANCH	ANCHOR	HT	HEIGHT	SPCS	SPACES
APPVD	APPROVED			SPECS	SPECIFICATIONS
APPROX	APPROXIMATELY	I	MOMENT OF INERTIA	SQ	SQUARE
ARCH	ARCHITECTURAL; ARCHITECT	ID	INSIDE DIAMETER	SS	SELECT STRUCTURAL
AR	ANCHOR ROD	i.e.	THAT IS	SSH	SHORT SLOTTED HOLES
ARND	AROUND	IF	INSIDE FACE	STAGG	STAGGER
&	AND	IN	INCH	STD	STANDARD
@	AT	INCL	INCLUDE, INCLUDING	STIFF	STIFFENER
		INFO	INFORMATION	STIRR	STIRRUP
BEL	BELOW	INSP	INSPECTION, INSPECTOR	STL	STEEL
BD	BOARD	INT	INTERIOR	STRUC	STRUCTURAL
BLDG	BUILDING	INTERM	INTERMEDIATE	SW	SHEAR WALL
BLK	BLOCK	INV	INVERT	SYM	SYMMETRICAL
BLKG	BLOCKING	JST	JOIST		
BM	BEAM	JT	JOINT	T	TOP
BN	BOUNDARY NAIL	KIP OR K	1,000 POUNDS	T&B	TOP & BOTTOM
BNDRY	BOUNDARY	KO	KNOCK-OUT	T&G	TONGUE & GROOVE
BOT OR B	BOTTOM	KP	KING POST	T/	TOP OF
BOF	BOTTOM OF FOOTING	KSF	KIPS PER SQUARE FOOT	TB	TIE BEAM
BRCG	BRACING	KSI	KIPS PER SQUARE INCH	TEMP	TEMPERATURE, TEMPORARY
BRG	BEARING			THK	THICK
BSMT	BASEMENT	LAB	LABORATORY	THRU	THROUGH
BT	BENT	LBS OR #	POUND	TL	TOTAL LOAD
BTW	BETWEEN	LDGR	LEDGER	TN	TOE NAIL
BYND	BEYOND	LF	LINEAL FOOT	TOB	TOP OF BEAM
		LG	LONG	TOC	TOP OF CURB
CAM	CAMBER	LH	LOW HYDROGEN	TOL	TOP OF LEDGER
CALCS	CALCULATIONS	LIN	LINEAL; LINEAR	TOS	TOP OF STEEL
CANT	CANTILEVER	LL	LIVE LOAD	TOSH	TOP OF SHEAR WALL
CBC	CALIFORNIA BUILDING CODE	LLBB	LONG LEGS BACK-TO-BACK	TOSL	TOP OF SLAB
CC	CENTER TO CENTER	LLH	LONG LEG HORIZONTAL	TOW	TOP OF WALL
CCR	CALIFORNIA CODE OF REGULATIONS	LLV	LONG LEG VERTICAL	TRANSV	TRANSVERSE
CG	CENTER OF GRAVITY	LOCS	LOCATIONS	TSG	TAPERED STEEL GIRDER
CIP	CAST IN PLACE	LONGIT	LONGITUDINAL	TYP	TYPICAL
CJ	CONSTRUCTION JOINT; CONTROL JOINT	LP	LOW POINT	UL	UNDERWRITERS' LABORATORY, INC.
CL	CENTER LINE	LSH	LONG SLOTTED HOLES	UBC	UNIFORM BUILDING CODE
CLR	CLEARANCE; CLEAR	LTWT	LIGHTWEIGHT	UNO	UNLESS NOTED OTHERWISE
CMU	CONCRETE MASONRY UNIT	LVL	LEVEL	UT	ULTRASONIC TEST
CO	COMPANY			VERT or V	VERTICAL
COL	COLUMN	MAS	MASONRY	VIF	VERIFY IN FIELD
COMP	COMPRESSION	MAT	MATERIAL	WF	WIDE FLANGE
CONC	CONCRETE	MAX	MAXIMUM	W/	WITH
CONN	CONNECTION; CONNECT	MB	MACHINE BOLT	W/C	WATER/CEMENT
CONST	CONSTRUCTION	MDF	MEDIUM DENSITY FIBERBOARD	W/O	WITHOUT
CONT	CONTINUE; CONTINUOUS	MECH	MECHANICAL	WD	WOOD
CONTR	CONTRACTOR	MEZZ	MEZZANINE	WP	WORK POINT, WATERPROOF
CP	COMPLETE PENETRATION	MFR	MANUFACTURER	WWF	WELDED WIRE FABRIC
CTR	CENTER	MID	MIDDLE	WHT	WEIGHT
CTSK	COUNTERSINK; COUNTERSUNK	MIN	MINIMUM		
CF	CUBIC FOOT	MISC	MISCELLANEOUS		
		MK	MARK		
d	PENNY (NAIL OR d_b)	MTL	METAL		
DBL	DOUBLE	MULT	MULTIPLE		
DBLR	DOUBLER	(N)	NEW		
DEPT	DEPARTMENT	N	NORTH		
DET	DETAIL	NAT	NATURAL		
DF	DOUGLAS FIR	NF	NEAR FACE		
DIA OR DIA	DIAMETER	NIC	NOT IN CONTRACT		
DIAG	DIAGONAL	NLG	NAILING		
DIAPH	DIAPHRAGM	NO. OR #	NUMBER		
DIM	DIMENSION	NS	NEAR SIDE		
DIR	DIRECTION	NTS	NOT TO SCALE		
DIST	DISTANCE	OC	ON CENTER		
DL	DEAD LOAD	OD	OUTSIDE DIAMETER		
DN	DOWN	OF	OUTSIDE FACE		
DO	DITTO	OH	OPPOSITE HAND		
DWG	DRAWING	OPNG	OPENING		
DWL	DOWEL	OPP	OPPOSITE		
		OPNG	OPENING		
(E)	EXISTING	OSB	ORIENTED STRAND BOARD		
EA	EACH				
EF	EACH FACE	PARA OR //	PARALLEL		
e.g.	FOR EXAMPLE	PC	PRECAST		
EJ	EXPANSION JOINT	PC	PIPE COLUMN		
EL	ELEVATION	PCF	POUNDS PER CUBIC FOOT		
ELEC	ELECTRICAL	PCI	POUNDS PER CUBIC INCH		
ELEV	ELEVATOR	PDF	POWER DRIVEN FASTENERS		
EMB	EMBEDDED	PLF	POUNDS PER LINEAL FOOT		
EN	EDGE NAIL				
ENGR	ENGINEER	PERP OR ⊥	PERPENDICULAR		
EOS	EDGE OF SLAB	PI	PLYWOOD INDEX		
EQ	EQUAL	PL OR P.L.	PLATE		
EQUIP	EQUIPMENT	PL	PROPERTY LINE		
EQUIV	EQUIVALENT	PLY	PLYWOOD		
ES	EACH SIDE	PLCS	PLACES		
ETC	ET CETERA	PLBG	PLUMBING		
EW	EACH WAY	PNL	PANEL		
EXIST	EXISTING	PP	PARTIAL PENETRATION		
EXT	EXTERIOR	PREFAB	PREFABRICATED		
		PRKG	PARKING		
Fb	ALLOWABLE BENDING STRESS	PROJ	PROJECT		
FB	FLAT BAR	PROP	PROPERTY		
F'c	CONCRETE COMPRESSION STRENGTH	PSF	POUNDS PER SQUARE FOOT		
FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH		
FDN	FOUNDATION	PUN	PUNCHED		

SYMBOLS



SPECIAL INSPECTIONS

1. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF CBC CH 17A AND ANY ADDITIONAL REQUIREMENTS STATED IN THESE DRAWINGS AND/OR THE PROJECT SPECIFICATIONS.
2. THE OWNER SHALL PROVIDE FOR A SPECIAL INSPECTOR(S) WHO WILL PROVIDE SPECIAL INSPECTIONS OF THE CONSTRUCTION AS PRESCRIBED BY THE CODE AND THE CONSTRUCTION DOCUMENTS. IN NO CASE SHALL THE REQUIREMENTS IN THE CONSTRUCTION DOCUMENTS PROVIDE FOR ANY LESS THAN THE MINIMUM REQUIREMENTS OF THE CODE OR ANY OTHER GOVERNING AUTHORITY. ANY SUCH DISCREPANCY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
3. THE SPECIAL INSPECTOR SHALL BE QUALIFIED BY THE JURISDICTION TO PROVIDE INSPECTIONS OF THE SPECIFIC CONSTRUCTION OR OPERATION REQUIRED. PROOF OF SUCH QUALIFICATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO THE START OF INSPECTIONS.
4. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER, ARCHITECT AND THE CONTRACTOR IN A TIMELY MANNER. ALL DISCREPANCIES BETWEEN THE INSPECTORS WORK AND THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF NOT CORRECTED, TO THE ENGINEER, ARCHITECT AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL KEEP RECORDS SUCH THAT ALL CONCERNED PARTIES CAN IDENTIFY THE OUTSTANDING WORK THAT NEEDS CORRECTION AND SUCH THAT CORRECTED WORK IS RECORDED IN A TIMELY MANNER.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN GENERAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE. IF NONCONFORMING WORK REMAINS, THEN THIS WORK SHALL BE ITEMIZED AND NOTED IN THE REPORT.
6. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE WORK REQUIRING SPECIAL INSPECTION. THE CONTRACTOR SHALL PROVIDE A DESIGNATED AREA, ON SITE, FOR THE SPECIAL INSPECTOR TO RECEIVE CORRESPONDENCE AND AN AREA TO LEAVE CORRESPONDENCE FOR THE BUILDING OFFICIAL AND THE CONTRACTOR. THE CONTRACTOR SHALL DESIGNATE A QUALITY CONTROL INDIVIDUAL THAT SHALL ACT AS THE MAIN POINT OF CONTACT FOR THE INSPECTOR, ENGINEER AND ARCHITECT REGARDING INSPECTIONS ISSUES.
7. A PRE-INSPECTION MEETING SHALL BE HELD AND ORGANIZED BY THE CONTRACTOR ONCE INSPECTION HAS STARTED. AS A MINIMUM, THE ENGINEER, SPECIAL INSPECTOR, ARCHITECT, BUILDING OFFICIAL, OWNER'S REPRESENTATIVE AND THE CONTRACTOR'S QUALITY CONTROL INDIVIDUAL SHALL BE INVITED TO ATTEND. THE PURPOSE OF THE MEETING WILL BE TO MEET EACH OTHER, CONFIRM THE SCOPE OF WORK FOR EACH DISCIPLINE, ESTABLISH COMMUNICATION PROTOCOLS AND ANSWER ANY QUESTIONS.

CONCRETE

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCE STANDARD	CBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	-	X	ACI 318 Ch. 20, 25.2, 25.3, 26.5.1-26.5.3	1908.4
2. REINFORCING BAR WELDING: a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16" AND c. INSPECT ALL OTHER WELDS.	- X	X X -	AWS D1.4 ACI 318: 26.5.4	-
3. INSPECT ANCHORS CAST IN CONCRETE	-	X	ACI 318: 17.8.2	-
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS: a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X -	 X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	-
5. VERIFY USE OF REQUIRED DESIGN MIX.	-	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR SRENGTH TESTS, PERFORM SLUMP AND DETERMINE THE TEMPETURE OF THE CONCRETE.	X	-	ASTM C172 ASTM C31 ACI 318: 26.4.5, 26.12	1908.10
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. VERIFY MAINTANANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X	ACI 318: 26.4.7-26.4.9	1908.9
9. INSPECT PRESTRESSED CONCRETE FOR: a. APPLICATION OF PRESTRESSING FORCES; AND b. GROUNTING OF BONDED PRESTRESSING TENDONS	X X	- -	ACI 318: 26.9.2.1 ACI 318: 26.9.2.3	-
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS	-	X	ACI 318: Ch. 26.8	-
11. VERIFY IN-SITU CONCRETE STRENGTH. PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	-	X	ACI 318: 26.10.2	-
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.10.7-1.(b)	-

FOR SI: 1 INCH = 25.4 mm
a. WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

REVISIONS

NO.	DATE	BY

#18183

TESTING, INSPECTION & ABBREVIATIONS

STILES RESIDENCE REMODEL
87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE
-

FIRST SUBMITTAL DATE
10/11/2018

DRAWN BY

JOB NUMBER
2018-183

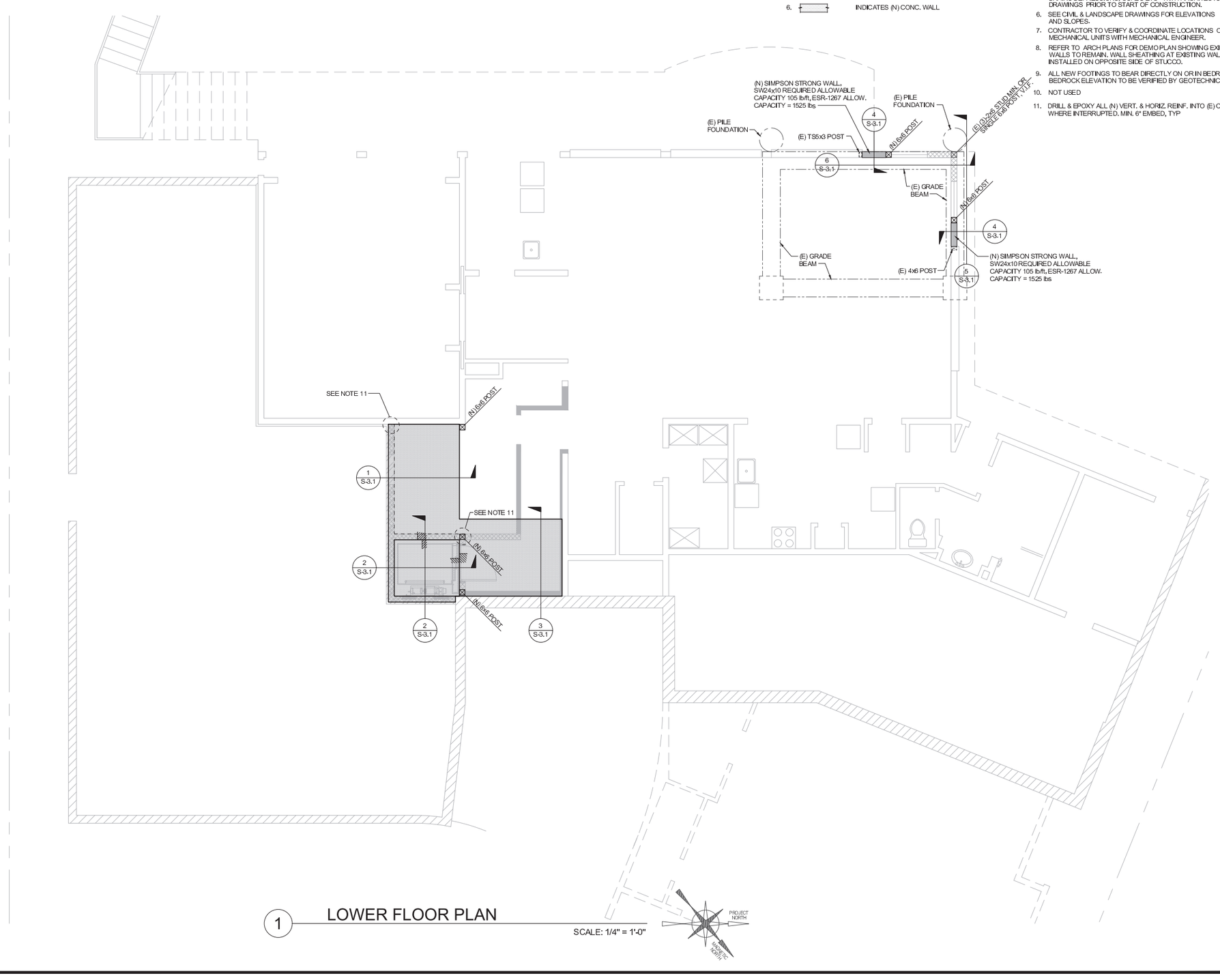
SHEET NUMBER
S-0.2

LEGEND:

1. TOSL=0'-0" — INDICATES TOP OF SLAB ELEVATION FROM 0'-0
2. TOF = X'X" — INDICATES TOP OF FOOTING ELEVATION.
3. INDICATES SLAB DEPRESSION
4. INDICATES WOOD POST.
5. INDICATES SIMPSON STRONG WALL
6. INDICATES (N) CONC. WALL

FRAMING NOTES:

1. FOR GENERAL NOTES AND ABBREVIATIONS SEE S-0.1 AND S-0.2
2. FOR TYPICAL CONCRETE DETAILS SEE S-3.0 & S-3.1
3. FOR TYPICAL WOOD DETAILS SEE S-6.0
4. REFER TO ARCHITECTURAL DRAWINGS FOR CURBS, RAMPS, DRAINS, EXTERIOR SLABS, PITS, SWALES, TRENCHES, OPENINGS, DIMENSIONS, TOP OF SHEATHING & TOP OF PARAPET ELEVATIONS NOT SHOWN ON PLANS, ETC.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS DEPRESSIONS, CURBS ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
6. SEE CIVIL & LANDSCAPE DRAWINGS FOR ELEVATIONS AND SLOPES.
7. CONTRACTOR TO VERIFY & COORDINATE LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL ENGINEER.
8. REFER TO ARCH PLANS FOR DEMO PLAN SHOWING EXISTING WALLS TO REMAIN. WALL SHEATHING AT EXISTING WALLS TO BE INSTALLED ON OPPOSITE SIDE OF STUCCO.
9. ALL NEW FOOTINGS TO BEAR DIRECTLY ON OR IN BEDROCK. BEDROCK ELEVATION TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
10. NOT USED
11. DRILL & EPOXY ALL (N) VERT. & HORIZ REINF. INTO (E) CONC. WALL & FTG WHERE INTERRUPTED. MIN. 6" EMBED, TYP



1 LOWER FLOOR PLAN

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

REVISIONS		
NO.	DATE	BY

REGISTERED PROFESSIONAL ENGINEER PETER SAMUELIS No. 5221 Exp. 6/30/19 STRUCTURAL STATE OF CALIFORNIA

#18183

LOWER FLOOR PLAN

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

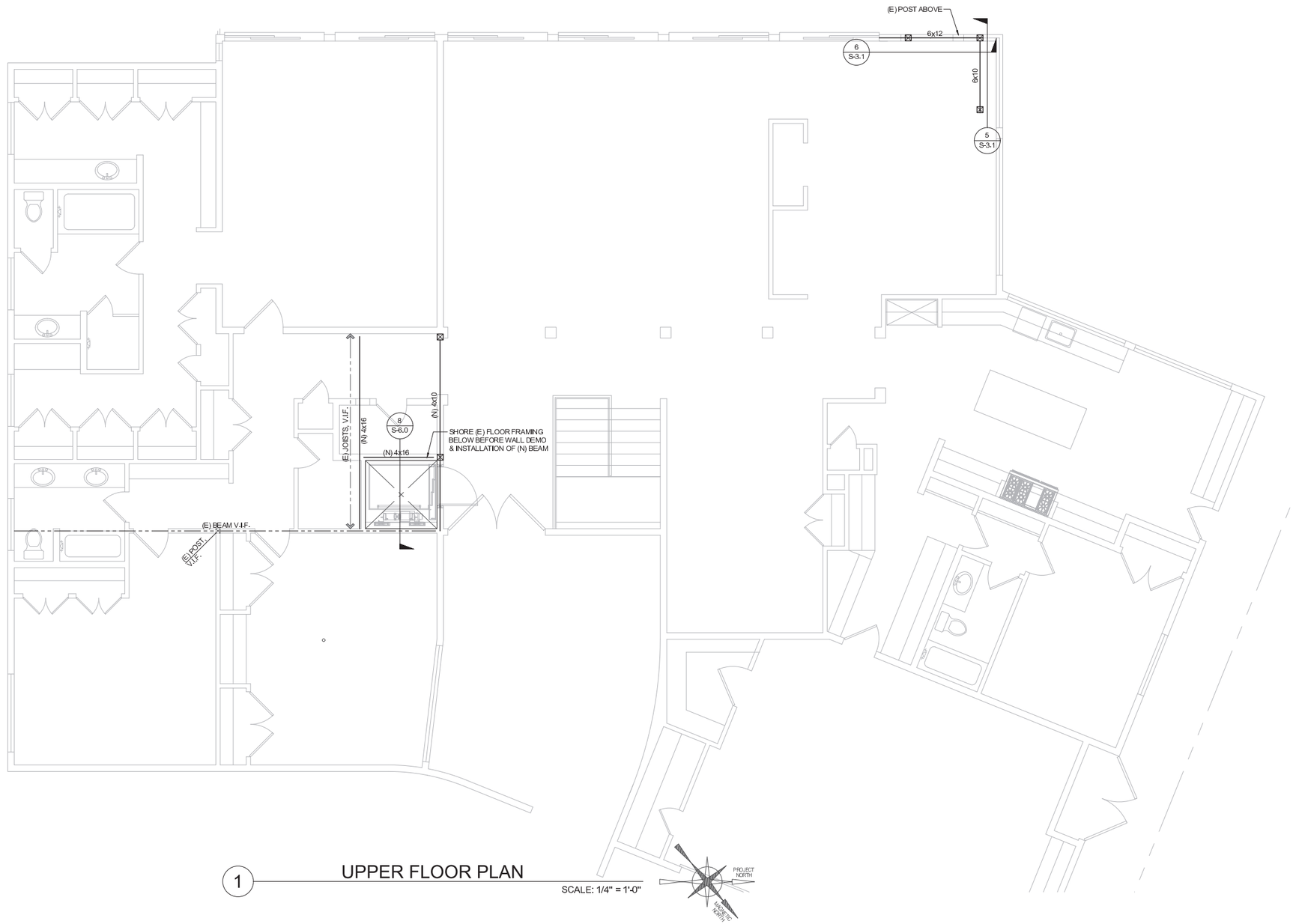
REVIEWED BY / DATE:	-
FIRST SUBMITTAL DATE:	10/11/2018
DRAWN BY:	JOB NUMBER: 2018-183
SHEET NUMBER:	S-2.0

LEGEND:

1. TOSL=0'-0" — INDICATES TOP OF SLAB ELEVATION FROM 0'-0
2. TOF / =-X'-X" — INDICATES TOP OF FOOTING ELEVATION.
3. INDICATES SLAB DEPRESSION
4. INDICATES WOOD POST.
5. INDICATES SIMPSON STRONG WALL
6. INDICATES (N) CONC. WALL

FRAMING NOTES:

1. FOR GENERAL NOTES AND ABBREVIATIONS SEE S-0.1 AND S-0.2
2. FOR TYPICAL CONCRETE DETAILS SEE S-3.0 & S-3.1
3. FOR TYPICAL WOOD DETAILS SEE S-6.0
4. REFER TO ARCHITECTURAL DRAWINGS FOR CURBS, RAMPS, DRAINS, EXTERIOR SLABS, PITS, SWALES, TRENCHES, OPENINGS, DIMENSIONS, TOP OF SHEATHING & TOP OF PARAPET ELEVATIONS NOT SHOWN ON PLANS, ETC.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, FINISH SURFACES, SLOPES, DRAINS DEPRESSIONS, CURBS ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION.
6. SEE CIVIL & LANDSCAPE DRAWINGS FOR ELEVATIONS AND SLOPES.
7. CONTRACTOR TO VERIFY & COORDINATE LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL ENGINEER.
8. REFER TO ARCH PLANS FOR DEMO PLAN SHOWING EXISTING WALLS TO REMAIN. WALL SHEATHING AT EXISTING WALLS TO BE INSTALLED ON OPPOSITE SIDE OF STUCCO.
9. ALL NEW FOOTINGS TO BEAR DIRECTLY ON OR IN BEDROCK. BEDROCK ELEVATION TO BE VERIFIED BY GEOTECHNICAL ENGINEER.
10. NOT USED
11. DRILL & EPOXY ALL (N) VERT. & HORIZ. REINF. INTO (E) CONC. WALL & FTG WHERE INTERRUPTED. MIN. 6" EMBED, TYP



1 UPPER FLOOR PLAN

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

REVISIONS		
NO.	DATE	BY

REGISTERED PROFESSIONAL ENGINEER PETER SAKIS No. 52 Exp. 6/30/19 STRUCTURAL STATE OF CALIFORNIA

#18183

UPPER FLOOR PLAN

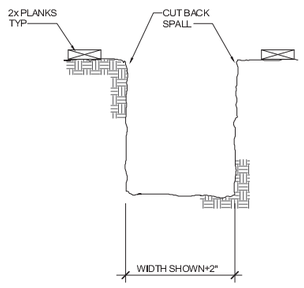
STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 2018-183
SHEET NUMBER	S-2.1

NOT USED

SCALE: NTS 10



MANDATORY MINIMUM FORMWORK

SCALE: NTS 7

NOT USED

SCALE: NTS 11

NOT USED

SCALE: NTS 8

NOT USED

SCALE: NTS 12

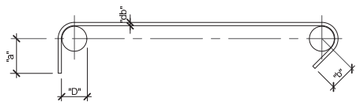
NOT USED

SCALE: NTS 9

CONCRETE CLASS "B" TENSION SPLICE		CLASS "B" TENSION LAP SPLICE LENGTH									
	f'c (psi)	BAR SIZE GR 60	#3	#4	#5	#6	#7	#8	#9	#10	#11
		BAR DIAMETER, d_b (in)	0.375	0.500	0.625	0.750	0.875	1.000	1.128	1.270	1.410
	3000	TOP BAR	2'-4"	3'-1"	3'-11"	4'-8"	6'-9"	7'-9"	8'-9"	9'-10"	10'-11"
		BOTTOM BAR	1'-10"	2'-5"	3'-0"	3'-7"	5'-3"	6'-0"	6'-9"	7'-7"	8'-5"
	4000/ 4500	TOP BAR	2'-0"	2'-8"	3'-4"	4'-1"	5'-11"	6'-9"	7'-7"	8'-6"	9'-5"
		BOTTOM BAR	1'-7"	2'-1"	2'-7"	3'-1"	4'-6"	5'-2"	5'-10"	6'-7"	7'-3"
	5000	TOP BAR	1'-10"	2'-5"	3'-0"	3'-8"	5'-3"	6'-0"	6'-9"	7'-7"	8'-6"
		BOTTOM BAR	1'-5"	1'-10"	2'-4"	2'-10"	4'-1"	4'-8"	5'-3"	5'-10"	6'-6"

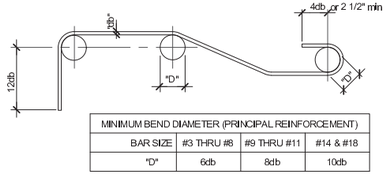
NOTES:

1. ALL REINFORCING MUST MEET ONE OF THE FOLLOWING CONDITIONS.
   A. CASE I: THE CLEAR SPACING OF THE BARS BEING DEVELOPED OR SPLICED IS NOT LESS THAN ONE BAR DIAMETER (d_b) CLEAR COVER NOT LESS THAN ONE BAR DIAMETER (d_b) AND STIRRUPS OR TIES THROUGHOUT THE SPLICE LENGTH.
   B. OR CASE II: THE CLEAR SPACING OF THE BARS BEING SPLICED IS NOT LESS THAN TWO BAR DIAMETERS ($2d_b$) AND THE CLEAR COVER IS NOT LESS THAN ONE BAR DIAMETER (d_b)
   C. FOR ALL OTHER CASES MULTIPLY THE SPLICES SHOWN BY 1.5.
2. THE ABOVE VALUES ARE FOR NORMAL WEIGHT CONCRETE.
3. THE ABOVE VALUES ARE FOR UNCOATED REINFORCEMENT.
4. TOP BARS ARE HORIZONTAL REINFORCEMENT WITH MORE THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.
5. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL REINFORCEMENT WITH LESS THAN 12" OF NEW CONCRETE PLACED BELOW THE BAR.



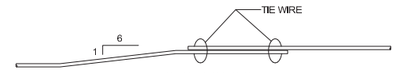
MINIMUM BEND DIAMETER (STIRRUPS AND TIES)				
BAR SIZE	#3	#4	#5	#6
"D"	1.1/2"	2"	2.1/2"	4.1/2"
"a"	3"	3"	3.3/4"	9"
"b"	3"	3"	3.3/4"	4.1/2"

STANDARD HOOK DETAIL FOR STIRRUPS AND TIES

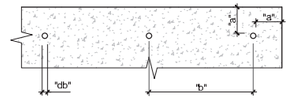


MINIMUM BEND DIAMETER (PRINCIPAL REINFORCEMENT)				
BAR SIZE	#3 THRU #8	#9 THRU #11	#14 & #18
"D"	6db	8db	10db

STANDARD HOOK DETAIL FOR PRINCIPAL REINFORCEMENT



OFFSET & SPLICES



WHERE: "a" IS THE CLEAR COVER
"b" IS THE CENTER TO CENTER SPACING
"db" IS THE BAR DIAMETER

SPLICE LENGTHS FOR BARS PLACED SHALL MEET THE FOLLOWING (SEE NOTE 1):	
CASE I	CASE II
a<db; ANY b	a>db; b>3db
a>db; b<3db	-

TYPICAL NWC (CLASS B) LAP SPLICE SCHEDULE

SCALE: NTS 2

NOT USED

SCALE: NTS 3

REVISIONS		
NO.	DATE	BY

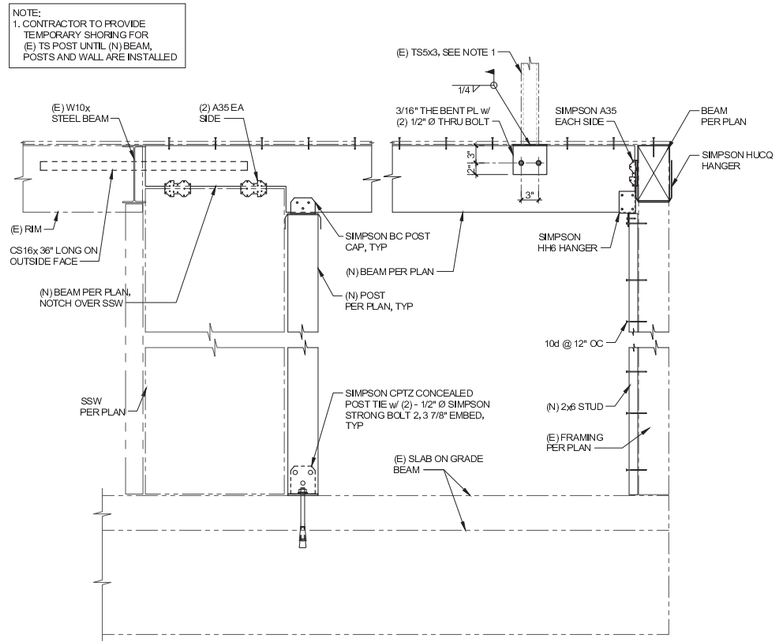
#18183

TYPICAL CONCRETE DETAILS

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

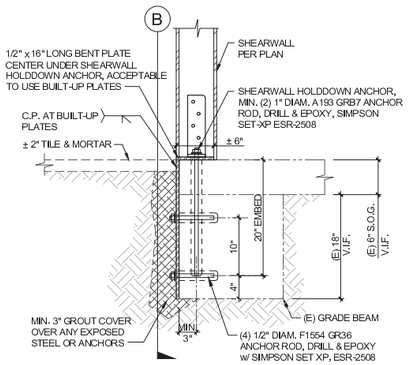
REVIEWED BY / DATE:	-
FIRST SUBMITTAL DATE:	10/11/2018
DRAWN BY:	JOB NUMBER: 2018-183
SHEET NUMBER:	S-3.0

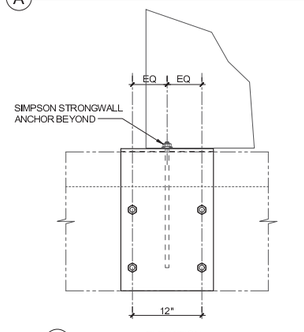


DETAIL

SCALE: NTS

6

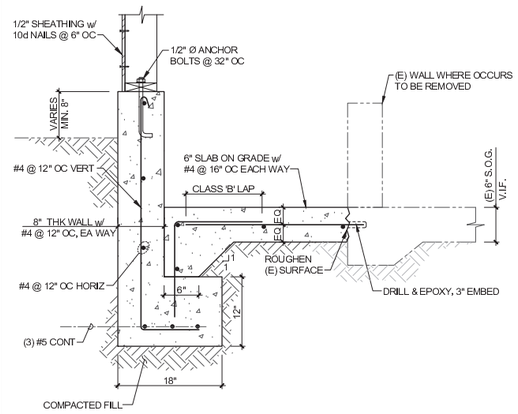




SECTION AT FOUNDATION

SCALE: NTS

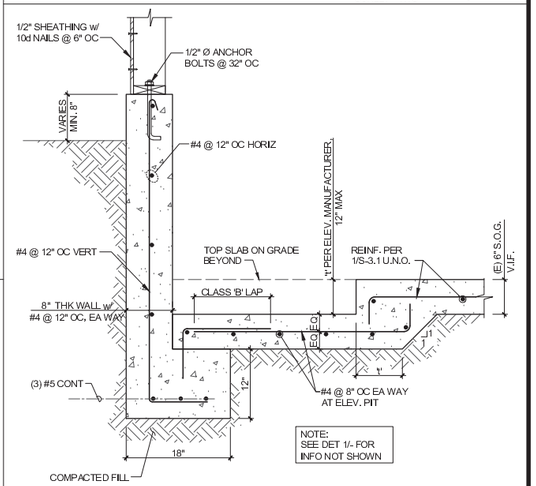
4



SECTION

SCALE: NTS

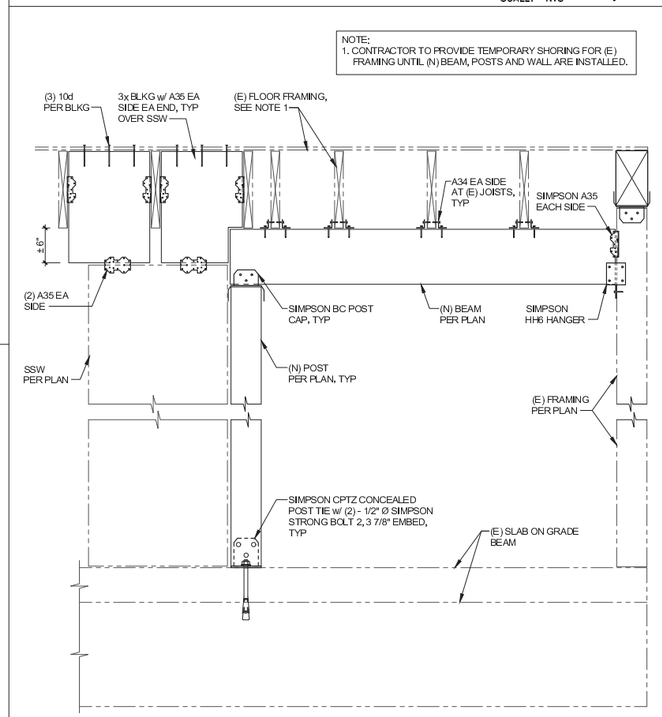
1



SECTION

SCALE: NTS

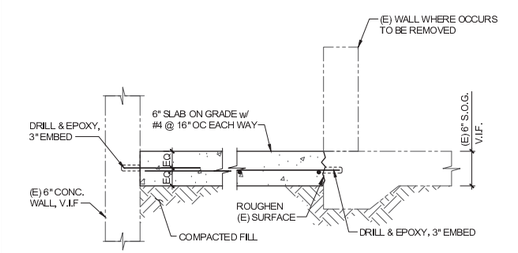
2



DETAIL

SCALE: NTS

5



SECTION

SCALE: NTS

3

NOT USED

SCALE: NTS

11

NOT USED

SCALE: NTS

7

NOT USED

SCALE: NTS

12

NOT USED

SCALE: NTS

8

REVISIONS		
NO.	DATE	BY

#18183

CONCRETE DETAILS

STILES RESIDENCE REMODEL

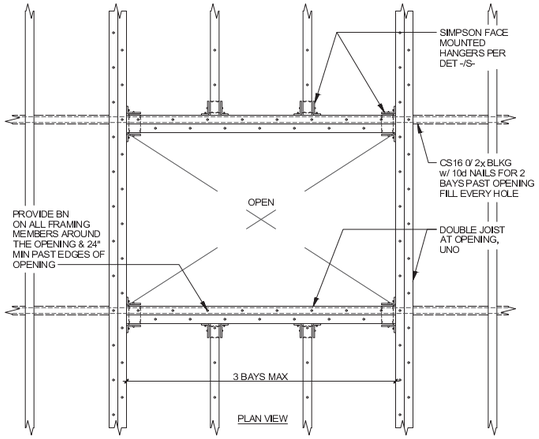
87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	
-	
FIRST SUBMITTAL DATE	
10/11/2018	
DRAWN BY	JOB NUMBER
	2018-183
SHEET NUMBER	
S-3.1	

NOT USED

SCALE: NTS

10



TYPICAL FLOOR / ROOF OPENING DETAIL

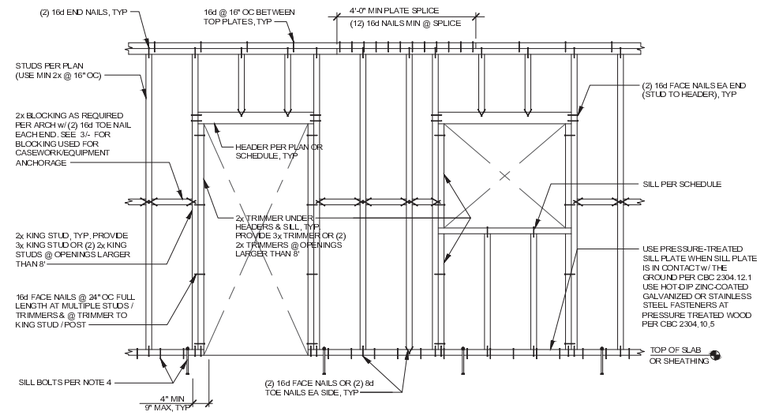
SCALE: NTS

7

NOTE:

1. HEADERS, KING STUDS, AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL DETAIL.
2. INSTALL 1x6 DIAGONAL LET-IN BRACE @ 25'-0" AND AT EACH END IN ALL WALLS NOT SHEATHED. MAXIMUM SLOPE OF DIAGONAL BRACE SHALL BE 2 VERTICAL TO 1 HORIZONTAL.
3. NOT USED
4. BOLT SILL PLATE TO CONCRETE SLAB w/ 1/2"Ø HEADED ANCHOR RODS @48" OC MAX, w/ 7" MIN EMBED INTO SLAB (NOT INCLUDING THICKNESS OF CURB WHERE OCCURS).
5. REFER TO DETAIL 2/- FOR BEARING AND EXTERIOR WALLS.
6. FOR MINIMUM NAILING REQUIREMENTS, SEE CBC TABLE 2304.10.1 & DETAIL 20/-

HDR & SILL SCHED (SEE NOTE 1)			
OPENING WIDTH	HEADER 4x FRAMING	HEADER 6x FRAMING	SILL WHERE OCCURS
UP TO 4'-0"	4x4	6x4 FLAT	2x
4'-1" TO 6'-0"	4x6	6x6	(2) 2x
6'-1" TO 8'-0"	4x8	6x8	(2) 2x
8'-1" TO 10'-0"	4x10	6x10	(3) 2x
10'-1" & UP	SEE PLANS		



NON-BEARING WALL FRAMING

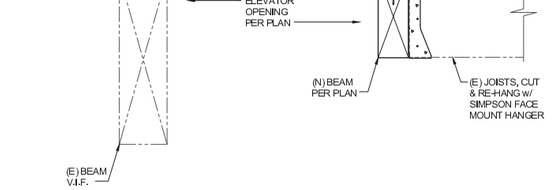
SCALE: NTS

1

NOT USED

SCALE: NTS

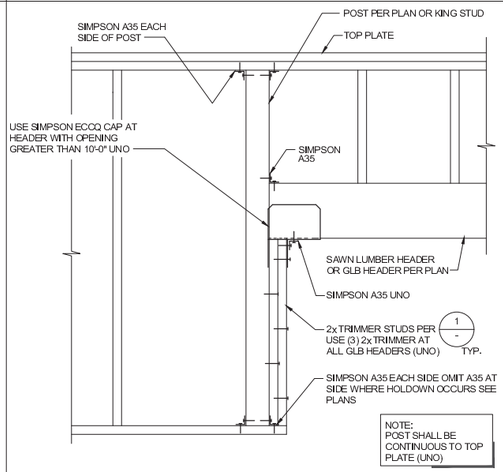
11



SECTION AT ELEVATOR OPENING

SCALE: NTS

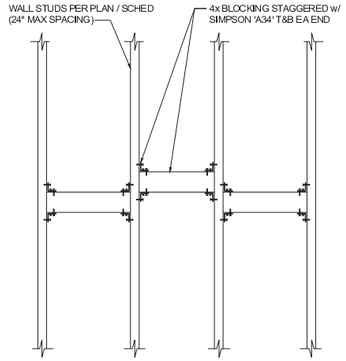
8



TYPICAL HEADER CONNECTION DETAIL

SCALE: NTS

2



TYPICAL BACKING

SCALE: NTS

2

NOT USED

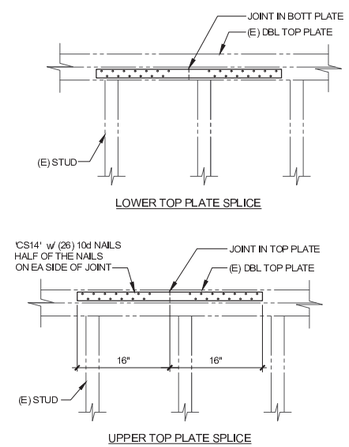
SCALE: NTS

12

NOT USED

SCALE: NTS

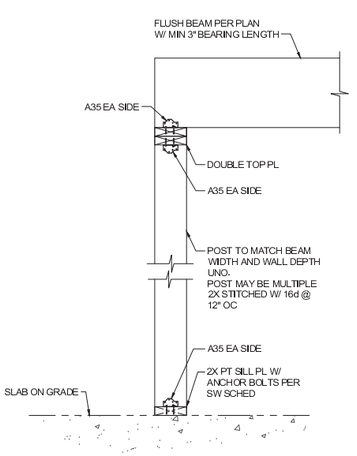
9



TYPICAL TOP SPLICE CONNECTION

SCALE: NTS

6



TYP FLUSH BEAM TO PERPENDICULAR WALL

SCALE: NTS

3

REVISIONS		
NO.	DATE	BY

REGISTERED PROFESSIONAL ENGINEER PETER SAKIS No. 5221 Exp. 6/30/19 STRUCTURAL STATE OF CALIFORNIA

#18183

TYPICAL WOOD DETAILS

STILES RESIDENCE REMODEL

87 MONARCH BAY DRIVE
DANA POINT, CALIFORNIA 92629

REVIEWED BY / DATE	-
FIRST SUBMITTAL DATE	10/11/2018
DRAWN BY	JOB NUMBER 2018-183
SHEET NUMBER	S-6.0